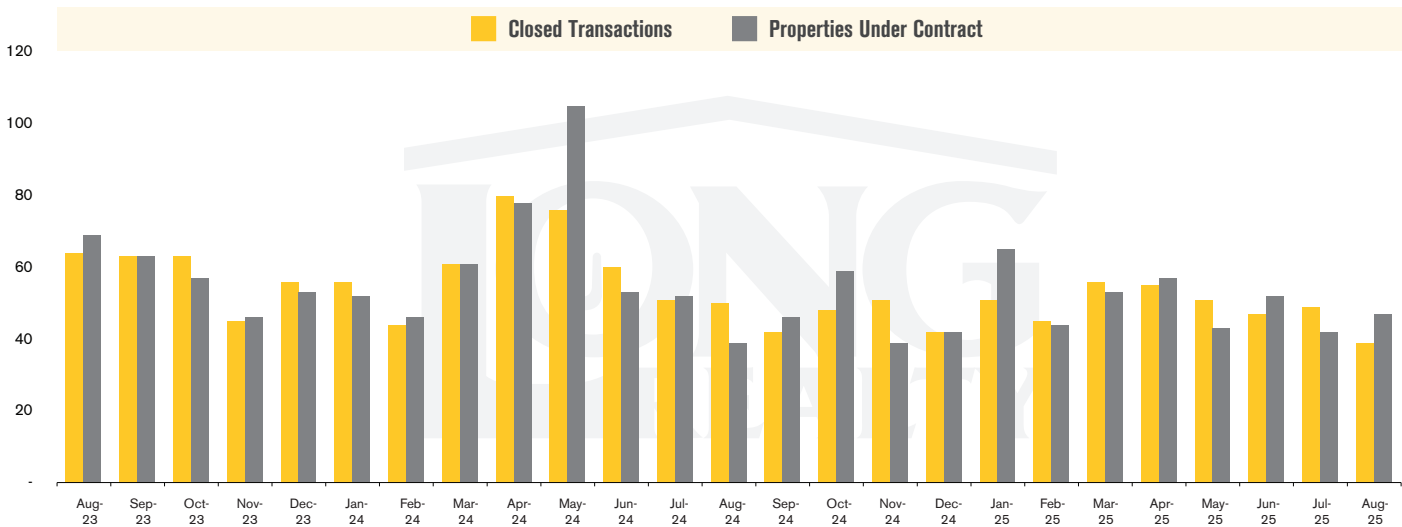
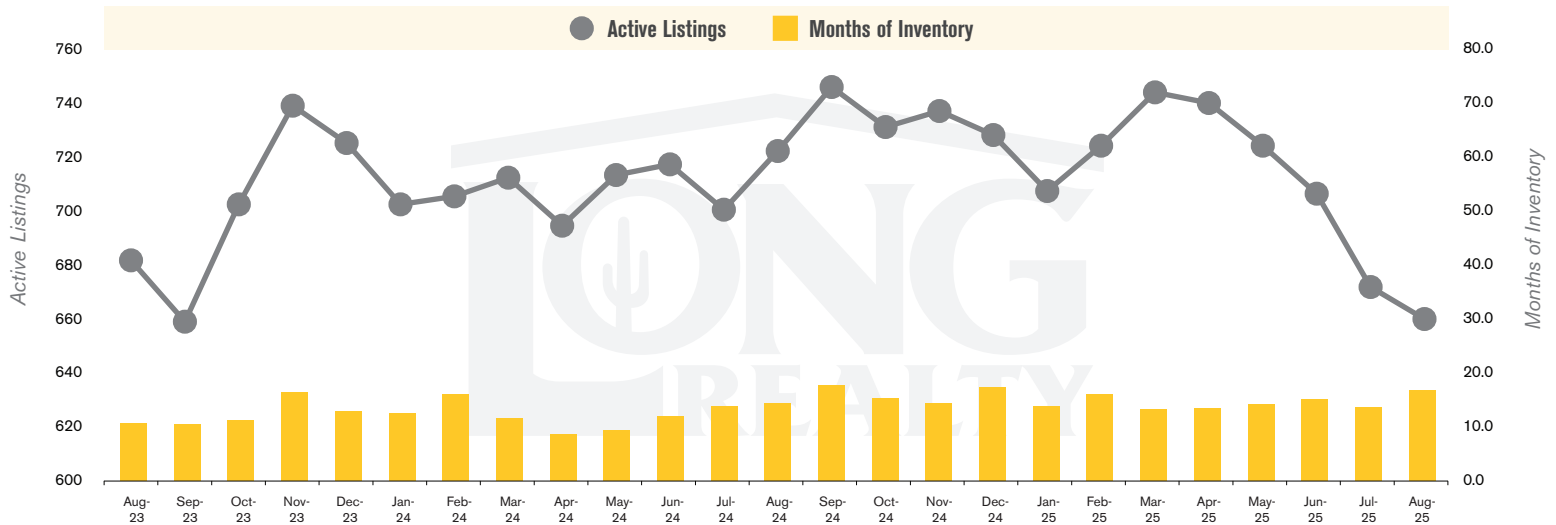


In the Tucson Lot and Land market, August 2025 active inventory was 661, an 9% decrease from August 2024. There were 39 closings in August 2025, a 22% decrease from August 2024. Year-to-date 2025 there were 393 closings, an 18% decrease from year-to-date 2024. Months of Inventory was 16.9, up from 14.5 in August 2024. Median price of sold lots was \$145,200 for the month of August 2025, down 16% from August 2024. The Tucson Lot and Land area had 47 new properties under contract in August 2025, up 21% from August 2024.

