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Tucson Metro and Southern Arizona Residential Market

L O N G   R E A L T Y

2026

2026 Mid-Year Market Report

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Tucson Metro and Southern Arizona Residential Market

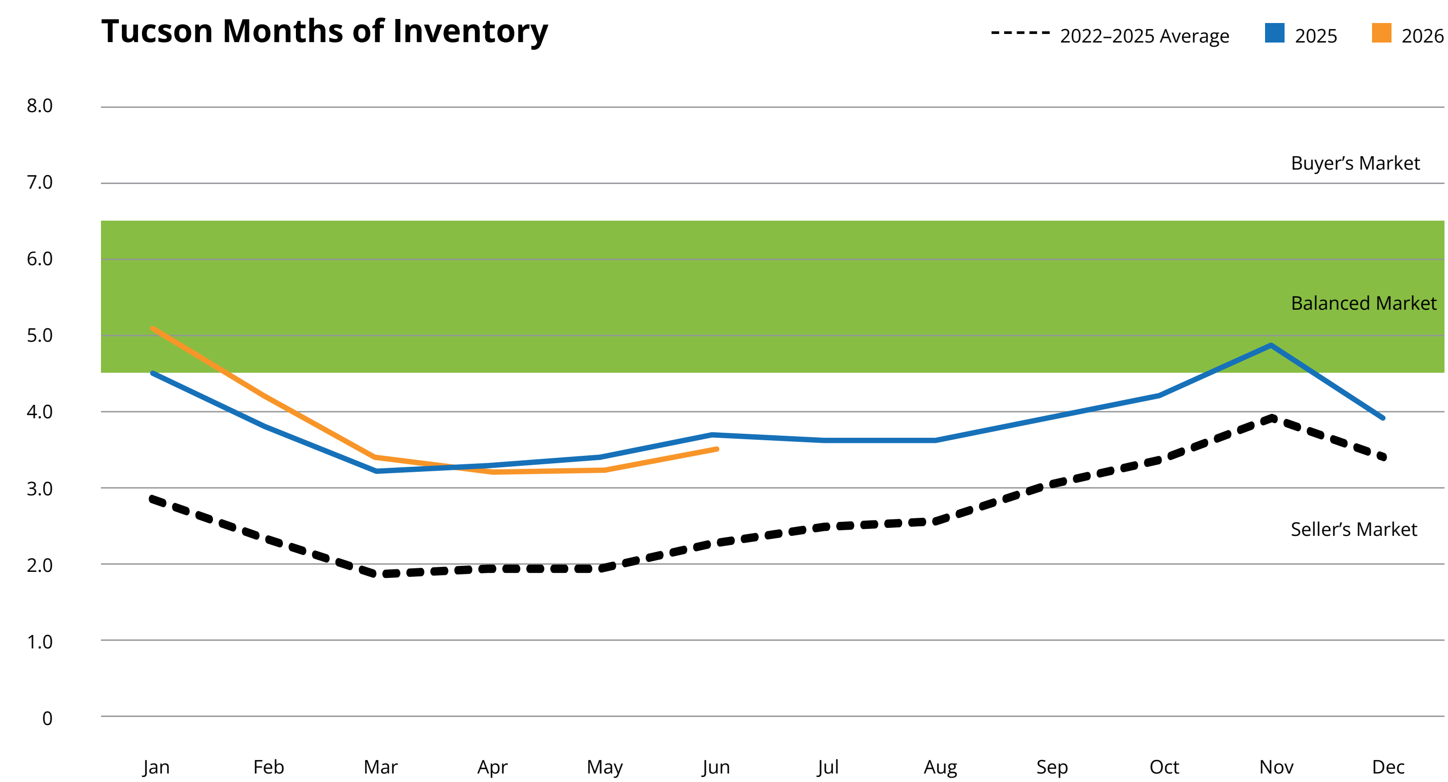
Market Summary

- Home prices remained stable with more balance between supply and demand.
- Buyer demand tracked higher in second quarter 2026. Vail, Sahuarita and Cochise County seeing above average demand.
- Inventory declined in second quarter 2026 improved and is slightly below 2025 levels.
- Luxury segment at $1million+ shows slightly lower demand in second quarter to last year, which was already elevated from the broader market.

