

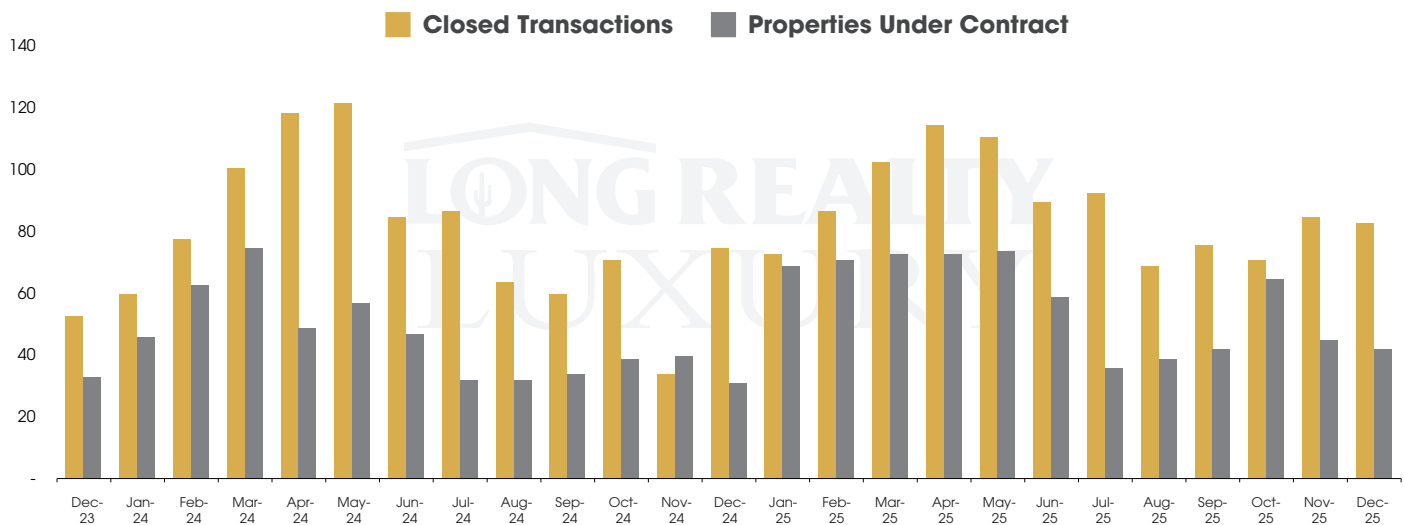
THE LUXURY HOUSING REPORT

TUCSON | JANUARY 2026

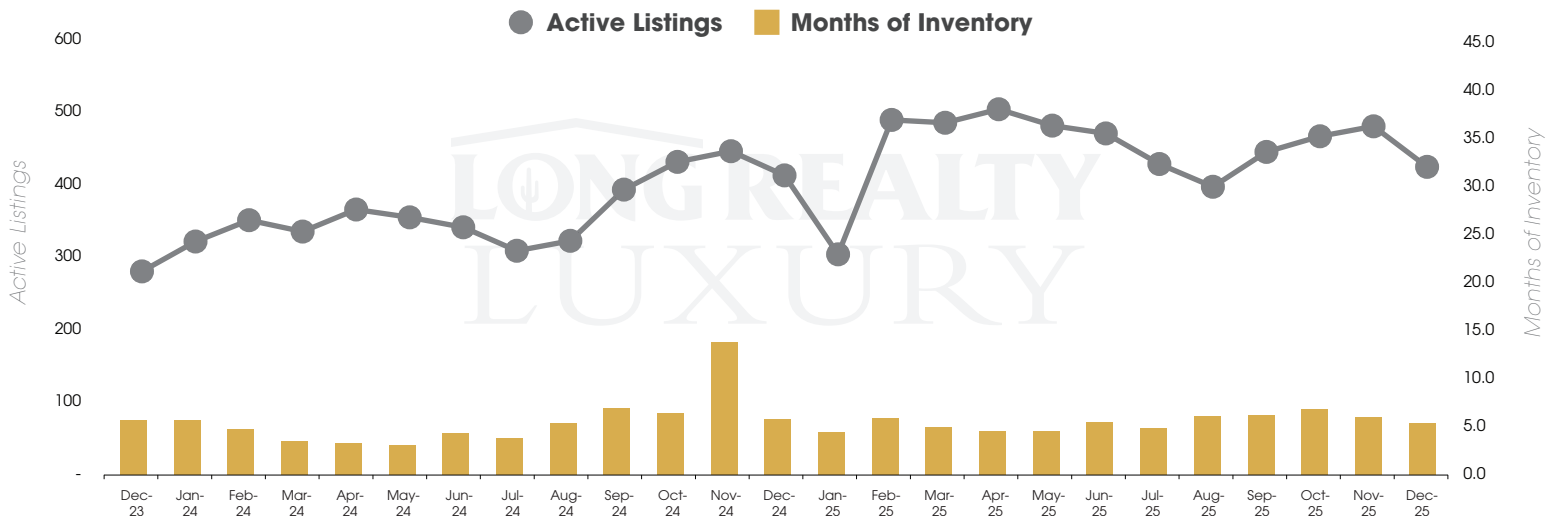
LONG REALTY
LUXURY

In the Tucson Luxury market, December 2025 active inventory was 449, a 3% increase from December 2024. There were 83 closings in December 2025, an 11% increase from December 2024. Year-to-date 2025 there were 1,056 closings, a 10% increase from year-to-date 2024. Months of Inventory was 5.4, down from 5.8 in December 2024. Median price of sold homes was \$1,334,624 for the month of December 2025, up 1% from December 2024. The Tucson Luxury area had 42 new properties under contract in December 2025, up 35% from December 2024.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



Stephen Woodall - Team Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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 01/07/2026 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.**

Dec 2024	Dec 2025
96.6%	92.2%



MARKET SHARE
Tucson Luxury

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

*Data Obtained 01/07/2026
from MLSSAZ using
TrendGraphix software for
all closed residential sales
volume priced \$800,000 and
above between 01/01/2025
– 12/31/2025 rounded to the
nearest tenth of one percent
and deemed to be correct.*

LONG REALTY COMPANY

38.1%

Realty Executives Arizona Territory 8.7%

Russ Lyon Sotheby's Intl Realty 8.6%

Tierra Antigua Realty 8.2%

Coldwell Banker Realty 4.0%

Omni Homes International 3.7%



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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
		Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25			
\$1,000,000 - \$1,249,999	80	25	12	20	13	20	19	4.2	5.1	Balanced
\$1,250,000 - \$1,499,999	64	19	10	10	10	15	9	7.1	6.0	Balanced
\$1,500,000 - \$1,749,999	43	12	1	3	6	6	8	5.4	6.0	Balanced
\$1,750,000 - \$1,999,999	17	5	2	2	4	5	6	2.8	4.1	Slightly Seller
\$2,000,000 - and over	91	3	4	4	4	9	3	30.3	17.3	Buyer
TOTAL	449	93	69	76	71	85	83	5.4	6.1	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 01/07/2026 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 10/01/2025-12/31/2025. Information is believed to be reliable, but not guaranteed.