

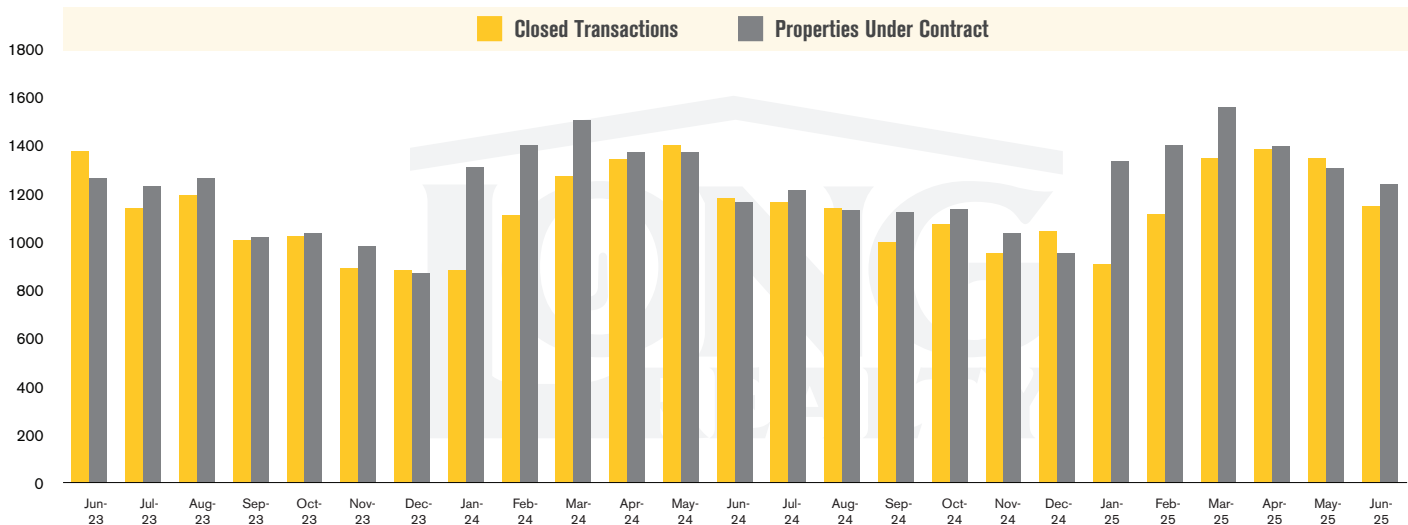
THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JULY 2025

