

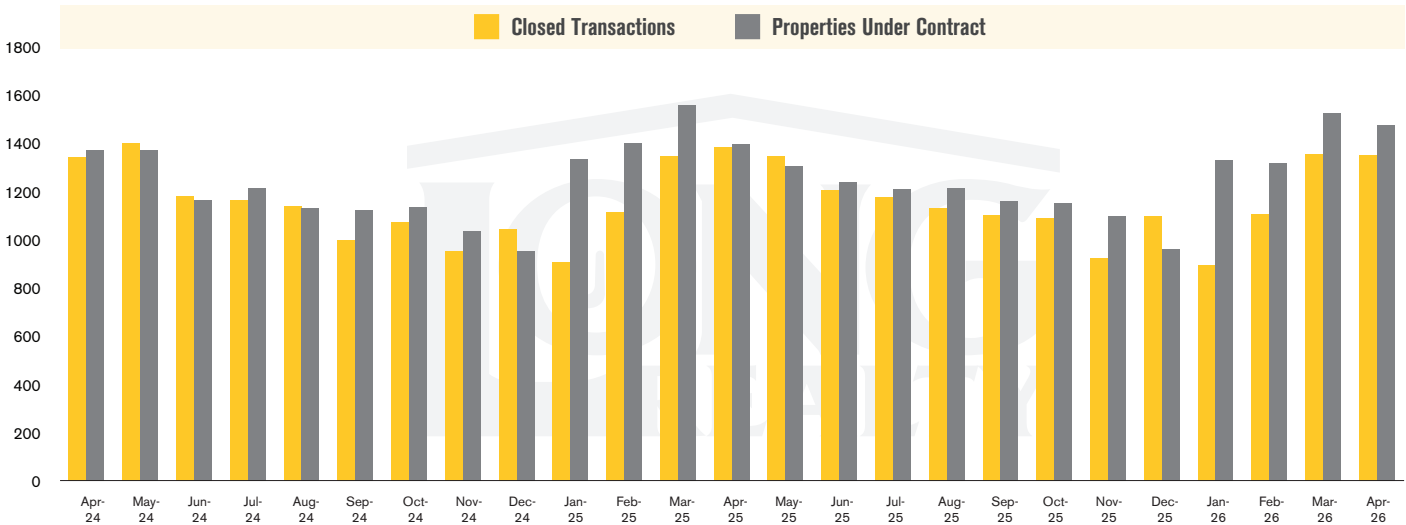
THE HOUSING REPORT



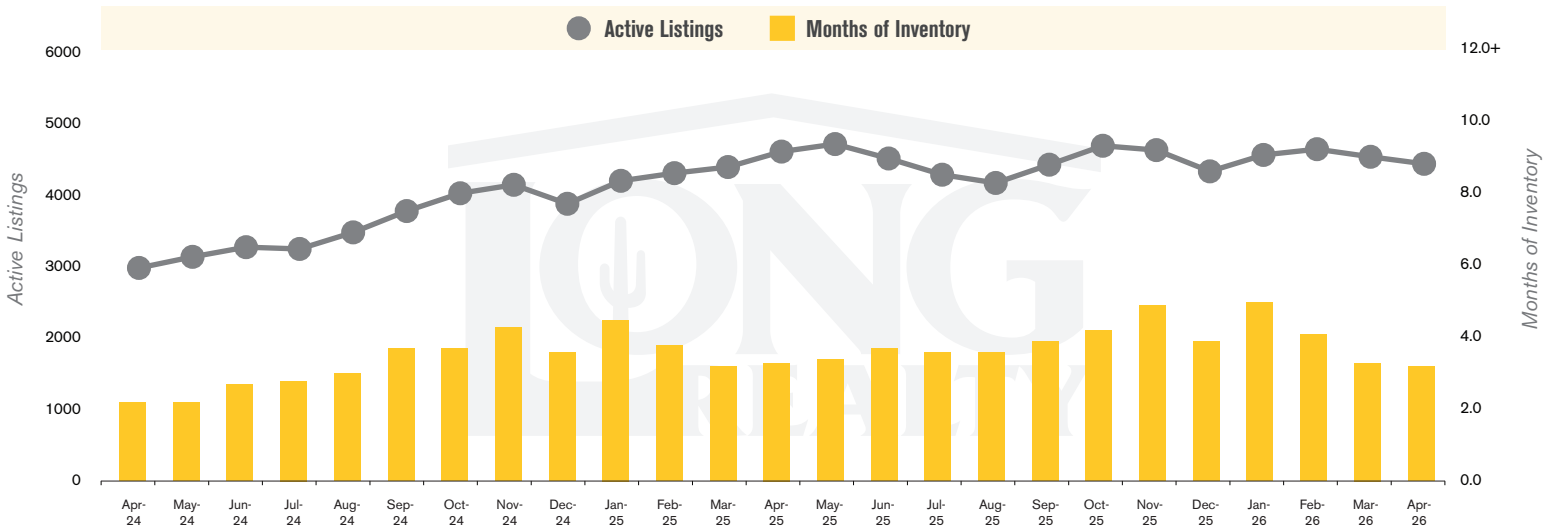
GREATER TUCSON MAIN MARKET | MAY 2026

In the Tucson Main Market area, April 2026 active inventory was 4,617, a 4% decrease from April 2025. There were 1,438 closings in April 2026, a 2% decrease from April 2025. Year-to-date 2026 there were 5,010 closings, a 1% decrease from year-to-date 2025. Months of Inventory was 3.2, down from 3.3 in April 2025. Median price of sold homes was \$395,353 for the month of April 2026, virtually unchanged