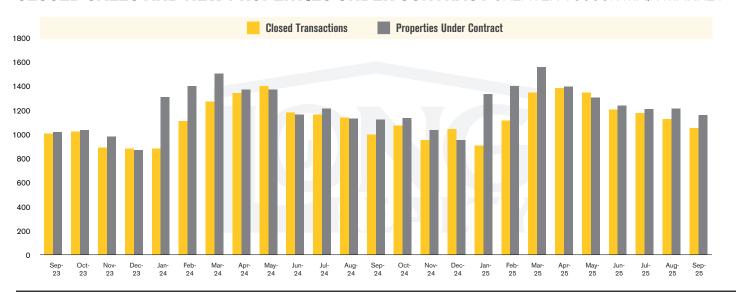
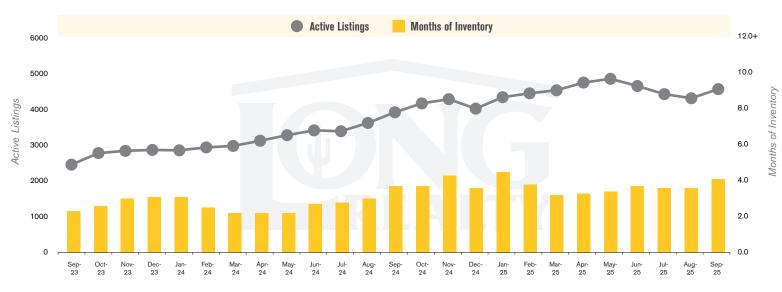
GREATER TUCSON MAIN MARKET | OCTOBER 2025

In the Tucson Main Market area, September 2025 active inventory was 4,605, a 16% increase from September 2024. There were 1,117 closings in September 2025, a 5% increase from September 2024. Year-to-date 2025 there were 11,337 closings, a 2% increase from year-to-date 2024. Months of Inventory was 4.1, up from 3.7 in September 2024. Median price of sold homes was \$377,891 for the month of September 2025, down 3% from September 2024. The Tucson Main Market area had 1,232 new properties under contract in September 2025, up 3% from September 2024.

#### **CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT** GREATER TUCSON MAIN MARKET



#### **ACTIVE LISTINGS AND MONTHS OF INVENTORY** GREATER TUCSON MAIN MARKET



GREATER TUCSON MAIN MARKET | OCTOBER 2025

#### MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

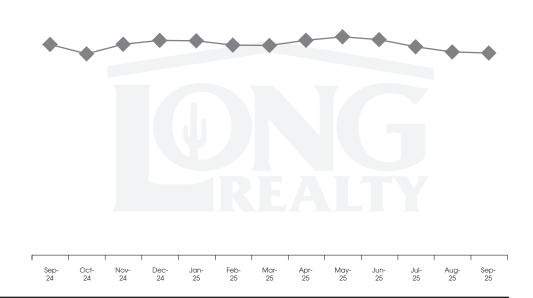
On average, homes sold this % of original list price.

Sep 2024

Sep 2025

96.1%

95.3%

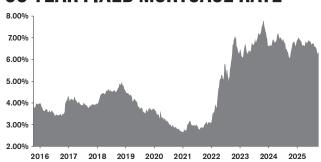


### MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$389,730	6.180%	\$2,262.82
2025	\$377,891	6.352%	\$2,234.27

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 August 2025, new home permits were down 41% and new home closings were down 10% from August 2024.

