



Community Market Report



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West Tucson MLS Area, Arizona

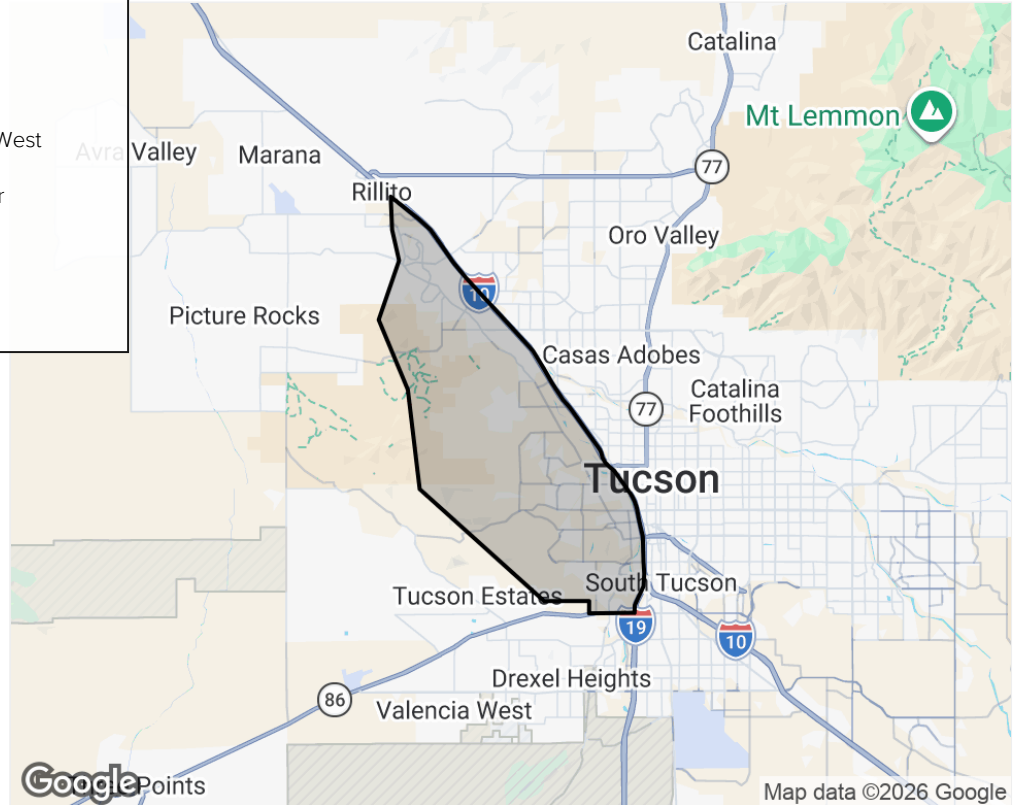
October 2026





About West Tucson MLS Area

Welcome to your personalized market report for West 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 West Tucson MLS Area.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for West Tucson MLS 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	70	62	▲ 13%	67	▲ 4%
Median Sale Price	\$379,500	\$368,500	▲ 3%	\$362,500	▲ 5%
Median List Price	\$389,500	\$375,880	▲ 4%	\$360,130	▲ 8%
Sale to List Price Ratio	98%	99%	▼ 1%	99%	▼ 1%
Sales Volume	\$30,094,805	\$25,000,957	▲ 20%	\$25,449,500	▲ 18%
Average Days on Market	48 days	49 days	▼ 1 day	61 days	▼ 13 days
Homes Sold Year to Date	658	588	▲ 12%	614	▲ 7%
For Sale at Month's End	275	264	▲ 4%	281	▼ 2%

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.