Tucson Residential

Median Sales Price:	$364,000	**(no change YoY)**	↔
Closed Sales:	7,885	**(+1.3 YoY)**	↑
New Pended Sales:	8,345	**(+2.2% YoY)**	↑
New Listings:	11,391	**(-8.3% YoY)**	↓
Active Inventory:	4,391	**(-6.4% YoY)**	↓
Ave Days on Market:	56	**(no change YoY)**	↔
Months Supply:	3.3 months	**(-0.4 YoY)**	↓

Market Balance Indicator
Status: **More Balanced/Healthy**



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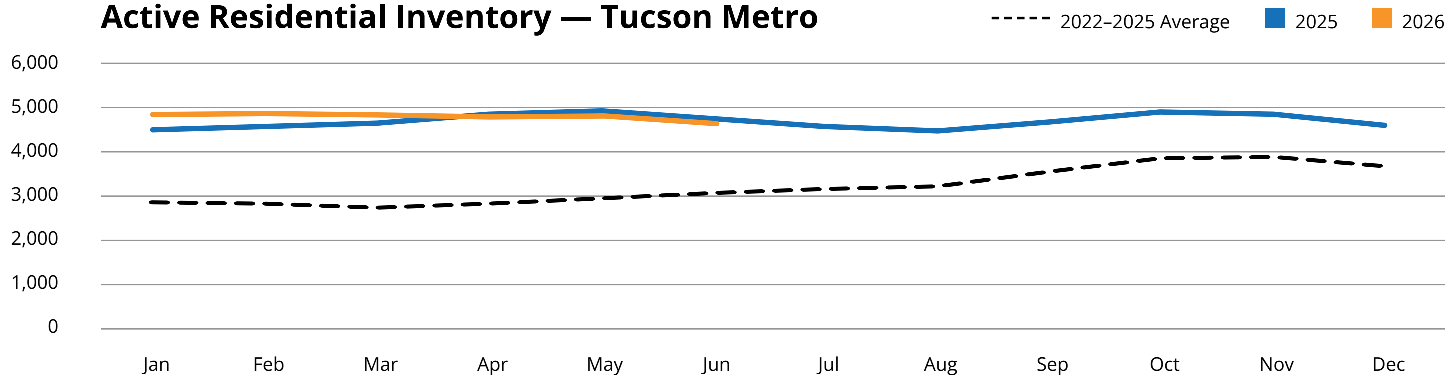
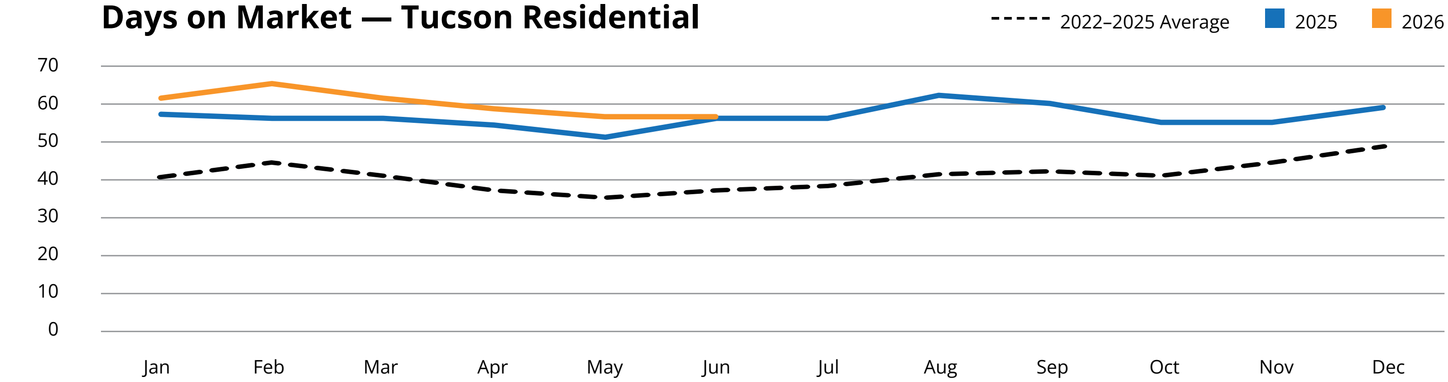
Supply

Inventory declined slightly in second quarter 2026 with increased buyer demand and less new listings coming to market. The slightly lower inventory creates slightly more urgency for buyers and slight relief to sellers.

