

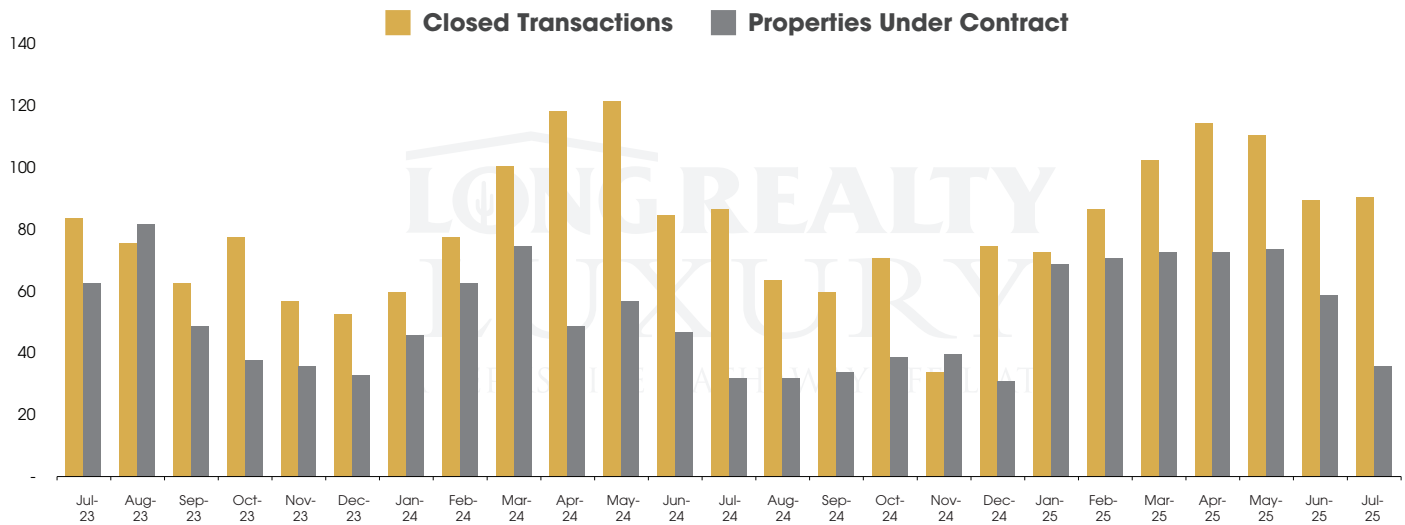
THE LUXURY HOUSING REPORT

TUCSON | AUGUST 2025

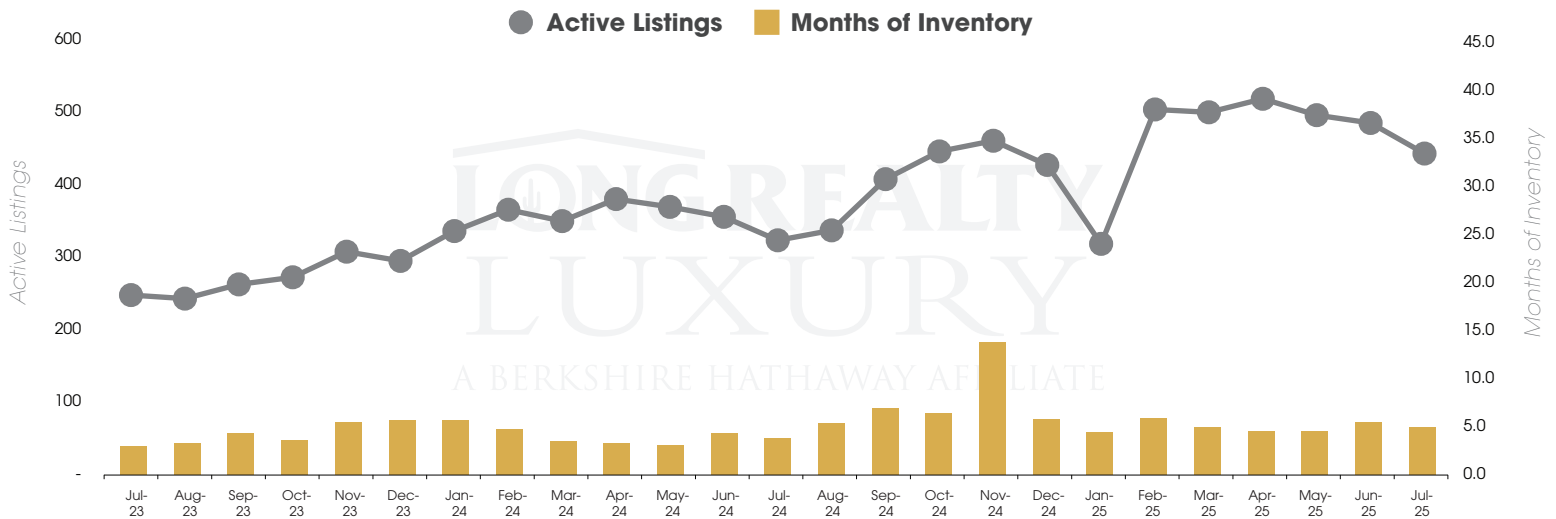
LONG REALTY
LUXURY
A BERKSHIRE HATHAWAY AFFILIATE

In the Tucson Luxury market, July 2025 active inventory was 453, a 37% increase from July 2024. There were 91 closings in July 2025, a 5% increase from July 2024. Year-to-date 2025 there were 670 closings, a 3% increase from year-to-date 2024. Months of Inventory was 5.0, up from 3.8 in July 2024. Median price of sold homes was \$1,359,062 for the month of July 2025, up 22% from July 2024. The Tucson Luxury area had 36 new properties under contract in July 2025, up 13% from July 2024.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



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Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ for all residential properties priced \$800,000 and above. All data obtained 08/05/2025 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 2024	Jul 2025
93.0%	93.4%

MARKET SHARE
Tucson Luxury

**Long Realty leads the
market in successful
real estate sales.**

*Data Obtained 08/05/2025
from MLSSAZ using
TrendGraphix software for
all closed residential sales
volume priced \$800,000 and
above between 08/01/2024
– 07/31/2025 rounded to the
nearest tenth of one percent
and deemed to be correct.*

LONG REALTY COMPANY

36.5%

Russ Lyon Sothebys Int. Realty

9.3%

Tierra Antigua Realty

8.3%

Realty Executives Arizona Territory

7.9%

Coldwell Banker Realty

4.7%

Omni Homes International

3.9%



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MARKET CONDITIONS BY PRICE BAND Tucson Luxury

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25			
\$1,000,000 - \$1,249,999	71	23	24	26	31	26	25	2.8	3.0	Seller
\$1,250,000 - \$1,499,999	65	6	20	18	16	11	19	3.4	4.3	Slightly Seller
\$1,500,000 - \$1,749,999	33	10	7	8	12	7	12	2.8	3.5	Seller
\$1,750,000 - \$1,999,999	24	2	5	4	4	3	5	4.8	6.2	Balanced
\$2,000,000 - and over	83	8	10	9	7	7	3	27.7	15.6	Buyer
TOTAL	453	87	103	115	111	90	91	5.0	5.0	Slightly Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 08/05/2025 for all residential properties priced \$800,000 and above. 3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2025-07/31/2025. Information is believed to be reliable, but not guaranteed.