

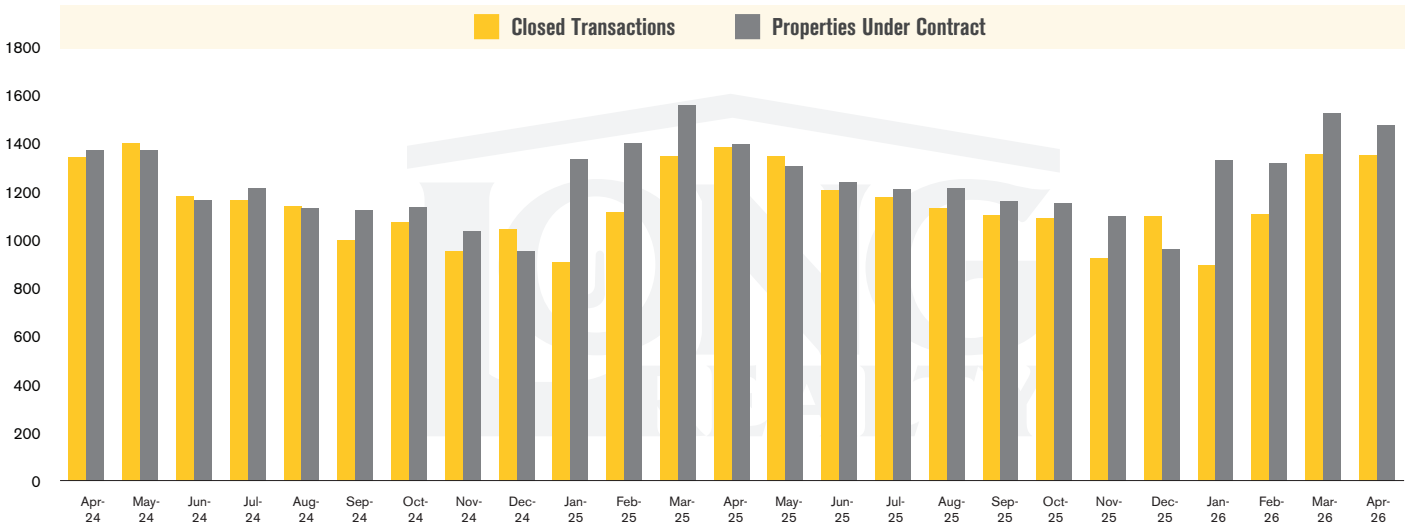
# THE HOUSING REPORT



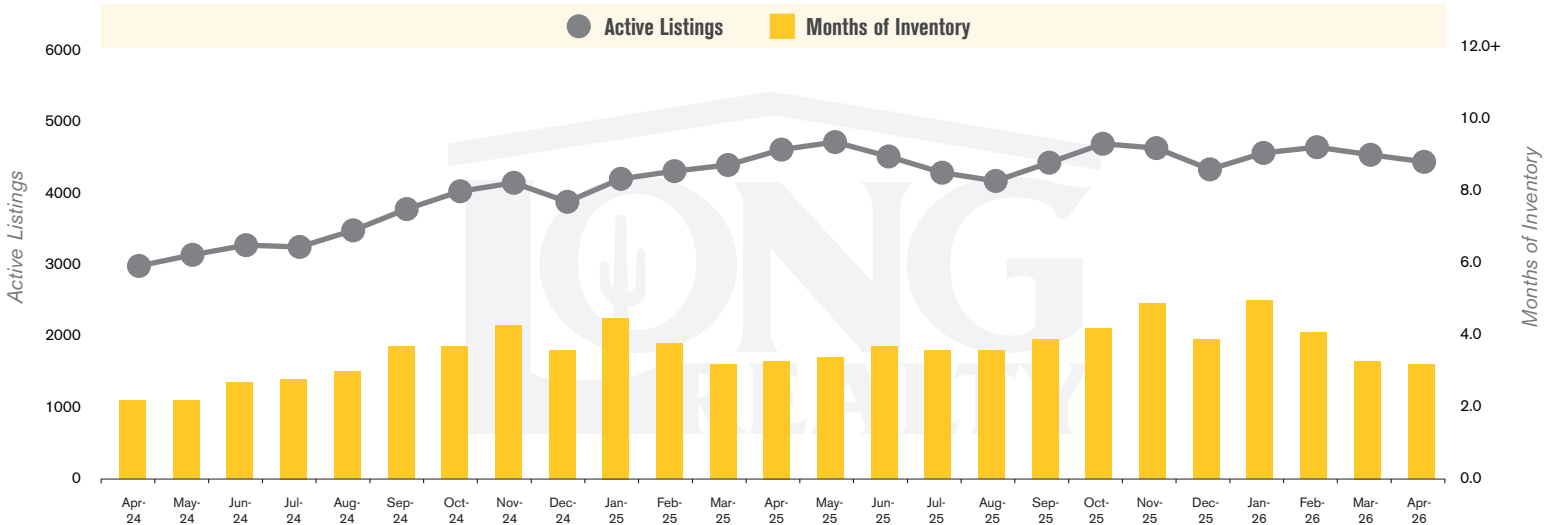
GREATER TUCSON MAIN MARKET | MAY 2026

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



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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 05/05/2026 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT



