

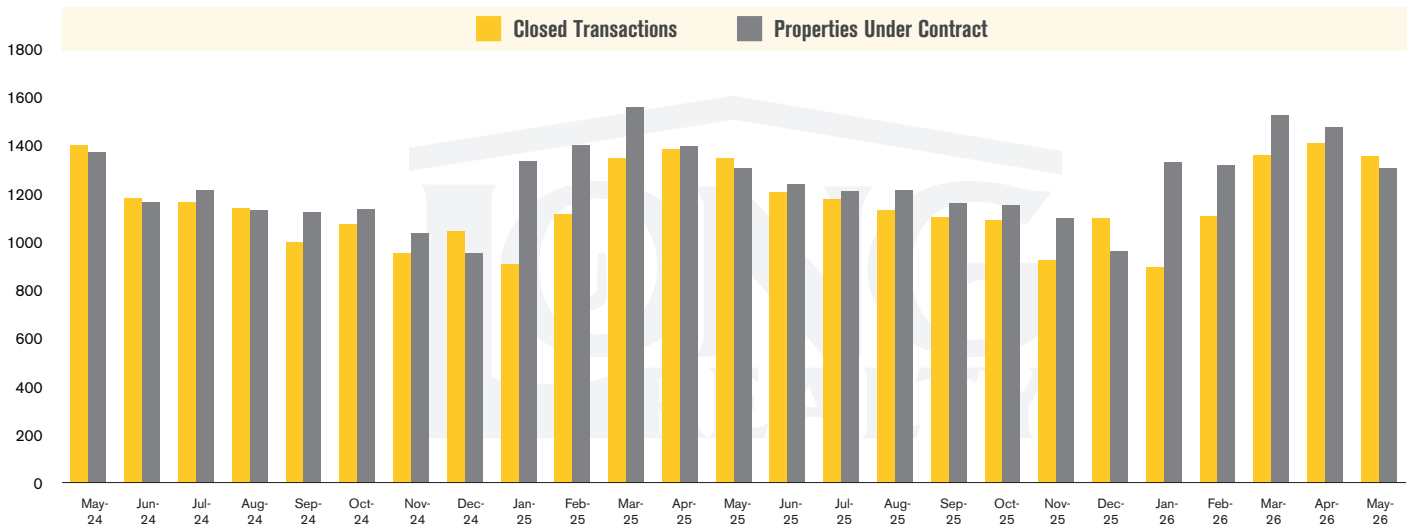
THE HOUSING REPORT



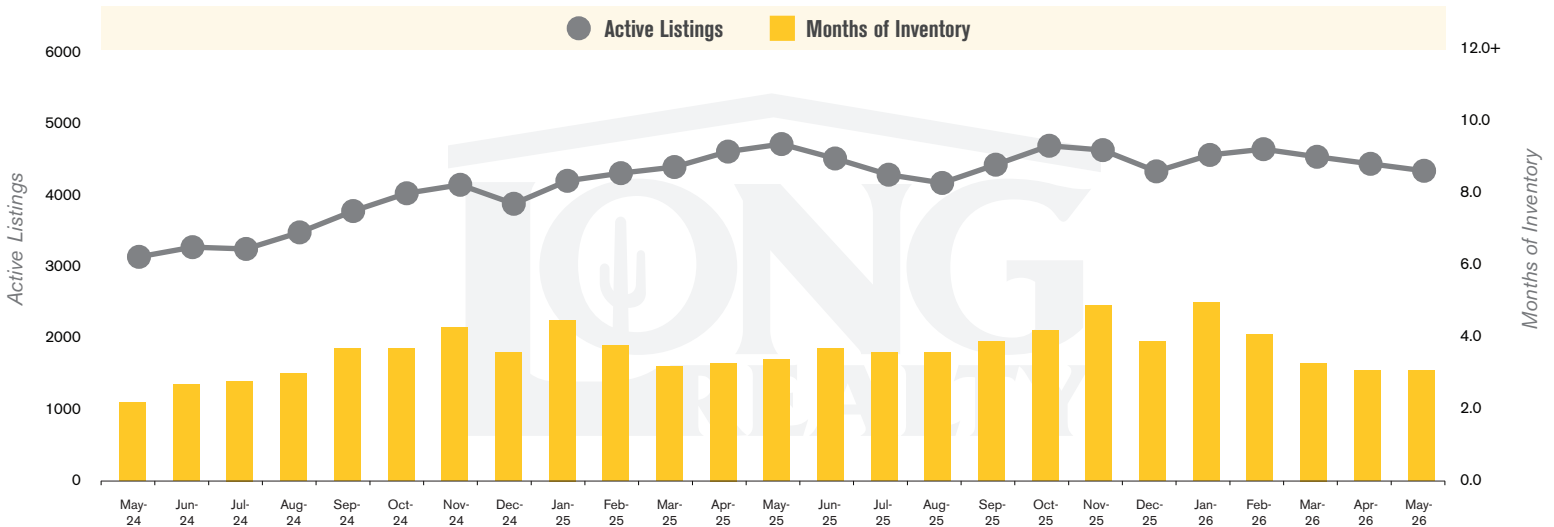
GREATER TUCSON MAIN MARKET | JUNE 2026

In the Tucson Main Market area, May 2026 active inventory was 4,519, a 8% decrease from May 2025. There were 1,442 closings in May 2026, virtually unchanged from May 2025. Year-to-date 2026 there were 6,518 closings, virtually unchanged from year-to-date 2025. Months of Inventory was 3.1, down from 3.4 in May 2025. Median price of sold homes was \$395,529 for the month of May 2026, down 1% from May 2025. The Tucson Main Market area