

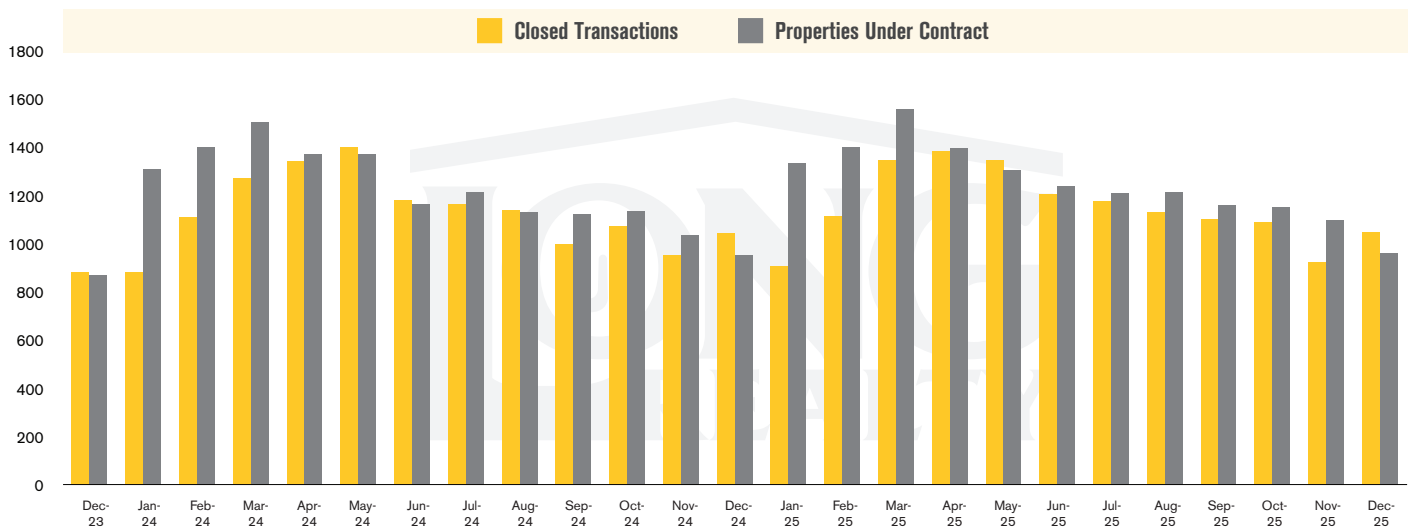
THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JANUARY 2026

