

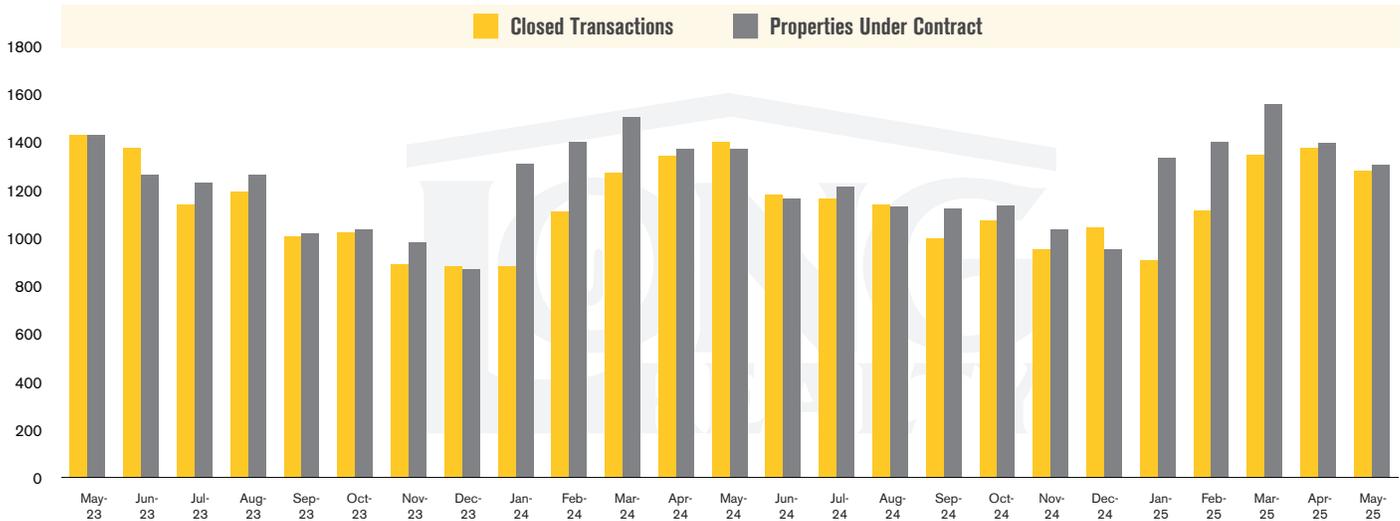
# THE HOUSING REPORT



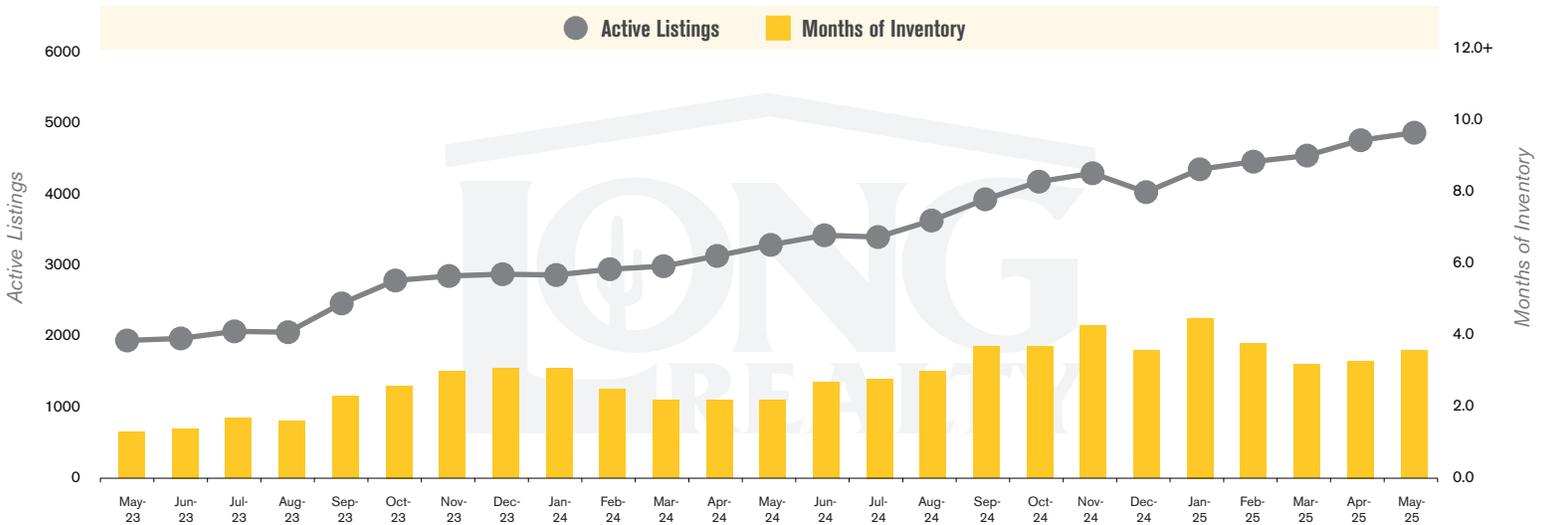
GREATER TUCSON MAIN MARKET | JUNE 2025

In the Tucson Main Market area, May 2025 active inventory was 4,895, a 48% increase from May 2024. There were 1,361 closings in May 2025, a 9% decrease from May 2024. Year-to-date 2025 there were 6,409 closings, virtually unchanged from year-to-date 2024. Months of Inventory was 3.6, up from 2.2 in May 2024. Median price of sold homes was \$402,908 for the month of May 2025, down 1% from May 2024. The Tucson Main Market area had 1,389 new