

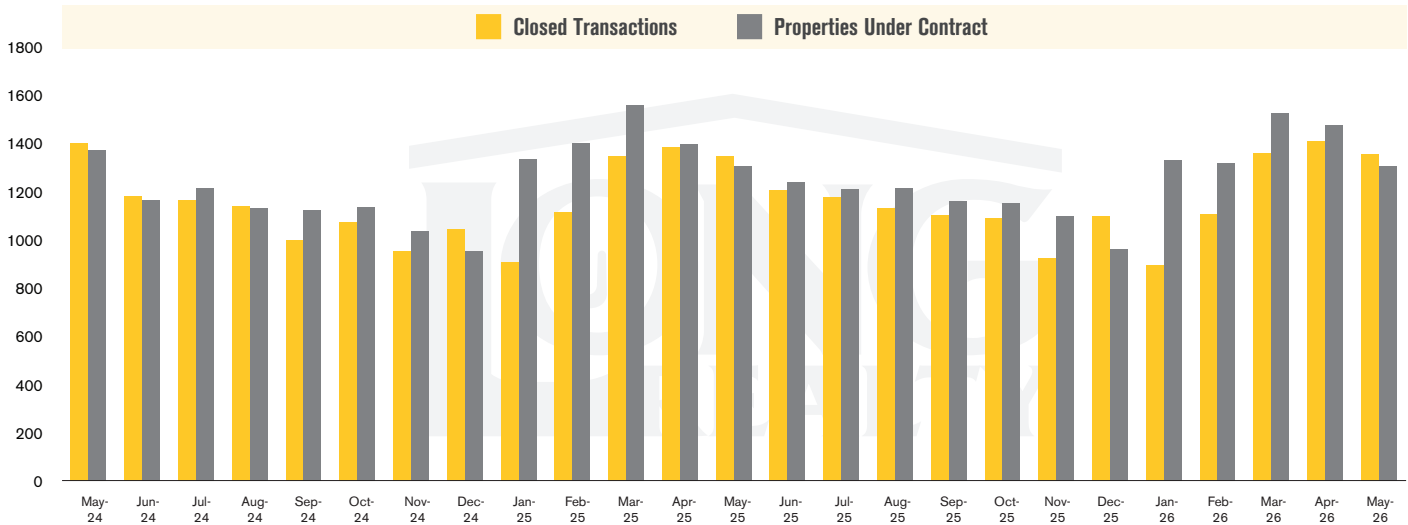
THE HOUSING REPORT



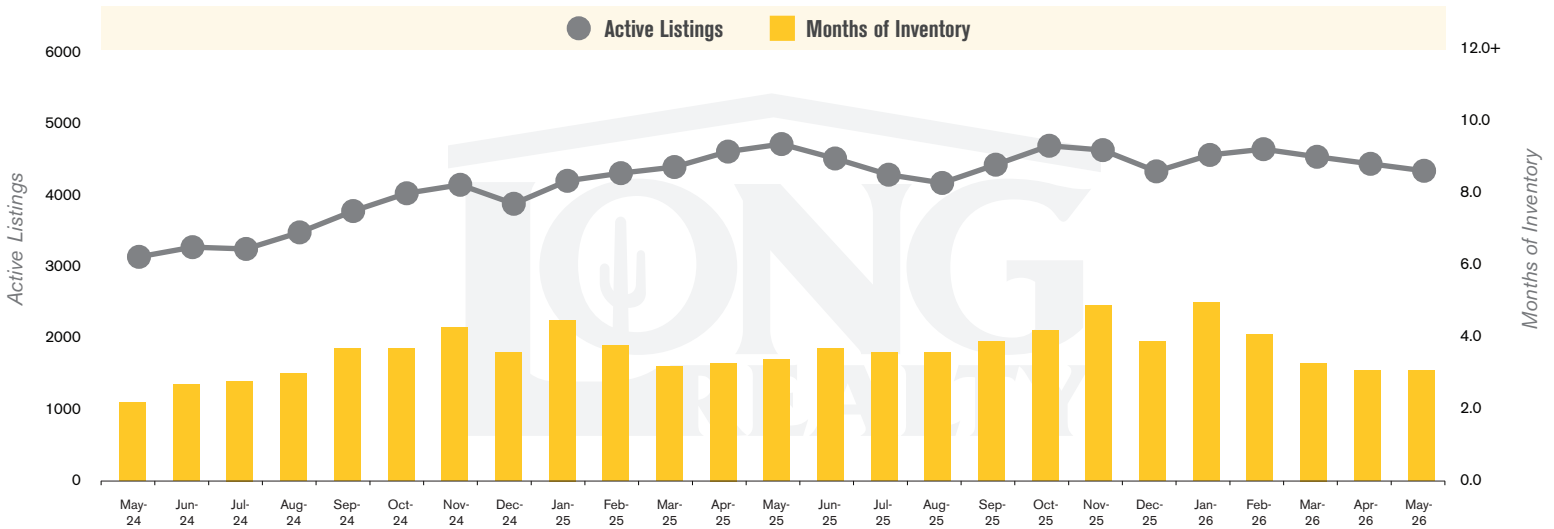
GREATER TUCSON MAIN MARKET | JUNE 2026

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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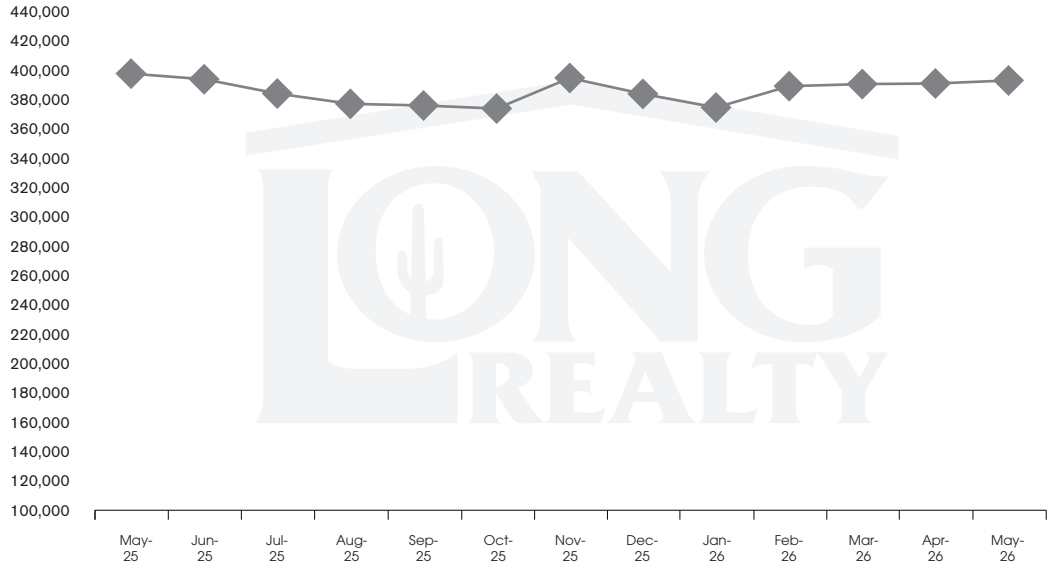
GREATER TUCSON MAIN MARKET | JUNE 2026

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

