

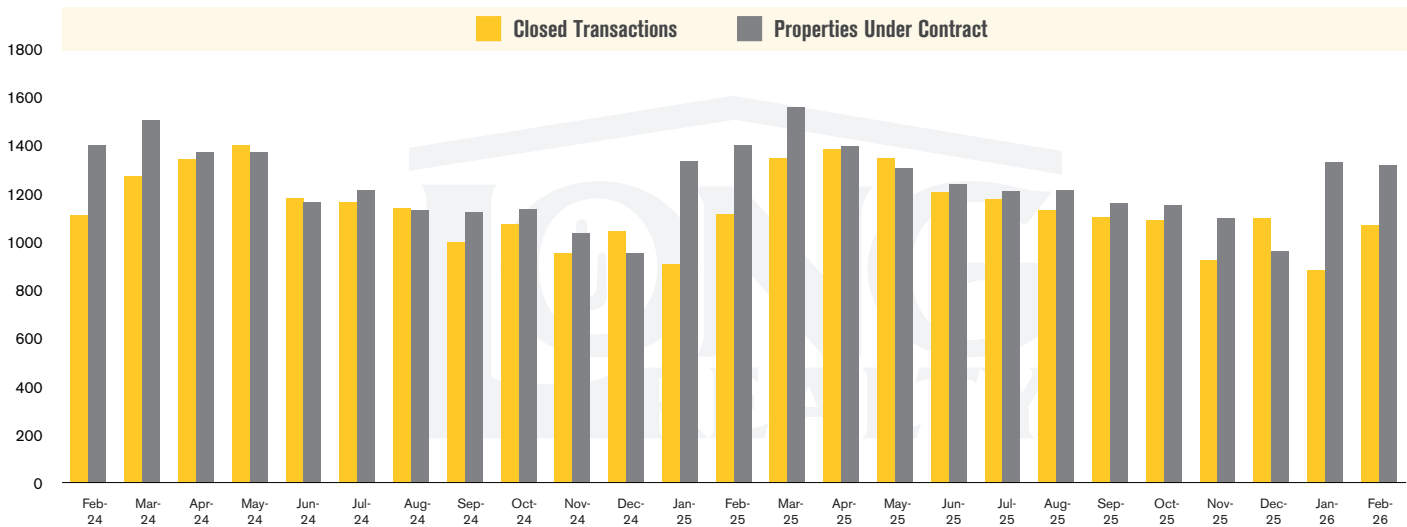
# THE HOUSING REPORT



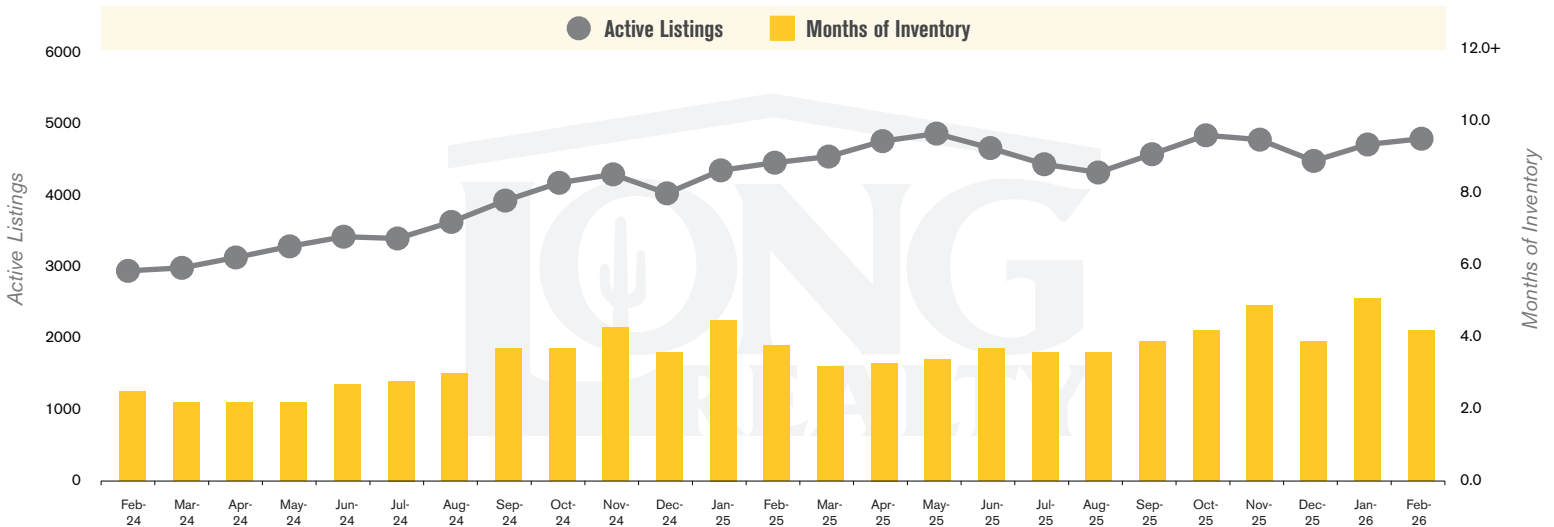
GREATER TUCSON MAIN MARKET | MARCH 2026

In the Tucson Main Market area, February 2026 active inventory was 4,823, a 8% increase from February 2025. There were 1,138 closings in February 2026, a 4% decrease from February 2025. Year-to-date 2026 there were 2,076 closings, a 4% decrease from year-to-date 2025. Months of Inventory was 4.2, up from 3.8 in February 2025. Median price of sold homes was \$390,693 for the month of February 2026, virtually unchanged from February 2025. The