

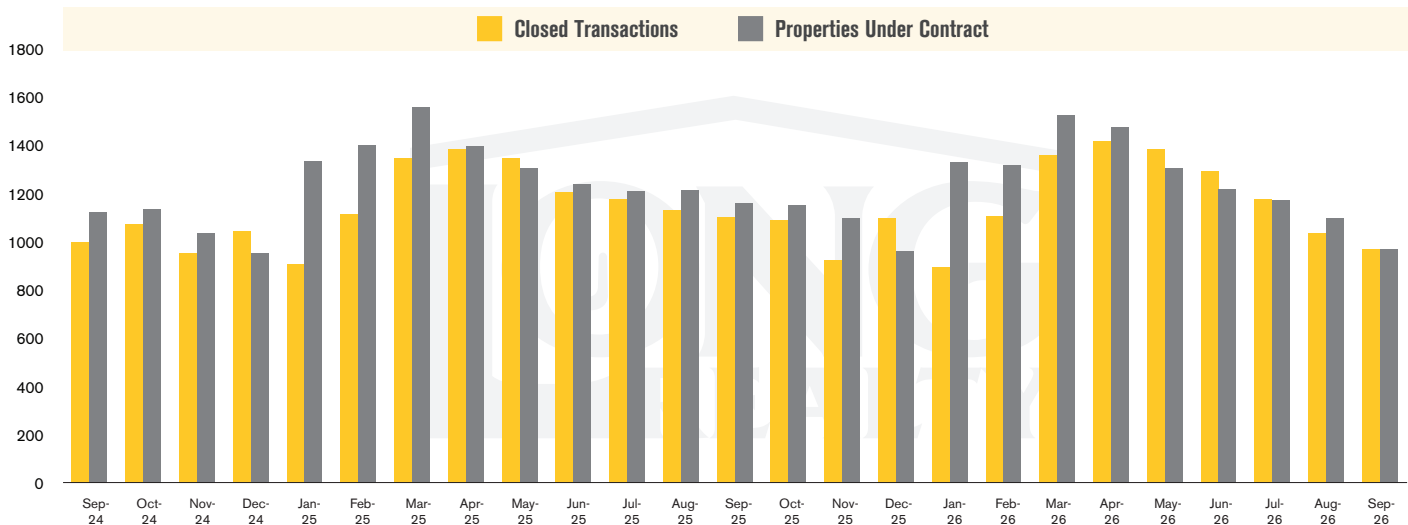
THE HOUSING REPORT



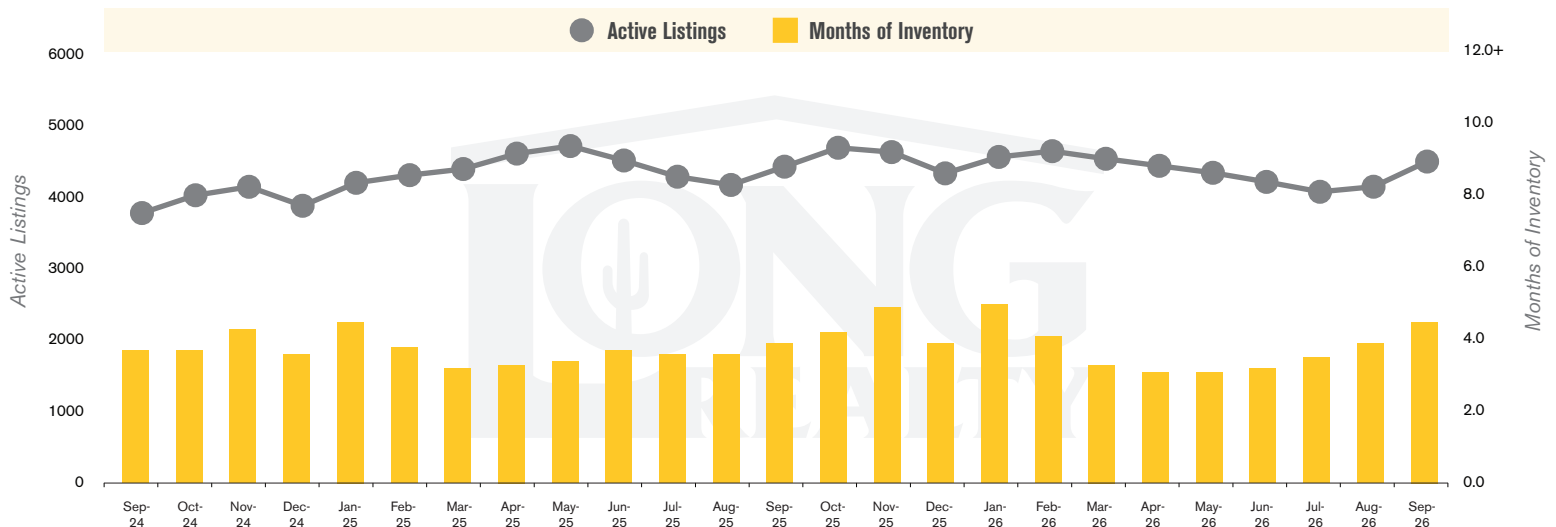
GREATER TUCSON MAIN MARKET | OCTOBER 2026

