



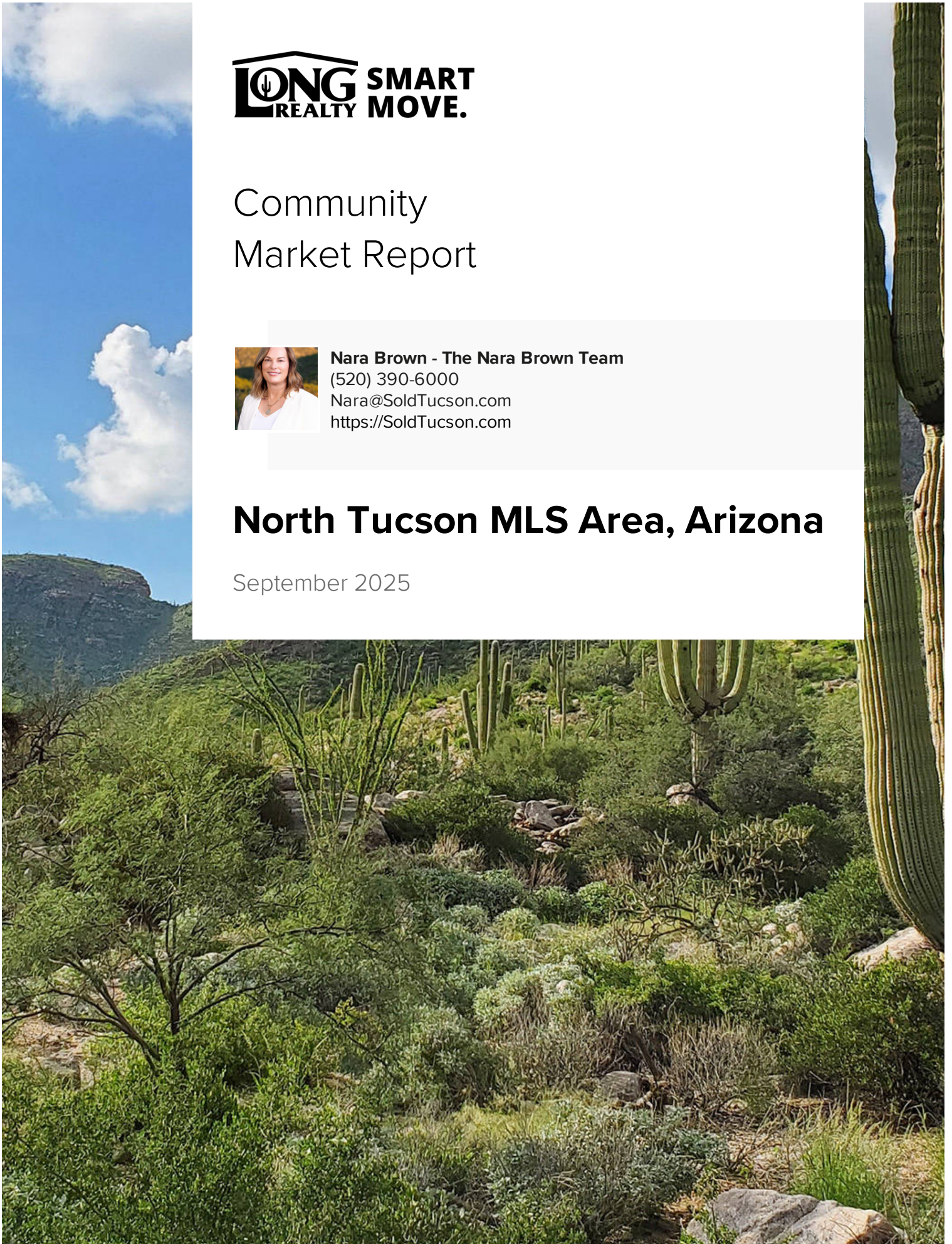
Community Market Report



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

North Tucson MLS Area, Arizona

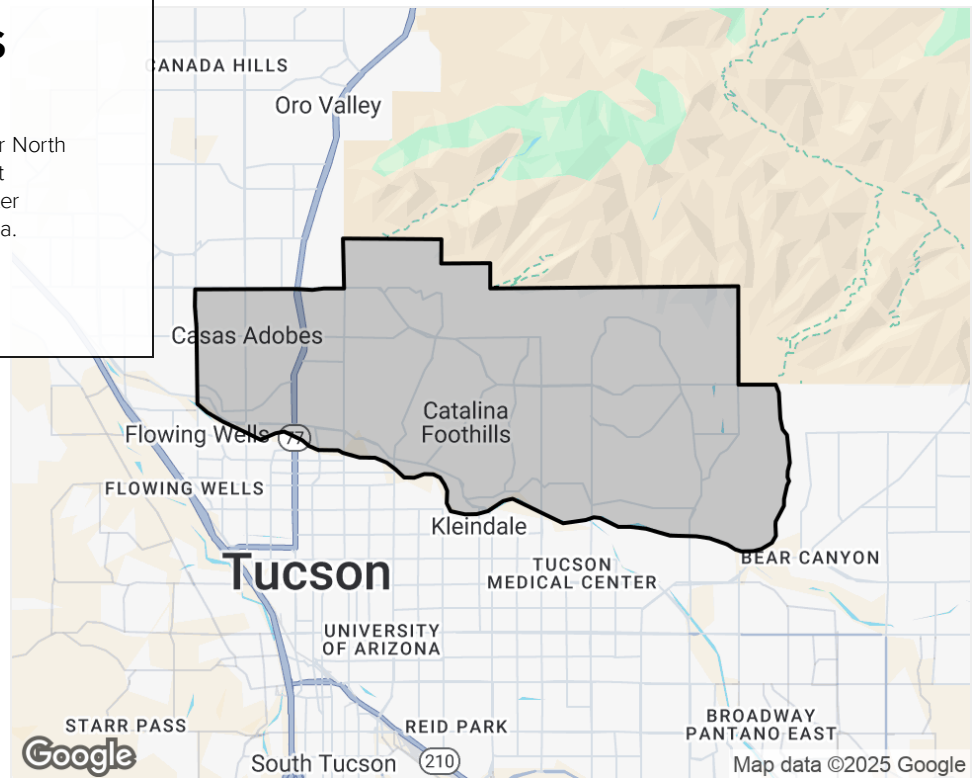
September 2025





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 August 2025.

	Current Period Aug 2025	Last Month Jul 2025	Change From Last Month	Last Year Aug 2024	Change From Last Year
Homes Sold	78	77	▲ 1%	82	▼ 5%
Median Sale Price	\$612,450	\$640,000	▼ 4%	\$557,500	▲ 10%