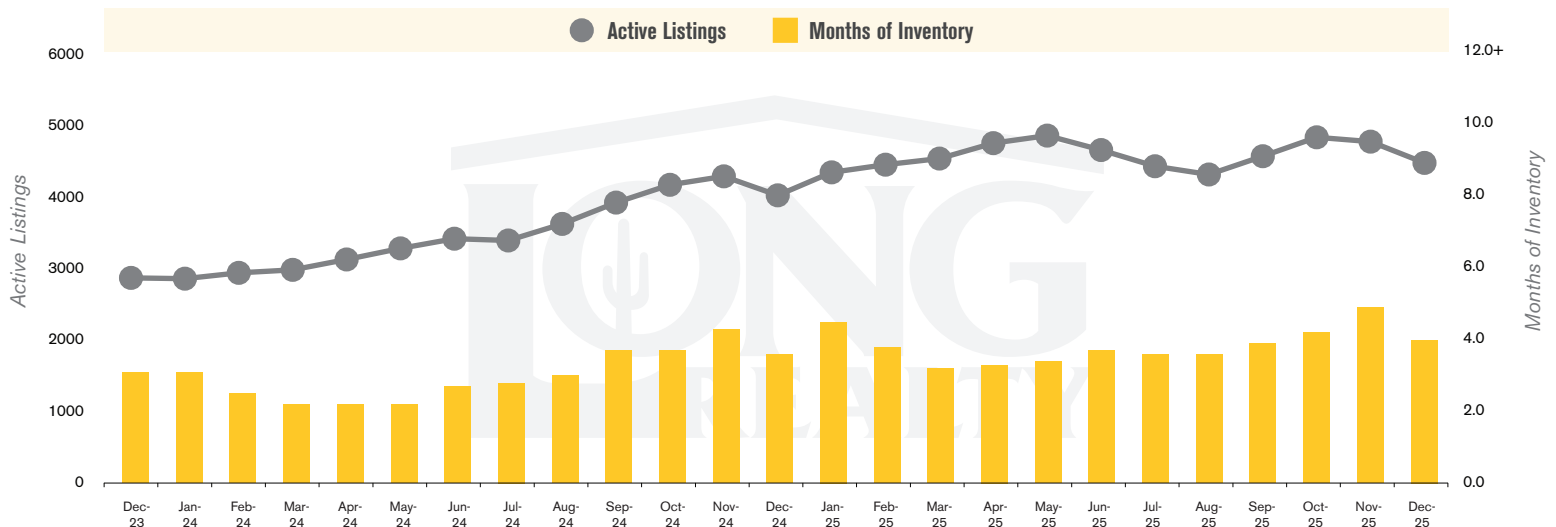


In the Tucson Main Market area, December 2025 active inventory was 4,511, an 11% increase from December 2024. There were 1,116 closings in December 2025, virtually unchanged from December 2024. Year-to-date 2025 there were 14,653 closings, a 2% increase from year-to-date 2024. Months of Inventory was 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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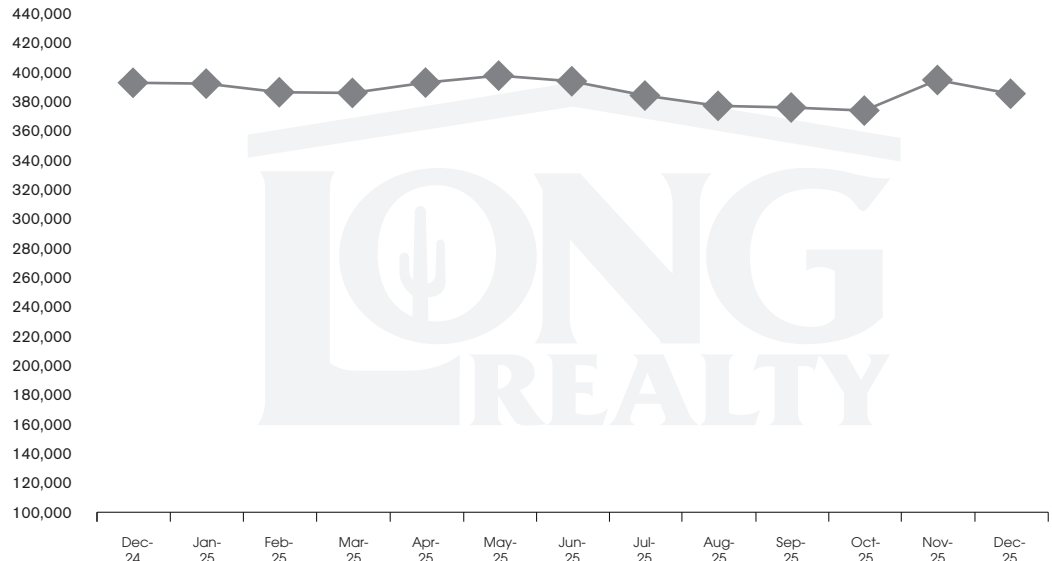


