

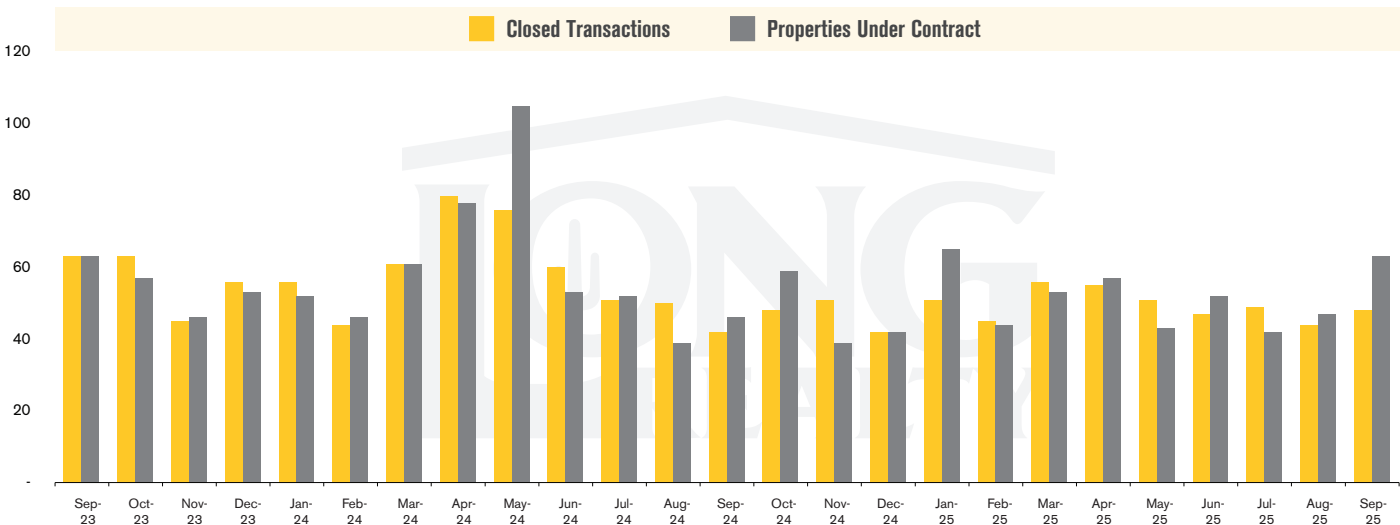
THE LAND REPORT

TUCSON | OCTOBER 2025

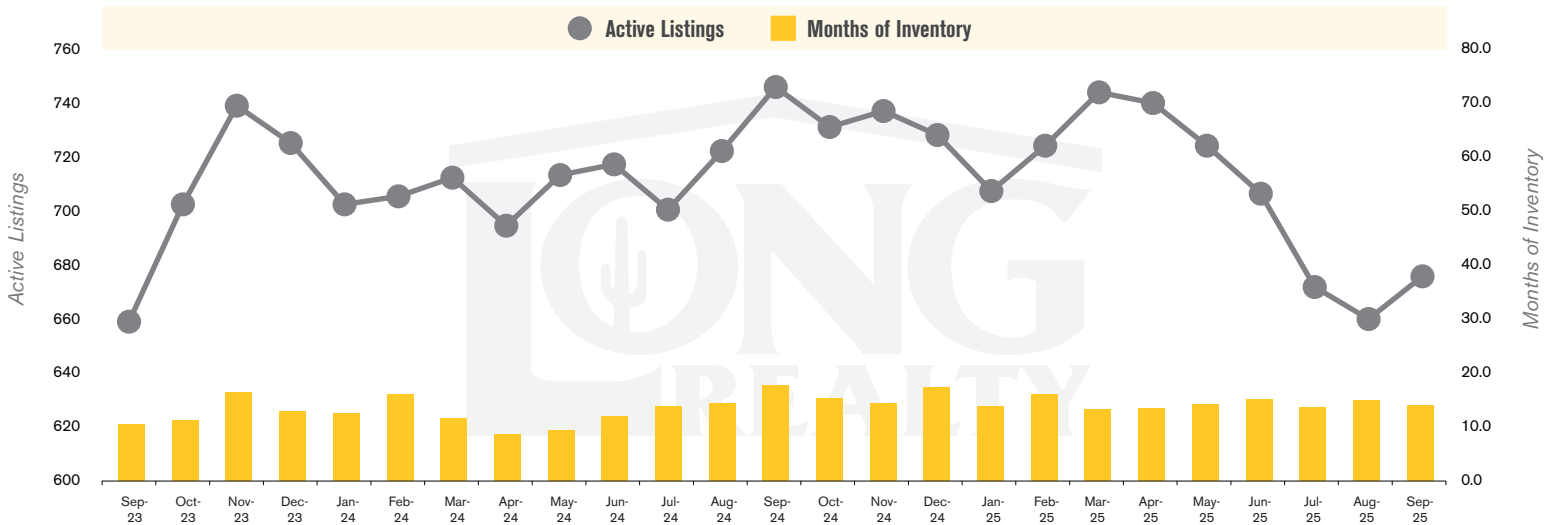


In the Tucson Lot and Land market, September 2025 active inventory was 677, a 9% decrease from September 2024. There were 48 closings in September 2025, a 14% increase from September 2024. Year-to-date 2025 there were 446 closings, a 14% decrease from year-to-date 2024. Months of Inventory was 14.1, down from 17.8 in September 2024. Median price of sold lots was \$124,052 for the month of September 2025, up 9% from September 2024. The Tucson Lot and Land area had 63 new properties under contract in September 2025, up 37% from September 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 10/07/2025 is believed to be reliable, but not guaranteed.

