LONG REALTY SMART MOVE.

Tucson Metro and Southern Arizona Residential Market



LONG REALTY

2026

First Quarter Market Report

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Tucson Metro and Southern Arizona Residential Market

Market Summary

- Home prices remained stable with more balance between supply and demand.
- Buyer demand overall consistent with first quarter 2025 trends. Communities of Marana and Vail seeing above average demand.
- Inventory improved and is slightly above long-term averages.
- Luxury segment at $1million+ shows consistent demand to last year, which was already elevated from the broader market.
- Market started 2026 conditions in line with first quarter 2025 trends, as a more balanced and healthy market, and followed typical seasonality.

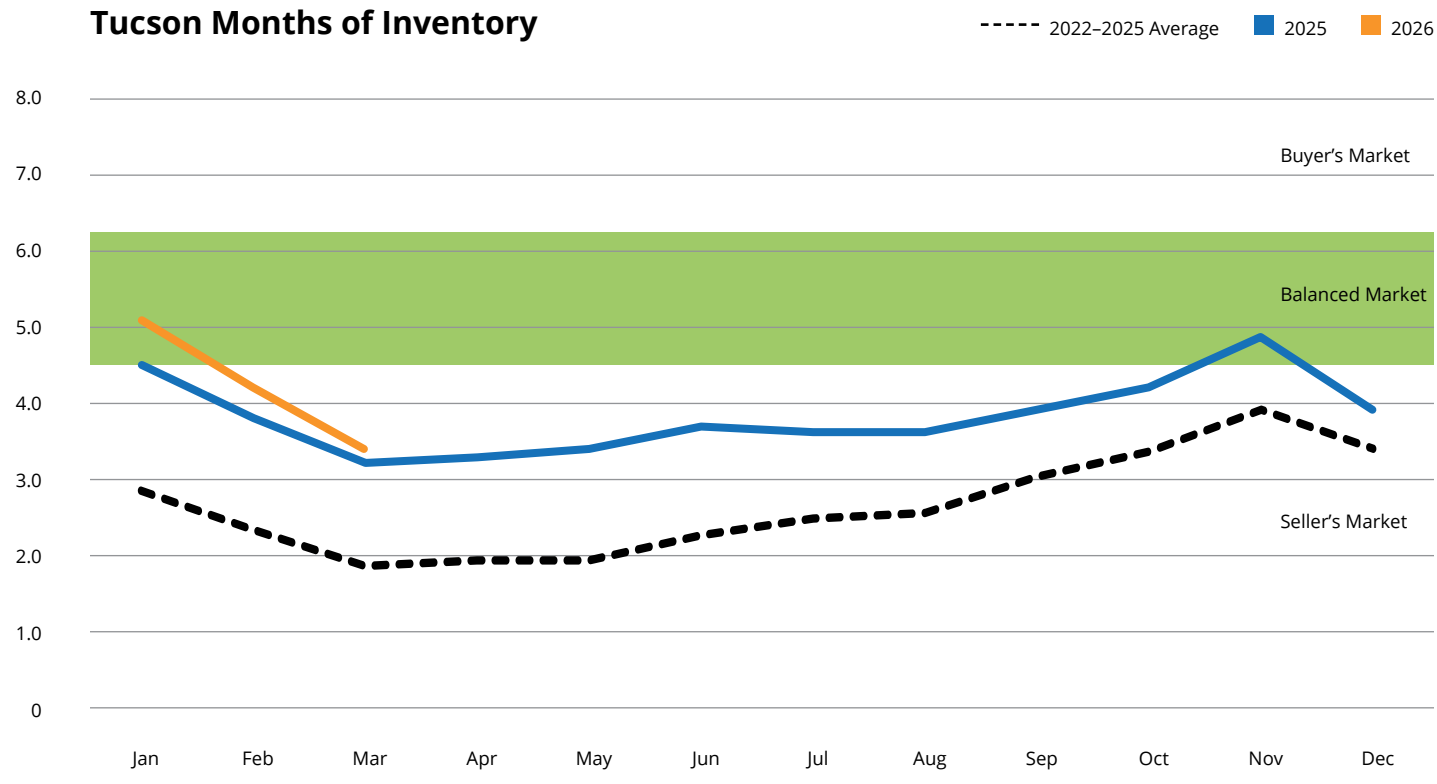
Tucson Residential

Median Sales Price:	$365,000	**(no change YoY)** ↔
Closed Sales:	3,533	**(-1.9% YoY)** ↓
New Pended Sales:	4,296	**(+1.4% YoY)** ↑
New Listings:	6,031	**(-7.2% YoY)** ↓
Active Inventory:	4,716	**(+3.1% YoY)** ↑
Avg Days on Market:	60	**(+4 days YoY)** ↑
Months Supply:	3.4 months	**(+0.2 YoY)** ↑

