

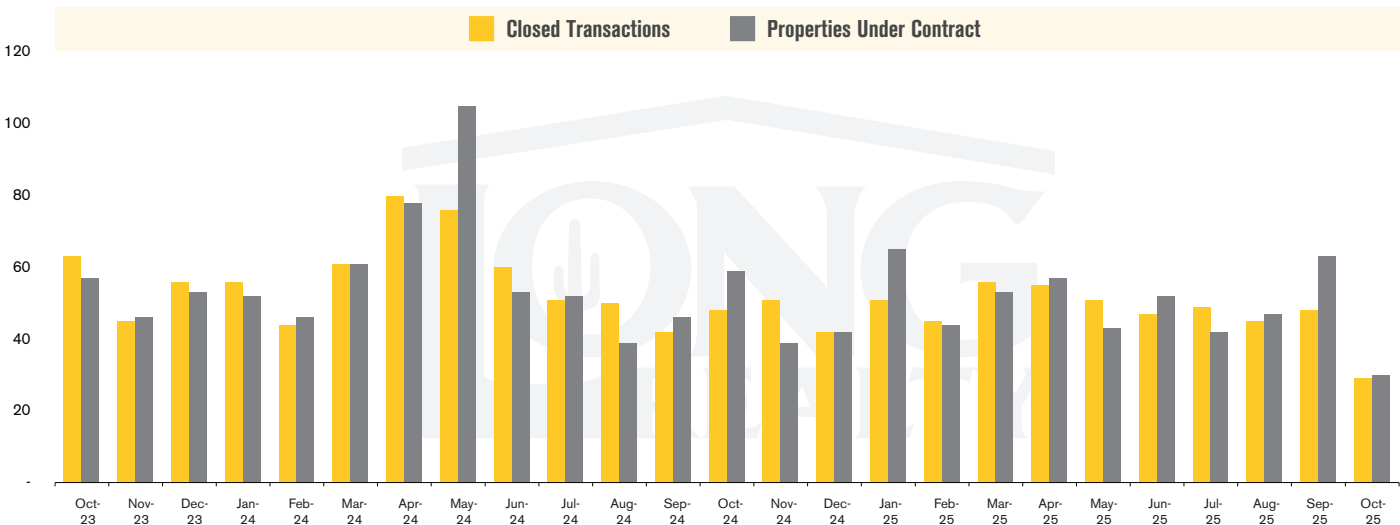
# THE LAND REPORT

TUCSON | NOVEMBER 2025

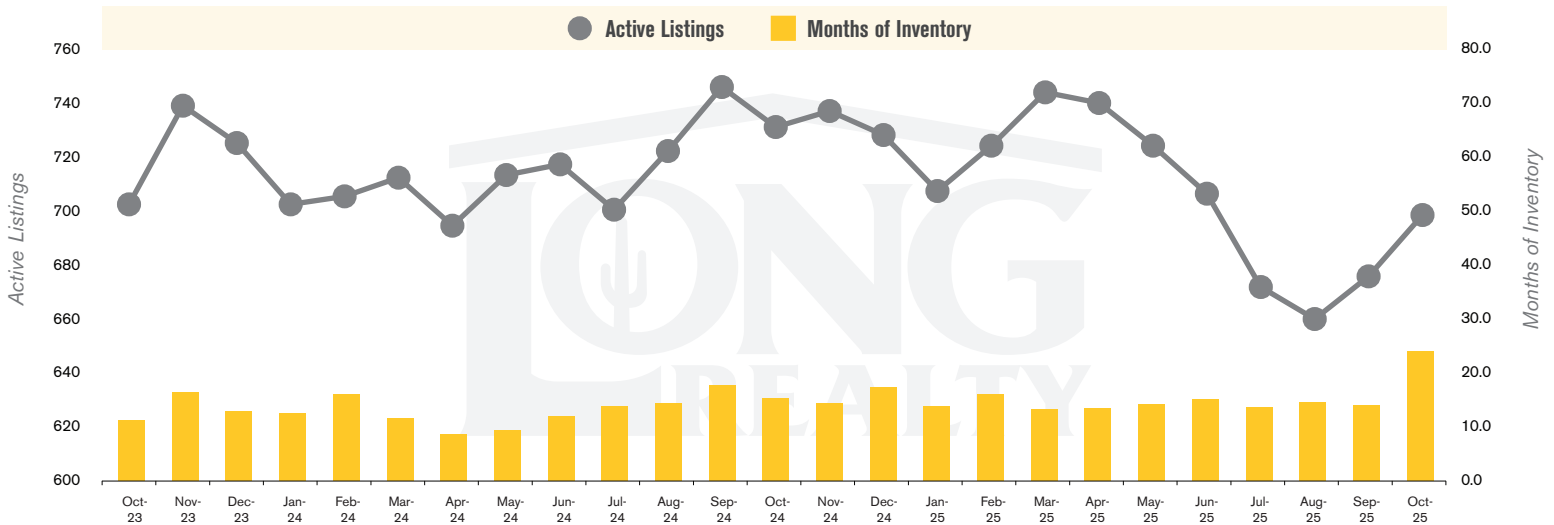


In the Tucson Lot and Land market, October 2025 active inventory was 700, a 5% decrease from October 2024. There were 29 closings in October 2025, a 40% decrease from October 2024. Year-to-date 2025 there were 476 closings, a 16% decrease from year-to-date 2024. Months of Inventory was 24.1, up from 15.3 in October 2024. Median price of sold lots was \$165,379 for the month of October 2025, up 26% from October 2024. The Tucson Lot and Land area had 30 new properties under contract in October 2025, down 49% from October 2024.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON LAND



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON LAND



Rick Sack, The BuyTucsonLots Team  
(520) 918-5477 | rick@BuyTucsonLots.com

Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.  
All data obtained 11/06/2025 is believed to be reliable, but not guaranteed.