from April 2025. The Tucson Main Market area had 1,571 new properties under contract in April 2026, up 6% from April 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



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Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 05/05/2026 is believed to be reliable, but not guaranteed.

THE HOUSING REPORT



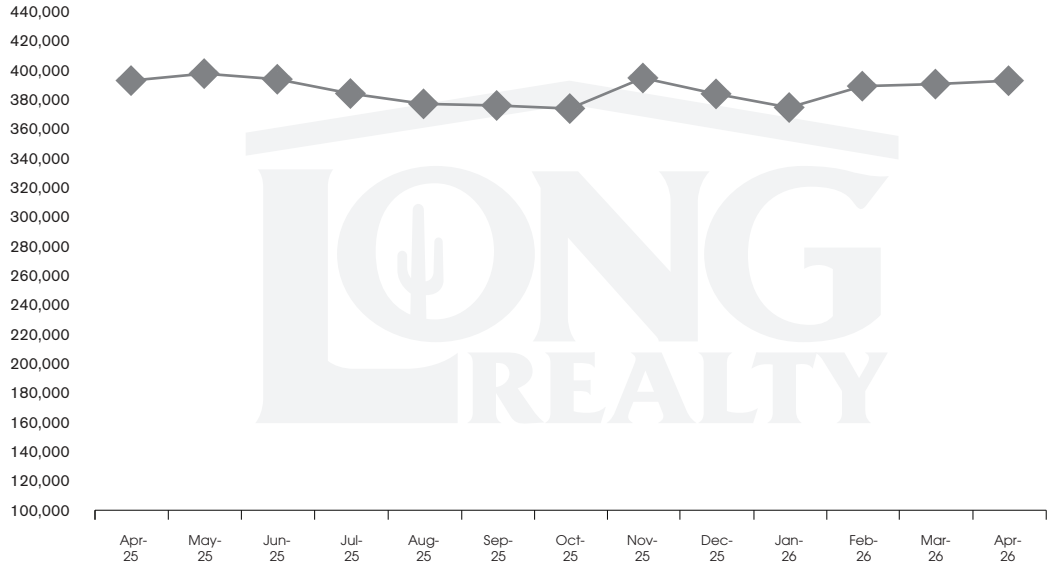
GREATER TUCSON MAIN MARKET | MAY 2026

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

On average, homes sold this % of original list price.

