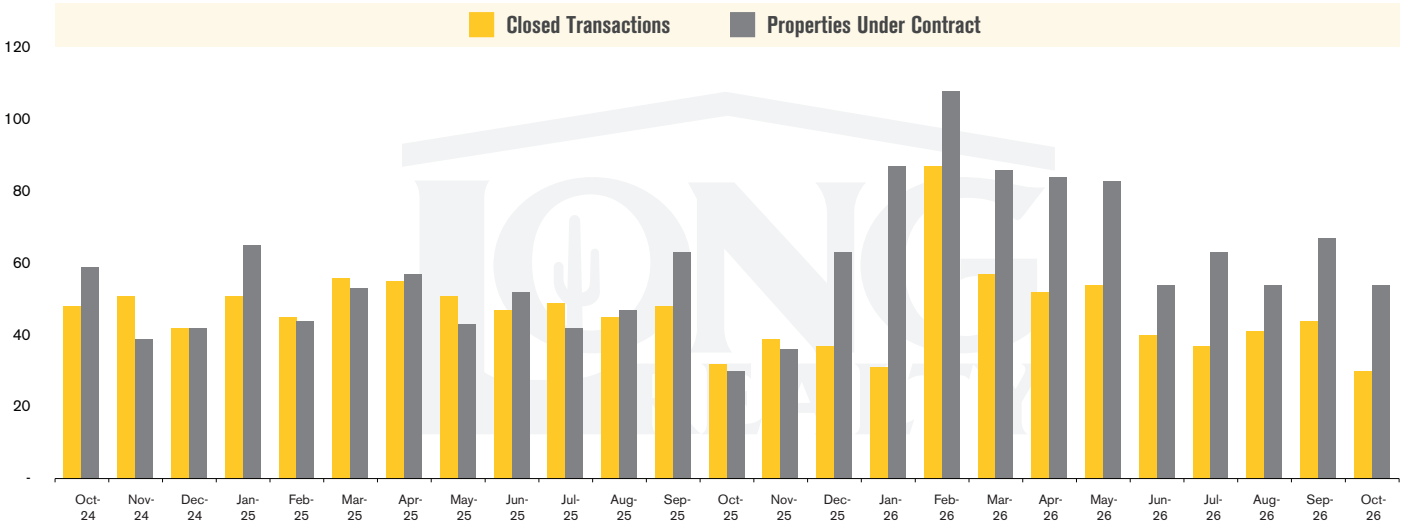
# THE **LAND** REPORT

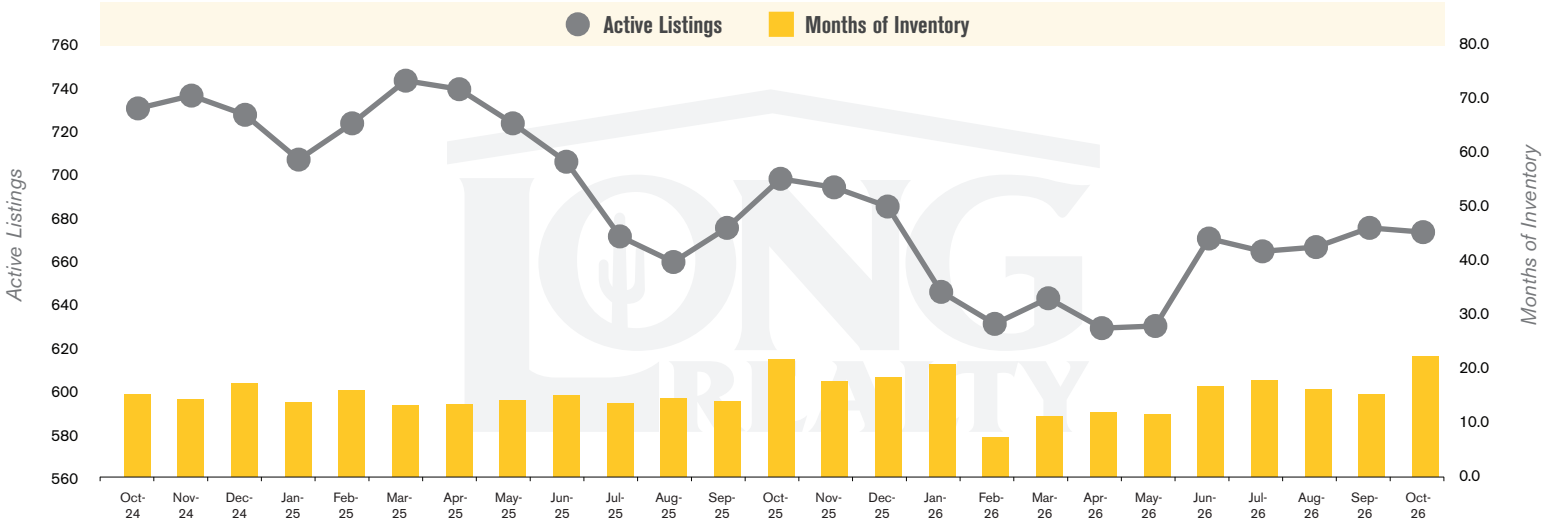
TUCSON | NOVEMBER 2026

In the Tucson Lot and Land market, October 2026 active inventory was 675, a 4% decrease from October 2025. There were 30 closings in October 2026, a 6% decrease from October 2025. Year-to-date 2026 there were 473 closings, a 1% decrease from year-to-date 2025. Months of Inventory was 22.5, up from 21.9 in October 2025. Median price of sold lots was $170,114 for the month of October 2026, up 4% from October 2025. The Tucson Lot and Land area had 54 new properties under contract in October 2026, up 80% from October 2025.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON LAND




## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON LAND






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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.*

