

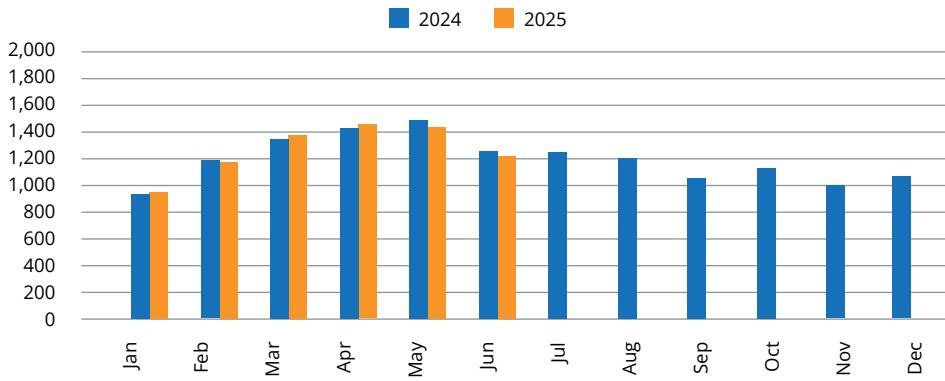


2025 Mid-Year Housing Trends — Tucson & Southern AZ

At the mid-point of 2025, the Tucson and Southern Arizona housing market reflects a mix of stability and regional growth. Year-to-date closed sales in the greater Tucson area are up a modest 0.3% compared to the same period in 2024, signaling relatively steady demand. Several submarkets are seeing stronger momentum, including Oro Valley, Vail, and Marana. Active listing inventory in June 2025 showed significant year-over-year increases in many areas, indicating growing supply and choice for

buyers. The median sales price in Tucson for June was \$365,000—down slightly from \$369,000 a year ago—reflecting continued price stability, creating a window of opportunity for buyers while prices have moderated. The market remains more balanced, with healthy buyer interest and expanding options for consumers in key communities. Market conditions can vary greatly by neighborhood, so please check with your Long Realty agent for more information in your area.

Closed Sales — Tucson Residential



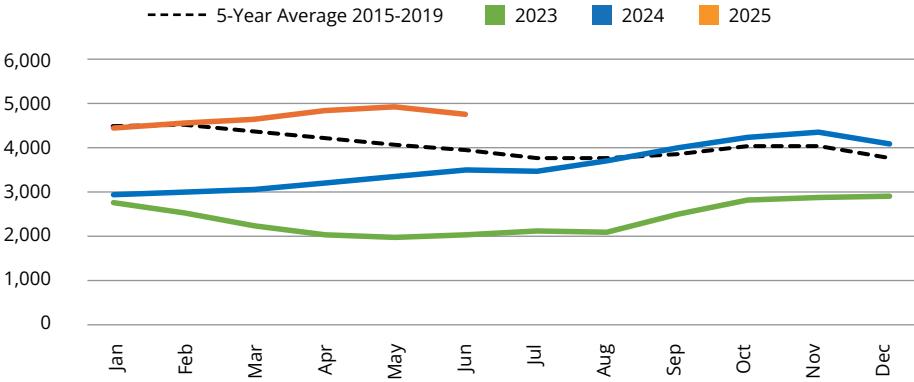
2025 YTD % Change vs 2024 YTD

Tucson Area	↑	+0.3%
Oro Valley	↑	+37%
SaddleBrooke	↓	-3%
Marana	↑	+6%
Vail	↑	+17%
Sahuarita	↓	-5%
Green Valley	↔	no change%
Cochise County	↓	-7%

