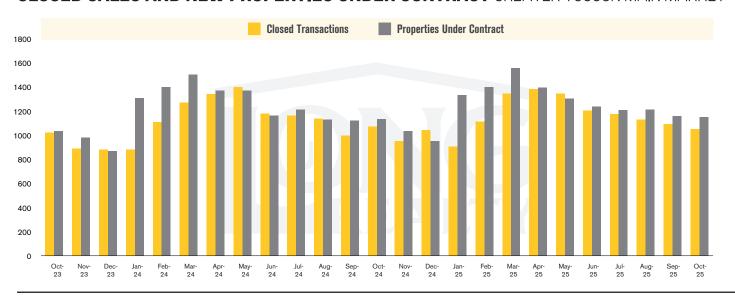


GREATER TUCSON MAIN MARKET I NOVEMBER 2025

In the Tucson Main Market area, October 2025 active inventory was 4,871, a 16% increase from October 2024. There were 1,118 closings in October 2025, a 2% decrease from October 2024. Year-to-date 2025 there were 12,509 closings, a 2% increase from year-to-date 2024. Months of Inventory was 4.4, up from 3.7 in October 2024. Median price of sold homes was \$377,545 for the month of October 2025, virtually unchanged from October 2024. The Tucson Main Market area had 1,223 new properties under contract in October 2025, up 1% from October 2024.

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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GREATER TUCSON MAIN MARKET I NOVEMBER 2025

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

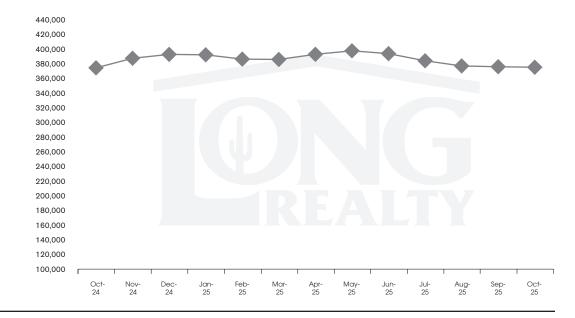
On average, homes sold this % of original list price.

Oct 2024

Oct 2025

95.2%

95.9%

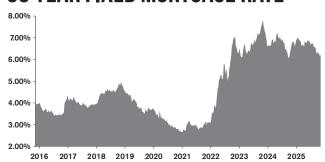


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$376,746	6.428%	\$2,245.31
2025	\$377,545	6.254%	\$2,209.31

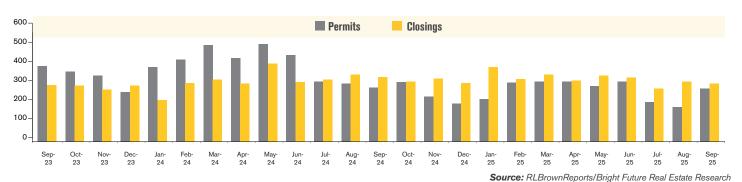
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS GREATER TUCSON MAIN MARKET



For September 2025, new home permits were down 2% and new home closings were down 10% from September 2024.

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GREATER TUCSON MAIN MARKET | NOVEMBER 2025

MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	Active Listings			Close	Month ed Sale: Aug-25	S	Oct-25	Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
\$1 - 49,999	13	2	0	5	0	1	2	6.5	15.7	Buyer
\$50,000 - 74,999	8	4	1	6	0	4	4	2.0	2.3	Seller
\$75,000 - 99,999	33	5	9	7	5	8	8	4.1	4.5	Slightly Seller
\$100,000 - 124,999	42	10	8	12	15	14	10	4.2	2.8	Seller
\$125,000 - 149,999	57	19	7	20	20	16	14	4.1	3.4	Seller
\$150,000 - 174,999	59	17	20	18	16	17	19	3.1	3.9	Seller
\$175,000 - 199,999	83	15	18	23	32	22	21	4.0	2.9	Seller
\$200,000 - 224,999	89	34	31	41	43	36	29	3.1	2.1	Seller
\$225,000 - 249,999	162	68	49	52	45	49	55	2.9	3.0	Seller
\$250,000 - 274,999	214	78	65	66	63	51	60	3.6	3.5	Seller
\$275,000 - 299,999	375	107	115	87	104	105	91	4.1	3.3	Seller
\$300,000 - 349,999	813	261	245	230	257	227	219	3.7	3.4	Seller
\$350,000 - 399,999	715	216	190	204	181	192	175	4.1	3.8	Seller
\$400,000 - 499,999	836	254	213	194	163	166	164	5.1	4.8	Slightly Seller
\$500,000 - 599,999	448	114	115	87	91	98	93	4.8	4.5	Slightly Seller
\$600,000 - 699,999	277	68	60	63	60	54	50	5.5	4.6	Slightly Seller
\$700,000 - 799,999	155	51	47	43	40	30	35	4.4	4.5	Slightly Seller
\$800,000 - 899,999	100	30	19	20	30	22	19	5.3	4.2	Slightly Seller
\$900,000 - 999,999	84	11	17	9	10	15	13	6.5	5.5	Balanced
\$1,000,000 - and over	308	70	54	64	29	38	37	8.3	8.4	Slightly Buyer
TOTAL	4,871	1,434	1,283	1,251	1,204	1,165	1,118	4.4	4.0	Seller
Seller's Market		Slight Selle	er's Marl	ket	Balance	ed Mark	et :	Slight Buyer's Ma	rket Buyer's N	<i>l</i> larket

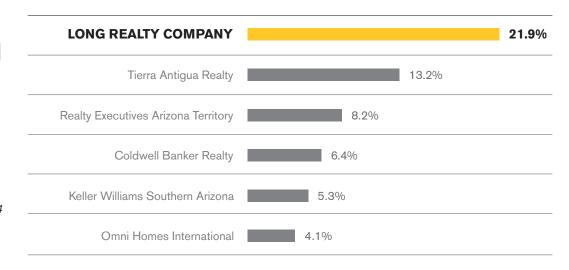


GREATER TUCSON MAIN MARKET | NOVEMBER 2025

MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

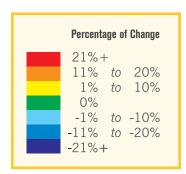
Data Obtained 11/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 11/01/2024 – 10/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.

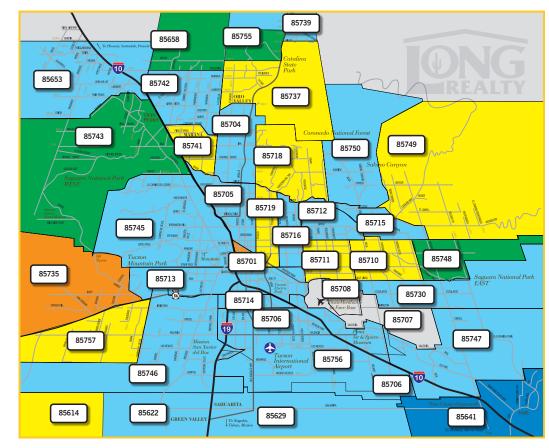


CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2024-0CT 2024 TO AUG 2025-0CT 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.

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