

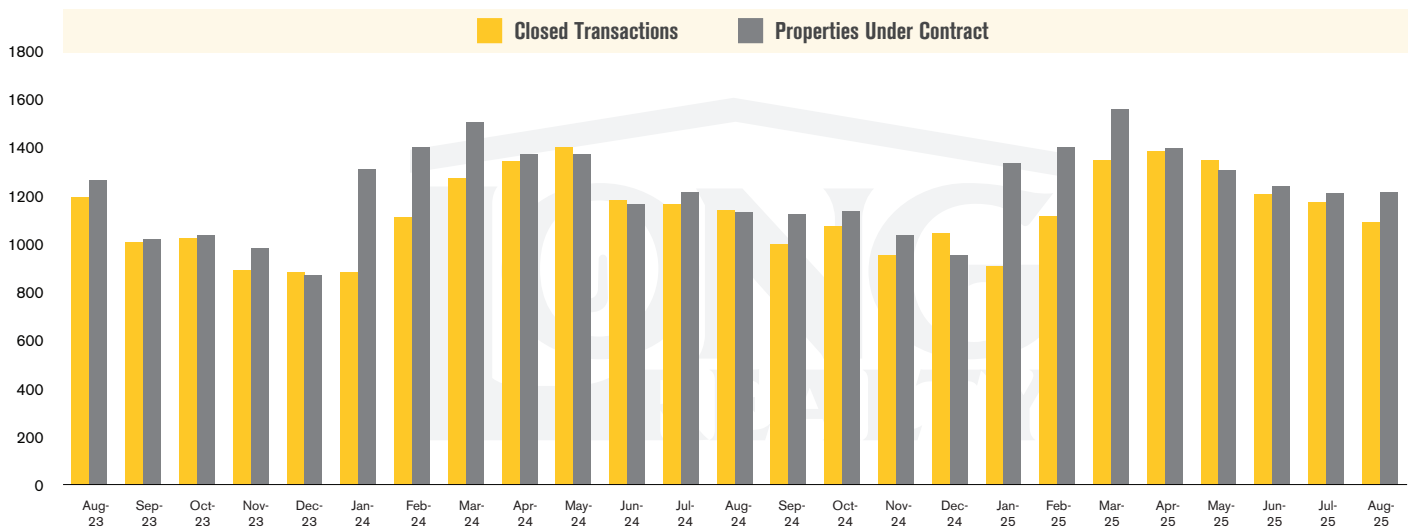
THE HOUSING REPORT



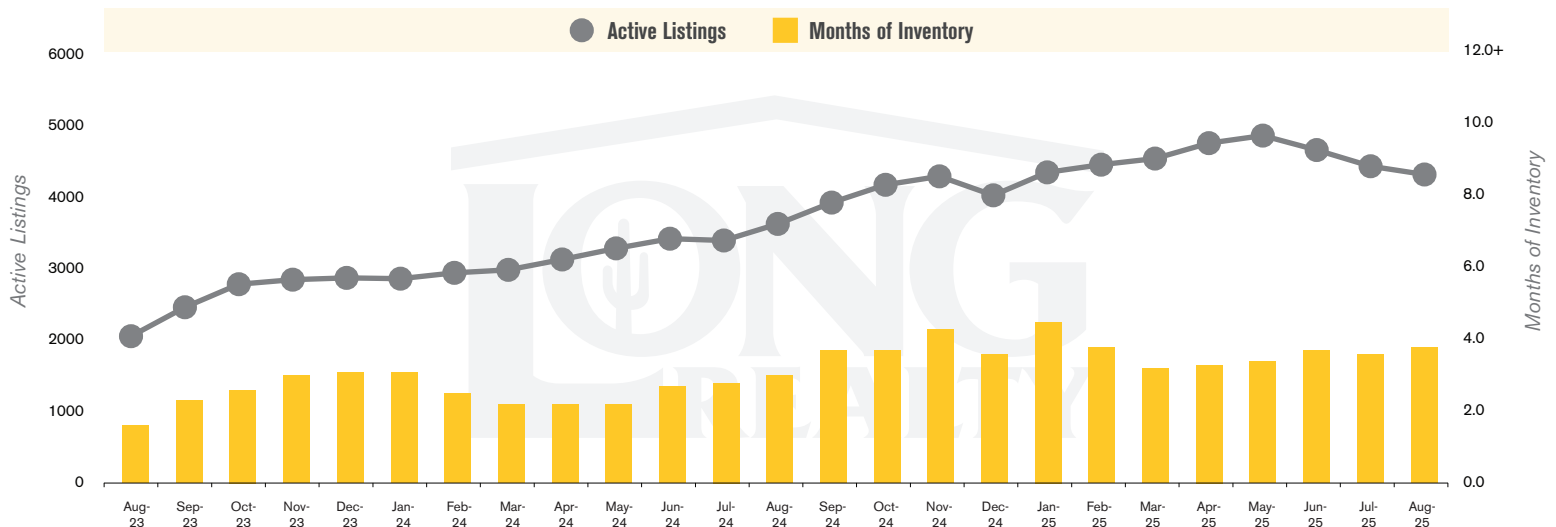
GREATER TUCSON MAIN MARKET | SEPTEMBER 2025