Active Residential Inventory — Tucson Metro



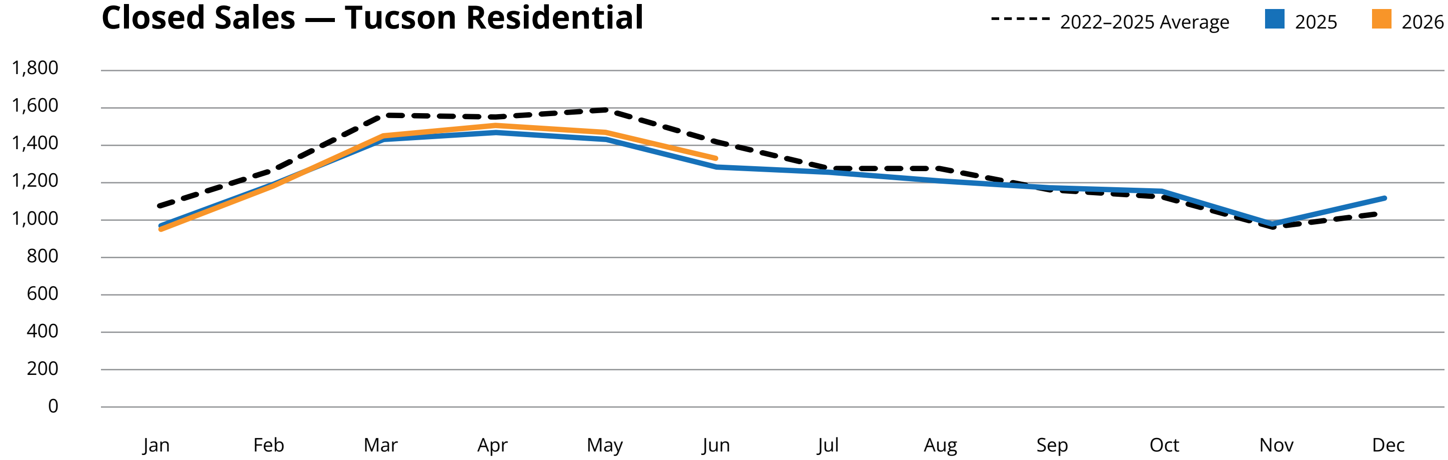
Days on Market — Tucson Residential



Demand

Buyer demand tracked slightly above Q2 2025 levels, and slightly below the four-year average. Overall, buyer demand followed normal seasonality.

Closed Sales — Tucson Residential



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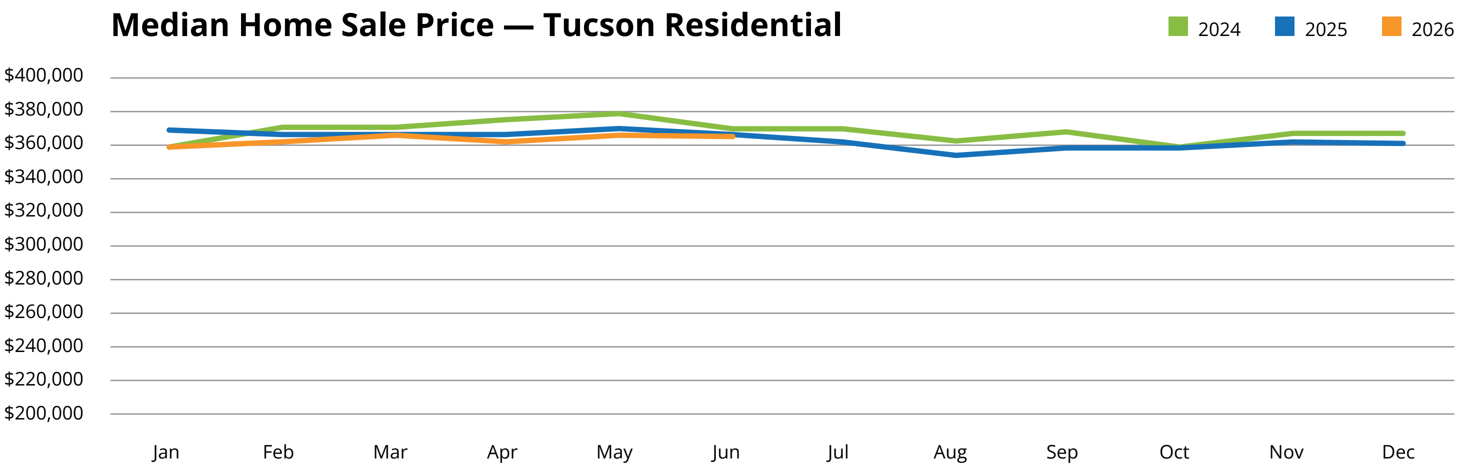
Pricing

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.