| | |
|--------------|--------------|
| May 2025 | May 2026 |
| 95.5% | 95.7% |

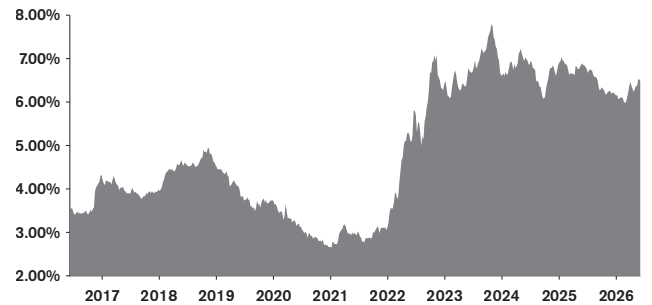


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

| 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 |

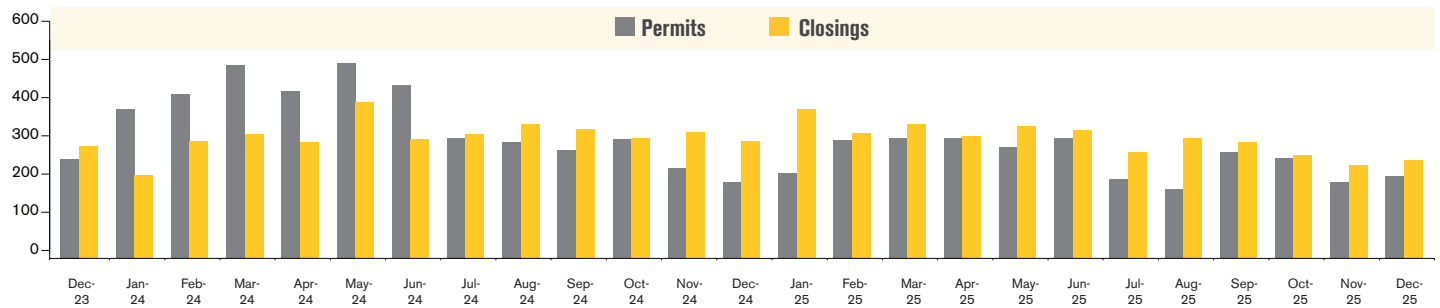
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 |