Market Balance Indicator

Status: **More Balanced/Healthy**

Tucson Months of Inventory





Stephanie Urban - The Urban Home Team
(520) 380-6806 | SUrban@LongRealty.com

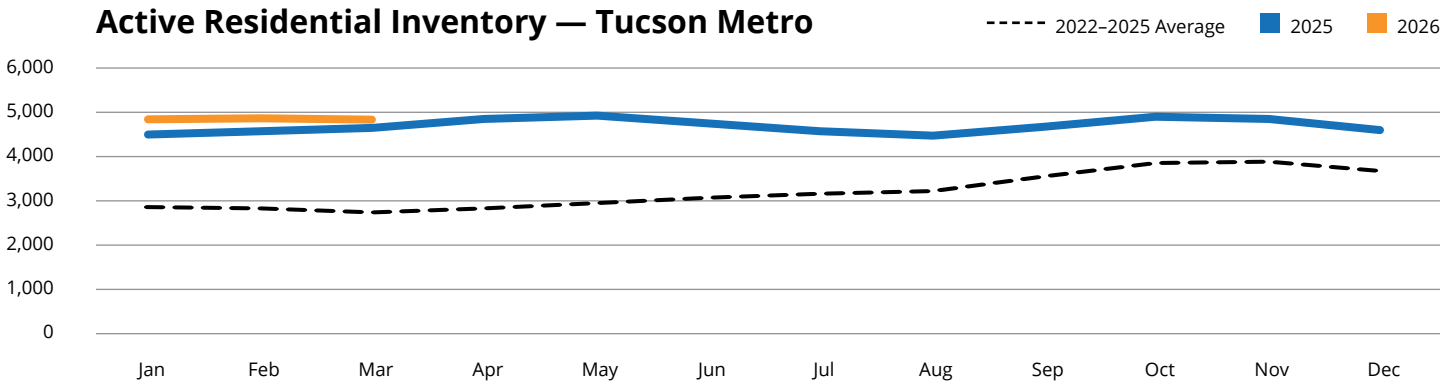
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Statistics based on information obtained from MLSSAZ and ARMLS on 4/9/2026 using TrendGraphix software. Information is believed to be reliable, but not guaranteed.

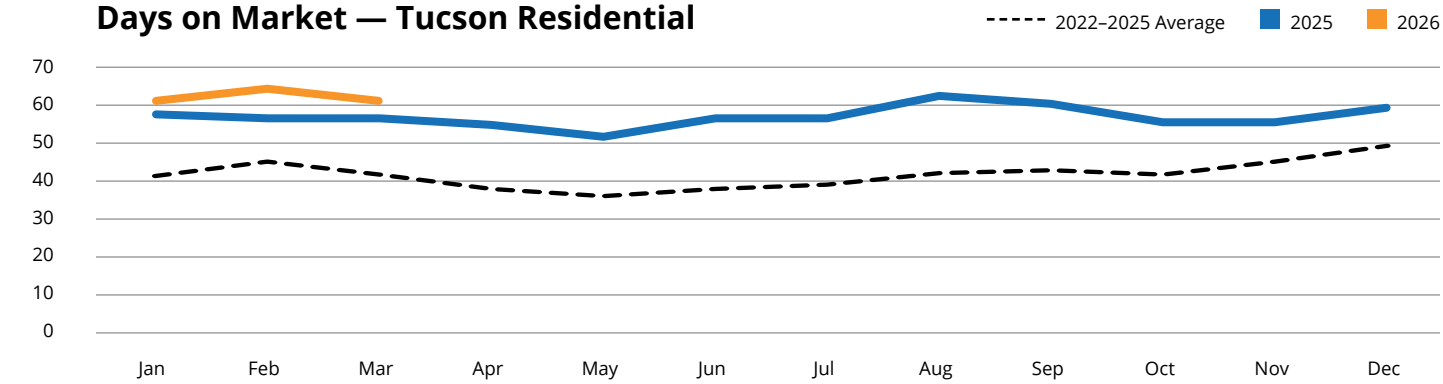
Supply

Inventory improved modestly through 2026 as more sellers listed and Days on Market trended higher. The increased inventory provided buyers broader choice and increased competition for sellers.