In the Tucson Main Market area, September 2026 active inventory was 4,677, a 2% increase from September 2025. There were 1,032 closings in September 2026, a 12% decrease from September 2025. Year-to-date 2026 there were 11,314 closings, a 1% decrease from year-to-date 2025. Months of Inventory was 4.5, up from 3.9 in September 2025. Median price of sold homes was \$391,696 for the month of September 2026, up 4% from September 2025. The Tucson Main Market area had 1,032 new properties under contract in September 2026, down 16% from September 2025.

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 10/06/2026 is believed to be reliable, but not guaranteed.

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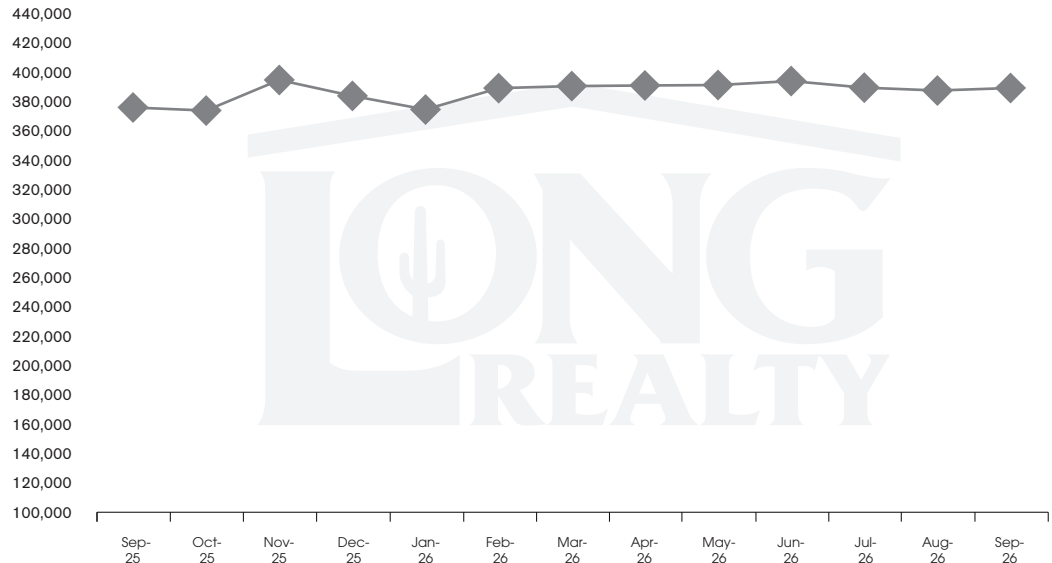
GREATER TUCSON MAIN MARKET | OCTOBER 2026

MEDIAN SOLD PRICE

GREATER TUCSON
MAIN MARKET

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

Sep 2025	Sep 2026
95.4%	95.6%

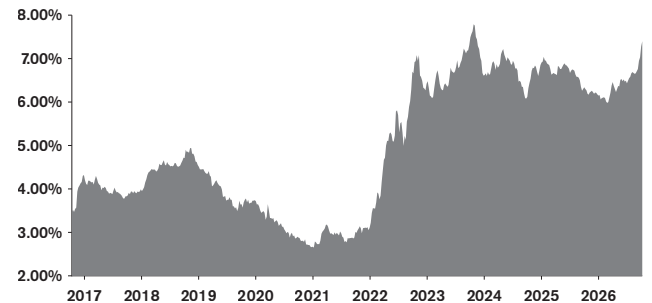


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2025	\$378,260	6.350%	\$2,235.99
2026	\$391,696	6.860%	\$2,440.78