279

Homes for Sale

79

Homes Under Contract

\$3,250,000

High Price

\$80,000

Low Price

\$400,000

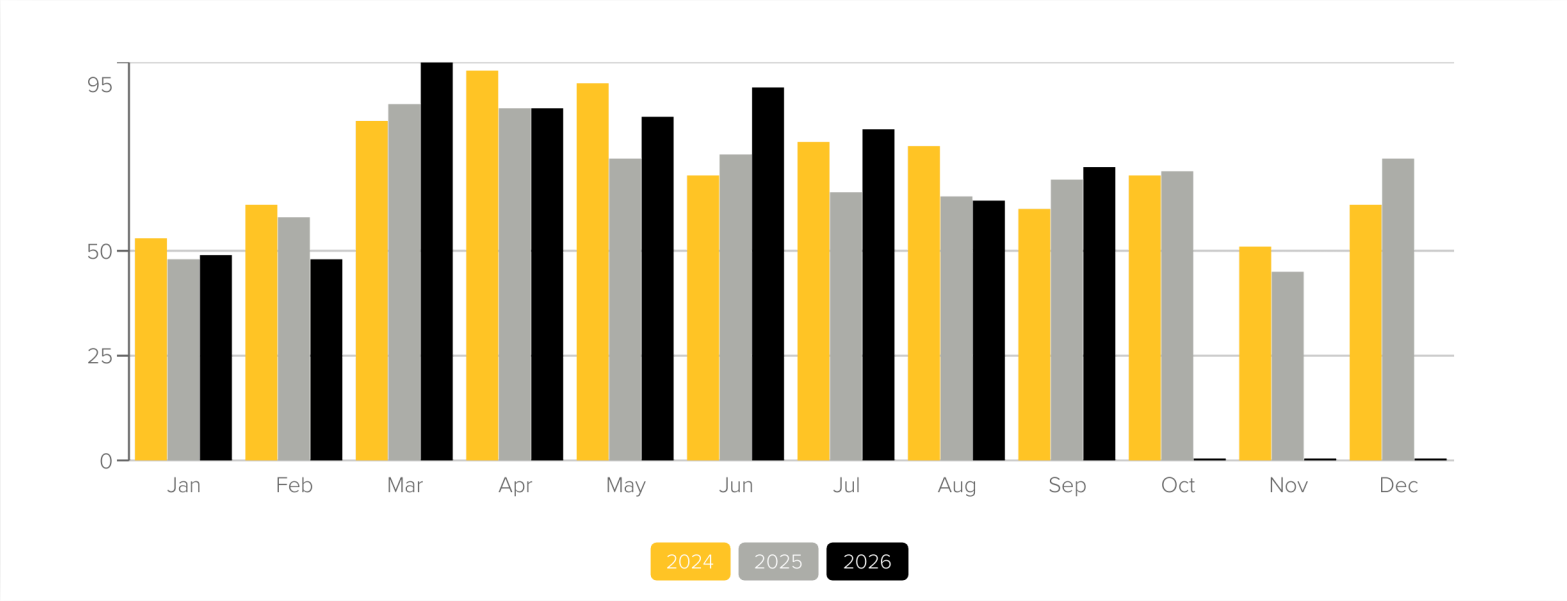
Median List Price

Values pulled on 10/4/2026

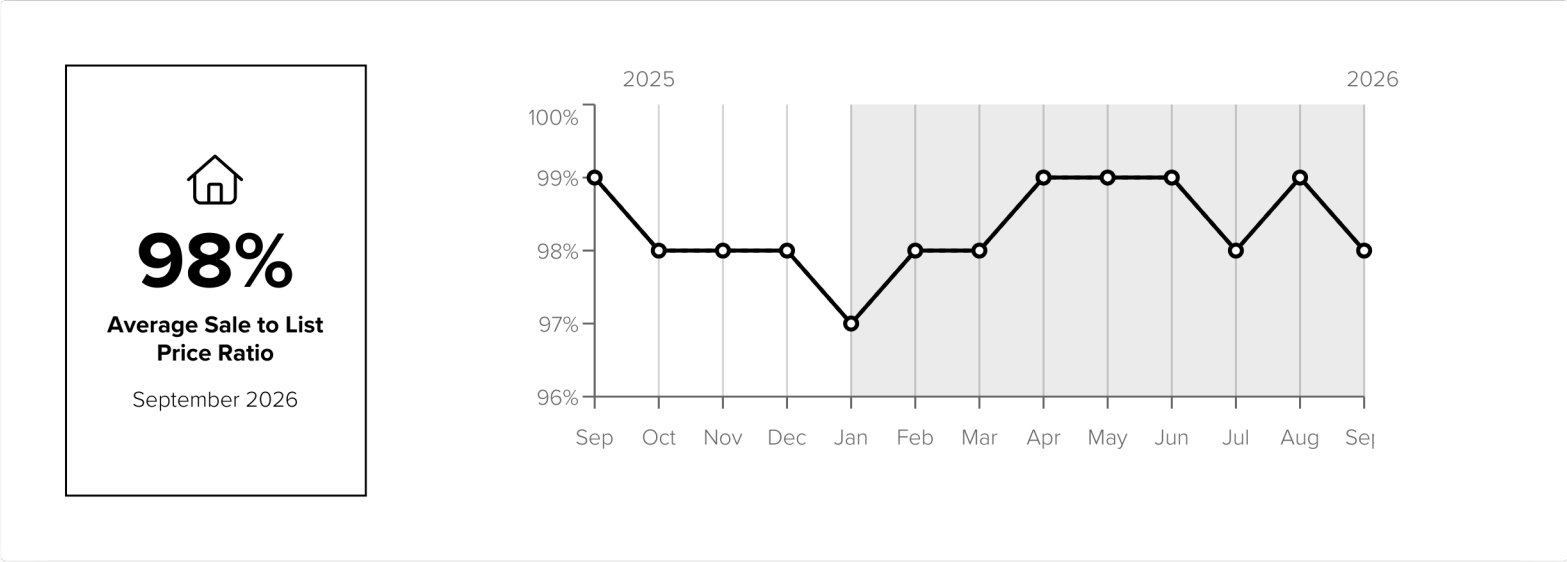




Homes Sold



Sale to List Price Ratio

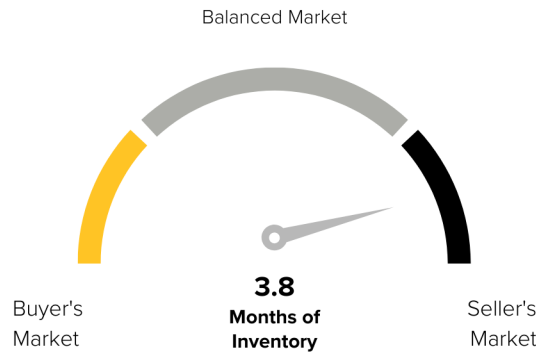




Market Conditions

48

Average Days on Market



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

19%

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	279	3.8	1.3	73	78	Seller's	
< \$250,000	27	3.4	1.8	8	6	● Seller's	
\$250,000 - \$300,000	26	6.5	1.4	4	6	● Buyer's	
\$300,000 - \$350,000	31	2.4	0.7	13	18	● Seller's	
\$350,000 - \$400,000	48	3.2	1.1	15	14	● Seller's	
\$400,000 - \$450,000	28	2.5	1.0	11	10	● Seller's	
\$450,000 - \$500,000	20	2.9	1.0	7	7	● Seller's	
\$500,000 - \$600,000	30	3.8	2.0	8	5	● Seller's	
\$600,000 - \$750,000	21	7.0	3.0	3	4	● Buyer's	
\$750,000 - \$1,000,000	28	14.0	2.2	2	4	● Buyer's	
\$1,000,000 - \$2,000,000	15	7.5	3.8	2	1	● Buyer's	
> \$2,000,000	5	—	—	0	0	—	

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 West Tucson MLS Area, Arizona. The values are based on closed transactions in September 2026.

