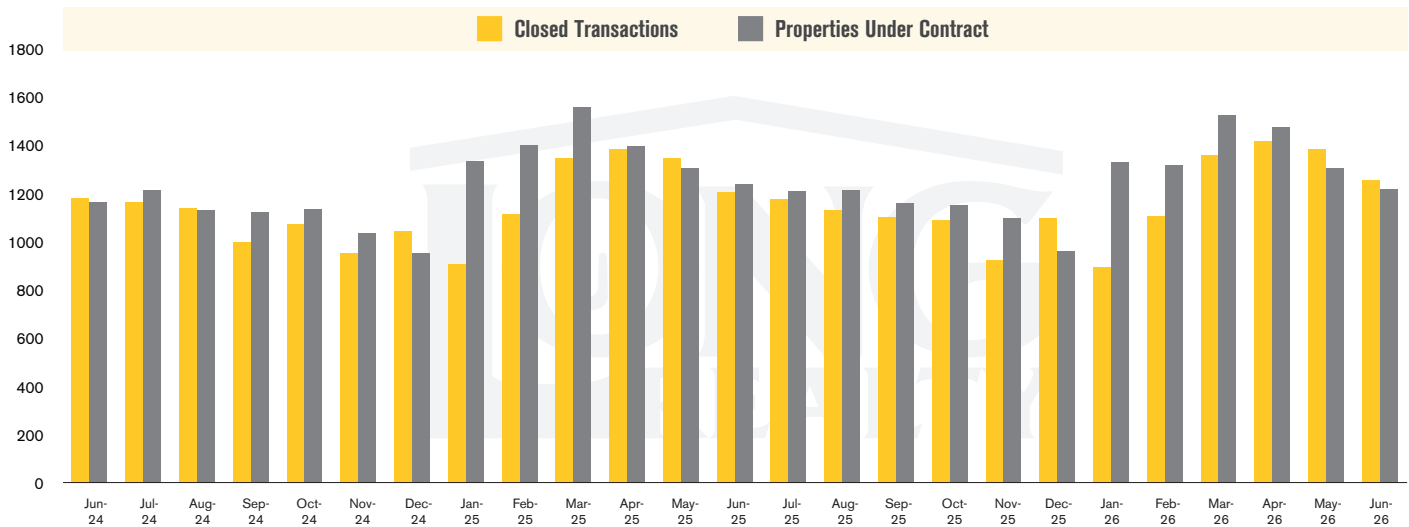


# THE HOUSING REPORT

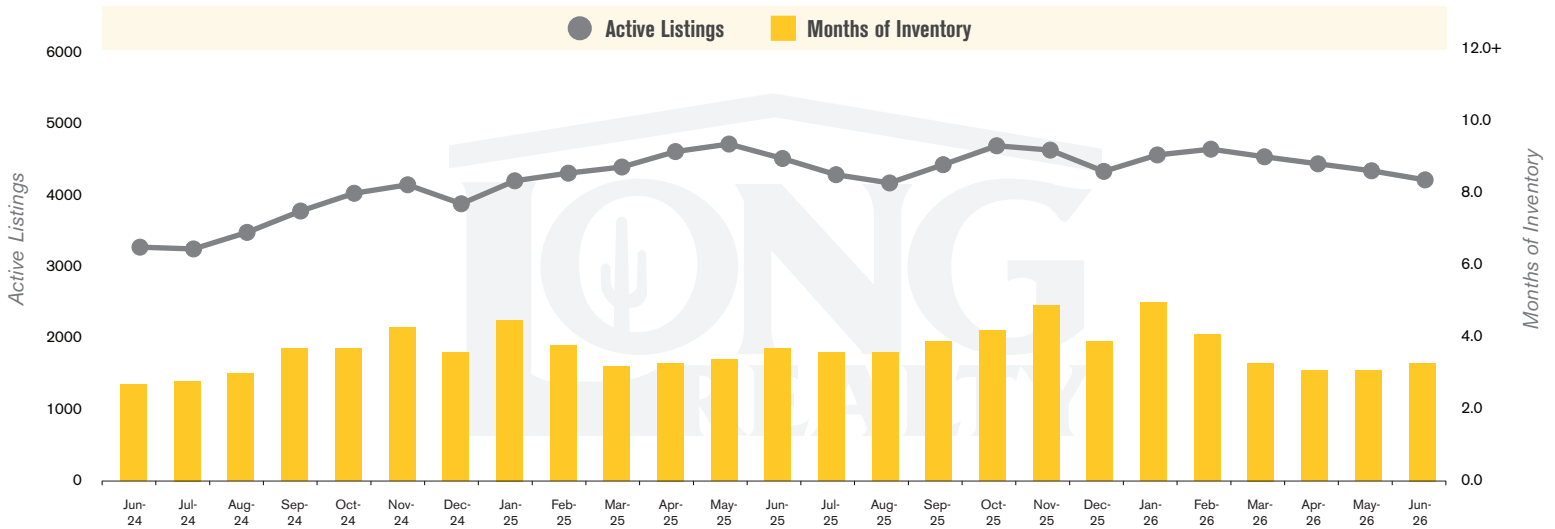
GREATER TUCSON MAIN MARKET | JULY 2026

In the Tucson Main Market area, June 2026 active inventory was 4,391, a 6% decrease from June 2025. There were 1,333 closings in June 2026, a 4% increase from June 2025. Year-to-date 2026 there were 7,885 closings, a 1% increase from year-to-date 2025. Months of Inventory was 3.3, down from 3.7 in June 2025. Median price of sold homes was \$397,522 for the month of June 2026, virtually unchanged from June 2025. The