

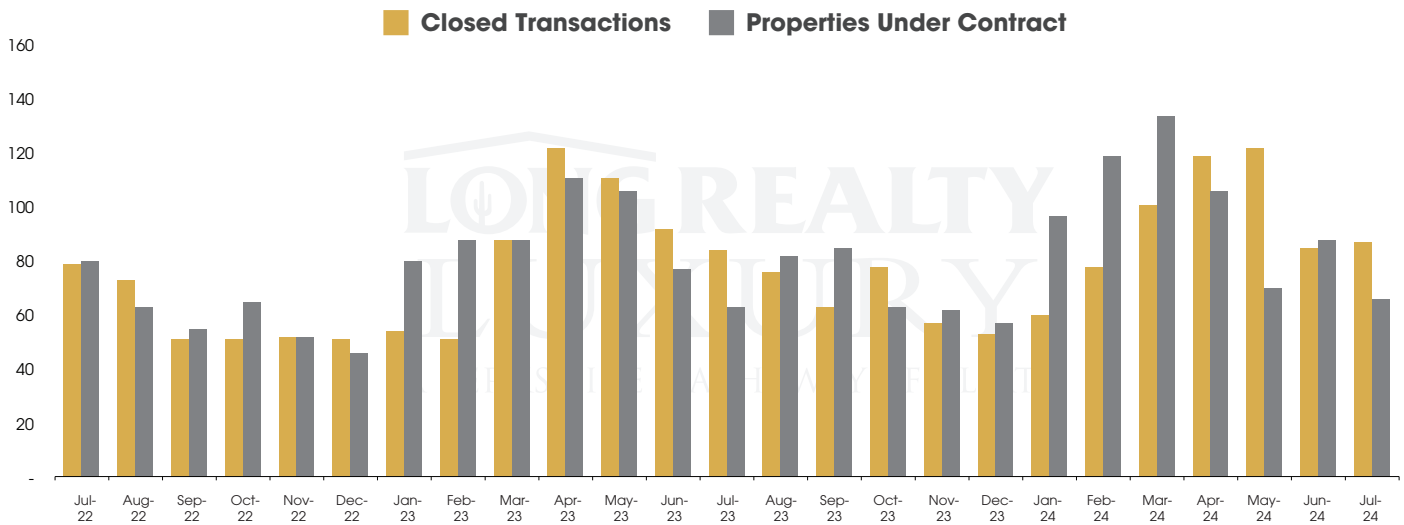
# THE LUXURY HOUSING REPORT

TUCSON | AUGUST 2024

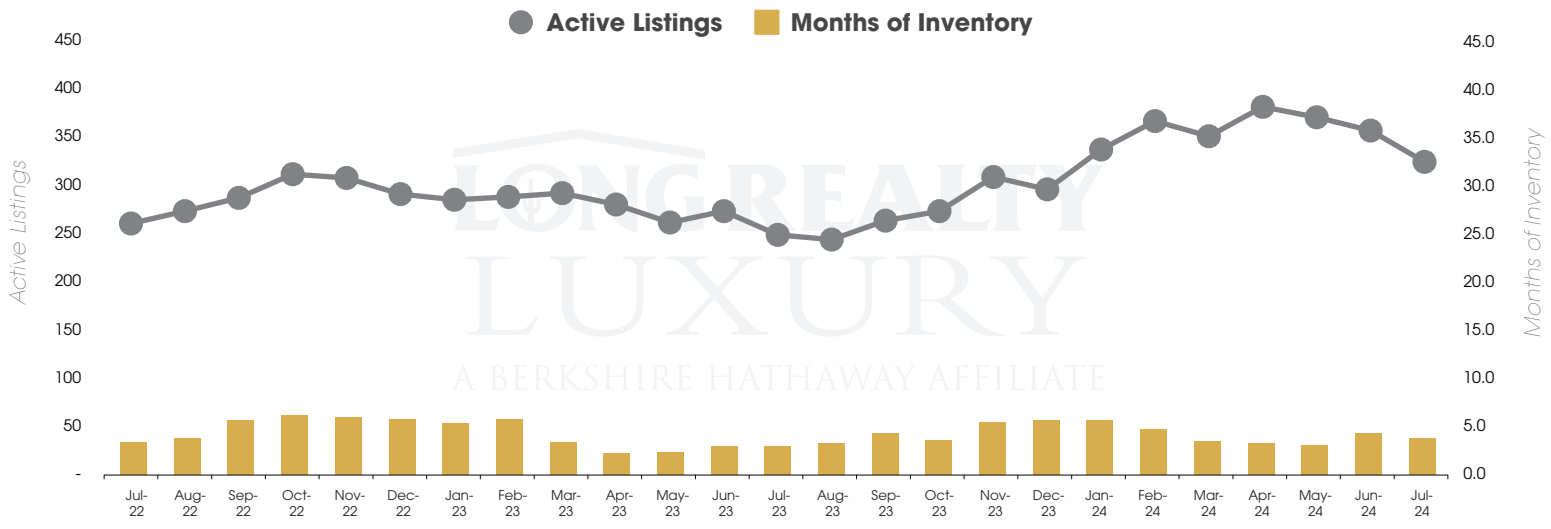


In the Tucson Luxury market, July 2024 active inventory was 331, a 30% increase from July 2023. There were 87 closings in July 2024, a 4% increase from July 2023. Year-to-date 2024 there were 652 closings, an 8% increase from year-to-date 2023. Months of Inventory was 3.8, up from 3.0 in July 2023. Median price of sold homes was \$118,874 for the month of July 2024, down 89% from July 2023. The Tucson Luxury area had 66 new properties under contract in July 2024, up 5% from July 2023.

## 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 \$800,000 and above. All data obtained 08/06/2024 is believed to be reliable, but not guaranteed.*

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MEDIAN  
SOLD PRICE  
Tucson Luxury



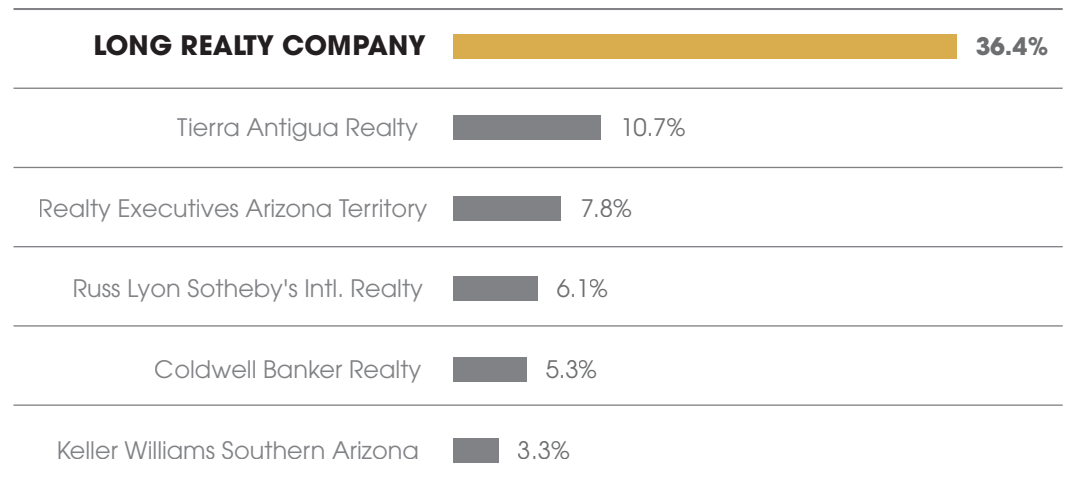
**On average, homes sold this % of original list price.**

Jul 2023	Jul 2024
<b>97.1%</b>	<b>93.7%</b>

MARKET SHARE  
Tucson Luxury

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

*Data Obtained 08/06/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 08/01/2023 - 07/31/2024 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
		Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24			
\$800,000 - \$899,999	97	23	22	32	33	22	22	4.4	3.4	Seller
\$900,000 - \$999,999	40	16	17	16	26	12	15	2.7	3.0	Seller
\$1,000,000 - \$1,249,999	57	12	24	32	33	26	21	2.7	2.5	Seller
\$1,250,000 - \$1,499,999	44	15	17	16	9	12	14	3.1	3.9	Seller
\$1,500,000 - \$1,749,999	24	5	8	10	14	5	6	4.0	3.1	Seller
\$1,750,000 - \$1,999,999	15	1	5	4	3	3	3	5.0	5.0	Balanced
\$2,000,000 - and over	54	6	12	8	3	5	6	9.0	13.6	Buyer
<b>TOTAL</b>	<b>331</b>	<b>78</b>	<b>101</b>	<b>119</b>	<b>122</b>	<b>85</b>	<b>87</b>	<b>3.8</b>	<b>3.6</b>	<b>Seller</b>



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 08/06/2024 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 05/01/2024-07/31/2024. Information is believed to be reliable, but not guaranteed.