# THE LAND REPORT

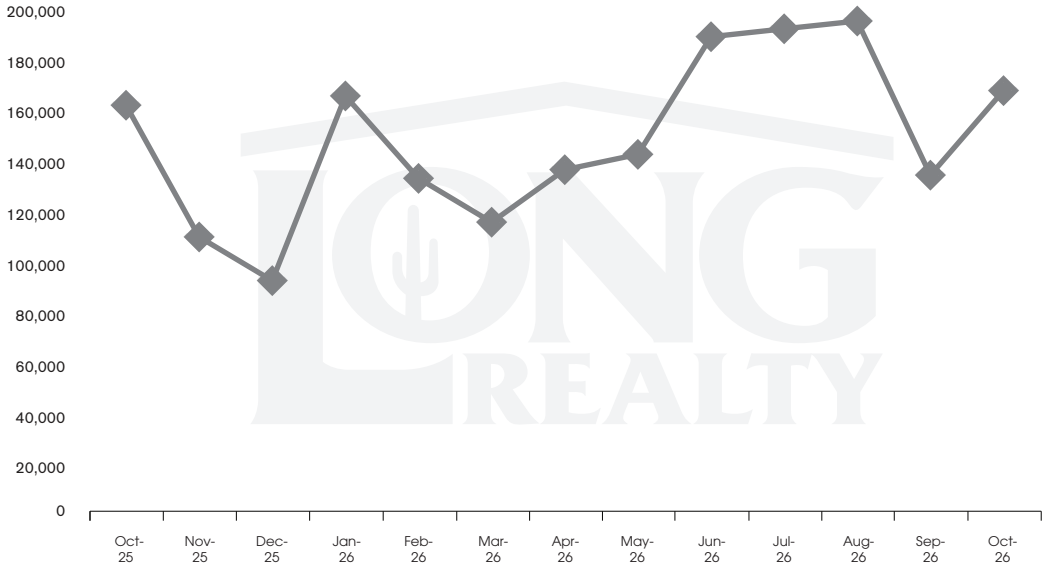
TUCSON | NOVEMBER 2026

## MEDIAN SOLD PRICE

TUCSON LAND

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

| Oct 2025 | Oct 2026 |
|---|---|
| **85.6%** | **86.3%** |

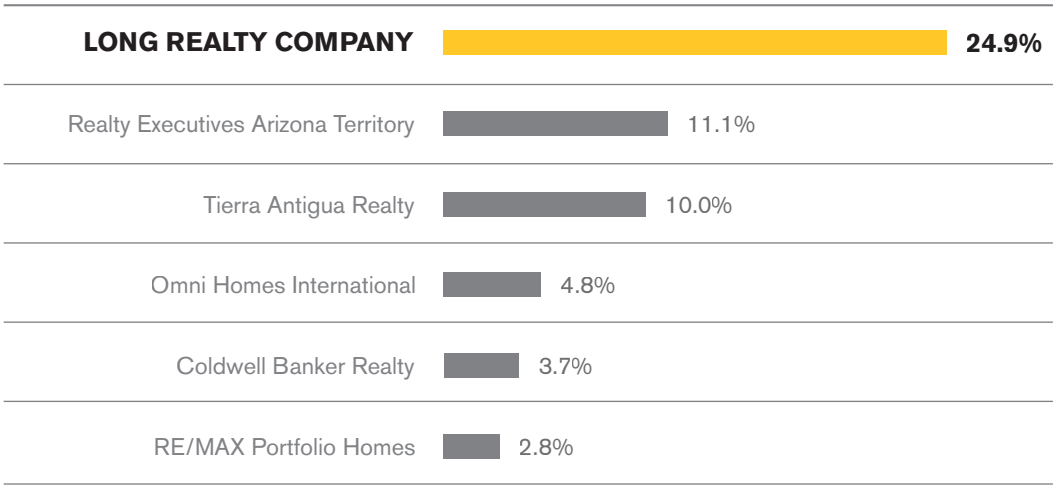



## MARKET SHARE

TUCSON LAND

**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.*






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# THE LAND REPORT

TUCSON | NOVEMBER 2026

## MARKET CONDITIONS BY PRICE BAND TUCSON LAND

| | 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 | 82 | 9 | 7 | 7 | 7 | 5 | 5 | 16.4 | 14.9 | Buyer |
| $50,000 - 74,999 | 46 | 7 | 3 | 4 | 7 | 7 | 3 | 15.3 | 8.6 | Buyer |
| $75,000 - 99,999 | 66 | 9 | 6 | 2 | 4 | 6 | 4 | 16.5 | 15.2 | Buyer |
| $100,000 - 124,999 | 42 | 4 | 4 | 2 | 5 | 8 | 2 | 21.0 | 7.7 | Slightly Buyer |
| $125,000 - 149,999 | 53 | 3 | 2 | 0 | 4 | 1 | 1 | 53.0 | 24.5 | Buyer |
| $150,000 - 174,999 | 55 | 7 | 3 | 8 | 4 | 5 | 5 | 11.0 | 11.8 | Buyer |
| $175,000 - 199,999 | 37 | 5 | 0 | 1 | 2 | 3 | 1 | 37.0 | 20.0 | Buyer |
| $200,000 - 224,999 | 28 | 2 | 2 | 2 | 2 | 3 | 0 | n/a | 16.6 | Buyer |