In the Tucson Main Market area, August 2025 active inventory was 4,348, a 19% increase from August 2024. There were 1,159 closings in August 2025, a 4% decrease from August 2024. Year-to-date 2025 there were 10,177 closings, a 1% increase from year-to-date 2024. Months of Inventory was 3.8, up from 3.0 in August 2024. Median price of sold homes was \$379,682 for the month of August 2025, virtually unchanged from August 2024. The Tucson Main Market area had 1,293 new properties under contract in August 2025, up 8% from August 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 09/05/2025 is believed to be reliable, but not guaranteed.

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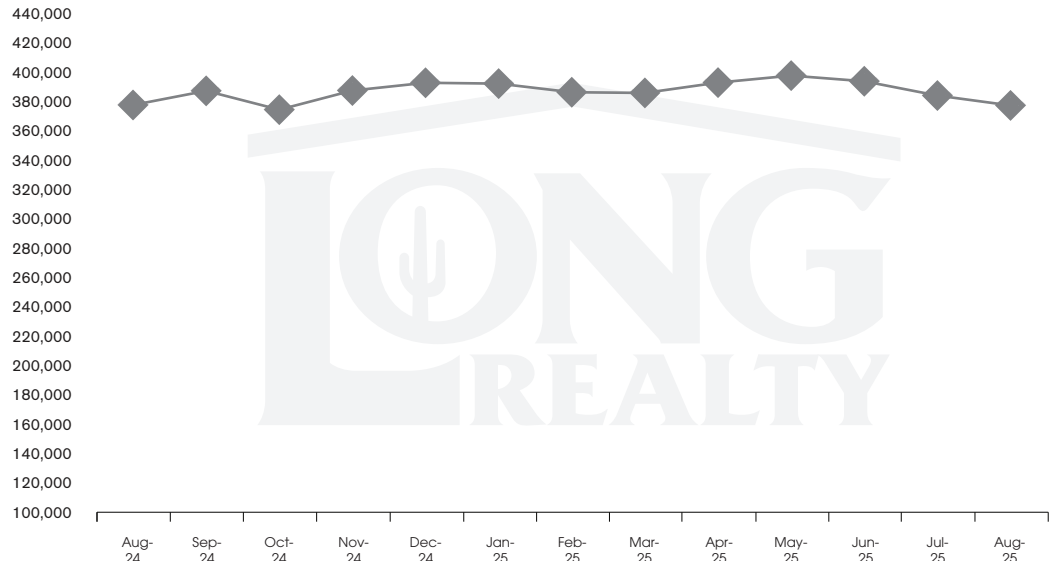
GREATER TUCSON MAIN MARKET | SEPTEMBER 2025