Tucson Main Market area had 1,402 new properties under contract in February 2026, down 6% from February 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 03/06/2026 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT



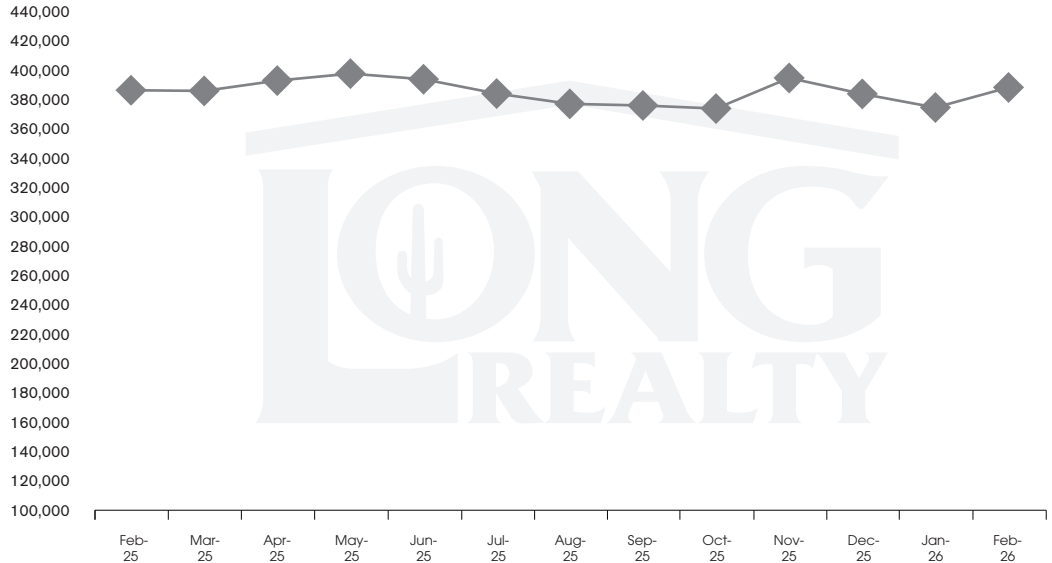
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## MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

Feb 2025	Feb 2026
<b>95.4%</b>	<b>95.2%</b>

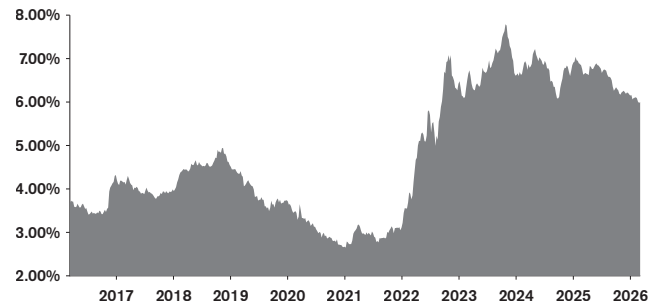


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2025	\$388,779	6.843%	\$2,418.29
2026	\$390,693	6.048%	\$2,236.75