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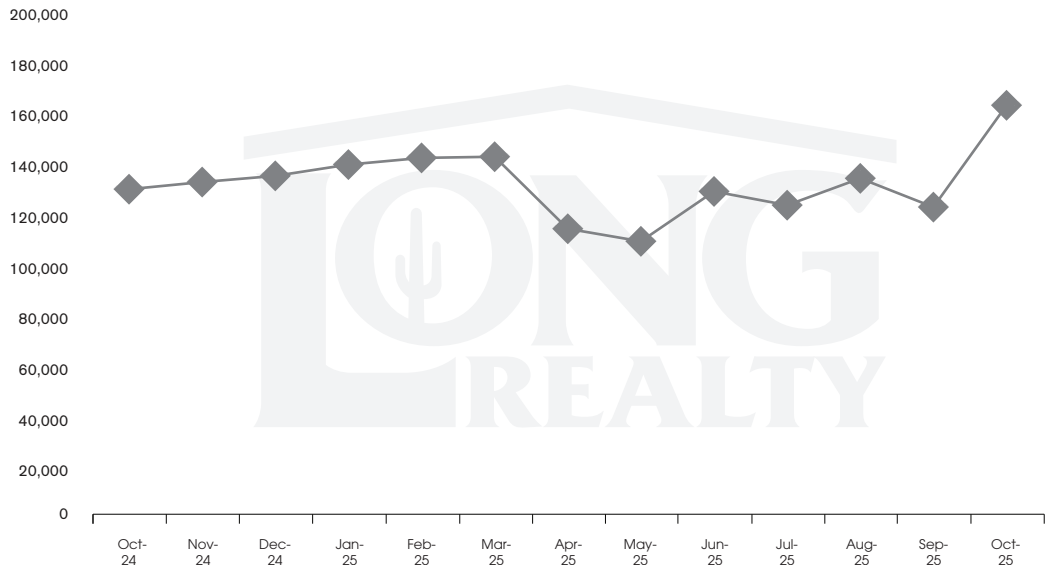


## MEDIAN SOLD PRICE

TUCSON LAND

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

Oct 2024	Oct 2025
87.2%	88.3%



## MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 11/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 11/01/2024 – 10/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.

**LONG REALTY COMPANY** 18.6%

Tierra Antigua Realty 14.6%

Realty Executives Arizona Territory 11.0%

Omni Homes International 5.8%

Coldwell Banker Realty 4.3%

Exp Realty 3.6%



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## 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-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25			
\$1 - 49,999	76	13	9	11	12	1	8	9.5	10.1	Buyer
\$50,000 - 74,999	54	10	8	9	4	10	1	54.0	10.6	Buyer
\$75,000 - 99,999	91	7	5	6	5	16	7	13.0	9.2	Buyer
\$100,000 - 124,999	44	3	5	1	7	6	2	22.0	8.5	Buyer
\$125,000 - 149,999	59	3	3	4	0	2	1	59.0	55.3	Buyer
\$150,000 - 174,999	50	3	3	4	3	2	1	50.0	25.7	Buyer
\$175,000 - 199,999	52	2	3	6	1	4	3	17.3	19.1	Buyer
\$200,000 - 224,999	24	4	3	0	4	1	1	24.0	12.3	Buyer
\$225,000 - 249,999	29	2	1	1	0	1	0	n/a	82.0	Buyer
\$250,000 - 274,999	23	1	3	3	2	1	0	n/a	19.7	Buyer
\$275,000 - 299,999	31	0	0	1	1	0	0	n/a	97.0	Buyer
\$300,000 - 349,999	18	1	0	1	2	0	0	n/a	28.5	Buyer
\$350,000 - 399,999	40	1	1	1	2	0	1	40.0	36.3	Buyer
\$400,000 - 499,999	27	1	1	0	1	1	1	27.0	27.7	Buyer
\$500,000 - 599,999	17	0	2	0	0	0	1	17.0	54.0	Buyer
\$600,000 - 699,999	14	0	0	0	0	3	0	n/a	15.0	Buyer
\$700,000 - 799,999	10	0	0	0	0	0	1	10.0	30.0	Buyer
\$800,000 - 899,999	7	0	0	1	1	0	0	n/a	18.0	Buyer
\$900,000 - 999,999	5	0	0	0	0	0	1	5.0	20.0	Buyer
\$1,000,000 - and over	29	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>700</b>	<b>51</b>	<b>47</b>	<b>49</b>	<b>45</b>	<b>48</b>	<b>29</b>	<b>24.1</b>	<b>16.7</b>	<b>Buyer</b>



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



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Long Realty Company

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 11/06/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2025-10/31/2025. Information is believed to be reliable, but not guaranteed.