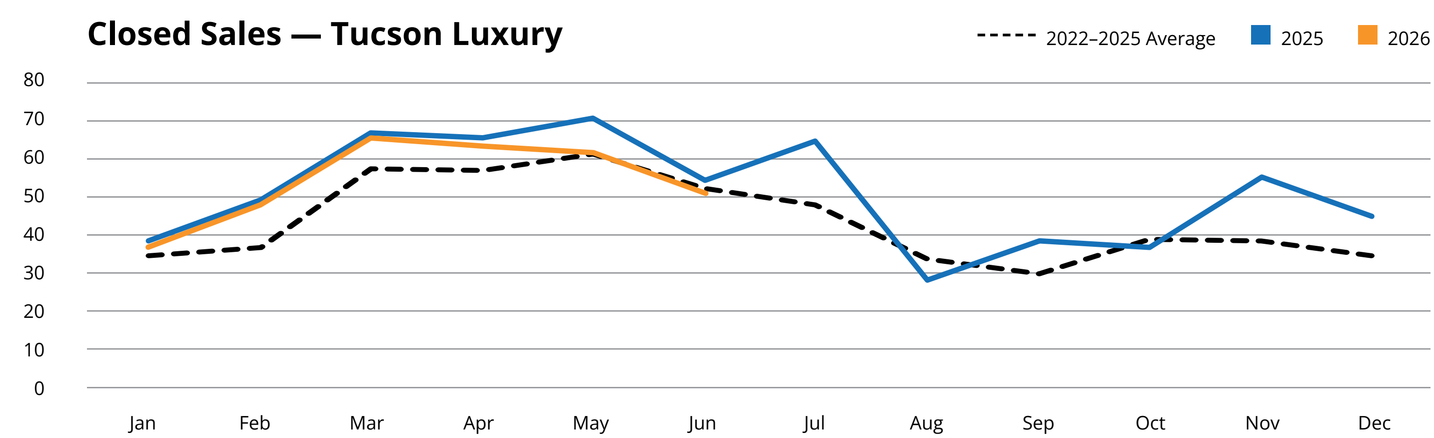
- Sale Price/Original List Price: **95%**



Luxury Segment ($1Million+)

Luxury activity fell slightly in Q2 while tracking in-line with the four-year trend. Cash buyers represented a significant portion of transactions, which makes luxury less mortgage rate sensitive.

- Luxury Closed Sales: **-5.2% YoY** ↓
- Luxury Active Inventory: **-14.63% YoY** ↓



