



# Community Market Report



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## Tucson Metro MLSSAZ Area, Arizona

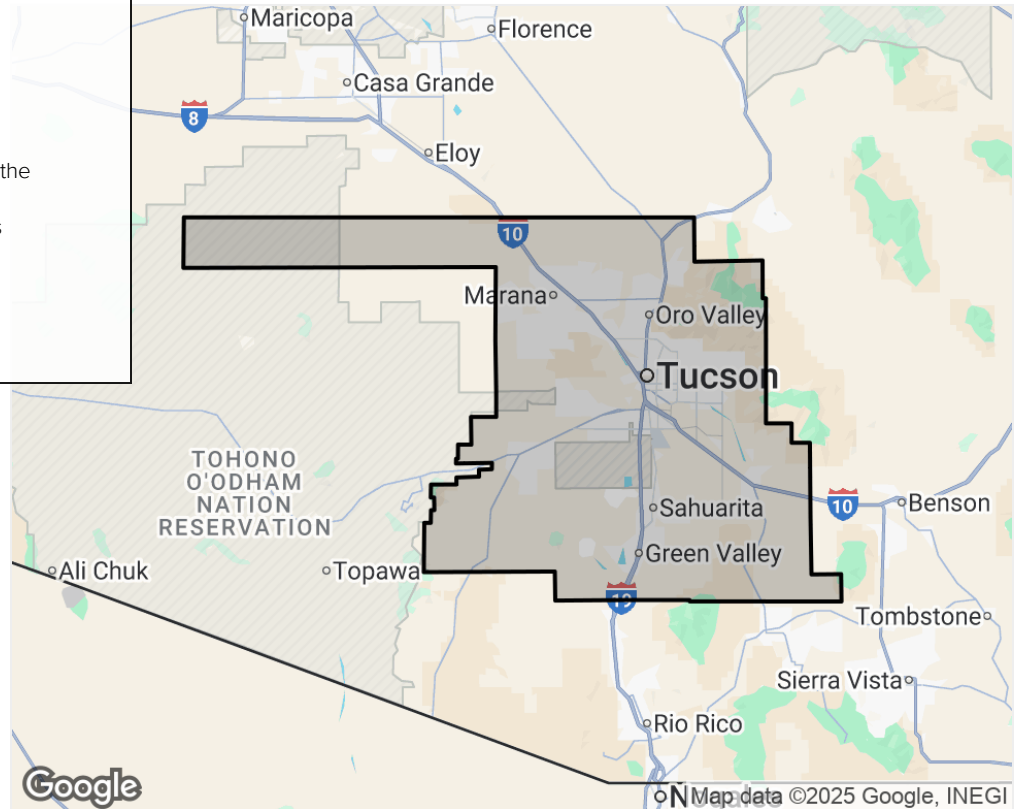
December 2025





## 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.



Contact me to get  
the full Market  
Report and to learn  
more about 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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	952	1155	▼ 18%	969	▼ 2%
Median Sale Price	\$364,515	\$355,000	▲ 3%	\$371,900	▼ 2%
Median List Price	\$370,000	\$360,590	▲ 3%	\$379,950	▼ 3%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$438,945,738	\$489,872,291	▼ 10%	\$425,841,111	▲ 3%
Average Days on Market	56 days	58 days	▼ 2 days	53 days	▲ 3 days
Homes Sold Year to Date	13,149	12,197	▲ 8%	12,835	▲ 2%
For Sale at Month's End	4,875	4526	▲ 8%	4211	▲ 16%

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 10, 2025. 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.

