

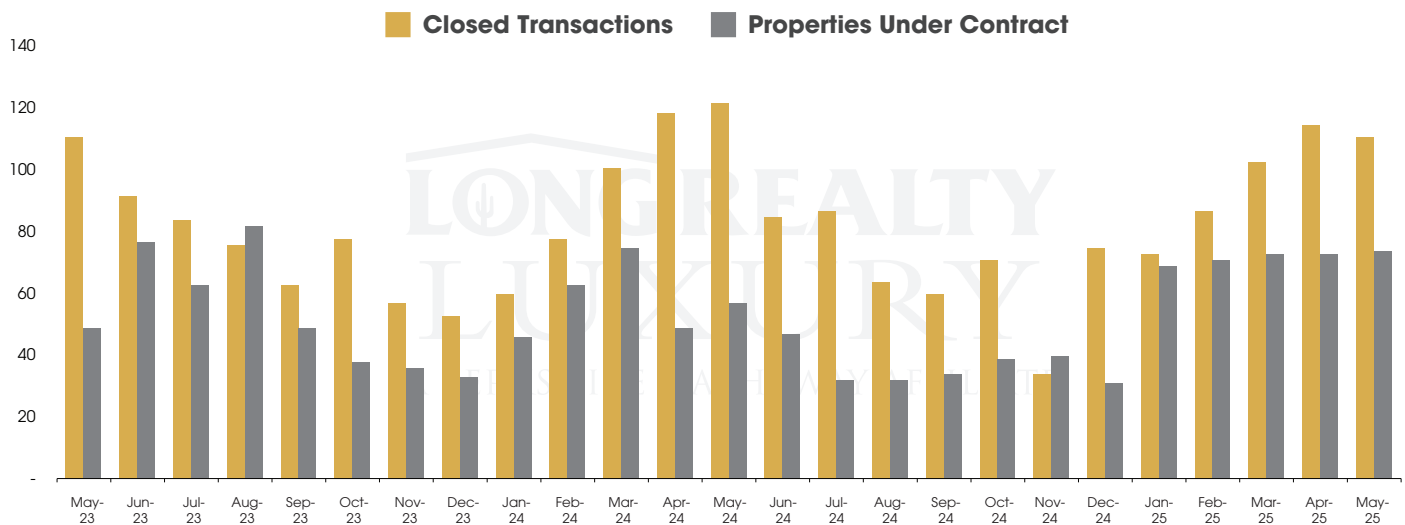
THE LUXURY HOUSING REPORT

TUCSON | JUNE 2025

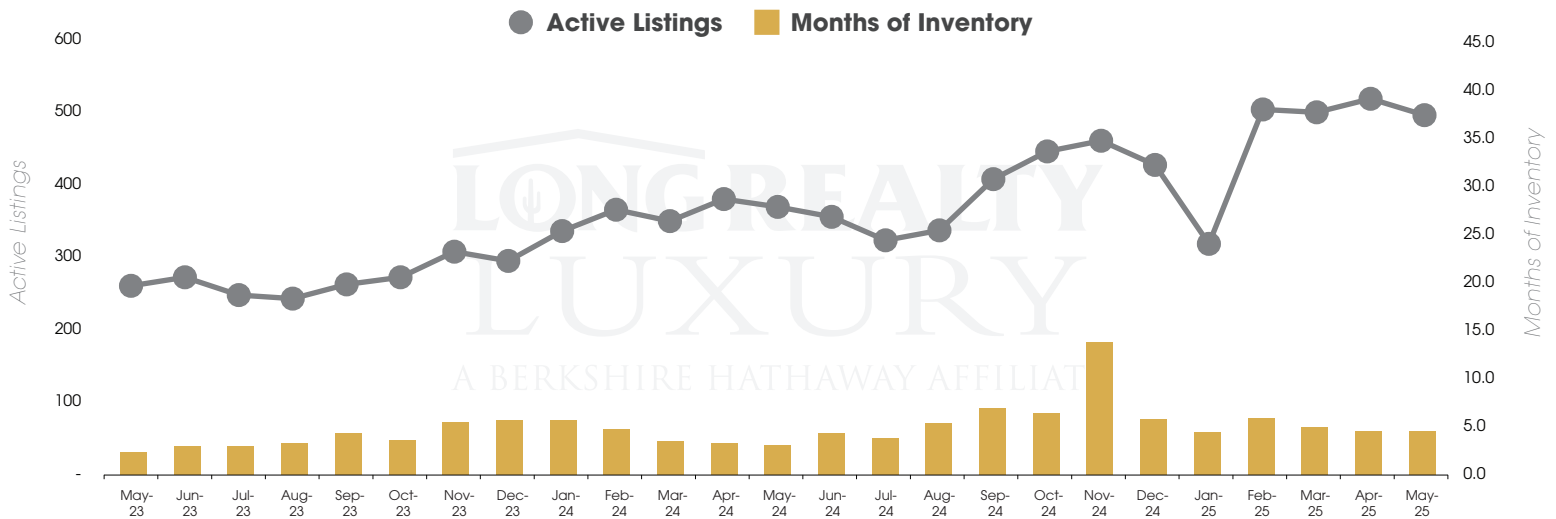
LONG REALTY
LUXURY
A BERKSHIRE HATHAWAY AFFILIATE

In the Tucson Luxury market, May 2025 active inventory was 507, a 34% increase from May 2024. There were 111 closings in May 2025, a 9% decrease from May 2024. Year-to-date 2025 there were 489 closings, a 2% increase from year-to-date 2024. Months of Inventory was 4.6, up from 3.1 in May 2024. Median price of sold homes was \$1,301,401 for the month of May 2025, up 24% from May 2024. The Tucson Luxury area had 74 new properties under contract in May 2025, up 30% from May 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 06/09/2025 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.**

May 2024	May 2025
97.7%	93.0%



MARKET SHARE
Tucson Luxury

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

*Data Obtained 06/09/2025
from MLSSAZ using
TrendGraphix software for
all closed residential sales
volume priced \$800,000 and
above between 06/01/2024
– 05/31/2025 rounded to the
nearest tenth of one percent
and deemed to be correct.*

LONG REALTY COMPANY 37.7%

Tierra Antigua Realty 8.8%

Russ Lyon Sothebys Int. Realty 8.6%

Realty Executives Arizona Territory 7.1%

Coldwell Banker Realty 4.8%

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
		Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25			
\$1,000,000 - \$1,249,999	88	19	13	23	24	26	31	2.8	3.5	Seller
\$1,250,000 - \$1,499,999	68	7	8	6	20	18	16	4.3	4.1	Slightly Seller
\$1,500,000 - \$1,749,999	40	6	4	10	7	8	12	3.3	4.3	Slightly Seller
\$1,750,000 - \$1,999,999	27	1	3	2	5	4	4	6.8	6.2	Balanced
\$2,000,000 - and over	93	3	11	8	10	9	7	13.3	11.2	Buyer
TOTAL	507	75	73	87	103	115	111	4.6	4.7	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 06/09/2025 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 03/01/2025-05/31/2025. Information is believed to be reliable, but not guaranteed.