

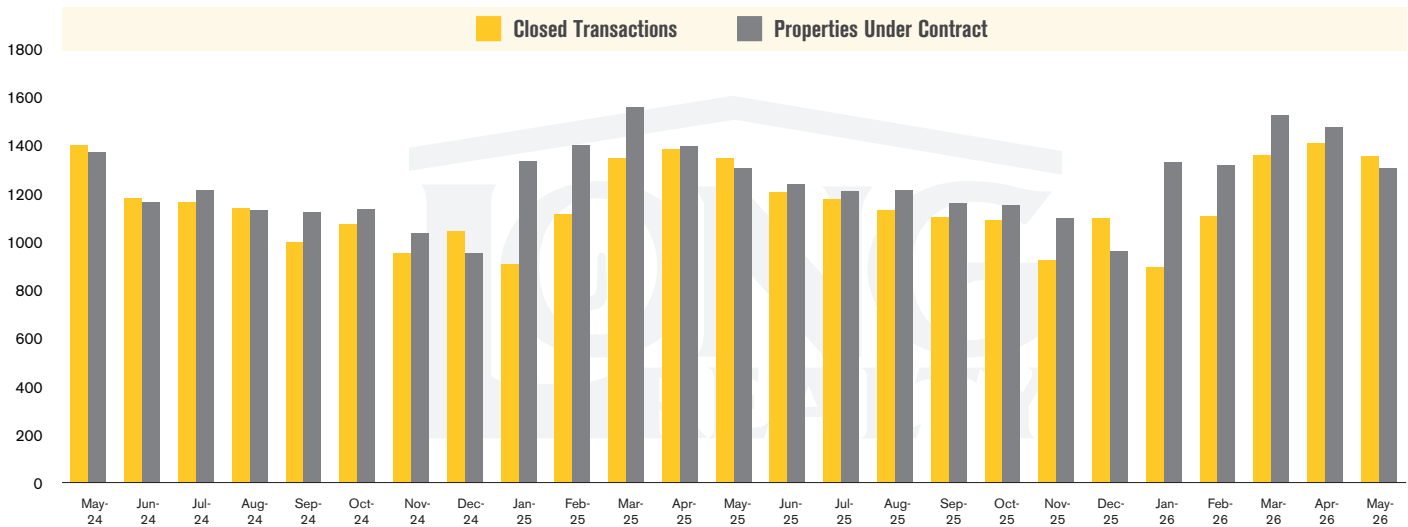
# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2026

