

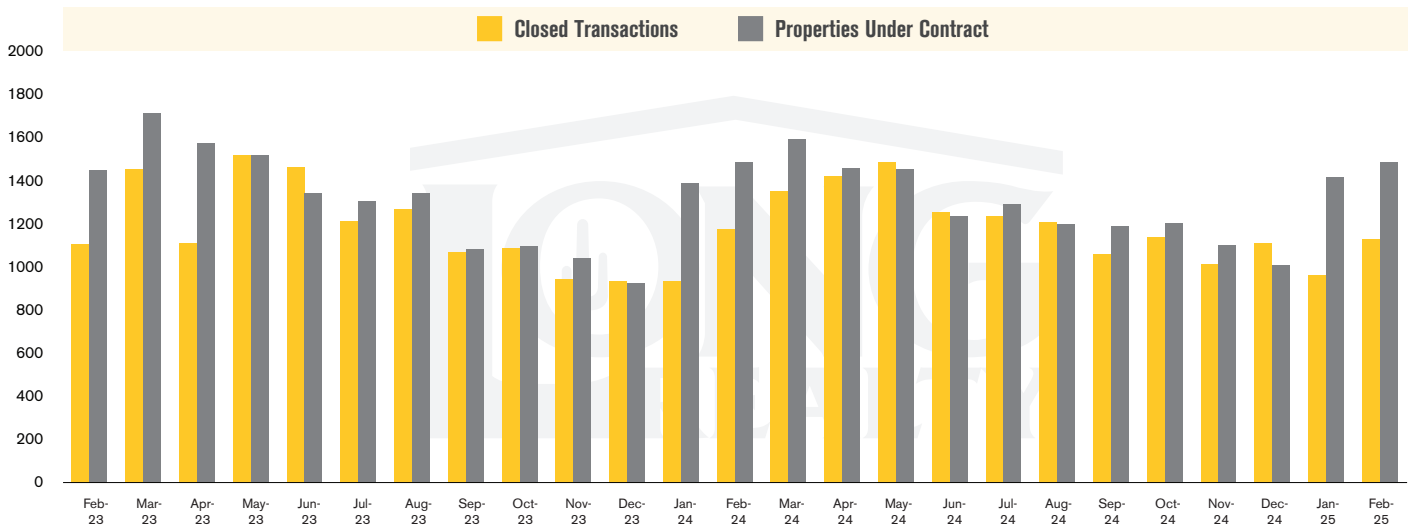
THE HOUSING REPORT



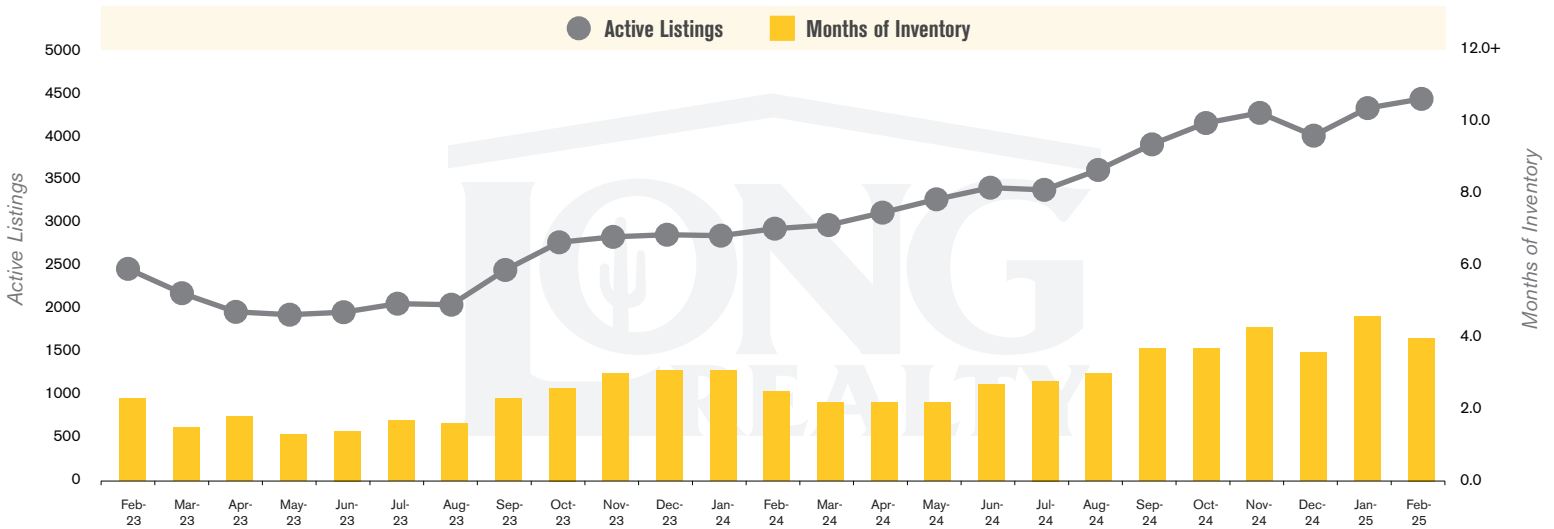
GREATER TUCSON MAIN MARKET | MARCH 2025

In the Tucson Main Market area, February 2025 active inventory was 4,486, a 51% increase from February 2024. There were 1,131 closings in February 2025, a 4% decrease from February 2024. Year-to-date 2025 there were 2,093 closings, a 1% decrease from year-to-date 2024. Months of Inventory was 4.0, up from 2.5 in February 2024. Median price of sold homes was \$389,164 for the month of February 2025, down 1% from February 2024. The Tucson Main Market area had 1,491 new properties under