

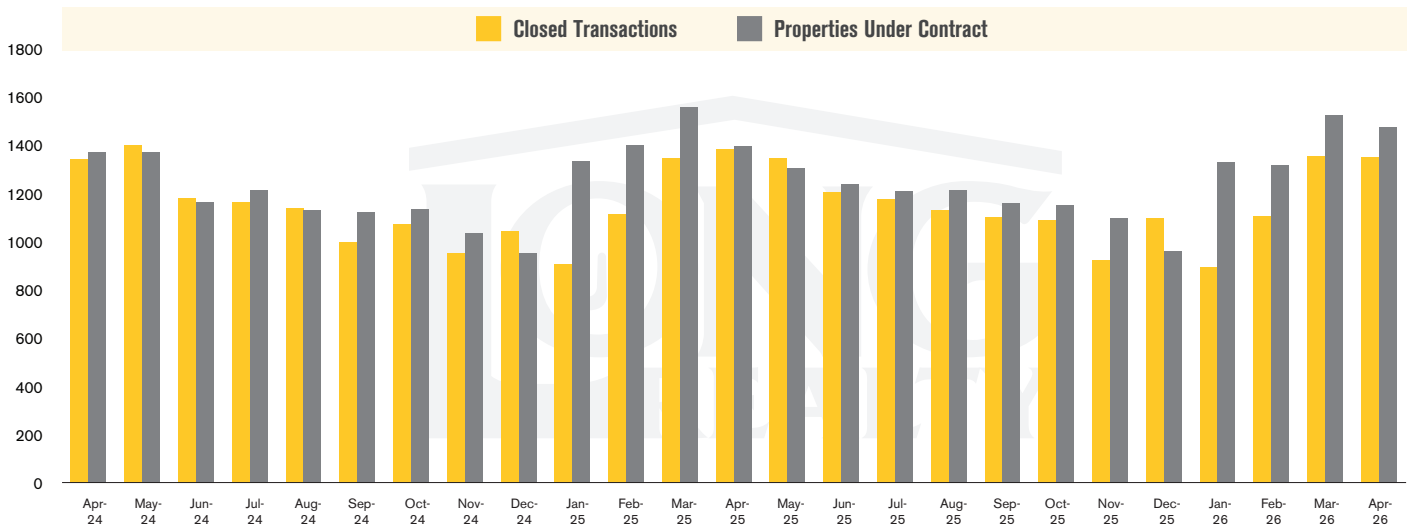
THE HOUSING REPORT



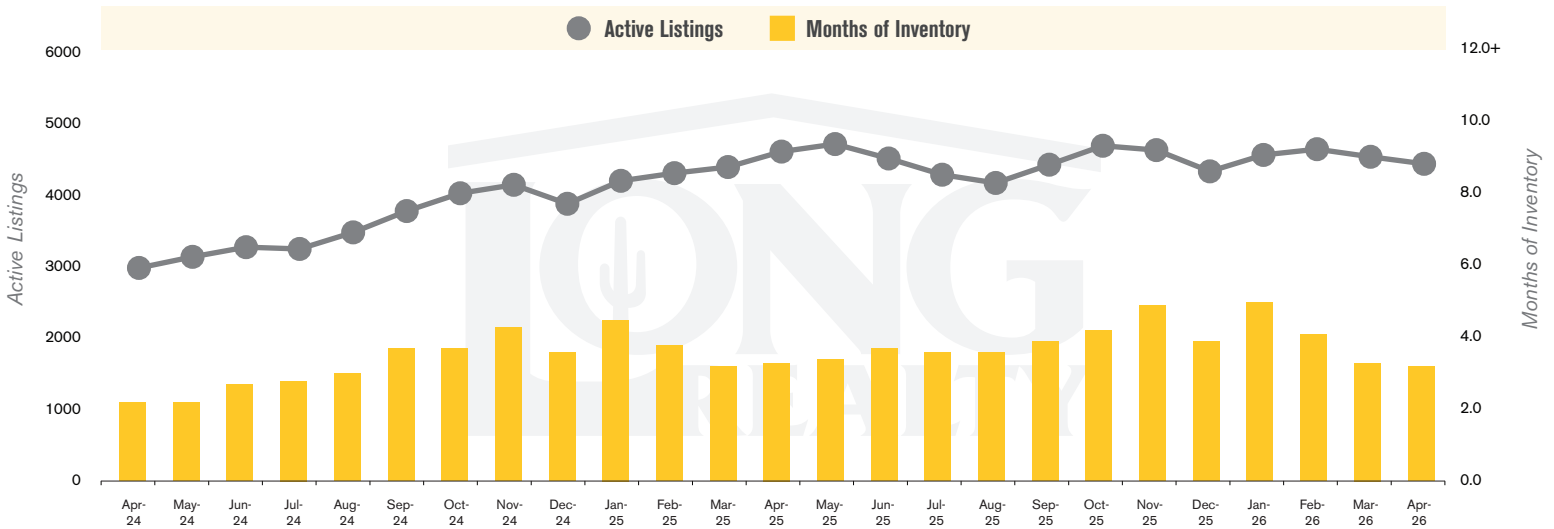
GREATER TUCSON MAIN MARKET | MAY 2026

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



Tom and Janie Ebenhack, The Tucson Homes Team
 (520) 232-2109 | Team@TucsonHomes.com