Active Residential Inventory — Tucson Metro



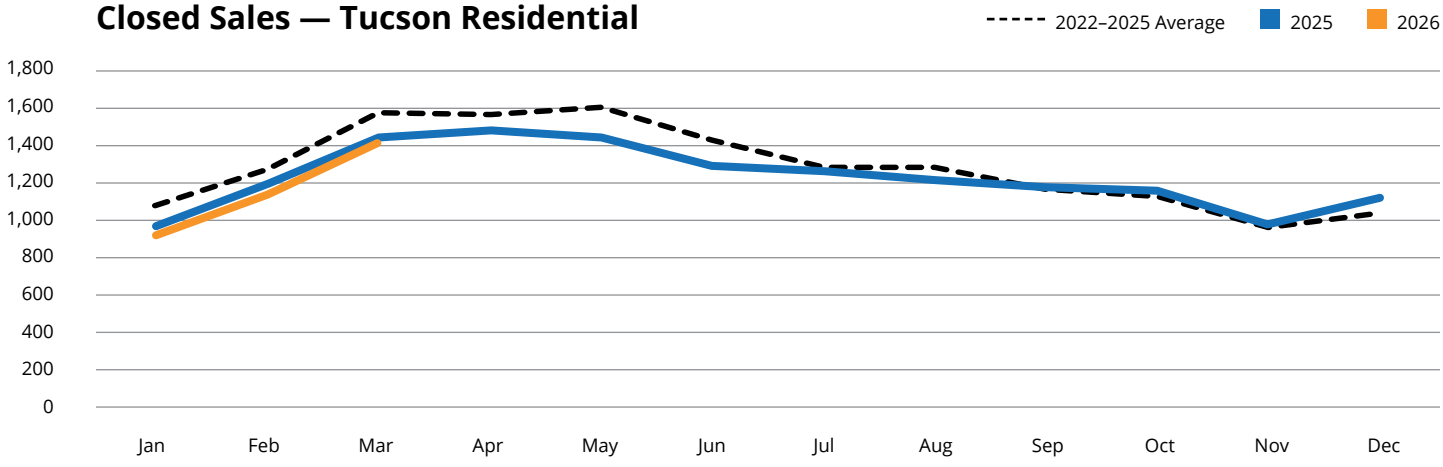
Days on Market — Tucson Residential



Demand

Buyer demand tracked in line with Q1 2025 levels, and slightly below the four-year average. Overall, buyer demand followed normal seasonality.

Closed Sales — Tucson Residential





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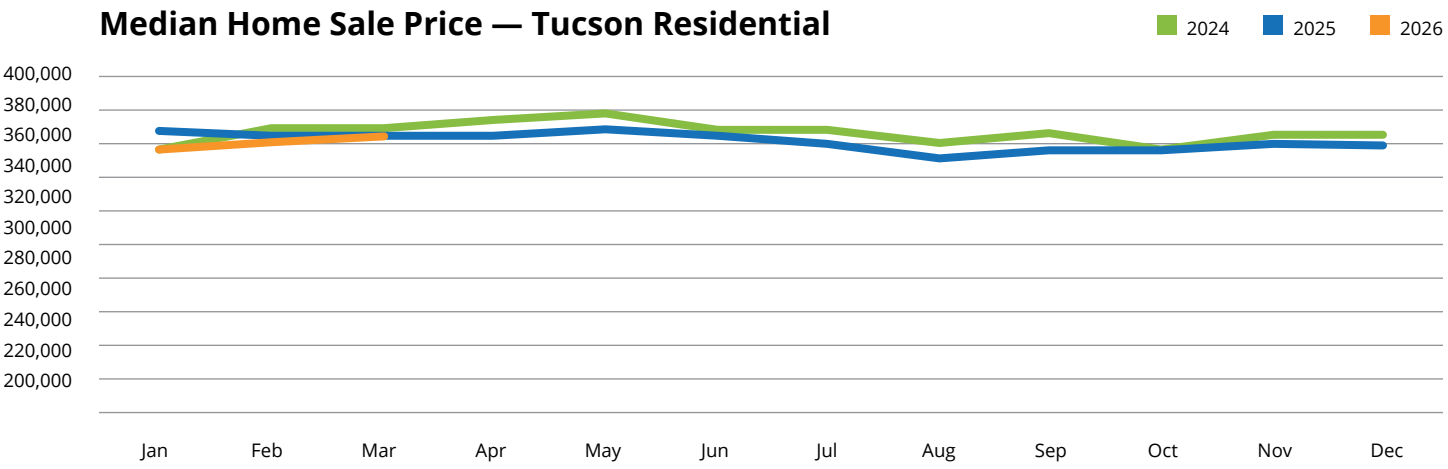
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Pricing

Home sales pricing remained stable and resilient with more balanced market conditions. As reflected in the sales price to original list price ratio, 2026 is seeing price reductions and buyer/seller negotiation.

