

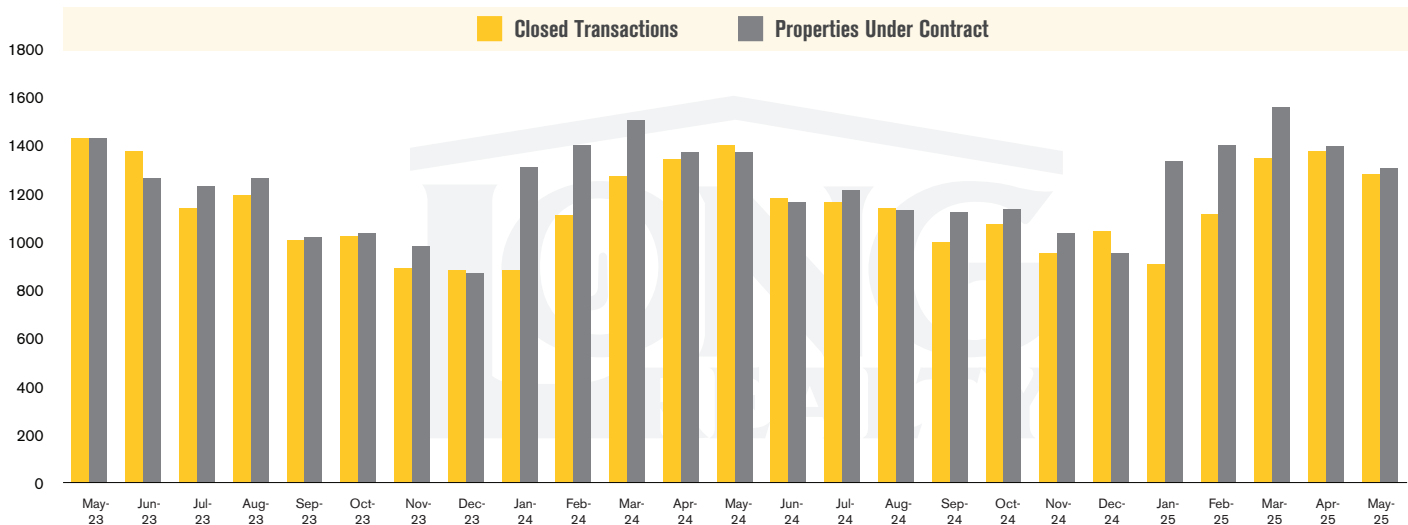
THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2025