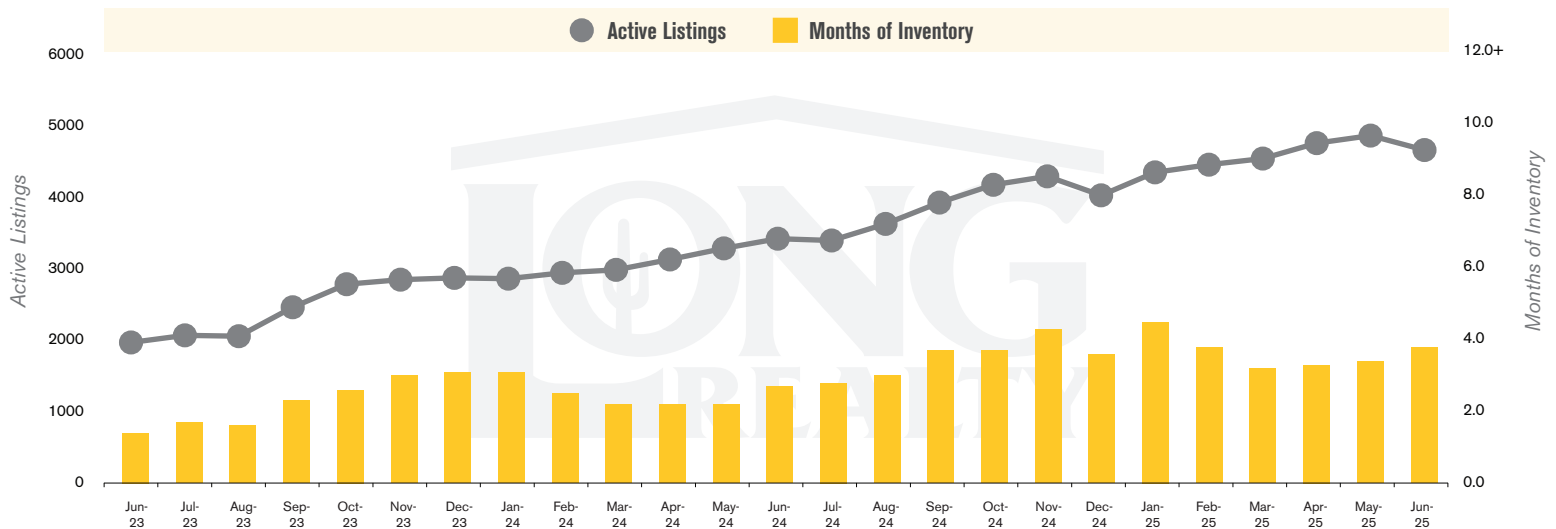


In the Tucson Main Market area, June 2025 active inventory was 4,692, a 36% increase from June 2024. There were 1,220 closings in June 2025, a 3% decrease from June 2024. Year-to-date 2025 there were 7,707 closings, a 1% increase from year-to-date 2024. Months of Inventory was 3.8, up from 2.7 in June 2024. Median price of sold homes was \$398,383 for the month of June 2025, up 2% from June 2024. The Tucson Main Market area had 1,319 new properties under contract in June 2025, up 7% from June 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 07/08/2025 is believed to be reliable, but not guaranteed.

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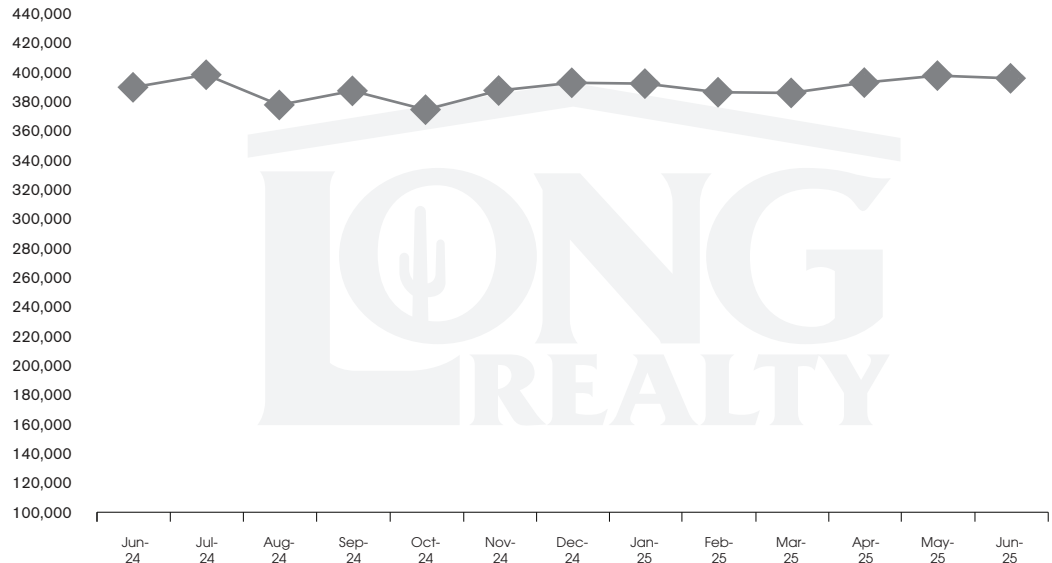


MEDIAN SOLD PRICE

GREATER TUCSON
MAIN MARKET

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

Jun 2024	Jun 2025
96.4%	95.5%

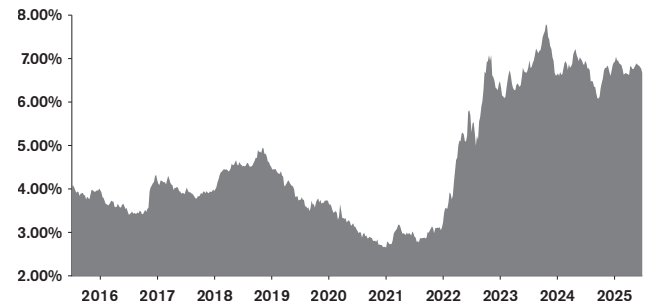


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$392,169	6.910%	\$2,456.18
2025	\$398,383	6.810%	\$2,469.82

