LONG REALTY SMART MOVE.

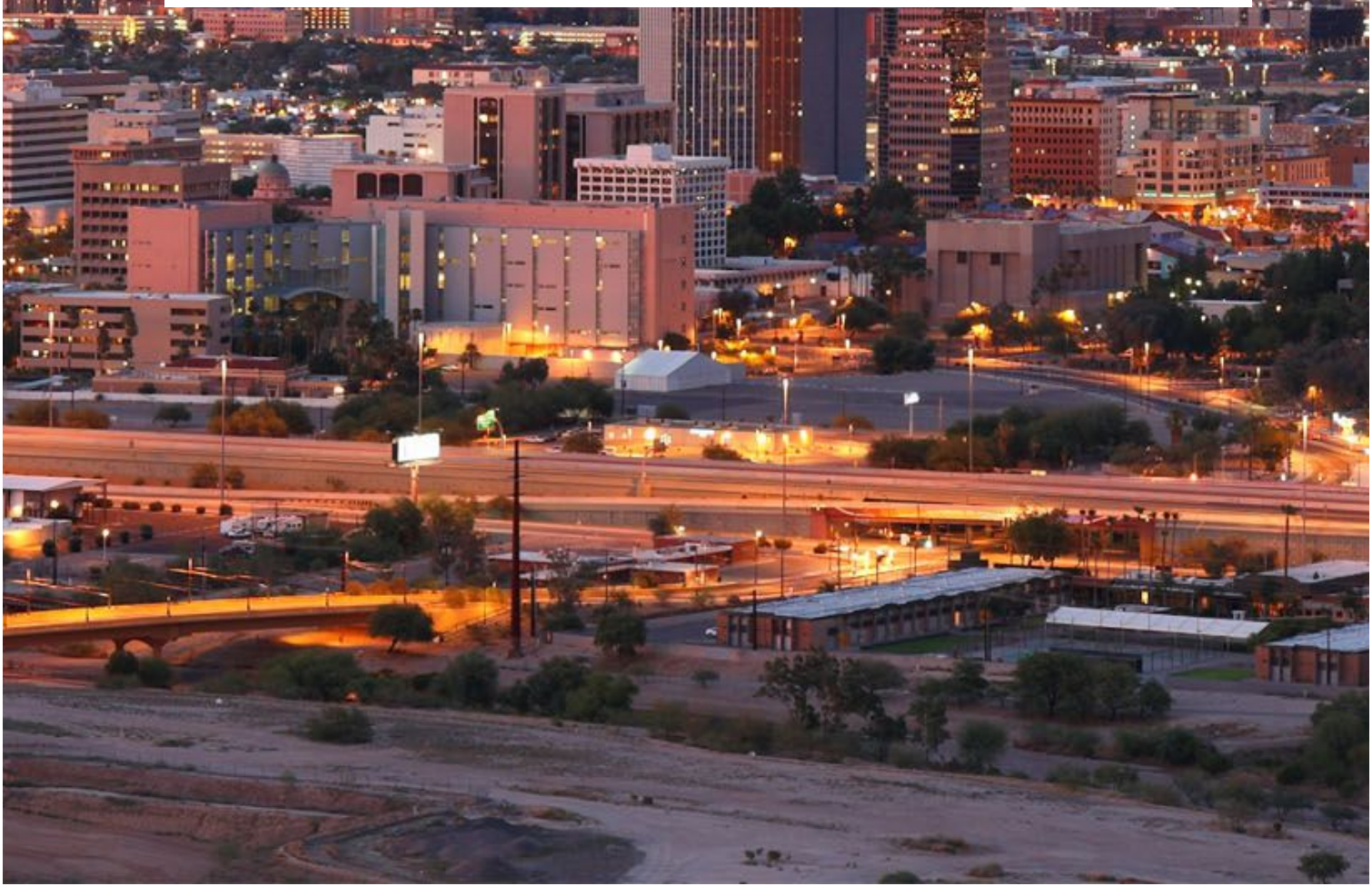
Community Market Report



Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

Tucson Metro MLSSAZ Area, Arizona

October 2026

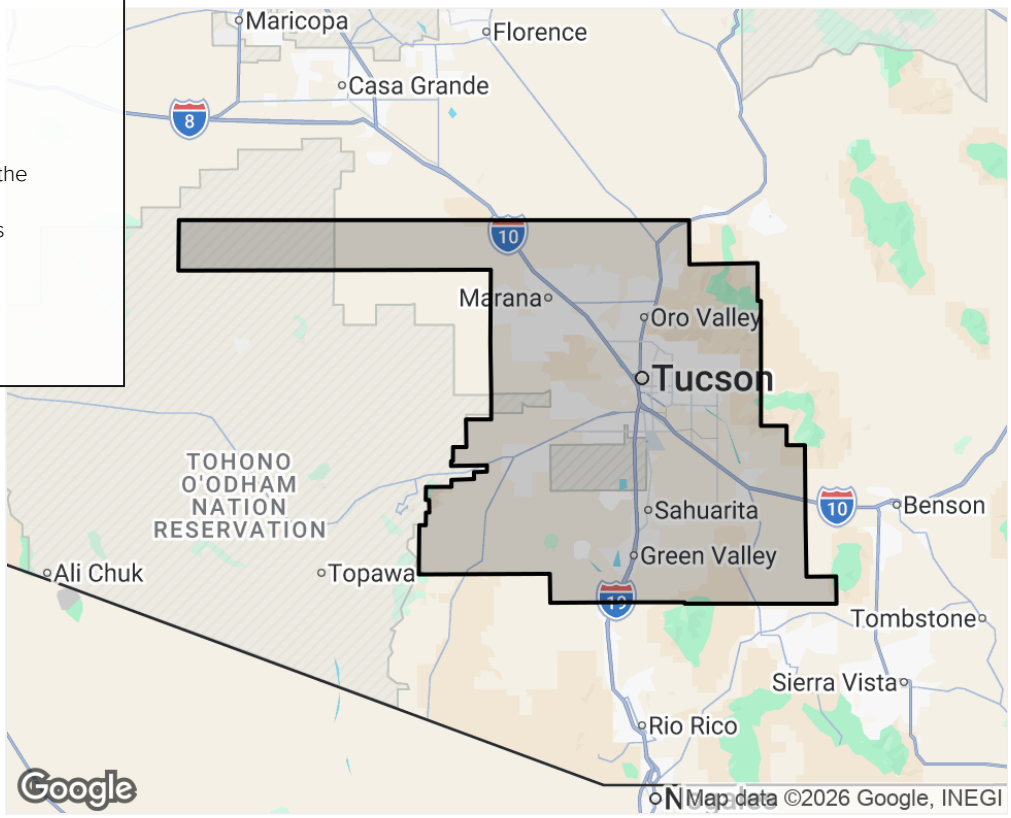




Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

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.


Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

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	1,063	1101	▼ 3%	1181	▼ 10%
Median Sale Price	$369,640	$360,000	▲ 3%	$356,000	▲ 4%
Median List Price	$375,000	$368,000	▲ 2%	$362,000	▲ 4%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	$460,762,797	$478,509,817	▼ 4%	$497,643,814	▼ 7%
Average Days on Market	56 days	57 days	▼ 1 day	63 days	▼ 7 days
Homes Sold Year to Date	11,337	10,274	▲ 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 15, 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.

