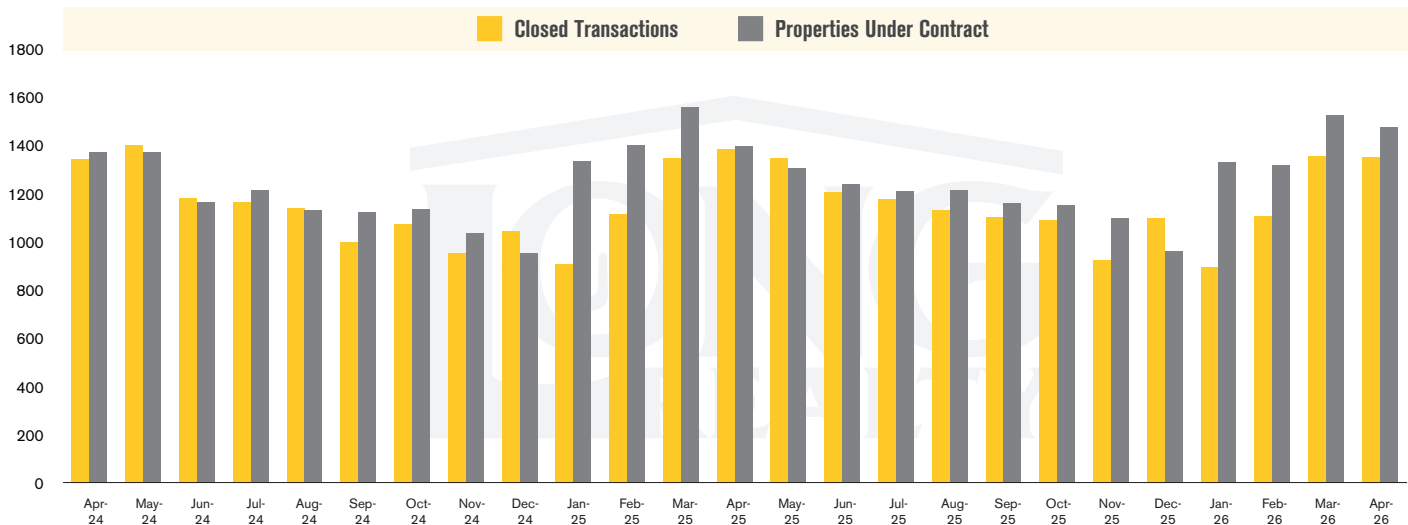


# THE HOUSING REPORT

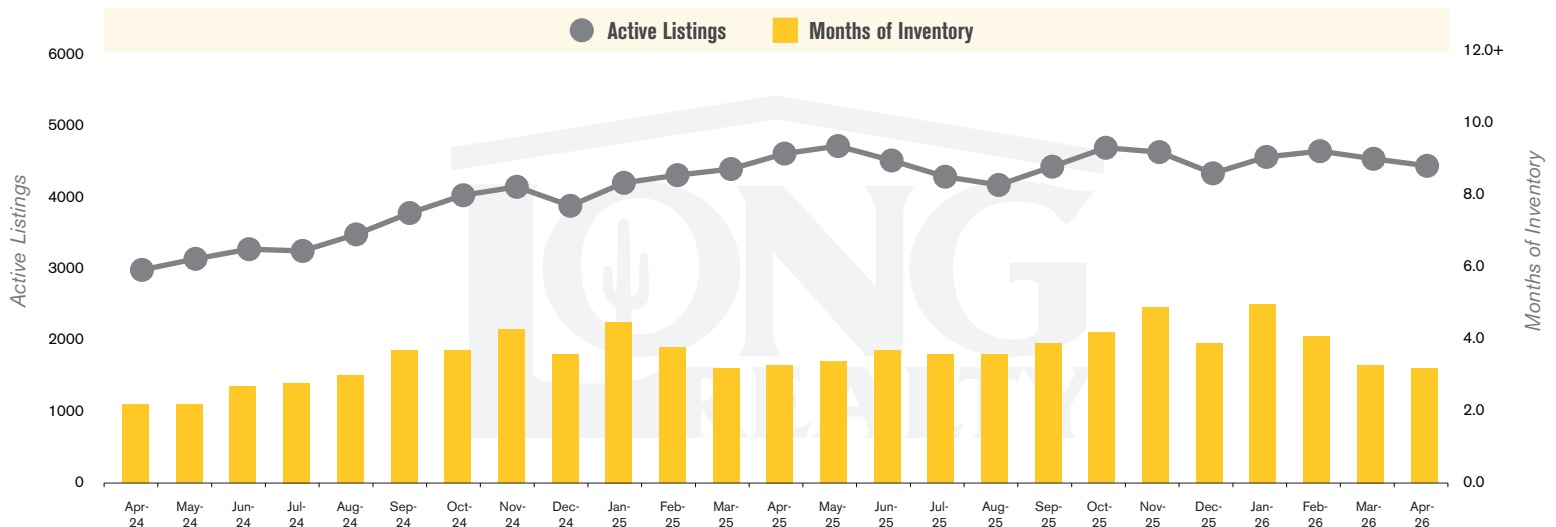
GREATER TUCSON MAIN MARKET | MAY 2026

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



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

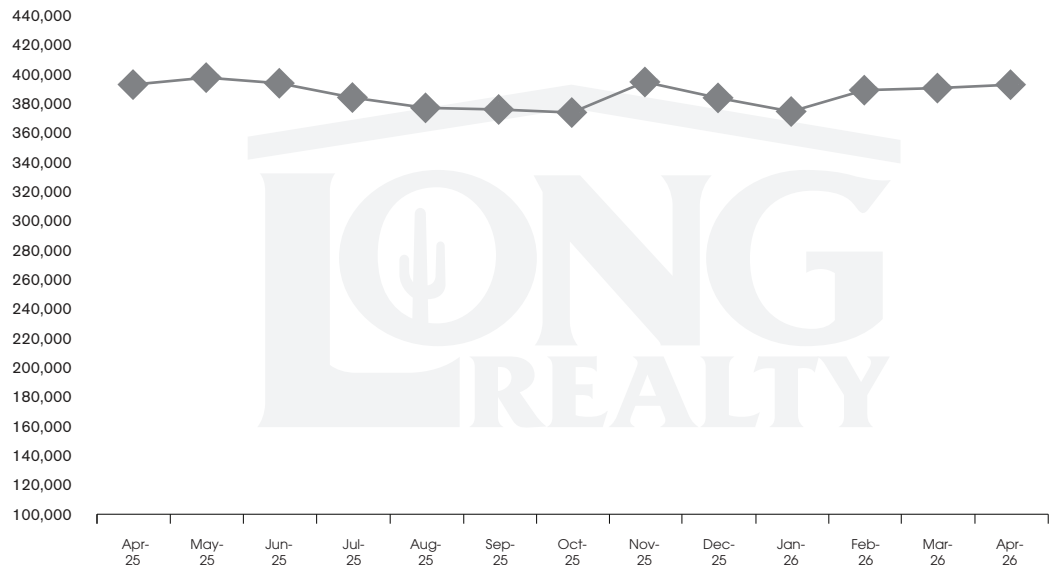
GREATER TUCSON MAIN MARKET | MAY 2026

## MEDIAN SOLD PRICE

GREATER TUCSON  
MAIN MARKET

