

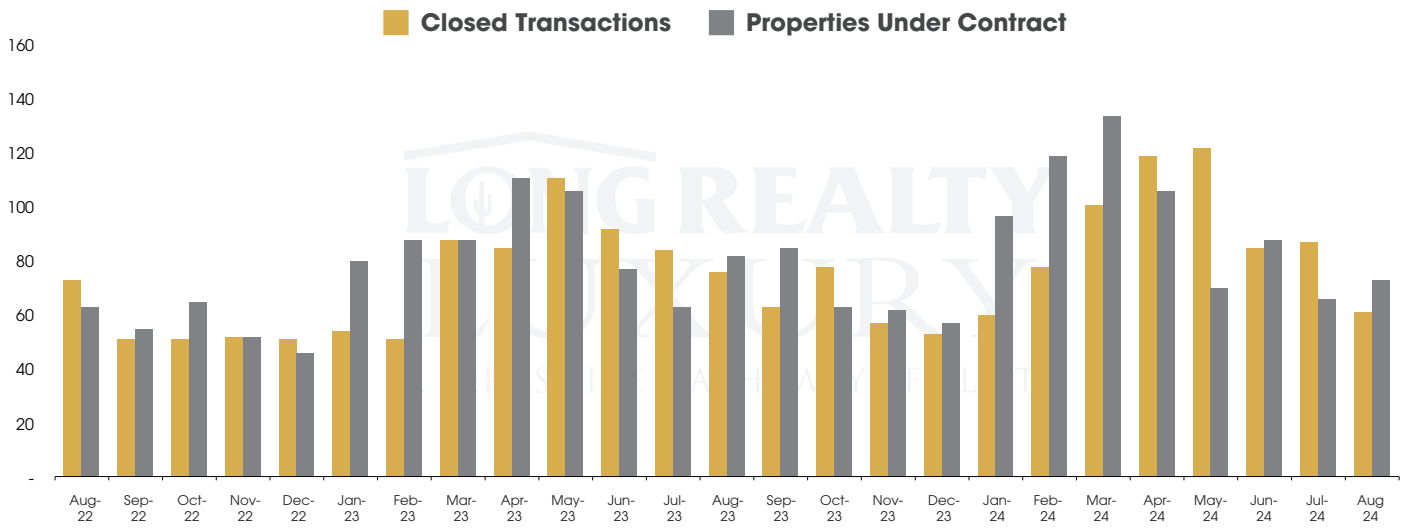
THE LUXURY HOUSING REPORT

TUCSON | SEPTEMBER 2024

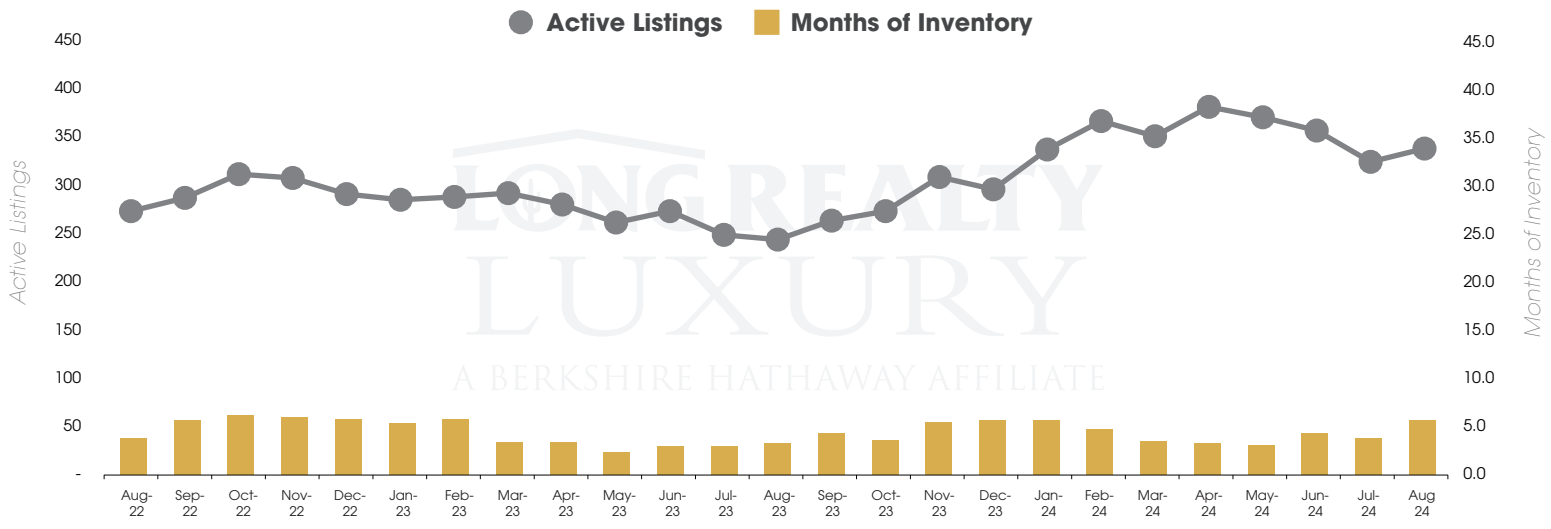


In the Tucson Luxury market, August 2024 active inventory was 345, a 39% increase from August 2023. There were 61 closings in August 2024, a 20% decrease from August 2023. Year-to-date 2024 there were 713 closings, an 11% increase from year-to-date 2023. Months of Inventory was 5.7, up from 3.3 in August 2023. Median price of sold homes was \$1,078,716 for the month of August 2024, virtually unchanged % from August 2023. The Tucson Luxury area had 73 new properties under contract in August 2024, down 11% from August 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 09/06/2024 is believed to be reliable, but not guaranteed.

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MEDIAN
SOLD PRICE
Tucson Luxury



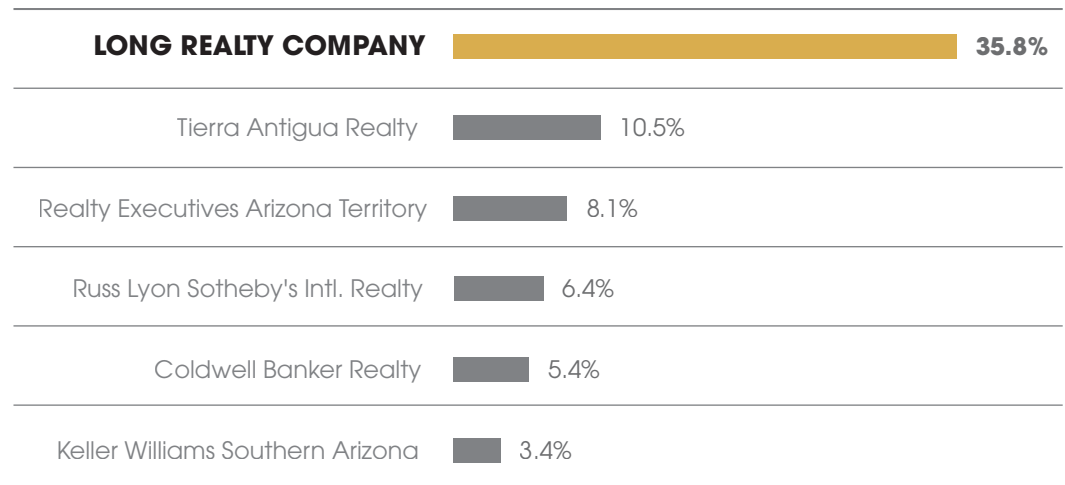
On average, homes sold this % of original list price.

Aug 2023	Aug 2024
95.1%	94.9%

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 09/06/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 09/01/2023 - 08/31/2024 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
		Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24			
\$800,000 - \$899,999	90	22	32	33	22	22	20	4.5	4.3	Slightly Seller
\$900,000 - \$999,999	48	17	16	26	12	15	9	5.3	4.0	Seller
\$1,000,000 - \$1,249,999	58	24	32	33	26	21	16	3.6	2.9	Seller
\$1,250,000 - \$1,499,999	47	17	16	9	12	14	5	9.4	4.4	Slightly Seller
\$1,500,000 - \$1,749,999	23	8	10	14	5	6	3	7.7	5.1	Balanced
\$1,750,000 - \$1,999,999	19	1	5	4	3	3	3	6.3	5.7	Balanced
\$2,000,000 - and over	60	12	8	3	5	6	5	12.0	11.3	Buyer
TOTAL	345	101	119	122	85	87	61	5.7	4.5	Slightly Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 09/06/2024 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 06/01/2024-08/31/2024. Information is believed to be reliable, but not guaranteed.