

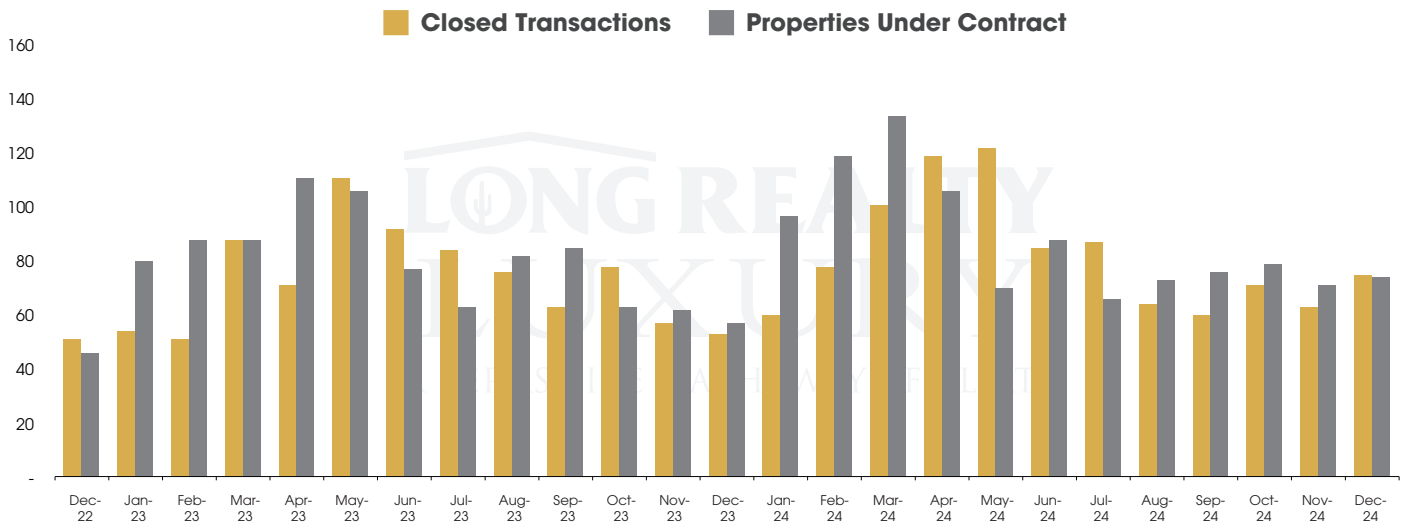
# THE LUXURY HOUSING REPORT

TUCSON | JANUARY 2025

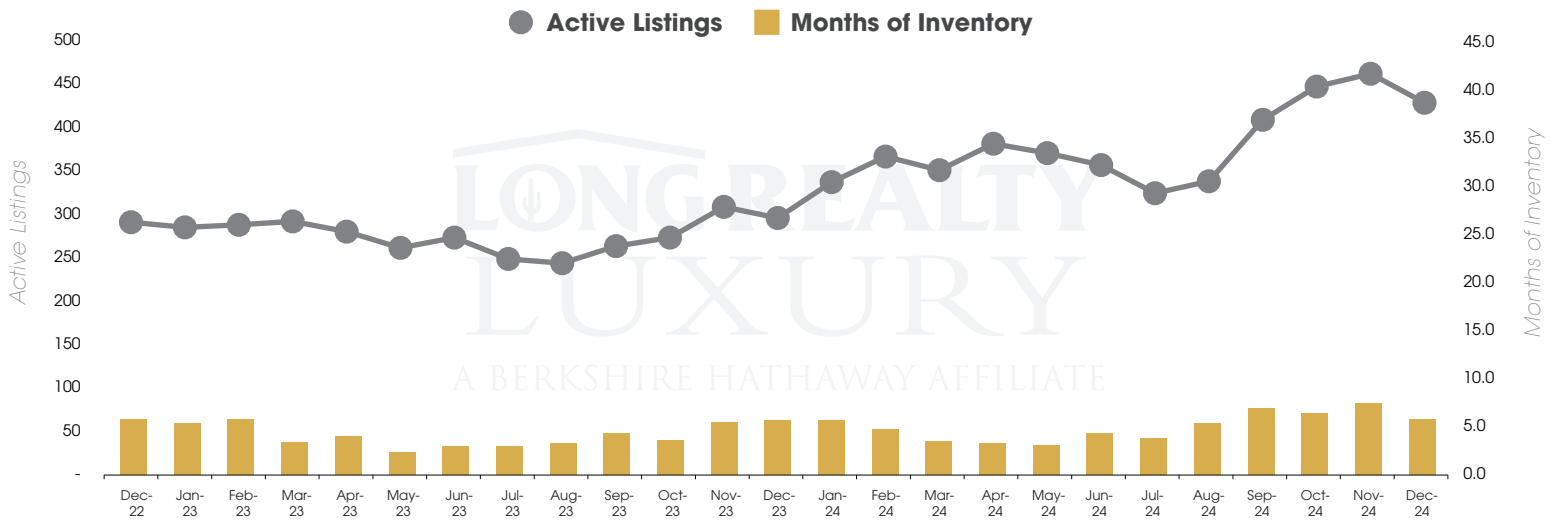


In the Tucson Luxury market, December 2024 active inventory was 437, a 45% increase from December 2023. There were 75 closings in December 2024, a 42% increase from December 2023. Year-to-date 2024 there were 985 closings, a 12% increase from year-to-date 2023. Months of Inventory was 5.8, up from 5.7 in December 2023. Median price of sold homes was \$995,474 for the month of December 2024, down 12% from December 2023. The Tucson Luxury area had 74 new properties under contract in December 2024, up 30% from December 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 01/07/2025 is believed to be reliable, but not guaranteed.

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MEDIAN  
SOLD PRICE  
Tucson Luxury



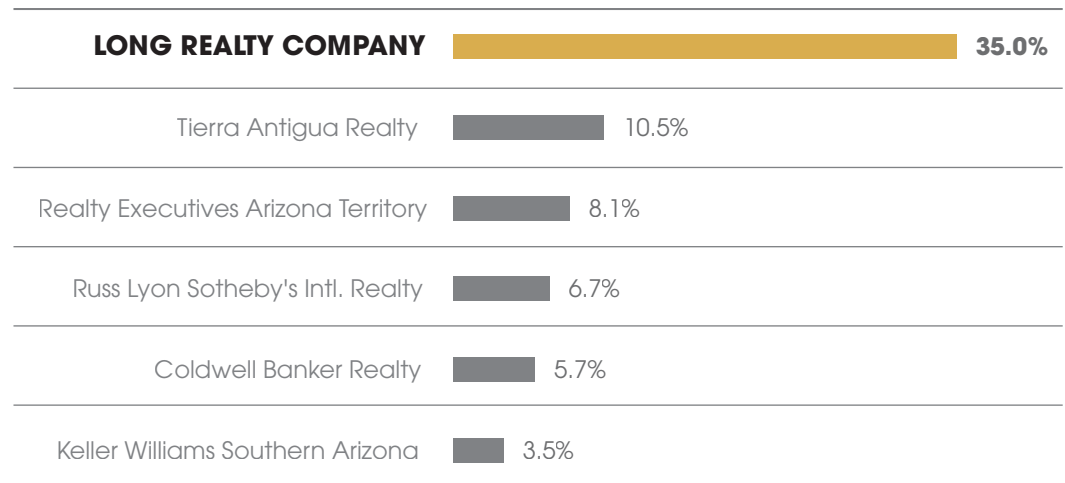
**On average, homes sold this % of original list price.**

Dec 2023	Dec 2024
<b>94.7%</b>	<b>96.2%</b>

MARKET SHARE  
Tucson Luxury

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