| | |
|--------------|--------------|
| Apr 2025 | Apr 2026 |
| 95.6% | 95.5% |

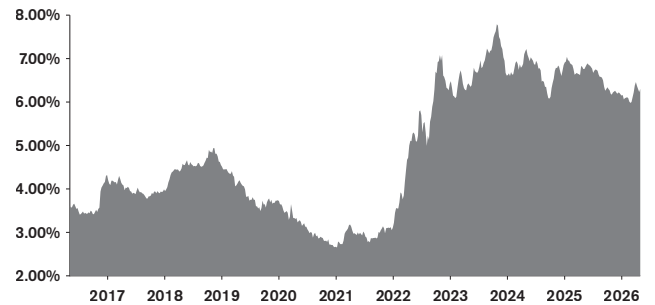


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

| Year | Median Price | Int. Rate | MO. Payment |
|------|--------------|-----------|-------------|
| 2006 | \$220,000 | 6.140% | \$1,271.93 |
| 2025 | \$395,430 | 6.720% | \$2,429.03 |
| 2026 | \$395,353 | 6.332% | \$2,332.61 |

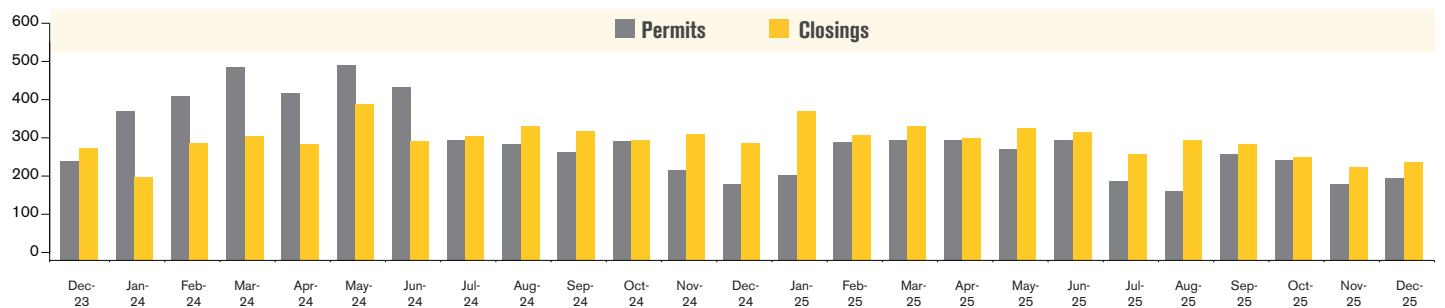
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS



Source: RLBrownReports/Bright Future Real Estate Research



For December 2025, new home permits were **up 8%** and new home closings were down **16%** from December 2024.

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GREATER TUCSON MAIN MARKET | MAY 2026



MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

| | Active Listings | Last 6 Months Closed Sales | | | | | | Current Months of Inventory | Last 3 Month Trend Months of Inventory | Market Conditions |
|------------------------|-----------------|----------------------------|--------------|------------|--------------|--------------|--------------|-----------------------------|--|-------------------|
| | | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | | | |
| \$1 - 49,999 | 17 | 2 | 3 | 4 | 4 | 3 | 2 | 8.5 | 5.2 | Balanced |
| \$50,000 - 74,999 | 22 | 2 | 2 | 4 | 4 | 4 | 2 | 11.0 | 6.2 | Balanced |
| \$75,000 - 99,999 | 58 | 5 | 8 | 6 | 4 | 9 | 11 | 5.3 | 6.8 | Slightly Buyer |
| \$100,000 - 124,999 | 62 | 10 | 9 | 15 | 10 | 19 | 16 | 3.9 | 3.7 | Seller |
| \$125,000 - 149,999 | 67 | 16 | 12 | 16 | 12 | 19 | 19 | 3.5 | 4.4 | Slightly Seller |
| \$150,000 - 174,999 | 55 | 18 | 18 | 11 | 22 | 25 | 19 | 2.9 | 2.4 | Seller |
| \$175,000 - 199,999 | 97 | 19 | 23 | 19 | 21 | 23 | 27 | 3.6 | 4.1 | Slightly Seller |
| \$200,000 - 224,999 | 100 | 23 | 27 | 29 | 32 | 37 | 32 | 3.1 | 3.0 | Seller |
| \$225,000 - 249,999 | 156 | 39 | 49 | 40 | 57 | 51 | 64 | 2.4 | 2.7 | Seller |
| \$250,000 - 274,999 | 193 | 56 | 72 | 66 | 68 | 86 | 106 | 1.8 | 2.2 | Seller |
| \$275,000 - 299,999 | 344 | 64 | 101 | 80 | 108 | 109 | 117 | 2.9 | 3.2 | Seller |
| \$300,000 - 349,999 | 705 | 212 | 225 | 164 | 193 | 261 | 244 | 2.9 | 3.1 | Seller |
| \$350,000 - 399,999 | 646 | 128 | 169 | 131 | 157 | 195 | 200 | 3.2 | 3.6 | Seller |
| \$400,000 - 499,999 | 774 | 140 | 171 | 145 | 190 | 216 | 242 | 3.2 | 3.7 | Seller |
| \$500,000 - 599,999 | 405 | 79 | 92 | 98 | 102 | 131 | 96 | 4.2 | 3.8 | Seller |
| \$600,000 - 699,999 | 249 | 57 | 63 | 39 | 73 | 82 | 69 | 3.6 | 3.4 | Seller |
| \$700,000 - 799,999 | 168 | 27 | 38 | 20 | 30 | 50 | 55 | 3.1 | 3.6 | Seller |
| \$800,000 - 899,999 | 102 | 19 | 20 | 12 | 29 | 35 | 37 | 2.8 | 2.8 | Seller |
| \$900,000 - 999,999 | 75 | 11 | 19 | 16 | 13 | 23 | 17 | 4.4 | 4.6 | Slightly Seller |
| \$1,000,000 - and over | 322 | 55 | 45 | 37 | 48 | 65 | 63 | 5.1 | 5.7 | Balanced |
| TOTAL | 4,617 | 982 | 1,166 | 952 | 1,177 | 1,443 | 1,438 | 3.2 | 3.5 | Seller |



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 05/05/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2026-04/30/2026. Information is believed to be reliable, but not guaranteed.