properties under contract in May 2025, down 5% from May 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 06/09/2025 is believed to be reliable, but not guaranteed.*

# THE HOUSING REPORT



GREATER TUCSON MAIN MARKET | JUNE 2025

## MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

May 2024	May 2025
<b>97.0%</b>	<b>95.5%</b>

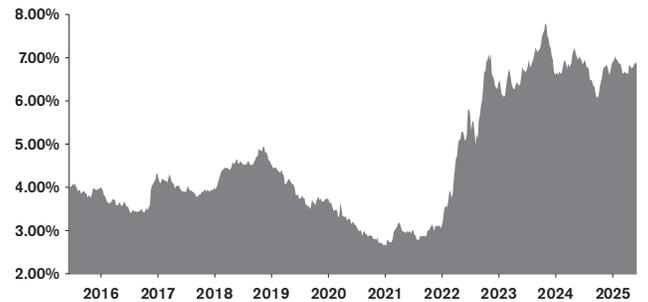


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$407,323	7.060%	\$2,590.05
2025	\$402,908	6.810%	\$2,497.88

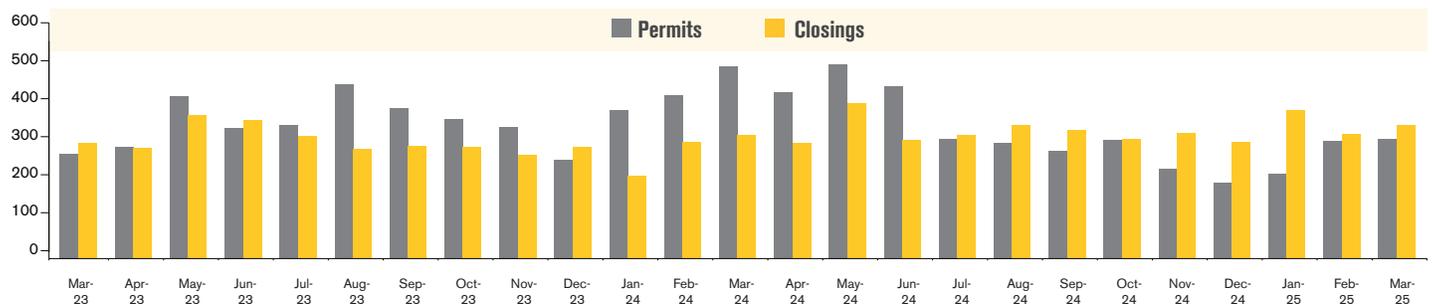
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS



