

THE LAND REPORT



TUCSON | JUNE 2026

In the Tucson Lot and Land market, May 2026 active inventory was 631, a 13% decrease from May 2025. There were 51 closings in May 2026, virtually unchanged from May 2025. Year-to-date 2026 there were 277 closings, a 7% increase from year-to-date 2025. Months of Inventory was 12.4, down from 14.2 in May 2025. Median price of sold lots was \$142,172 for the month of May 2026, up 29% from May 2025. The Tucson Lot and Land area had 83 new properties under contract in May 2026, up 93% from May 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON LAND



ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON LAND



Kristy Johnson
 (520) 820-4188 | KristyJ@LongRealtyReferral.com

Long Realty Referral Associates

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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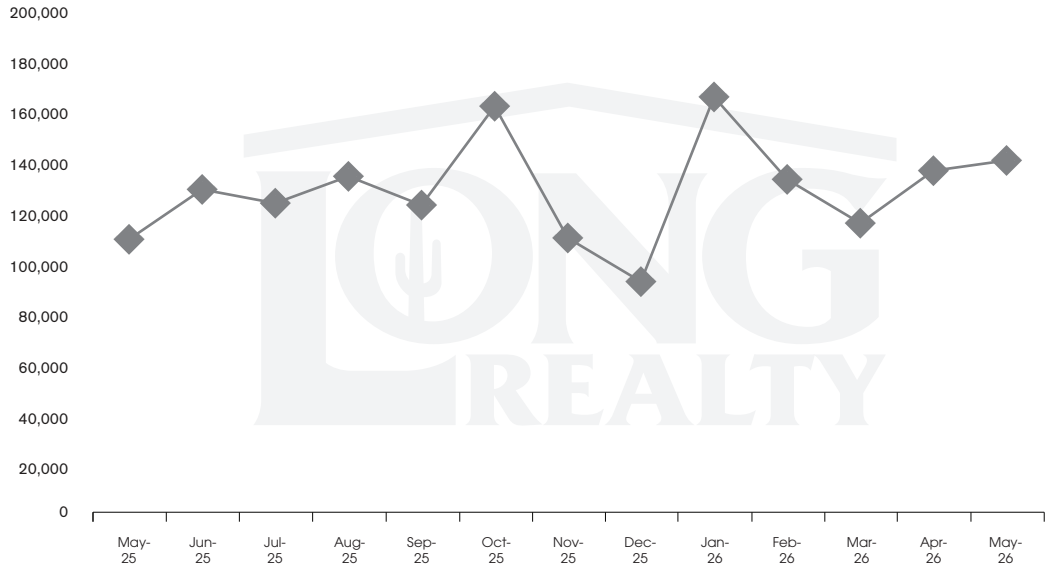


MEDIAN SOLD PRICE

TUCSON LAND

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

May 2025	May 2026
88.9%	84.7%

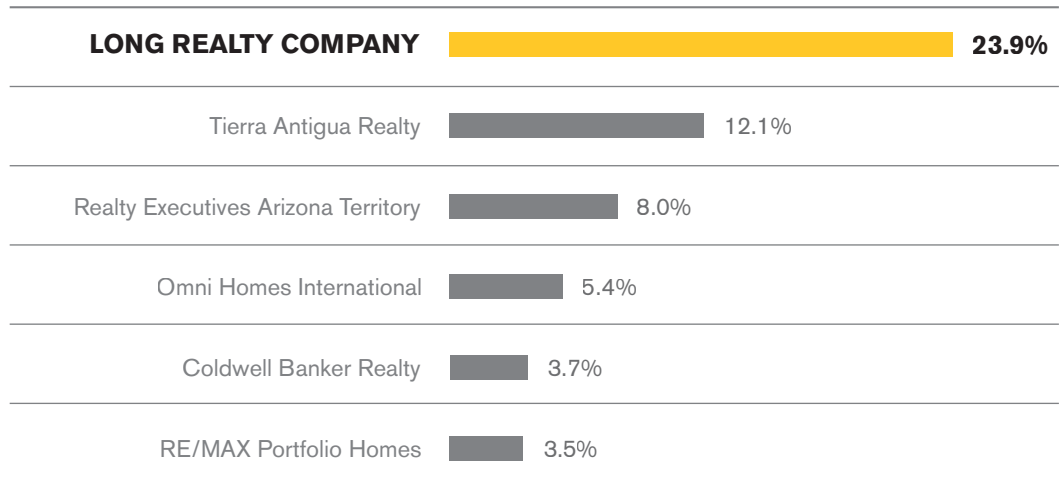


MARKET SHARE

TUCSON LAND

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.



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MARKET CONDITIONS BY PRICE BAND TUCSON LAND

	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	66	11	3	10	9	6	8	8.3	9.0	Buyer
\$50,000 - 74,999	46	7	3	11	10	11	7	6.6	4.8	Slightly Seller
\$75,000 - 99,999	76	5	5	13	6	8	8	9.5	10.5	Buyer
\$100,000 - 124,999	33	5	3	9	7	5	5	6.6	6.4	Balanced
\$125,000 - 149,999	48	3	2	20	4	5	3	16.0	12.1	Buyer
\$150,000 - 174,999	48	2	2	4	5	3	7	6.9	9.8	Buyer
\$175,000 - 199,999	40	1	2	2	2	1	5	8.0	15.9	Buyer
\$200,000 - 224,999	24	1	2	5	4	3	1	24.0	8.6	Buyer
\$225,000 - 249,999	30	1	1	2	5	1	0	n/a	15.2	Buyer
\$250,000 - 274,999	15	1	3	1	0	3	1	15.0	11.8	Buyer
\$275,000 - 299,999	26	0	0	1	2	0	1	26.0	24.7	Buyer
\$300,000 - 349,999	25	0	0	3	1	1	1	25.0	23.0	Buyer
\$350,000 - 399,999	39	0	1	2	1	1	0	n/a	59.5	Buyer
\$400,000 - 499,999	29	0	2	1	0	2	2	14.5	21.0	Buyer
\$500,000 - 599,999	21	0	0	2	0	0	2	10.5	30.0	Buyer
\$600,000 - 699,999	10	0	0	0	0	1	0	n/a	27.0	Buyer
\$700,000 - 799,999	8	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	7	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	8	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	32	0	2	1	1	0	0	n/a	89.0	Buyer
TOTAL	631	37	31	87	57	51	51	12.4	12.0	Buyer



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.