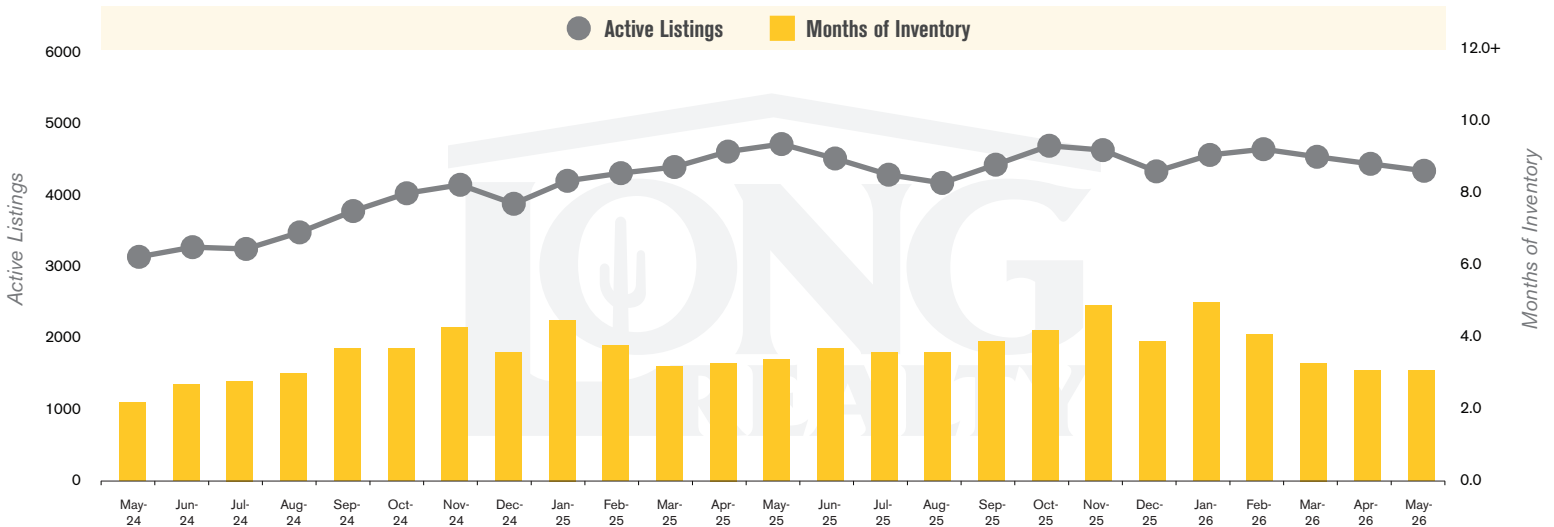


In the Tucson Main Market area, May 2026 active inventory was 4,519, a 8% decrease from May 2025. There were 1,442 closings in May 2026, virtually unchanged from May 2025. Year-to-date 2026 there were 6,518 closings, virtually unchanged from year-to-date 2025. Months of Inventory was 3.1, down from 3.4 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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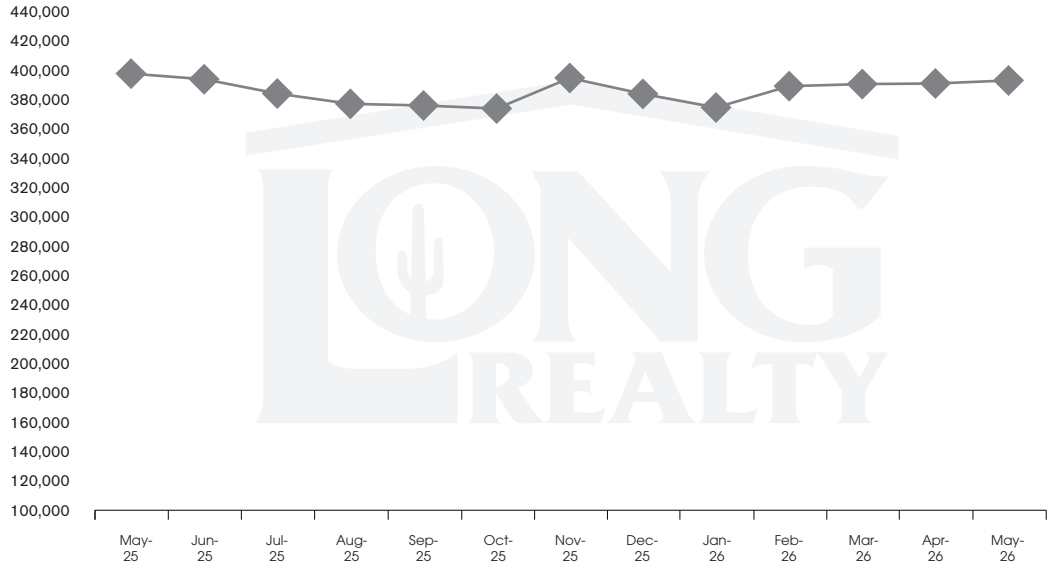
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## MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

May 2025	May 2026
<b>95.5%</b>	<b>95.7%</b>

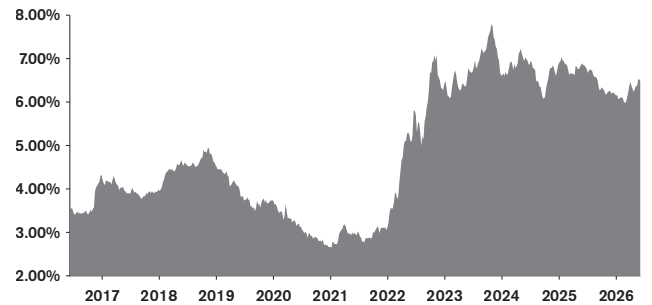


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

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

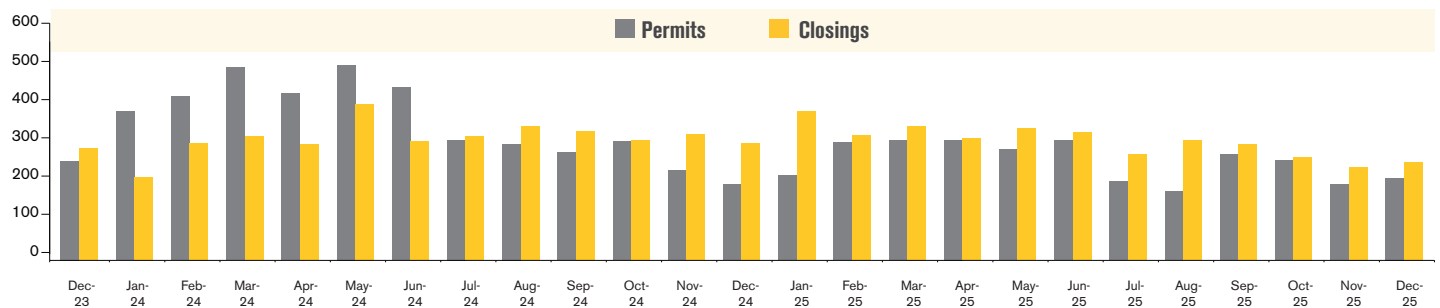
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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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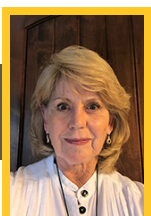
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## MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	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
<b>TOTAL</b>	<b>4,519</b>	<b>1,166</b>	<b>952</b>	<b>1,177</b>	<b>1,447</b>	<b>1,500</b>	<b>1,442</b>	<b>3.1</b>	<b>3.2</b>	<b>Seller</b>



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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.

