

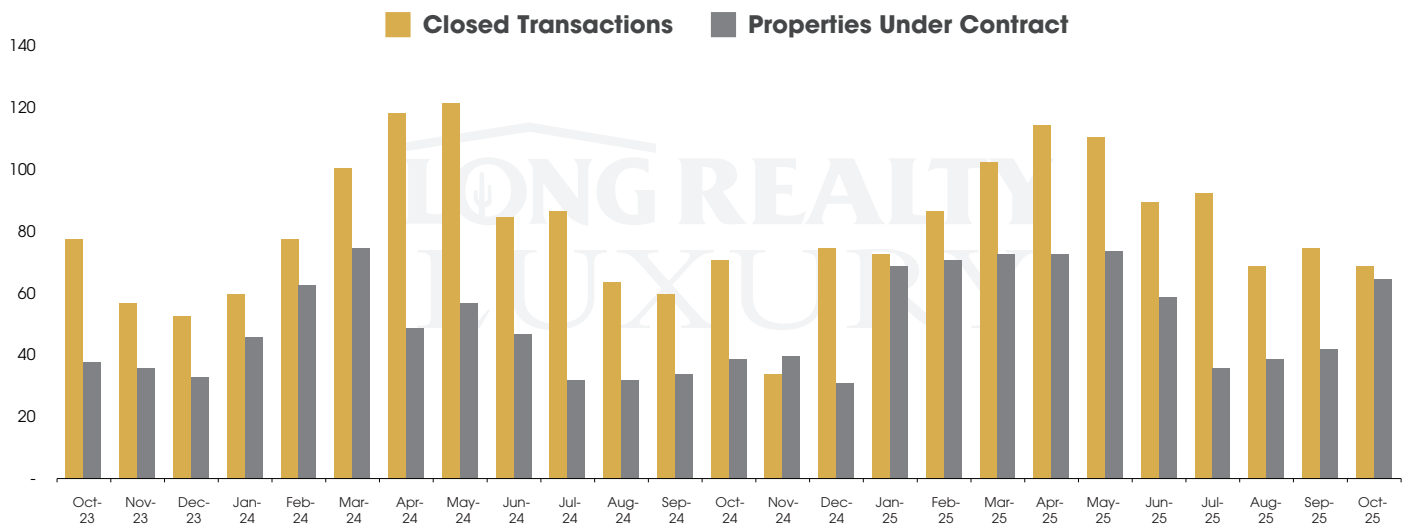
# THE LUXURY HOUSING REPORT

TUCSON | NOVEMBER 2025

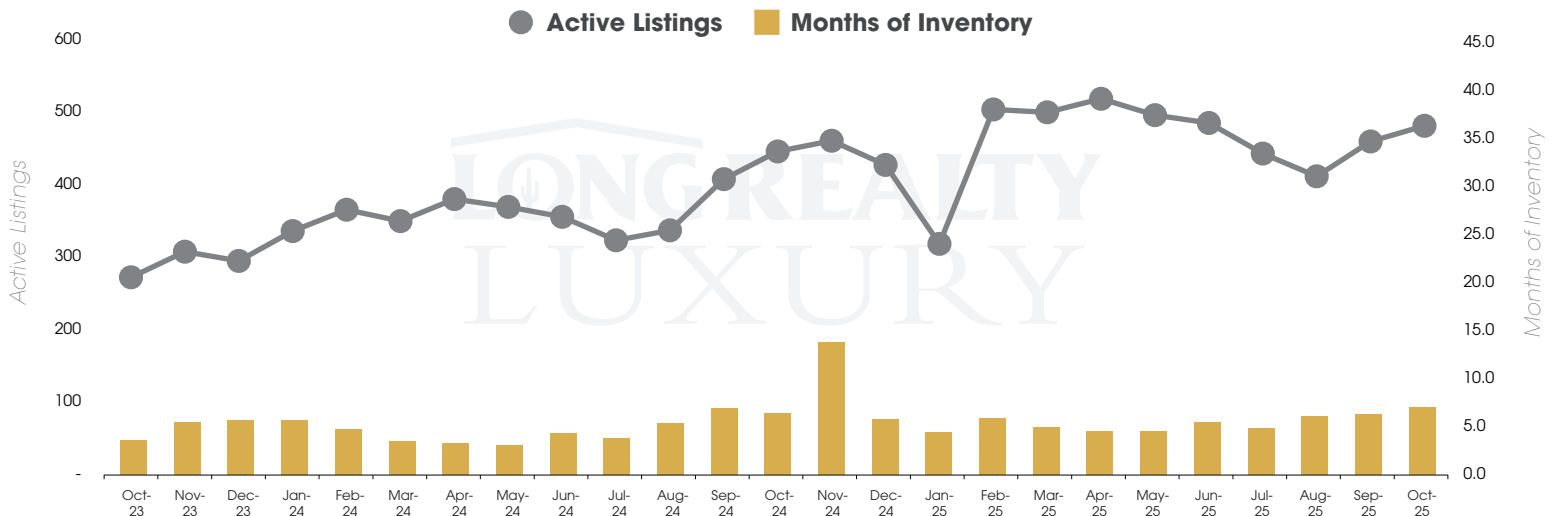
LONG REALTY  
LUXURY

In the Tucson Luxury market, October 2025 active inventory was 492, a 8% increase from October 2024. There were 69 closings in October 2025, a 3% decrease from October 2024. Year-to-date 2025 there were 885 closings, a 4% increase from year-to-date 2024. Months of Inventory was 7.1, up from 6.4 in October 2024. Median price of sold homes was \$1,412,776 for the month of October 2025, up 28% from October 2024. The Tucson Luxury area had 65 new properties under contract in October 2025, up 67% from October 2024. In the Tucson Luxury market, October 2025 active inventory was 492, a 8% increase from October 2024. There were 69 closings in October 2025, a 3% decrease from October 2024. Year-to-date 2025 there were 885 closings, a 4% increase from year-to-date 2024. Months of Inventory was 7.1, up from 6.4 in October 2024. Median price of sold homes was \$1,412,776 for the

## 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 11/06/2025 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.**

oct 2024	oct 2025
<b>97.5%</b>	<b>94.3%</b>



MARKET SHARE  
Tucson Luxury

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

*Data Obtained 11/06/2025  
from MLSSAZ using  
TrendGraphix software for  
all closed residential sales  
volume priced \$800,000 and  
above between 11/01/2024  
– 10/31/2025 rounded to the  
nearest tenth of one percent  
and deemed to be correct.*

**LONG REALTY COMPANY**

**37.6%**

Russ Lyon Sotheby's Intl Realty

8.8%

Realty Executives Arizona Territory

8.4%

Tierra Antigua Realty

8.1%

Coldwell Banker Realty

4.7%

Omni Homes International

3.9%



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TUCSON | NOVEMBER 2025



## 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
		May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25			
\$1,000,000 - \$1,249,999	93	31	26	25	12	19	13	7.2	5.7	Balanced
\$1,250,000 - \$1,499,999	66	16	11	19	10	10	10	6.6	6.6	Slightly Buyer
\$1,500,000 - \$1,749,999	35	12	7	12	1	3	6	5.8	9.5	Buyer
\$1,750,000 - \$1,999,999	26	4	3	5	2	2	4	6.5	10.5	Buyer
\$2,000,000 - and over	88	7	7	3	4	4	4	22.0	20.8	Buyer
TOTAL	492	111	90	93	69	75	69	7.1	6.5	Balanced



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 11/06/2025 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 08/01/2025-10/31/2025. Information is believed to be reliable, but not guaranteed.