GREATER TUCSON MAIN MARKET I OCTOBER 2025

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

	Active Listings				Month d Sale			Current Months of	Last 3 Month Trend Months	Market Conditions
	· ·		May-25	Jun-25	Jul-25	Aug-25	Sep-25	Inventory	of Inventory	
\$1 - 49,999	15	2	2	0	5	0	1	15.0	7.7	Slightly Buyer
\$50,000 - 74,999	5	2	4	1	6	0	4	1.3	1.9	Seller
\$75,000 - 99,999	32	8	5	9	7	5	8	4.0	4.5	Slightly Seller
\$100,000 - 124,999	36	15	10	8	12	15	14	2.6	2.5	Seller
\$125,000 - 149,999	54	22	19	7	20	20	15	3.6	3.2	Seller
\$150,000 - 174,999	71	20	17	20	18	16	17	4.2	4.2	Slightly Seller
\$175,000 - 199,999	75	29	15	18	23	32	22	3.4	2.7	Seller
\$200,000 - 224,999	69	44	34	31	41	42	36	1.9	1.7	Seller
\$225,000 - 249,999	157	58	68	49	52	45	48	3.3	2.9	Seller
\$250,000 - 274,999	215	81	78	65	66	63	48	4.5	3.2	Seller
\$275,000 - 299,999	312	117	107	115	87	103	101	3.1	3.2	Seller
\$300,000 - 349,999	795	248	261	245	230	257	217	3.7	3.3	Seller
\$350,000 - 399,999	682	220	216	190	204	179	183	3.7	3.7	Seller
\$400,000 - 499,999	782	246	254	213	194	162	158	4.9	4.4	Slightly Seller
\$500,000 - 599,999	420	128	114	115	87	91	89	4.7	4.6	Slightly Seller
\$600,000 - 699,999	252	74	68	60	63	60	53	4.8	4.1	Slightly Seller
\$700,000 - 799,999	163	41	51	47	43	39	29	5.6	4.3	Slightly Seller
\$800,000 - 899,999	100	30	30	19	20	30	22	4.5	4.2	Slightly Seller
\$900,000 - 999,999	69	20	11	17	9	10	14	4.9	5.9	Balanced
\$1,000,000 - and over	301	65	70	54	64	29	38	7.9	6.5	Balanced
TOTAL	4,605	1,470	1,434	1,283	1,251	1,198	1,117	4.1	3.8	Seller
Seller's M	larket \$	Slight Selle	er's Marl	ket	Balance	ed Marke	et S	Slight Buyer's Ma	rket Buyer's N	/larket

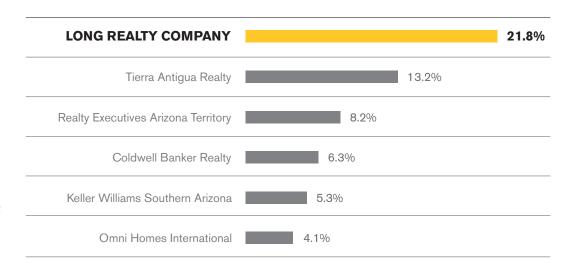
GREATER TUCSON MAIN MARKET LOCTOBER 2025

#### **MARKET SHARE**

GREATER TUCSON MAIN MARKET

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

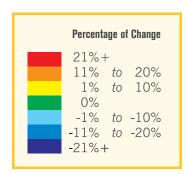
Data Obtained 10/07/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 10/01/2024 – 09/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.

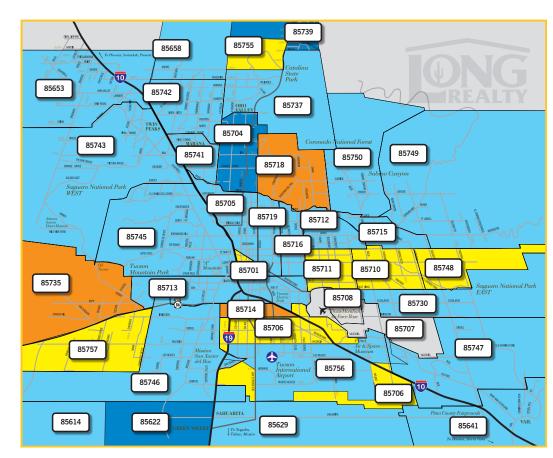


#### CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2024-SEP 2024 TO JUL 2025-SEP 2025

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.