

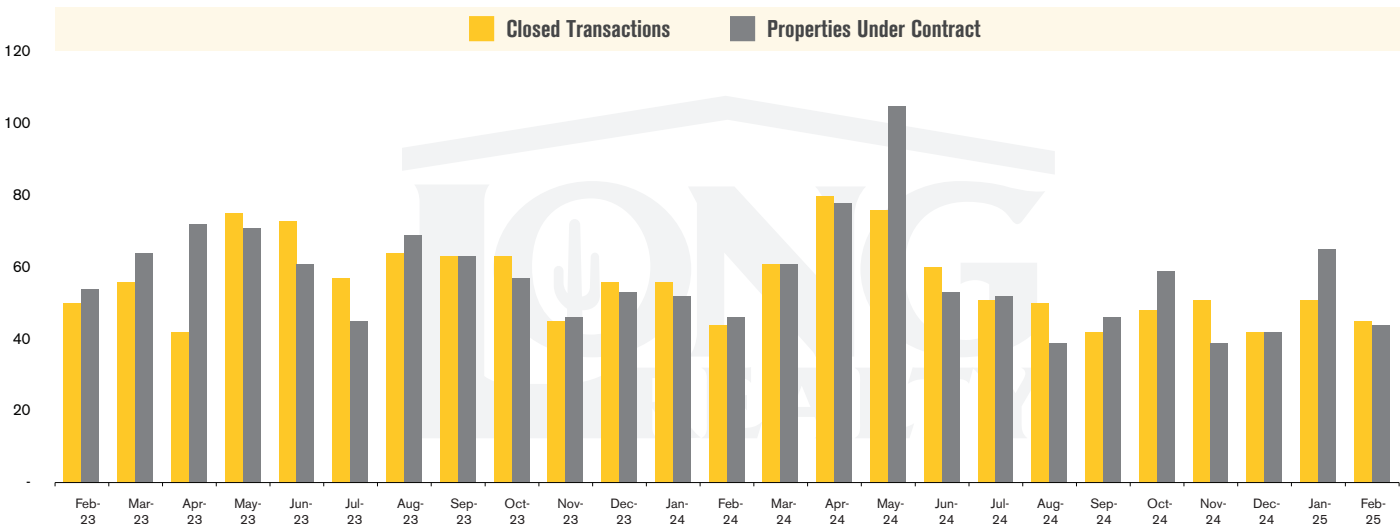
THE LAND REPORT

TUCSON | MARCH 2025

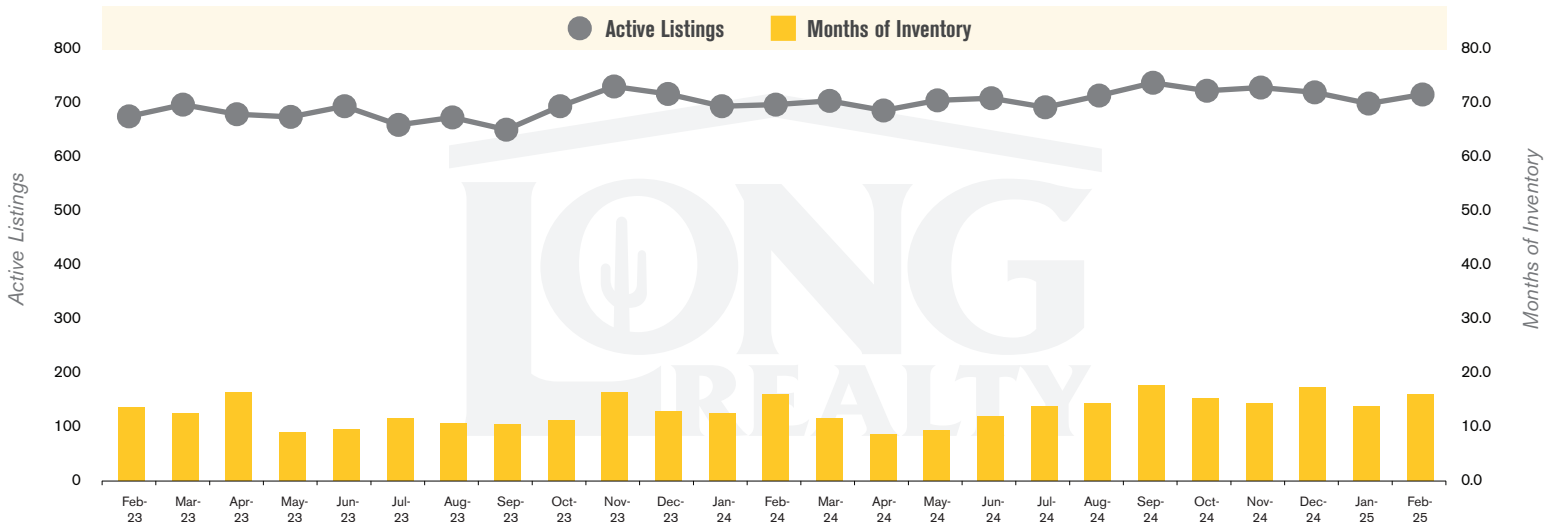


In the Tucson Lot and Land market, February 2025 active inventory was 726, a 3% increase from February 2024. There were 45 closings in February 2025, a 2% increase from February 2024. Year-to-date 2025 there were 96 closings, a 4% decrease from year-to-date 2024. Months of Inventory was 16.1, unchanged from 16.1 in February 2024. Median price of sold lots was \$144,028 for the month of February 2025, up 28% from February 2024. The Tucson Lot and Land area had 44 new properties under contract in February 2025, down 4% from February 2024.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON LAND



ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON LAND



Rick Sack, The BuyTucsonLots Team
(520) 918-5477 | rick@BuyTucsonLots.com

Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.
All data obtained 03/06/2025 is believed to be reliable, but not guaranteed.

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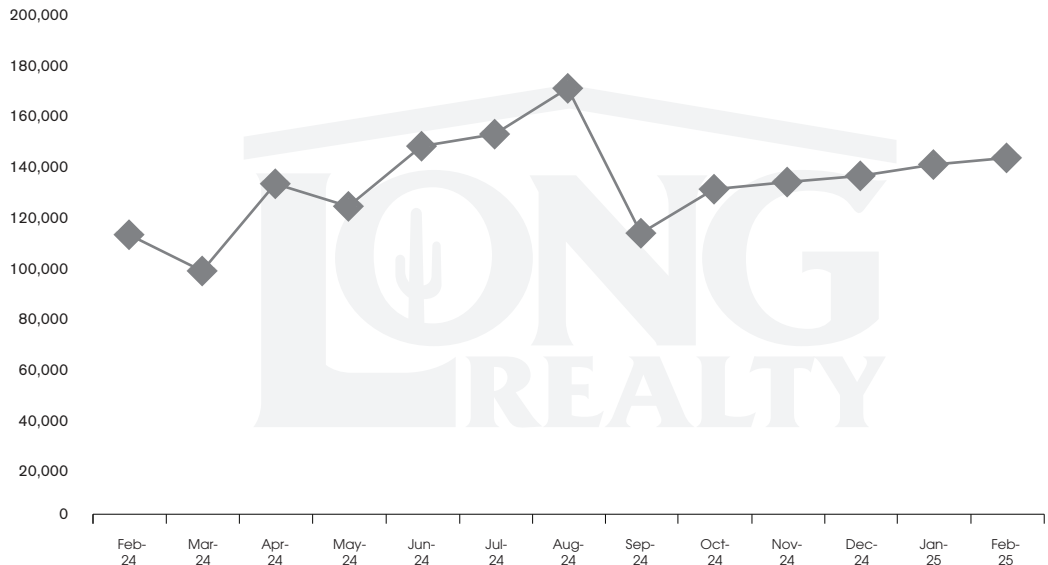


MEDIAN SOLD PRICE

TUCSON LAND

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

Feb 2024	Feb 2025
88.6%	93.1%



MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 03/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 03/01/2024 – 02/28/2025 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY 23.8%

Tierra Antigua Realty 14.0%

Realty Executives Arizona Territory 8.7%

Omni Homes International 3.8%

Coldwell Banker Realty 3.8%

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
		Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25			
\$1 - 49,999	82	10	8	18	5	11	8	10.3	10.6	Buyer
\$50,000 - 74,999	45	6	9	2	10	4	4	11.3	7.6	Slightly Buyer
\$75,000 - 99,999	82	10	5	9	6	7	4	20.5	14.4	Buyer
\$100,000 - 124,999	53	4	4	1	1	4	5	10.6	14.9	Buyer
\$125,000 - 149,999	60	3	6	2	3	2	7	8.6	15.2	Buyer
\$150,000 - 174,999	56	0	4	5	3	3	3	18.7	19.6	Buyer
\$175,000 - 199,999	42	2	2	3	2	3	3	14.0	14.1	Buyer
\$200,000 - 224,999	27	1	4	2	2	6	2	13.5	8.6	Buyer
\$225,000 - 249,999	33	1	2	1	4	2	4	8.3	10.0	Buyer
\$250,000 - 274,999	19	0	1	1	1	3	1	19.0	11.2	Buyer
\$275,000 - 299,999	33	1	0	1	1	2	0	n/a	29.3	Buyer
\$300,000 - 349,999	33	1	2	1	3	2	1	33.0	16.8	Buyer
\$350,000 - 399,999	39	2	1	1	1	0	0	n/a	119.0	Buyer
\$400,000 - 499,999	31	0	0	2	0	1	1	31.0	48.0	Buyer
\$500,000 - 599,999	22	1	0	1	0	1	2	11.0	21.7	Buyer
\$600,000 - 699,999	17	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	7	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	8	0	0	1	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	4	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	33	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	726	42	48	51	42	51	45	16.1	15.7	Buyer



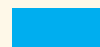
Seller's Market



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 03/06/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2024-02/28/2025. Information is believed to be reliable, but not guaranteed.