

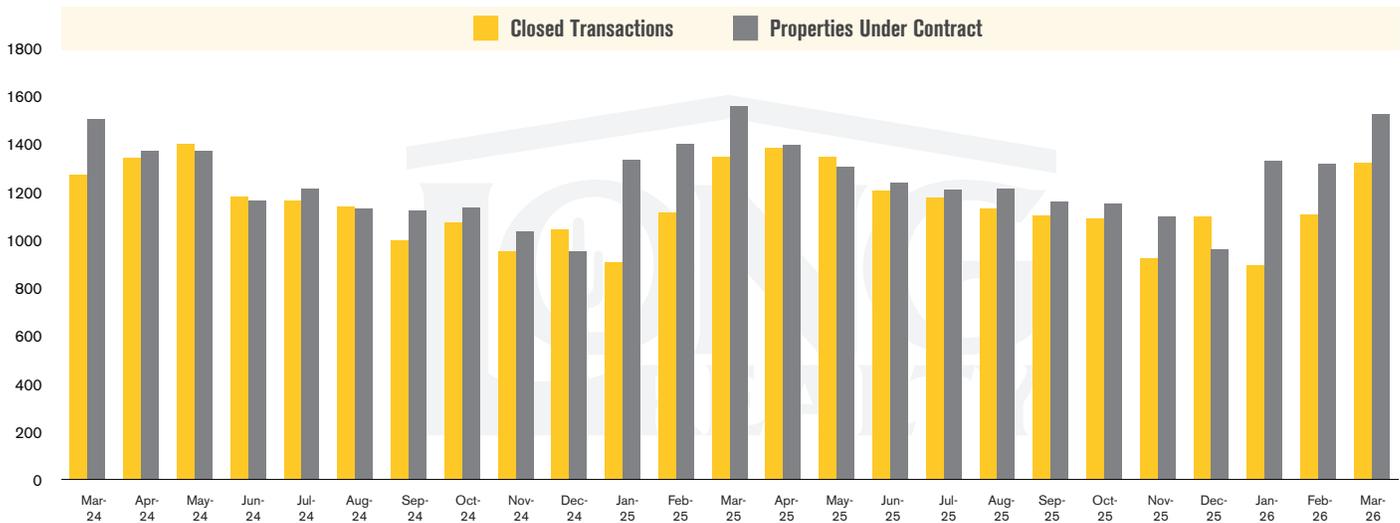
THE HOUSING REPORT



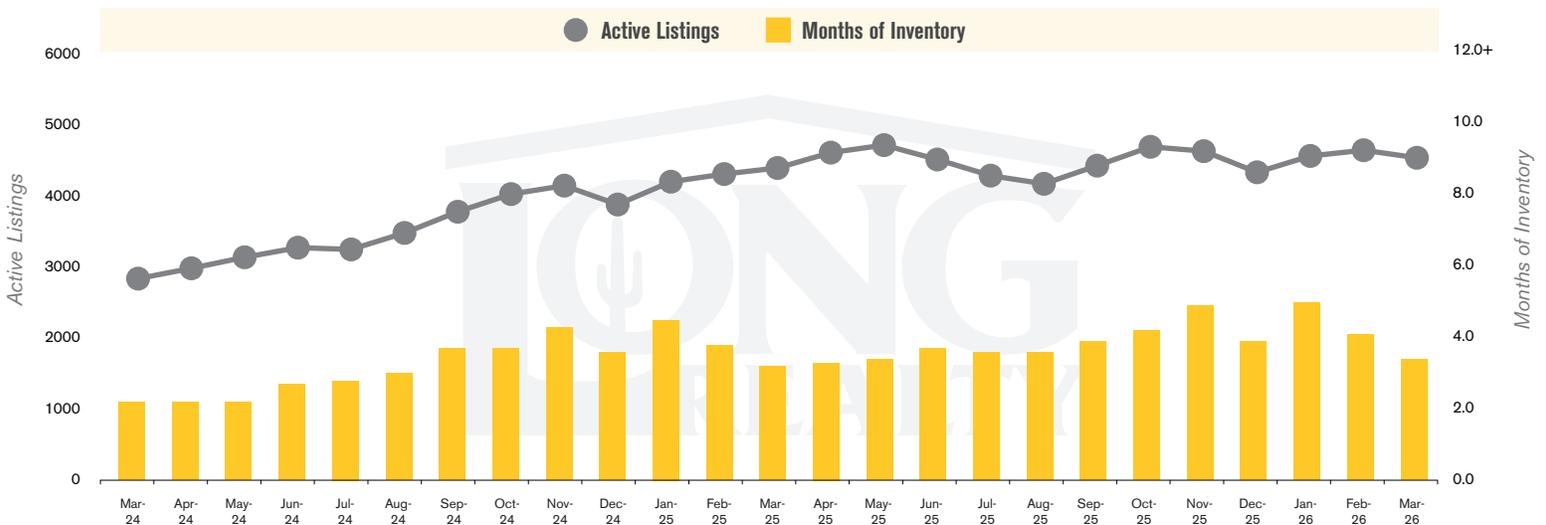
GREATER TUCSON MAIN MARKET | APRIL 2026

In the Tucson Main Market area, March 2026 active inventory was 4,716, a 3% increase from March 2025. There were 1,405 closings in March 2026, a 2% decrease from March 2025. Year-to-date 2026 there were 3,533 closings, a 1% decrease from year-to-date 2025. Months of Inventory was 3.4, up from 3.2 in March 2025. Median price of sold homes was \$394,648 for the month of March 2026, up 2% from March 2025. The Tucson Main Market area had 1,622 new properties under contract in March 2026, down 2% from March 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 04/07/2026 is believed to be reliable, but not guaranteed.

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GREATER TUCSON MAIN MARKET | APRIL 2026

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

Mar 2025	Mar 2026
95.8%	95.5%

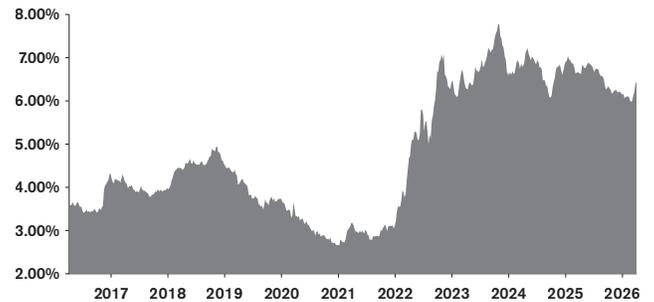


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2025	\$388,317	6.650%	\$2,368.22
2026	\$394,648	6.170%	\$2,288.95

