



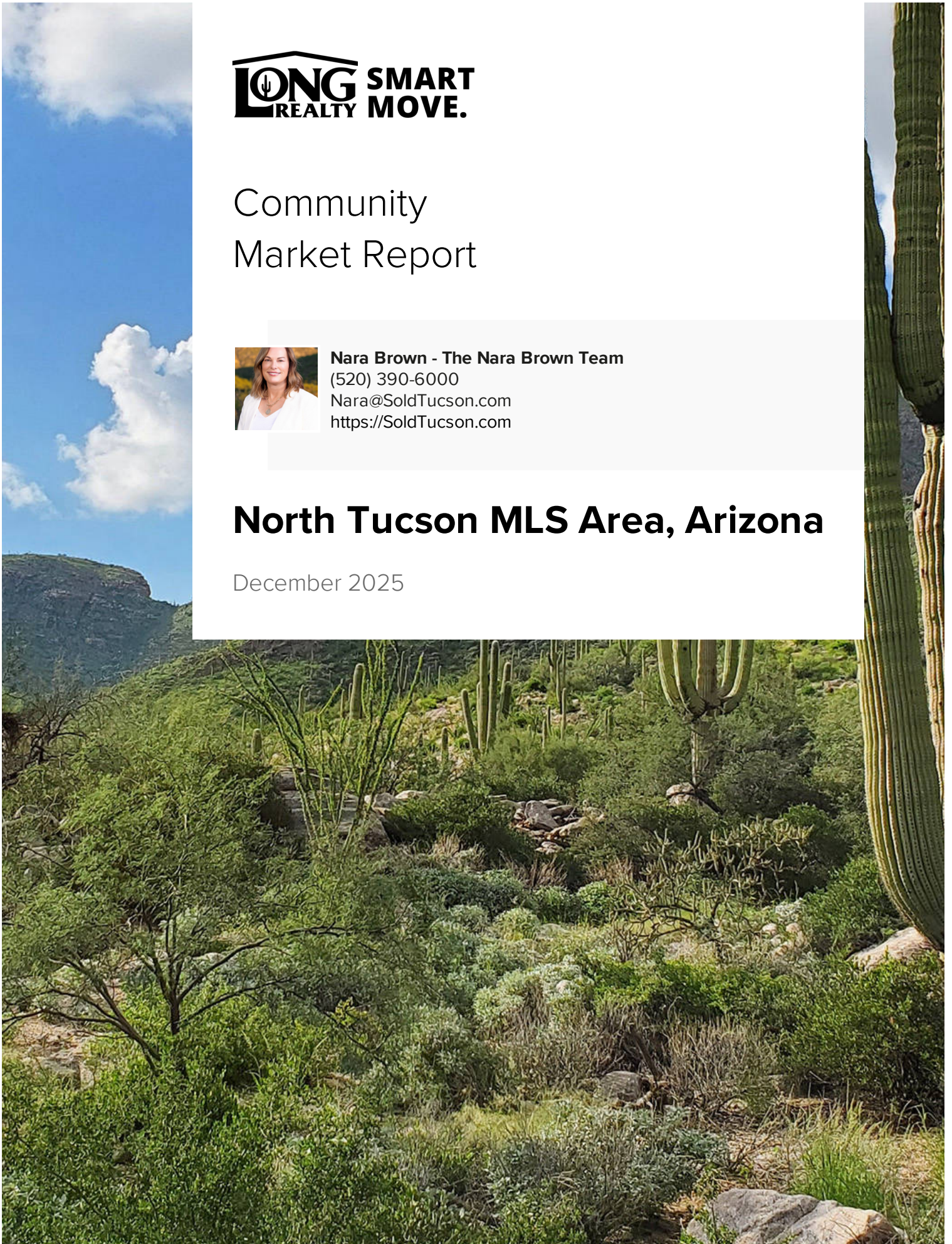
Community Market Report



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North Tucson MLS Area, Arizona

