

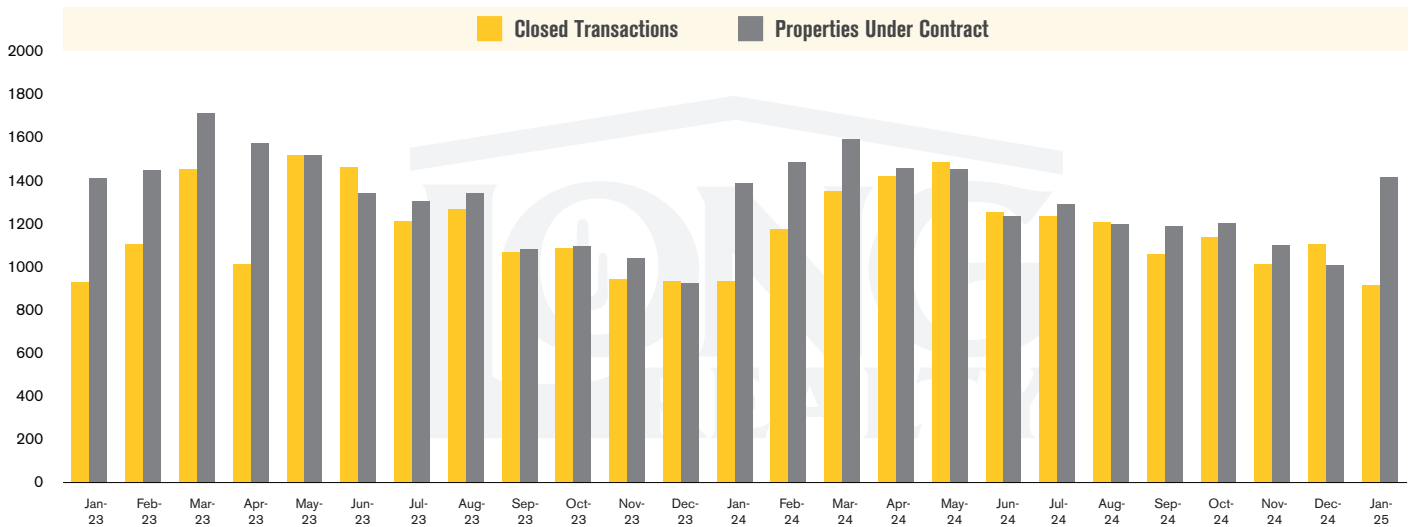
THE HOUSING REPORT



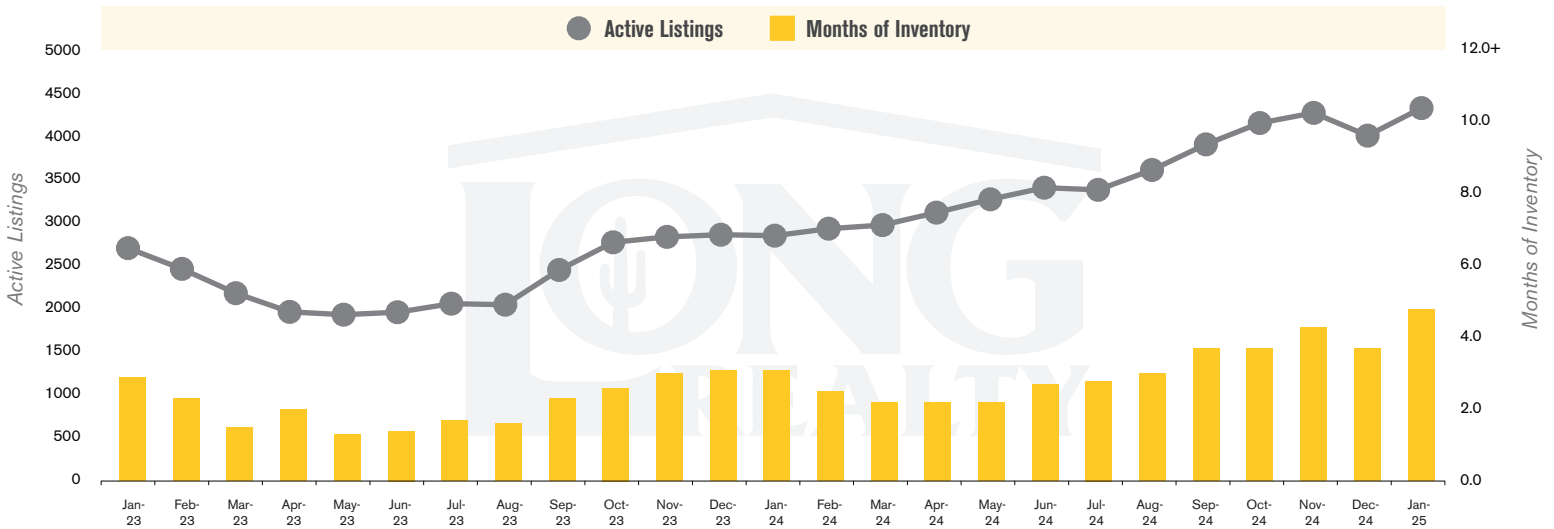
GREATER TUCSON MAIN MARKET | FEBRUARY 2025

