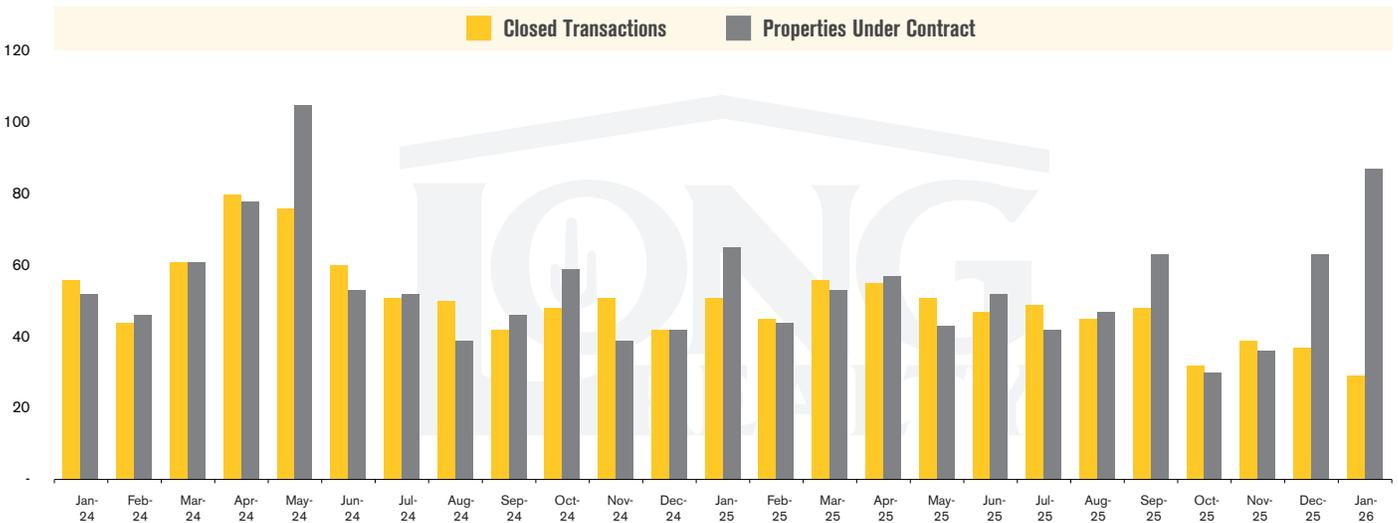
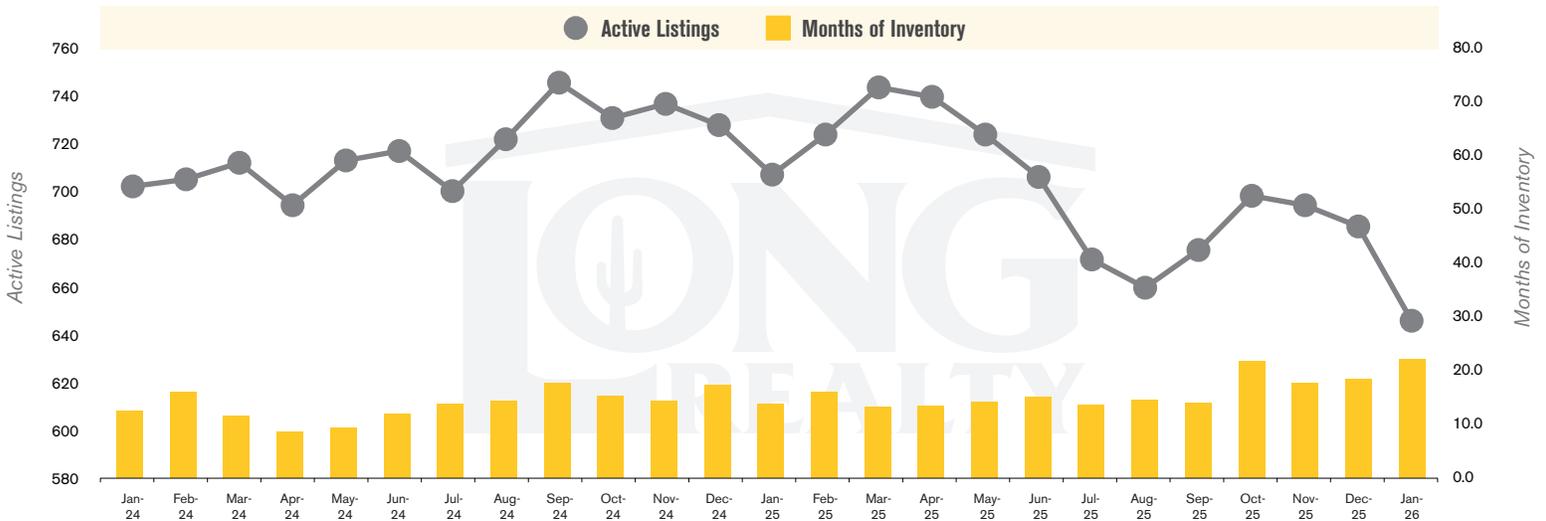


In the Tucson Lot and Land market, January 2026 active inventory was 647, a 9% decrease from January 2025. There were 29 closings in January 2026, a 43% decrease from January 2025. Year-to-date 2026 there were 29 closings, a 43% decrease from year-to-date 2025. Months of Inventory was 22.3, up from 13.9 in January 2025. Median price of sold lots was \$173,595 for the month of January 2026, up 23% from January 2025. The Tucson Lot and Land area had 87 new properties under contract in January 2026, up 34% from January 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON LAND



ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON LAND



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Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 02/06/2026 is believed to be reliable, but not guaranteed.

