

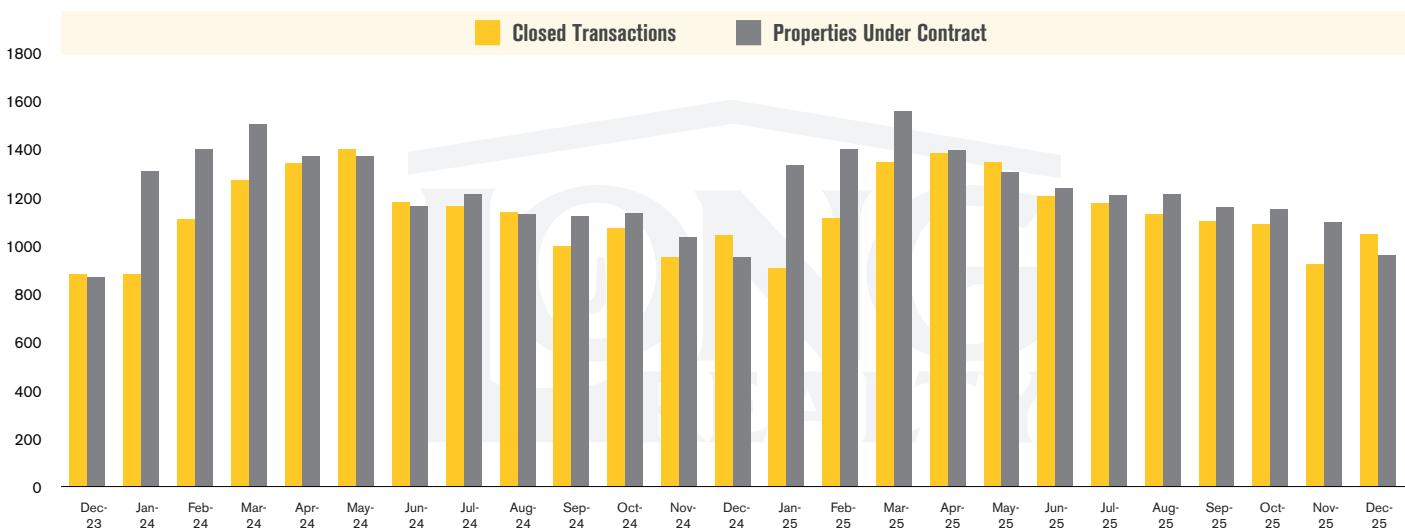
# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JANUARY 2026