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 | JUNE 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
		Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25			
\$1 - 49,999	4	0	0	2	2	2	2	2.0	1.8	Seller
\$50,000 - 74,999	14	2	2	2	1	2	4	3.5	6.1	Balanced
\$75,000 - 99,999	32	9	5	10	11	8	5	6.4	3.6	Seller
\$100,000 - 124,999	39	15	9	9	8	15	10	3.9	3.4	Seller
\$125,000 - 149,999	75	17	6	16	8	22	18	4.2	4.6	Slightly Seller
\$150,000 - 174,999	66	9	21	17	15	20	16	4.1	3.9	Seller
\$175,000 - 199,999	87	28	18	15	32	29	15	5.8	3.1	Seller
\$200,000 - 224,999	99	29	32	40	34	44	33	3.0	2.1	Seller
\$225,000 - 249,999	143	47	46	45	59	58	67	2.1	2.2	Seller
\$250,000 - 274,999	176	62	55	59	78	81	75	2.3	2.2	Seller
\$275,000 - 299,999	291	87	79	99	121	116	97	3.0	2.6	Seller
\$300,000 - 349,999	771	189	148	216	272	246	248	3.1	2.9	Seller
\$350,000 - 399,999	824	188	140	168	217	217	194	4.2	3.8	Seller
\$400,000 - 499,999	868	173	162	212	255	246	237	3.7	3.5	Seller
\$500,000 - 599,999	428	88	82	92	109	128	112	3.8	3.8	Seller
\$600,000 - 699,999	281	53	50	66	61	74	67	4.2	3.9	Seller
\$700,000 - 799,999	190	41	37	32	46	41	50	3.8	4.0	Seller
\$800,000 - 899,999	118	23	22	26	25	30	30	3.9	4.1	Slightly Seller
\$900,000 - 999,999	73	16	12	12	12	20	11	6.6	5.0	Balanced
\$1,000,000 - and over	316	36	39	49	66	65	70	4.5	4.9	Slightly Seller
<b>TOTAL</b>	<b>4,895</b>	<b>1,112</b>	<b>965</b>	<b>1,187</b>	<b>1,432</b>	<b>1,464</b>	<b>1,361</b>	<b>3.6</b>	<b>3.3</b>	<b>Seller</b>



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 06/09/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2025-05/31/2025. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