In the Tucson Main Market area, January 2025 active inventory was 4,378, a 52% increase from January 2024. There were 918 closings in January 2025, a 2% decrease from January 2024. Months of Inventory was 4.8, up from 3.1 in January 2024. Median price of sold homes was \$395,072 for the month of January 2025, up 6% from January 2024. The Tucson Main Market area had 1,420 new properties under contract in January 2025, up 2% from January 2024.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



Leslie Heros
 (520) 302-3324 | Leslie.Heros@LongRealty.com

Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 02/06/2025 is believed to be reliable, but not guaranteed.

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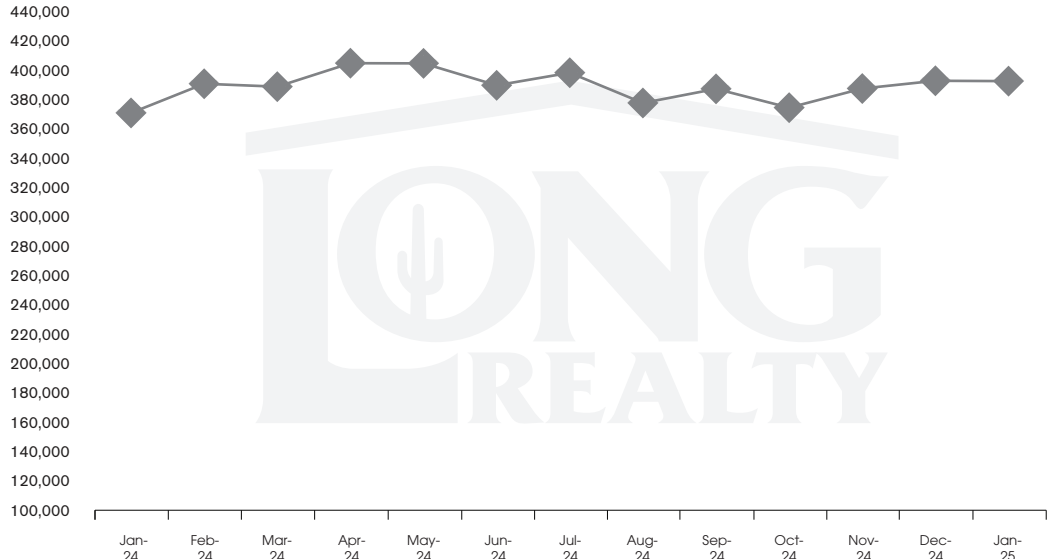
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MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

Jan 2024	Jan 2025
96.0%	95.7%

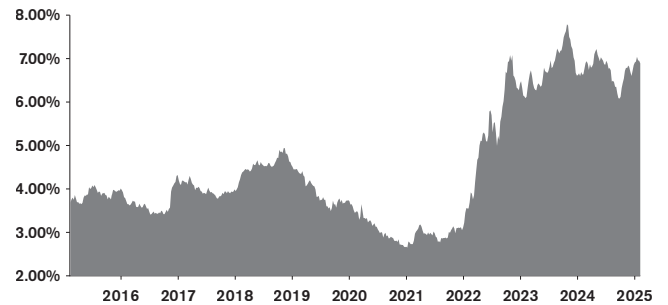


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2024	\$373,114	6.640%	\$2,273.15
2025	\$395,072	6.958%	\$2,486.43

