



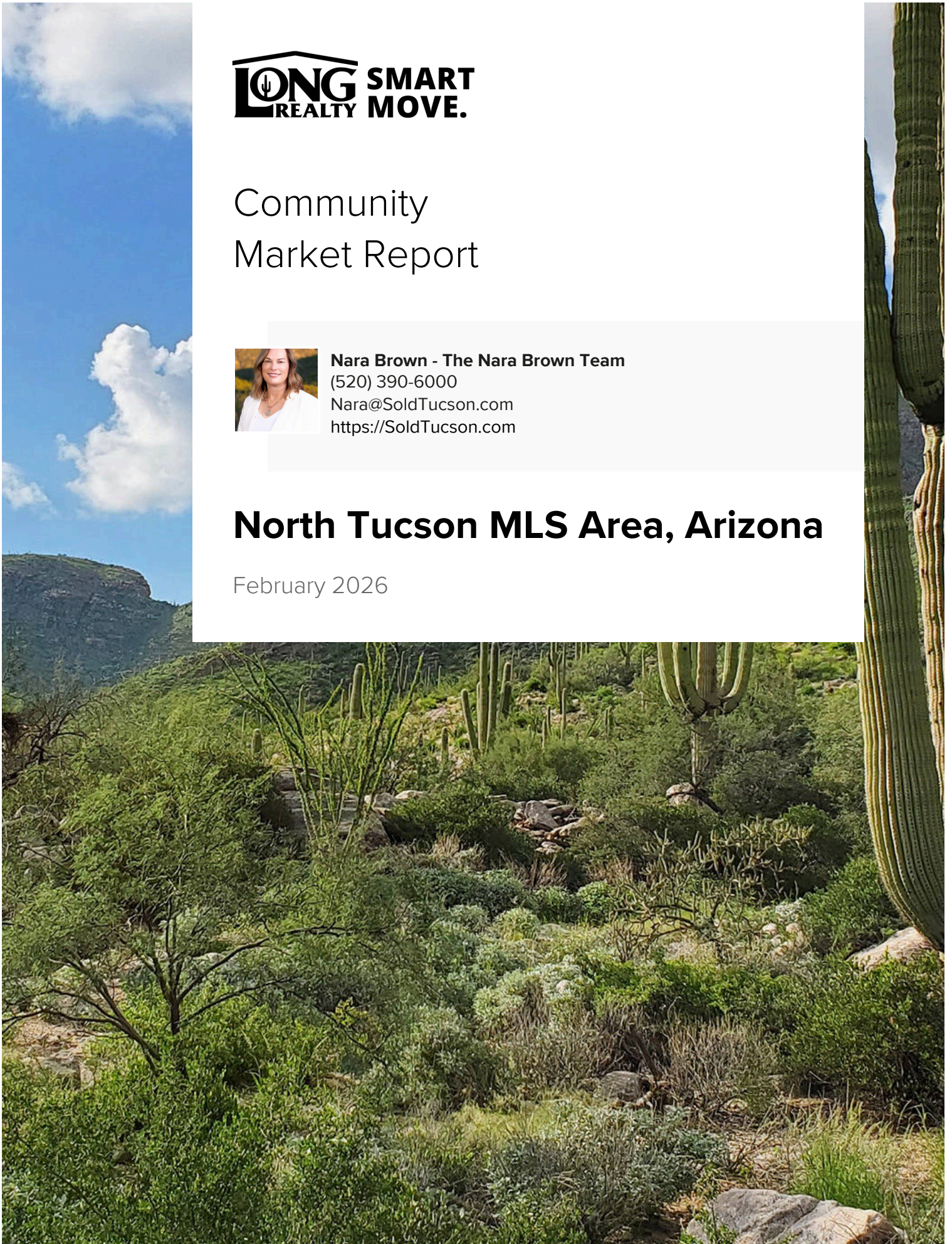
Community Market Report



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North Tucson MLS Area, Arizona