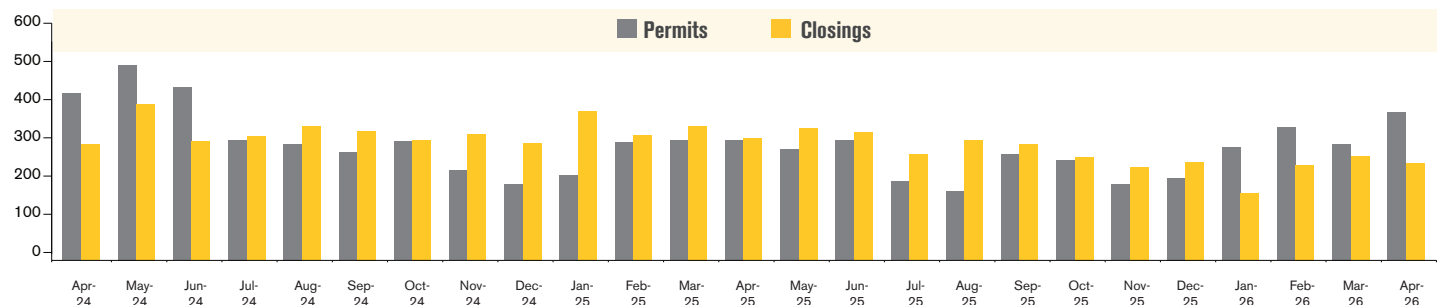
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 April 2026, new home permits were **up 23%** and new home closings were **down 20%** from April 2025.

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GREATER TUCSON MAIN MARKET | OCTOBER 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
		Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26			
\$1 - 49,999	19	2	1	5	4	3	1	19.0	6.0	Balanced
\$50,000 - 74,999	36	2	4	4	4	4	1	36.0	10.9	Buyer
\$75,000 - 99,999	61	11	9	11	10	8	7	8.7	6.9	Slightly Buyer
\$100,000 - 124,999	59	15	14	9	11	13	10	5.9	4.4	Slightly Seller
\$125,000 - 149,999	55	19	12	9	17	8	18	3.1	3.9	Seller
\$150,000 - 174,999	62	23	23	25	12	20	11	5.6	4.3	Slightly Seller
\$175,000 - 199,999	124	30	27	26	23	14	18	6.9	6.1	Balanced
\$200,000 - 224,999	86	33	31	25	36	26	40	2.2	2.7	Seller
\$225,000 - 249,999	194	70	70	53	55	43	40	4.9	3.9	Seller
\$250,000 - 274,999	241	115	92	76	72	63	49	4.9	3.8	Seller
\$275,000 - 299,999	409	122	101	106	89	100	99	4.1	4.1	Slightly Seller
\$300,000 - 349,999	713	255	276	273	234	207	155	4.6	3.4	Seller
\$350,000 - 399,999	651	211	211	199	181	149	169	3.9	3.7	Seller
\$400,000 - 499,999	721	248	238	208	199	189	175	4.1	3.6	Seller
\$500,000 - 599,999	406	104	132	104	109	93	91	4.5	3.9	Seller
\$600,000 - 699,999	266	72	72	73	72	54	53	5.0	4.0	Slightly Seller
\$700,000 - 799,999	130	55	52	61	33	29	39	3.3	4.1	Slightly Seller
\$800,000 - 899,999	92	38	27	37	24	27	9	10.2	4.5	Slightly Seller
\$900,000 - 999,999	71	18	21	19	17	9	10	7.1	5.9	Balanced
\$1,000,000 - and over	281	63	61	52	49	41	37	7.6	5.8	Balanced
TOTAL	4,677	1,506	1,474	1,375	1,251	1,100	1,032	4.5	3.9	Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 10/06/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2026-08/31/2026. Information is believed to be reliable, but not guaranteed.

