

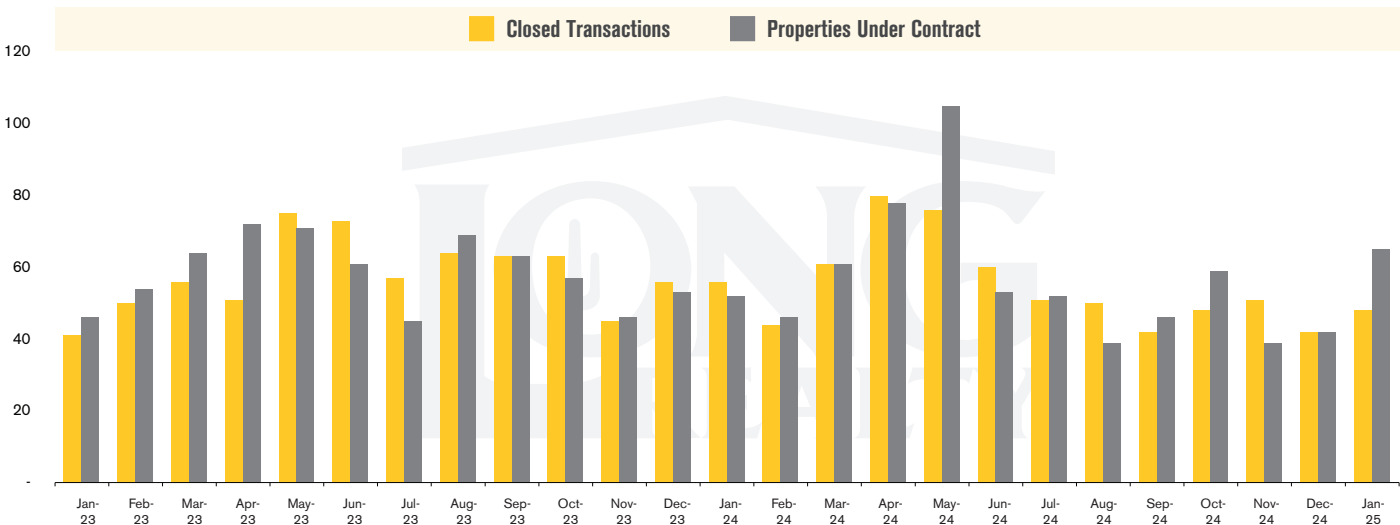
# THE LAND REPORT

TUCSON | FEBRUARY 2025

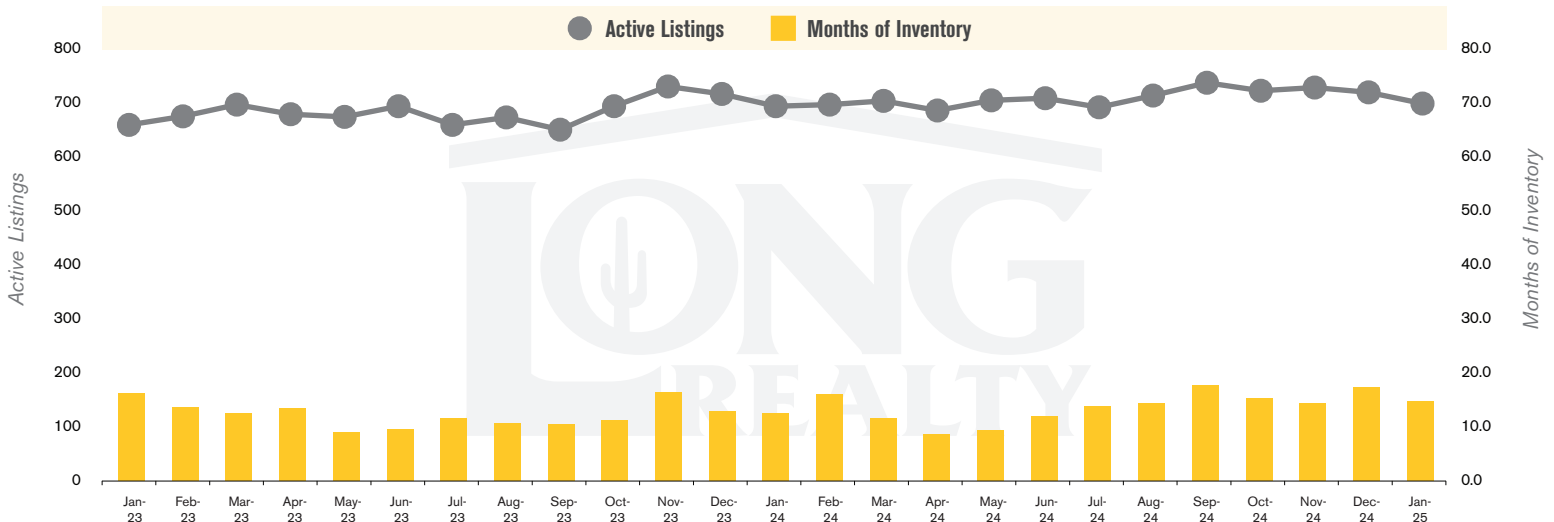


In the Tucson Lot and Land market, January 2025 active inventory was 709, virtually unchanged from January 2024. There were 48 closings in January 2025, a 14% decrease from January 2024. Months of Inventory was 14.8, up from 12.6 in January 2024. Median price of sold lots was \$145,521 for the month of January 2025, up 13% from January 2024. The Tucson Lot and Land area had 65 new properties under contract in January 2025, up 25% from January 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 02/06/2025 is believed to be reliable, but not guaranteed.