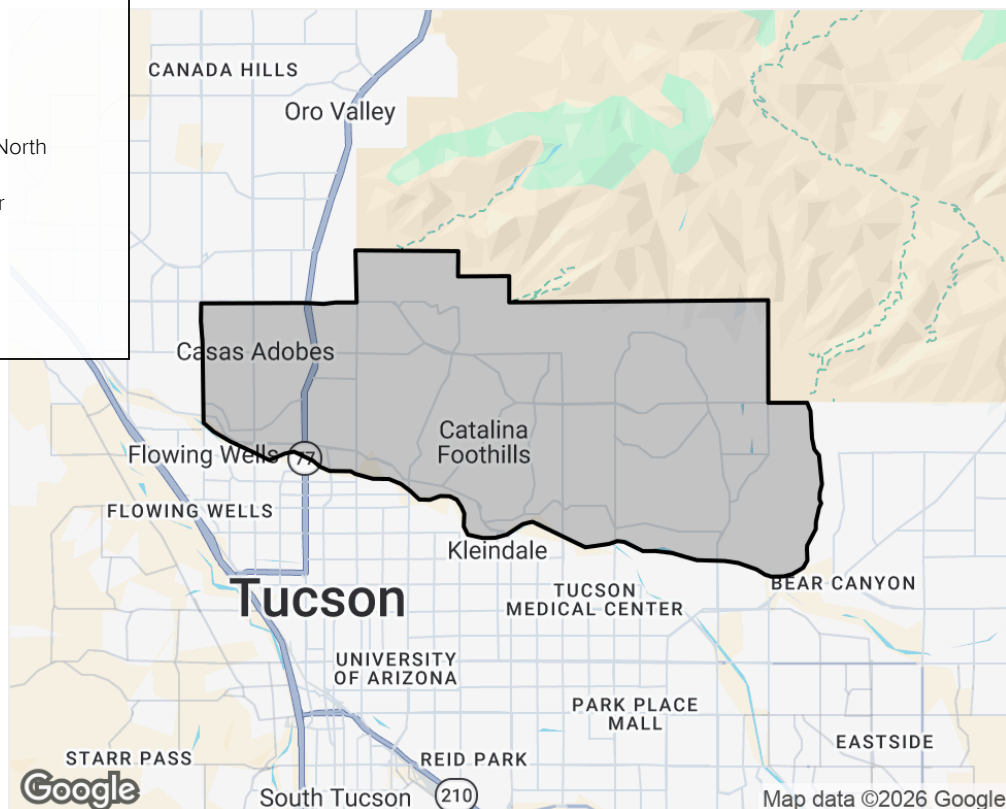
February 2026





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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	80	90	▼ 11%	68	▲ 18%
Median Sale Price	\$566,304	\$627,225	▼ 10%	\$600,441	▼ 6%
Median List Price	\$587,000	\$654,500	▼ 10%	\$593,500	▼ 1%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$54,532,040	\$65,324,116	▼ 17%	\$52,005,926	▲ 5%
Average Days on Market	55 days	60 days	▼ 5 days	44 days	▲ 11 days
Homes Sold Year to Date	80	1,197	▼ 93%	68	▲ 18%
For Sale at Month's End	372	408	▼ 9%	342	▲ 9%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 6, 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.

