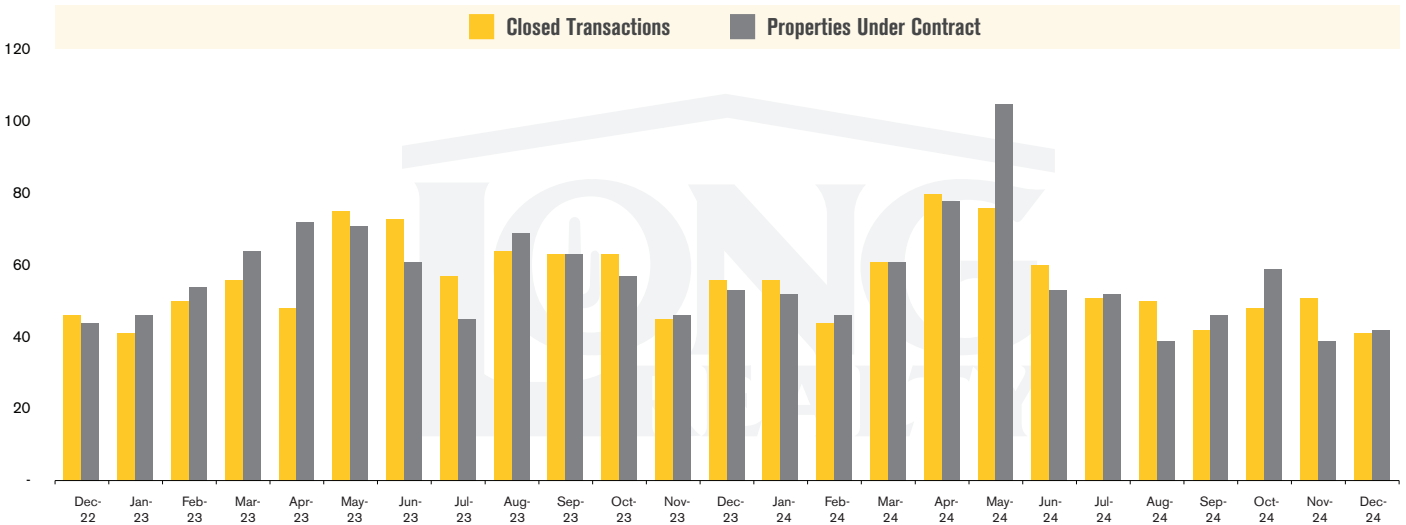
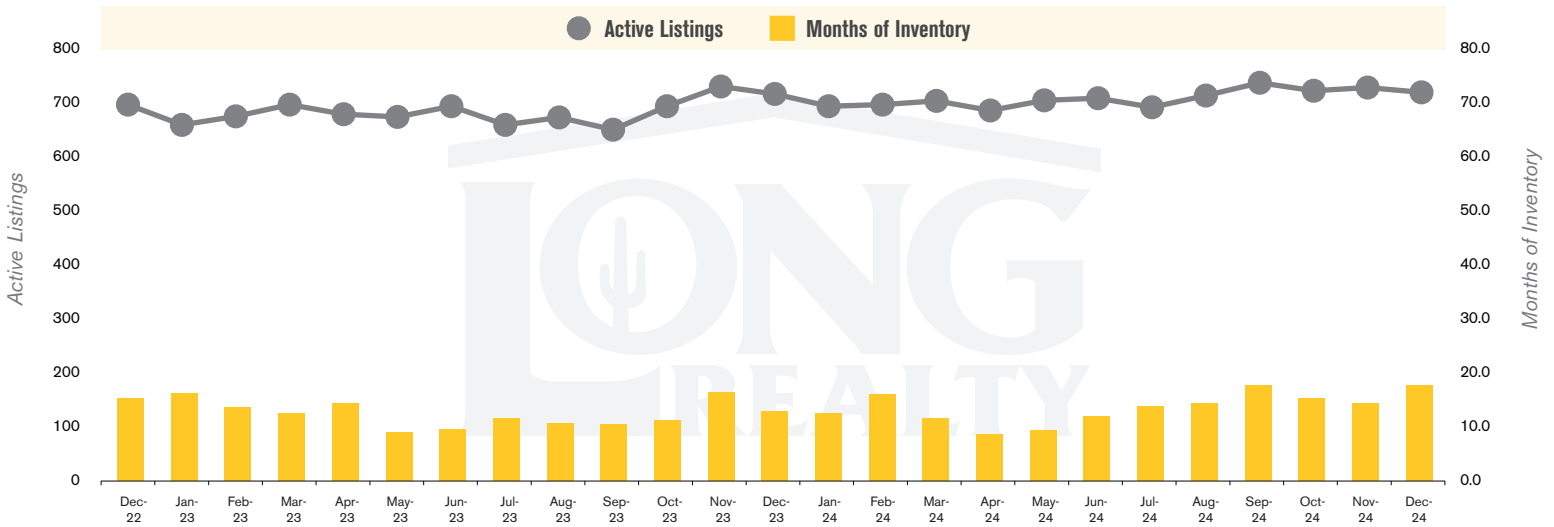


