



# Community Market Report



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## Northwest Tucson MLS Area, Arizona

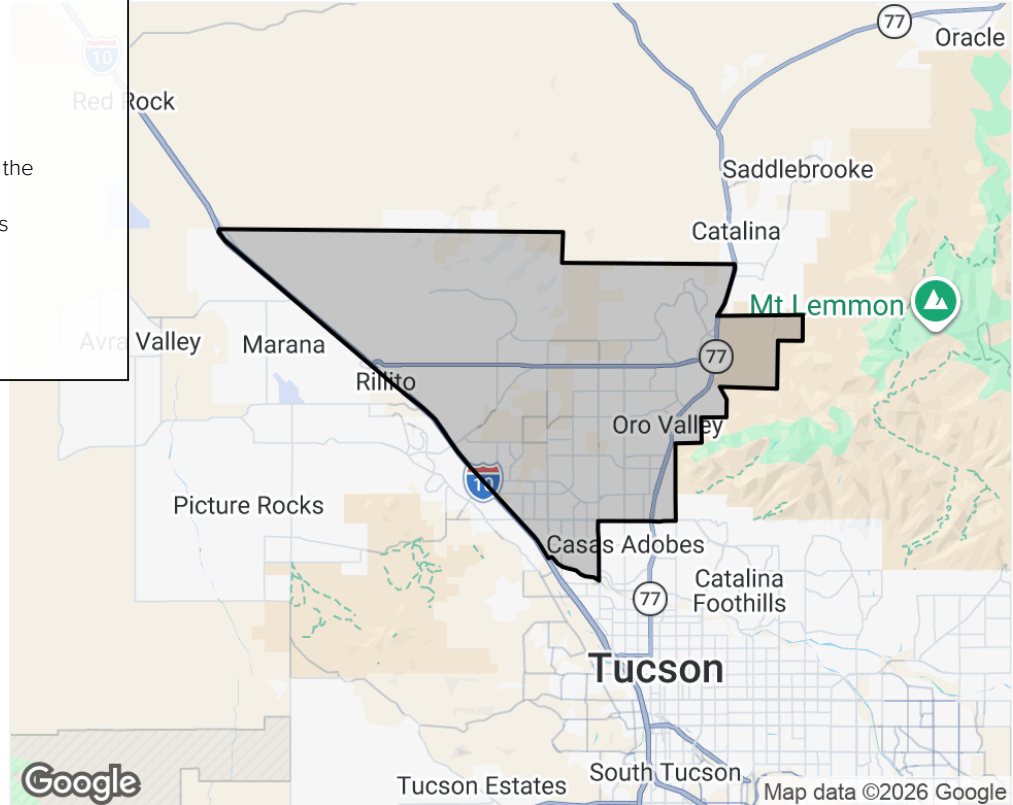
October 2026





## About Northwest Tucson MLS Area

Welcome to your personalized market report for Northwest Tucson MLS Area in Arizona. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Scan to view the full digital market report for Northwest Tucson MLS Area.





# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Northwest Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of September 2026.

|                          | Current Period<br>Sep 2026 | Last Month<br>Aug 2026 | Change From<br>Last Month | Last Year<br>Sep 2025 | Change From<br>Last Year |
|--------------------------|----------------------------|------------------------|---------------------------|-----------------------|--------------------------|
| Homes Sold               | 154                        | 191                    | ▼ 19%                     | 170                   | ▼ 9%                     |
| Median Sale Price        | \$485,000                  | \$452,100              | ▲ 7%                      | \$436,467             | ▲ 11%                    |
| Median List Price        | \$494,250                  | \$455,000              | ▲ 9%                      | \$444,917             | ▲ 11%                    |
| Sale to List Price Ratio | 98%                        | 98%                    | 0%                        | 98%                   | 0%                       |
| Sales Volume             | \$84,078,780               | \$104,393,129          | ▼ 19%                     | \$89,479,832          | ▼ 6%                     |
| Average Days on Market   | 60 days                    | 54 days                | ▲ 6 days                  | 64 days               | ▼ 4 days                 |
| Homes Sold Year to Date  | 1,953                      | 1,799                  | ▲ 9%                      | 1,908                 | ▲ 2%                     |
| For Sale at Month's End  | 688                        | 643                    | ▲ 7%                      | 758                   | ▼ 9%                     |

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of October 4, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