had 1,390 new properties under contract in May 2026, virtually unchanged from May 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 06/05/2026 is believed to be reliable, but not guaranteed.

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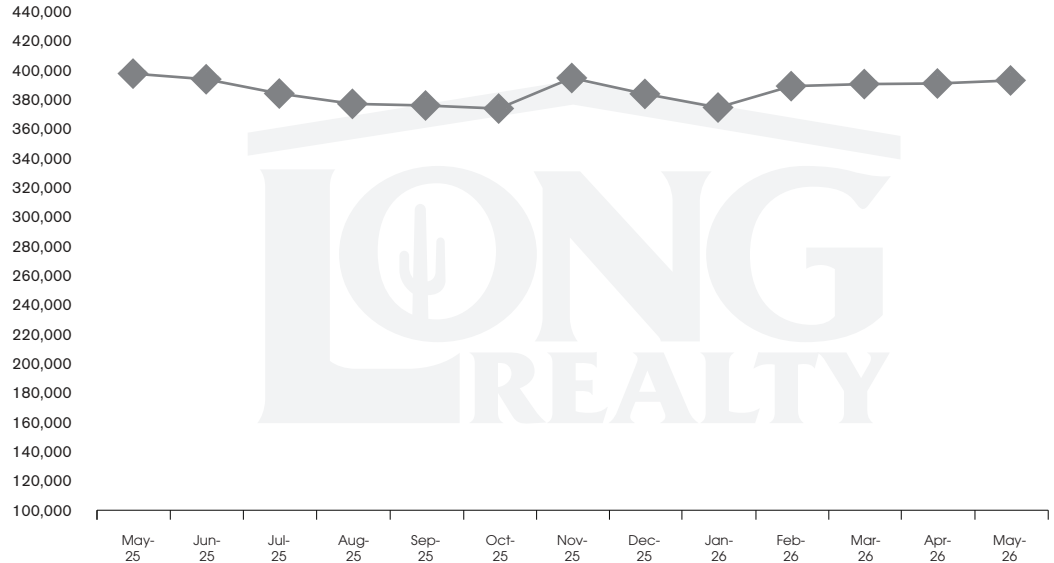
GREATER TUCSON MAIN MARKET | JUNE 2026

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

May 2025	May 2026
95.5%	95.7%

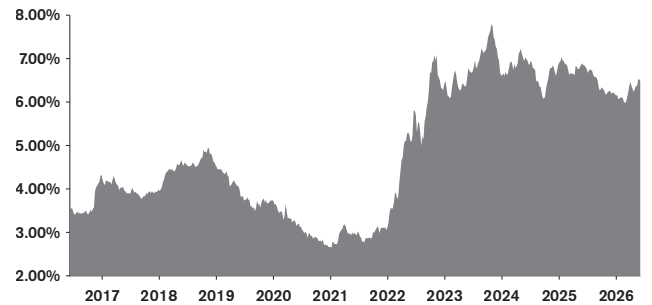


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2025	\$400,252	6.810%	\$2,481.41
2026	\$395,529	6.440%	\$2,360.20

