



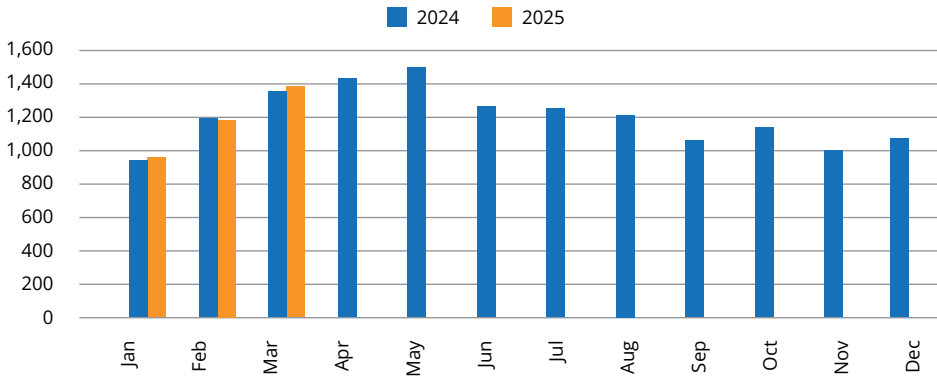
# SMART MOVE.

## 2025 First Quarter Housing Trends — Tucson & Southern AZ

In the first quarter of 2025, the Tucson and Southern Arizona housing market showed signals of resilience and continued movement to a healthy, balanced market – despite stubborn mortgage rates. Year-to-date, the Tucson area experienced a modest +2% increase in home sales compared to the same period in 2024, while available inventory grew by +52% versus

March 2024, reflecting more normal seasonal levels. The median home price in Tucson has remained relatively stable since late 2024. Overall, the region's market continues to demonstrate stability with pockets of strong growth and more choice for buyers, even as prices show signs of leveling off. Contact your Long Realty agent for market conditions specific to your area.

### Closed Sales — Tucson Residential



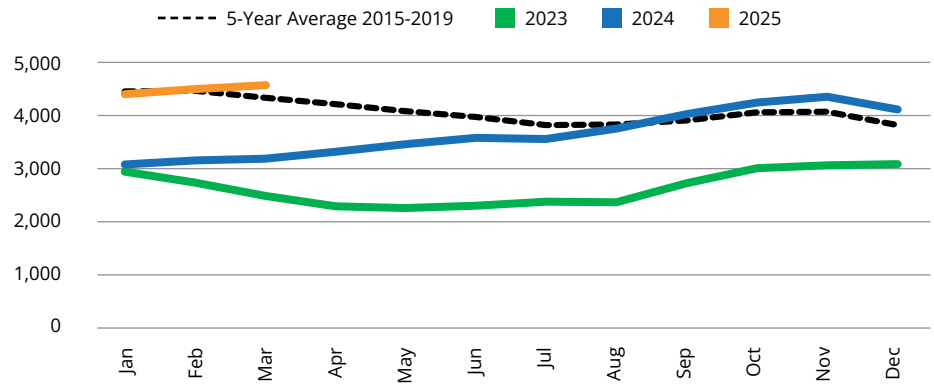
### 2025 YTD % Change vs 2024 YTD

Tucson Area	↑	+2%
Oro Valley	↑	+42%
SaddleBrooke	↑	+41%
Marana	↑	+9%
Vail	↑	+23%
Sahuarita	↓	-11%
Green Valley	↓	-9%
Cochise County	↓	-9%

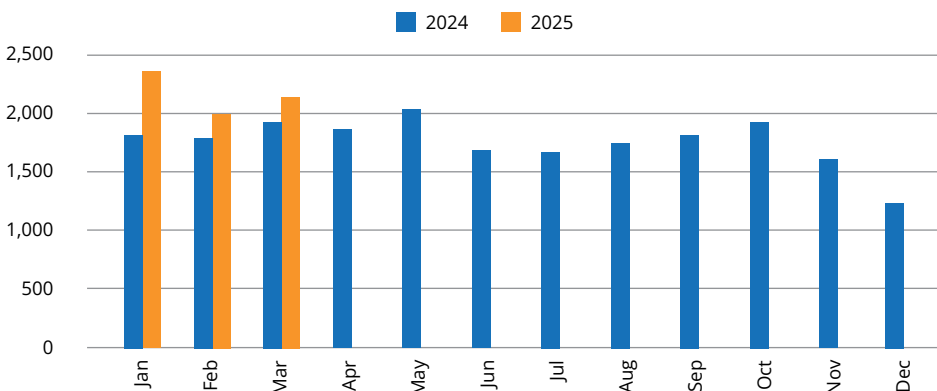
### Mar 2025 % Change vs Mar 2024

Tucson Area	↑	+52%
Oro Valley	↑	+66%
SaddleBrooke	↑	+23%
Marana	↑	+55%
Vail	↑	+38%
Sahuarita	↑	+37%
Green Valley	↑	+43%
Cochise County	↑	+5%