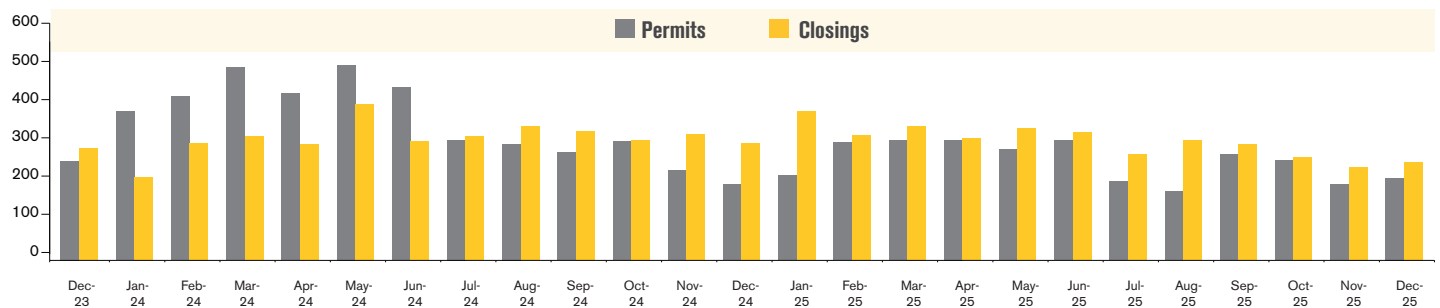
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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 | MARCH 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
		Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26			
\$1 - 49,999	13	1	2	2	3	4	4	3.3	3.4	Seller
\$50,000 - 74,999	20	4	4	2	2	4	4	5.0	4.9	Slightly Seller
\$75,000 - 99,999	52	8	8	5	8	6	3	17.3	7.2	Slightly Buyer
\$100,000 - 124,999	53	14	10	10	9	15	10	5.3	4.8	Slightly Seller
\$125,000 - 149,999	82	16	14	16	12	16	12	6.8	6.3	Balanced
\$150,000 - 174,999	55	17	19	18	18	11	22	2.5	3.8	Seller
\$175,000 - 199,999	95	22	21	19	23	19	21	4.5	4.1	Slightly Seller
\$200,000 - 224,999	96	36	31	23	27	29	30	3.2	3.1	Seller
\$225,000 - 249,999	152	49	55	39	49	40	57	2.7	3.1	Seller
\$250,000 - 274,999	188	52	64	56	72	65	67	2.8	2.9	Seller
\$275,000 - 299,999	366	105	94	64	101	77	104	3.5	3.8	Seller
\$300,000 - 349,999	747	227	229	212	225	162	183	4.1	3.9	Seller
\$350,000 - 399,999	684	193	182	128	169	126	151	4.5	4.6	Slightly Seller
\$400,000 - 499,999	837	171	173	140	171	143	185	4.5	4.8	Slightly Seller
\$500,000 - 599,999	432	98	95	79	92	97	99	4.4	4.2	Slightly Seller
\$600,000 - 699,999	251	54	51	57	63	39	70	3.6	4.4	Slightly Seller
\$700,000 - 799,999	172	30	35	27	38	20	27	6.4	5.7	Balanced
\$800,000 - 899,999	96	22	20	19	20	12	29	3.3	4.7	Slightly Seller
\$900,000 - 999,999	83	15	14	11	19	16	13	6.4	4.7	Slightly Seller
\$1,000,000 - and over	349	39	37	55	45	37	47	7.4	7.6	Slightly Buyer
<b>TOTAL</b>	<b>4,823</b>	<b>1,173</b>	<b>1,158</b>	<b>982</b>	<b>1,166</b>	<b>938</b>	<b>1,138</b>	<b>4.2</b>	<b>4.3</b>	<b>Slightly Seller</b>



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 03/06/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2025-02/28/2026. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