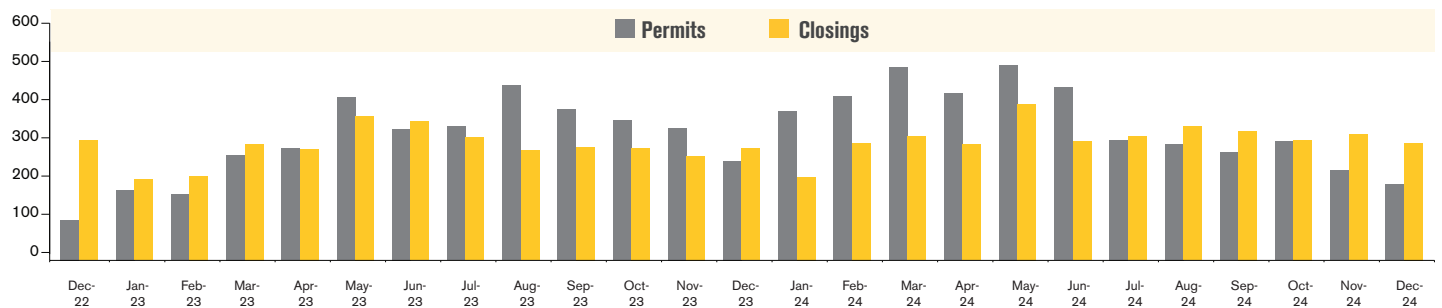
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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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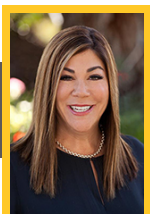
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MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25			
\$1 - 49,999	4	3	2	0	2	0	0	n/a	5.0	Balanced
\$50,000 - 74,999	5	2	2	5	3	2	2	2.5	2.4	Seller
\$75,000 - 99,999	22	7	3	8	5	9	5	4.4	3.5	Seller
\$100,000 - 124,999	32	9	10	9	10	15	8	4.0	2.6	Seller
\$125,000 - 149,999	59	17	16	9	9	17	5	11.8	5.3	Balanced
\$150,000 - 174,999	70	16	12	19	11	9	20	3.5	4.8	Slightly Seller
\$175,000 - 199,999	81	25	17	8	17	27	17	4.8	3.7	Seller
\$200,000 - 224,999	59	41	14	21	27	28	30	2.0	2.2	Seller
\$225,000 - 249,999	161	44	51	60	45	47	46	3.5	3.2	Seller
\$250,000 - 274,999	148	64	57	72	61	62	53	2.8	2.6	Seller
\$275,000 - 299,999	262	92	88	79	80	87	75	3.5	3.4	Seller
\$300,000 - 349,999	676	237	200	247	176	188	141	4.8	3.9	Seller
\$350,000 - 399,999	711	200	169	178	159	188	128	5.6	4.6	Slightly Seller
\$400,000 - 499,999	810	205	189	177	178	172	154	5.3	4.7	Slightly Seller
\$500,000 - 599,999	395	84	83	98	74	88	77	5.1	4.5	Slightly Seller
\$600,000 - 699,999	229	69	61	46	47	53	50	4.6	4.2	Slightly Seller
\$700,000 - 799,999	158	35	30	32	47	41	35	4.5	3.6	Seller
\$800,000 - 899,999	103	23	24	18	19	23	22	4.7	4.6	Slightly Seller
\$900,000 - 999,999	67	9	12	8	10	16	12	5.6	5.0	Slightly Seller
\$1,000,000 - and over	326	32	24	45	34	36	38	8.6	8.5	Buyer
TOTAL	4,378	1,214	1,064	1,139	1,014	1,108	918	4.8	4.2	Slightly Seller



Leslie Heros
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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 02/06/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2024-01/31/2025. Information is believed to be reliable, but not guaranteed.

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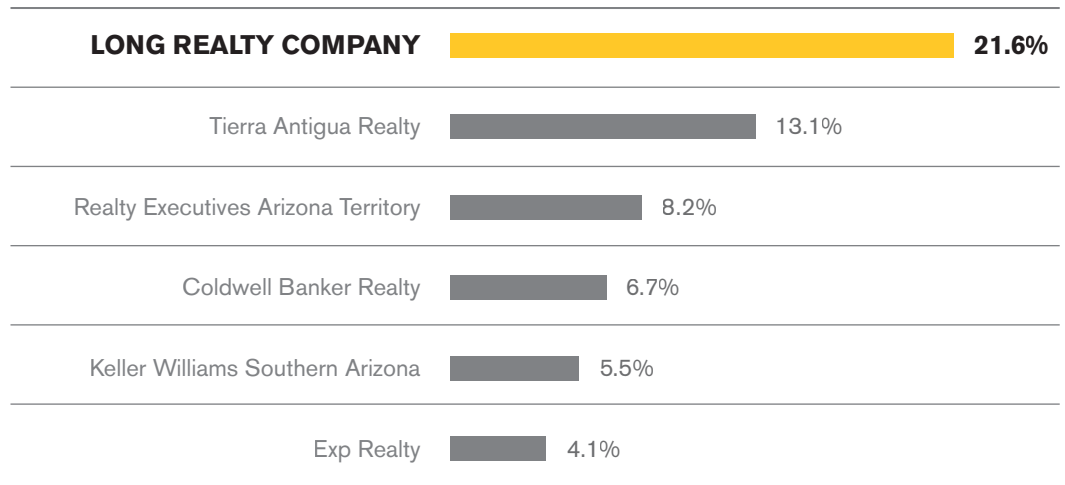
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MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