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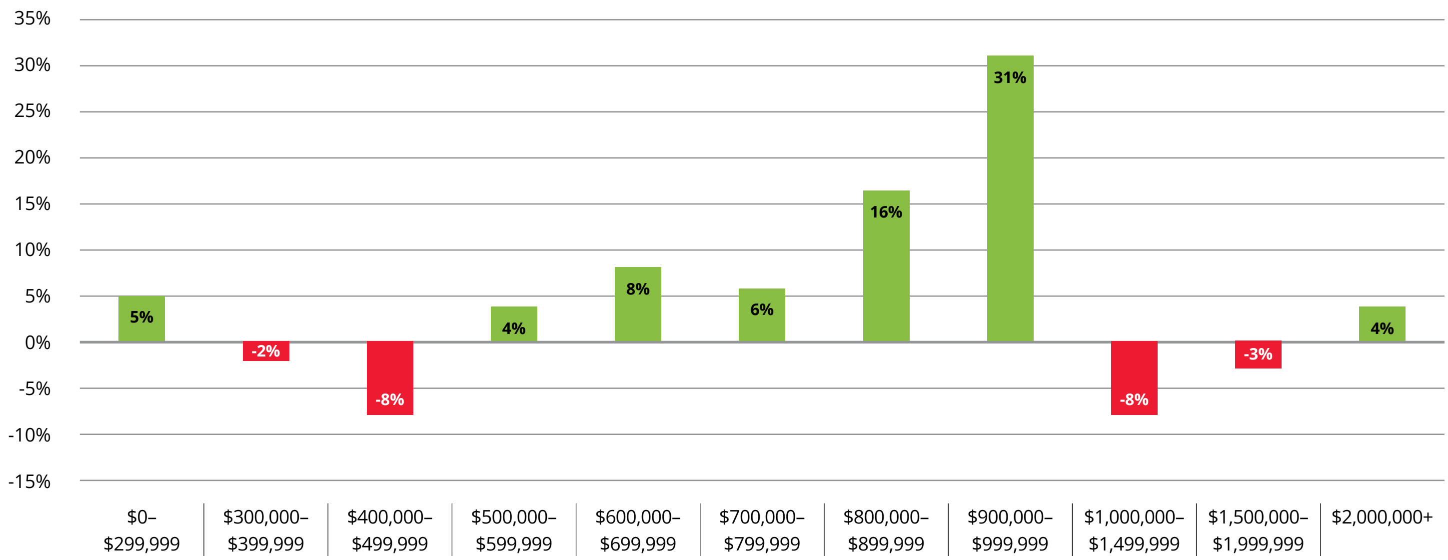
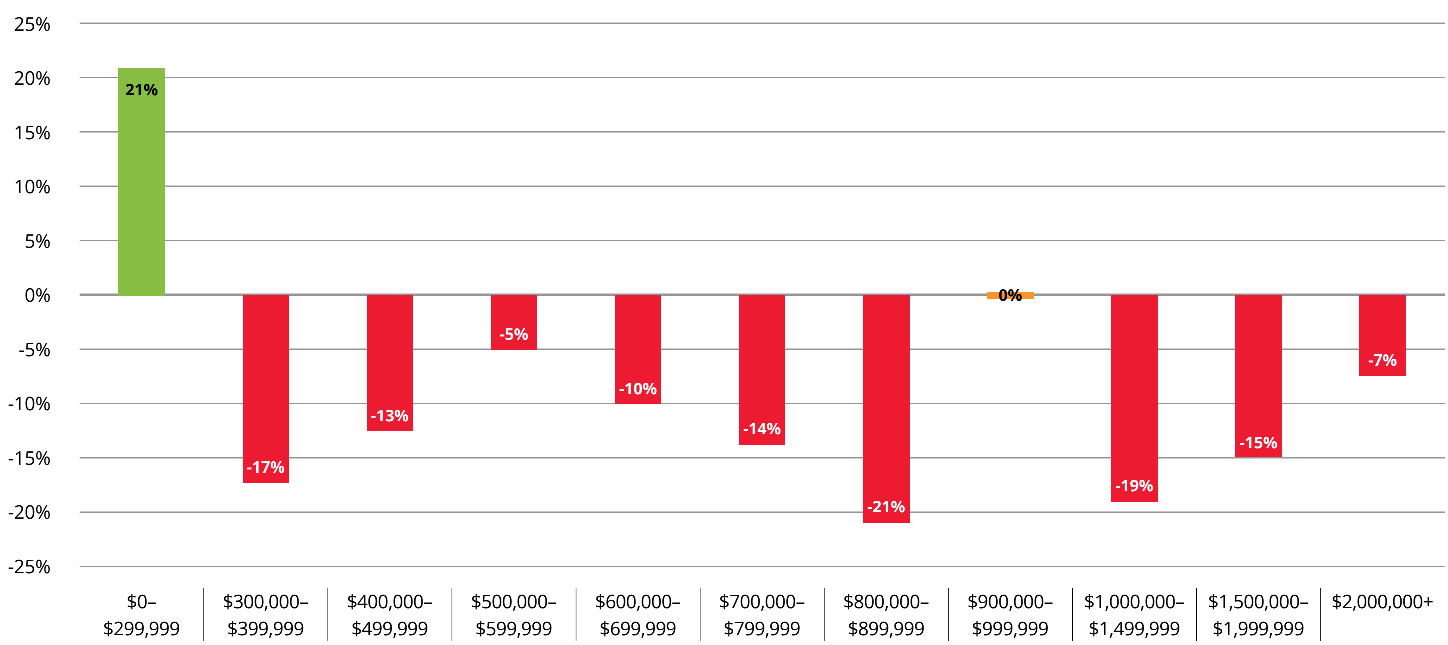
The Market by Price Point

Many times, market conditions can vary dependent on what price range the property is in.