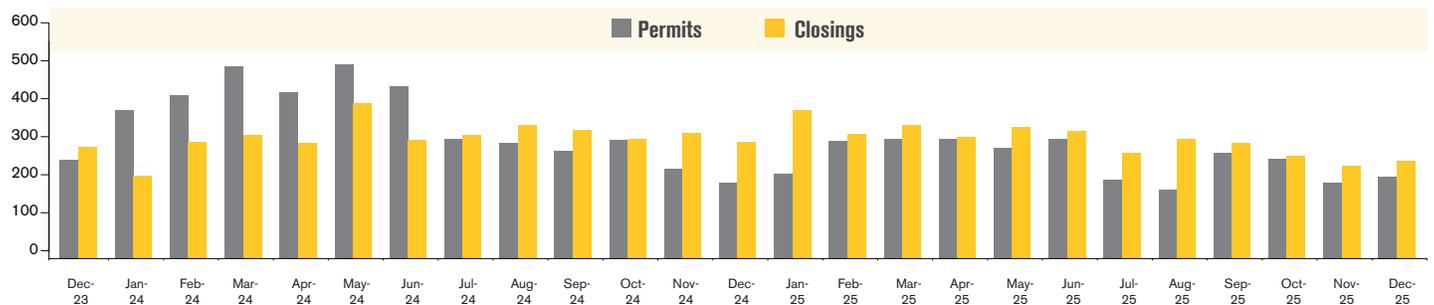
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 | APRIL 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
		Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26			
\$1 - 49,999	17	2	2	3	4	4	3	5.7	3.6	Seller
\$50,000 - 74,999	20	4	2	2	4	4	2	10.0	5.5	Balanced
\$75,000 - 99,999	53	8	5	8	6	4	8	6.6	7.6	Slightly Buyer
\$100,000 - 124,999	53	10	10	9	15	10	19	2.8	3.6	Seller
\$125,000 - 149,999	73	14	16	12	16	12	19	3.8	5.1	Balanced
\$150,000 - 174,999	50	19	18	18	11	22	24	2.1	3.1	Seller
\$175,000 - 199,999	96	21	19	23	19	21	23	4.2	4.4	Slightly Seller
\$200,000 - 224,999	109	31	23	27	29	32	34	3.2	3.1	Seller
\$225,000 - 249,999	156	55	39	49	40	57	50	3.1	3.1	Seller
\$250,000 - 274,999	185	64	56	72	66	68	86	2.2	2.6	Seller
\$275,000 - 299,999	357	94	64	101	80	108	107	3.3	3.7	Seller
\$300,000 - 349,999	716	229	212	225	164	193	258	2.8	3.6	Seller
\$350,000 - 399,999	684	182	128	169	131	156	186	3.7	4.4	Slightly Seller
\$400,000 - 499,999	818	173	140	171	145	190	206	4.0	4.5	Slightly Seller
\$500,000 - 599,999	410	95	79	92	98	102	126	3.3	3.8	Seller
\$600,000 - 699,999	265	51	57	63	39	73	81	3.3	4.0	Slightly Seller
\$700,000 - 799,999	151	35	27	38	20	30	50	3.0	4.9	Slightly Seller
\$800,000 - 899,999	88	20	19	20	12	29	35	2.5	3.8	Seller
\$900,000 - 999,999	85	14	11	19	16	13	23	3.7	4.6	Slightly Seller
\$1,000,000 - and over	330	37	55	45	37	48	65	5.1	6.8	Slightly Buyer
TOTAL	4,716	1,158	982	1,166	952	1,176	1,405	3.4	4.0	Slightly Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 04/07/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 01/01/2026-03/31/2026. Information is believed to be reliable, but not guaranteed.

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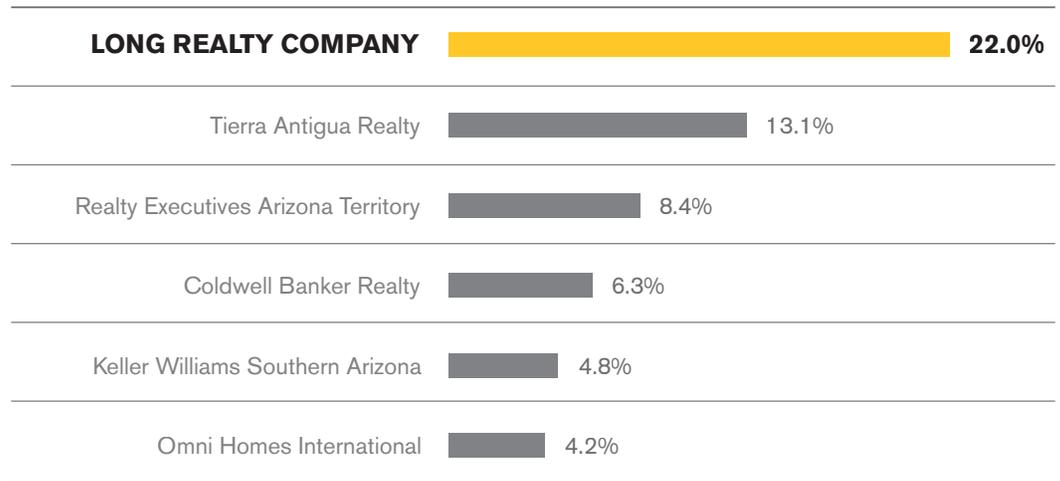