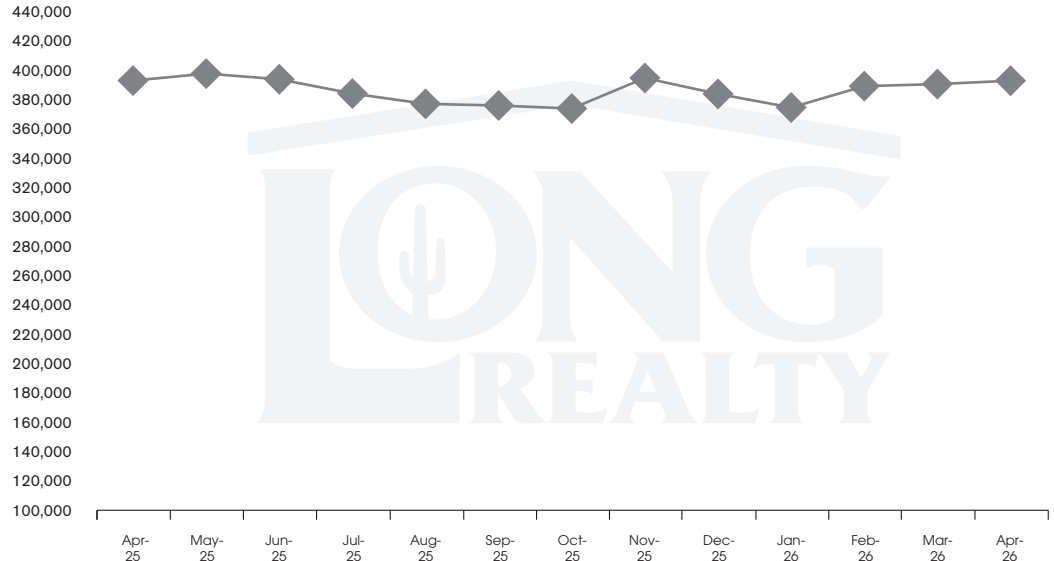
GREATER TUCSON MAIN MARKET | MAY 2026

## MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

Apr 2025	Apr 2026
<b>95.6%</b>	<b>95.5%</b>

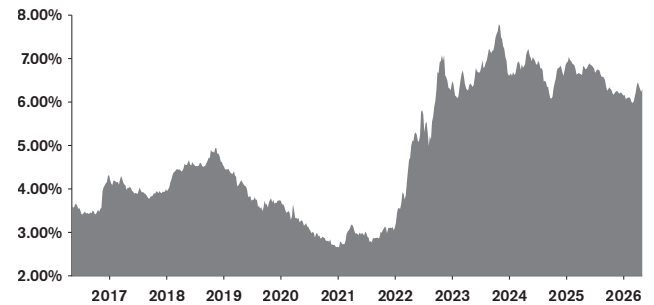


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2025	\$395,430	6.720%	\$2,429.03
2026	\$395,353	6.332%	\$2,332.61

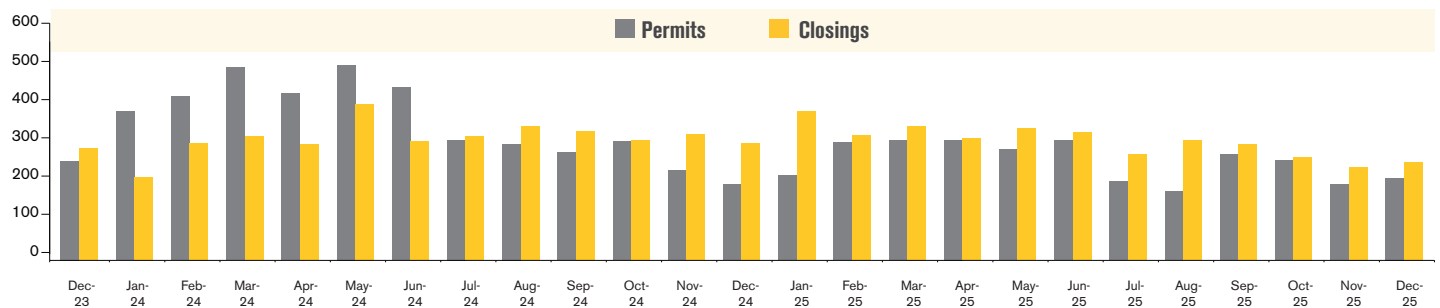
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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.