Median List Price	\$625,000	\$650,000	▼ 4%	\$567,500	▲ 10%
Sale to List Price Ratio	96%	97%	▼ 1%	97%	▼ 1%
Sales Volume	\$48,468,218	\$62,957,915	▼ 23%	\$58,594,855	▼ 17%
Average Days on Market	68 days	53 days	▲ 15 days	41 days	▲ 27 days
Homes Sold Year to Date	800	722	▲ 11%	876	▼ 9%
For Sale at Month's End	385	438	▼ 12%	289	▲ 33%

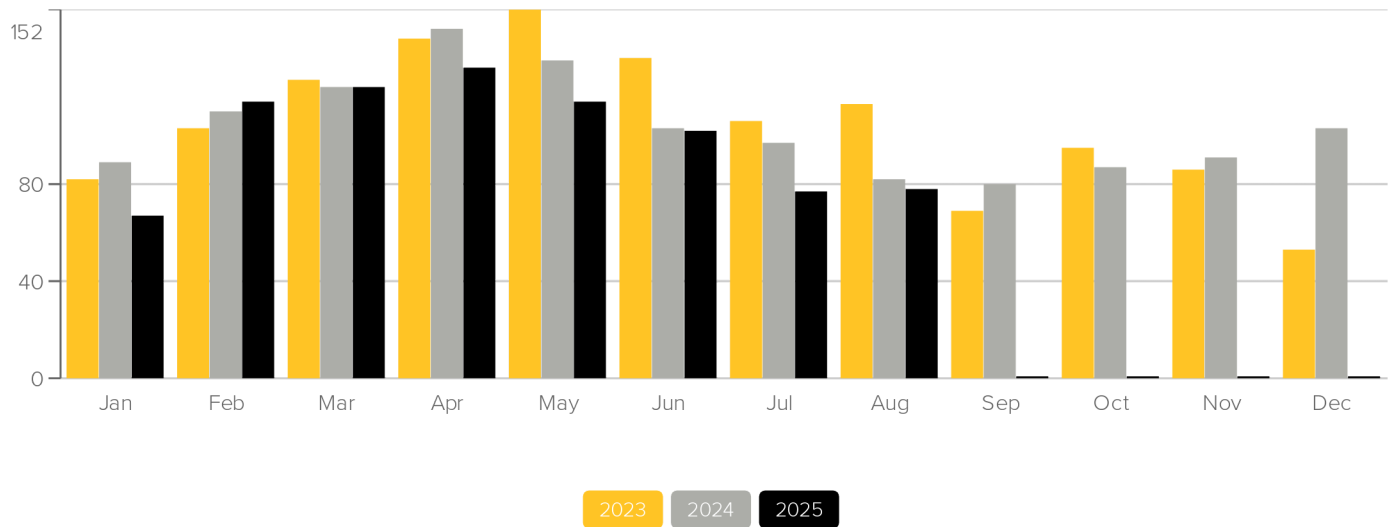
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 17, 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.