In the Tucson Lot and Land market, December 2024 active inventory was 730, virtually unchanged from December 2023. There were 41 closings in December 2024, a 27% decrease from December 2023. Year-to-date 2024 there were 660 closings, a 4% decrease from year-to-date 2023. Months of Inventory was 17.8, up from 13.0 in December 2023. Median price of sold lots was \$135,820 for the month of December 2024, down 7% from December 2023. The Tucson Lot and Land area had 42 new properties under contract in December 2024, down 21% from December 2023.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON LAND



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON LAND



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Properties under contract and Home Sales data is based on information obtained from the MLSAZ using TrendGraphix software. All data obtained 01/07/2025 is believed to be reliable, but not guaranteed.

# THE LAND REPORT



TUCSON | JANUARY 2025

## MEDIAN SOLD PRICE

TUCSON LAND

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

|              |              |
|--------------|--------------|
| Dec 2023     | Dec 2024     |
| <b>92.6%</b> | <b>87.6%</b> |

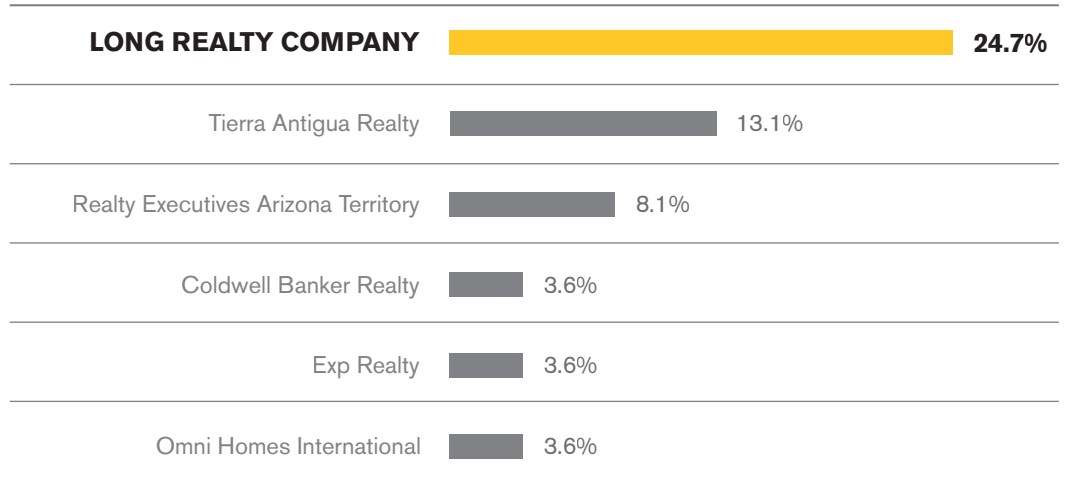


## MARKET SHARE

TUCSON LAND

**Long Realty leads the market in successful real estate sales.**

*Data Obtained 01/07/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 01/01/2024 – 12/31/2024 rounded to the nearest tenth of one percent and deemed to be correct.*



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*These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 01/07/2025. Information is believed to be reliable, but not guaranteed.*