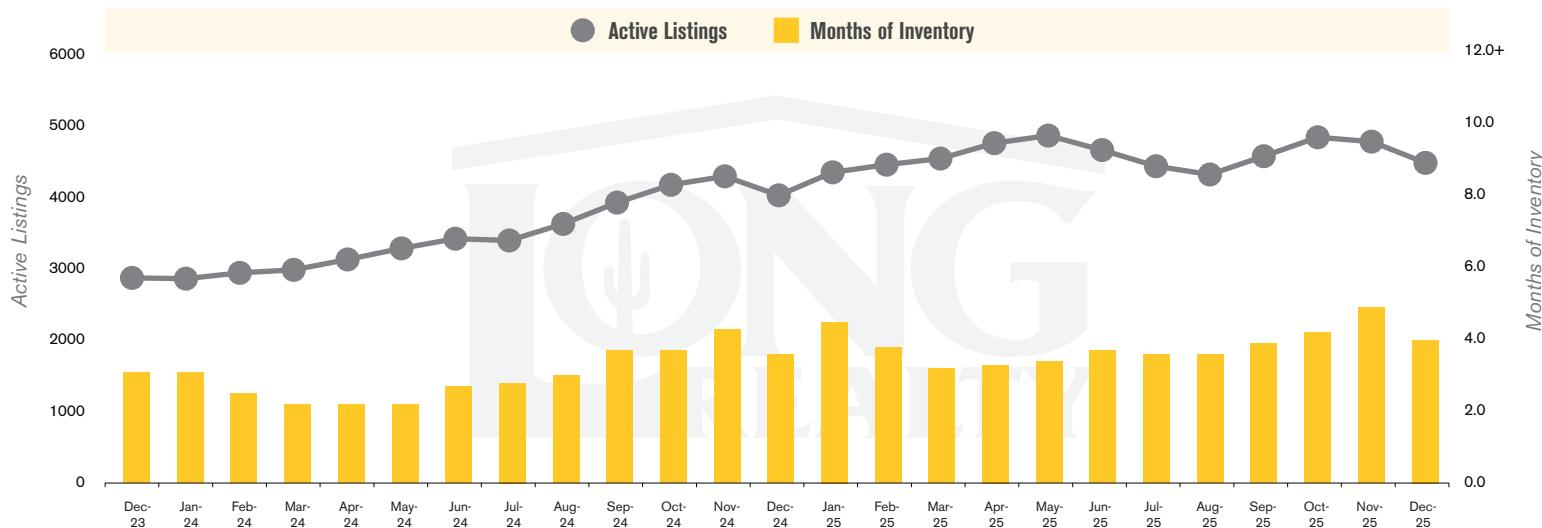


In the Tucson Main Market area, December 2025 active inventory was 4,511, an 11% increase from December 2024. There were 1,116 closings in December 2025, virtually unchanged from December 2024. Year-to-date 2025 there were 14,653 closings, a 2% increase from year-to-date 2024. Months of Inventory was 4.0, up from 3.6 in December 2024. Median price of sold homes was \$387,741 for the month of December 2025, down 2% from December 2024. The Tucson Main Market area had 1,022 new properties under contract in December 2025, up 1% from December 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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Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 01/07/2026 is believed to be reliable, but not guaranteed.

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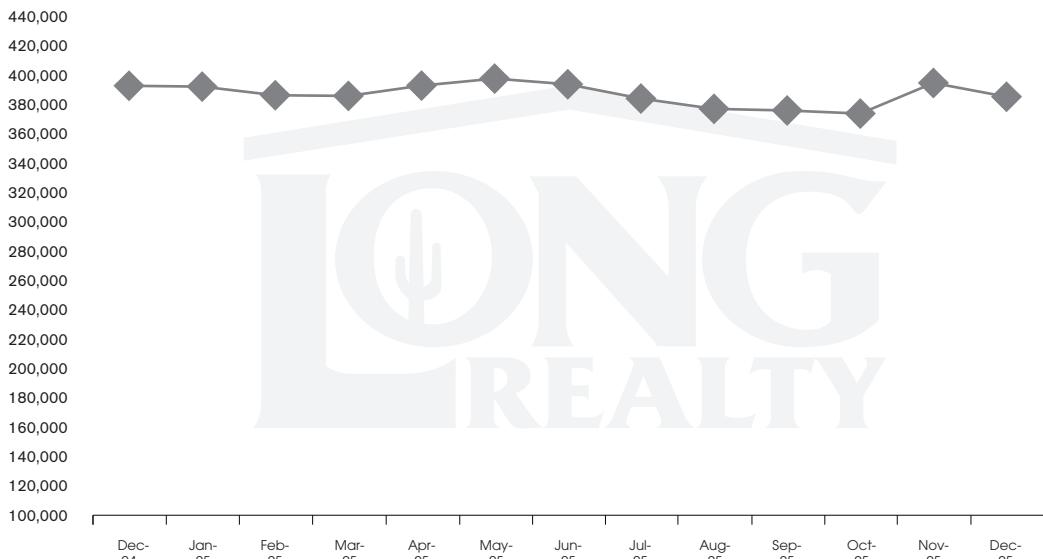
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## MEDIAN SOLD PRICE

GREATER TUCSON  
MAIN MARKET

On average, homes sold this % of original list price.	
Dec 2024	Dec 2025
<b>95.7%</b>	<b>95.1%</b>

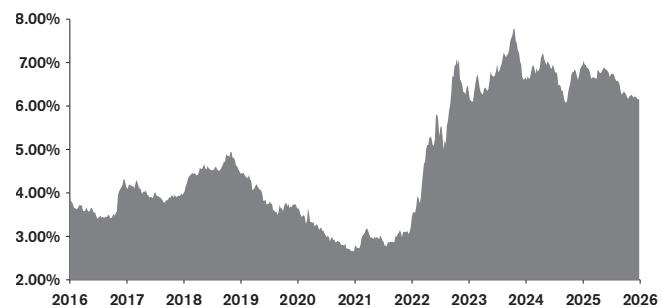


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
<b>2006</b>	\$220,000	6.140%	\$1,271.93
<b>2024</b>	\$395,309	6.710%	\$2,425.79
<b>2025</b>	\$387,741	6.190%	\$2,253.66

