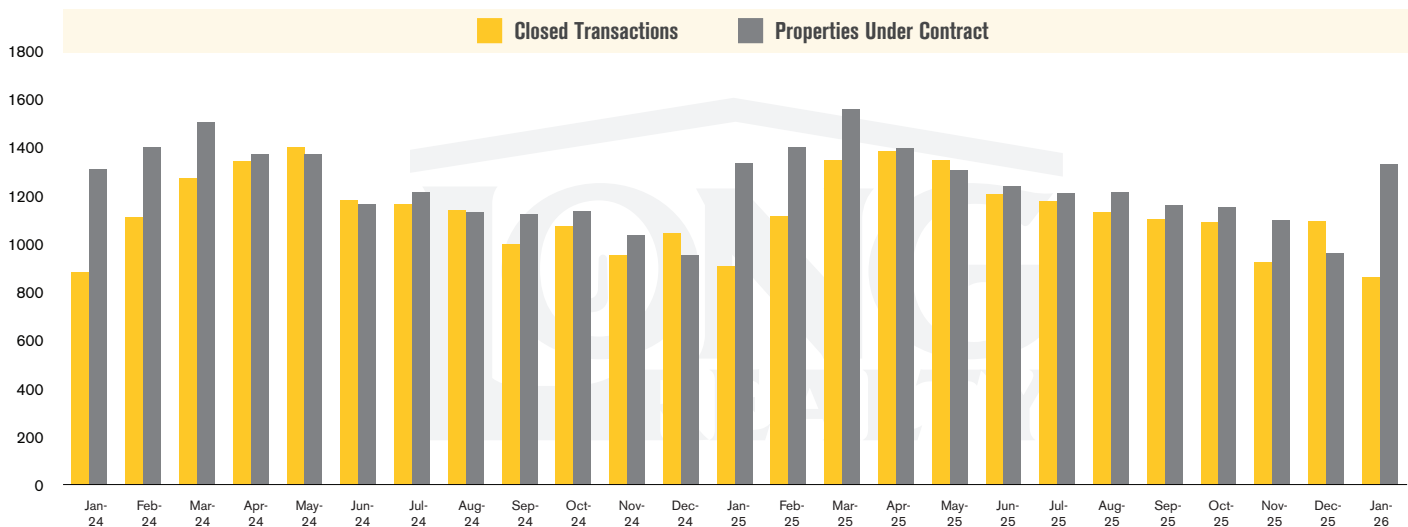


THE HOUSING REPORT

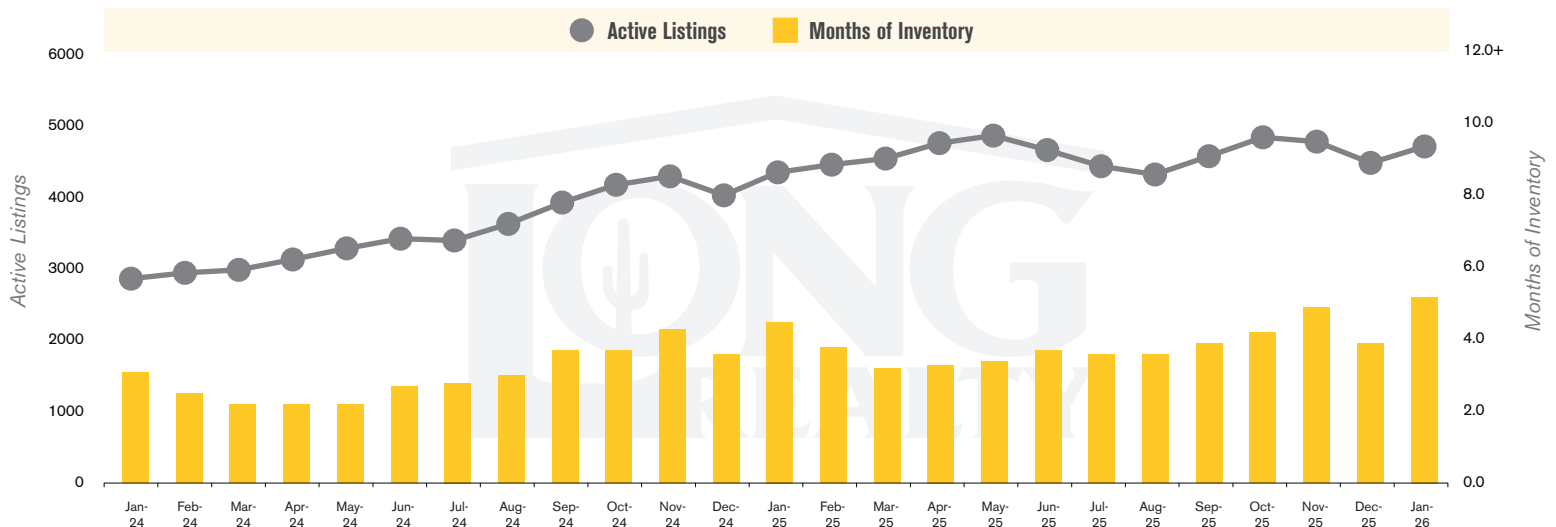
GREATER TUCSON MAIN MARKET | FEBRUARY 2026