# THE LAND REPORT

TUCSON | JANUARY 2025



## MARKET CONDITIONS BY PRICE BAND TUCSON LAND

|                        | Active Listings | Last 6 Months Closed Sales |           |           |           |           |           | Current Months of Inventory | Last 3 Month Trend Months of Inventory | Market Conditions |
|------------------------|-----------------|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------------------------|--|-------------------|
|                        |                 | Jul-24                     | Aug-24    | Sep-24    | Oct-24    | Nov-24    | Dec-24    |                             |  |                   |
| \$1 - 49,999           | 91              | 12                         | 11        | 10        | 8         | 18        | 5         | 18.2                        | 8.4                                    | Slightly Buyer    |
| \$50,000 - 74,999      | 48              | 4                          | 4         | 6         | 9         | 2         | 9         | 5.3                         | 7.3                                    | Slightly Buyer    |
| \$75,000 - 99,999      | 91              | 4                          | 4         | 10        | 5         | 9         | 6         | 15.2                        | 14.3                                   | Buyer             |
| \$100,000 - 124,999    | 50              | 4                          | 3         | 4         | 4         | 1         | 2         | 25.0                        | 19.7                                   | Buyer             |
| \$125,000 - 149,999    | 56              | 6                          | 3         | 3         | 6         | 2         | 3         | 18.7                        | 13.6                                   | Buyer             |
| \$150,000 - 174,999    | 61              | 4                          | 4         | 0         | 4         | 5         | 3         | 20.3                        | 14.8                                   | Buyer             |
| \$175,000 - 199,999    | 35              | 2                          | 5         | 2         | 2         | 3         | 2         | 17.5                        | 17.0                                   | Buyer             |
| \$200,000 - 224,999    | 29              | 3                          | 2         | 1         | 4         | 2         | 1         | 29.0                        | 13.6                                   | Buyer             |
| \$225,000 - 249,999    | 36              | 2                          | 2         | 1         | 2         | 1         | 4         | 9.0                         | 15.6                                   | Buyer             |
| \$250,000 - 274,999    | 20              | 2                          | 1         | 0         | 1         | 1         | 1         | 20.0                        | 23.0                                   | Buyer             |
| \$275,000 - 299,999    | 25              | 1                          | 1         | 1         | 0         | 1         | 1         | 25.0                        | 35.0                                   | Buyer             |
| \$300,000 - 349,999    | 33              | 2                          | 3         | 1         | 2         | 1         | 3         | 11.0                        | 17.7                                   | Buyer             |
| \$350,000 - 399,999    | 40              | 2                          | 2         | 2         | 1         | 1         | 1         | 40.0                        | 42.3                                   | Buyer             |
| \$400,000 - 499,999    | 32              | 1                          | 3         | 0         | 0         | 2         | 0         | n/a                         | 54.0                                   | Buyer             |
| \$500,000 - 599,999    | 21              | 1                          | 1         | 1         | 0         | 1         | 0         | n/a                         | 65.0                                   | Buyer             |
| \$600,000 - 699,999    | 18              | 0                          | 1         | 0         | 0         | 0         | 0         | n/a                         | n/a                                    | n/a               |
| \$700,000 - 799,999    | 8               | 0                          | 0         | 0         | 0         | 0         | 0         | n/a                         | n/a                                    | n/a               |
| \$800,000 - 899,999    | 7               | 0                          | 0         | 0         | 0         | 1         | 0         | n/a                         | 20.0                                   | Buyer             |
| \$900,000 - 999,999    | 5               | 0                          | 0         | 0         | 0         | 0         | 0         | n/a                         | n/a                                    | n/a               |
| \$1,000,000 - and over | 24              | 1                          | 0         | 0         | 0         | 0         | 0         | n/a                         | n/a                                    | n/a               |
| <b>TOTAL</b>           | <b>730</b>      | <b>51</b>                  | <b>50</b> | <b>42</b> | <b>48</b> | <b>51</b> | <b>41</b> | <b>17.8</b>                 | <b>15.7</b>                            | <b>Buyer</b>      |



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 01/07/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2024-12/31/2024. Information is believed to be reliable, but not guaranteed.