

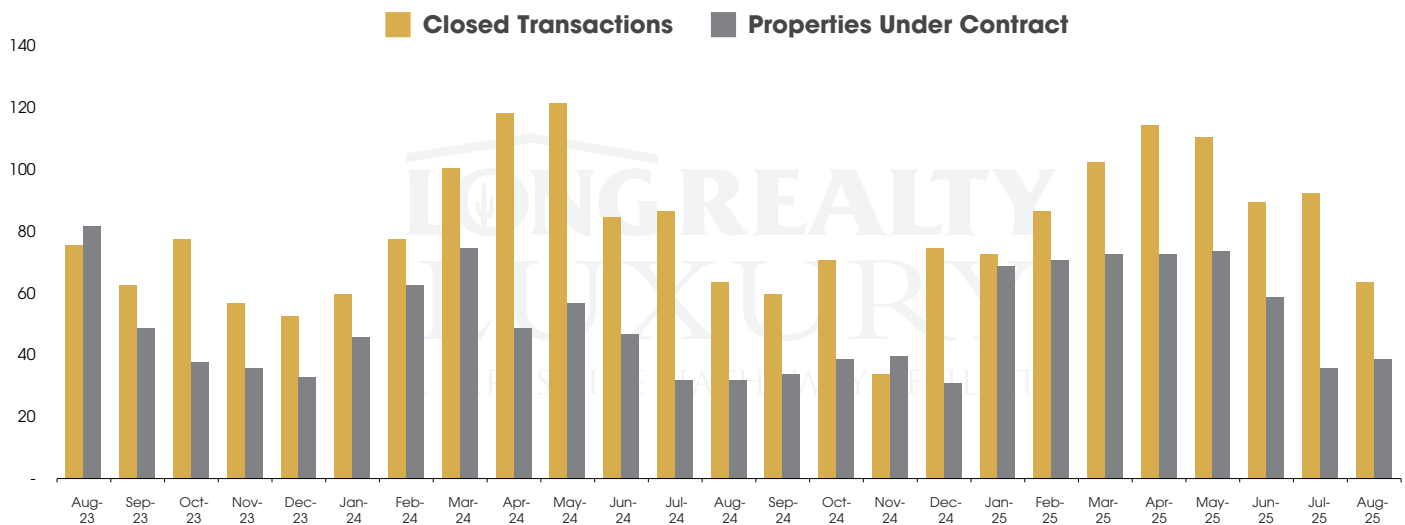
THE LUXURY HOUSING REPORT

TUCSON | SEPTEMBER 2025

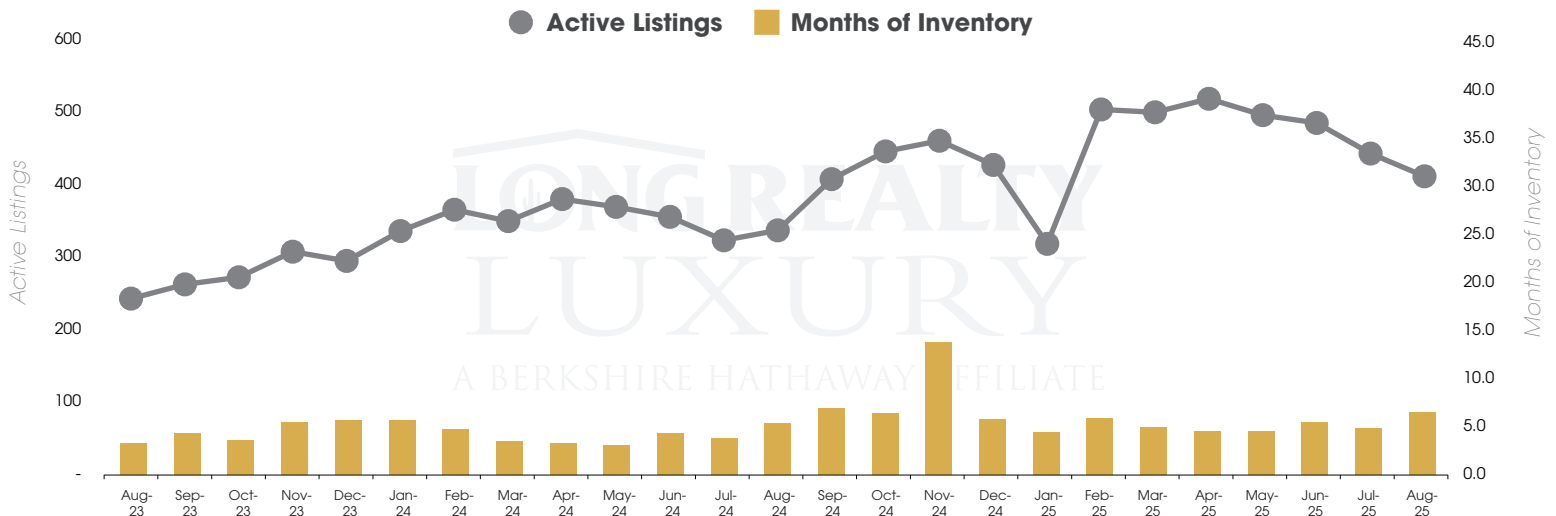
LONG REALTY
LUXURY
A BERKSHIRE HATHAWAY AFFILIATE

In the Tucson Luxury market, August 2025 active inventory was 421, a 22% increase from August 2024. There were 64 closings in August 2025, virtually unchanged from August 2024. Year-to-date 2025 there were 736 closings, a 3% increase from year-to-date 2024. Months of Inventory was 6.6, up from 5.4 in August 2024. Median price of sold homes was \$1,437,857 for the month of August 2025, up 41% from August 2024. The Tucson Luxury area had 39 new properties under contract in August 2025, up 22% from August 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 09/05/2025 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.**

Aug 2024	Aug 2025
94.2%	101.6%



MARKET SHARE
Tucson Luxury

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

*Data Obtained 09/05/2025
from MLSSAZ using
TrendGraphix software for
all closed residential sales
volume priced \$800,000 and
above between 09/01/2024
– 08/31/2025 rounded to the
nearest tenth of one percent
and deemed to be correct.*

LONG REALTY COMPANY

36.6%

Russ Lyon Sothebys Int. Realty

9.4%

Tierra Antigua Realty

8.1%

Realty Executives Arizona Territory

7.4%

Coldwell Banker Realty

4.2%

Omni Homes International

4.0%



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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-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25			
\$1,000,000 - \$1,249,999	70	24	26	31	26	25	12	5.8	3.6	Seller
\$1,250,000 - \$1,499,999	64	20	18	16	11	19	9	7.1	5.0	Slightly Seller
\$1,500,000 - \$1,749,999	30	7	8	12	7	12	1	30.0	5.0	Balanced
\$1,750,000 - \$1,999,999	25	5	4	4	3	5	2	12.5	7.2	Slightly Buyer
\$2,000,000 - and over	79	10	9	7	7	3	4	19.8	17.9	Buyer
TOTAL	421	103	115	111	90	93	64	6.6	5.5	Balanced

				
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 09/05/2025 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 06/01/2025-08/31/2025. Information is believed to be reliable, but not guaranteed.