contract in February 2025 were virtually unchanged from February 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 03/06/2025 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.

Feb 2024	Feb 2025
96.3%	95.8%

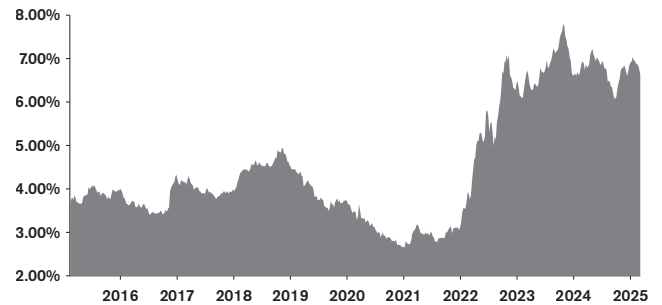


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$393,248	6.770%	\$2,428.04
2025	\$389,164	6.840%	\$2,420.06

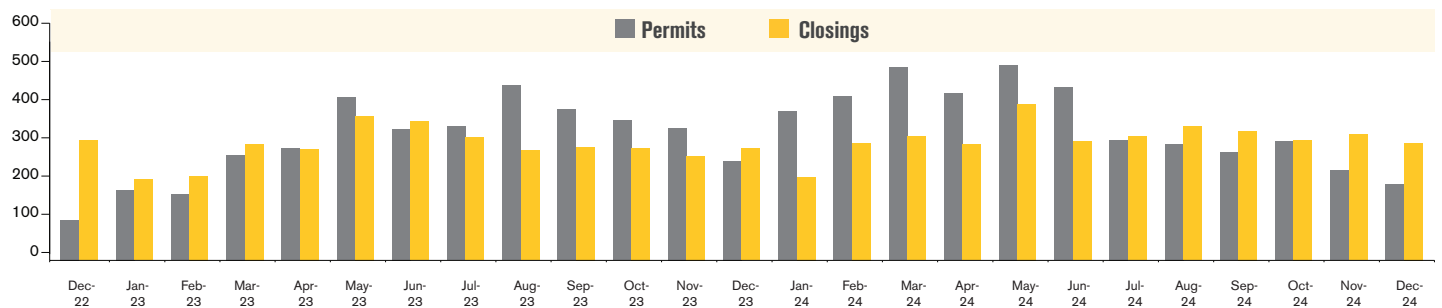
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS



Source: RLBrownReports/Bright Future Real Estate Research

For December 2024, new home permits were **down 24%** and new home closings were **up 5%** from December 2023.