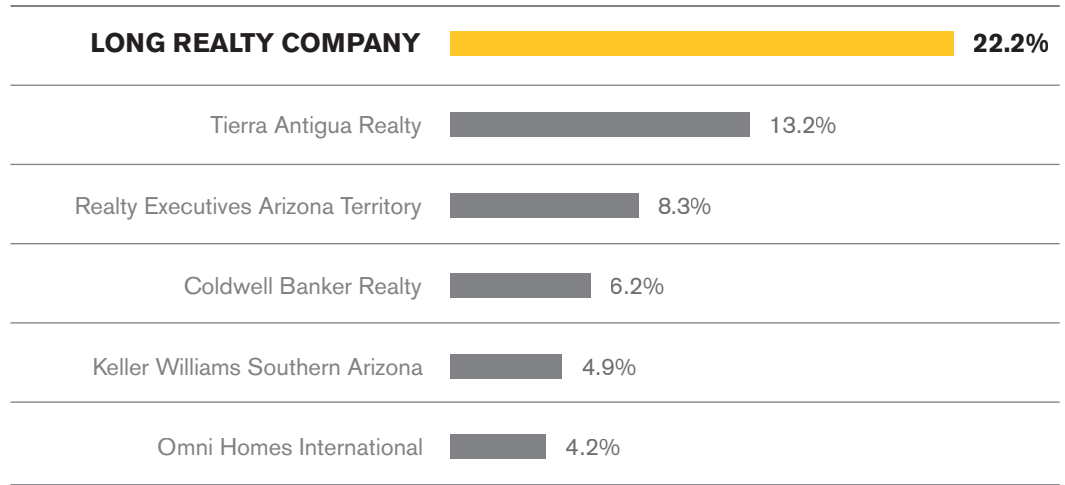
GREATER TUCSON MAIN MARKET | MARCH 2026



## MARKET SHARE GREATER TUCSON MAIN MARKET

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

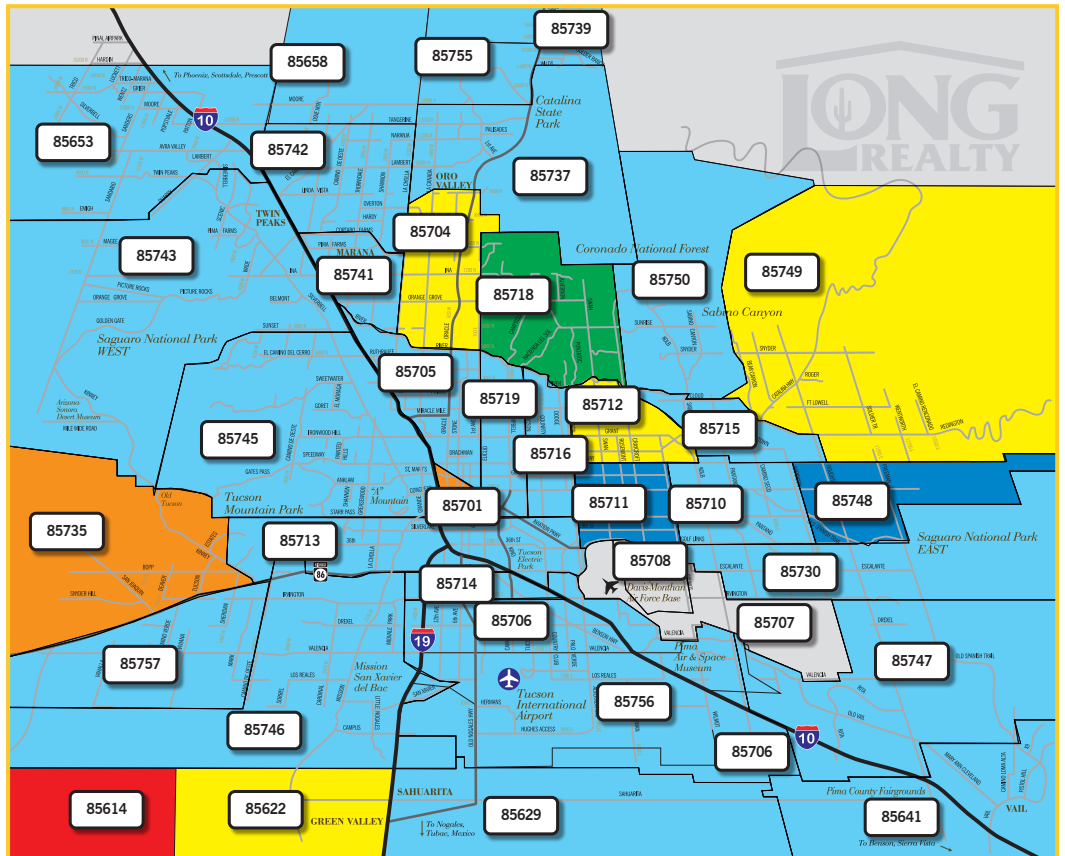
*Data Obtained 03/06/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 03/01/2025 – 02/28/2026 rounded to the nearest tenth of one percent and deemed to be correct.*



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2024-FEB 2025 TO  
DEC 2025-FEB 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 December 2024-February 2025 to December 2025-February 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/06/2026. Information is believed to be reliable, but not guaranteed.*