THE HOUSING REPORT

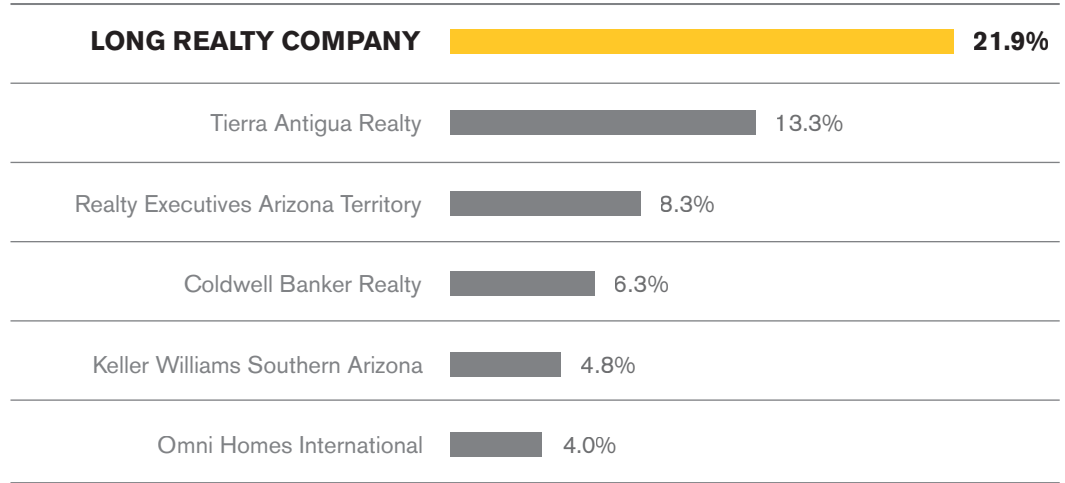


GREATER TUCSON MAIN MARKET | MAY 2026

MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

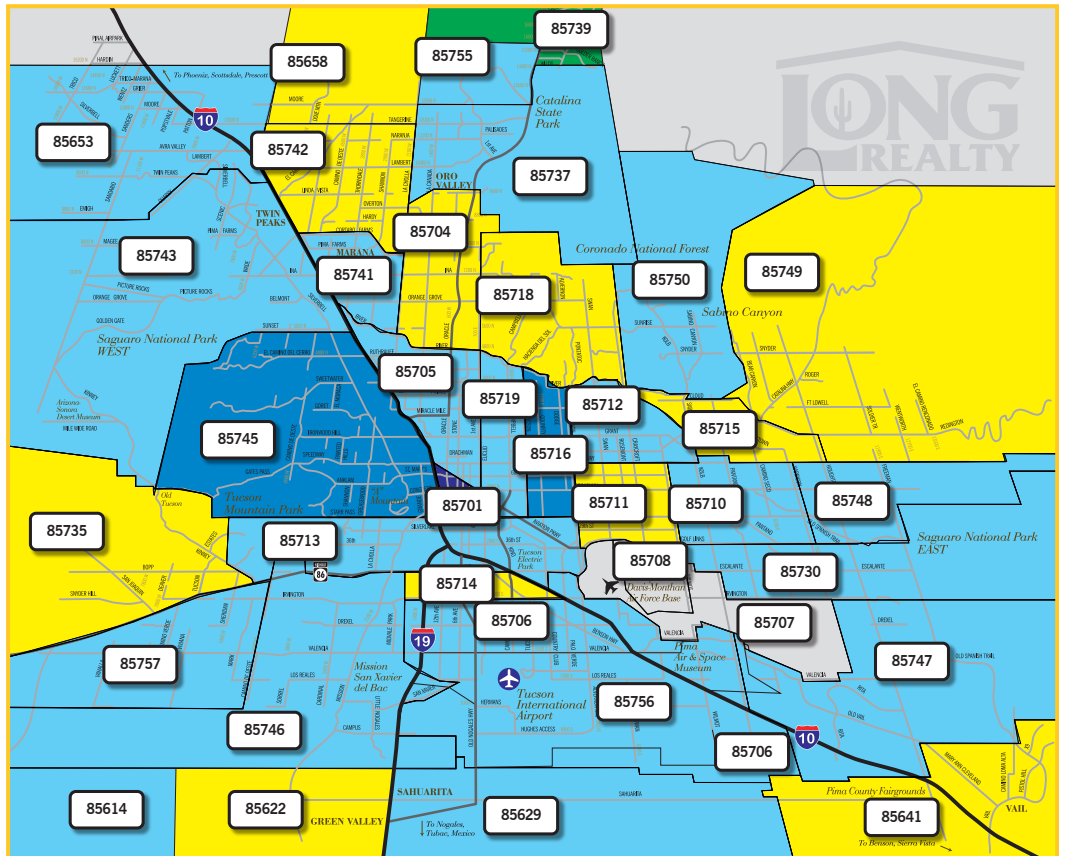
Data Obtained 05/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 05/01/2025 – 04/30/2026 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2025-APR 2025 TO FEB 2026-APR 2026

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.



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This heat map represents the percentage of change in Tucson metro median sales prices from February 2025-April 2025 to February 2026-April 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/05/2026. Information is believed to be reliable, but not guaranteed.