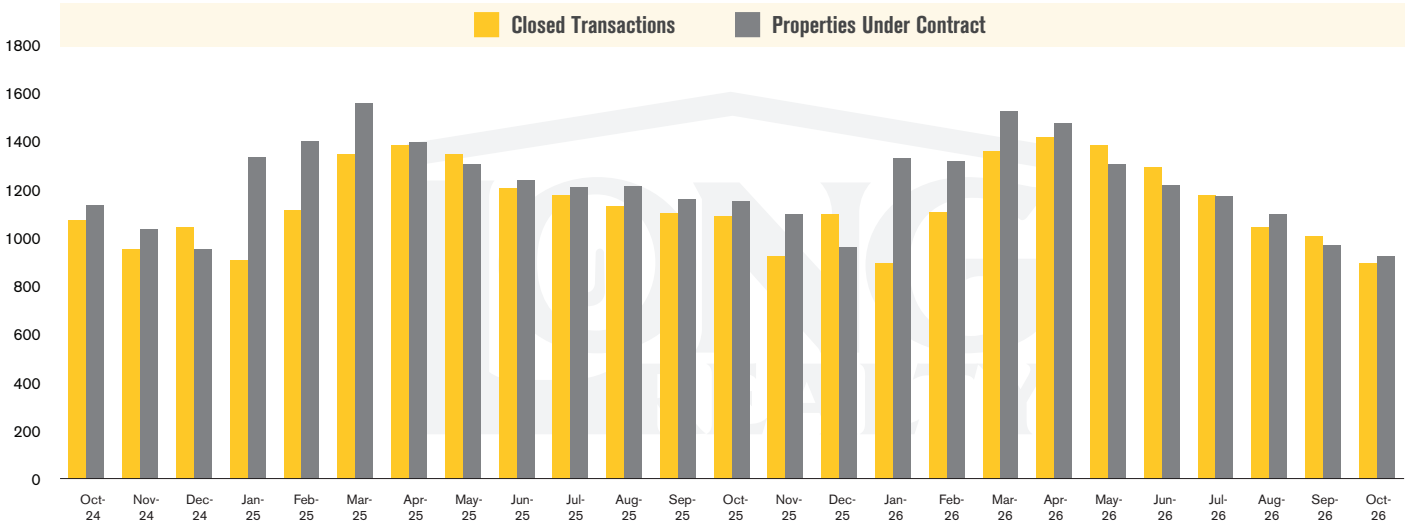
THE **HOUSING** REPORT

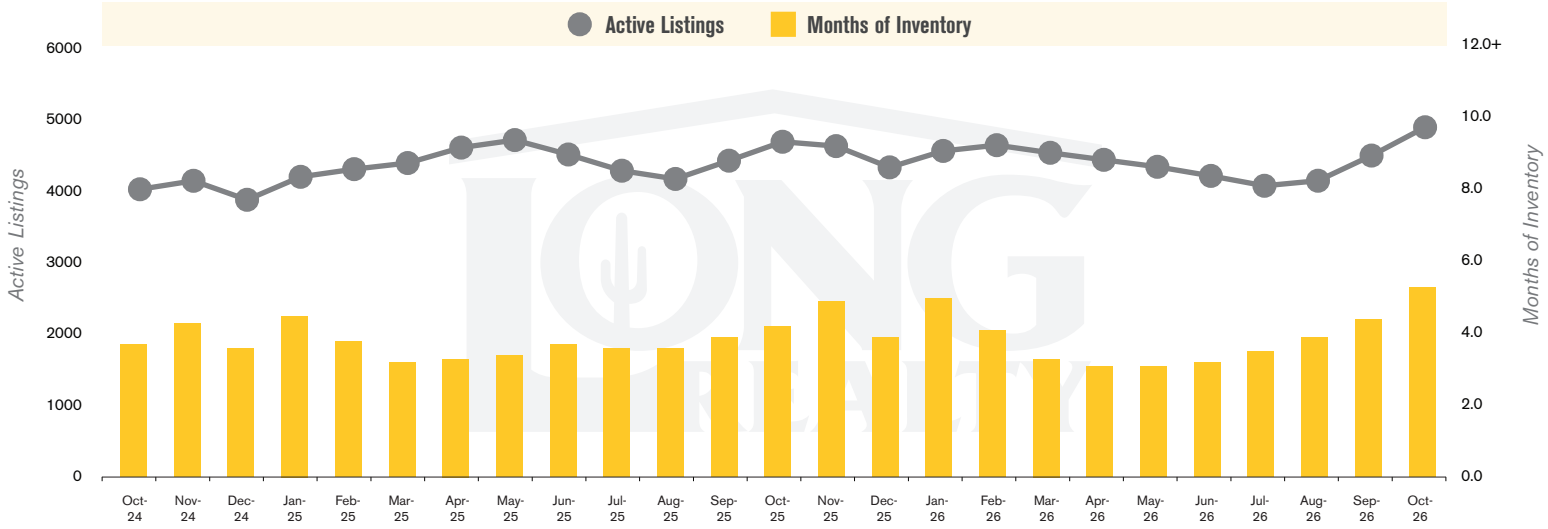
GREATER TUCSON MAIN MARKET | NOVEMBER 2026