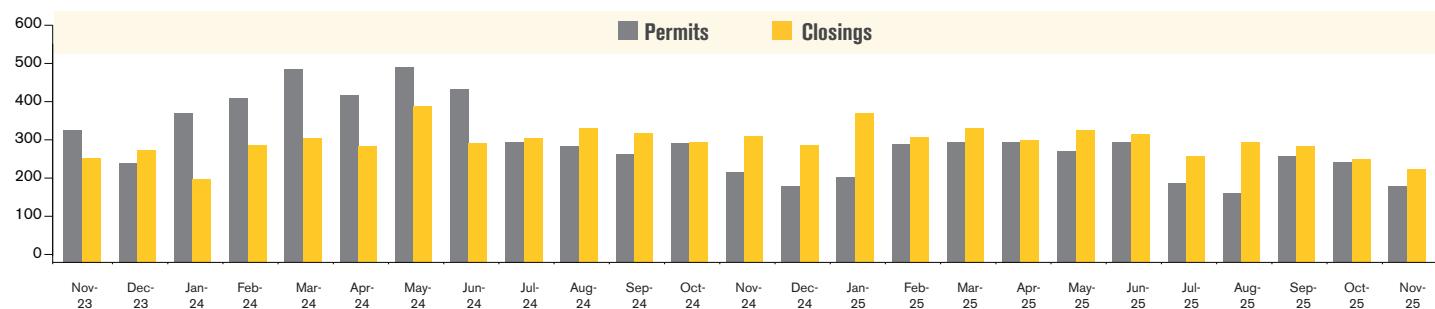
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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 November 2025, new home permits were **down 16%** and new home closings were **down 14%** from November 2024.

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# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JANUARY 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
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25			
\$1 - 49,999	14	5	0	1	2	2	3	4.7	6.0
\$50,000 - 74,999	14	6	0	4	4	2	2	7.0	4.1
\$75,000 - 99,999	38	7	5	8	8	5	7	5.4	5.1
\$100,000 - 124,999	57	12	15	14	10	10	9	6.3	5.1
\$125,000 - 149,999	85	20	20	16	14	16	11	7.7	5.3
\$150,000 - 174,999	67	18	16	17	19	18	17	3.9	Seller
\$175,000 - 199,999	75	23	32	22	21	19	21	3.6	Seller
\$200,000 - 224,999	74	41	43	36	31	23	26	2.8	Seller
\$225,000 - 249,999	160	52	45	49	55	39	48	3.3	Seller
\$250,000 - 274,999	202	66	63	52	64	56	69	2.9	Seller
\$275,000 - 299,999	352	88	104	105	94	64	98	3.6	Slightly Seller
\$300,000 - 349,999	724	230	257	227	229	211	216	3.4	Seller
\$350,000 - 399,999	653	208	181	193	182	127	156	4.2	Slightly Seller
\$400,000 - 499,999	774	196	164	171	173	140	162	4.8	Balanced
\$500,000 - 599,999	383	87	91	98	95	79	88	4.4	Slightly Seller
\$600,000 - 699,999	242	63	60	54	51	57	62	3.9	Slightly Seller
\$700,000 - 799,999	148	43	40	30	35	27	38	3.9	Slightly Seller
\$800,000 - 899,999	84	20	30	22	20	19	19	4.4	Slightly Seller
\$900,000 - 999,999	70	9	10	15	14	11	19	3.7	5.5
\$1,000,000 - and over	295	64	29	39	37	55	45	6.6	6.8
<b>TOTAL</b>	<b>4,511</b>	<b>1,258</b>	<b>1,205</b>	<b>1,173</b>	<b>1,158</b>	<b>980</b>	<b>1,116</b>	<b>4.0</b>	<b>4.4</b>
									Slightly Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market

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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 01/07/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2025-12/31/2025. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JANUARY 2026

The logo for Long Realty, featuring the word "LONG" in a large, bold, black, sans-serif font. A stylized green cactus graphic is integrated into the letter "O". Below "LONG" is the word "REALTY" in a smaller, bold, black, sans-serif font. A thin black horizontal line extends from the top of the "L" to the top of the "T", forming the roofline of a house. Below the main text, the words "A BERKSHIRE HATHAWAY AFFILIATE" are written in a smaller, all-caps, black, sans-serif font.