Long Realty Company

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



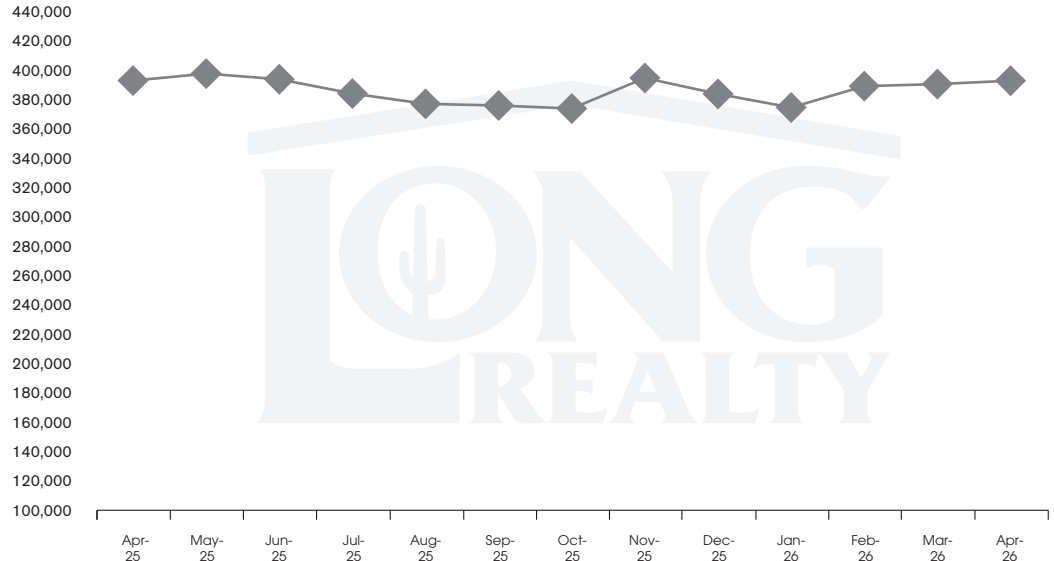
GREATER TUCSON MAIN MARKET | MAY 2026

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

Apr 2025	Apr 2026
95.6%	95.5%

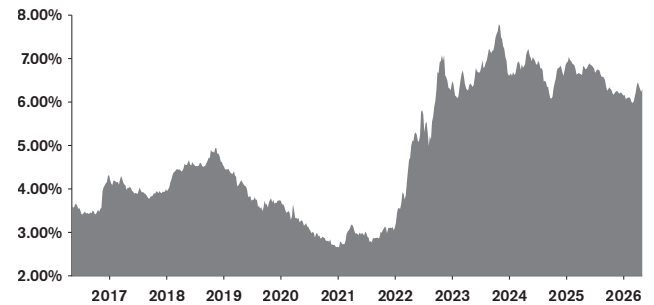


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

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

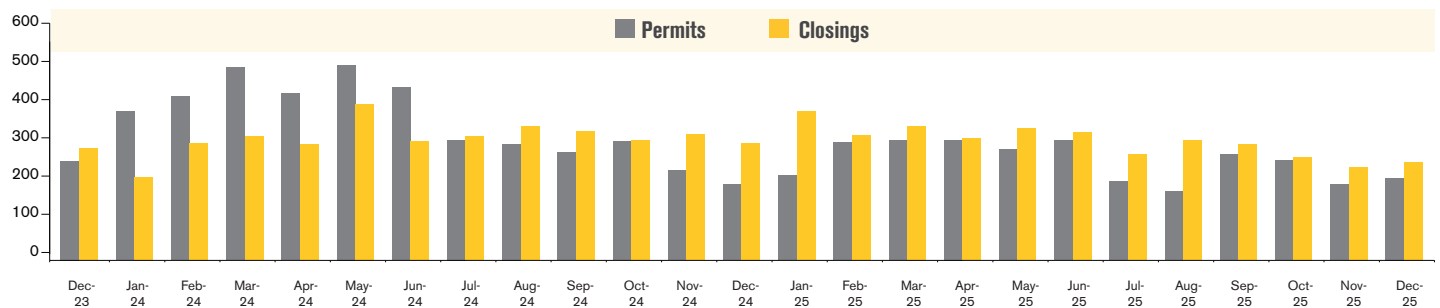
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS



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.