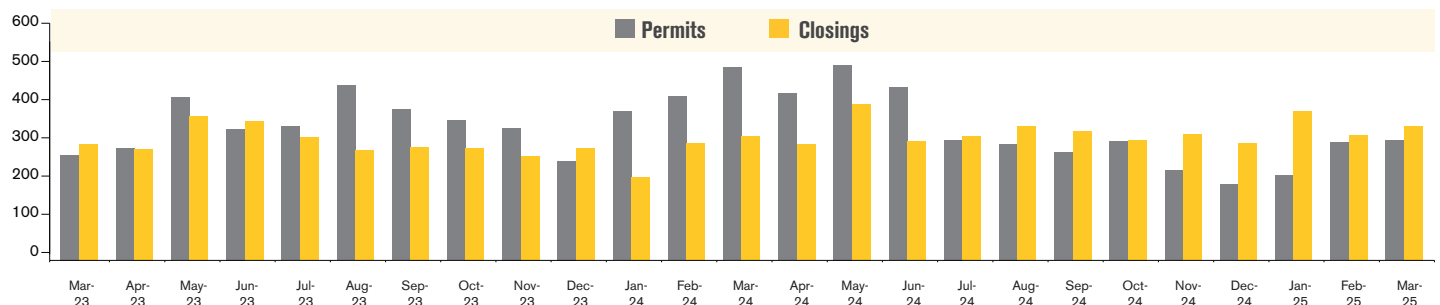
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 March 2025, new home permits were **down 38%** and new home closings were **up 9%** from March 2024.

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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-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25			
\$1 - 49,999	7	0	2	2	2	2	0	n/a	3.8	Seller
\$50,000 - 74,999	11	2	2	1	2	4	1	11.0	5.4	Balanced
\$75,000 - 99,999	28	5	10	11	8	5	9	3.1	4.0	Slightly Seller
\$100,000 - 124,999	33	9	9	8	15	10	6	5.5	3.4	Seller
\$125,000 - 149,999	71	6	16	8	22	19	7	10.1	4.6	Slightly Seller
\$150,000 - 174,999	75	21	17	15	20	17	20	3.8	3.6	Seller
\$175,000 - 199,999	77	18	15	32	29	15	18	4.3	3.8	Seller
\$200,000 - 224,999	79	32	40	34	44	34	30	2.6	2.2	Seller
\$225,000 - 249,999	131	46	45	59	58	68	47	2.8	2.3	Seller
\$250,000 - 274,999	180	55	59	78	81	78	65	2.8	2.4	Seller
\$275,000 - 299,999	298	79	99	121	117	107	111	2.7	2.6	Seller
\$300,000 - 349,999	773	148	216	272	248	261	220	3.5	3.1	Seller
\$350,000 - 399,999	743	140	168	217	220	216	182	4.1	3.9	Seller
\$400,000 - 499,999	816	162	212	255	246	253	201	4.1	3.7	Seller
\$500,000 - 599,999	428	82	92	109	128	114	111	3.9	3.7	Seller
\$600,000 - 699,999	264	50	66	61	74	68	57	4.6	4.1	Slightly Seller
\$700,000 - 799,999	182	37	32	46	41	51	45	4.0	4.0	Slightly Seller
\$800,000 - 899,999	117	22	26	25	30	30	19	6.2	4.4	Slightly Seller
\$900,000 - 999,999	77	12	12	12	20	11	17	4.5	4.7	Slightly Seller
\$1,000,000 - and over	302	39	49	66	65	70	54	5.6	5.1	Balanced
TOTAL	4,692	965	1,187	1,432	1,470	1,433	1,220	3.8	3.5	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 07/08/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2025-06/30/2025. Information is believed to be reliable, but not guaranteed.

