

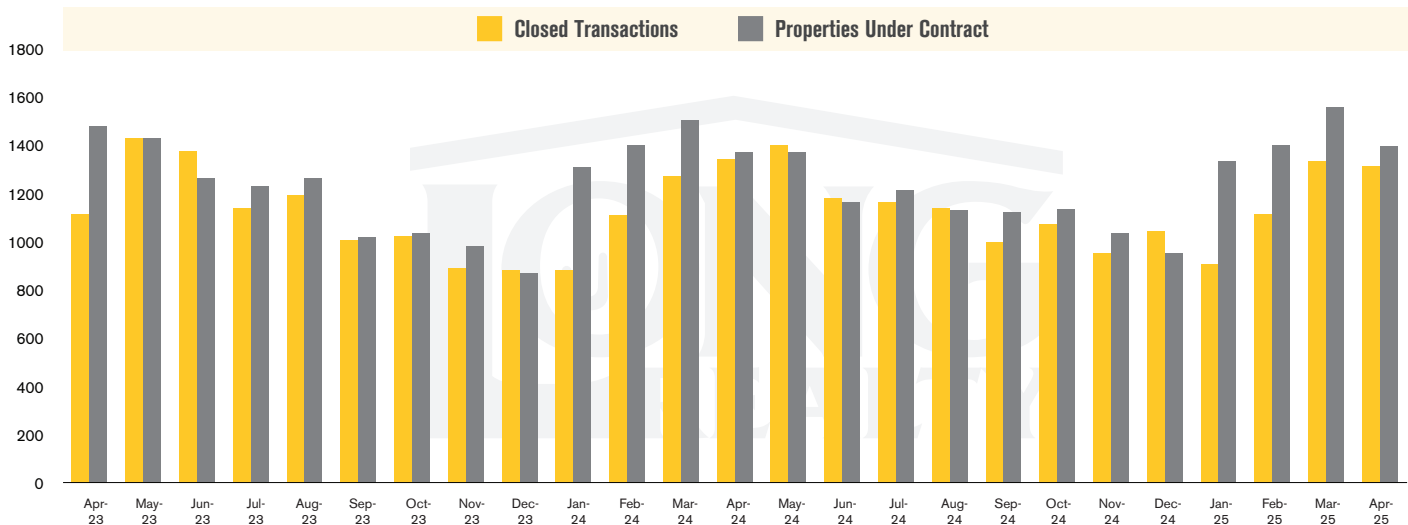
# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | MAY 2025