716

Homes for Sale

228

Homes Under Contract

\$8,100,000

High Price

\$155,000

Low Price

\$497,750

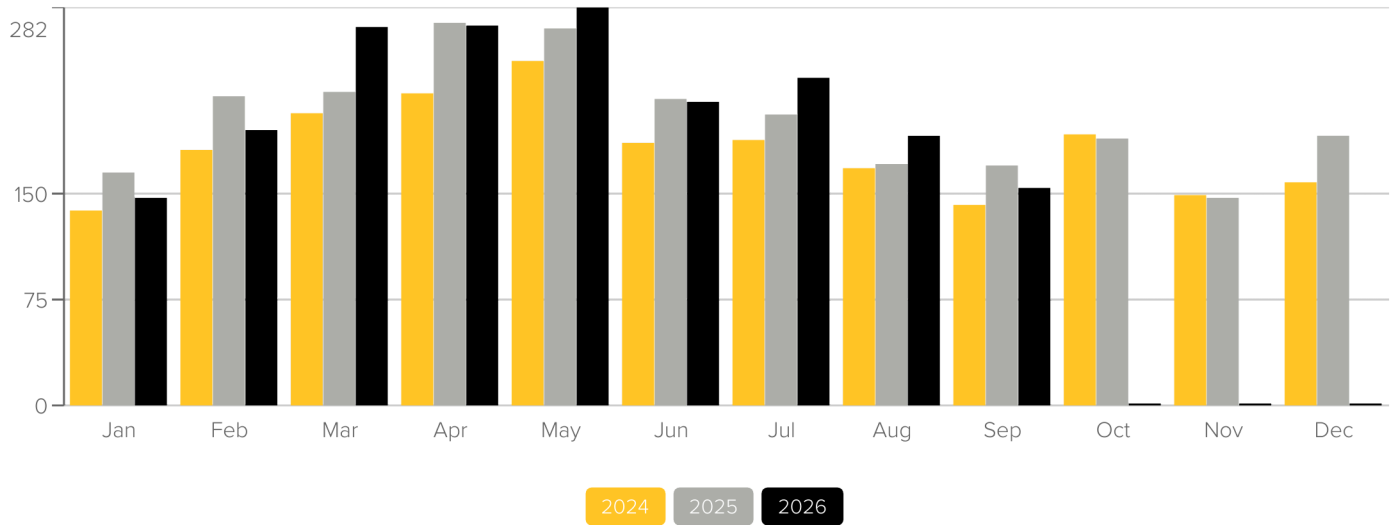
Median List Price

Values pulled on 10/4/2026





## Homes Sold



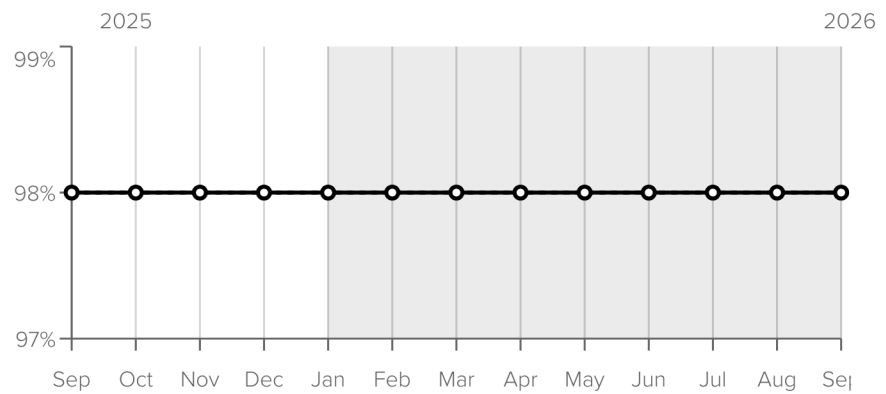
## Sale to List Price Ratio



**98%**

**Average Sale to List  
Price Ratio**

September 2026





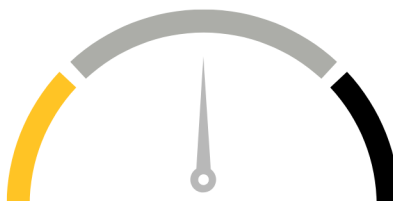
# Market Conditions



**60**

**Average Days on Market**

Balanced Market



Buyer's Market

**4.6**  
**Months of Inventory**

Seller's Market

Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



**14%**

**Properties Sold Over Original Asking Price**

September 2026

## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it  
Impacts  
Buyers

Buyer's Market

More people selling homes than buying

**More homes to choose from**

**Could spend less than asking price**

**Price restrictions**

**Rarely competing offers**

Seller's Market

More people buying homes than selling

**Fewer homes to choose from**

**Need to be able to close quickly**

**Could spend more than asking price**

**Competition from other buyers**

How it  
Impacts  
Sellers

Buyer's Market

More people selling homes than buying

**Takes more time to sell**

**Fewer offers received**

**Could get lower than asking price**

**May have to make repairs and/or concessions**

Seller's Market

More people buying homes than selling

**Home sells quickly**

**Multiple offers likely**

**Could get more than asking price**

**Buyers willing to overlook repairs**





### Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

| Price Range               | Active Listings | Months of Inventory     |               |                         | Sales       |            | Market Climate |
|---------------------------|-----------------|-------------------------|---------------|-------------------------|-------------|------------|----------------|
|                           | As of 10/4/26   | Current Period Sep 2026 | 3 Month Trend | Current Period Sep 2026 | 6 Month Avg |            |                |
| All Price Ranges          | 716             | 4.6                     | 1.2           | 157                     | 224         | Balanced   |                |
| < \$250,000               | 11              | 1.8                     | 0.9           | 6                       | 5           | ● Seller's |                |
| \$250,000 - \$300,000     | 36              | 3.0                     | 0.7           | 12                      | 15          | ● Seller's |                |
| \$300,000 - \$350,000     | 72              | 4.2                     | 1.0           | 17                      | 32          | ● Balanced |                |
| \$350,000 - \$400,000     | 89              | 5.2                     | 1.3           | 17                      | 27          | ● Balanced |                |
| \$400,000 - \$450,000     | 79              | 6.6                     | 1.1           | 12                      | 26          | ● Buyer's  |                |
| \$450,000 - \$500,000     | 69              | 3.5                     | 1.0           | 20                      | 21          | ● Seller's |                |
| \$500,000 - \$600,000     | 119             | 4.6                     | 1.3           | 26                      | 31          | ● Balanced |                |
| \$600,000 - \$750,000     | 83              | 3.1                     | 1.1           | 27                      | 32          | ● Seller's |                |
| \$750,000 - \$1,000,000   | 48              | 6.9                     | 1.5           | 7                       | 16          | ● Buyer's  |                |
| \$1,000,000 - \$2,000,000 | 67              | 5.6                     | 2.4           | 12                      | 10          | ● Balanced |                |
| > \$2,000,000             | 43              | 43.0                    | 5.4           | 1                       | 3           | ● Buyer's  |                |

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory



# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Northwest Tucson MLS Area, Arizona. The values are based on closed transactions in September 2026.