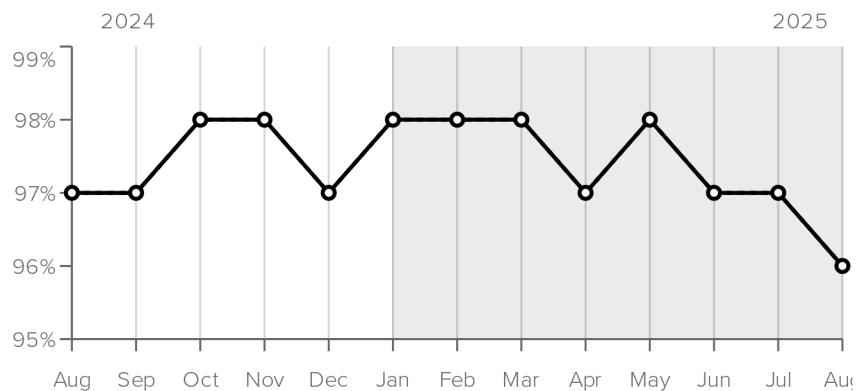
369 Homes for Sale	116 Homes Under Contract	\$12,950,000 High Price
\$109,000 Low Price	\$599,000 Median List Price	



Homes Sold

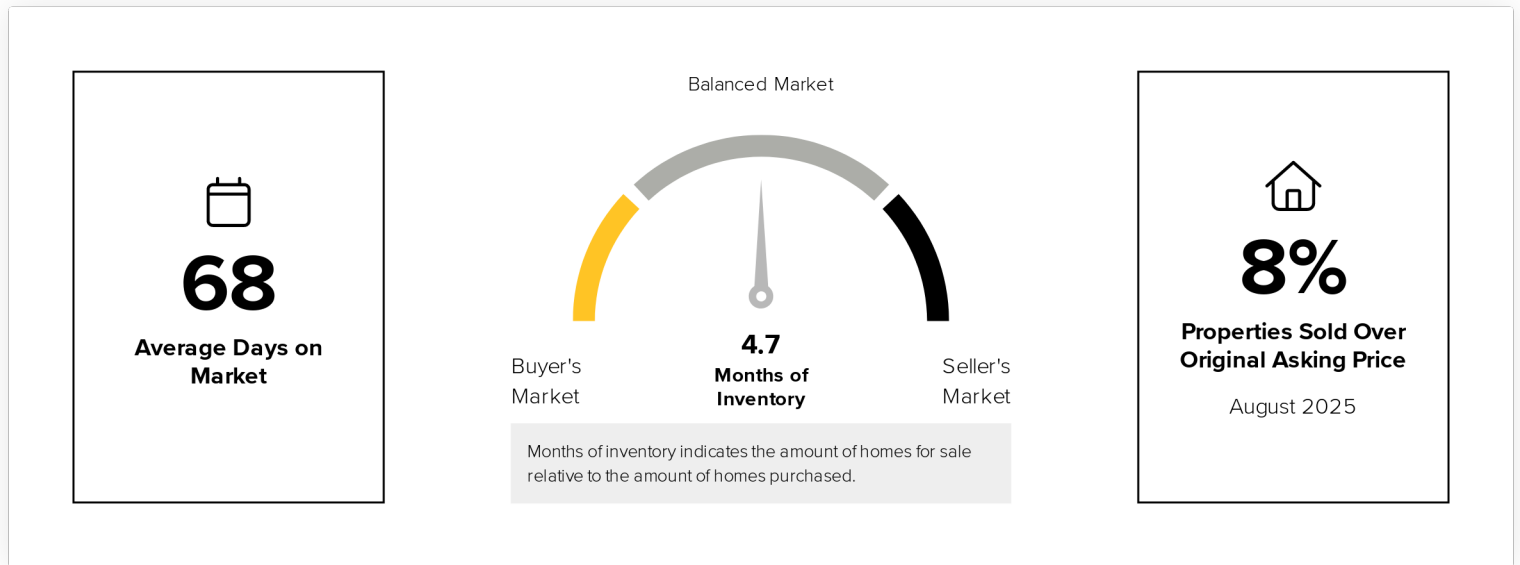


Sale to List Price Ratio





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

Buyer's Market
More people selling homes than buying

- More homes to choose from**
- More negotiating power**
- 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**
- Less negotiating power**
- 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 9/17/25	Current Period Aug 2025	3 Month Trend	Current Period Aug 2025	6 Month Avg	
All Price Ranges	369	4.7	1.4	78	103	Balanced
< \$200,000	22	5.5	2.8	4	2	● Balanced
\$200,000 - \$400,000	119	6.3	2.0	19	24	● Buyer's
\$400,000 - \$600,000	51	3.4	1.0	15	20	● Seller's
\$600,000 - \$800,000	57	2.9	0.9	20	23	● Seller's
\$800,000 - \$1,000,000	31	2.4	1.1	13	11	● Seller's
\$1,000,000 - \$1,200,000	19	19.0	1.6	1	5	● Buyer's
\$1,200,000 - \$1,400,000	14	4.7	1.4	3	5	● Balanced
\$1,400,000 - \$1,600,000	14	7.0	1.4	2	4	● Buyer's
\$1,600,000 - \$1,850,000	12	—	2.0	0	2	—
\$1,850,000 - \$2,000,000	6	6.0	1.5	1	1	● Buyer's
> \$2,000,000	24	—	4.8	0	2	—

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 August 2025.