# MARKET SHARE GREATER TUCSON MAIN MARKET

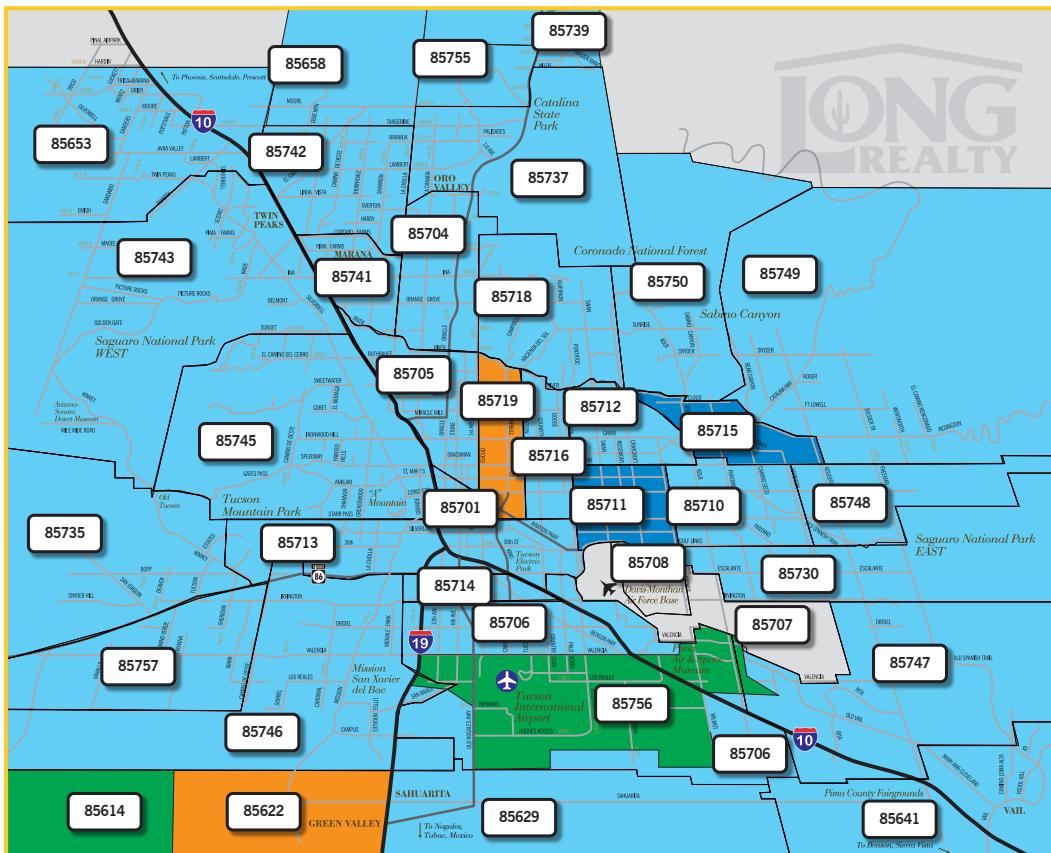
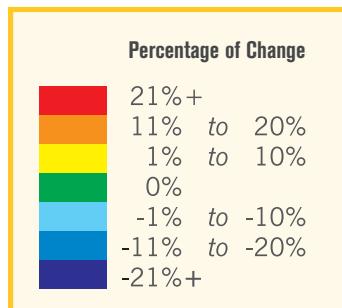
## Long Realty leads the market in successful real estate sales.

*Data Obtained 01/07/2026 from  
MLSSAZ using TrendGraphix  
software for all closed residential  
sales volume between  
01/01/2025 – 12/31/2025  
rounded to the nearest tenth of one  
percent and deemed to be correct.*

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2024-DEC 2024 TO  
OCT 2025-DEC 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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This heat map represents the percentage of change in Tucson metro median sales prices from October 2024-December 2024 to October 2025-December 2025 by zip code. These statistics are based on information obtained from the MLSAZ on 01/07/2026. Information is believed to be reliable, but not guaranteed.