YoY % Change Closed Sales — Tucson Residential



YoY % Change Active Listings — Tucson Residential



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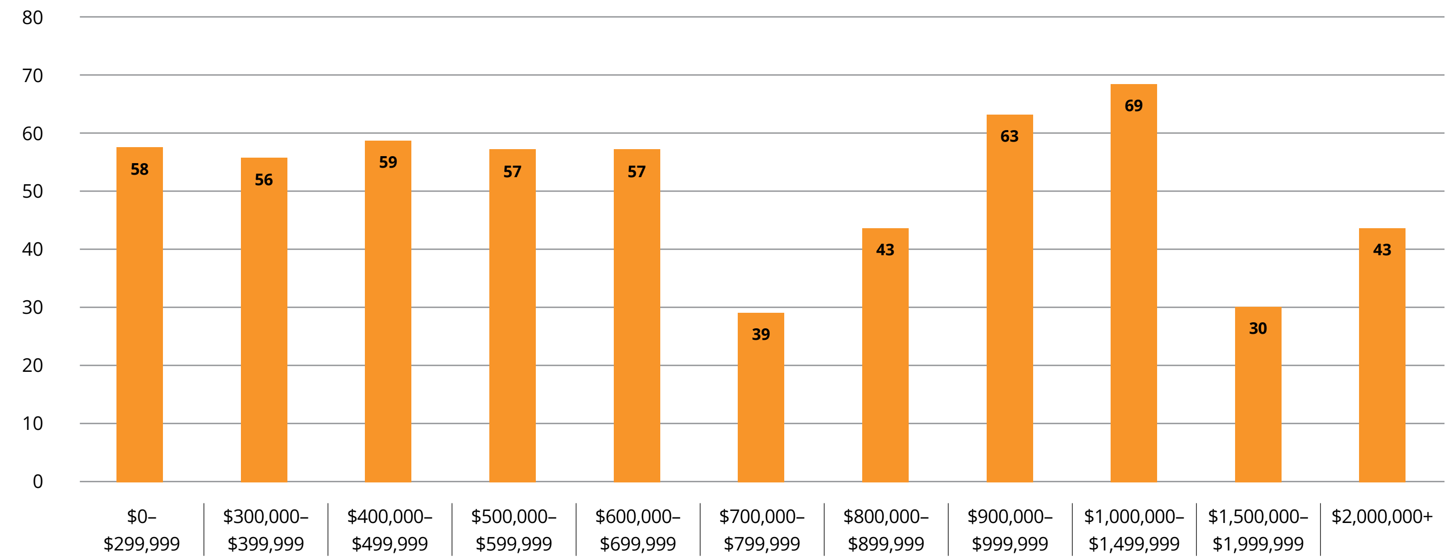
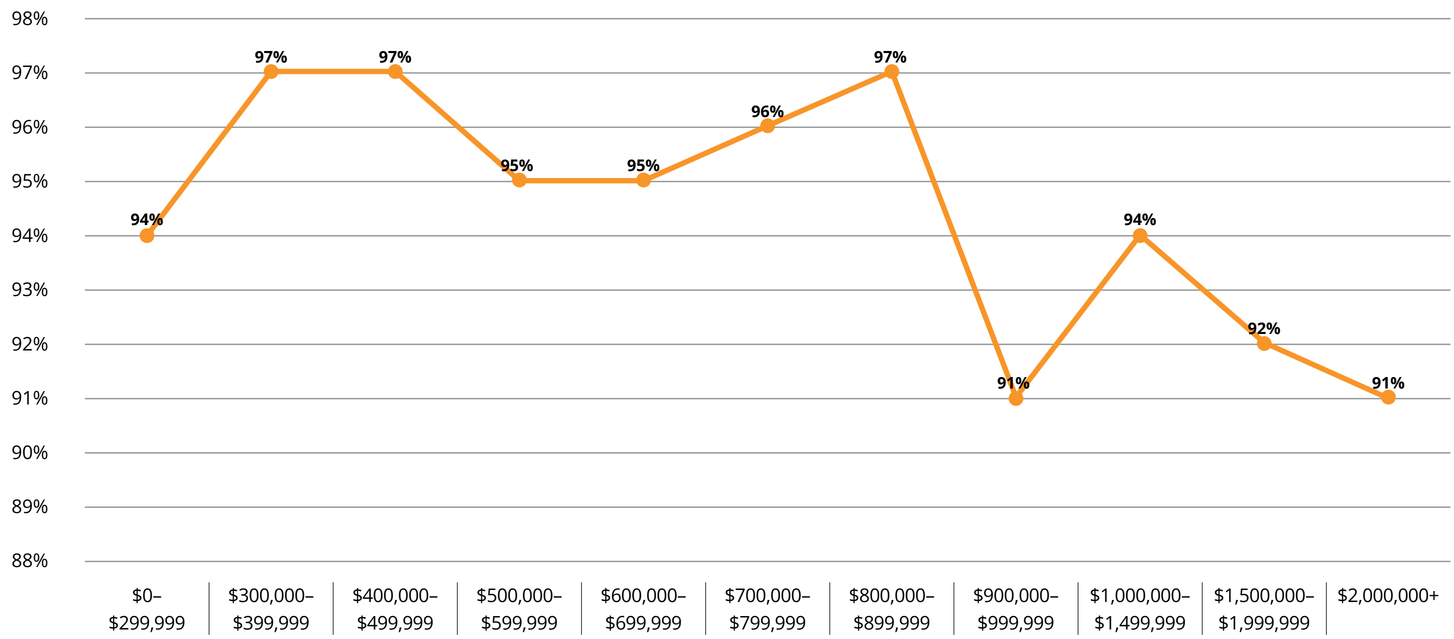
Days on Market June 2026 — Tucson Residential