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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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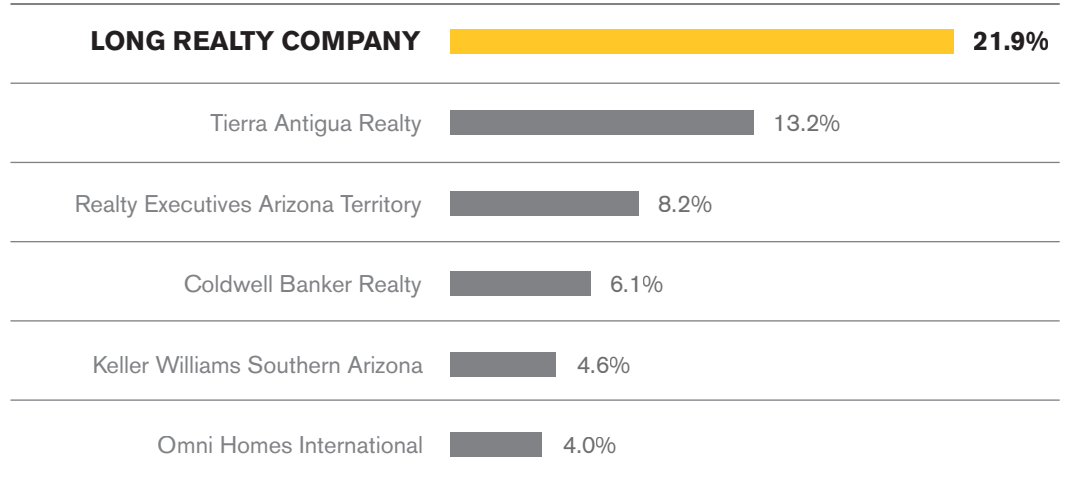


GREATER TUCSON MAIN MARKET | JUNE 2026

MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

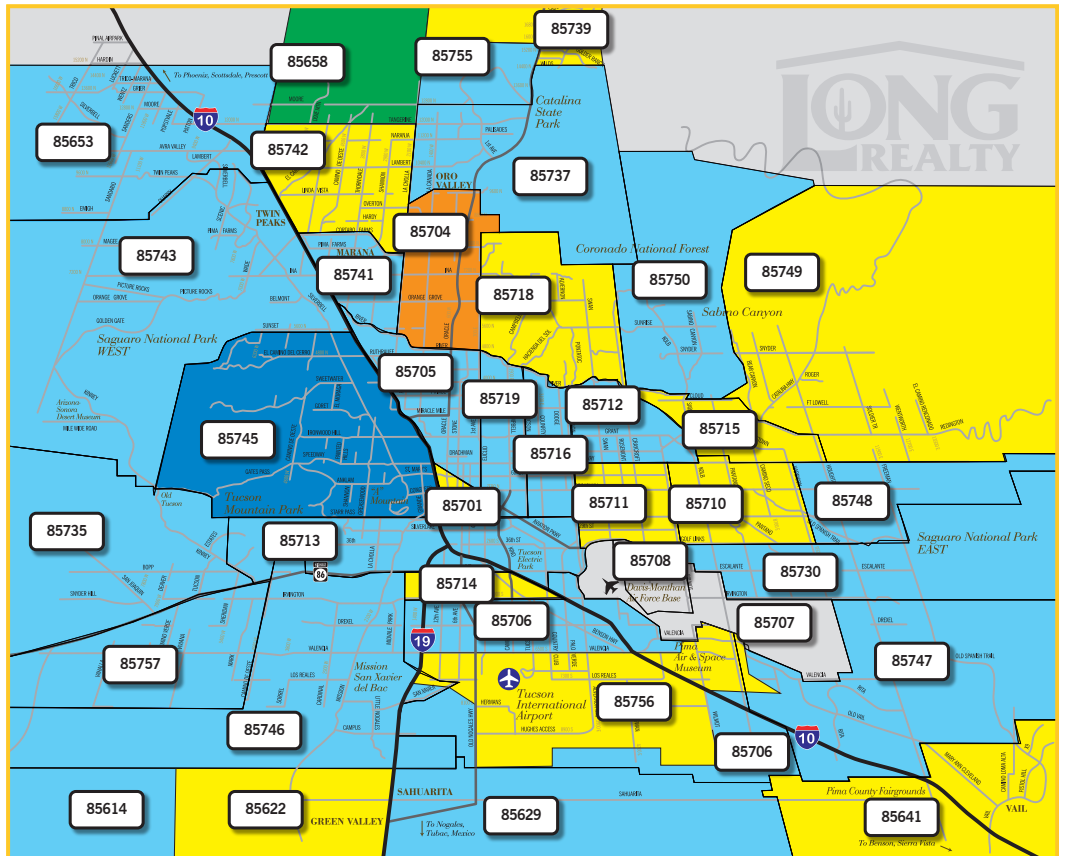
Data Obtained 06/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 06/01/2025 – 05/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.



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.