

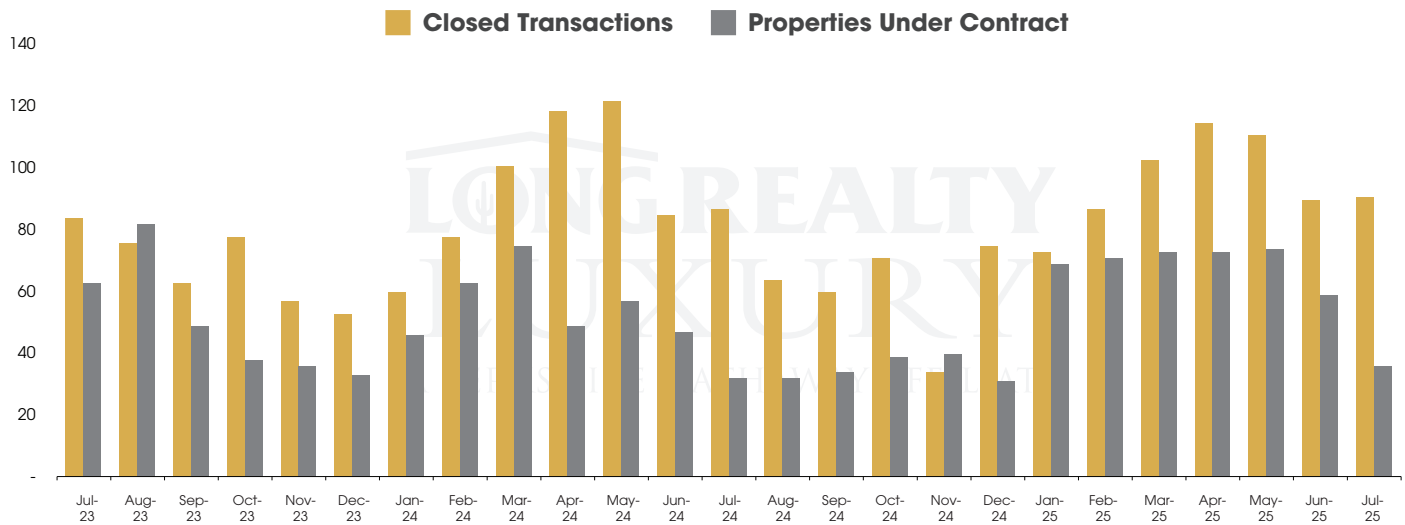
# THE LUXURY HOUSING REPORT

TUCSON | AUGUST 2025

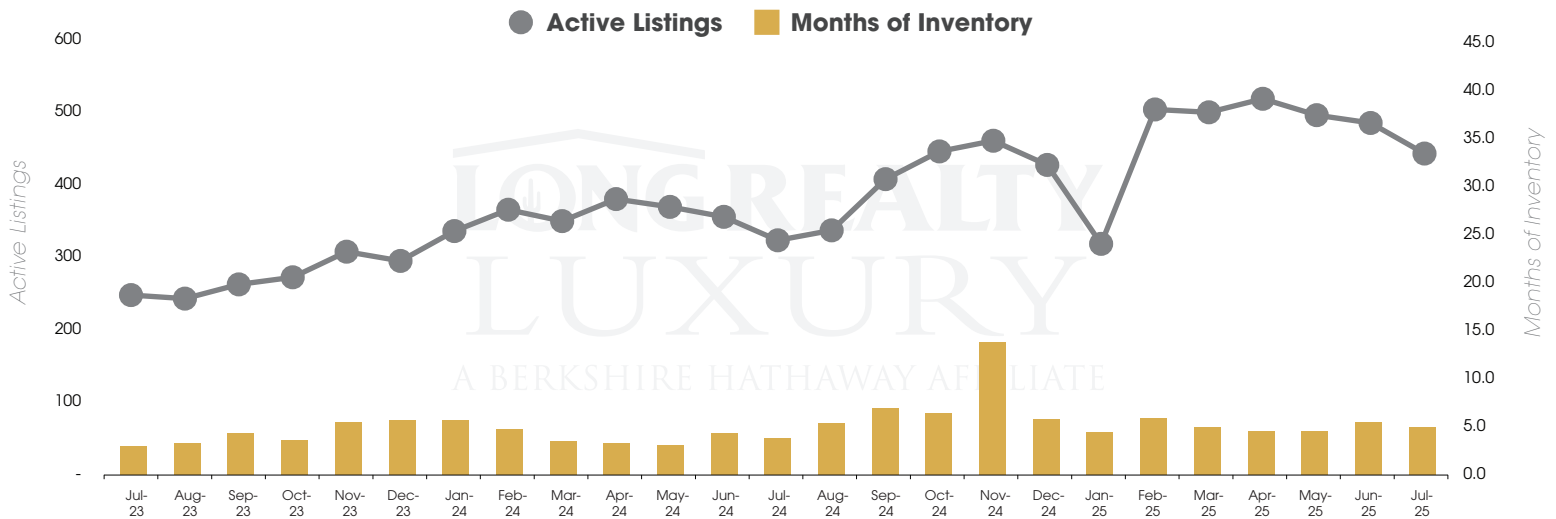
**LONG REALTY**  
**LUXURY**  
A BERKSHIRE HATHAWAY AFFILIATE

In the Tucson Luxury market, July 2025 active inventory was 453, a 37% increase from July 2024. There were 91 closings in July 2025, a 5% increase from July 2024. Year-to-date 2025 there were 670 closings, a 3% increase from year-to-date 2024. Months of Inventory was 5.0, up from 3.8 in July 2024. Median price of sold homes was \$1,359,062 for the month of July 2025, up 22% from July 2024. The Tucson Luxury area had 36 new properties under contract in July 2025, up 13% from July 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 08/05/2025 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.**

| Jul 2024 | Jul 2025 |
|----------|----------|
| 93.0%    | 93.4%    |

MARKET SHARE  
Tucson Luxury

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

*Data Obtained 08/05/2025  
from MLSSAZ using  
TrendGraphix software for  
all closed residential sales  
volume priced \$800,000 and  
above between 08/01/2024  
– 07/31/2025 rounded to the  
nearest tenth of one percent  
and deemed to be correct.*

**LONG REALTY COMPANY**

**36.5%**

Russ Lyon Sothebys Int. Realty

9.3%

Tierra Antigua Realty

8.3%

Realty Executives Arizona Territory

7.9%

Coldwell Banker Realty

4.7%

Omni Homes International

3.9%



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# THE LUXURY HOUSING REPORT

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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-25                     | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 |                             |  |                   |
| \$1,000,000 - \$1,249,999 | 71              | 23                         | 24     | 26     | 31     | 26     | 25     | 2.8                         | 3.0                                    | Seller            |
| \$1,250,000 - \$1,499,999 | 65              | 6                          | 20     | 18     | 16     | 11     | 19     | 3.4                         | 4.3                                    | Slightly Seller   |
| \$1,500,000 - \$1,749,999 | 33              | 10                         | 7      | 8      | 12     | 7      | 12     | 2.8                         | 3.5                                    | Seller            |
| \$1,750,000 - \$1,999,999 | 24              | 2                          | 5      | 4      | 4      | 3      | 5      | 4.8                         | 6.2                                    | Balanced          |
| \$2,000,000 - and over    | 83              | 8                          | 10     | 9      | 7      | 7      | 3      | 27.7                        | 15.6                                   | Buyer             |
| TOTAL                     | 453             | 87                         | 103    | 115    | 111    | 90     | 91     | 5.0                         | 5.0                                    | Slightly Seller   |

 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 08/05/2025 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 05/01/2025-07/31/2025. Information is believed to be reliable, but not guaranteed.