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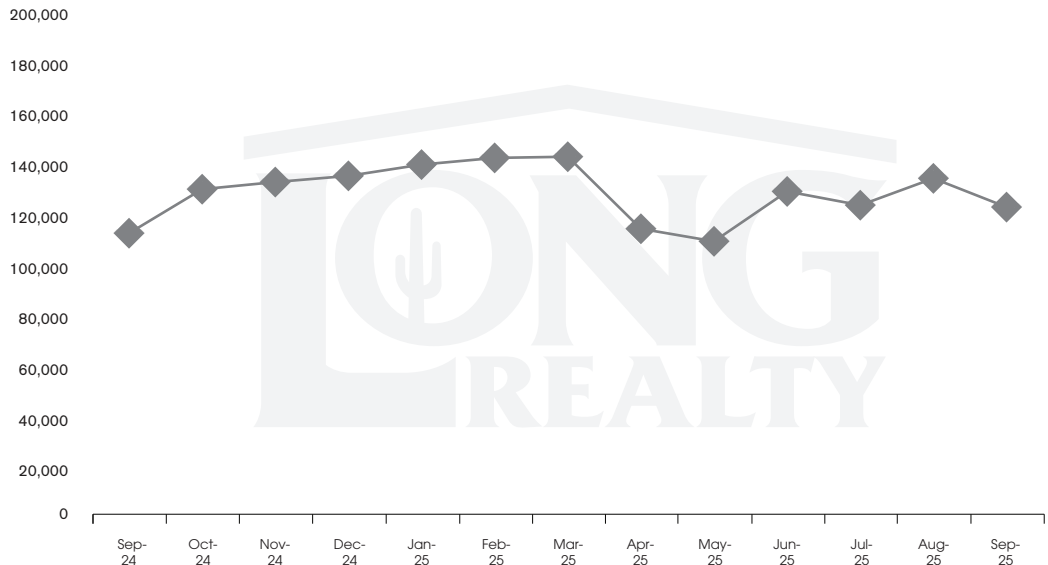


MEDIAN SOLD PRICE

TUCSON LAND

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

Sep 2024	Sep 2025
91.8%	86.7%



MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 10/07/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 10/01/2024 – 09/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY 18.8%

Tierra Antigua Realty 15.4%

Realty Executives Arizona Territory 11.7%

Omni Homes International 5.6%

Coldwell Banker Realty 4.2%

Exp Realty 3.6%



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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
		Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25			
\$1 - 49,999	69	14	13	9	11	11	1	69.0	9.0	Buyer
\$50,000 - 74,999	53	7	10	8	9	4	10	5.3	6.7	Slightly Buyer
\$75,000 - 99,999	89	6	7	5	6	5	16	5.6	9.1	Buyer
\$100,000 - 124,999	41	4	3	5	1	7	6	6.8	9.1	Buyer
\$125,000 - 149,999	57	6	3	3	4	0	2	28.5	26.2	Buyer
\$150,000 - 174,999	47	2	3	3	4	3	2	23.5	17.8	Buyer
\$175,000 - 199,999	49	1	2	3	6	1	4	12.3	13.3	Buyer
\$200,000 - 224,999	26	3	4	3	0	4	1	26.0	15.6	Buyer
\$225,000 - 249,999	28	5	2	1	1	0	1	28.0	41.0	Buyer
\$250,000 - 274,999	20	2	1	3	3	2	1	20.0	9.0	Buyer
\$275,000 - 299,999	35	1	0	0	1	1	0	n/a	46.5	Buyer
\$300,000 - 349,999	18	0	1	0	1	2	0	n/a	20.3	Buyer
\$350,000 - 399,999	36	1	1	1	1	2	0	n/a	35.0	Buyer
\$400,000 - 499,999	27	1	1	1	0	1	1	27.0	43.5	Buyer
\$500,000 - 599,999	19	2	0	2	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	15	0	0	0	0	0	3	5.0	16.3	Buyer
\$700,000 - 799,999	11	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	6	0	0	0	1	1	0	n/a	7.5	Slightly Buyer
\$900,000 - 999,999	5	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	26	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	677	55	51	47	49	44	48	14.1	14.3	Buyer



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 10/07/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 07/01/2025-09/30/2025. Information is believed to be reliable, but not guaranteed.