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GREATER TUCSON MAIN MARKET | JULY 2025



MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

Data Obtained 07/08/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 07/01/2024 – 06/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY

21.8%

Tierra Antigua Realty

13.3%

Realty Executives Arizona Territory

8.0%

Coldwell Banker Realty

6.5%

Keller Williams Southern Arizona

5.3%

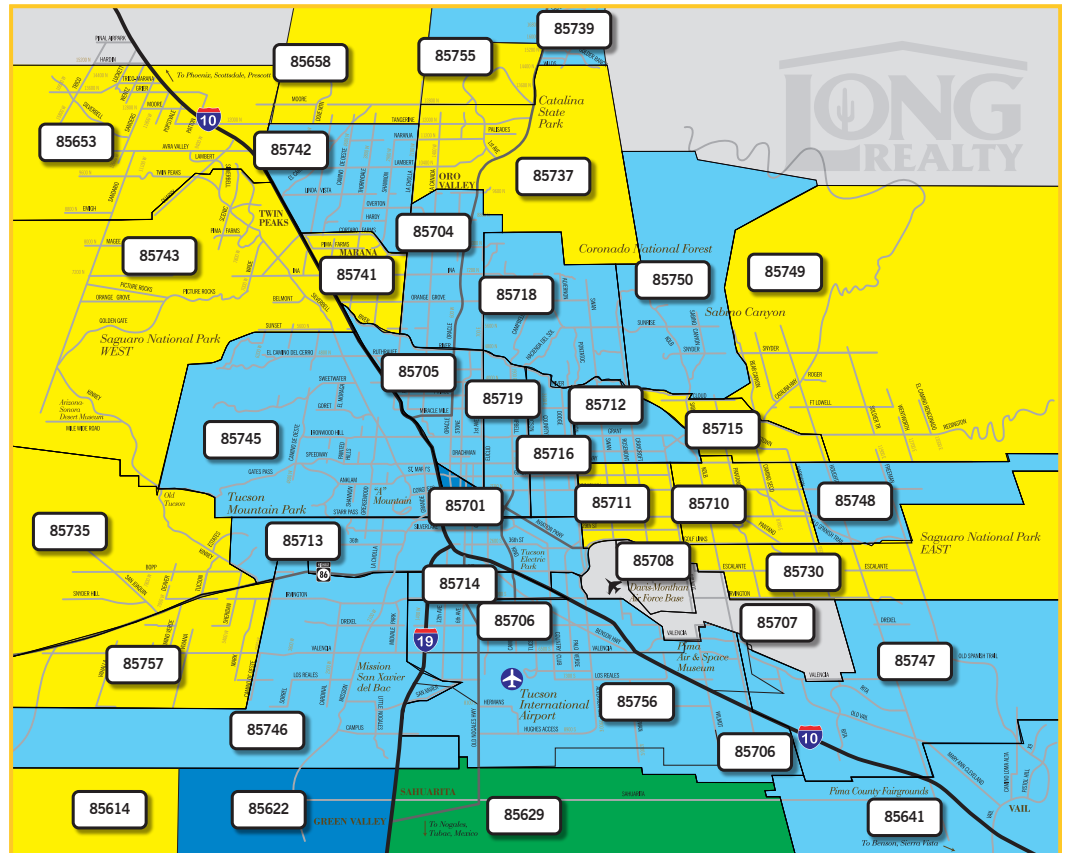
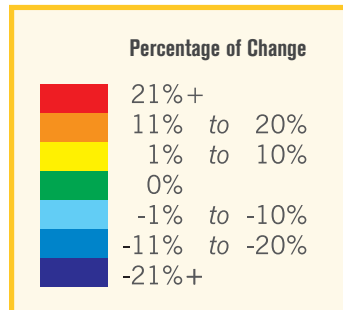
Exp Realty

4.0%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2024-JUN 2024 TO
APR 2025-JUN 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 April 2024-June 2024 to April 2025-June 2025 by zip code. These statistics are based on information obtained from the MLSSAZ on 07/08/2025. Information is believed to be reliable, but not guaranteed.