



Community Market Report



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Tucson Metro MLSSAZ Area, Arizona

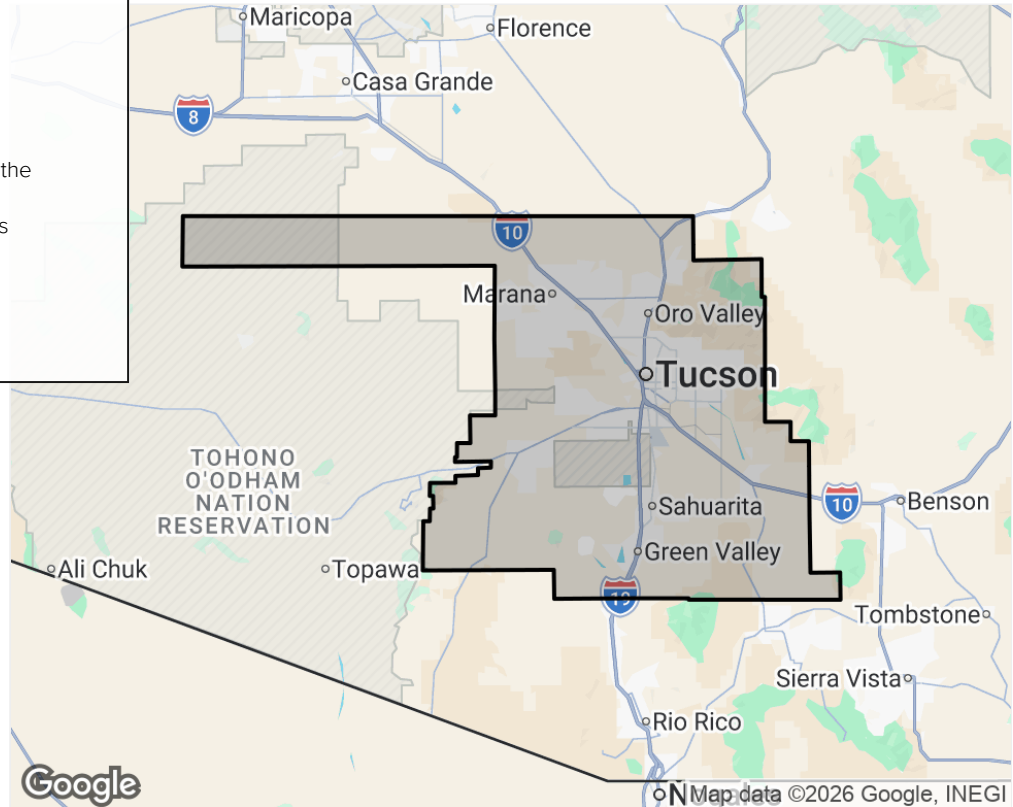
October 2026





About Tucson Metro MLSSAZ Area

Welcome to your personalized market report for Tucson Metro MLSSAZ 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 Tucson Metro MLSSAZ Area.





Market Summary - All Property Types

Recent Sales Trends

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

	Current Period Sep 2026	Last Month Aug 2026	Change From Last Month	Last Year Sep 2025	Change From Last Year
Homes Sold	1,030	1094	▼ 6%	1181	▼ 13%
Median Sale Price	\$369,770	\$360,000	▲ 3%	\$356,000	▲ 4%
Median List Price	\$375,000	\$367,950	▲ 2%	\$362,000	▲ 4%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$447,832,502	\$475,929,642	▼ 6%	\$497,643,814	▼ 10%
Average Days on Market	56 days	57 days	▼ 1 day	63 days	▼ 7 days
Homes Sold Year to Date	11,290	10,260	▲ 10%	11,418	▼ 1%
For Sale at Month's End	4,651	4304	▲ 8%	4526	▲ 3%

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.