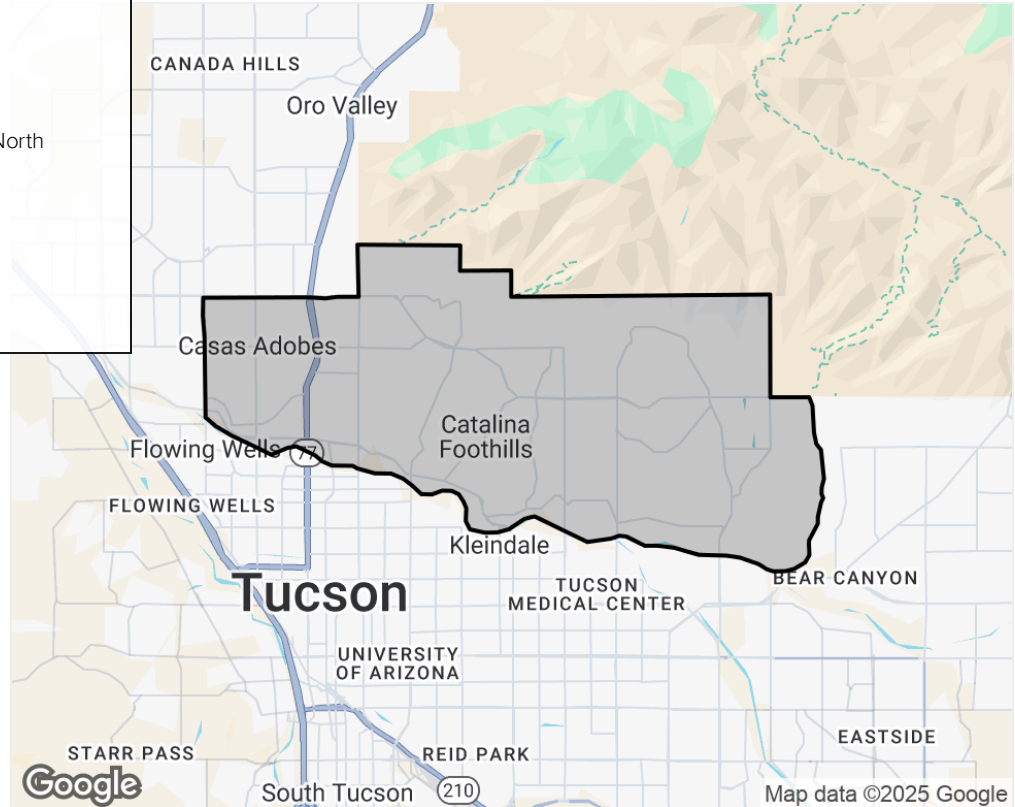
December 2025





About North Tucson MLS Area

Welcome to your personalized market report for North 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.



Contact me to get
the full Market
Report and to learn
more about North
Tucson MLS Area.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for North Tucson MLS 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	96	90	▲ 7%	91	▲ 5%
Median Sale Price	\$662,500	\$590,000	▲ 12%	\$601,000	▲ 10%
Median List Price	\$662,450	\$599,500	▲ 11%	\$600,000	▲ 10%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	\$77,985,535	\$64,837,715	▲ 20%	\$66,129,300	▲ 18%
Average Days on Market	56 days	56 days	▲ 0 days	44 days	▲ 12 days
Homes Sold Year to Date	1,106	1,010	▲ 10%	1,137	▼ 3%
For Sale at Month's End	412	375	▲ 10%	363	▲ 13%

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.