In the Tucson Main Market area, October 2026 active inventory was 5,075, a 4% increase from October 2025. There were 950 closings in October 2026, an 18% decrease from October 2025. Year-to-date 2026 there were 12,310 closings, a 2% decrease from year-to-date 2025. Months of Inventory was 5.3, up from 4.2 in October 2025. Median price of sold homes was $378,359 for the month of October 2026, virtually unchanged from October 2025. The Tucson Main Market area had 983 new properties under contract in October 2026, down 20% from October 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 11/06/2026 is believed to be reliable, but not guaranteed.

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GREATER TUCSON MAIN MARKET | NOVEMBER 2026

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

On average, homes sold this % of original list price.	
Oct 2025	Oct 2026
95.7%	**95.4%**

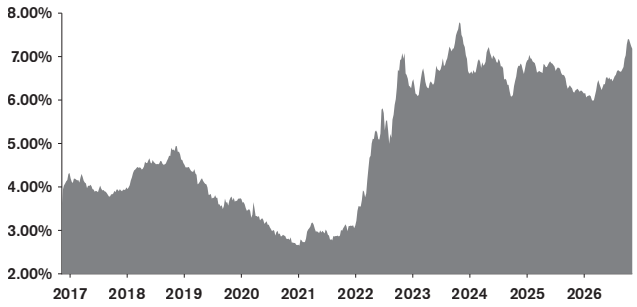


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	$220,000	6.140%	$1,271.93
2025	$376,131	6.428%	$2,241.64
2026	$378,359	7.328%	$2,471.07

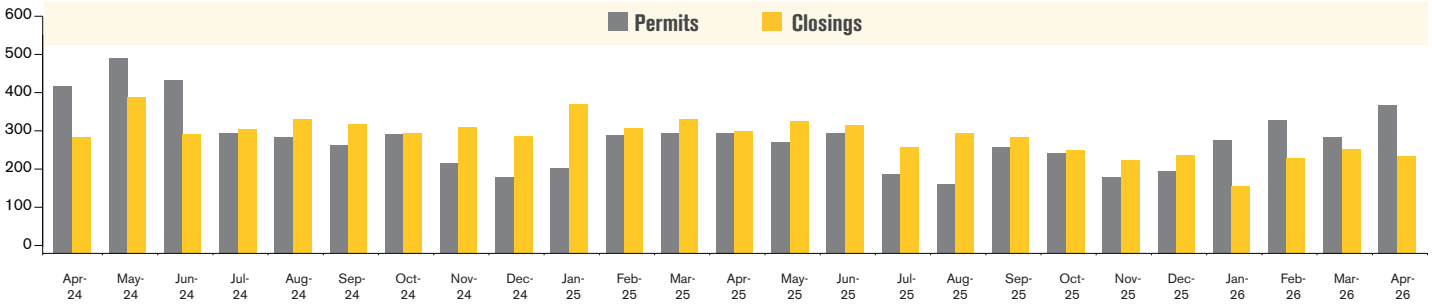
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 April 2026, new home permits were **up 23%** and new home closings were **down 20%** from April 2025.