Sold/Original List Price % — Tucson Residential



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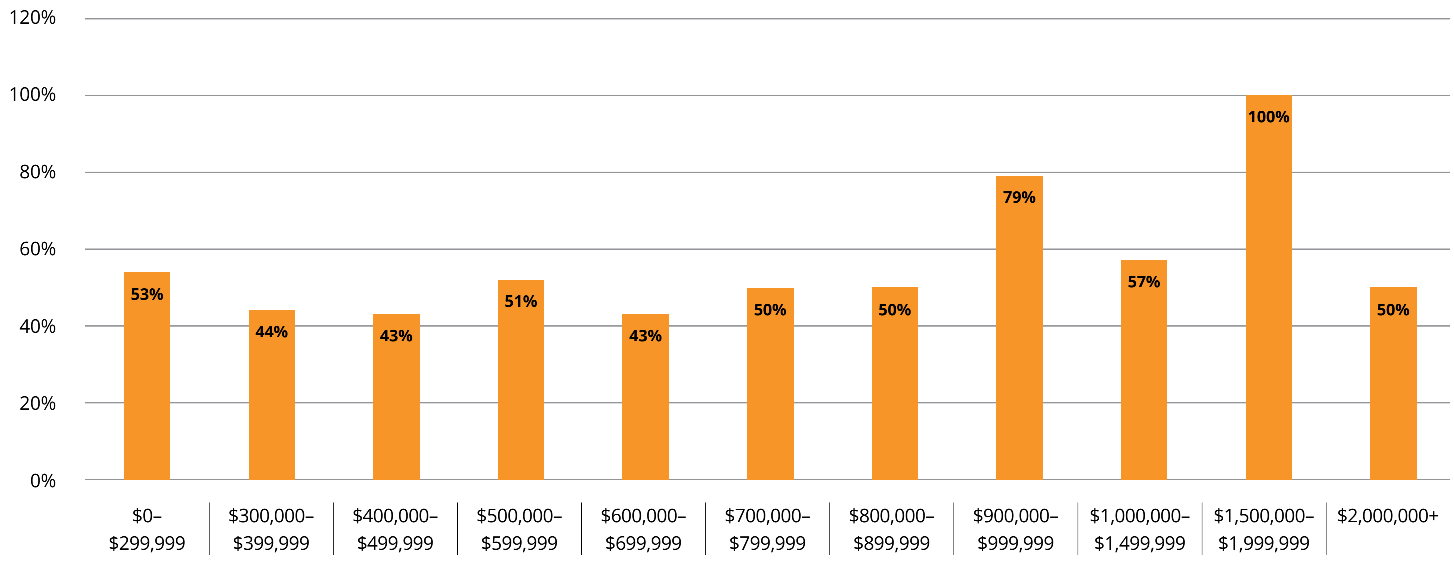
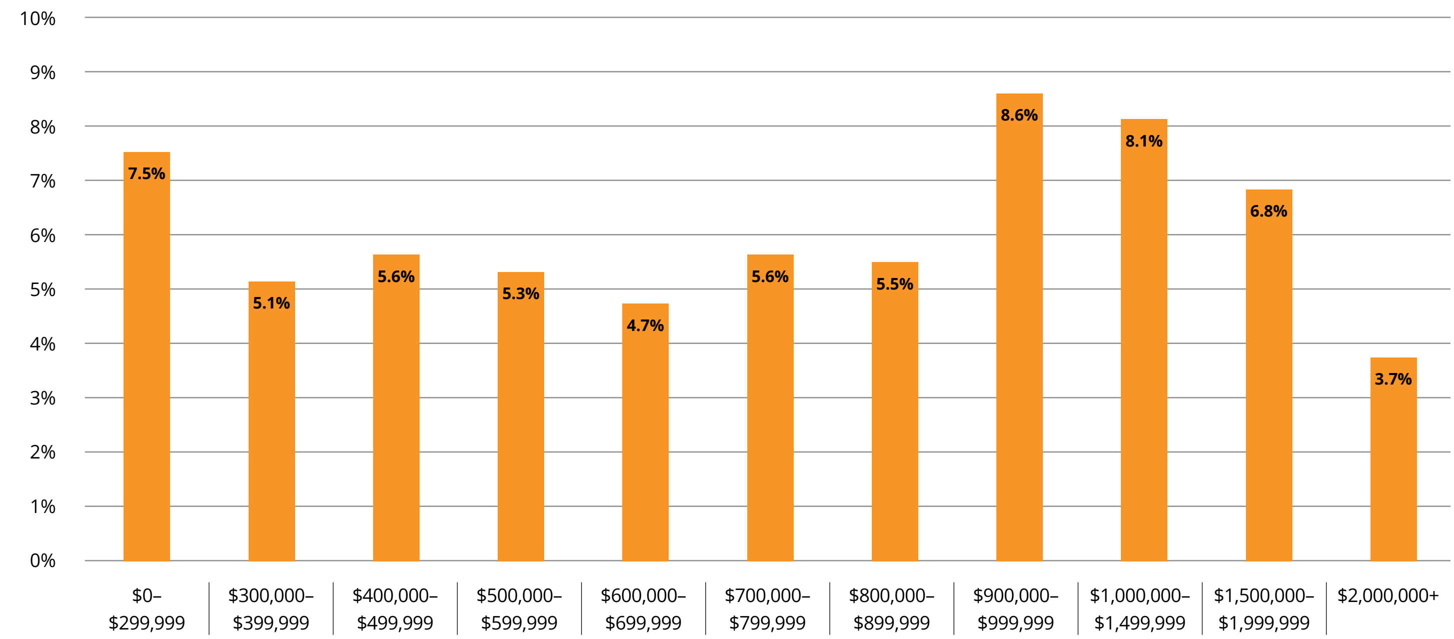
June % Closed with a Price Drop — Tucson Residential