Tom and Janie Ebenhack, The Tucson Homes Team
(520) 232-2109 | Team@TucsonHomes.com

Long Realty Company

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



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



Tom and Janie Ebenhack, The Tucson Homes Team
(520) 232-2109 | Team@TucsonHomes.com

Long Realty Company

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

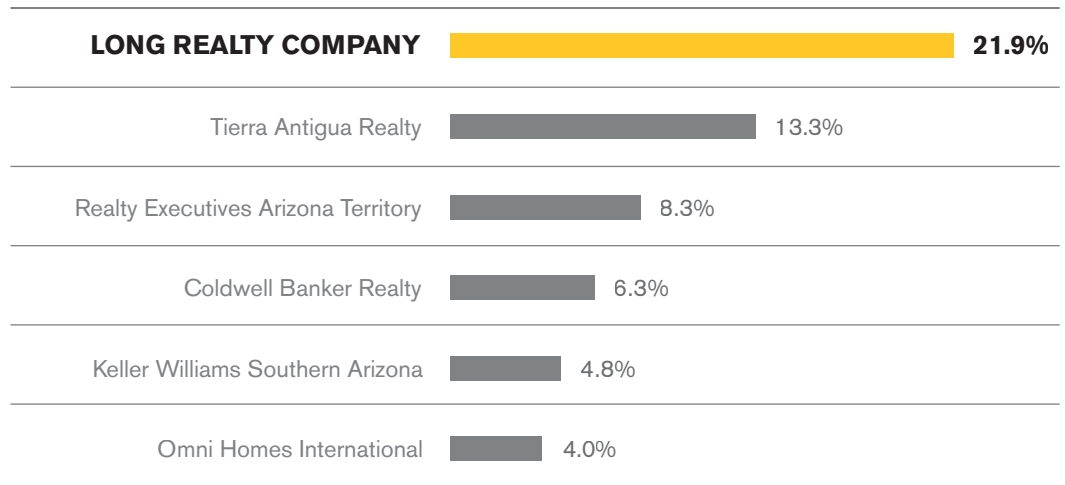


GREATER TUCSON MAIN MARKET | MAY 2026

MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

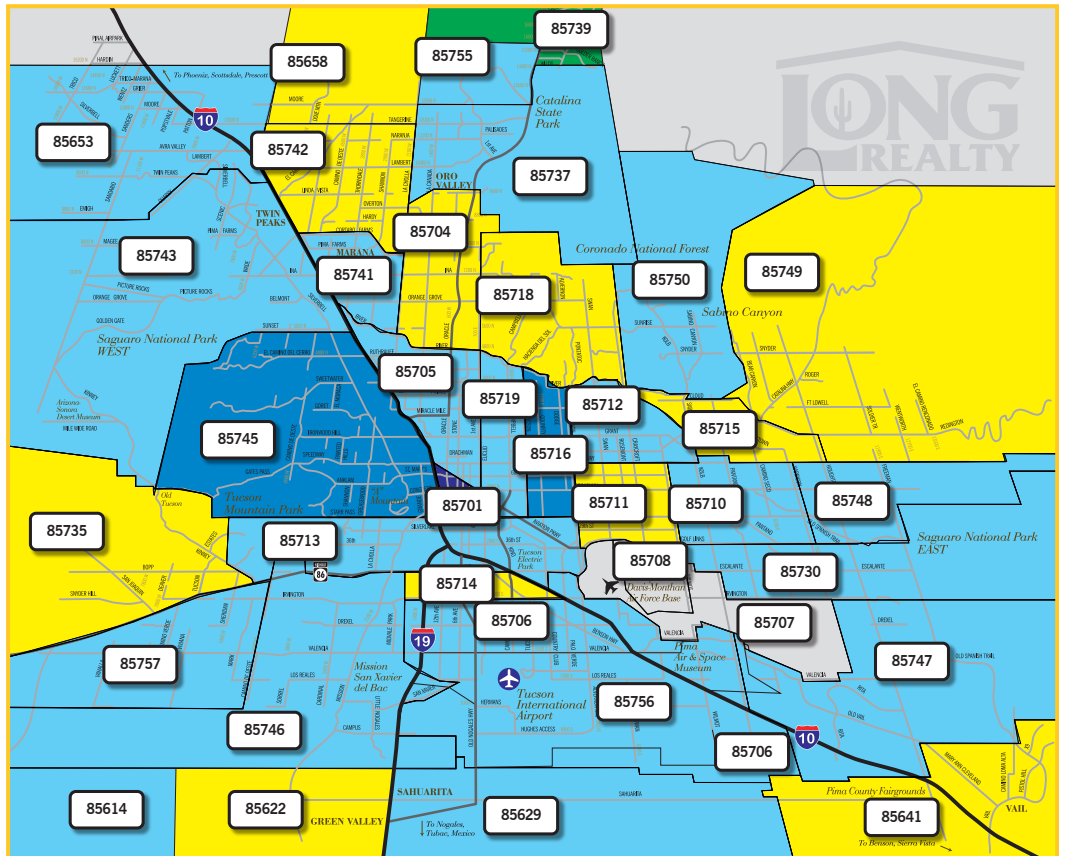
Data Obtained 05/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 05/01/2025 – 04/30/2026 rounded to the nearest tenth of one percent and deemed to be correct.



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.



Tom and Janie Ebenhack, The Tucson Homes Team
(520) 232-2109 | Team@TucsonHomes.com

Long Realty Company

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.