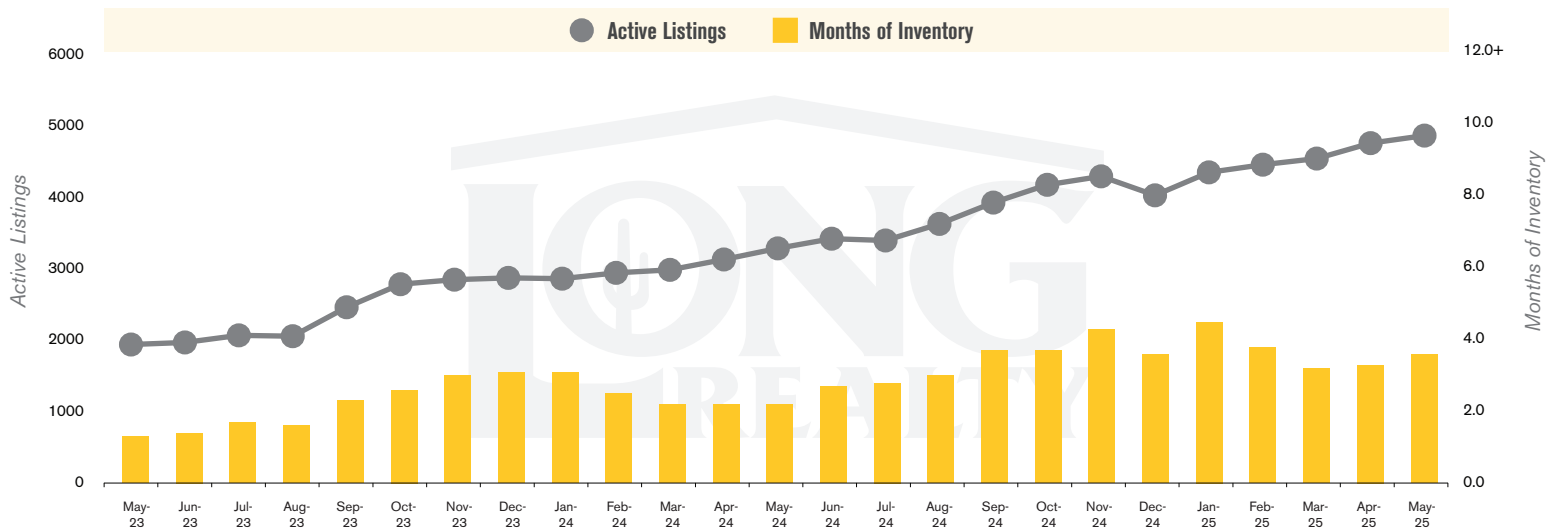


In the Tucson Main Market area, May 2025 active inventory was 4,895, a 48% increase from May 2024. There were 1,361 closings in May 2025, a 9% decrease from May 2024. Year-to-date 2025 there were 6,409 closings, virtually unchanged from year-to-date 2024. Months of Inventory was 3.6, up from 2.2 in May 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.

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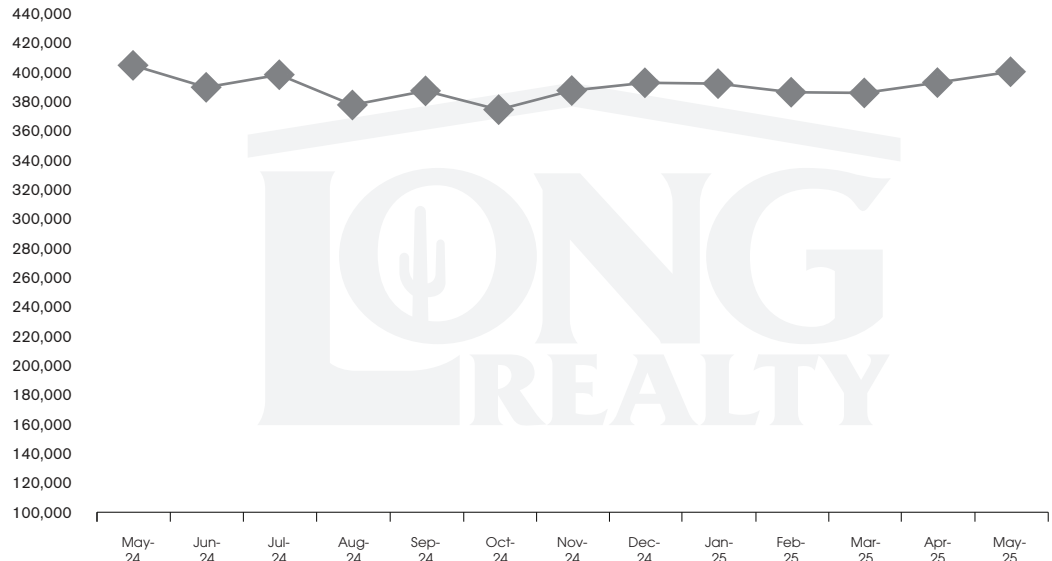


