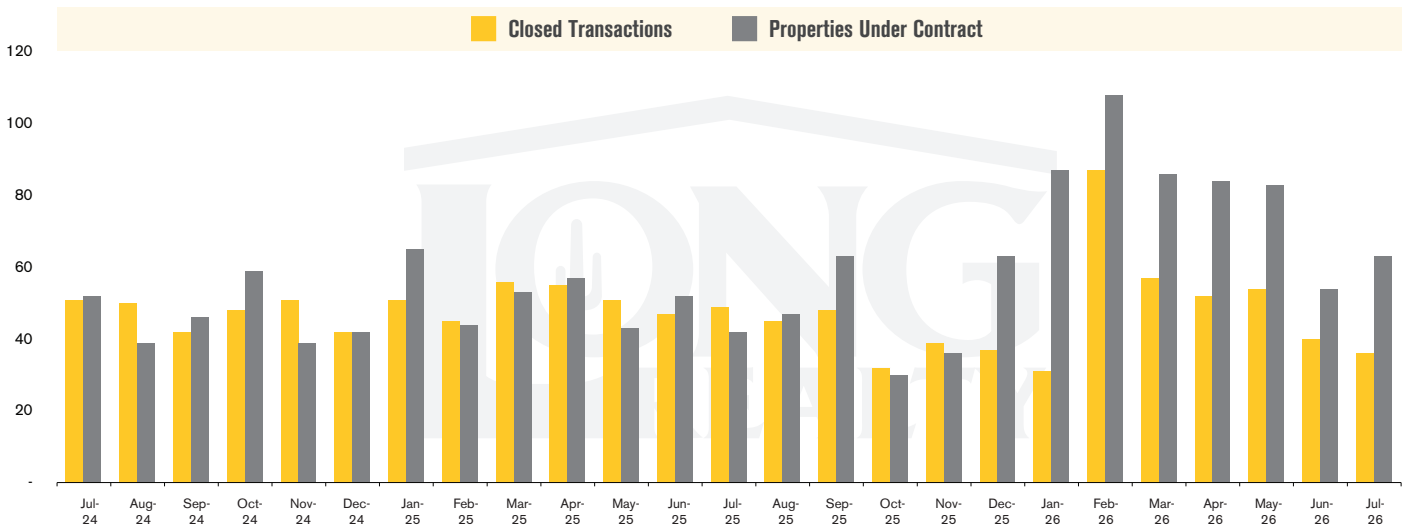
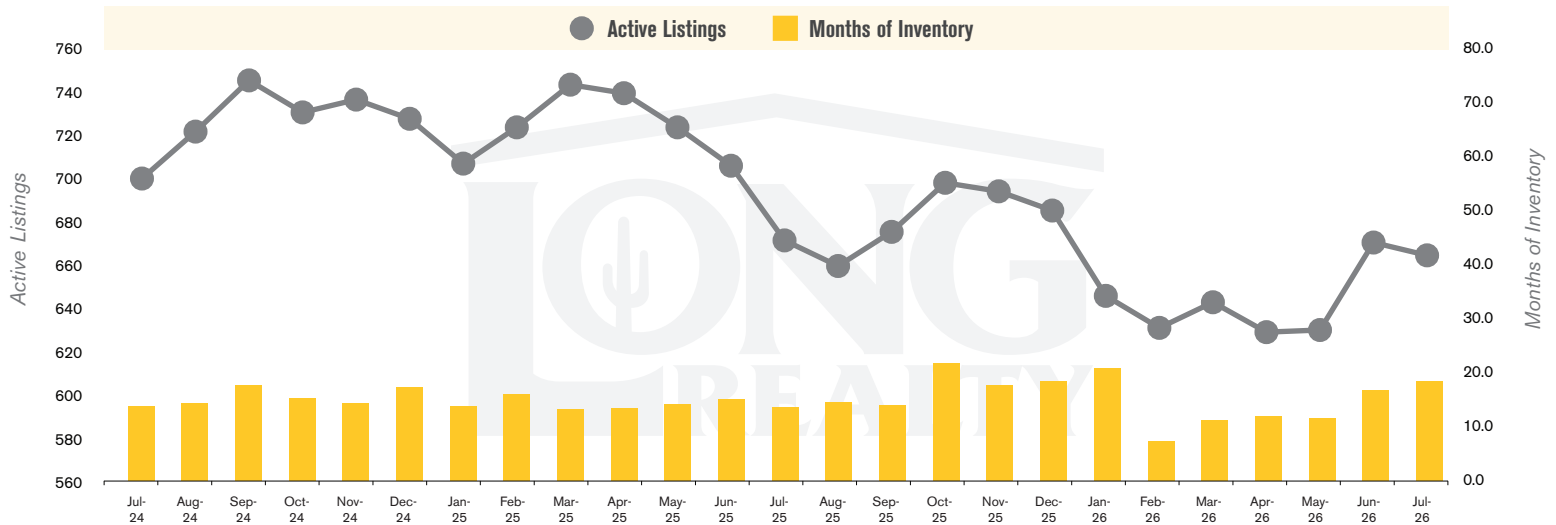


In the Tucson Lot and Land market, July 2026 active inventory was 666, a 1% decrease from July 2025. There were 36 closings in July 2026, a 27% decrease from July 2025. Year-to-date 2026 there were 357 closings, a 1% increase from year-to-date 2025. Months of Inventory was 18.5, up from 13.7 in July 2025. Median price of sold lots was \$192,722 for the month of July 2026, up 54% from July 2025. The Tucson Lot and Land area had 63 new properties under contract in July 2026, up 50% from July 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 08/06/2026 is believed to be reliable, but not guaranteed.