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These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 11/06/2026. Information is believed to be reliable, but not guaranteed.

THE **HOUSING** REPORT

GREATER TUCSON MAIN MARKET | NOVEMBER 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
		May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26			
$1 - 49,999	21	1	5	4	3	1	1	21.0	10.8	Buyer
$50,000 - 74,999	34	4	4	4	4	1	2	17.0	14.7	Buyer
$75,000 - 99,999	59	9	11	10	8	7	7	8.4	8.2	Slightly Buyer
$100,000 - 124,999	66	14	9	11	13	10	12	5.5	4.9	Slightly Seller
$125,000 - 149,999	60	12	9	17	8	18	11	5.5	4.8	Slightly Seller
$150,000 - 174,999	64	23	25	12	20	11	13	4.9	4.3	Slightly Seller
$175,000 - 199,999	142	27	26	23	14	18	32	4.4	5.9	Balanced
$200,000 - 224,999	102	31	25	36	27	40	40	2.6	2.6	Seller
$225,000 - 249,999	227	70	53	55	43	40	53	4.3	4.4	Slightly Seller
$250,000 - 274,999	252	92	76	72	64	56	60	4.2	4.1	Slightly Seller
$275,000 - 299,999	446	101	106	89	101	102	70	6.4	4.5	Slightly Seller
$300,000 - 349,999	763	276	273	234	206	160	163	4.7	4.0	Slightly Seller
$350,000 - 399,999	675	211	199	181	153	176	124	5.4	4.3	Slightly Seller
$400,000 - 499,999	788	238	208	199	190	180	156	5.1	4.2	Slightly Seller
$500,000 - 599,999	442	132	104	109	94	97	69	6.4	4.6	Slightly Seller
$600,000 - 699,999	281	72	73	72	54	55	34	8.3	5.5	Balanced
$700,000 - 799,999	150	52	61	33	29	42	30	5.0	4.1	Slightly Seller
$800,000 - 899,999	106	27	37	24	27	9	26	4.1	4.6	Slightly Seller
$900,000 - 999,999	91	21	19	17	9	10	12	7.6	7.4	Slightly Buyer
$1,000,000 - and over	306	61	52	49	41	37	35	8.7	7.2	Slightly Buyer
TOTAL	**5,075**	**1,474**	**1,375**	**1,251**	**1,108**	**1,070**	**950**	**5.3**	**4.5**	Slightly Seller

Seller's Market | Slight Seller's Market | Balanced Market | Slight Buyer's Market | Buyer's Market

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 11/06/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2026-10/31/2026. Information is believed to be reliable, but not guaranteed.

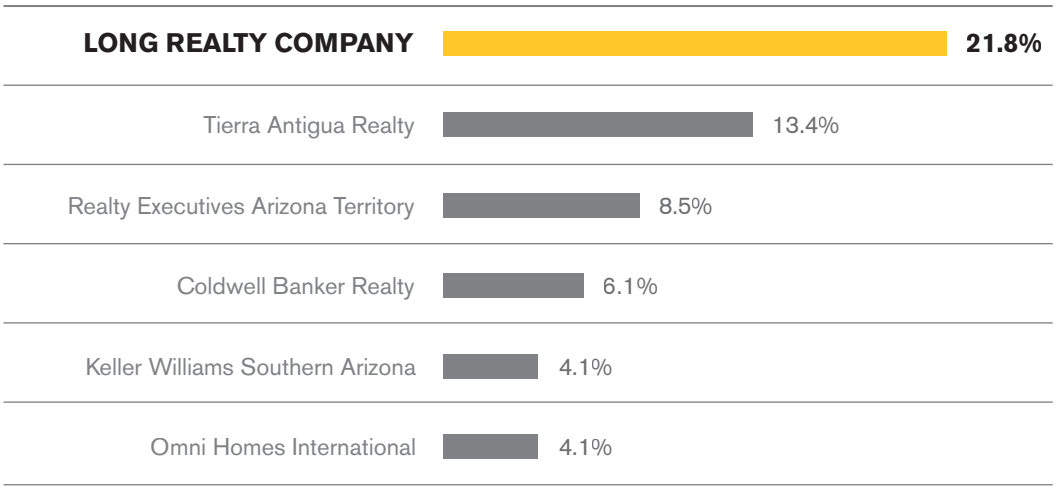
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GREATER TUCSON MAIN MARKET | NOVEMBER 2026