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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
		Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25			
\$1 - 49,999	5	2	0	2	0	0	2	2.5	6.0	Balanced
\$50,000 - 74,999	11	2	5	3	2	2	2	5.5	4.0	Seller
\$75,000 - 99,999	22	3	8	5	9	5	9	2.4	2.8	Seller
\$100,000 - 124,999	35	10	9	10	15	9	9	3.9	2.8	Seller
\$125,000 - 149,999	64	16	9	9	17	5	15	4.3	4.8	Slightly Seller
\$150,000 - 174,999	69	12	19	11	9	21	16	4.3	4.3	Slightly Seller
\$175,000 - 199,999	63	17	8	17	28	18	13	4.8	3.7	Seller
\$200,000 - 224,999	75	14	21	27	29	32	39	1.9	2.0	Seller
\$225,000 - 249,999	147	51	60	45	47	46	44	3.3	3.2	Seller
\$250,000 - 274,999	148	57	72	61	62	55	55	2.7	2.6	Seller
\$275,000 - 299,999	271	88	79	80	87	79	93	2.9	3.1	Seller
\$300,000 - 349,999	676	200	247	176	189	147	209	3.2	3.7	Seller
\$350,000 - 399,999	721	169	178	159	188	139	160	4.5	4.4	Slightly Seller
\$400,000 - 499,999	807	189	177	178	173	162	198	4.1	4.4	Slightly Seller
\$500,000 - 599,999	406	83	98	74	88	82	89	4.6	4.3	Slightly Seller
\$600,000 - 699,999	271	61	46	47	53	50	62	4.4	4.1	Slightly Seller
\$700,000 - 799,999	180	30	32	47	41	37	31	5.8	4.3	Slightly Seller
\$800,000 - 899,999	110	24	18	19	23	22	26	4.2	4.2	Slightly Seller
\$900,000 - 999,999	73	12	8	10	16	12	12	6.1	5.0	Balanced
\$1,000,000 - and over	332	24	45	34	36	39	47	7.1	7.8	Slightly Buyer
TOTAL	4,486	1,064	1,139	1,014	1,112	962	1,131	4.0	4.0	Slightly Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 03/06/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2024-02/28/2025. Information is believed to be reliable, but not guaranteed.

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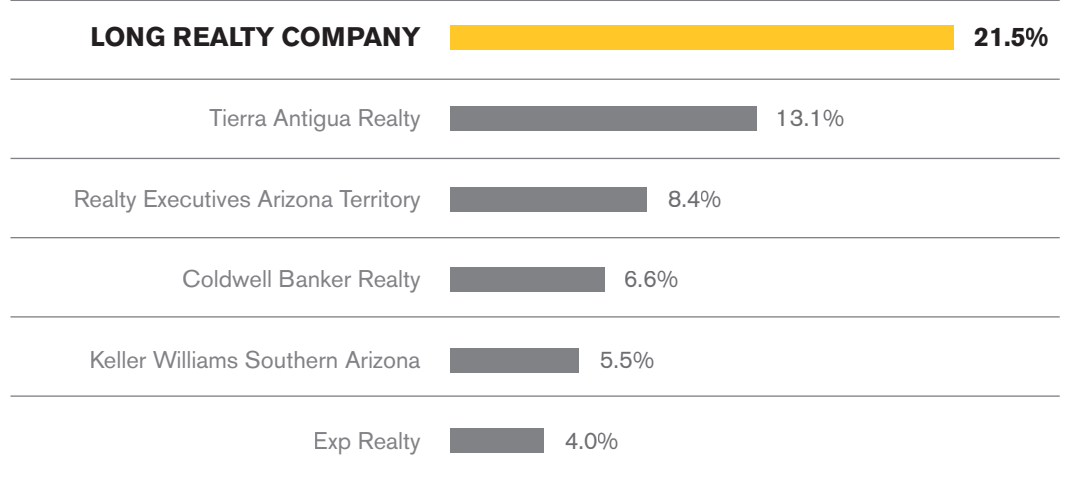
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MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