MEDIAN SOLD PRICE

GREATER TUCSON
MAIN MARKET

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

May 2024	May 2025
97.0%	95.5%

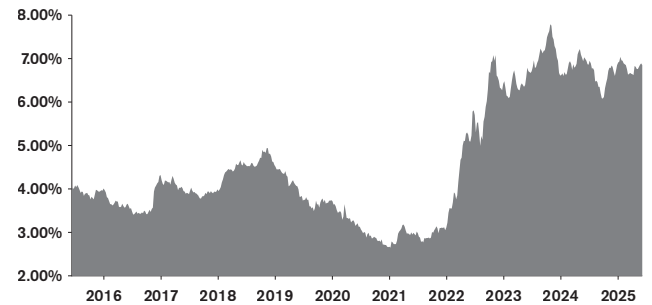


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

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

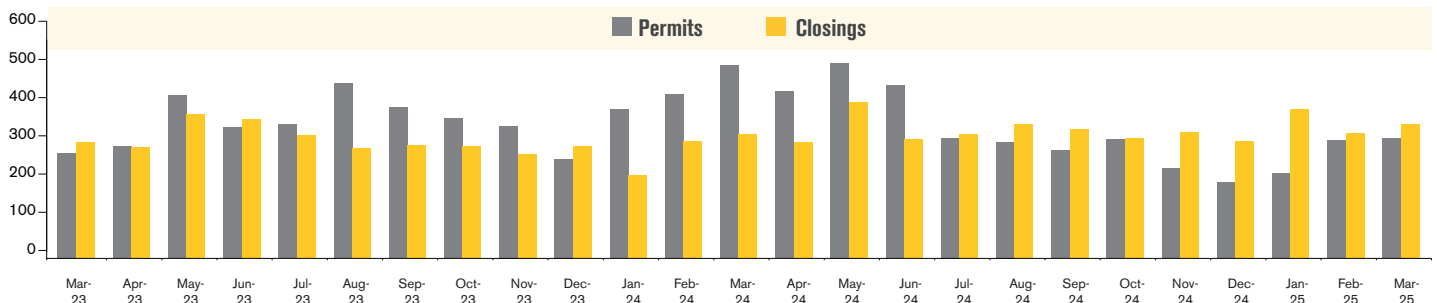
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS 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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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
TOTAL	4,895	1,112	965	1,187	1,432	1,464	1,361	3.6	3.3	Seller



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 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.

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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.

LONG REALTY COMPANY

21.8%

Tierra Antigua Realty

13.3%

Realty Executives Arizona Territory

8.1%

Coldwell Banker Realty

6.6%

Keller Williams Southern Arizona

5.3%

Exp Realty

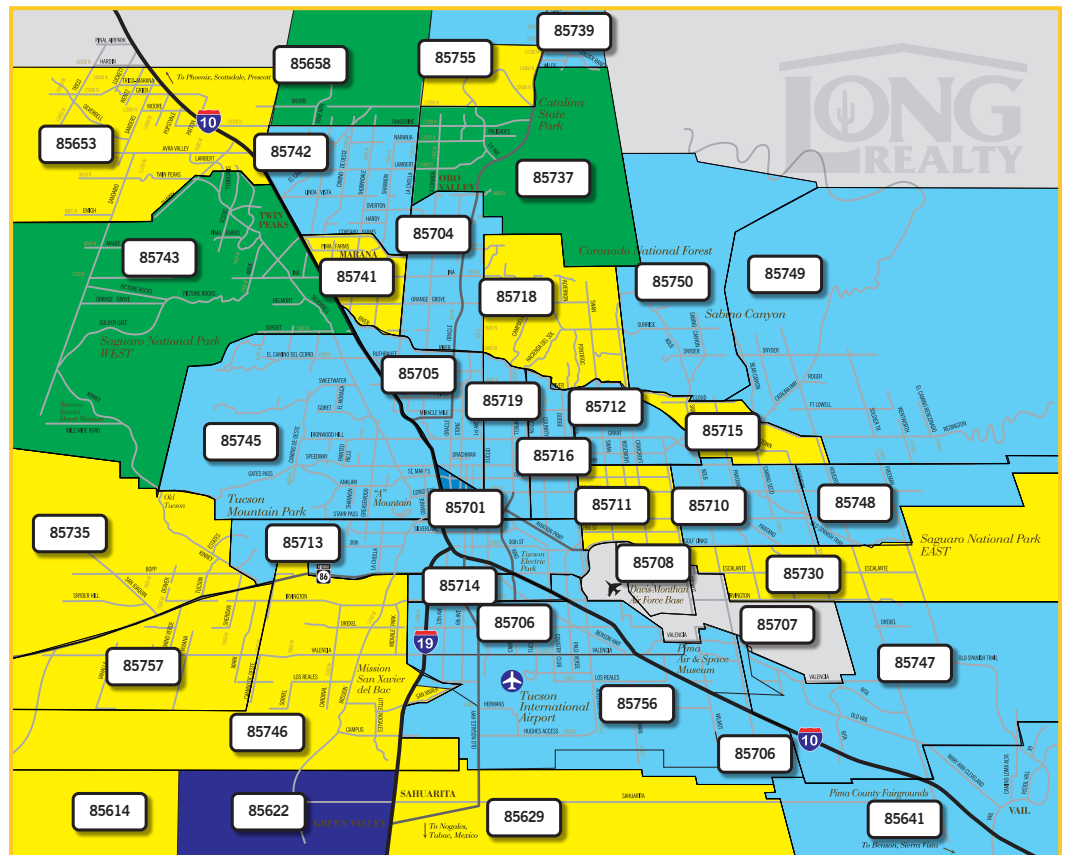
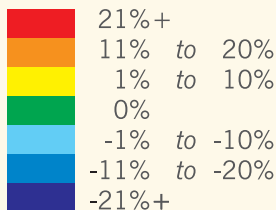
4.1%

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.

Percentage of Change



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.