THE LAND REPORT

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MEDIAN SOLD PRICE

TUCSON LAND

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

| | |
|--------------|--------------|
| Jan 2025 | Jan 2026 |
| 88.8% | 89.4% |

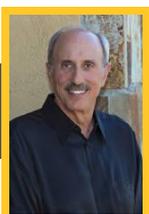
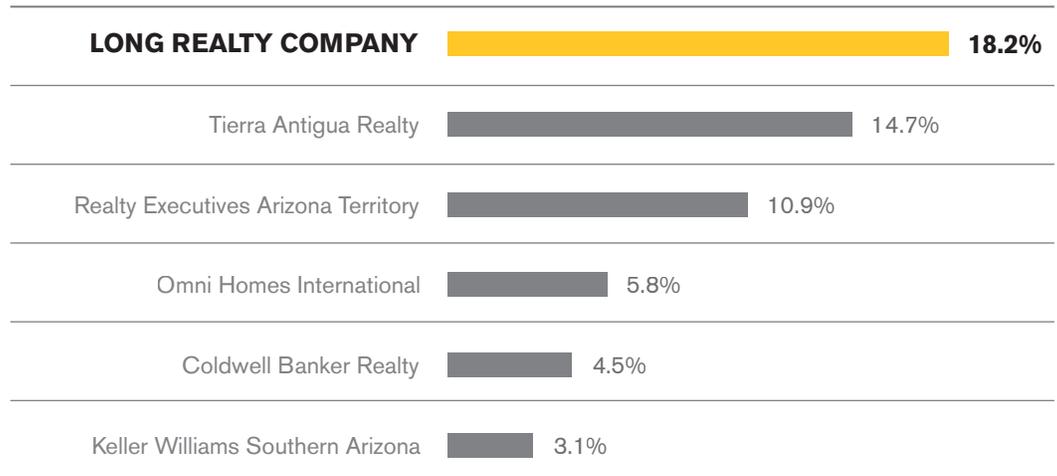


MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 02/06/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 02/01/2025 – 01/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.



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These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 02/06/2026. Information is believed to be reliable, but not guaranteed.

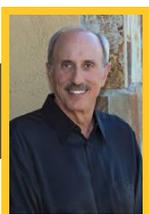
THE LAND REPORT

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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-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | | | |
| \$1 - 49,999 | 66 | 12 | 1 | 9 | 6 | 11 | 3 | 22.0 | 10.0 | Buyer |
| \$50,000 - 74,999 | 47 | 4 | 10 | 1 | 7 | 7 | 3 | 15.7 | 9.1 | Buyer |
| \$75,000 - 99,999 | 84 | 5 | 16 | 7 | 6 | 5 | 3 | 28.0 | 19.4 | Buyer |
| \$100,000 - 124,999 | 39 | 7 | 6 | 3 | 7 | 5 | 3 | 13.0 | 8.1 | Slightly Buyer |
| \$125,000 - 149,999 | 58 | 0 | 2 | 1 | 4 | 3 | 2 | 29.0 | 19.9 | Buyer |
| \$150,000 - 174,999 | 30 | 3 | 2 | 1 | 3 | 2 | 2 | 15.0 | 15.9 | Buyer |
| \$175,000 - 199,999 | 50 | 1 | 4 | 3 | 1 | 1 | 2 | 25.0 | 39.5 | Buyer |
| \$200,000 - 224,999 | 26 | 4 | 1 | 1 | 1 | 1 | 2 | 13.0 | 19.8 | Buyer |
| \$225,000 - 249,999 | 32 | 0 | 1 | 0 | 0 | 1 | 1 | 32.0 | 45.5 | Buyer |
| \$250,000 - 274,999 | 21 | 2 | 1 | 1 | 1 | 1 | 3 | 7.0 | 14.2 | Buyer |
| \$275,000 - 299,999 | 24 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$300,000 - 349,999 | 24 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$350,000 - 399,999 | 37 | 2 | 0 | 1 | 1 | 0 | 1 | 37.0 | 60.5 | Buyer |
| \$400,000 - 499,999 | 25 | 1 | 1 | 1 | 2 | 0 | 2 | 12.5 | 17.5 | Buyer |
| \$500,000 - 599,999 | 22 | 0 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$600,000 - 699,999 | 10 | 0 | 3 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$700,000 - 799,999 | 10 | 0 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$800,000 - 899,999 | 9 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$900,000 - 999,999 | 8 | 0 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$1,000,000 - and over | 25 | 0 | 0 | 0 | 0 | 0 | 2 | 12.5 | 38.0 | Buyer |
| TOTAL | 647 | 45 | 48 | 32 | 39 | 37 | 29 | 22.3 | 19.3 | Buyer |



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 02/06/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2025-01/31/2026. Information is believed to be reliable, but not guaranteed.