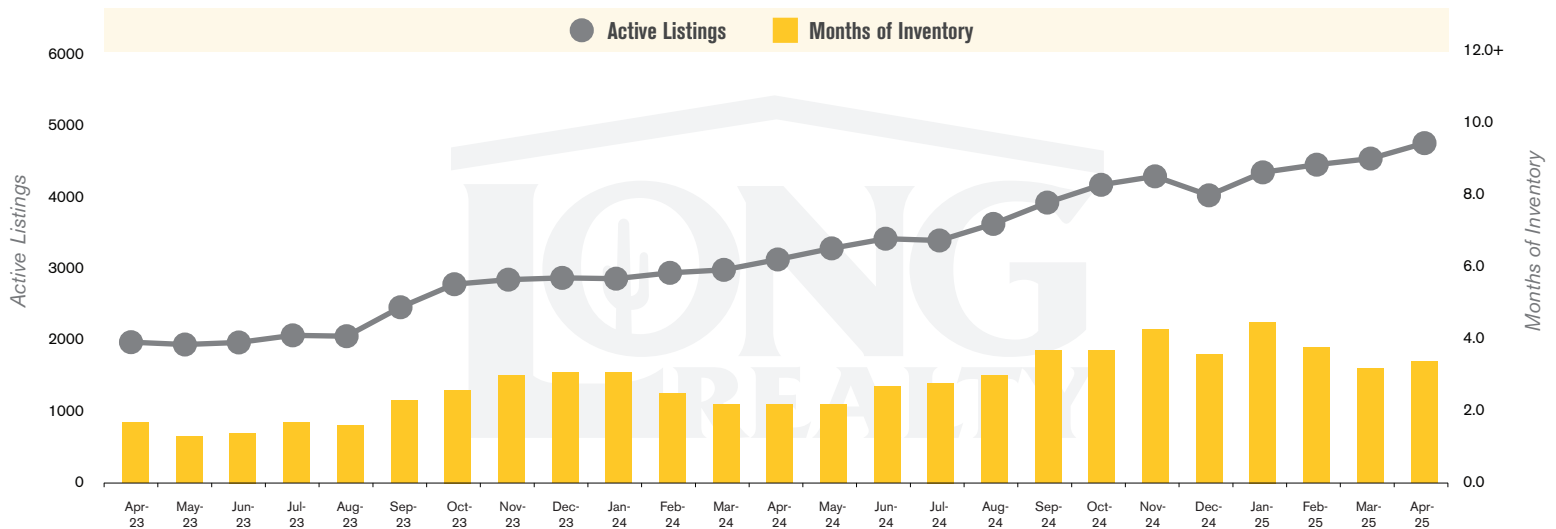


In the Tucson Main Market area, April 2025 active inventory was 4,789, a 52% increase from April 2024. There were 1,397 closings in April 2025, a 2% decrease from April 2024. Year-to-date 2025 there were 4,970 closings, a 2% increase from year-to-date 2024. Months of Inventory was 3.4, up from 2.2 in April 2024. Median price of sold homes was \$395,879 for the month of April 2025, down 3% from April 2024. The Tucson Main Market area had 1,487 new properties under contract in April 2025, up 2% from April 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 05/06/2025 is believed to be reliable, but not guaranteed.

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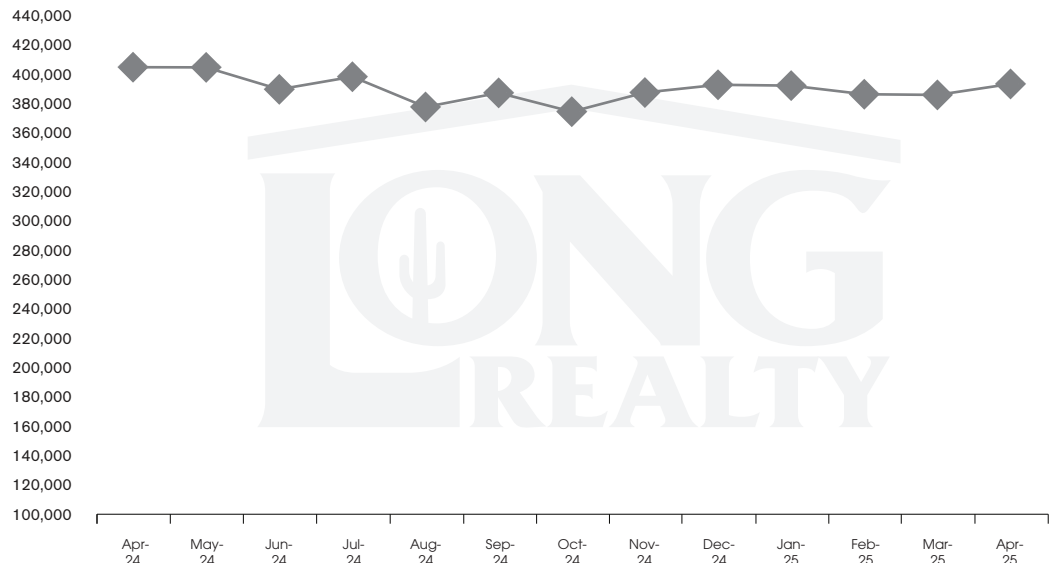


## MEDIAN SOLD PRICE

GREATER TUCSON  
MAIN MARKET

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

Apr 2024	Apr 2025
96.8%	95.7%

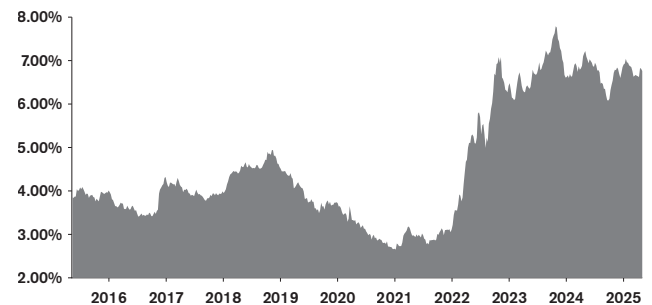


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$407,441	6.990%	\$2,572.58
2025	\$395,879	6.740%	\$2,436.78