MEDIAN SOLD PRICE

GREATER TUCSON
MAIN MARKET

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

Aug 2024	Aug 2025
95.6%	95.5%

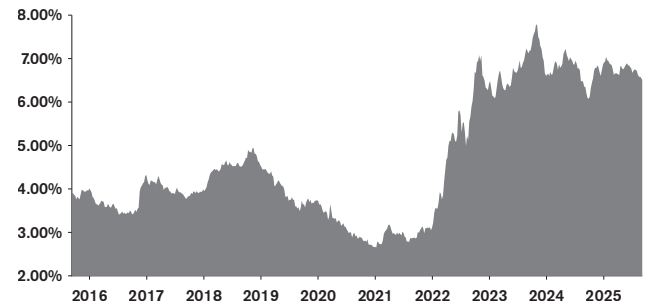


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$379,988	6.500%	\$2,281.69
2025	\$379,682	6.580%	\$2,298.87

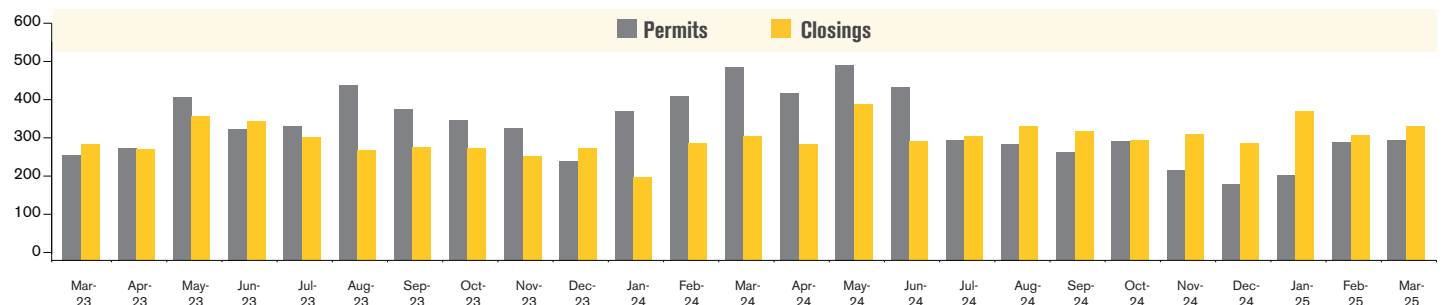
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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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GREATER TUCSON MAIN MARKET | SEPTEMBER 2025



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
		Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25			
\$1 - 49,999	19	2	2	2	0	5	0	n/a	7.6	Slightly Buyer
\$50,000 - 74,999	5	1	2	4	1	6	0	n/a	3.6	Seller
\$75,000 - 99,999	30	11	8	5	9	7	5	6.0	4.0	Slightly Seller
\$100,000 - 124,999	33	8	15	10	8	12	15	2.2	2.9	Seller
\$125,000 - 149,999	58	8	22	19	7	20	20	2.9	4.1	Slightly Seller
\$150,000 - 174,999	73	15	20	17	20	18	16	4.6	4.0	Seller
\$175,000 - 199,999	63	32	29	15	18	23	32	2.0	2.9	Seller
\$200,000 - 224,999	64	34	44	34	31	40	40	1.6	1.9	Seller
\$225,000 - 249,999	128	59	58	68	49	52	43	3.0	2.7	Seller
\$250,000 - 274,999	188	78	81	78	65	66	63	3.0	2.8	Seller
\$275,000 - 299,999	309	121	117	107	115	87	97	3.2	3.1	Seller
\$300,000 - 349,999	763	272	248	261	245	230	253	3.0	3.2	Seller
\$350,000 - 399,999	678	217	220	216	190	203	171	4.0	3.8	Seller
\$400,000 - 499,999	733	255	246	254	213	193	156	4.7	4.1	Slightly Seller
\$500,000 - 599,999	399	109	128	114	115	86	86	4.6	4.3	Slightly Seller
\$600,000 - 699,999	225	61	74	68	60	63	60	3.8	4.0	Slightly Seller
\$700,000 - 799,999	159	46	41	51	47	43	38	4.2	3.9	Seller
\$800,000 - 899,999	96	25	30	30	19	20	27	3.6	4.8	Slightly Seller
\$900,000 - 999,999	57	12	20	11	17	9	9	6.3	5.8	Balanced
\$1,000,000 - and over	268	66	65	70	54	64	28	9.6	5.8	Balanced
TOTAL	4,348	1,432	1,470	1,434	1,283	1,247	1,159	3.8	3.7	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 09/05/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2025-08/31/2025. Information is believed to be reliable, but not guaranteed.