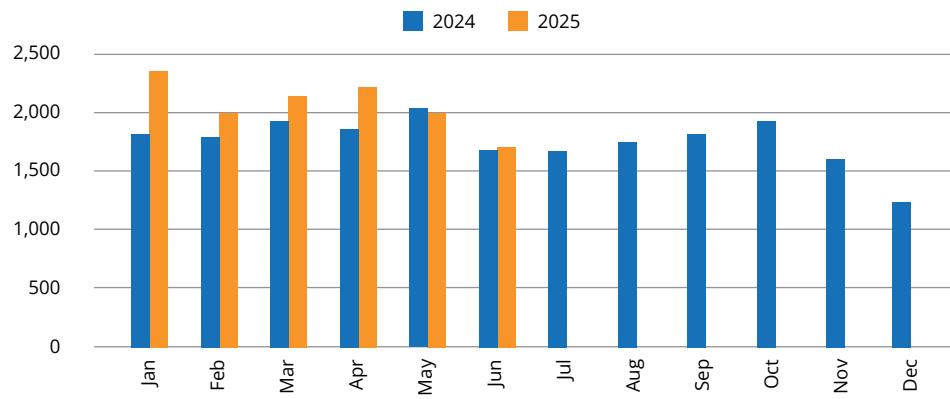
June 2025 % Change vs June 2024

Tucson Area	↑	+36%
Oro Valley	↑	+60%
SaddleBrooke	↑	+39%
Marana	↑	+32%
Vail	↑	+20%
Sahuarita	↑	+19%
Green Valley	↑	+22%
Cochise County	↑	+20%

Active Residential Inventory — Tucson



New Listings — Tucson Residential



2025 YTD % Change vs 2024 YTD

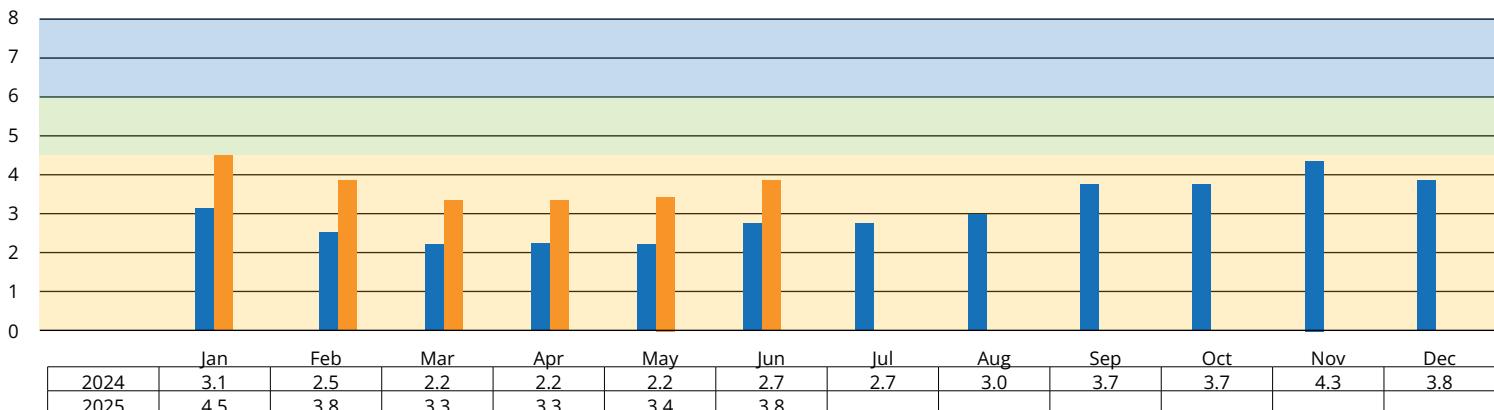
Tucson Area	↑	+13%
Oro Valley	↑	+36%
SaddleBrooke	↑	+19%
Marana	↑	+22%
Vail	↑	+19%
Sahuarita	↑	+20%
Green Valley	↑	+9%
Cochise County	↑	+1%