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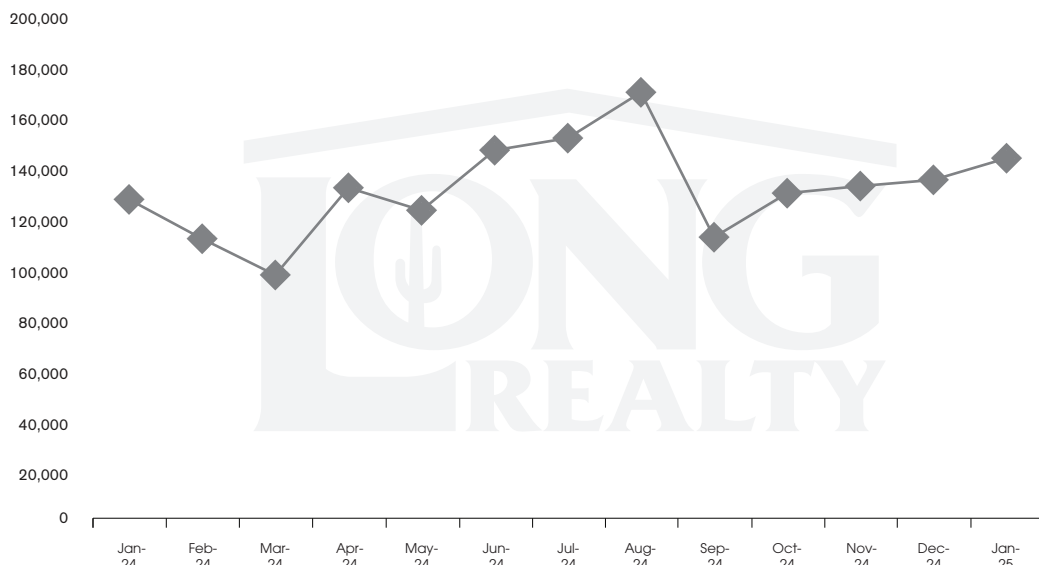


## MEDIAN SOLD PRICE

TUCSON LAND

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

Jan 2024	Jan 2025
88.8%	88.6%



## MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 02/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 02/01/2024 – 01/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.

**LONG REALTY COMPANY** 24.2%

Tierra Antigua Realty 13.5%

Realty Executives Arizona Territory 8.5%

Exp Realty 3.7%

Omni Homes International 3.6%

Coldwell Banker 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
		Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25			
\$1 - 49,999	81	11	10	8	18	5	11	7.4	7.5	Slightly Buyer
\$50,000 - 74,999	44	4	6	9	2	10	3	14.7	9.4	Buyer
\$75,000 - 99,999	72	4	10	5	9	6	7	10.3	11.8	Buyer
\$100,000 - 124,999	46	3	4	4	1	1	4	11.5	23.7	Buyer
\$125,000 - 149,999	66	3	3	6	2	3	1	66.0	28.2	Buyer
\$150,000 - 174,999	59	4	0	4	5	3	3	19.7	16.5	Buyer
\$175,000 - 199,999	36	5	2	2	3	2	3	12.0	14.0	Buyer
\$200,000 - 224,999	30	2	1	4	2	2	6	5.0	9.0	Buyer
\$225,000 - 249,999	31	2	1	2	1	4	2	15.5	14.9	Buyer
\$250,000 - 274,999	17	1	0	1	1	1	3	5.7	12.2	Buyer
\$275,000 - 299,999	30	1	1	0	1	1	2	15.0	20.0	Buyer
\$300,000 - 349,999	35	3	1	2	1	3	1	35.0	20.8	Buyer
\$350,000 - 399,999	40	2	2	1	1	1	0	n/a	61.5	Buyer
\$400,000 - 499,999	33	3	0	0	2	0	1	33.0	34.0	Buyer
\$500,000 - 599,999	22	1	1	0	1	0	1	22.0	32.5	Buyer
\$600,000 - 699,999	19	1	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	7	0	0	0	1	0	0	n/a	20.0	Buyer
\$900,000 - 999,999	6	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
<b>TOTAL</b>	<b>709</b>	<b>50</b>	<b>42</b>	<b>48</b>	<b>51</b>	<b>42</b>	<b>48</b>	<b>14.8</b>	<b>15.4</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 02/06/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2024-01/31/2025. Information is believed to be reliable, but not guaranteed.