

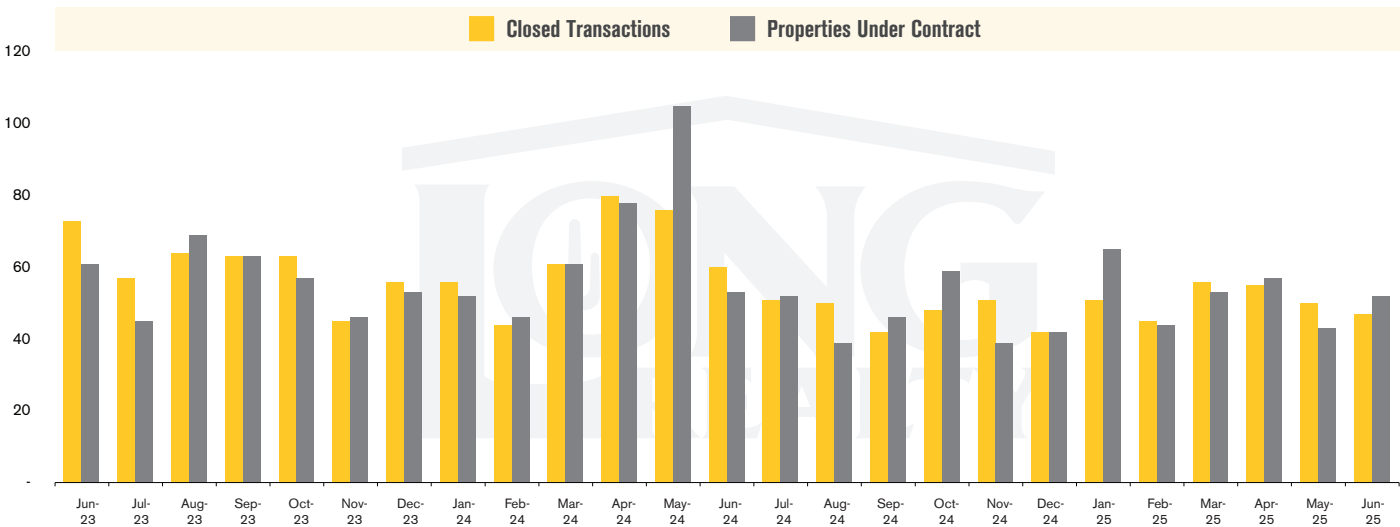
# THE LAND REPORT

TUCSON | JULY 2025

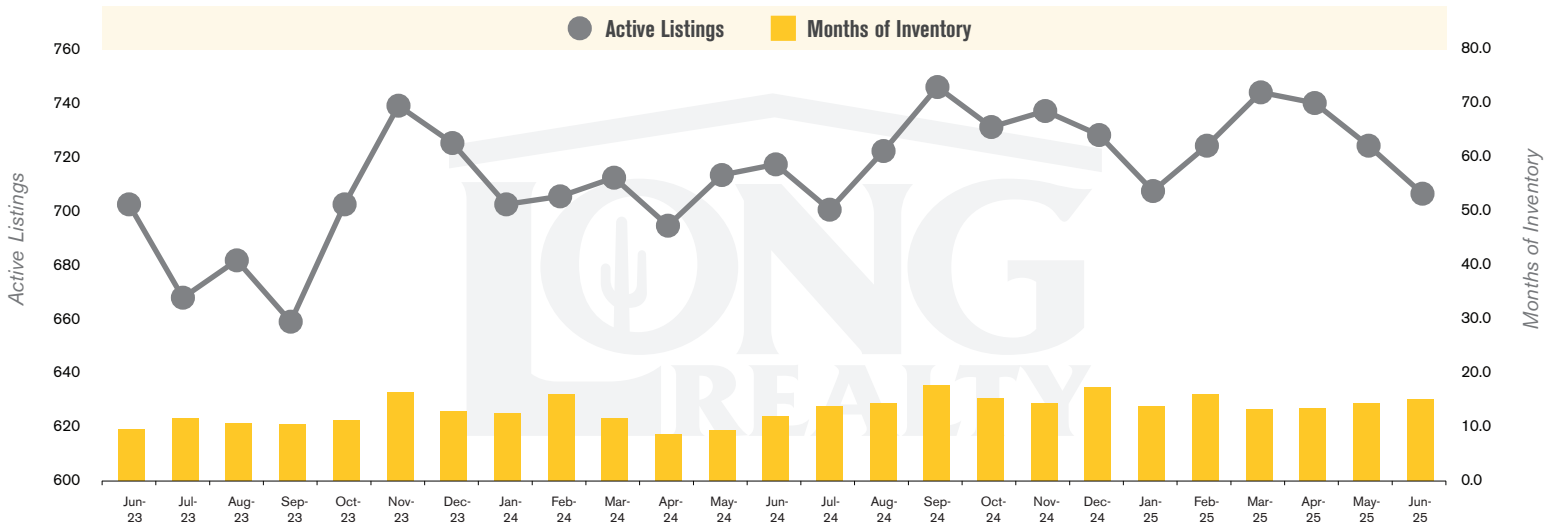


In the Tucson Lot and Land market, June 2025 active inventory was 708, a 2% decrease from June 2024. There were 47 closings in June 2025, a 22% decrease from June 2024. Year-to-date 2025 there were 304 closings, a 19% decrease from year-to-date 2024. Months of Inventory was 15.1, up from 12.0 in June 2024. Median price of sold lots was \$130,410 for the month of June 2025, down 12% from June 2024. The Tucson Lot and Land area had 52 new properties under contract in June 2025, down 2% from June 2024.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON LAND



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON LAND



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Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.  
All data obtained 07/08/2025 is believed to be reliable, but not guaranteed.