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

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

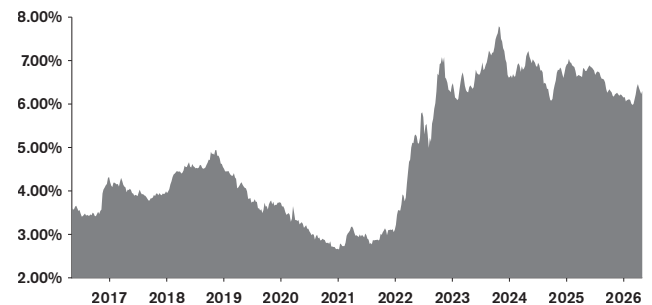


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

| 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  |

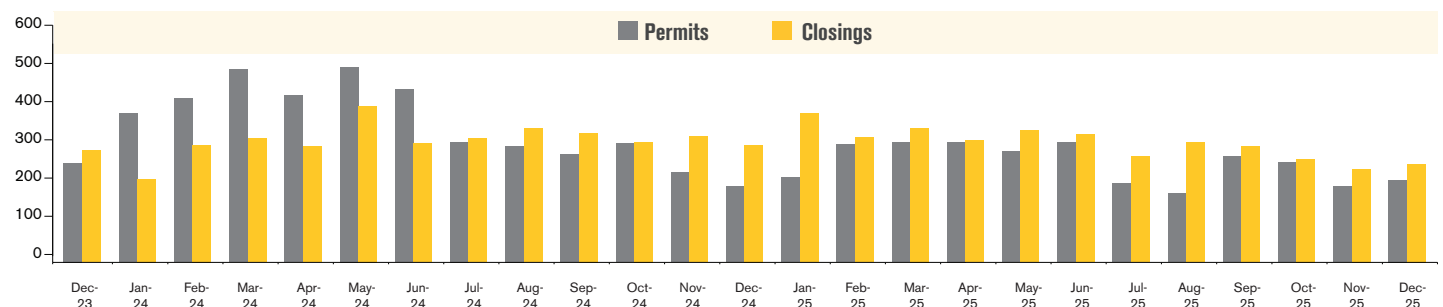
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS GREATER TUCSON MAIN MARKET



