

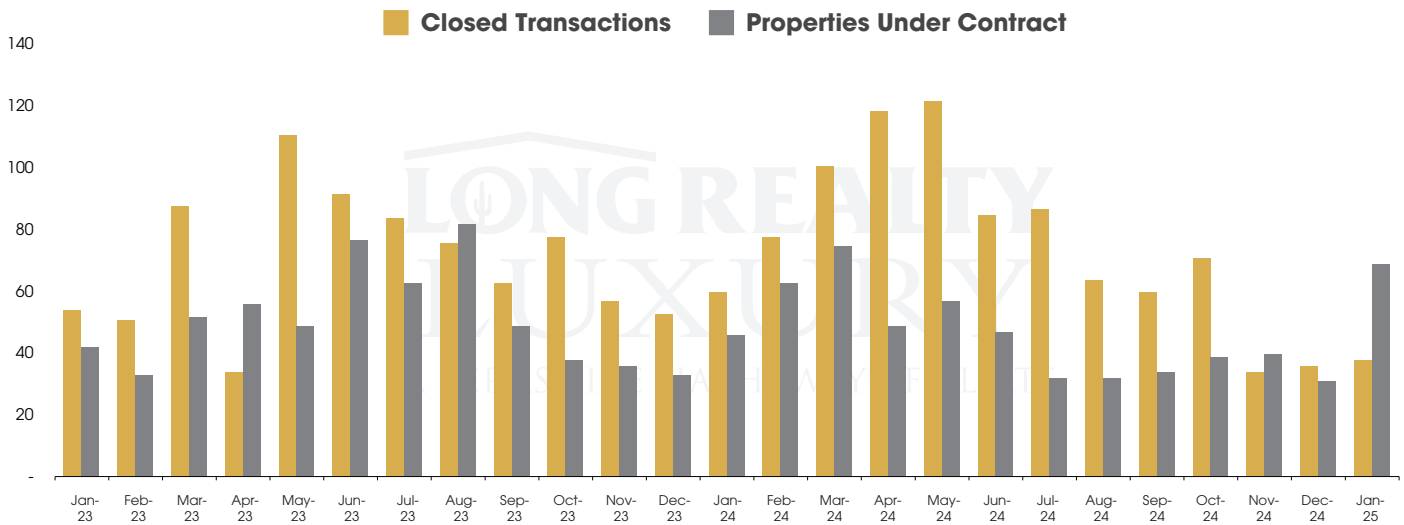
THE LUXURY HOUSING REPORT

TUCSON | FEBRUARY 2025

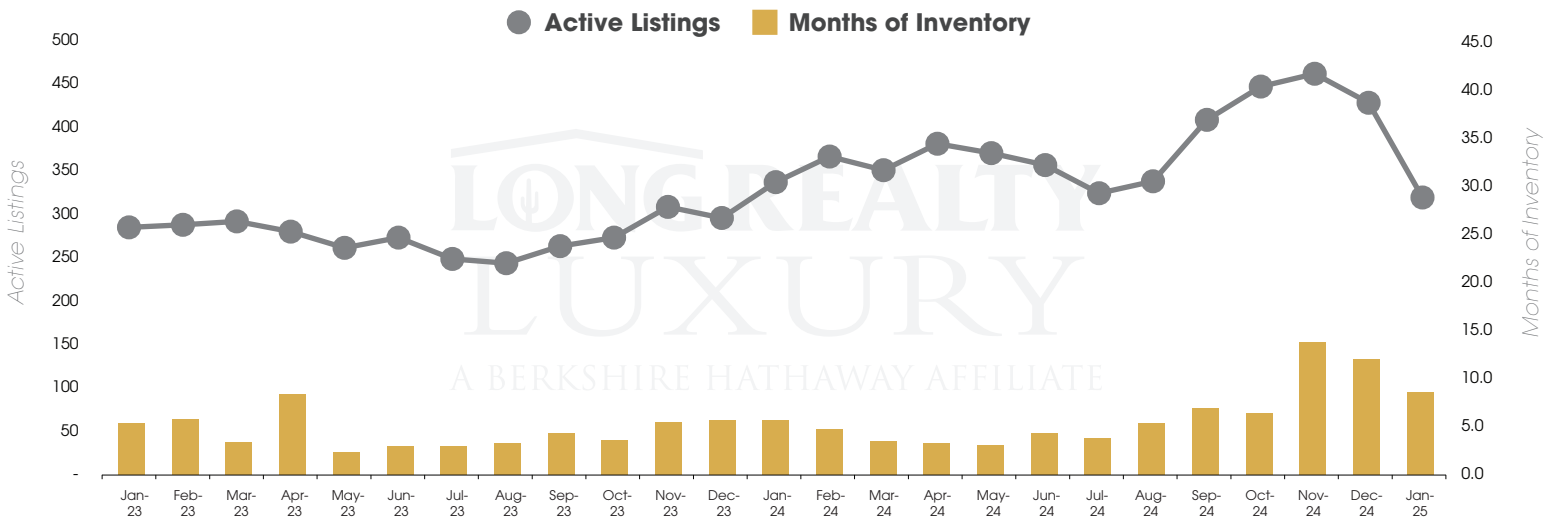


In the Tucson Luxury market, January 2025 active inventory was 326, a 5% decrease from January 2024. There were 38 closings in January 2025, a 37% decrease from January 2024. Months of Inventory was 8.6, up from 5.7 in January 2024. Median price of sold homes was \$1,436,434 for the month of January 2025, up 44% from January 2024. The Tucson Luxury area had 69 new properties under contract in January 2025, up 50% from January 2024.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



Leslie Heros
 (520) 302-3324 | Leslie.Heros@LongRealty.com

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 02/06/2025 is believed to be reliable, but not guaranteed.

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MEDIAN
SOLD PRICE
Tucson Luxury



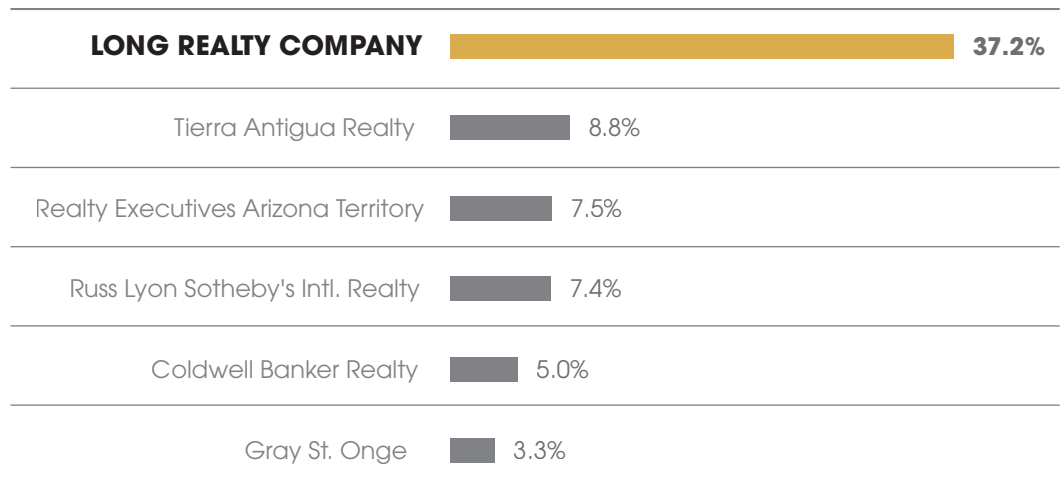
On average, homes sold this % of original list price.

Jan 2024	Jan 2025
93.2%	96.2%

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 02/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 02/01/2024 - 01/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.



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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
		Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25			
\$1,000,000 - \$1,249,999	93	16	11	21	19	19	13	7.2	5.2	Balanced
\$1,250,000 - \$1,499,999	67	5	4	11	9	7	8	8.4	7.9	Slightly Buyer
\$1,500,000 - \$1,749,999	51	3	5	4	3	6	4	12.8	10.8	Buyer
\$1,750,000 - \$1,999,999	24	3	1	2	2	1	3	8.0	12.2	Buyer
\$2,000,000 - and over	91	5	3	7	1	3	10	9.1	18.1	Buyer
TOTAL	326	32	24	45	34	36	38	8.6	8.5	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 02/06/2025 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 11/01/2024-01/31/2025. Information is believed to be reliable, but not guaranteed.