*Data Obtained 01/07/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 01/01/2024 - 12/31/2024 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
		Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24			
<b>\$800,000 - \$899,999</b>	88	22	23	24	18	19	23	3.8	5.0	<b>Slightly Seller</b>
<b>\$900,000 - \$999,999</b>	60	15	9	12	8	10	16	3.8	5.4	<b>Balanced</b>
<b>\$1,000,000 - \$1,249,999</b>	85	21	16	11	21	19	19	4.5	4.4	<b>Slightly Seller</b>
<b>\$1,250,000 - \$1,499,999</b>	54	14	5	4	11	9	7	7.7	6.9	<b>Slightly Buyer</b>
<b>\$1,500,000 - \$1,749,999</b>	45	6	3	5	4	3	6	7.5	10.2	<b>Buyer</b>
<b>\$1,750,000 - \$1,999,999</b>	23	3	3	1	2	2	1	23.0	14.2	<b>Buyer</b>
<b>\$2,000,000 - and over</b>	82	6	5	3	7	1	3	27.3	21.3	<b>Buyer</b>
<b>TOTAL</b>	<b>437</b>	<b>87</b>	<b>64</b>	<b>60</b>	<b>71</b>	<b>63</b>	<b>75</b>	<b>5.8</b>	<b>6.5</b>	<b>Slightly Buyer</b>



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 01/07/2025 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 10/01/2024-12/31/2024. Information is believed to be reliable, but not guaranteed.