4,709

Homes for Sale

1,404

Homes Under Contract

\$12,950,000

High Price

\$15,000

Low Price

\$375,000

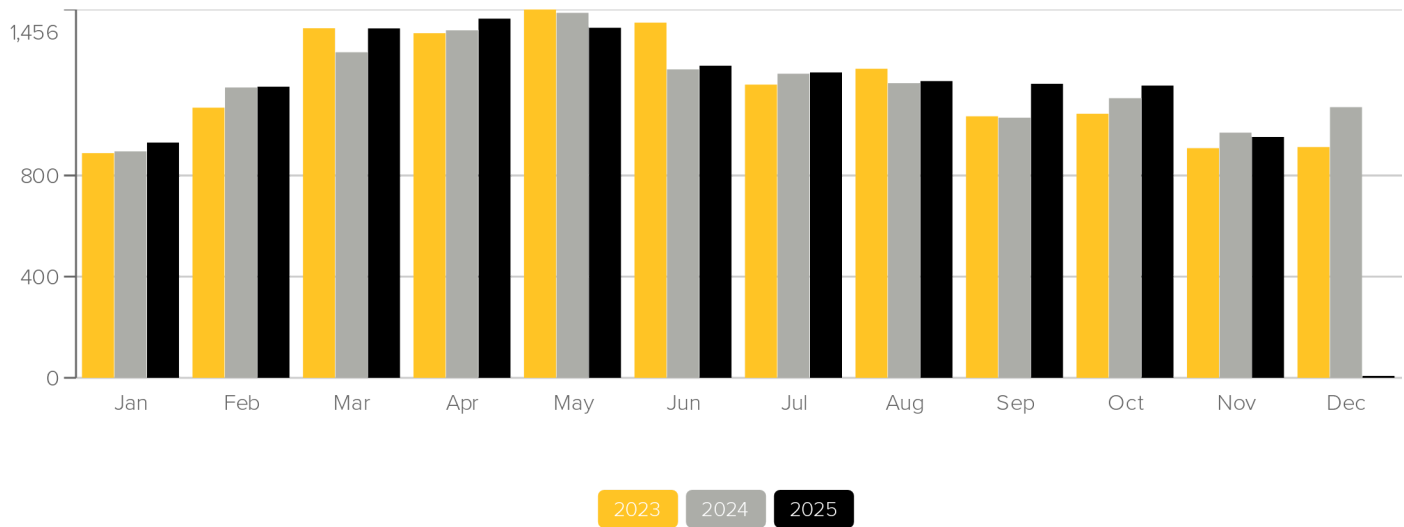
Median List Price

Values pulled on 12/10/2025

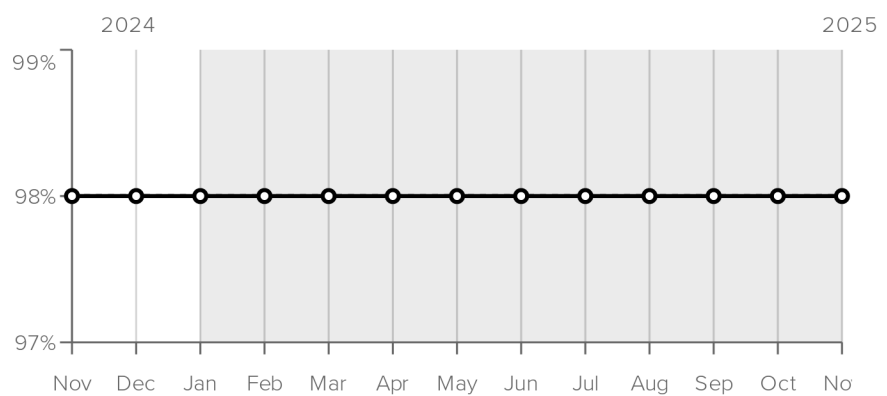
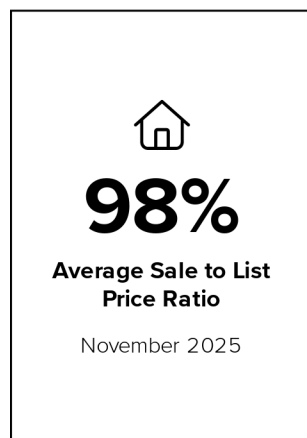




Homes Sold



Sale to List Price Ratio





# 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	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>More homes to choose from</li> <li>Could spend less than asking price</li> <li>Price restrictions</li> <li>Rarely competing offers</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Fewer homes to choose from</li> <li>Need to be able to close quickly</li> <li>Could spend more than asking price</li> <li>Competition from other buyers</li> </ul>
How it Impacts Sellers	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>Takes more time to sell</li> <li>Fewer offers received</li> <li>Could get lower than asking price</li> <li>May have to make repairs and/or concessions</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Home sells quickly</li> <li>Multiple offers likely</li> <li>Could get more than asking price</li> <li>Buyers willing to overlook repairs</li> </ul>



### 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 12/10/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	4,452	4.7	1.4	951	1,126	Balanced
< \$100,000	32	6.4	1.5	5	6	🟡 Buyer's
\$100,000 - \$200,000	191	4.0	1.2	48	51	🟢 Balanced
\$200,000 - \$300,000	707	4.2	1.2	169	214	🟢 Balanced
\$300,000 - \$400,000	1,392	4.3	1.2	327	405	🟢 Balanced
\$400,000 - \$500,000	827	5.7	1.7	146	177	🟢 Balanced
\$500,000 - \$600,000	395	4.9	1.4	80	94	🟢 Balanced
\$600,000 - \$700,000	261	4.3	1.6	60	58	🟢 Balanced
\$700,000 - \$800,000	148	5.3	1.6	28	37	🟢 Balanced
\$800,000 - \$900,000	91	4.5	1.5	20	21	🟢 Balanced
\$900,000 - \$1,000,000	89	7.4	2.2	12	13	🟡 Buyer's
> \$1,000,000	319	5.7	2.4	56	46	🟢 Balanced

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 November 2025.