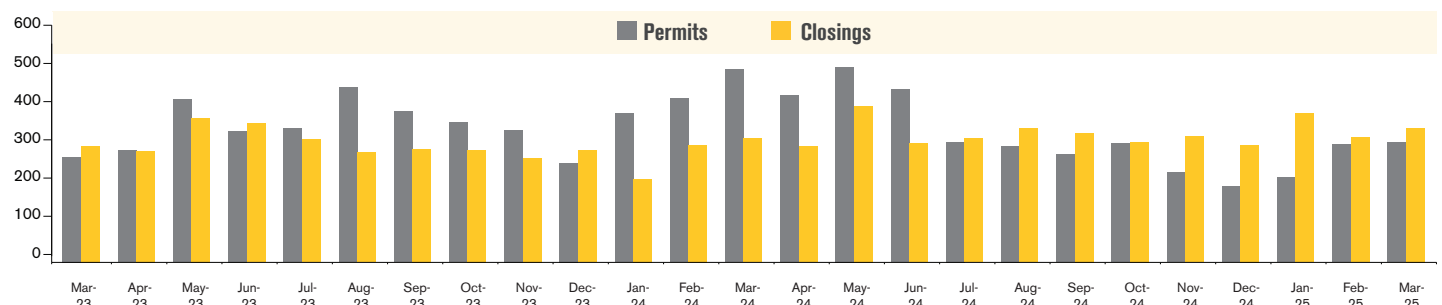
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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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# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | MAY 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
		Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25			
\$1 - 49,999	4	2	0	0	2	2	2	2.0	2.0	Seller
\$50,000 - 74,999	13	3	2	2	2	1	2	6.5	8.0	Slightly Buyer
\$75,000 - 99,999	29	5	9	5	10	11	7	4.1	2.8	Seller
\$100,000 - 124,999	33	10	15	9	9	8	15	2.2	3.3	Seller
\$125,000 - 149,999	74	9	17	6	16	8	21	3.5	4.6	Slightly Seller
\$150,000 - 174,999	63	11	9	21	17	15	19	3.3	4.0	Seller
\$175,000 - 199,999	73	17	28	18	15	32	27	2.7	2.9	Seller
\$200,000 - 224,999	63	27	29	32	40	34	44	1.4	1.7	Seller
\$225,000 - 249,999	126	45	47	46	45	59	55	2.3	2.6	Seller
\$250,000 - 274,999	183	61	62	55	59	78	78	2.3	2.2	Seller
\$275,000 - 299,999	286	80	87	79	99	119	111	2.6	2.5	Seller
\$300,000 - 349,999	734	176	189	148	216	270	236	3.1	2.9	Seller
\$350,000 - 399,999	813	159	188	140	168	216	198	4.1	3.9	Seller
\$400,000 - 499,999	871	178	173	162	212	250	234	3.7	3.6	Seller
\$500,000 - 599,999	451	74	88	82	92	107	124	3.6	4.0	Slightly Seller
\$600,000 - 699,999	261	47	53	50	66	62	69	3.8	4.0	Seller
\$700,000 - 799,999	182	47	41	37	32	46	40	4.6	4.5	Slightly Seller
\$800,000 - 899,999	112	19	23	22	26	25	30	3.7	4.2	Slightly Seller
\$900,000 - 999,999	75	10	16	12	12	12	20	3.8	4.9	Slightly Seller
\$1,000,000 - and over	343	34	36	39	49	66	65	5.3	5.6	Balanced
<b>TOTAL</b>	<b>4,789</b>	<b>1,014</b>	<b>1,112</b>	<b>965</b>	<b>1,187</b>	<b>1,421</b>	<b>1,397</b>	<b>3.4</b>	<b>3.5</b>	<b>Seller</b>



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 05/06/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2025-04/30/2025. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | MAY 2025



## MARKET SHARE

GREATER TUCSON MAIN MARKET

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

Data Obtained 05/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 05/01/2024 – 04/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.

