

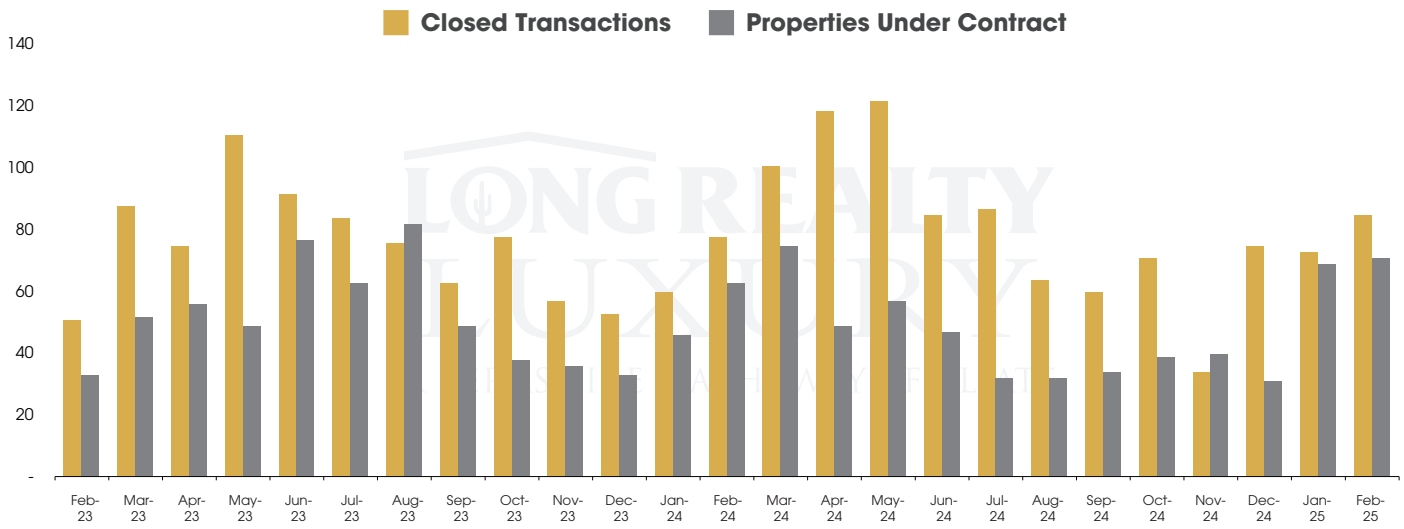
THE LUXURY HOUSING REPORT

TUCSON | MARCH 2025

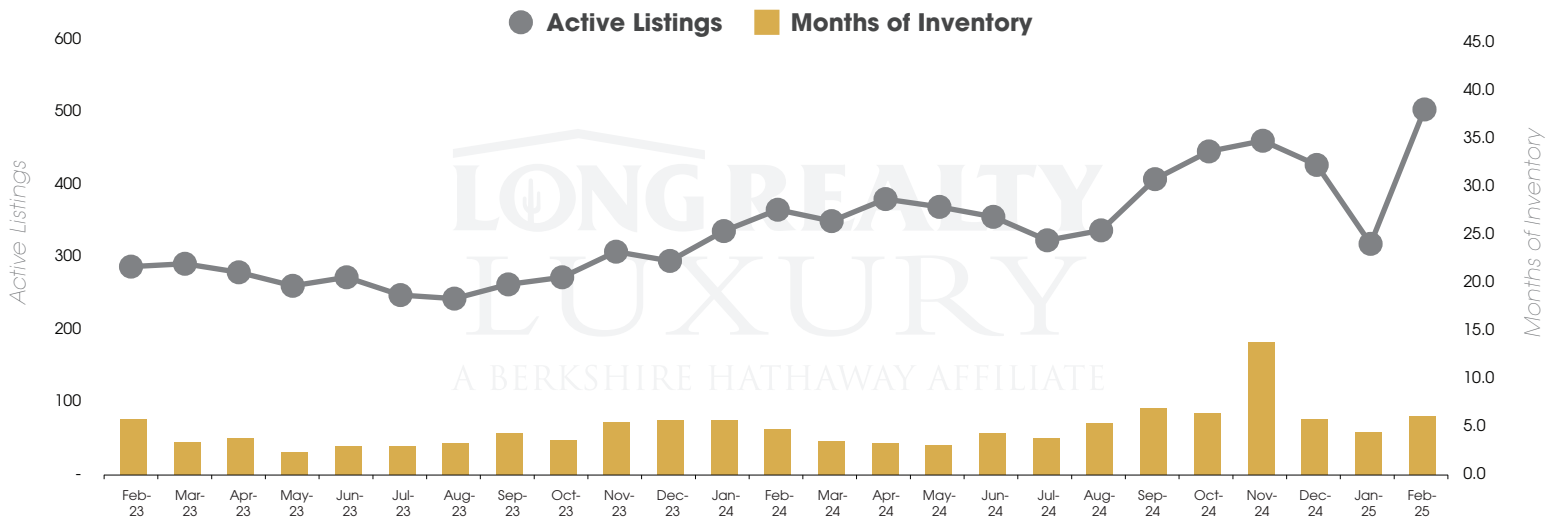


In the Tucson Luxury market, February 2025 active inventory was 515, a 38% increase from February 2024. There were 85 closings in February 2025, a 9% increase from February 2024. Year-to-date 2025 there were 158 closings, a 14% increase from year-to-date 2024. Months of Inventory was 6.1, up from 4.8 in February 2024. Median price of sold homes was \$1,341,095 for the month of February 2025, up 27% from February 2024. The Tucson Luxury area had 71 new properties under contract in February 2025, up 13% from February 2024.

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 03/06/2025 is believed to be reliable, but not guaranteed.

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MEDIAN
SOLD PRICE
Tucson Luxury



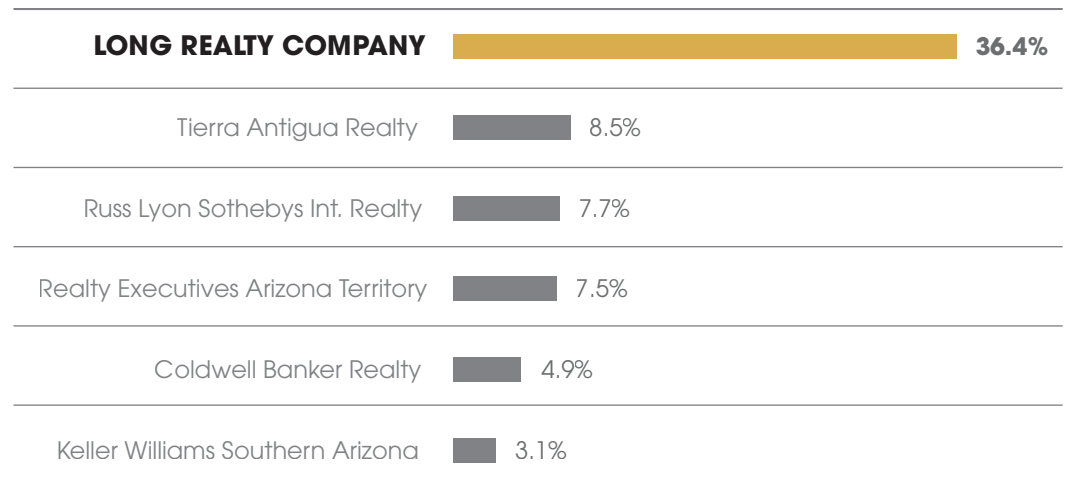
On average, homes sold this % of original list price.

Feb 2024	Feb 2025
94.8%	92.9%

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 03/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 03/01/2024 - 02/28/2025 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
		Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25			
\$1,000,000 - \$1,249,999	101	11	21	19	19	13	23	4.4	5.1	Balanced
\$1,250,000 - \$1,499,999	68	4	11	9	7	8	4	17.0	9.9	Buyer
\$1,500,000 - \$1,749,999	51	5	4	3	6	4	10	5.1	7.4	Slightly Buyer
\$1,750,000 - \$1,999,999	21	1	2	2	1	3	2	10.5	11.3	Buyer
\$2,000,000 - and over	91	3	7	1	3	11	8	11.4	12.0	Buyer
TOTAL	515	60	71	63	75	73	85	6.1	4.8	Slightly Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 03/06/2025 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 12/01/2024-02/28/2025. Information is believed to be reliable, but not guaranteed.