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# 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
<b>TOTAL</b>	<b>4,617</b>	<b>982</b>	<b>1,166</b>	<b>952</b>	<b>1,177</b>	<b>1,443</b>	<b>1,438</b>	<b>3.2</b>	<b>3.5</b>	<b>Seller</b>



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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

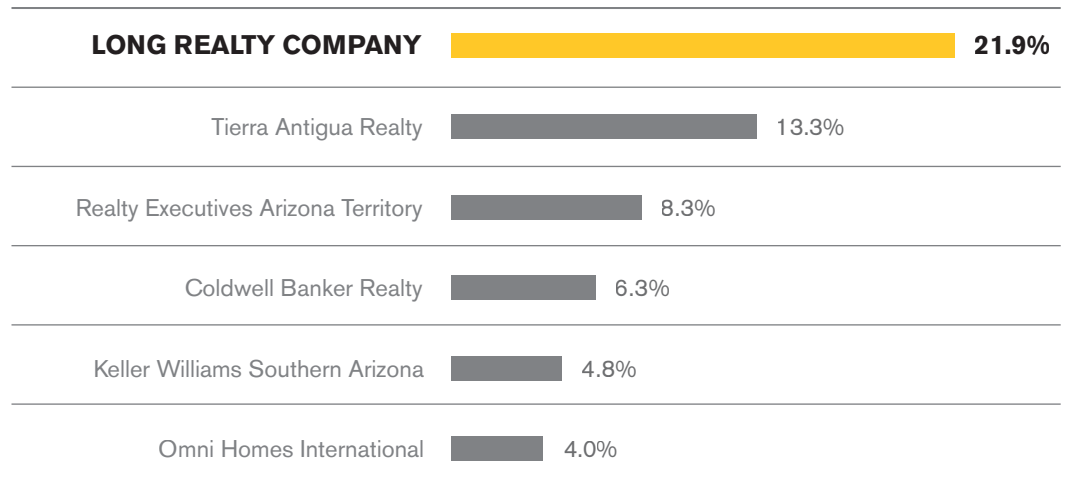


GREATER TUCSON MAIN MARKET | MAY 2026

## MARKET SHARE GREATER TUCSON MAIN MARKET

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

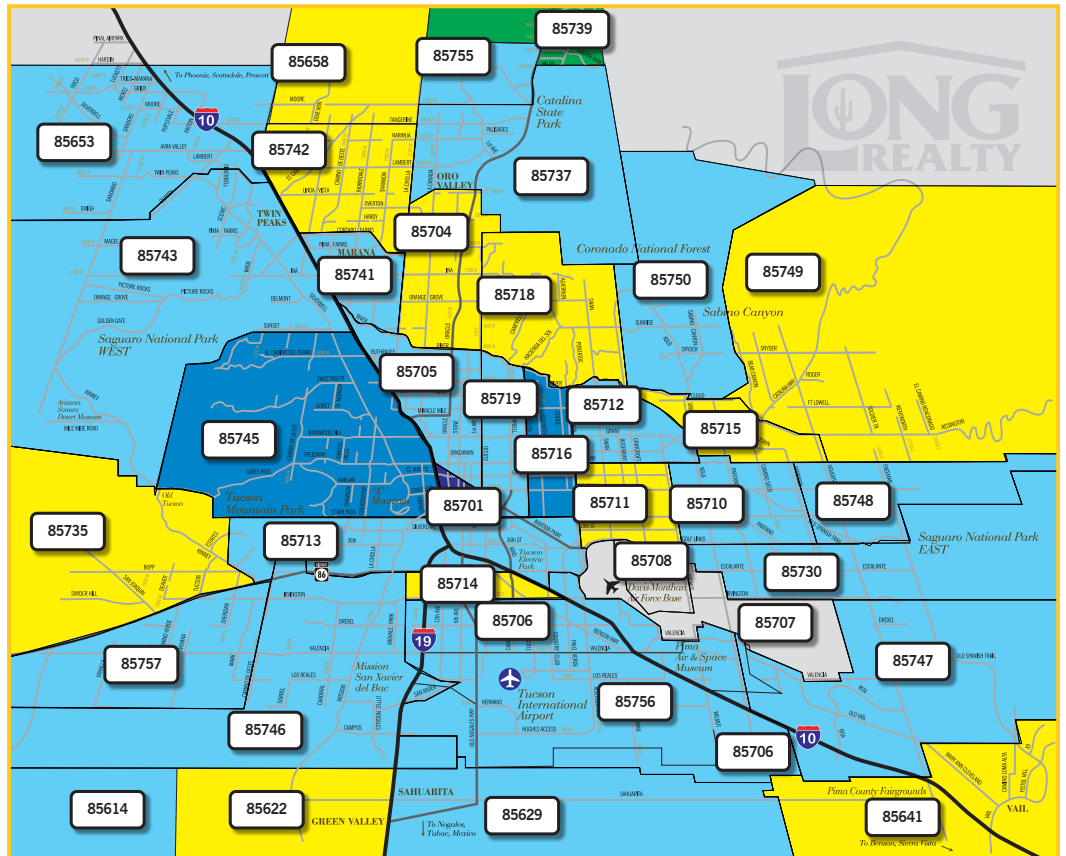
*Data Obtained 05/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 05/01/2025 – 04/30/2026 rounded to the nearest tenth of one percent and deemed to be correct.*



## 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.**



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*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.*