**LONG REALTY COMPANY**

**21.7%**

Tierra Antigua Realty

13.3%

Realty Executives Arizona Territory

8.2%

Coldwell Banker Realty

6.5%

Keller Williams Southern Arizona

5.5%

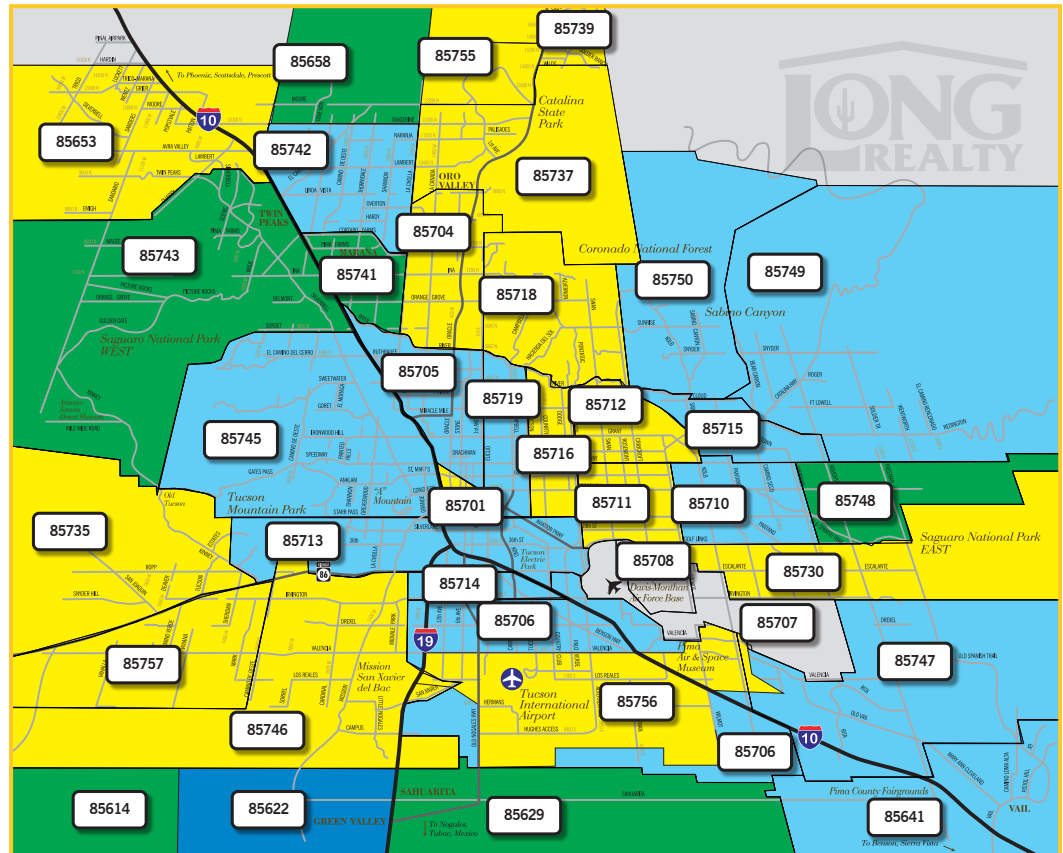
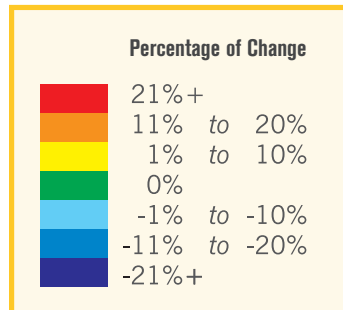
Exp Realty

4.2%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2024-APR 2024 TO  
FEB 2025-APR 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 February 2024-April 2024 to February 2025-April 2025 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/06/2025. Information is believed to be reliable, but not guaranteed.