June Closed Average % of Price Drop — Tucson Residential



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Saddlebrooke

Median Sales Price:	$489,000 (+0.1% YoY)	↑
Closed Sales:	17.1% YoY	↑
New Pended Sales:	21.9% YoY	↑
New Listings:	-17.8% YoY	↓
Active Inventory:	-35.7% YoY	↓
Days on Market:	89 (+29 days YoY)	↑

Oro Valley

Median Sales Price:	$585,000 (+8.9% YoY)	↑
Closed Sales:	-3.9% YoY	↓
New Pended Sales:	-2.9% YoY	↓
New Listings:	-12.8% YoY	↓
Active Inventory:	-4.6% YoY	↓
Days on Market:	63 (+15 days YoY)	↑

Marana

Median Sales Price:	$410,000 (-1.9% YoY)	↓
Closed Sales:	-3.3% YoY	↓
New Pended Sales:	+3.7% YoY	↑
New Listings:	-5.2% YoY	↓
Active Inventory:	-4.3% YoY	↓
Days on Market:	72 (-1 days YoY)	↓

Vail

Median Sales Price:	$395,000 (-.5% YoY)	↓
Closed Sales:	+15.2% YoY	↑
New Pended Sales:	+11.8% YoY	↑
New Listings:	-9.5% YoY	↓
Active Inventory:	-18.3% YoY	↓
Days on Market:	59 (+1 days YoY)	↑

Sahuarita

Median Sales Price:	$340,000 (unchanged YoY)	↔
Closed Sales:	+15.6% YoY	↑
New Pended Sales:	+17% YoY	↑
New Listings:	-6.4% YoY	↓
Active Inventory:	-12.6% YoY	↓
Days on Market:	46 (-35 days YoY)	↓

Green Valley

Median Sales Price:	$290,000 (-1.7% YoY)	↓
Closed Sales:	-1.9% YoY	↓
New Pended Sales:	-3.6% YoY	↓
New Listings:	-10.5% YoY	↓
Active Inventory:	-.3% YoY	↓
Days on Market:	68 (-6 days YoY)	↓

Cochise County

Median Sales Price:	$294,000 (+13.1% YoY)	↑
Closed Sales:	+6.6% YoY	↑
New Pended Sales:	+9.5% YoY	↑
New Listings:	+3.2% YoY	↑
Active Inventory:	+.8% YoY	↑
Days on Market:	63 (+6 days YoY)	↑

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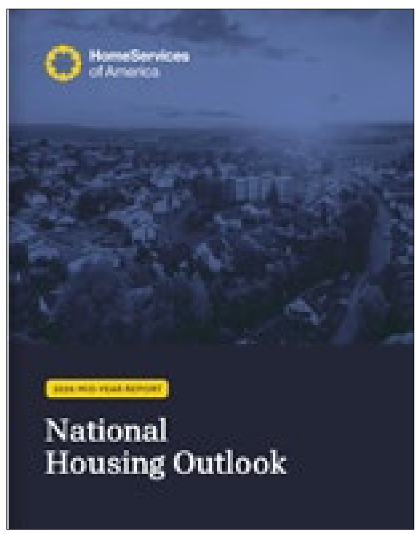
2026 National Housing Outlook



2026 MidYear Outlook

On a national scale, the housing market has remained resilient despite renewed inflation pressures and global uncertainty. This National Housing Outlook from HomeServices of America points to meaningful reasons for optimism and explores how the market is responding, along with what may lie ahead.

As part of the HomeServices national network, Long Realty is proud to bring these broader insights to our clients. Combined with our deep local expertise, they help us guide buyers and sellers with greater clarity and confidence.

Contact me to learn more about housing conditions in your area.

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