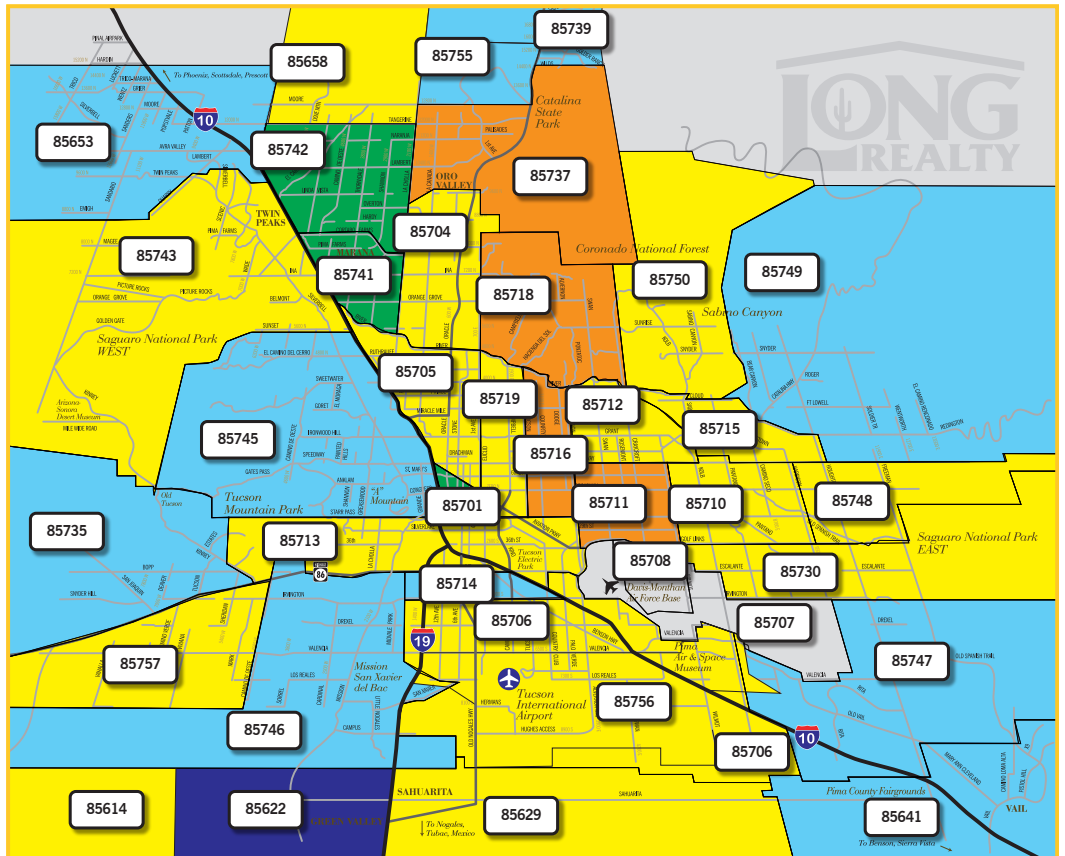
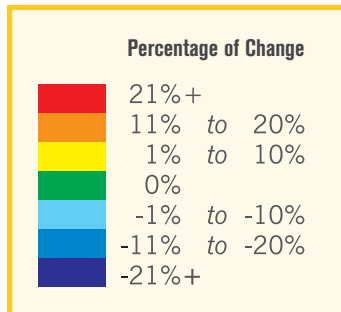
Data Obtained 02/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 02/01/2024 – 01/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2023-JAN 2024 TO
NOV 2024-JAN 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 November 2023-January 2024 to November 2024-January 2025 by zip code. These statistics are based on information obtained from the MLSSAZ on 02/06/2025. Information is believed to be reliable, but not guaranteed.