Tucson Main Market area had 1,295 new properties under contract in June 2026, down 2% from June 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 07/07/2026 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

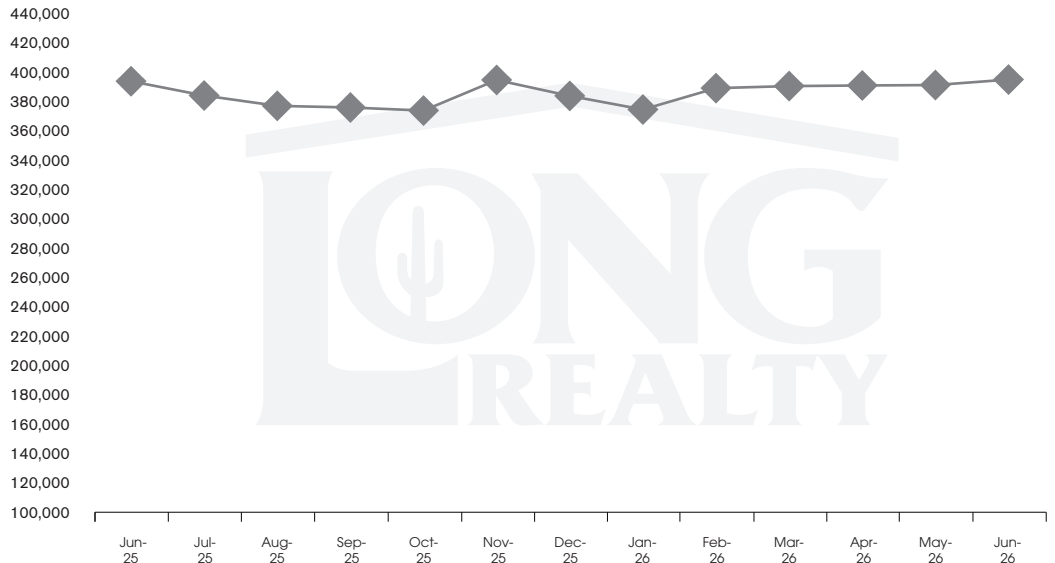
GREATER TUCSON MAIN MARKET | JULY 2026

## MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

Jun 2025	Jun 2026
<b>95.5%</b>	<b>95.5%</b>

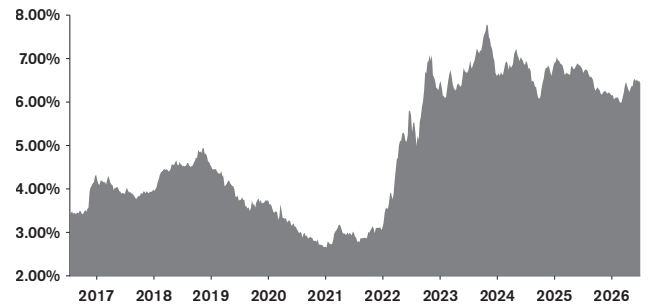


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2025	\$396,358	6.810%	\$2,457.27
2026	\$397,522	6.490%	\$2,384.50