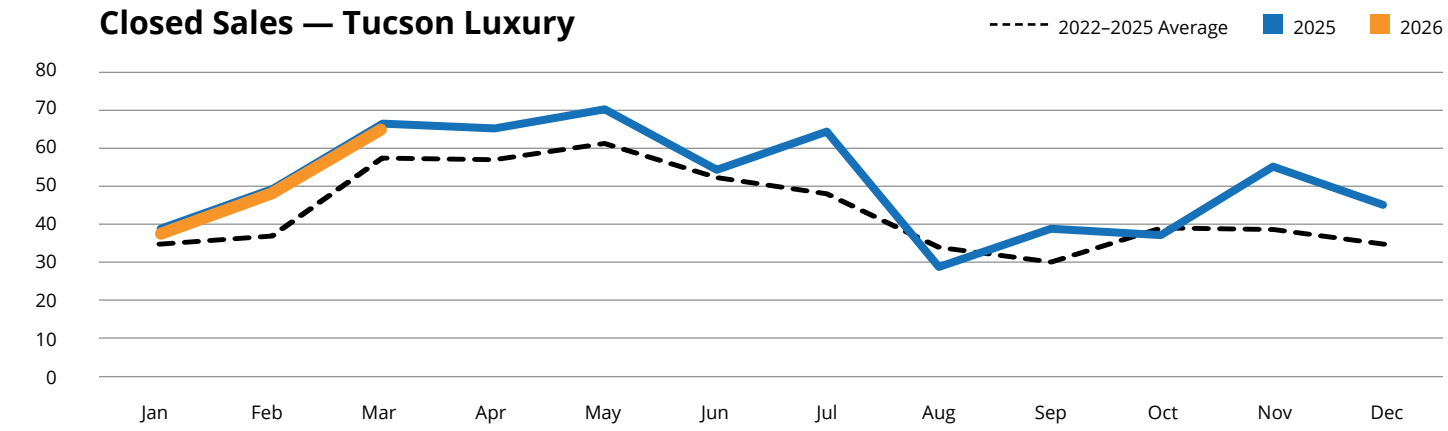
- Sale Price/Original List Price: **95%**



Luxury Segment ($1Million+)

Luxury activity followed Q1 2025 levels closely, tracking only slightly behind however above the four-year trend. Cash buyers represented a significant portion of transactions, which makes luxury less mortgage rate sensitive.

- Luxury Closed Sales: **-2.6% YoY** ↓
- Luxury New Pended Sales: **-5.6% YoY** ↓
- Luxury Active Inventory: **+0.3% YoY** ↑





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Saddlebrooke

Median Sales Price:	$495,000 (+8.8% YoY)	↑
Closed Sales:	-45.7% YoY	↓
New Pended Sales:	-37.9% YoY	↓
Active Inventory:	-32.3% YoY	↓
Days on Market:	85 (+24 days YoY)	↑

Oro Valley

Median Sales Price:	$525,000 (-9.0% YoY)	↓
Closed Sales:	-3.3% YoY	↓
New Pended Sales:	-4.0% YoY	↓
Active Inventory:	+10.3% YoY	↑
Days on Market:	68 (+29 days YoY)	↑

Marana

Median Sales Price:	$430,000 (+7.0% YoY)	↑
Closed Sales:	-10.6% YoY	↓
New Pended Sales:	+5.0% YoY	↑
Active Inventory:	-7.1% YoY	↓
Days on Market:	67 (+5 days YoY)	↑

Vail

Median Sales Price:	$393,000 (+3.7% YoY)	↑
Closed Sales:	+9.9% YoY	↑
New Pended Sales:	+21.9% YoY	↑
Active Inventory:	-10.1% YoY	↓
Days on Market:	74 (-6 days YoY)	↓

Sahuarita

Median Sales Price:	$339,000 (+6.9% YoY)	↑
Closed Sales:	+16.4% YoY	↑
New Pended Sales:	+29.0% YoY	↑
Active Inventory:	-21.0% YoY	↓
Days on Market:	63 (-15 days YoY)	↓

Green Valley

Median Sales Price:	$297,000 (-3.6% YoY)	↓
Closed Sales:	-1.9% YoY	↓
New Pended Sales:	-2.1% YoY	↓
Active Inventory:	-4.9% YoY	↓
Days on Market:	61 (-3 days YoY)	↓

Cochise County

Median Sales Price:	$290,000 (+7.4% YoY)	↑
Closed Sales:	+5.9% YoY	↑
New Pended Sales:	+11.2% YoY	↑
Active Inventory:	+10.4% YoY	↑
Days on Market:	83 (+21 days YoY)	↑

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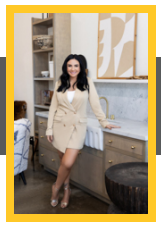
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2026 National Housing Outlook

2026 Market Outlook

The 2026 housing market will be defined by stabilization, increased choice and strong homeowner fundamentals. While affordability remains a challenge, gradual rate easing and rising inventory support a more balanced and predictable year. Buyers should prepare for competition on well-priced homes. Sellers can leverage strong equity positions while pricing wisely to the market, not to the headlines. Expect pricing to see modest gains and the luxury market will continue to see strong demand.

Contact me for more information about housing conditions in your area.





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