Months of Inventory — Tucson Residential

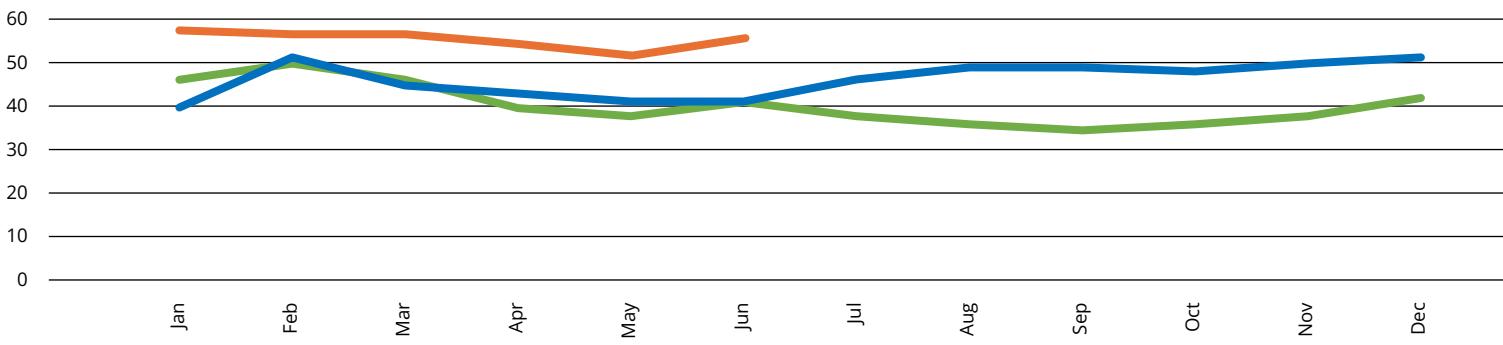
2024 2025

Seller's Market = Yellow, Balance = Green, Buyer's Market = Blue

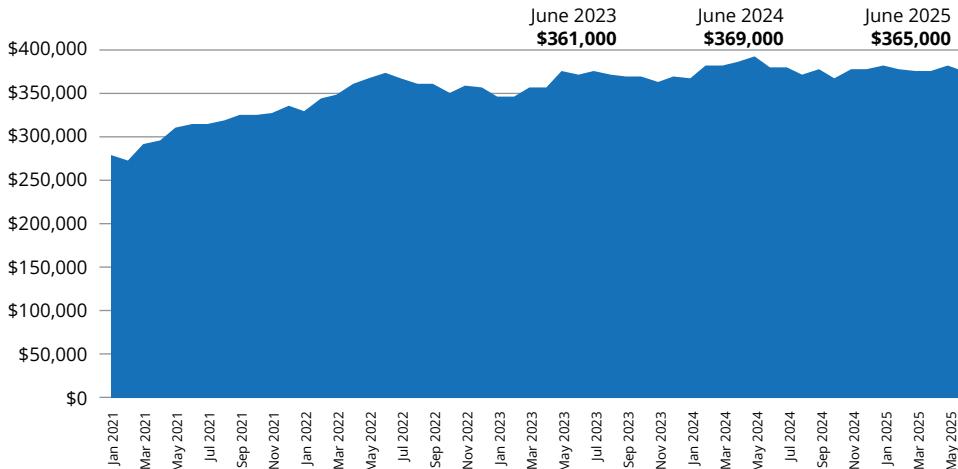


Average Days on Market — Tucson Residential

2023 2024 2025



Median Home Sold Price Trends — Tucson



June 2025 % Change vs June 2024

Tucson Area	⬇️	-1%
Oro Valley	⬆️	+4%
SaddleBrooke	➡️➡️	no change
Marana	⬆️	+2%
Vail	⬆️	+1%
Sahuarita	⬇️	-4%
Green Valley	⬇️	-5%
Cochise County	⬇️	-7%

Curious about what this means for your real estate goals?

Market conditions can vary for each neighborhood and community, so please reach out for the most current information and guidance for your area.



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Long Realty Company

Statistics based on information obtained from MLSSAZ and ARMLS on 07/09/2025 using TrendGraphix software. Information is believed to be reliable, but not guaranteed.