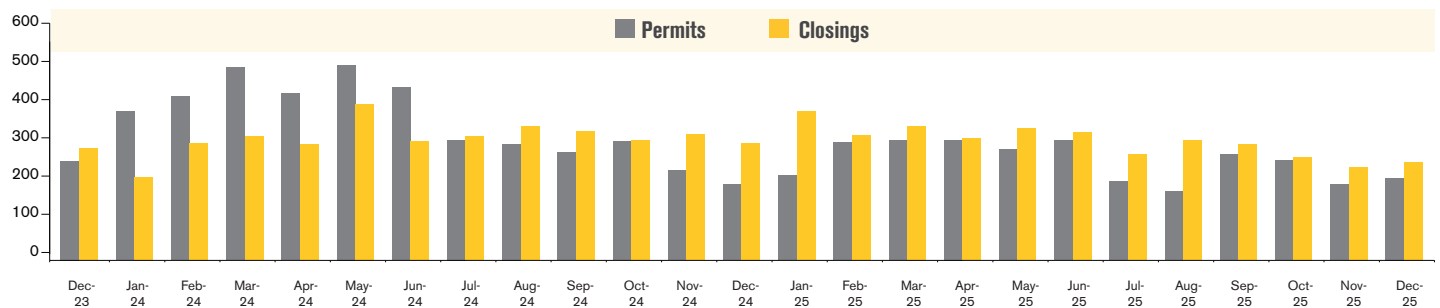
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 | JUNE 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
		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26			
\$1 - 49,999	16	3	4	4	3	2	1	16.0	8.3	Slightly Buyer
\$50,000 - 74,999	25	2	4	4	4	2	4	6.3	6.7	Slightly Buyer
\$75,000 - 99,999	53	8	6	4	9	11	9	5.9	5.7	Balanced
\$100,000 - 124,999	59	9	15	10	19	15	14	4.2	3.6	Seller
\$125,000 - 149,999	78	12	16	12	19	19	12	6.5	4.4	Slightly Seller
\$150,000 - 174,999	50	18	11	22	25	22	22	2.3	2.2	Seller
\$175,000 - 199,999	97	23	19	21	23	30	26	3.7	3.7	Seller
\$200,000 - 224,999	100	27	29	32	37	33	31	3.2	3.1	Seller
\$225,000 - 249,999	174	49	40	57	51	69	69	2.5	2.6	Seller
\$250,000 - 274,999	198	72	66	68	86	114	87	2.3	2.0	Seller
\$275,000 - 299,999	358	101	80	108	109	121	97	3.7	3.2	Seller
\$300,000 - 349,999	673	225	164	193	261	255	266	2.5	2.7	Seller
\$350,000 - 399,999	610	169	131	157	196	211	206	3.0	3.2	Seller
\$400,000 - 499,999	748	171	145	190	217	248	235	3.2	3.3	Seller
\$500,000 - 599,999	411	92	98	102	132	102	132	3.1	3.3	Seller
\$600,000 - 699,999	249	63	39	73	82	72	71	3.5	3.4	Seller
\$700,000 - 799,999	153	38	20	30	51	55	52	2.9	3.0	Seller
\$800,000 - 899,999	104	20	12	29	35	38	26	4.0	3.0	Seller
\$900,000 - 999,999	72	19	16	13	23	18	21	3.4	3.7	Seller
\$1,000,000 - and over	291	45	37	48	65	63	61	4.8	5.0	Slightly Seller
TOTAL	4,519	1,166	952	1,177	1,447	1,500	1,442	3.1	3.2	Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 06/05/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2026-05/31/2026. Information is believed to be reliable, but not guaranteed.

