

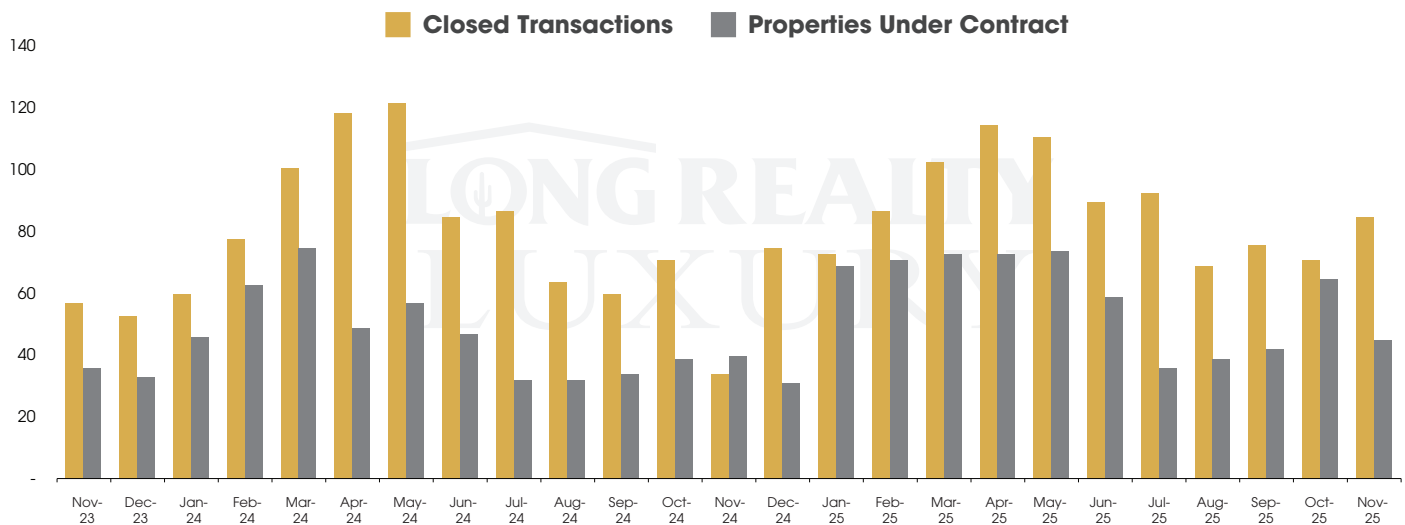
THE LUXURY HOUSING REPORT

TUCSON | NOVEMBER 2025

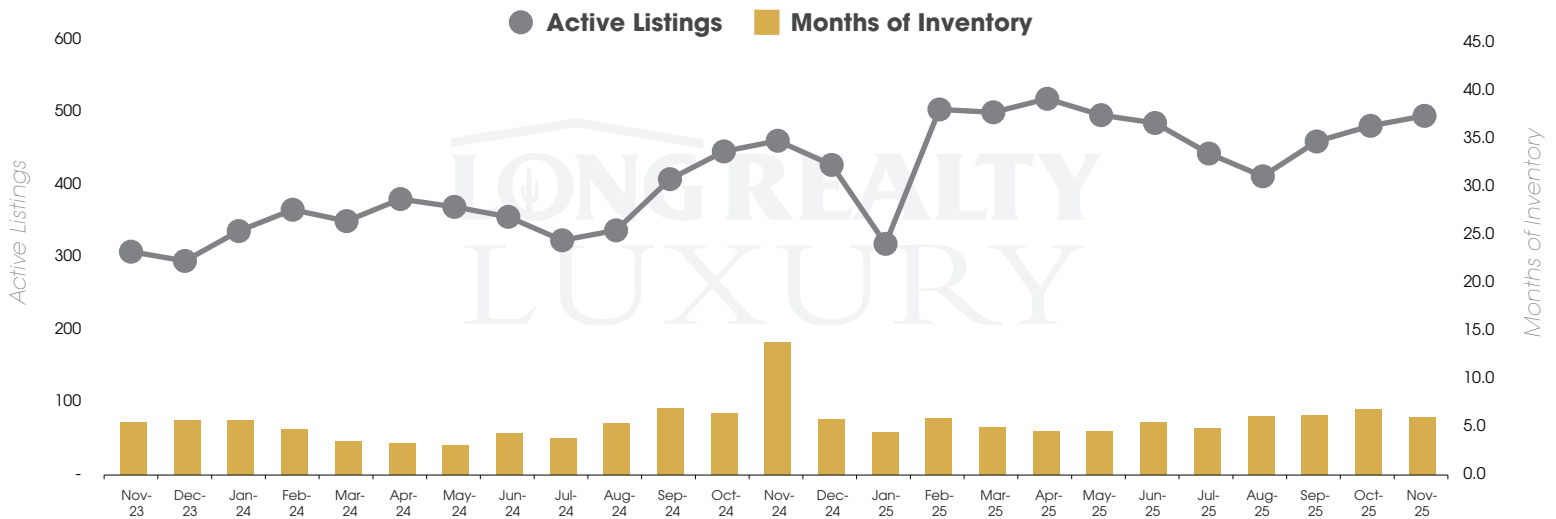
LONG REALTY
LUXURY

In the Tucson Luxury market, November 2025 active inventory was 506, a 7% increase from November 2024. There were 85 closings in November 2025, a 150% increase from November 2024. Year-to-date 2025 there were 973 closings, a 10% increase from year-to-date 2024. Months of Inventory was 6.0, up from 13.9 in November 2024. Median price of sold homes was \$1,391,727 for the month of November 2025, up 36% from November 2024. The Tucson Luxury area had 45 new properties under contract in November 2025, up 13% from November 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 12/08/2025 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.

Nov 2024	Nov 2025
94.8%	94.0%



MARKET SHARE Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 12/08/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 12/01/2024 – 11/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY	38.7%
Realty Executives Arizona Territory	8.5%
Russ Lyon Sotheby's Intl Realty	8.5%
Tierra Antigua Realty	7.8%
Coldwell Banker Realty	4.4%
Omni Homes International	3.7%



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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
		Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25			
\$1,000,000 - \$1,249,999	91	26	25	12	20	13	20	4.6	5.1	Balanced
\$1,250,000 - \$1,499,999	73	11	19	10	10	10	15	4.9	5.9	Balanced
\$1,500,000 - \$1,749,999	42	7	12	1	3	6	6	7.0	7.1	Slightly Buyer
\$1,750,000 - \$1,999,999	19	3	5	2	2	4	5	3.8	7.1	Slightly Buyer
\$2,000,000 - and over	97	7	3	4	4	4	9	10.8	15.8	Buyer
TOTAL	506	90	93	69	76	71	85	6.0	6.3	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 12/08/2025 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 09/01/2025-11/30/2025. Information is believed to be reliable, but not guaranteed.