

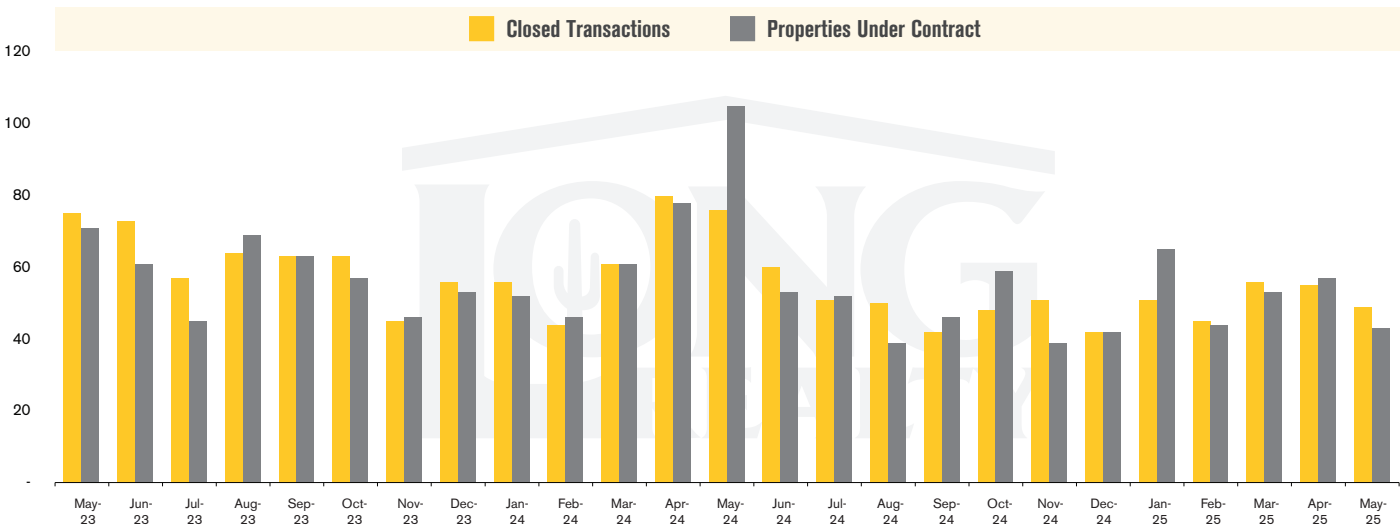
# THE LAND REPORT

TUCSON | JUNE 2025

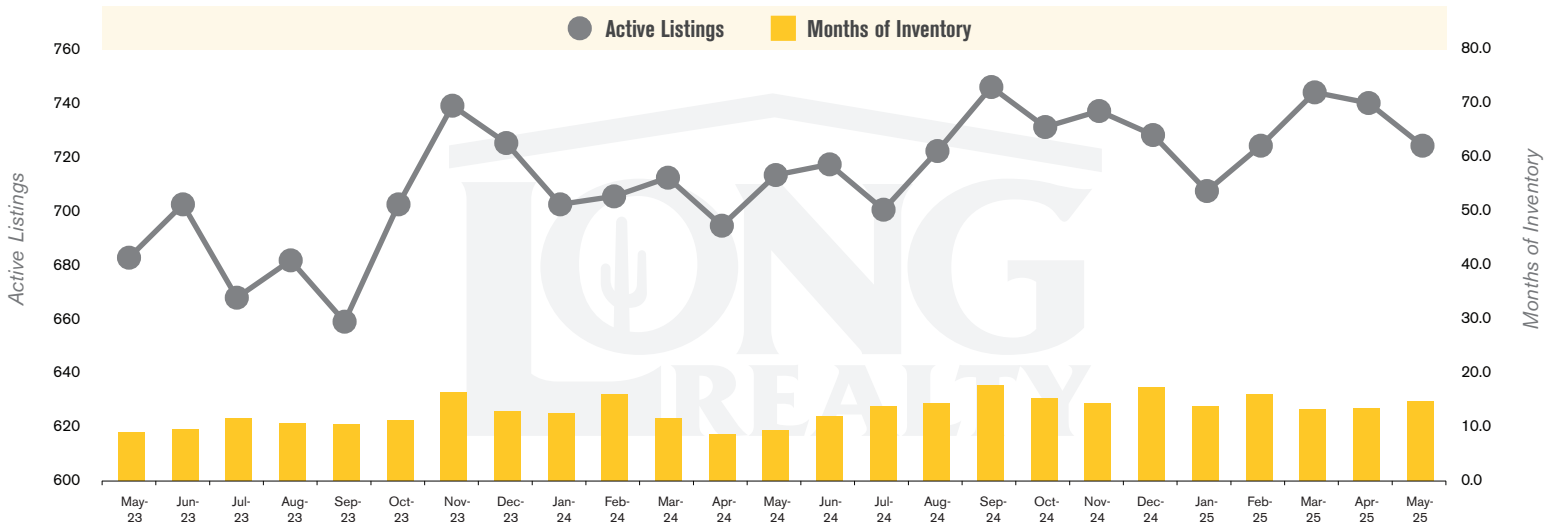


In the Tucson Lot and Land market, May 2025 active inventory was 726, a 2% increase from May 2024. There were 49 closings in May 2025, a 36% decrease from May 2024. Year-to-date 2025 there were 256 closings, a 19% decrease from year-to-date 2024. Months of Inventory was 14.8, down from 9.4 in May 2024. Median price of sold lots was \$110,857 for the month of May 2025, down 11% from May 2024. The Tucson Lot and Land area had 43 new properties under contract in May 2025, down 59% from May 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 06/09/2025 is believed to be reliable, but not guaranteed.