## 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 MLSSAZ using TrendGraphix software.  
All data obtained 09/05/2025 is believed to be reliable, but not guaranteed.

# THE LAND REPORT

TUCSON | SEPTEMBER 2025

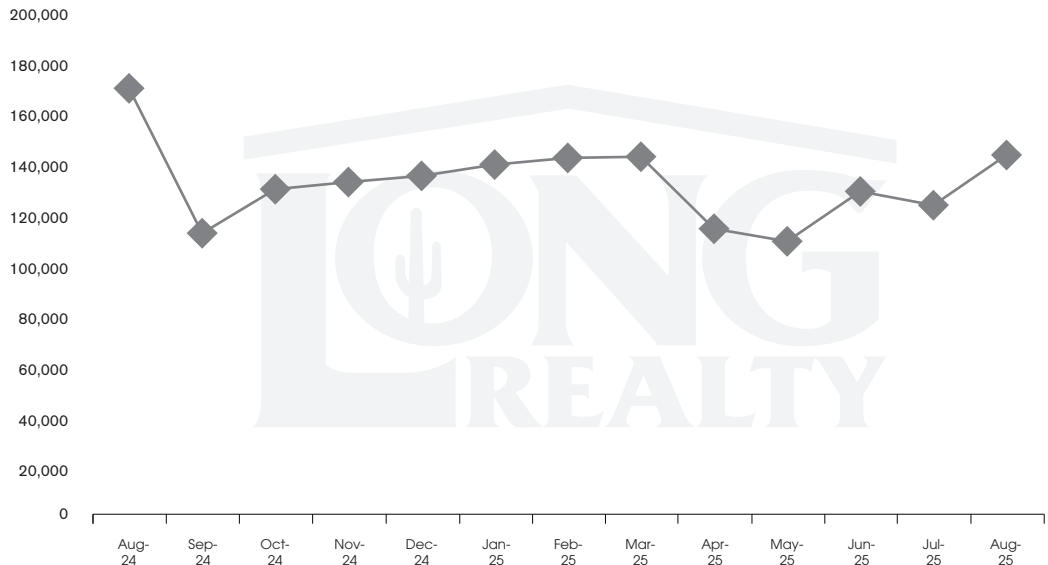


## MEDIAN SOLD PRICE

TUCSON LAND

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

Aug 2024	Aug 2025
<b>91.5%</b>	<b>81.5%</b>



## MARKET SHARE

TUCSON LAND

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

*Data Obtained 09/05/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 09/01/2024 – 08/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.*

**LONG REALTY COMPANY**

**18.9%**

Tierra Antigua Realty

14.2%

Realty Executives Arizona Territory

11.9%

Omni Homes International

5.1%

Coldwell Banker Realty

4.3%

Exp Realty

3.5%



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*These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 09/05/2025. Information is believed to be reliable, but not guaranteed.*

## 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
		Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25			
\$1 - 49,999	67	9	14	13	9	11	9	7.4	7.1	Slightly Buyer
\$50,000 - 74,999	52	4	7	10	8	9	3	17.3	7.3	Slightly Buyer
\$75,000 - 99,999	78	9	6	7	5	6	5	15.6	14.7	Buyer
\$100,000 - 124,999	43	6	4	3	5	1	6	7.2	11.7	Buyer
\$125,000 - 149,999	50	3	6	3	3	4	0	n/a	22.9	Buyer
\$150,000 - 174,999	57	1	2	3	3	4	3	19.0	16.7	Buyer
\$175,000 - 199,999	52	3	1	2	3	6	1	52.0	14.7	Buyer
\$200,000 - 224,999	24	5	3	4	3	0	4	6.0	11.1	Buyer
\$225,000 - 249,999	25	3	5	2	1	1	0	n/a	44.5	Buyer
\$250,000 - 274,999	16	2	2	1	3	3	2	8.0	6.5	Balanced
\$275,000 - 299,999	31	2	1	0	0	1	1	31.0	43.0	Buyer
\$300,000 - 349,999	21	3	0	1	0	1	1	21.0	34.5	Buyer
\$350,000 - 399,999	33	0	1	1	1	1	2	16.5	27.3	Buyer
\$400,000 - 499,999	29	1	1	1	1	0	1	29.0	48.5	Buyer
\$500,000 - 599,999	18	2	2	0	2	0	0	n/a	26.5	Buyer
\$600,000 - 699,999	16	2	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	9	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	5	1	0	0	0	1	1	5.0	7.0	Slightly Buyer
\$900,000 - 999,999	10	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	25	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>661</b>	<b>56</b>	<b>55</b>	<b>51</b>	<b>47</b>	<b>49</b>	<b>39</b>	<b>16.9</b>	<b>15.1</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 09/05/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2025-08/31/2025. Information is believed to be reliable, but not guaranteed.