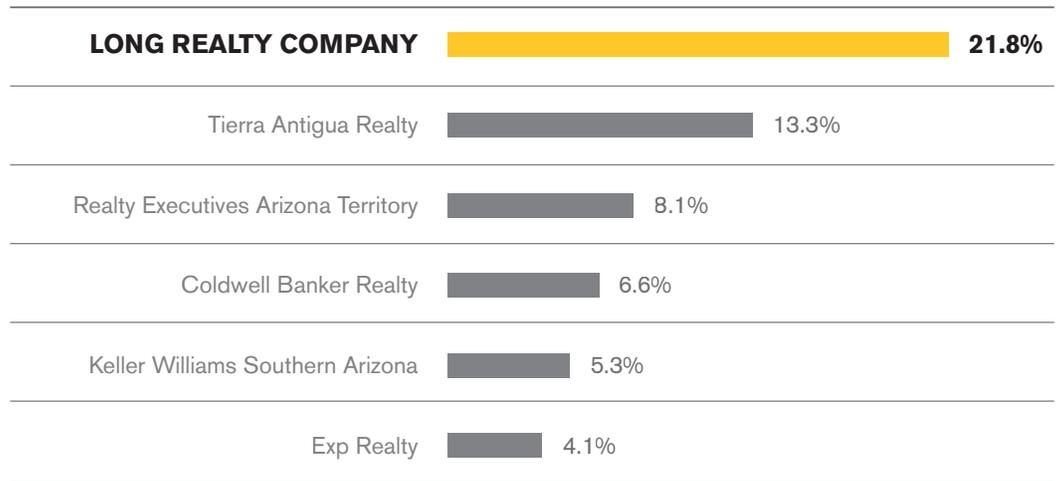
GREATER TUCSON MAIN MARKET | JUNE 2025



## MARKET SHARE GREATER TUCSON MAIN MARKET

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

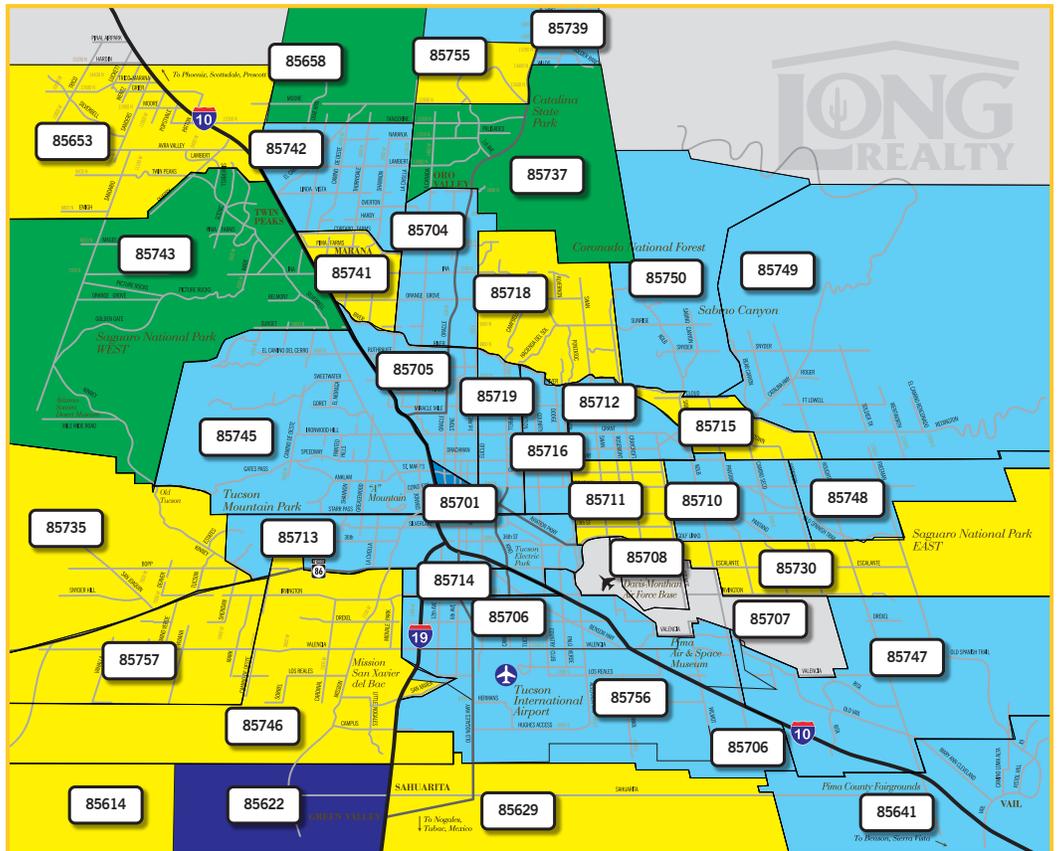
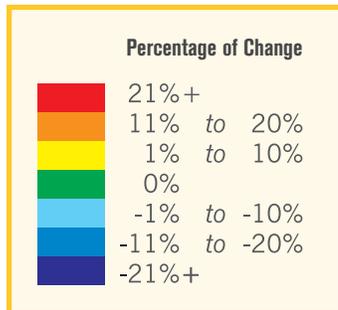
*Data Obtained 06/09/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 06/01/2024 – 05/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.*



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2024-MAY 2024 TO  
MAR 2025-MAY 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 March 2024-May 2024 to March 2025-May 2025 by zip code. These statistics are based on information obtained from the MLSSAZ on 06/09/2025. Information is believed to be reliable, but not guaranteed.*