386

Homes for Sale

149

Homes Under Contract

\$12,950,000

High Price

\$84,900

Low Price

\$599,000

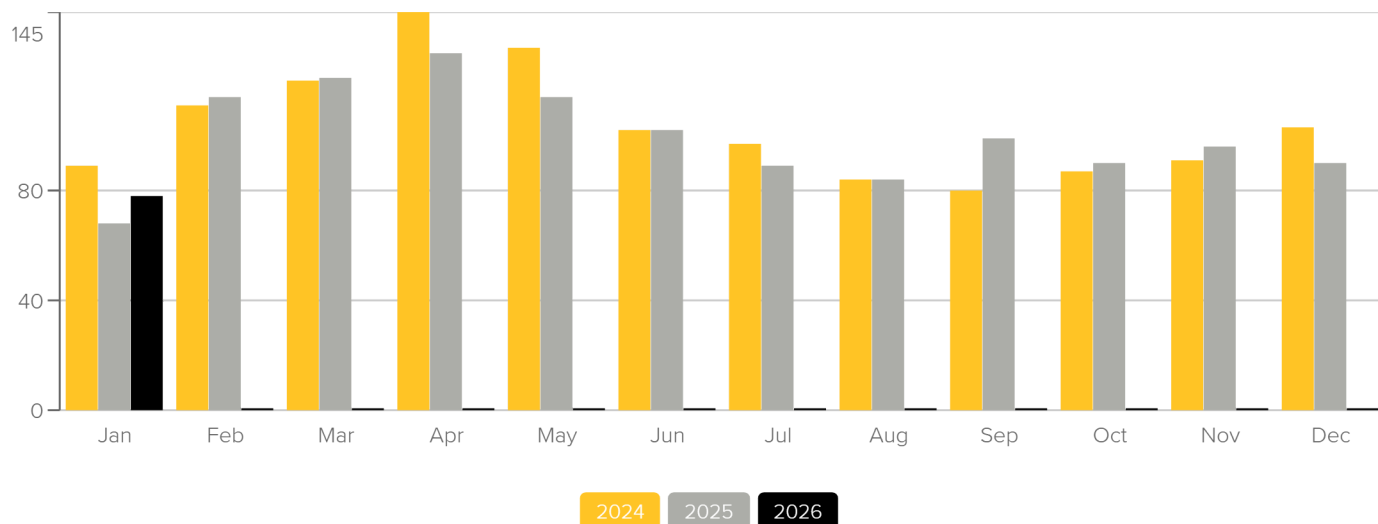
Median List Price

Values pulled on 2/6/2026





Homes Sold

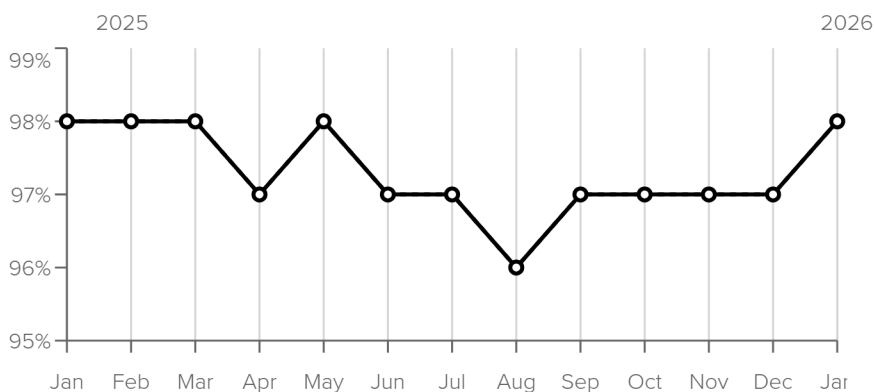


Sale to List Price Ratio

98%

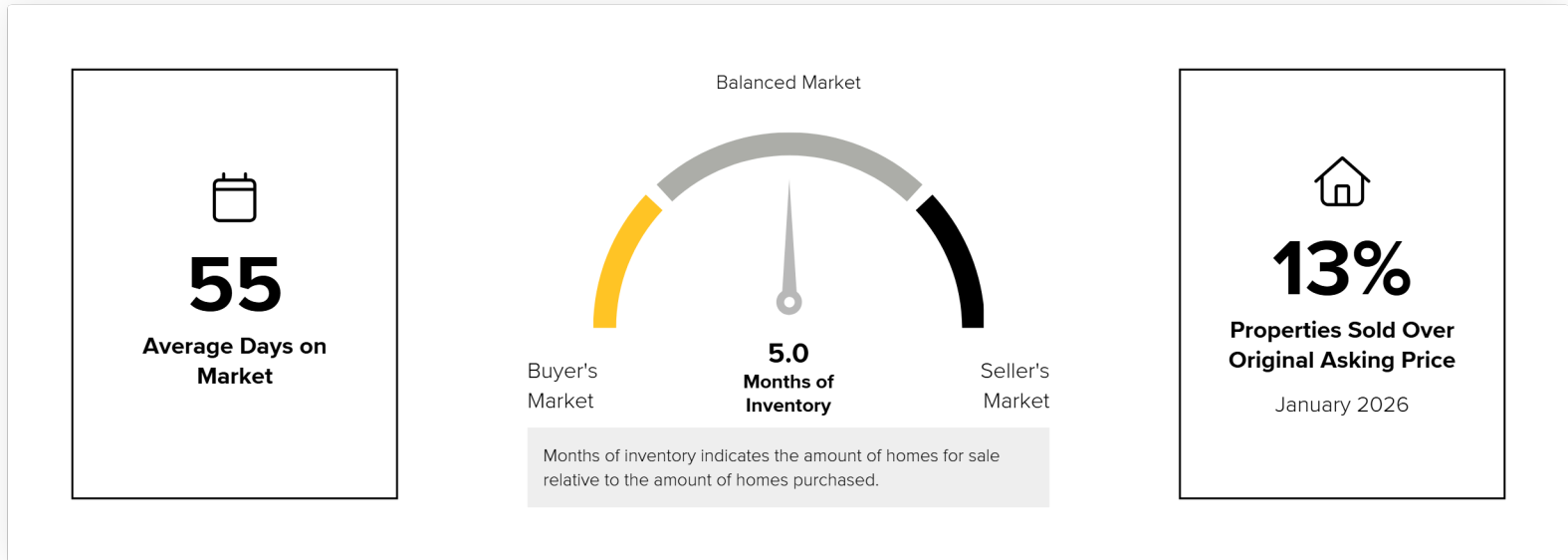
Average Sale to List Price Ratio

January 2026





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	<div> <p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers </div>	<div> <p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers </div>
	Sellers	<div> <p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions </div>	<div> <p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Home sells quickly Multiple offers likely Could get more than asking price Buyers willing to overlook repairs </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 2/6/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	388	5.0	1.5	78	90	Balanced
< \$200,000	16	16.0	1.3	1	3	● Buyer's
\$200,000 - \$400,000	114	8.8	2.1	13	20	● Buyer's
\$400,000 - \$600,000	62	2.1	1.0	29	21	● Seller's
\$600,000 - \$800,000	44	4.0	1.0	11	17	● Balanced
\$800,000 - \$1,000,000	40	3.3	1.1	12	12	● Seller's
\$1,000,000 - \$1,200,000	15	3.0	1.2	5	3	● Seller's
\$1,200,000 - \$1,400,000	15	3.0	1.1	5	3	● Seller's
\$1,400,000 - \$1,600,000	21	—	3.0	0	2	—
\$1,600,000 - \$1,850,000	15	—	2.1	0	2	—
\$1,850,000 - \$2,000,000	3	—	1.0	0	0	—
> \$2,000,000	43	21.5	4.8	2	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 January 2026.