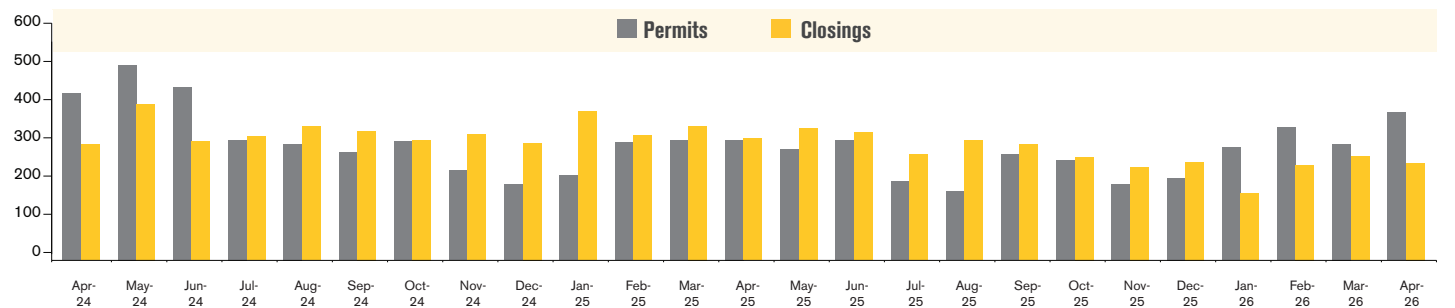
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS



Source: RLBrownReports/Bright Future Real Estate Research

For April 2026, new home permits were **up 23%** and new home closings were **down 20%** from April 2025.

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 07/07/2026. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JULY 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
		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26			
\$1 - 49,999	14	4	4	3	2	1	5	2.8	5.9	Balanced
\$50,000 - 74,999	27	4	4	4	2	4	4	6.8	7.4	Slightly Buyer
\$75,000 - 99,999	46	6	4	9	11	9	10	4.6	5.2	Balanced
\$100,000 - 124,999	60	15	10	19	15	14	9	6.7	4.8	Slightly Seller
\$125,000 - 149,999	67	16	12	19	19	12	9	7.4	5.3	Balanced
\$150,000 - 174,999	62	11	22	25	23	23	23	2.7	2.4	Seller
\$175,000 - 199,999	86	19	21	23	30	27	25	3.4	3.4	Seller
\$200,000 - 224,999	94	29	32	37	33	31	25	3.8	3.3	Seller
\$225,000 - 249,999	166	40	57	51	70	70	52	3.2	2.6	Seller
\$250,000 - 274,999	217	66	68	86	115	92	72	3.0	2.2	Seller
\$275,000 - 299,999	359	80	108	109	122	99	102	3.5	3.3	Seller
\$300,000 - 349,999	647	164	193	261	255	274	263	2.5	2.6	Seller
\$350,000 - 399,999	611	131	157	196	211	211	192	3.2	3.0	Seller
\$400,000 - 499,999	708	145	190	217	248	239	201	3.5	3.2	Seller
\$500,000 - 599,999	406	98	102	132	104	132	100	4.1	3.6	Seller
\$600,000 - 699,999	238	39	73	82	72	72	73	3.3	3.4	Seller
\$700,000 - 799,999	156	20	30	51	55	52	61	2.6	2.8	Seller
\$800,000 - 899,999	92	12	29	35	38	26	37	2.5	3.0	Seller
\$900,000 - 999,999	77	16	13	23	18	21	19	4.1	3.9	Seller
\$1,000,000 - and over	258	37	48	65	63	61	51	5.1	5.0	Slightly Seller
<b>TOTAL</b>	<b>4,391</b>	<b>952</b>	<b>1,177</b>	<b>1,447</b>	<b>1,506</b>	<b>1,470</b>	<b>1,333</b>	<b>3.3</b>	<b>3.1</b>	<b>Seller</b>



Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 07/07/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2026-06/30/2026. Information is believed to be reliable, but not guaranteed.

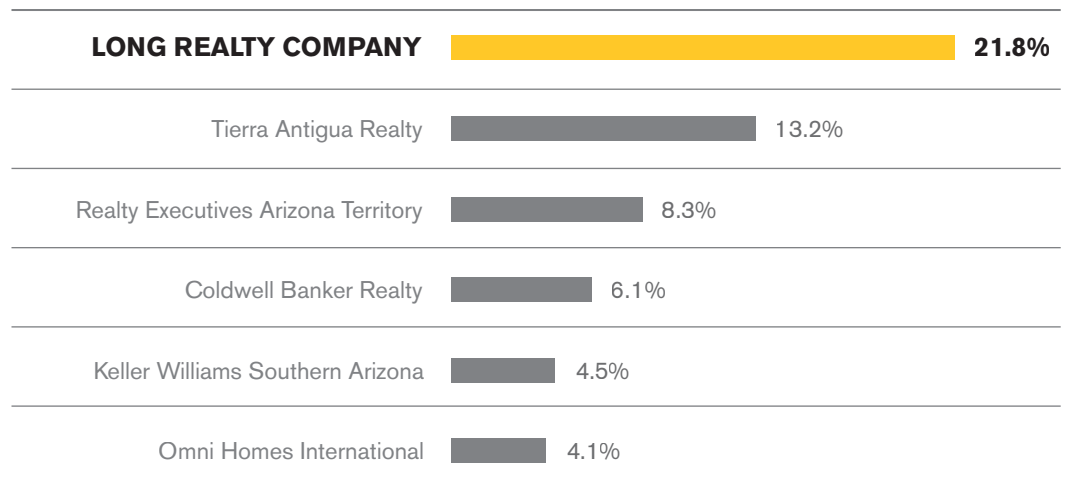
# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JULY 2026