THE LAND REPORT

TUCSON | AUGUST 2026

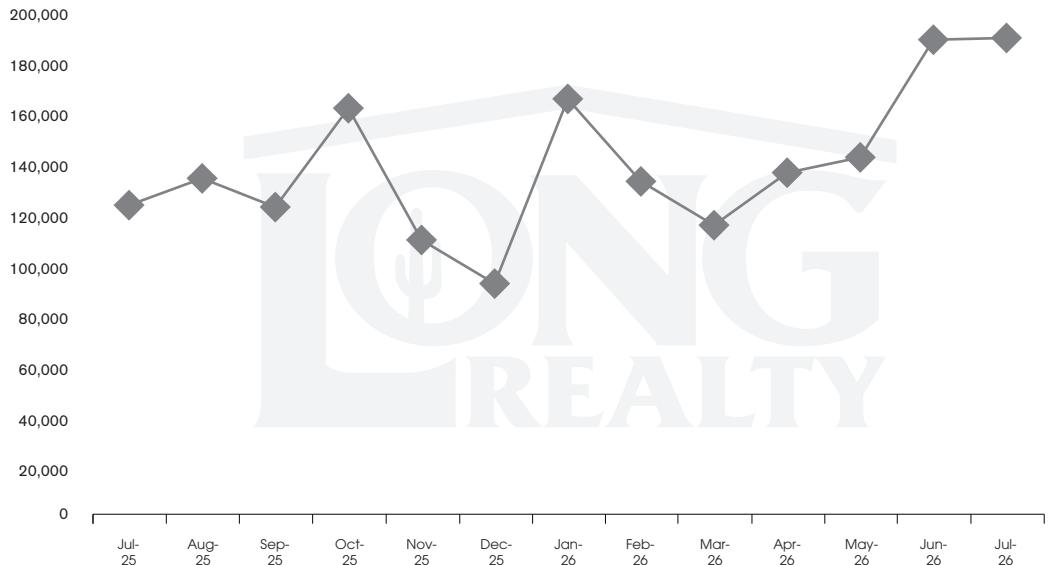


MEDIAN SOLD PRICE

TUCSON LAND

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

Jul 2025	Jul 2026
87.2%	88.1%



MARKET SHARE

TUCSON LAND

Long Realty leads the market in successful real estate sales.

Data Obtained 08/06/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 08/01/2025 – 07/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY

24.8%

Tierra Antigua Realty

11.1%

Realty Executives Arizona Territory

9.3%

Omni Homes International

5.9%

Coldwell Banker Realty

3.6%

RE/MAX Portfolio Homes

3.6%



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These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 08/06/2026. Information is believed to be reliable, but not guaranteed.

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
		Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26			
\$1 - 49,999	77	10	9	6	9	7	7	11.0	9.7	Buyer
\$50,000 - 74,999	53	11	10	11	7	3	4	13.3	10.6	Buyer
\$75,000 - 99,999	82	13	6	8	9	6	2	41.0	14.3	Buyer
\$100,000 - 124,999	28	9	7	5	4	4	2	14.0	9.5	Buyer
\$125,000 - 149,999	45	20	4	5	3	2	0	n/a	27.4	Buyer
\$150,000 - 174,999	57	4	5	3	7	3	8	7.1	8.8	Buyer
\$175,000 - 199,999	42	2	2	1	5	0	1	42.0	20.5	Buyer
\$200,000 - 224,999	25	5	4	3	2	2	2	12.5	13.0	Buyer
\$225,000 - 249,999	31	2	5	1	0	2	0	n/a	44.5	Buyer
\$250,000 - 274,999	16	1	0	4	1	2	2	8.0	10.0	Buyer
\$275,000 - 299,999	27	1	2	0	1	2	1	27.0	20.0	Buyer
\$300,000 - 349,999	24	3	1	1	2	1	0	n/a	24.3	Buyer
\$350,000 - 399,999	41	2	1	1	0	1	1	41.0	59.5	Buyer
\$400,000 - 499,999	35	1	0	2	2	0	3	11.7	18.8	Buyer
\$500,000 - 599,999	26	2	0	0	2	2	3	8.7	10.0	Buyer
\$600,000 - 699,999	5	0	0	1	0	2	0	n/a	11.5	Buyer
\$700,000 - 799,999	10	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	9	0	0	0	0	1	0	n/a	25.0	Buyer
\$900,000 - 999,999	6	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	27	1	1	0	0	0	0	n/a	n/a	n/a
TOTAL	666	87	57	52	54	40	36	18.5	15.1	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 08/06/2026. 3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2026-07/31/2026. Information is believed to be reliable, but not guaranteed.