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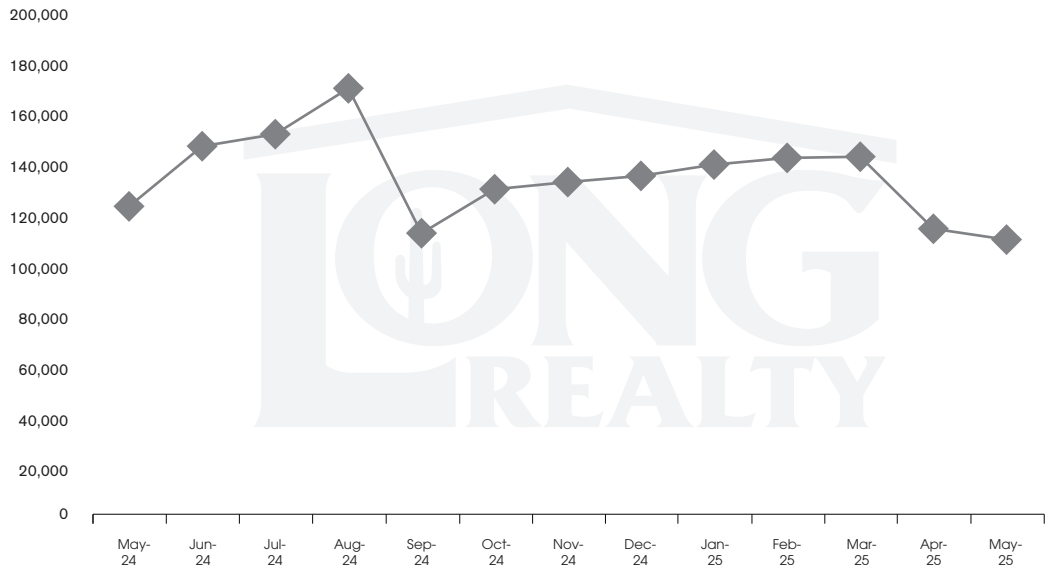


## MEDIAN SOLD PRICE

TUCSON LAND

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

May 2024	May 2025
92.1%	88.7%



## MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 06/09/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 06/01/2024 – 05/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.

**LONG REALTY COMPANY** 22.3%

Tierra Antigua Realty 13.9%

Realty Executives Arizona Territory 9.4%

Coldwell Banker Realty 4.4%

Omni Homes International 4.3%

S A Moore Realty Services, LLC 3.5%



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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
		Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25			
\$1 - 49,999	73	5	11	8	9	14	13	5.6	6.6	Slightly Buyer
\$50,000 - 74,999	47	10	4	4	4	7	10	4.7	6.8	Slightly Buyer
\$75,000 - 99,999	75	6	7	4	9	6	6	12.5	10.8	Buyer
\$100,000 - 124,999	52	1	4	5	6	4	3	17.3	12.4	Buyer
\$125,000 - 149,999	64	3	2	7	3	6	3	21.3	15.7	Buyer
\$150,000 - 174,999	62	3	3	3	1	2	2	31.0	36.8	Buyer
\$175,000 - 199,999	42	2	3	3	3	1	2	21.0	20.8	Buyer
\$200,000 - 224,999	32	2	6	2	5	3	4	8.0	7.9	Slightly Buyer
\$225,000 - 249,999	37	4	2	4	3	5	2	18.5	11.4	Buyer
\$250,000 - 274,999	18	1	3	1	2	2	1	18.0	12.4	Buyer
\$275,000 - 299,999	30	1	2	0	2	1	0	n/a	30.0	Buyer
\$300,000 - 349,999	30	3	2	1	3	0	1	30.0	25.0	Buyer
\$350,000 - 399,999	39	1	0	0	0	1	1	39.0	57.5	Buyer
\$400,000 - 499,999	32	0	1	1	1	1	1	32.0	31.0	Buyer
\$500,000 - 599,999	22	0	1	2	2	2	0	n/a	17.5	Buyer
\$600,000 - 699,999	18	0	0	0	2	0	0	n/a	27.5	Buyer
\$700,000 - 799,999	8	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	6	0	0	0	1	0	0	n/a	23.0	Buyer
\$900,000 - 999,999	9	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	30	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>726</b>	<b>42</b>	<b>51</b>	<b>45</b>	<b>56</b>	<b>55</b>	<b>49</b>	<b>14.8</b>	<b>13.8</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 06/09/2025. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2025-05/31/2025. Information is believed to be reliable, but not guaranteed.