## MARKET SHARE GREATER TUCSON MAIN MARKET

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

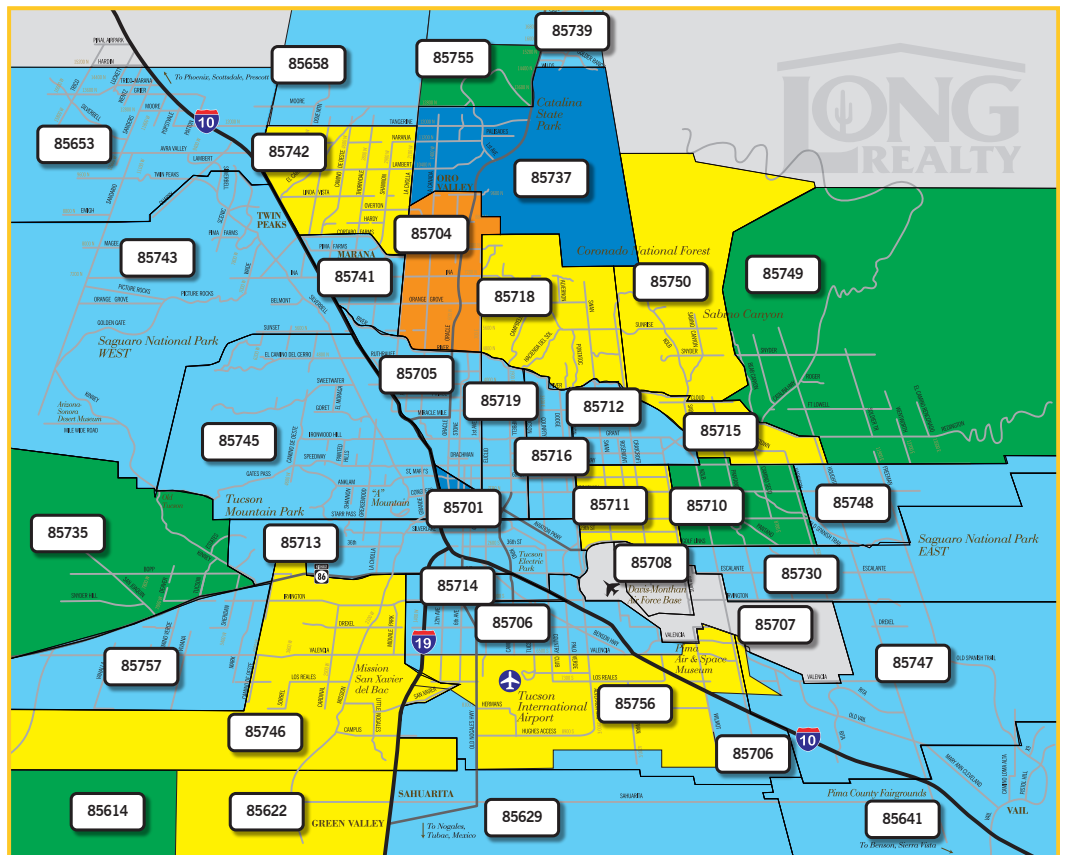
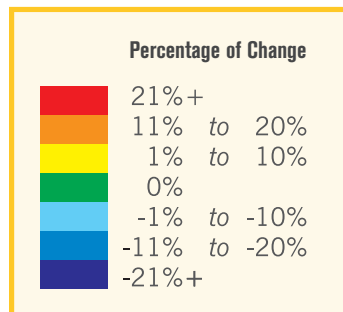
Data Obtained 07/07/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 07/01/2025 – 06/30/2026 rounded to the nearest tenth of one percent and deemed to be correct.



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2025-JUN 2025 TO  
APR 2026-JUN 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.**

This heat map represents the percentage of change in Tucson metro median sales prices from April 2025-June 2025 to April 2026-June 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 07/07/2026. Information is believed to be reliable, but not guaranteed.