

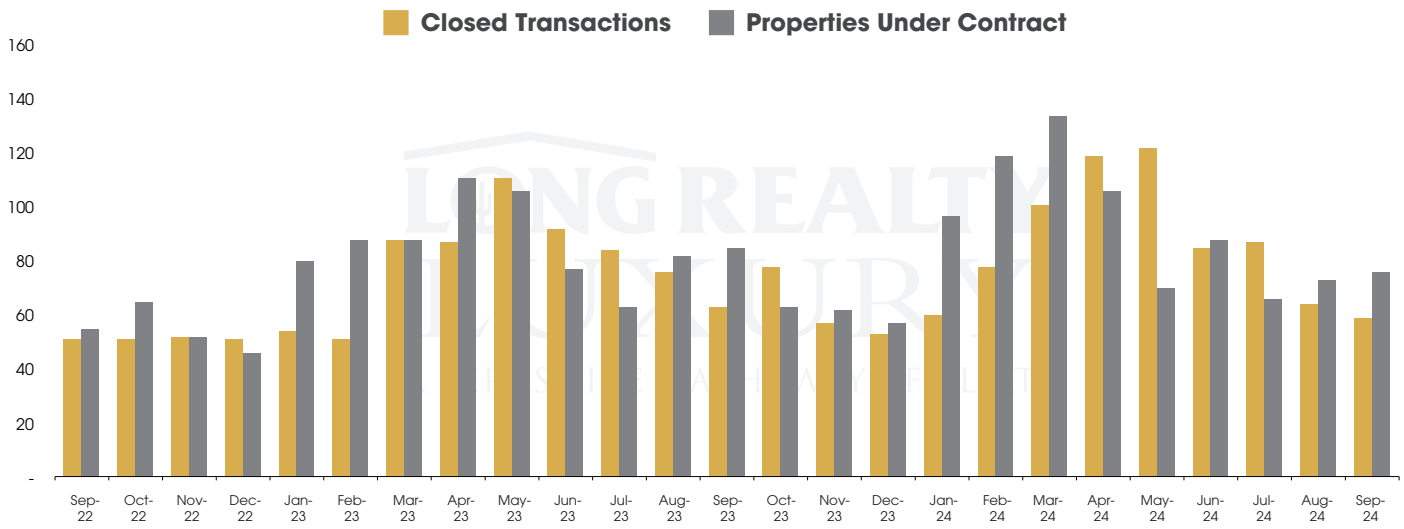
THE LUXURY HOUSING REPORT

TUCSON | OCTOBER 2024

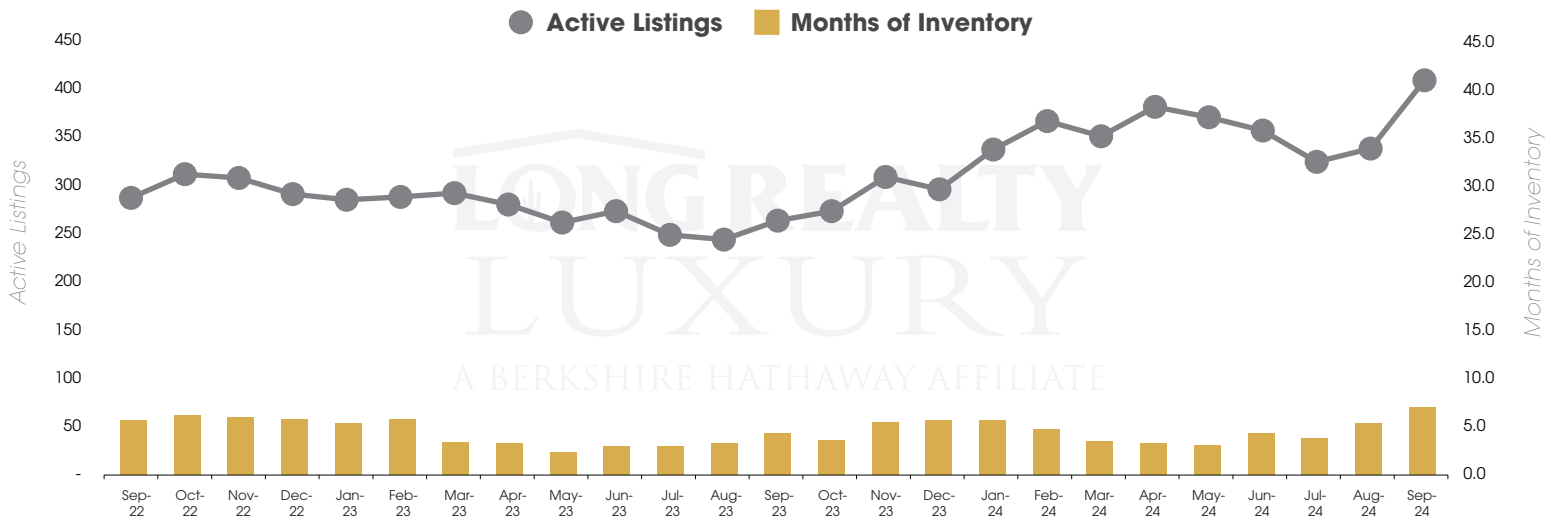


In the Tucson Luxury market, September 2024 active inventory was 417, a 55% increase from September 2023. There were 59 closings in September 2024, a 6% decrease from September 2023. Year-to-date 2024 there were 775 closings, a 10% increase from year-to-date 2023. Months of Inventory was 7.1, up from 4.3 in September 2023. Median price of sold homes was \$994,916 for the month of September 2024, down 12% from September 2023. The Tucson Luxury area had 76 new properties under contract in September 2024, down 11% from September 2023.

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 10/07/2024 is believed to be reliable, but not guaranteed.

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MEDIAN
SOLD PRICE
Tucson Luxury



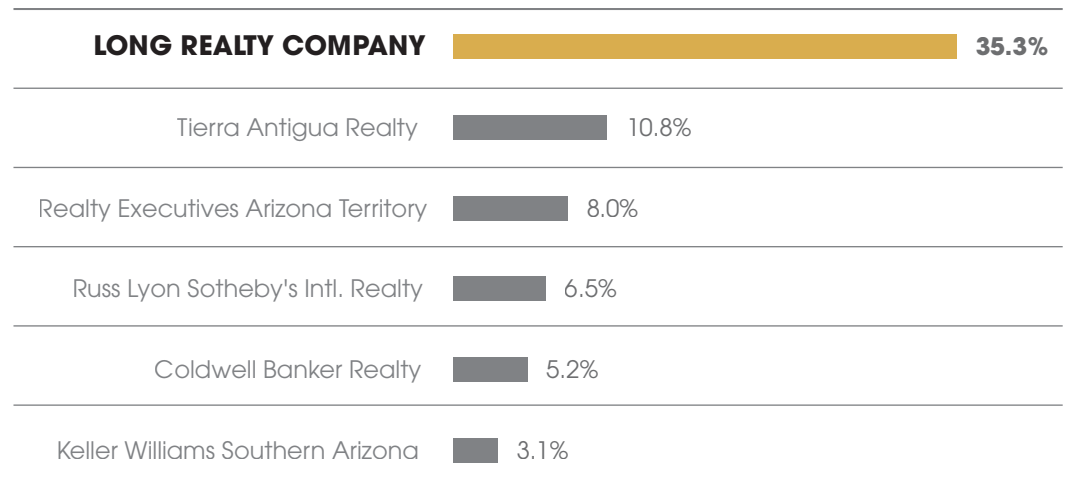
On average, homes sold this % of original list price.

Sep 2023	Sep 2024
95.0%	94.2%

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 10/07/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 10/01/2023 - 09/30/2024 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
		Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24			
\$800,000 - \$899,999	105	32	33	22	22	23	23	4.6	4.3	Slightly Seller
\$900,000 - \$999,999	60	16	26	12	15	9	12	5.0	4.1	Slightly Seller
\$1,000,000 - \$1,249,999	74	32	33	26	21	16	11	6.7	3.9	Seller
\$1,250,000 - \$1,499,999	54	16	9	12	14	5	4	13.5	6.3	Balanced
\$1,500,000 - \$1,749,999	32	10	14	5	6	3	5	6.4	5.6	Balanced
\$1,750,000 - \$1,999,999	20	5	4	3	3	3	1	20.0	7.7	Slightly Buyer
\$2,000,000 - and over	72	8	3	5	6	5	3	24.0	13.3	Buyer
TOTAL	417	119	122	85	87	64	59	7.1	5.2	Balanced

				
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 10/07/2024 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 07/01/2024-09/30/2024. Information is believed to be reliable, but not guaranteed.