4,752

Homes for Sale

1,281

Homes Under Contract

\$12,950,000

High Price

\$21,000

Low Price

\$372,900

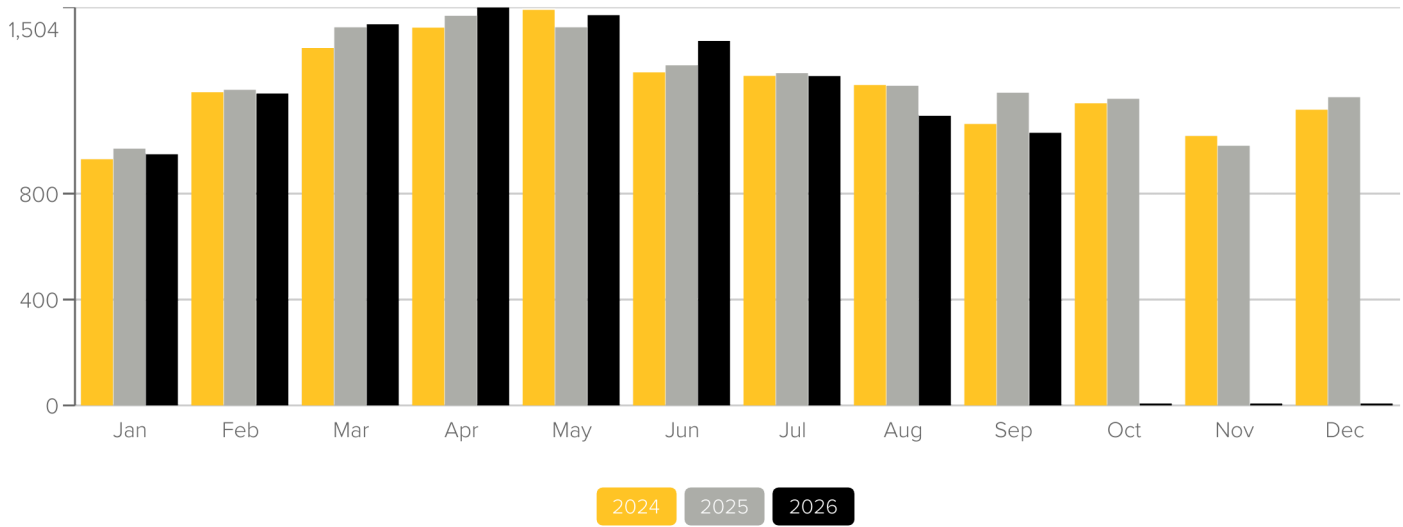
Median List Price

Values pulled on 10/4/2026





Homes Sold



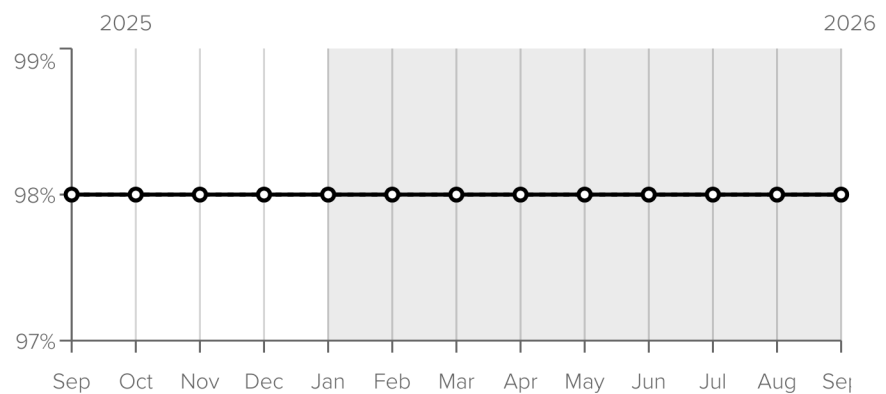
Sale to List Price Ratio



98%

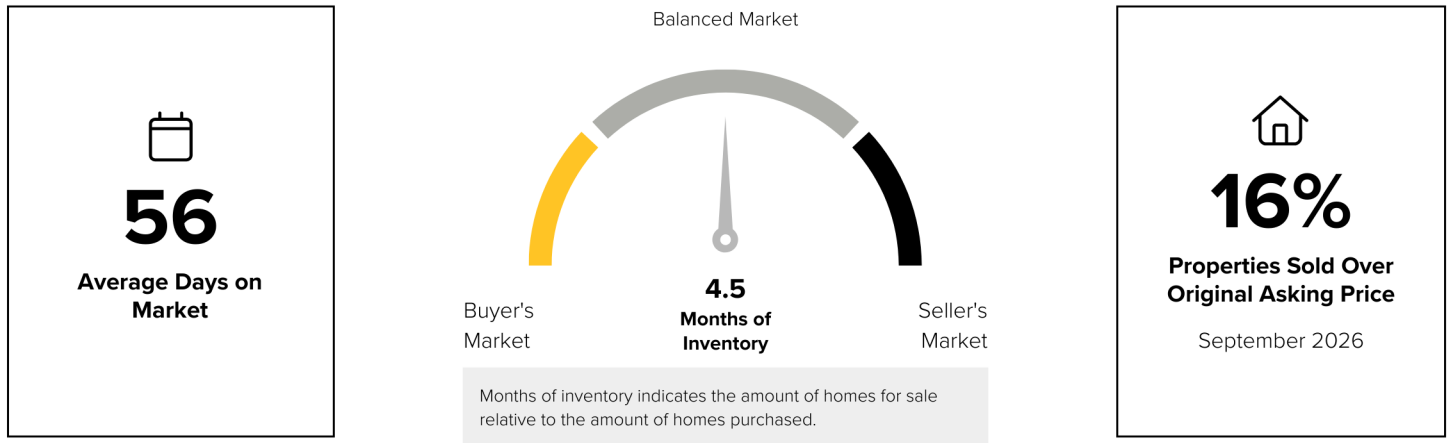
**Average Sale to List
Price Ratio**

September 2026





Market Conditions



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	4,750		4.5	1.4	1,063	1,293	Balanced
< \$250,000	660		4.4	1.5	149	163	● Balanced
\$250,000 - \$300,000	664		4.4	1.4	150	181	● Balanced
\$300,000 - \$350,000	719		4.6	1.2	158	235	● Balanced
\$350,000 - \$400,000	661		3.8	1.3	172	187	● Seller's
\$400,000 - \$450,000	411		3.7	1.2	111	128	● Seller's
\$450,000 - \$500,000	335		4.8	1.5	70	84	● Balanced
\$500,000 - \$600,000	425		4.5	1.4	95	106	● Balanced
\$600,000 - \$750,000	332		4.0	1.4	82	92	● Balanced
\$750,000 - \$1,000,000	248		6.5	1.7	38	62	● Buyer's
\$1,000,000 - \$2,000,000	208		6.1	1.9	34	43	● Buyer's
> \$2,000,000	87		21.8	5.4	4	7	● 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 Tucson Metro MLSSAZ Area, Arizona. The values are based on closed transactions in September 2026.