### Active Residential Inventory — Tucson



### New Listings — Tucson Residential



### 2025 YTD % Change vs 2024 YTD

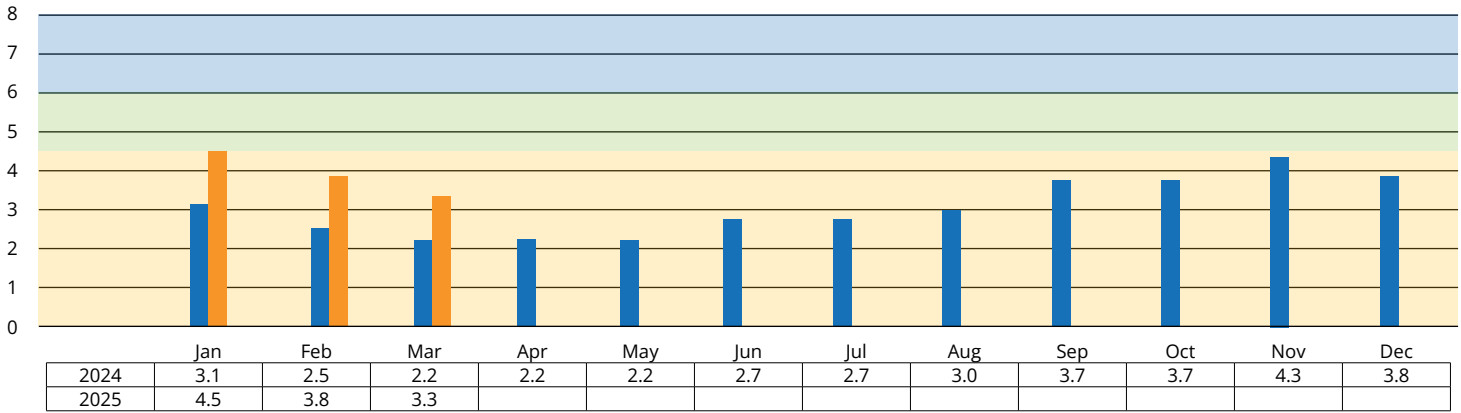
Tucson Area	↑	+18%
Oro Valley	↑	+44%
SaddleBrooke	↑	+23%
Marana	↑	+27%
Vail	↑	+32%
Sahuarita	↑	+21%
Green Valley	↑	+15%
Cochise County	↓	-2%



## Months of Inventory — Tucson Residential

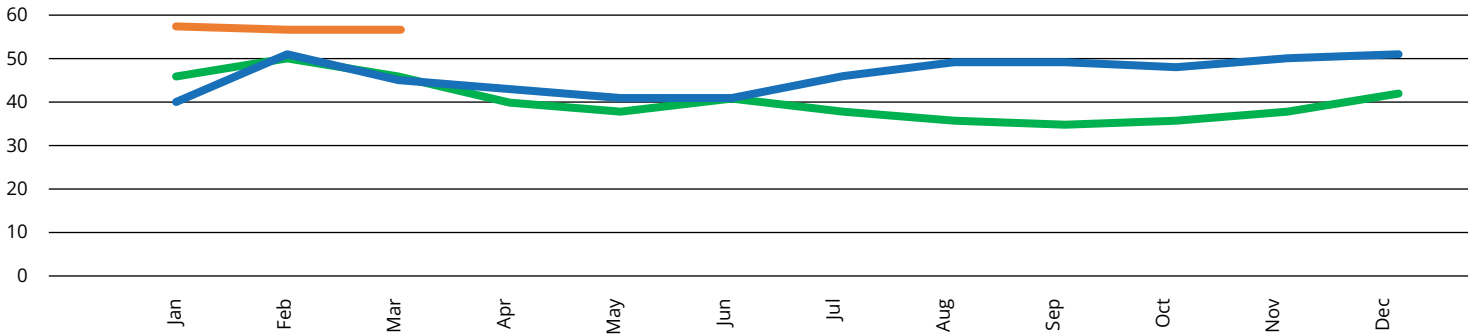
■ 2024 ■ 2025

Seller's Market = Yellow, Balance = Green, Buyer's Market = Blue

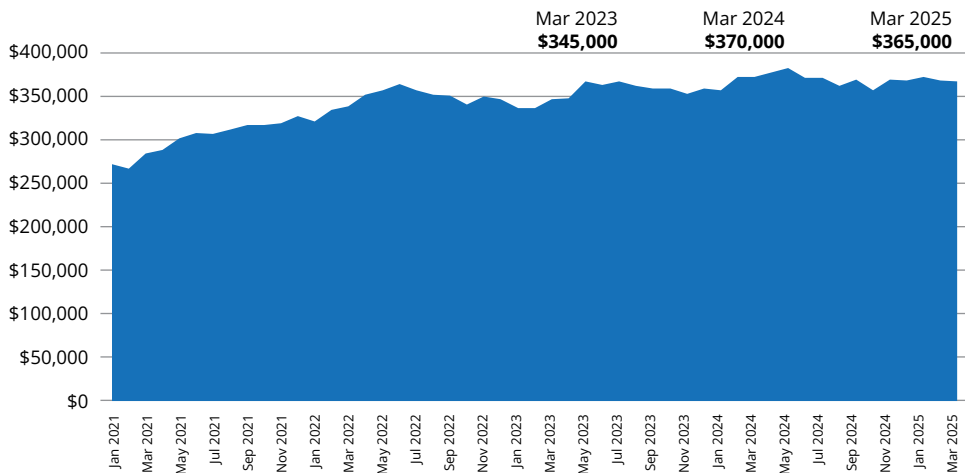


## Average Days on Market — Tucson Residential

■ 2023 ■ 2024 ■ 2025



## Median Home Sold Price Trends — Tucson



### Mar 2025 % Change vs Mar 2024

Tucson Area	↓	-1%
Oro Valley	↑	+8%
SaddleBrooke	↓	-10%
Marana	↓	-6%
Vail	↓	-4%
Sahuarita	↓	-4%
Green Valley	↑	+3%
Cochise County	↑	+2%

## Curious about what this means for your real estate goals?

Market conditions can vary for each neighborhood and community, so please reach out for the most current information and guidance for your area.



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**Long Realty Company**

Statistics based on information obtained from MLSSAZ and ARMLS on 04/21/2025 using TrendGraphix software. Information is believed to be reliable, but not guaranteed.