MEDIAN SOLD PRICE

GREATER TUCSON
MAIN MARKET

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

Dec 2024	Dec 2025
95.7%	95.1%

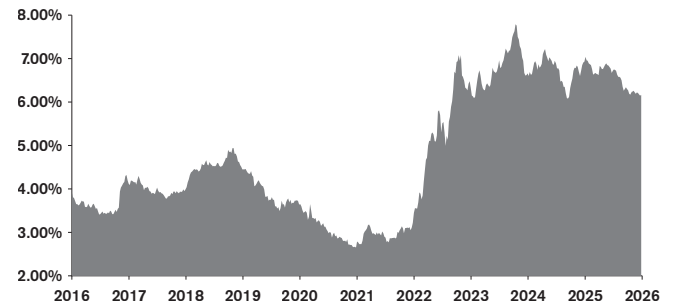


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

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

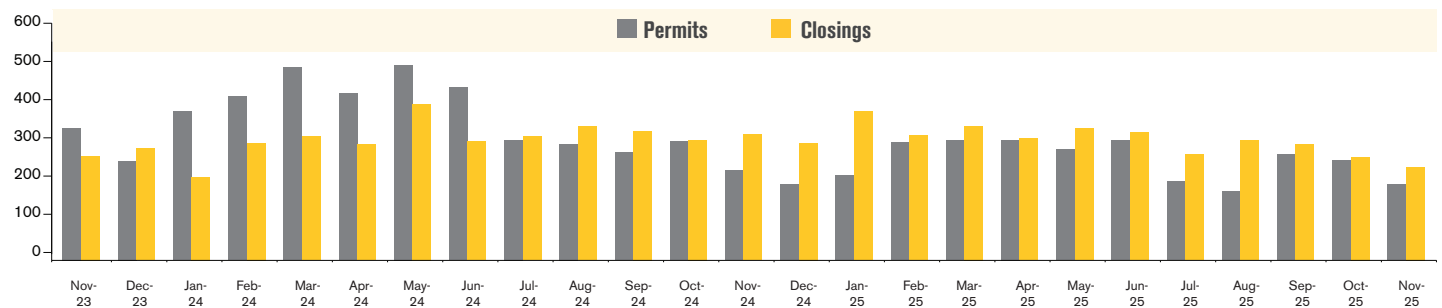
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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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These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 01/07/2026. Information is believed to be reliable, but not guaranteed.

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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	Balanced
\$50,000 - 74,999	14	6	0	4	4	2	2	7.0	4.1	Slightly Seller
\$75,000 - 99,999	38	7	5	8	8	5	7	5.4	5.1	Balanced
\$100,000 - 124,999	57	12	15	14	10	10	9	6.3	5.1	Balanced
\$125,000 - 149,999	85	20	20	16	14	16	11	7.7	5.3	Balanced
\$150,000 - 174,999	67	18	16	17	19	18	17	3.9	3.5	Seller
\$175,000 - 199,999	75	23	32	22	21	19	21	3.6	3.9	Seller
\$200,000 - 224,999	74	41	43	36	31	23	26	2.8	3.2	Seller
\$225,000 - 249,999	160	52	45	49	55	39	48	3.3	3.5	Seller
\$250,000 - 274,999	202	66	63	52	64	56	69	2.9	3.4	Seller
\$275,000 - 299,999	352	88	104	105	94	64	98	3.6	4.3	Slightly Seller
\$300,000 - 349,999	724	230	257	227	229	211	216	3.4	3.5	Seller
\$350,000 - 399,999	653	208	181	193	182	127	156	4.2	4.4	Slightly Seller
\$400,000 - 499,999	774	196	164	171	173	140	162	4.8	5.1	Balanced
\$500,000 - 599,999	383	87	91	98	95	79	88	4.4	4.7	Slightly Seller
\$600,000 - 699,999	242	63	60	54	51	57	62	3.9	4.6	Slightly Seller
\$700,000 - 799,999	148	43	40	30	35	27	38	3.9	4.7	Slightly Seller
\$800,000 - 899,999	84	20	30	22	20	19	19	4.4	4.8	Slightly Seller
\$900,000 - 999,999	70	9	10	15	14	11	19	3.7	5.5	Balanced
\$1,000,000 - and over	295	64	29	39	37	55	45	6.6	6.8	Slightly Buyer
TOTAL	4,511	1,258	1,205	1,173	1,158	980	1,116	4.0	4.4	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



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.