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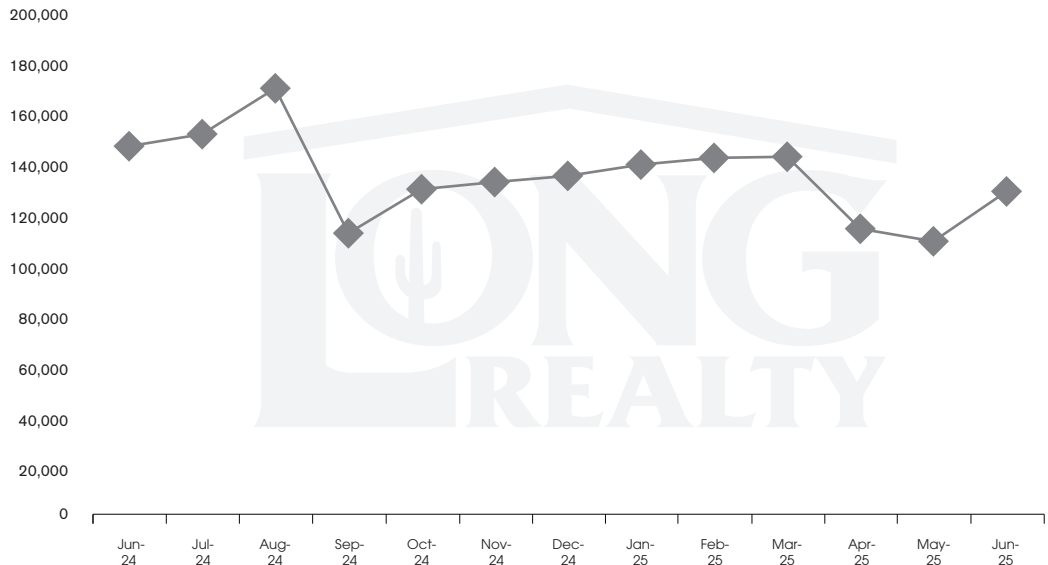


## MEDIAN SOLD PRICE

TUCSON LAND

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

june 2024	june 2025
91.6%	91.1%



## MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 07/08/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 07/01/2024 – 06/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY

21.9%

Tierra Antigua Realty

13.7%

Realty Executives Arizona Territory

10.0%

Omni Homes International

4.4%

Coldwell Banker Realty

4.2%

S A Moore Realty Services, Llc

3.5%



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TUCSON | JULY 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
		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25			
\$1 - 49,999	69	11	8	9	14	13	9	7.7	6.2	Balanced
\$50,000 - 74,999	46	4	4	4	7	10	8	5.8	5.7	Balanced
\$75,000 - 99,999	78	7	4	9	6	7	5	15.6	12.8	Buyer
\$100,000 - 124,999	53	4	5	6	4	3	5	10.6	13.1	Buyer
\$125,000 - 149,999	60	2	7	3	6	3	3	20.0	15.3	Buyer
\$150,000 - 174,999	54	3	3	1	2	2	3	18.0	25.3	Buyer
\$175,000 - 199,999	50	3	3	3	1	2	3	16.7	22.5	Buyer
\$200,000 - 224,999	26	6	2	5	3	4	3	8.7	9.1	Buyer
\$225,000 - 249,999	35	2	4	3	5	2	1	35.0	13.9	Buyer
\$250,000 - 274,999	18	3	1	2	2	1	3	6.0	9.2	Buyer
\$275,000 - 299,999	28	2	0	2	1	0	0	n/a	87.0	Buyer
\$300,000 - 349,999	26	2	1	3	0	1	0	n/a	92.0	Buyer
\$350,000 - 399,999	40	0	0	0	1	1	1	40.0	39.3	Buyer
\$400,000 - 499,999	37	1	1	1	1	1	1	37.0	33.0	Buyer
\$500,000 - 599,999	17	1	2	2	2	0	2	8.5	15.5	Buyer
\$600,000 - 699,999	18	0	0	2	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	5	0	0	1	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	8	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	32	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>708</b>	<b>51</b>	<b>45</b>	<b>56</b>	<b>55</b>	<b>50</b>	<b>47</b>	<b>15.1</b>	<b>14.3</b>	<b>Buyer</b>



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 07/08/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2025-06/30/2025. Information is believed to be reliable, but not guaranteed.