THE HOUSING REPORT



GREATER TUCSON MAIN MARKET | SEPTEMBER 2025

MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

Data Obtained 09/05/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 09/01/2024 – 08/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY

21.9%

Tierra Antigua Realty

13.3%

Realty Executives Arizona Territory

8.0%

Coldwell Banker Realty

6.4%

Keller Williams Southern Arizona

5.3%

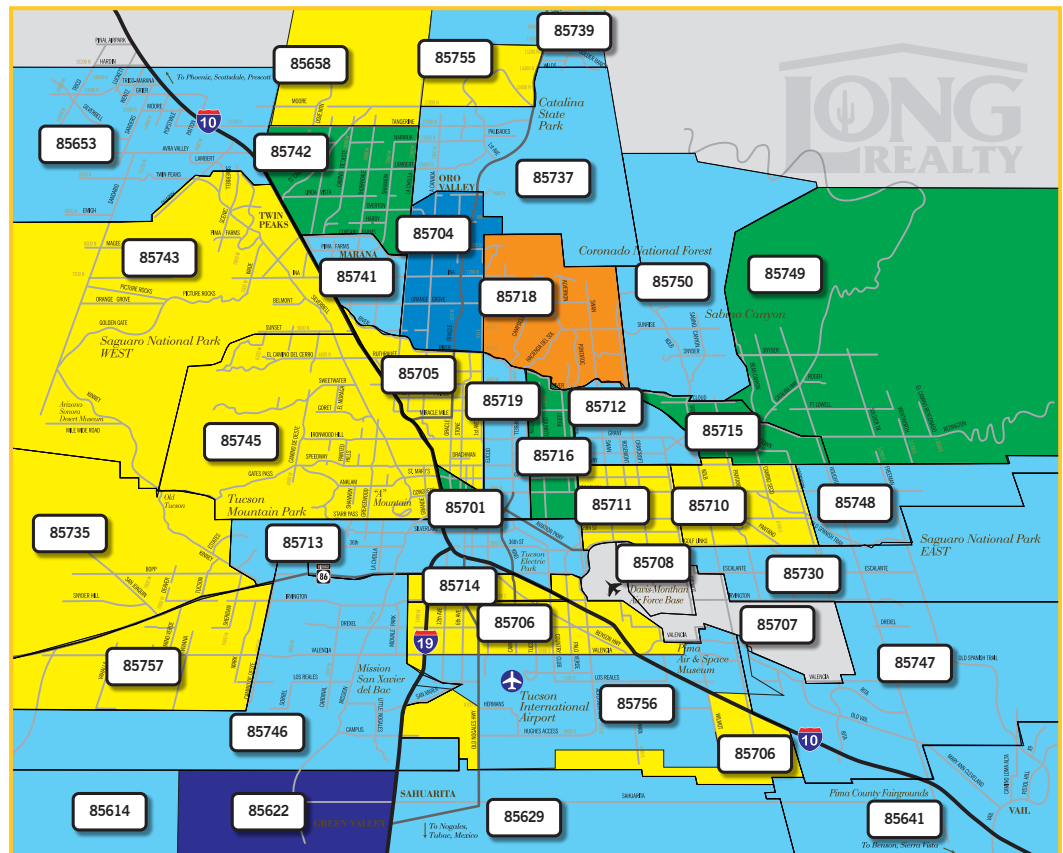
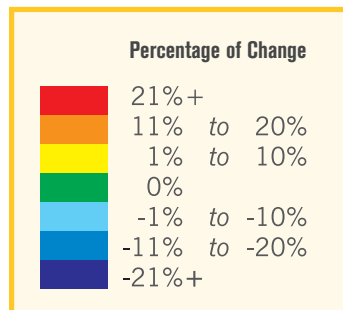
Omni Homes International

4.1%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2024-AUG 2024 TO
JUN 2025-AUG 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 June 2024-August 2024 to June 2025-August 2025 by zip code. These statistics are based on information obtained from the MLSSAZ on 09/05/2025. Information is believed to be reliable, but not guaranteed.