GREATER TUCSON MAIN MARKET | APRIL 2026

MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

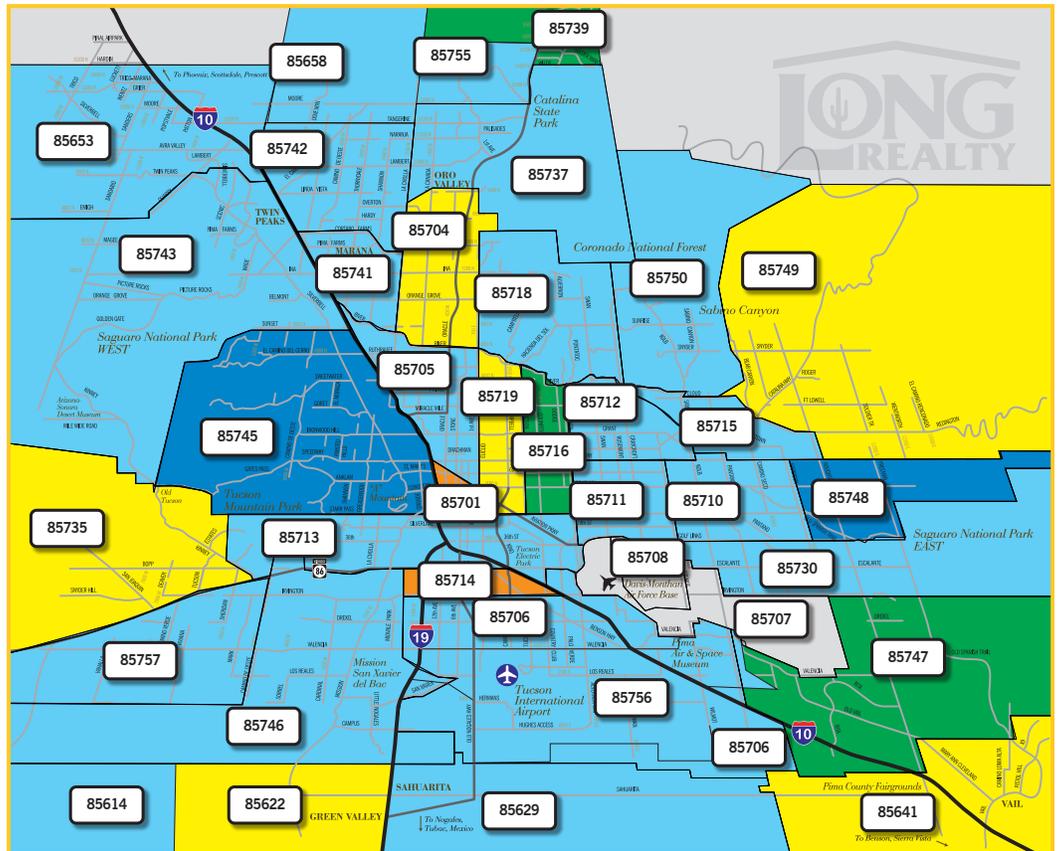
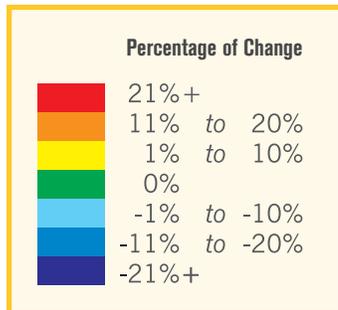
Data Obtained 04/07/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 04/01/2025 – 03/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2025-MAR 2025 TO
JAN 2026-MAR 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 January 2025-March 2025 to January 2026-March 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 04/07/2026. Information is believed to be reliable, but not guaranteed.