In the Tucson Main Market area, January 2026 active inventory was 4,742, an 8% increase from January 2025. There were 918 closings in January 2026, a 5% decrease from January 2025. Year-to-date 2026 there were 918 closings, a 5% decrease from year-to-date 2025. Months of Inventory was 5.2, up from 4.5 in January 2025. Median price of sold homes was \$378,527 for the month of January 2026, down 4% from January 2025. The Tucson Main Market area had 1,413 new properties under contract in January 2026, virtually unchanged from January 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 02/06/2026 is believed to be reliable, but not guaranteed.

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GREATER TUCSON MAIN MARKET | FEBRUARY 2026

MEDIAN SOLD PRICE

GREATER TUCSON
MAIN MARKET

On average, homes sold this % of original list price.	
Jan 2025	Jan 2026
95.9%	95.1%



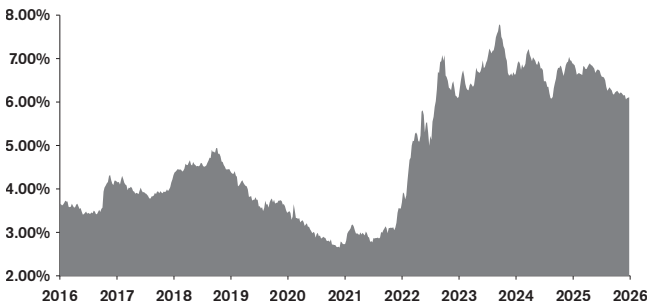
MONTHLY PAYMENT ON A MEDIAN PRICED HOME

GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2025	\$394,730	6.950%	\$2,482.26
2026	\$378,527	6.100%	\$2,179.16

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

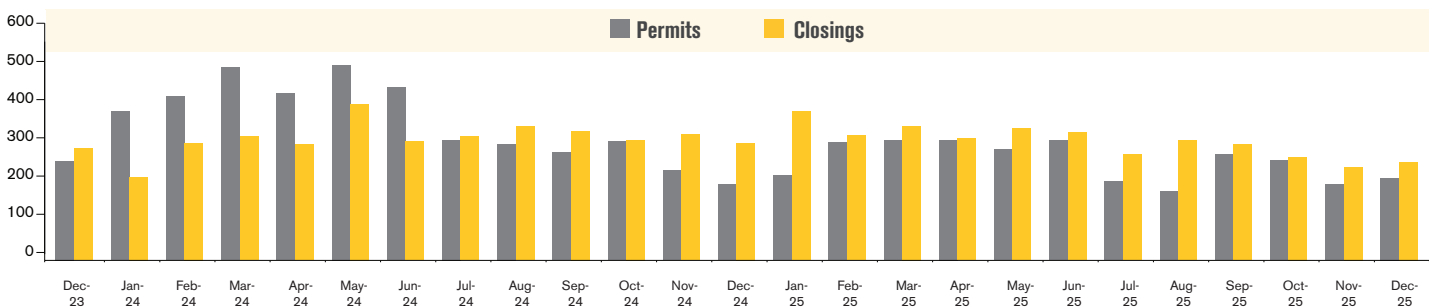
30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS

GREATER TUCSON MAIN MARKET



Source: RLBrownReports/Bright Future Real Estate Research

For December 2025, new home permits were **up 8%** and new home closings were down **16%** from December 2024.

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 02/06/2026. Information is believed to be reliable, but not guaranteed.

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GREATER TUCSON MAIN MARKET | FEBRUARY 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
		Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26			
\$1 - 49,999	10	0	1	2	2	3	4	2.5	4.3	Slightly Seller
\$50,000 - 74,999	15	0	4	4	2	2	4	3.8	5.0	Balanced
\$75,000 - 99,999	32	5	8	8	5	8	5	6.4	5.6	Balanced
\$100,000 - 124,999	54	15	14	10	10	9	14	3.9	4.9	Slightly Seller
\$125,000 - 149,999	84	20	16	14	16	12	15	5.6	5.7	Balanced
\$150,000 - 174,999	71	16	17	19	18	18	11	6.5	4.2	Slightly Seller
\$175,000 - 199,999	87	32	22	21	19	23	18	4.8	4.0	Slightly Seller
\$200,000 - 224,999	93	43	36	31	23	27	28	3.3	3.4	Seller
\$225,000 - 249,999	147	45	49	55	39	49	39	3.8	3.8	Seller
\$250,000 - 274,999	202	63	52	64	56	72	63	3.2	3.3	Seller
\$275,000 - 299,999	354	104	105	94	64	101	73	4.8	4.5	Slightly Seller
\$300,000 - 349,999	758	257	227	229	212	224	159	4.8	3.8	Seller
\$350,000 - 399,999	697	181	193	182	128	169	125	5.6	4.8	Slightly Seller
\$400,000 - 499,999	791	164	171	173	140	170	142	5.6	5.3	Balanced
\$500,000 - 599,999	408	91	98	95	79	92	95	4.3	4.5	Slightly Seller
\$600,000 - 699,999	257	60	54	51	57	63	38	6.8	4.8	Slightly Seller
\$700,000 - 799,999	167	40	30	35	27	38	20	8.4	5.6	Balanced
\$800,000 - 899,999	107	30	22	20	19	20	12	8.9	5.6	Balanced
\$900,000 - 999,999	71	10	15	14	11	19	16	4.4	5.0	Slightly Seller
\$1,000,000 - and over	337	29	39	37	55	45	37	9.1	7.0	Slightly Buyer
TOTAL	4,742	1,205	1,173	1,158	982	1,164	918	5.2	4.6	Slightly Seller



Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 02/06/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2025-01/31/2026. Information is believed to be reliable, but not guaranteed.

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GREATER TUCSON MAIN MARKET | FEBRUARY 2026

MARKET SHARE

GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

Data Obtained 02/06/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 02/01/2025 – 01/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY

22.1%

Tierra Antigua Realty

13.2%

Realty Executives Arizona Territory

8.3%

Coldwell Banker Realty

6.2%

Keller Williams Southern Arizona

5.0%

Omni Homes International

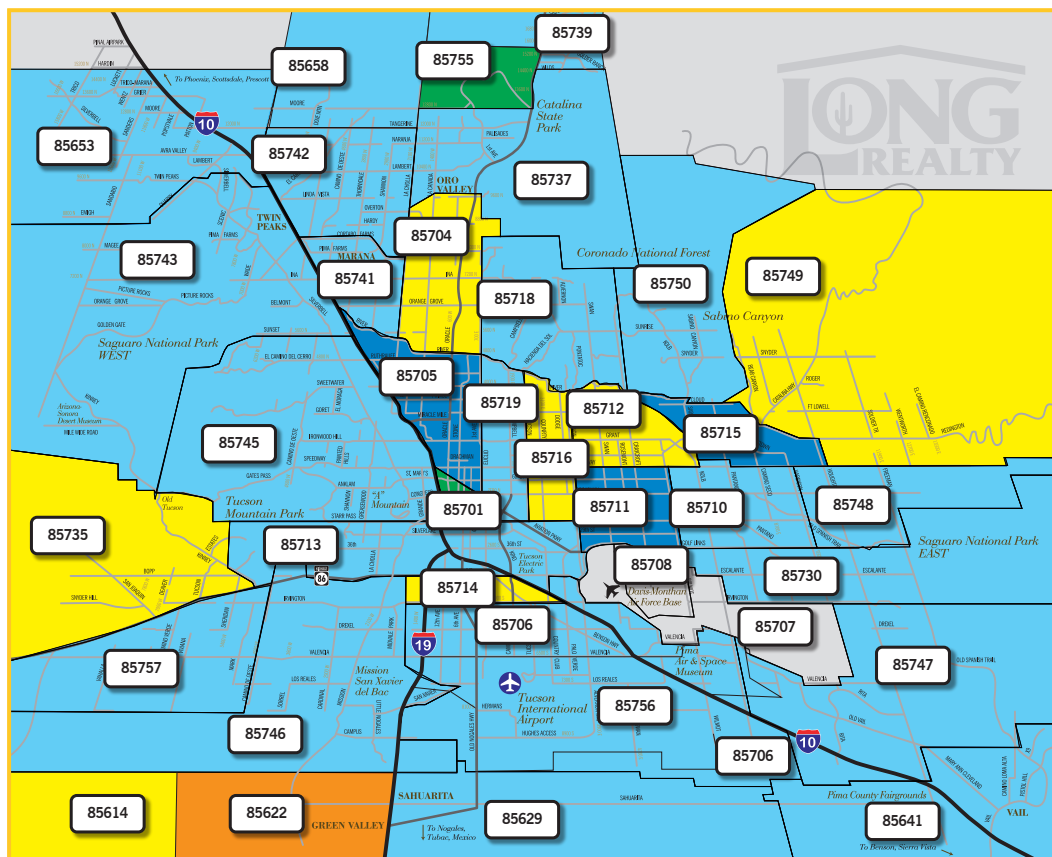
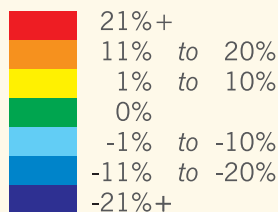
4.2%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2024-JAN 2025 TO
NOV 2025-JAN 2026

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.

Percentage of Change



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

This heat map represents the percentage of change in Tucson metro median sales prices from November 2024-January 2025 to November 2025-January 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 02/06/2026. Information is believed to be reliable, but not guaranteed.