

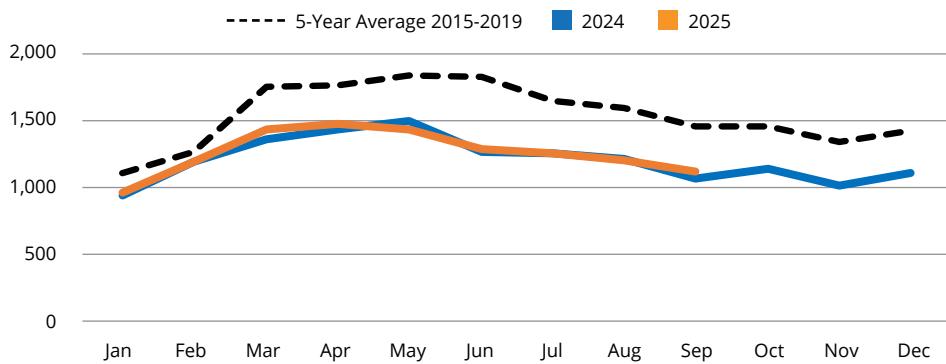


2025 Third Quarter Housing Trends — Tucson & Southern AZ

Through the third quarter, the Tucson and Southern Arizona housing market reflects a mix of stability and regional growth. Year-to-date closed sales in the greater Tucson area are up a modest 1% compared to the same period in 2024, signaling relatively steady demand. Several submarkets are seeing stronger momentum, including Oro Valley, Vail, Marana and Green Valley.

Active listing inventory in September 2025 showed year-over-year increases in many areas, indicating growing supply and choice for buyers. The median sales price in Tucson for September was \$355,000—down a modest 3% from \$367,000 a year ago—reflecting continued price stability, creating a window of opportunity for buyers while prices have moderated. The market remains balanced, with healthy buyer interest and expanding options for consumers in key communities. Market conditions can vary greatly by neighborhood, so please check with your Long Realty agent for more information in your area.

Closed Sales — Tucson Residential



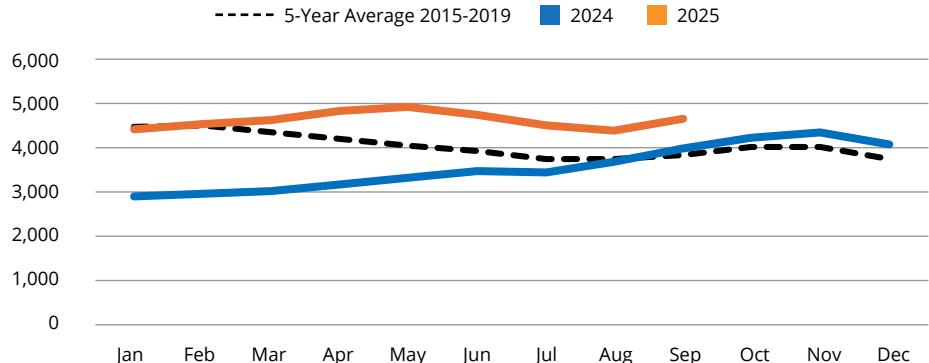
2025 YTD % Change vs 2024 YTD

Tucson Area	↑	+1%
Oro Valley	↑	+29%
SaddleBrooke	↓	-1%
Marana	↑	+5%
Vail	↑	+12%
Sahuarita	↓	-1%
Green Valley	↑	+6%
Cochise County	↑	+5%

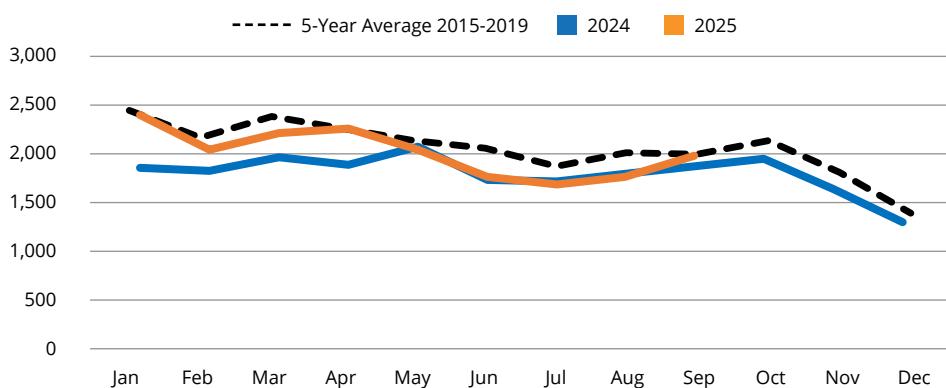
Sep 2025 % Change vs Sep 2024

Tucson Area	↑	+17%
Oro Valley	↑	+19%
SaddleBrooke	↓	-17%
Marana	↑	+21%
Vail	↑	+10%
Sahuarita	↑	+2%
Green Valley	↑	+5%
Cochise County	↑	+26%