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GREATER TUCSON MAIN MARKET | OCTOBER 2026



MARKET SHARE

GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

Data Obtained 10/06/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 10/01/2025 – 09/30/2026 rounded to the nearest tenth of one percent and deemed to be correct.

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21.9%

Tierra Antigua Realty

13.4%

Realty Executives Arizona Territory

8.5%

Coldwell Banker Realty

6.2%

Keller Williams Southern Arizona

4.2%

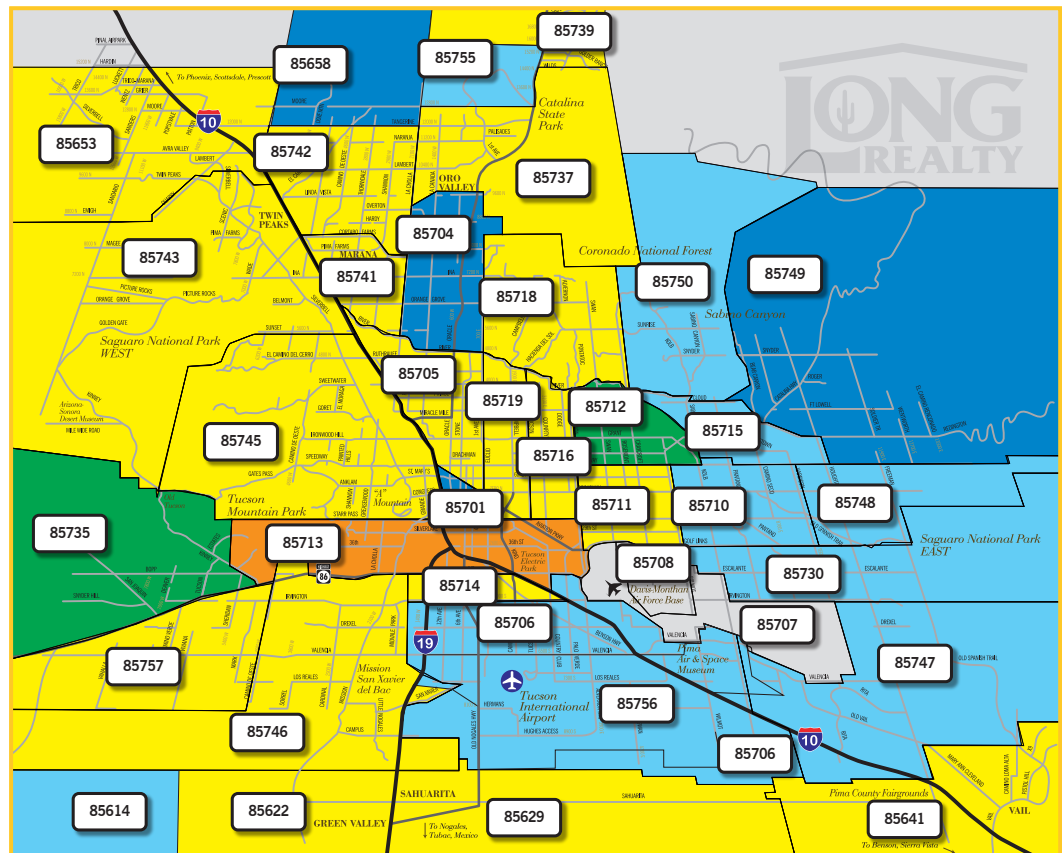
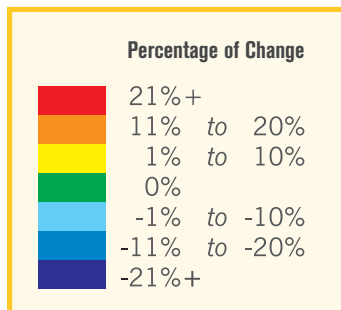
Omni Homes International

4.1%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2025-SEP 2025 TO JUL 2026-SEP 2026

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 July 2025-September 2025 to July 2026-September 2026 by zip code. These statistics are based on information obtained from the MLSSAZ on 10/06/2026. Information is believed to be reliable, but not guaranteed.