MARKET SHARE
GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

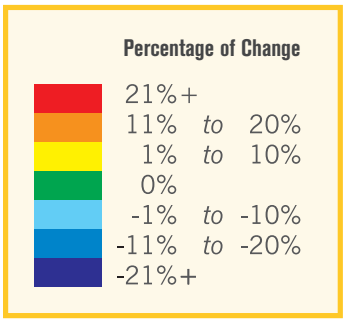
Data Obtained 11/06/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 11/01/2025 – 10/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.

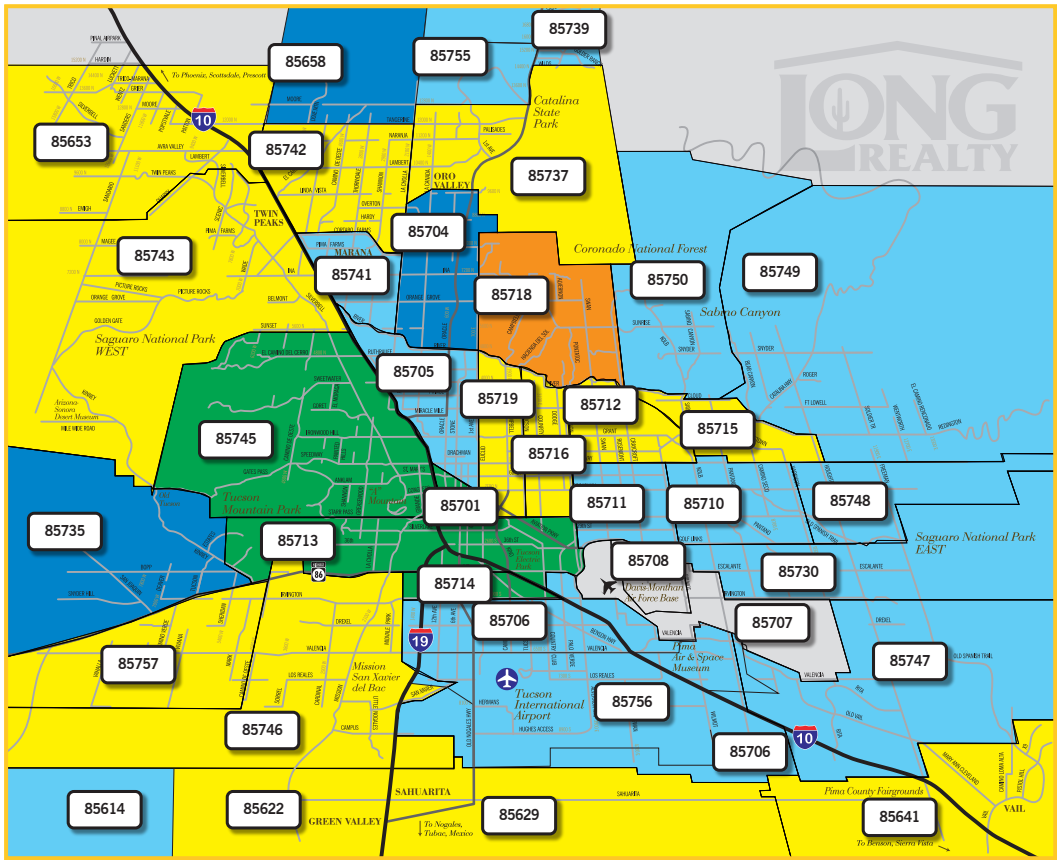


CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2025-OCT 2025 TO AUG 2026-OCT 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 August 2025-October 2025 to August 2026-October 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 11/06/2026. Information is believed to be reliable, but not guaranteed.