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.

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 05/05/2026. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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            |



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.

### LONG REALTY COMPANY

21.9%

Tierra Antigua Realty

13.3%

Realty Executives Arizona Territory

8.3%

Coldwell Banker Realty

6.3%

Keller Williams Southern Arizona

4.8%

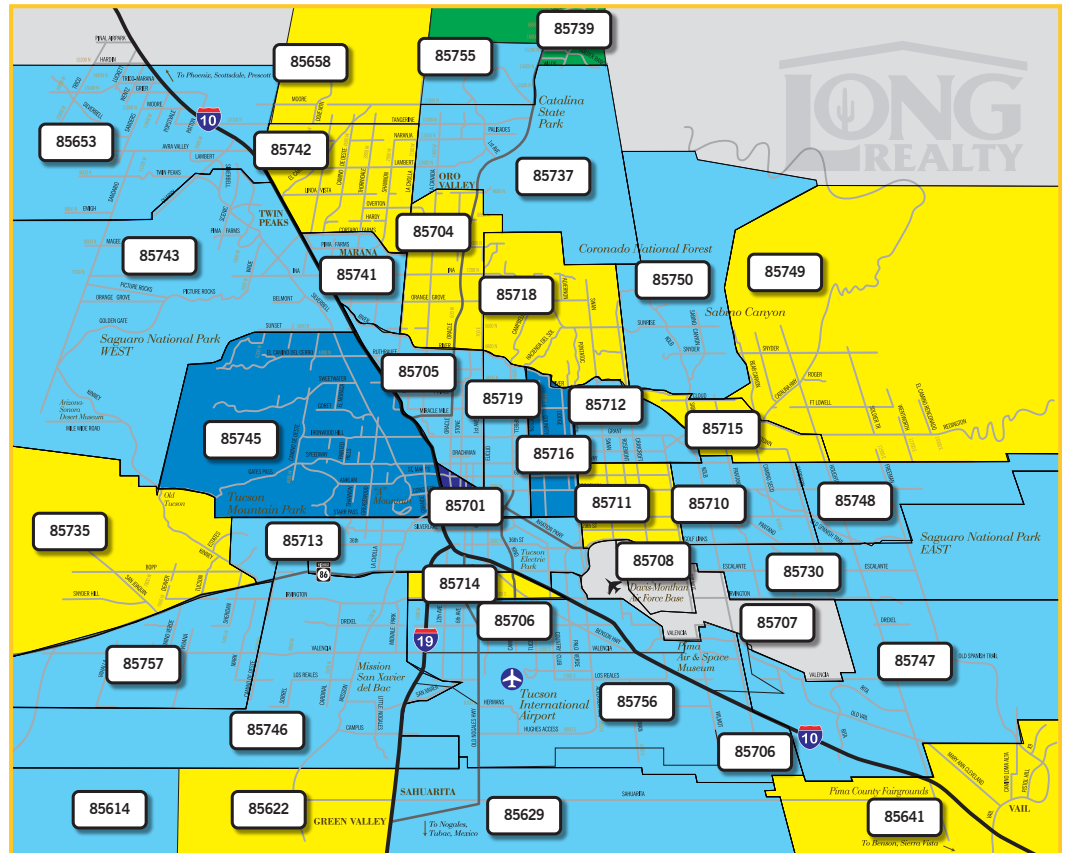
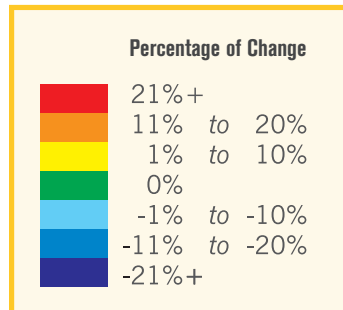
Omni Homes International

4.0%

## 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.**

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.