| $225,000 - 249,999 | 29 | 0 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| $250,000 - 274,999 | 27 | 1 | 2 | 2 | 0 | 2 | 1 | 27.0 | 22.0 | Buyer |
| $275,000 - 299,999 | 24 | 1 | 2 | 1 | 0 | 0 | 2 | 12.0 | 34.5 | Buyer |
| $300,000 - 349,999 | 33 | 2 | 1 | 0 | 0 | 0 | 3 | 11.0 | 30.7 | Buyer |
| $350,000 - 399,999 | 40 | 0 | 1 | 1 | 0 | 1 | 0 | n/a | 123.0 | Buyer |
| $400,000 - 499,999 | 36 | 2 | 0 | 3 | 1 | 3 | 2 | 18.0 | 18.3 | Buyer |
| $500,000 - 599,999 | 20 | 2 | 2 | 3 | 1 | 0 | 1 | 20.0 | 33.5 | Buyer |
| $600,000 - 699,999 | 7 | 0 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| $700,000 - 799,999 | 7 | 0 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | n/a |
| $800,000 - 899,999 | 11 | 0 | 1 | 0 | 1 | 0 | 0 | n/a | 29.0 | Buyer |
| $900,000 - 999,999 | 4 | 0 | 0 | 0 | 1 | 0 | 0 | n/a | 14.0 | Buyer |
| $1,000,000 - and over | 28 | 0 | 0 | 0 | 2 | 0 | 0 | n/a | 40.0 | Buyer |
| **TOTAL** | **675** | **54** | **40** | **37** | **41** | **44** | **30** | **22.5** | **17.6** | Buyer |

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 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.*