Active Residential Inventory — Tucson



New Listings — Tucson Residential



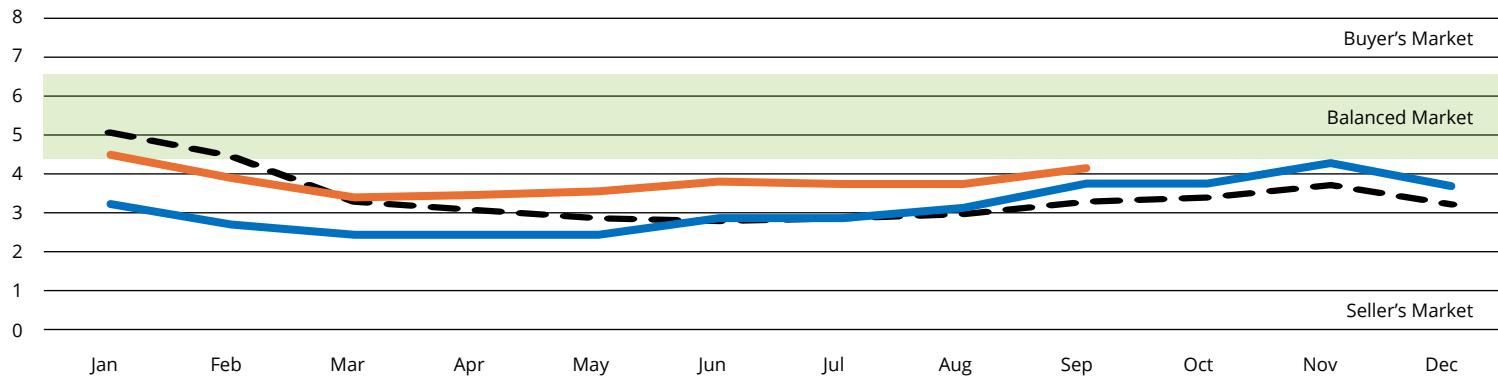
2025 YTD % Change vs 2024 YTD

Tucson Area	↑	+9%
Oro Valley	↑	+23%
SaddleBrooke	↑	+2%
Marana	↑	+20%
Vail	↑	+17%
Sahuarita	↑	+14%
Green Valley	↑	+6%
Cochise County	↑	+2%



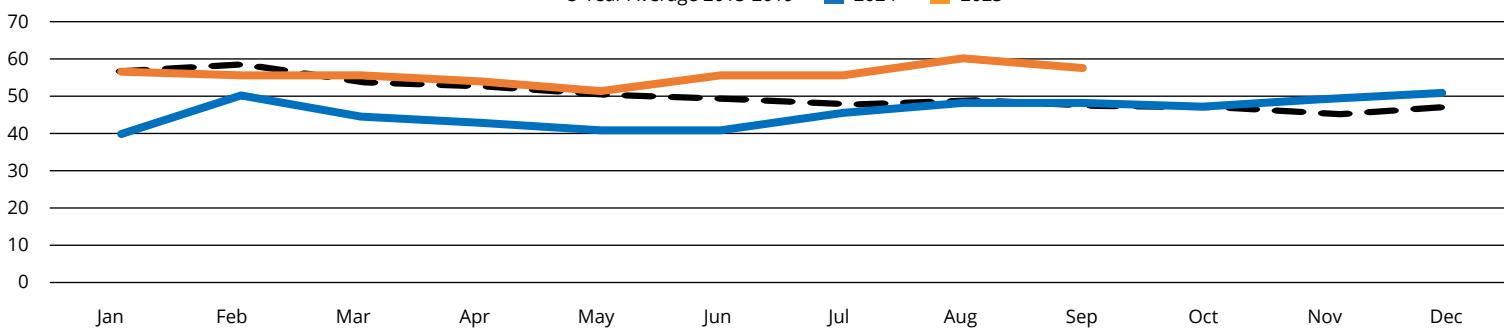
Months of Inventory — Tucson Residential

----- 5-Year Average 2015-2019 █ 2024 █ 2025



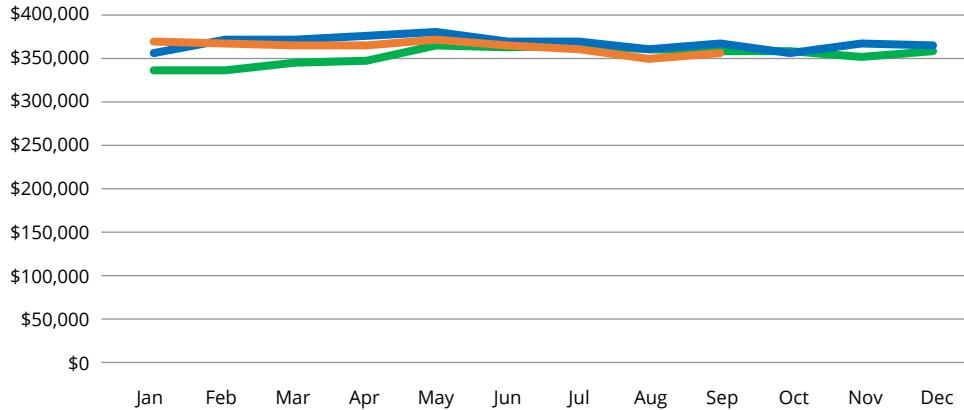
Average Days on Market — Tucson Residential

----- 5-Year Average 2015-2019 █ 2024 █ 2025



Median Home Sold Price Trends — Tucson

█ 2023 █ 2024 █ 2025



Sep 2025 % Change vs Sep 2024

Tucson Area	⬇️	-3%
Oro Valley	⬆️	+6%
SaddleBrooke	⬇️	-10%
Marana	⬇️	-6%
Vail	⬇️	-3%
Sahuarita	⬇️	-9%
Green Valley	⬇️	-15%
Cochise County	⬆️	+17%

Curious about what this means for your real estate goals?

Market conditions can vary for each neighborhood and community, so please reach out for the most current information and guidance for your area.



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