

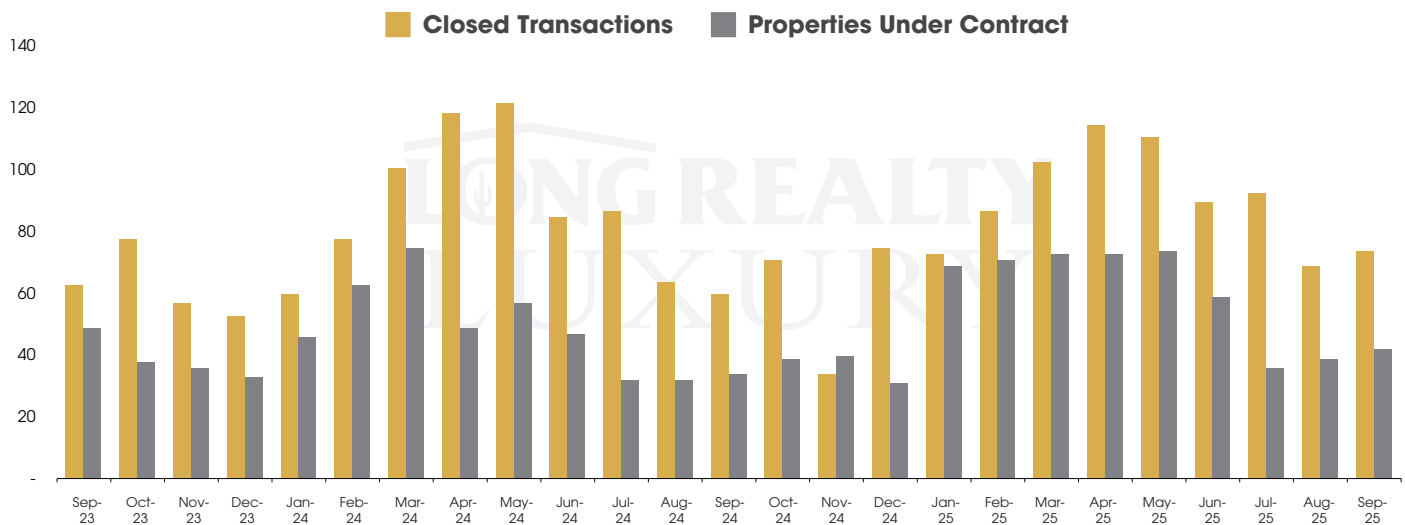
# THE LUXURY HOUSING REPORT

TUCSON | OCTOBER 2025

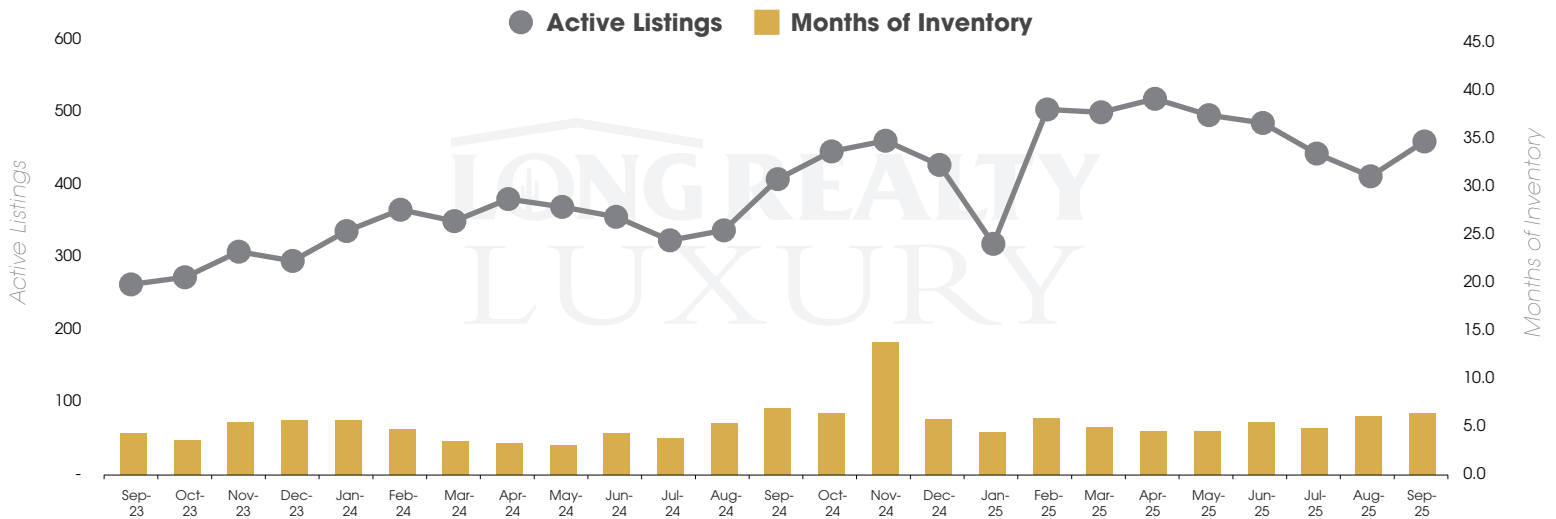
LONG REALTY  
LUXURY

In the Tucson Luxury market, September 2025 active inventory was 470, a 13% increase from September 2024. There were 74 closings in September 2025, a 23% increase from September 2024. Year-to-date 2025 there were 815 closings, a 5% increase from year-to-date 2024. Months of Inventory was 6.4, down from 7.0 in September 2024. Median price of sold homes was \$1,310,302 for the month of September 2025, up 32% from September 2024. The Tucson Luxury area had 42 new properties under contract in September 2025, up 24% from September 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 10/07/2025 is believed to be reliable, but not guaranteed.

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**LONG REALTY**  
LUXURY

MEDIAN  
SOLD PRICE  
Tucson Luxury



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

sept 2024	sept 2025
<b>94.3%</b>	<b>96.6%</b>

MARKET SHARE  
Tucson Luxury

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

*Data Obtained 10/07/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 10/01/2024 - 09/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.*

**LONG REALTY COMPANY**

**36.6%**

Russ Lyon Sothebys Int. Realty

9.1%

Tierra Antigua Realty

8.1%

Realty Executives Arizona Territory

8.1%

Coldwell Banker Realty

4.3%

Omni Homes International

3.8%



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**LONG REALTY**  
LUXURY

## 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
		Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25			
\$1,000,000 - \$1,249,999	88	26	31	26	25	12	19	4.6	4.1	Slightly Seller
\$1,250,000 - \$1,499,999	67	18	16	11	19	10	10	6.7	5.0	Balanced
\$1,500,000 - \$1,749,999	30	8	12	7	12	1	3	10.0	5.8	Balanced
\$1,750,000 - \$1,999,999	33	4	4	3	5	2	2	16.5	9.1	Buyer
\$2,000,000 - and over	83	9	7	7	3	4	4	20.8	22.3	Buyer
TOTAL	470	115	111	90	93	69	74	6.4	5.7	Balanced

 Seller's Market

 Slight Seller's Market

 Balanced Market

 Slight Buyer's Market

 Buyer's Market



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