# THE HOUSING REPORT

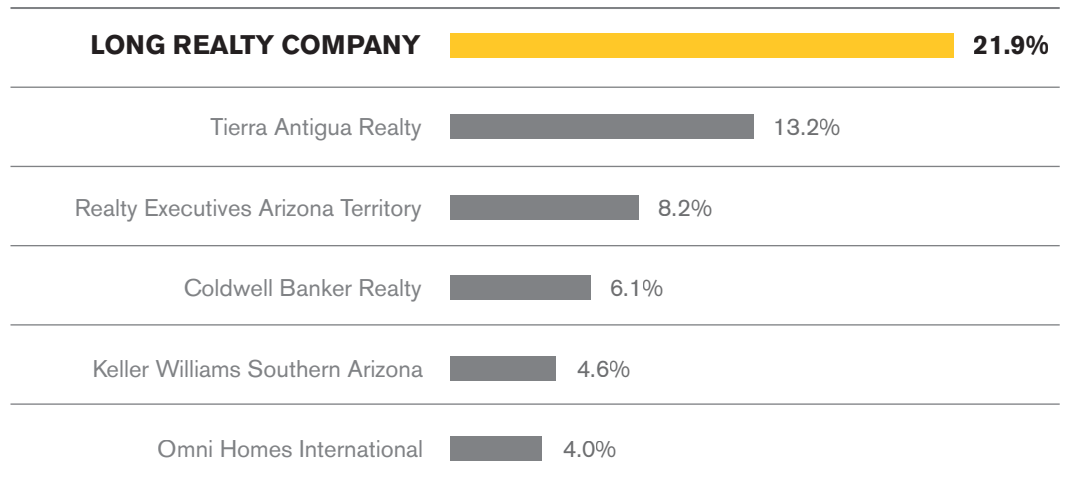
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## MARKET SHARE GREATER TUCSON MAIN MARKET

**Long Realty leads the market in successful real estate sales.**

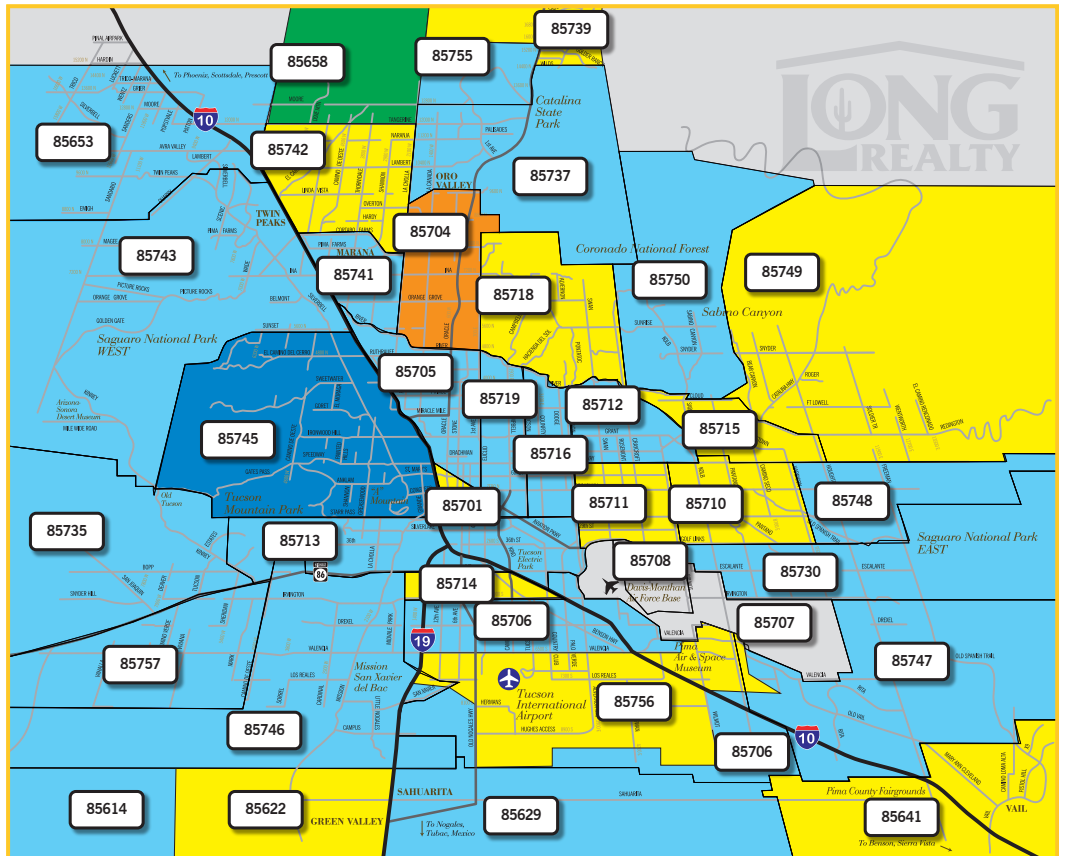
*Data Obtained 06/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 06/01/2025 – 05/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.*



## 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.*