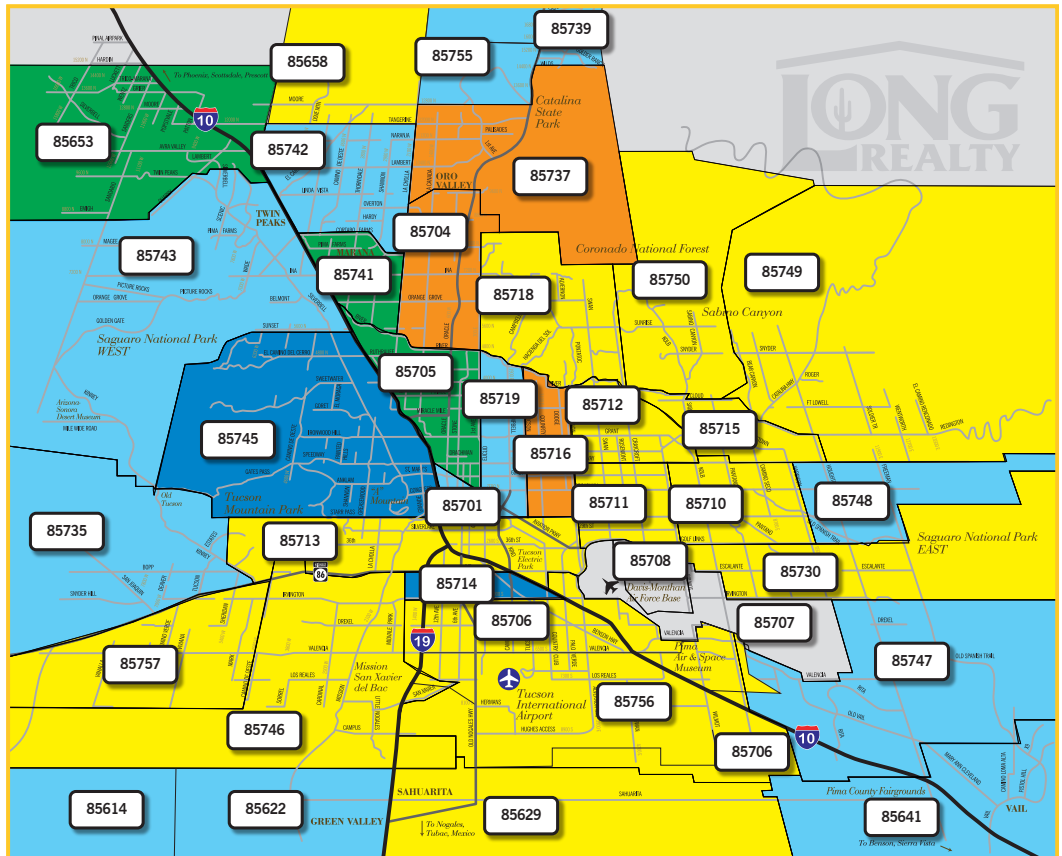
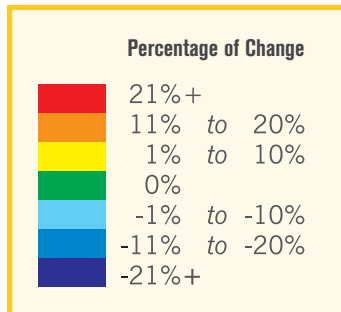
Data Obtained 03/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 03/01/2024 – 02/28/2025 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2023-FEB 2024 TO
DEC 2024-FEB 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 December 2023-February 2024 to December 2024-February 2025 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/06/2025. Information is believed to be reliable, but not guaranteed.