402
Homes for Sale

\$84,900
Low Price

102
Homes Under Contract

\$580,000
Median List Price

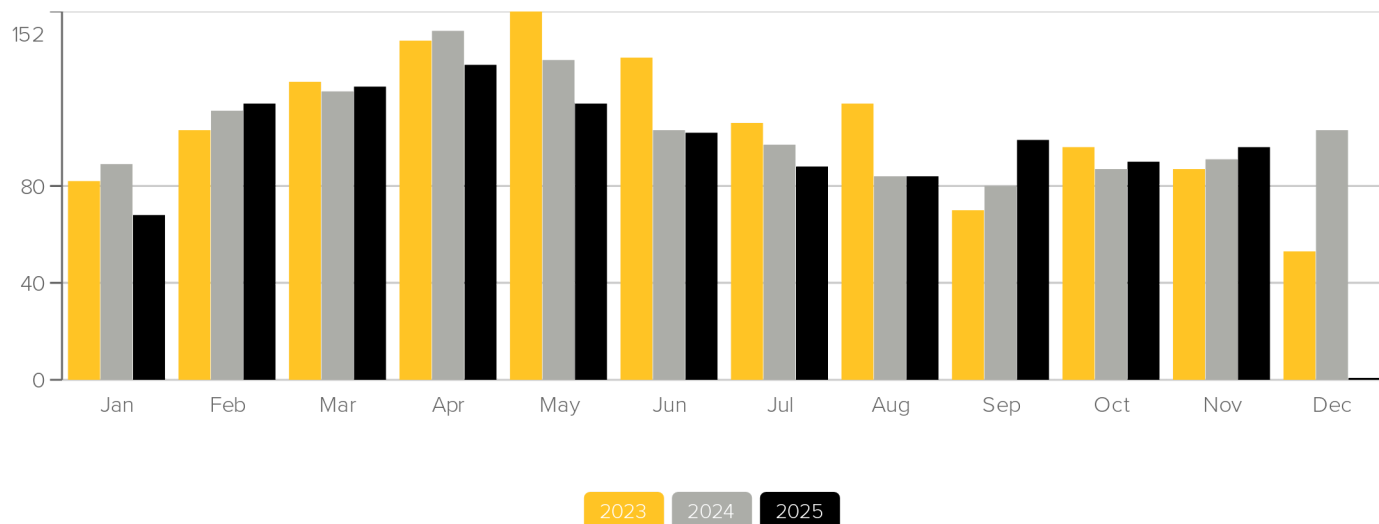
\$12,950,000
High Price

Values pulled on 12/10/2025





Homes Sold

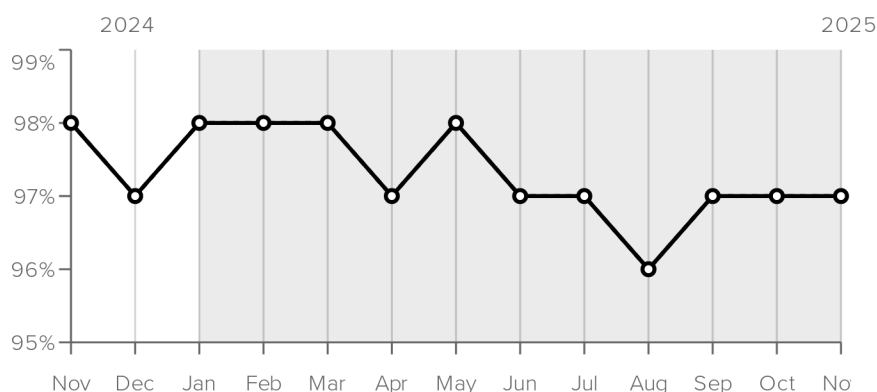


Sale to List Price Ratio

97%

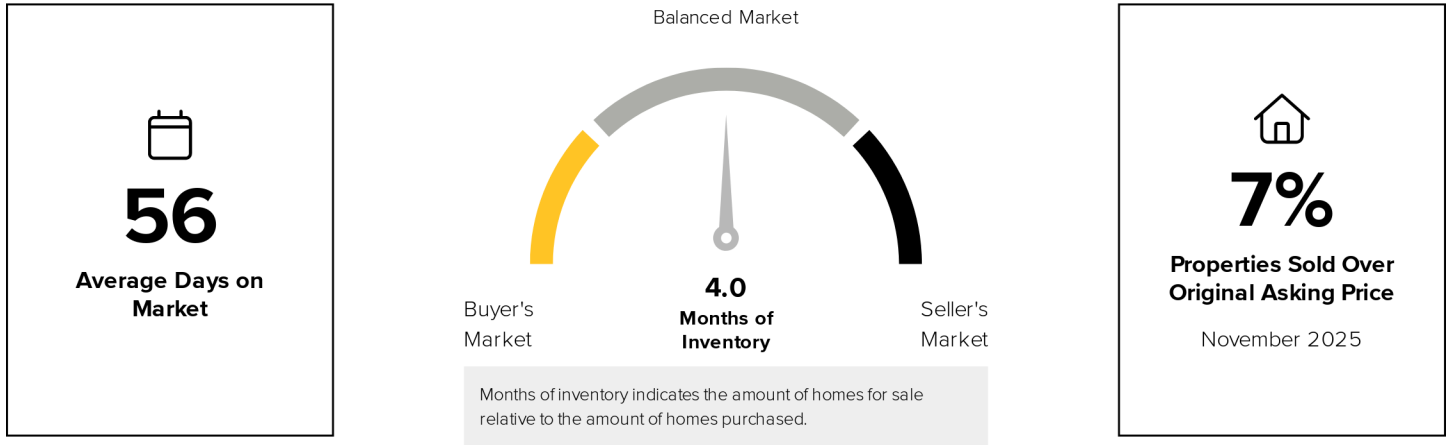
Average Sale to List Price Ratio

November 2025





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>Buyer's Market</p> <p>More people selling homes than buying</p> <div> <div>More homes to choose from</div> <div>Could spend less than asking price</div> <div>Price restrictions</div> <div>Rarely competing offers</div> </div>	<p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <div>Fewer homes to choose from</div> <div>Need to be able to close quickly</div> <div>Could spend more than asking price</div> <div>Competition from other buyers</div> </div>
	<p>Buyer's Market</p> <p>More people selling homes than buying</p> <div> <div>Takes more time to sell</div> <div>Fewer offers received</div> <div>Could get lower than asking price</div> <div>May have to make repairs and/or concessions</div> </div>	<p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <div>Home sells quickly</div> <div>Multiple offers likely</div> <div>Could get more than asking price</div> <div>Buyers willing to overlook repairs</div> </div>



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	401	4.0	1.4	101	94	Balanced
< \$200,000	23	3.3	1.6	7	3	● Seller's
\$200,000 - \$400,000	120	5.2	1.7	23	22	● Balanced
\$400,000 - \$600,000	73	4.3	1.2	17	19	● Balanced
\$600,000 - \$800,000	47	3.4	0.9	14	19	● Seller's
\$800,000 - \$1,000,000	42	2.8	1.1	15	11	● Seller's
\$1,000,000 - \$1,200,000	17	3.4	1.4	5	4	● Seller's
\$1,200,000 - \$1,400,000	16	5.3	2.0	3	3	● Balanced
\$1,400,000 - \$1,600,000	13	2.2	1.0	6	3	● Seller's
\$1,600,000 - \$1,850,000	12	4.0	1.2	3	3	● Balanced
\$1,850,000 - \$2,000,000	2	1.0	0.7	2	1	● Seller's
> \$2,000,000	36	6.0	3.3	6	2	● 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 North Tucson MLS Area, Arizona. The values are based on closed transactions in November 2025.

