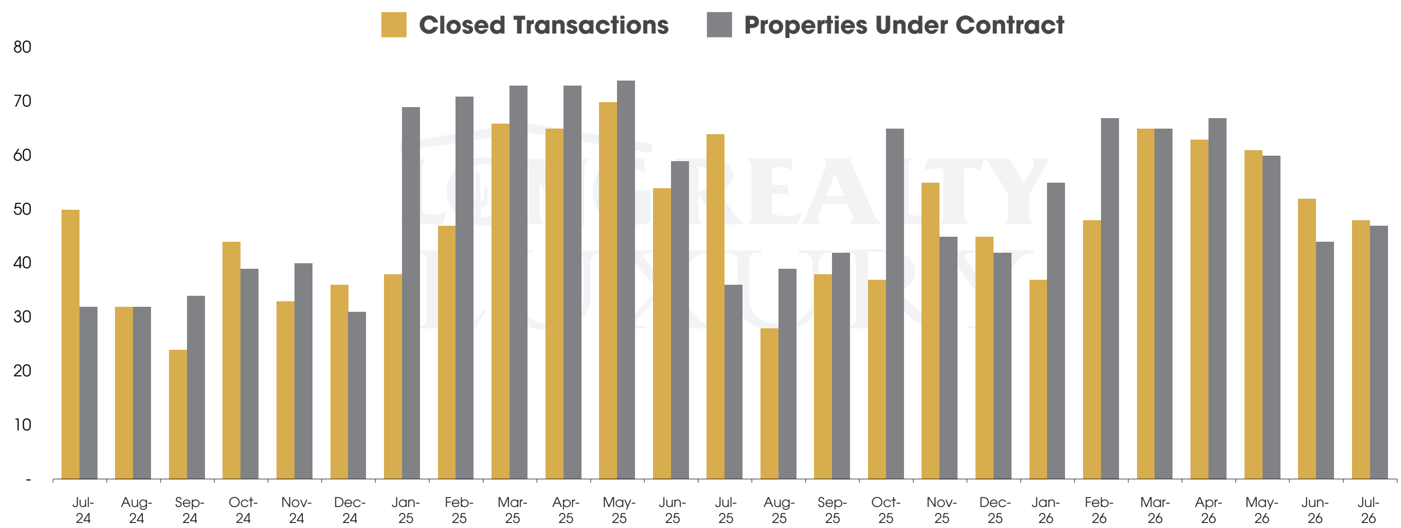
THE LUXURY HOUSING REPORT

LONG REALTY LUXURY

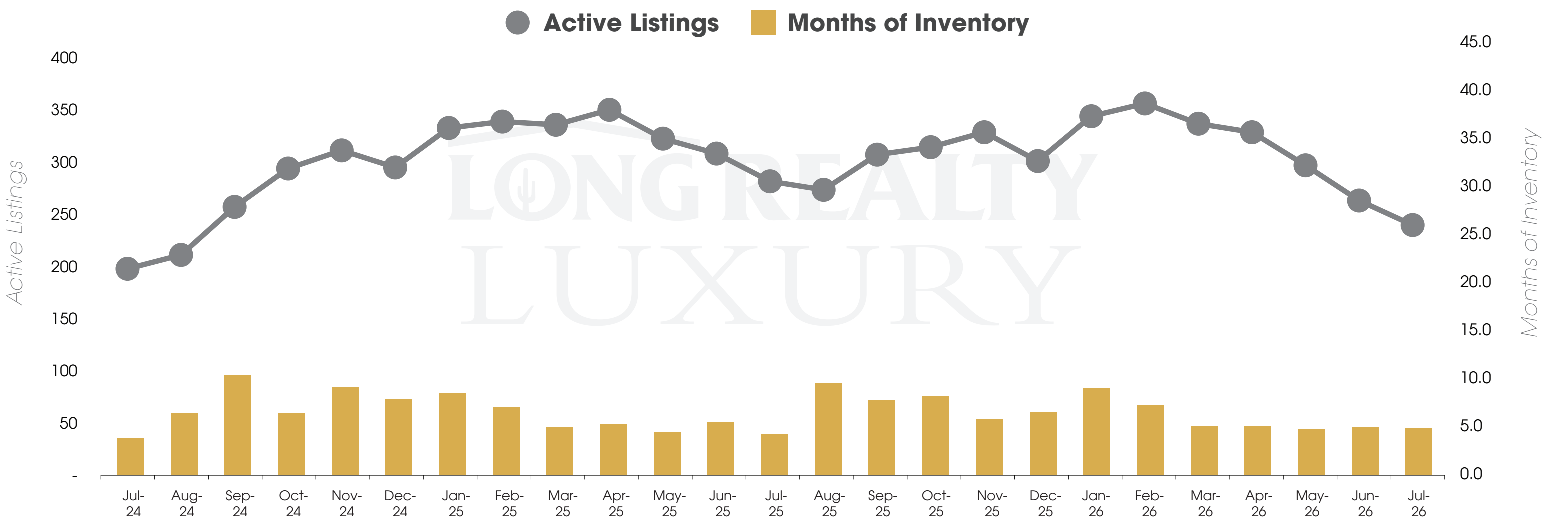
TUCSON | AUGUST 2026

In the Tucson Luxury market, July 2026 active inventory was 235, a 15% decrease from July 2025. There were 48 closings in July 2026, a 25% decrease from July 2025. Year-to-date 2026 there were 374 closings, a 7% decrease from year-to-date 2025. Months of Inventory was 4.9, up from 4.3 in July 2025. Median price of sold homes was $1,445,938 for the month of July 2026, up 6% from July 2025. The Tucson Luxury area had 47 new properties under contract in July 2026, up 31% from July 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



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Properties under contract and Home Sales data is based on information obtained from the MLSSAZ for all residential properties priced $1,000,000 and above. All data obtained 08/06/2026 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE

Tucson Luxury

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

Jul 2025	Jul 2026
93.3%	**93.9%**

MARKET SHARE

Tucson Luxury

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 priced $1,000,000 and above between 08/01/2025 – 07/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY	**37.2%**
Tierra Antigua Realty	9.2%
Realty Executives Arizona Territory	9.1%
Russ Lyon Sotheby's Intl Realty	8.7%
Coldwell Banker Realty	4.3%
Gray St. Onge	4.2%

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MARKET CONDITIONS BY PRICE BAND Tucson Luxury

	Active Listings	Last 6 Months Closed Sales Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
$1,000,000 - $1,249,999	68	23	27	19	22	21	16	4.3	3.8	Seller
$1,250,000 - $1,499,999	52	12	17	16	8	15	16	3.3	4.3	Slightly Seller
$1,500,000 - $1,749,999	22	7	3	13	14	7	5	4.4	3.0	Seller
$1,750,000 - $1,999,999	19	2	2	6	3	6	3	6.3	5.7	Balanced
$2,000,000 - and over	74	4	16	9	14	3	8	9.3	9.8	Buyer
TOTAL	**235**	**48**	**65**	**63**	**61**	**52**	**48**	**4.9**	**4.9**	**Slightly Seller**

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 for all residential properties priced $1,000,000 and above. 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.