4,896
Homes for Sale

1,312
Homes Under Contract

$12,950,000
High Price

$17,500
Low Price

$375,000
Median List Price

Values pulled on 10/15/2026

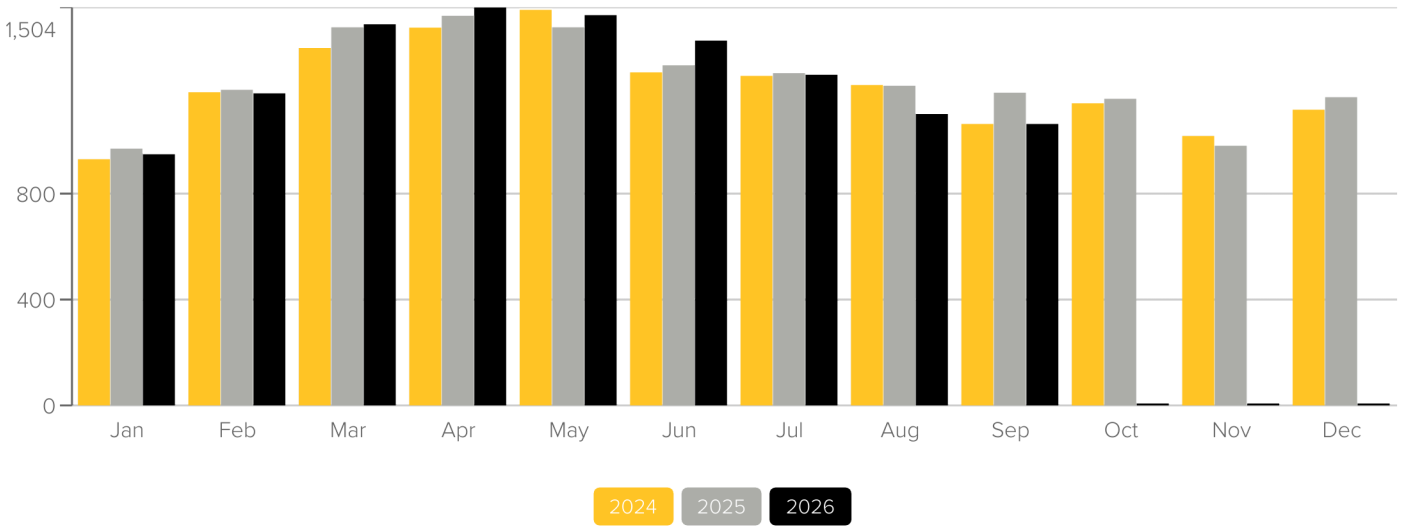
Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

Equal Housing Opportunity



Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

Homes Sold

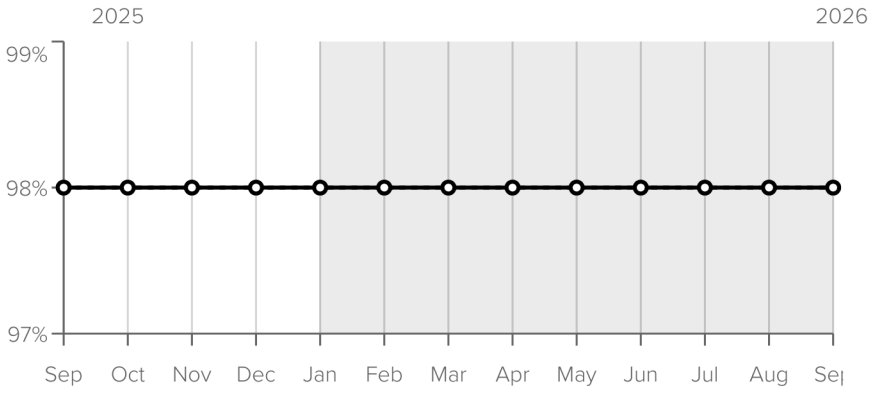


Sale to List Price Ratio

98%

Average Sale to List Price Ratio

September 2026



Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.


Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

Market Conditions

56
Average Days on Market

Balanced Market



4.5
Months of Inventory

Buyer's Market

Seller's Market

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

16%
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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	**More homes to choose from** **Could spend less than asking price** **Price restrictions** **Rarely competing offers**	**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	**Takes more time to sell** **Fewer offers received** **Could get lower than asking price** **May have to make repairs and/or concessions**	**Home sells quickly** **Multiple offers likely** **Could get more than asking price** **Buyers willing to overlook repairs**

Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

Equal Housing Opportunity


Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

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 10/15/26	Current Period Sep 2026	3 Month Trend	Current Period Sep 2026	6 Month Avg	
All Price Ranges	4,903	4.5	1.4	1,101	1,301	Balanced
< $250,000	683	4.5	1.5	151	164	Balanced
$250,000 - $300,000	665	4.1	1.4	162	184	Balanced
$300,000 - $350,000	771	4.8	1.3	162	236	Balanced
$350,000 - $400,000	668	3.7	1.3	179	189	Seller's
$400,000 - $450,000	416	3.6	1.2	116	129	Seller's
$450,000 - $500,000	341	4.8	1.5	71	84	Balanced
$500,000 - $600,000	437	4.4	1.4	100	107	Balanced
$600,000 - $750,000	359	4.3	1.5	83	92	Balanced
$750,000 - $1,000,000	250	6.4	1.7	39	62	Buyer's
$1,000,000 - $2,000,000	223	6.6	2.0	34	43	Buyer's
> $2,000,000	90	22.5	5.6	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

Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

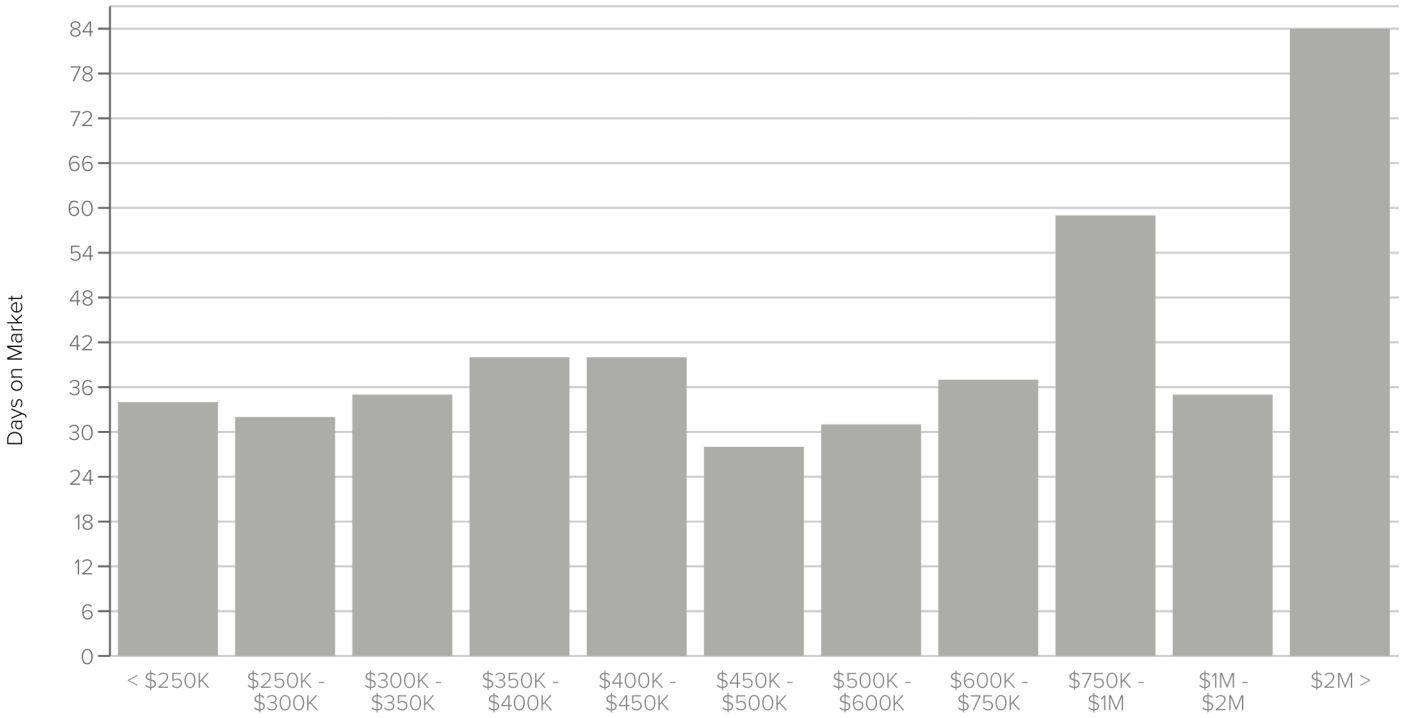
Equal Housing Opportunity


Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

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.



Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

Equal Housing Opportunity