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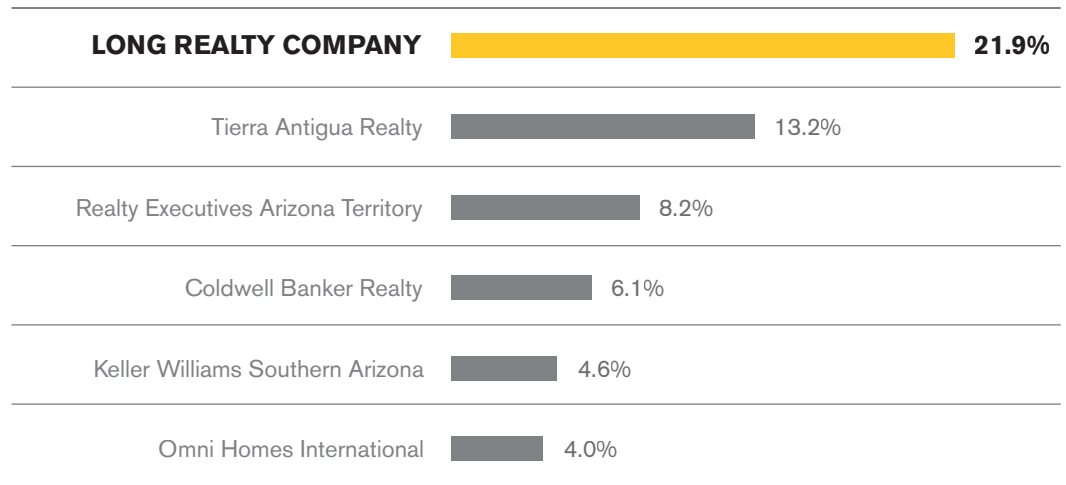


GREATER TUCSON MAIN MARKET | JUNE 2026

MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

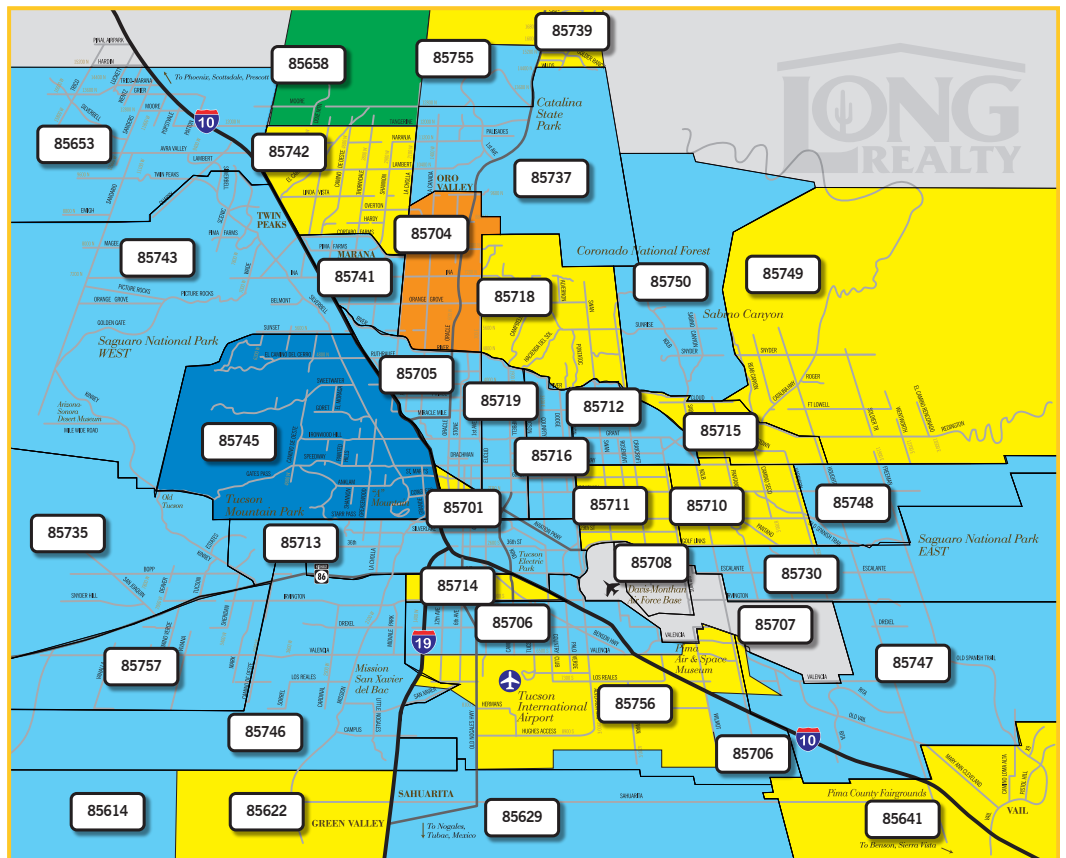
Data Obtained 06/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 06/01/2025 – 05/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2025-MAY 2025 TO
MAR 2026-MAY 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 March 2025-May 2025 to March 2026-May 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 06/05/2026. Information is believed to be reliable, but not guaranteed.