LONG REALTY COMPANY

22.1%

Tierra Antigua Realty

13.1%

Realty Executives Arizona Territory

8.3%

Coldwell Banker Realty

6.3%

Keller Williams Southern Arizona

5.2%

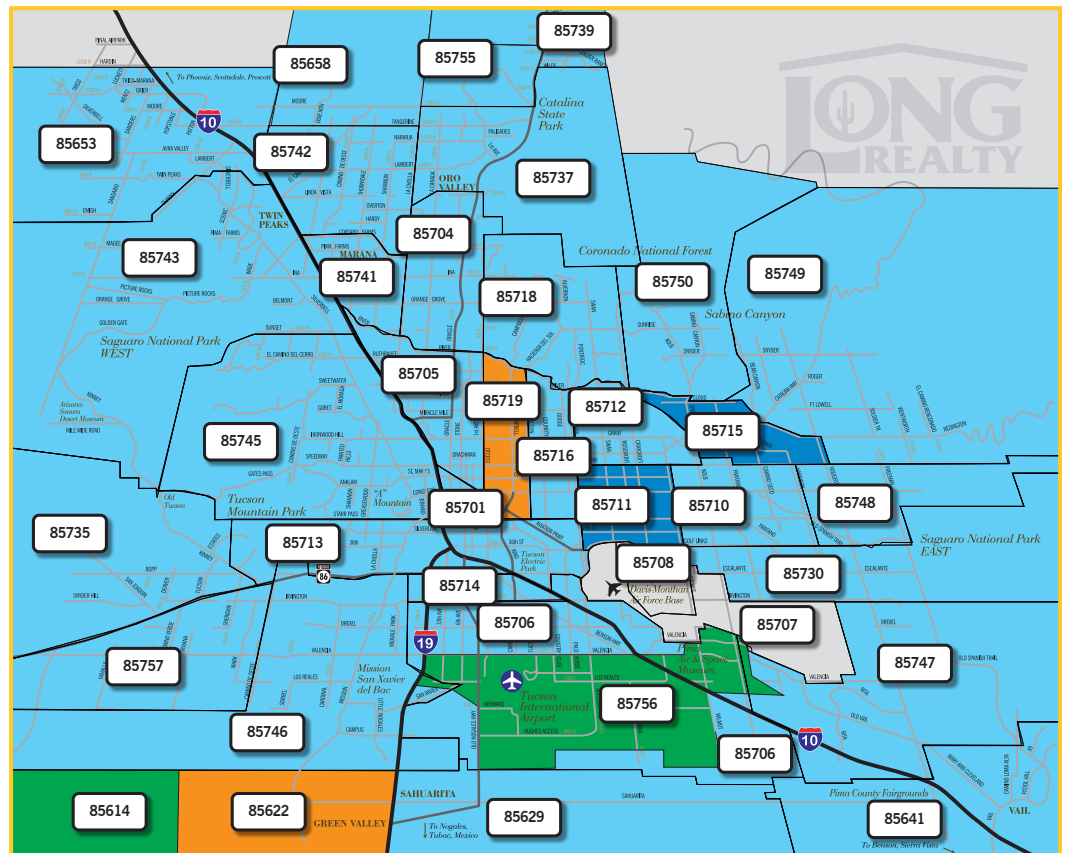
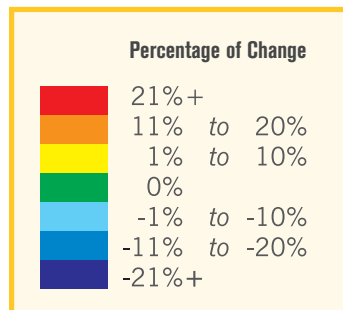
Omni Homes International

4.2%

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 MLSSAZ on 01/07/2026. Information is believed to be reliable, but not guaranteed.