

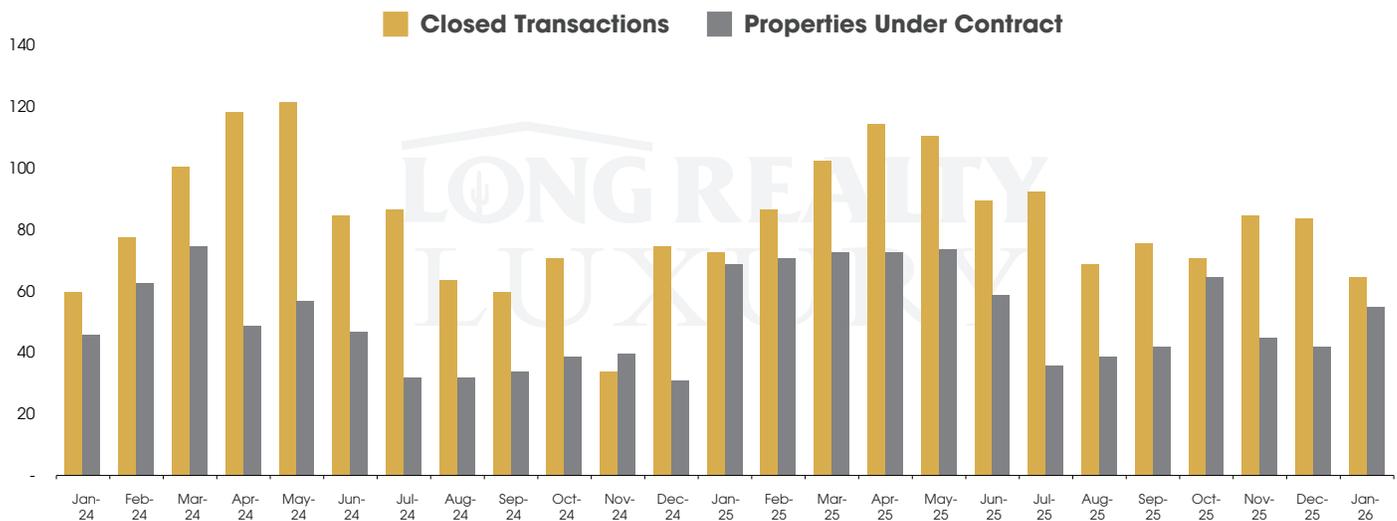
# THE LUXURY HOUSING REPORT



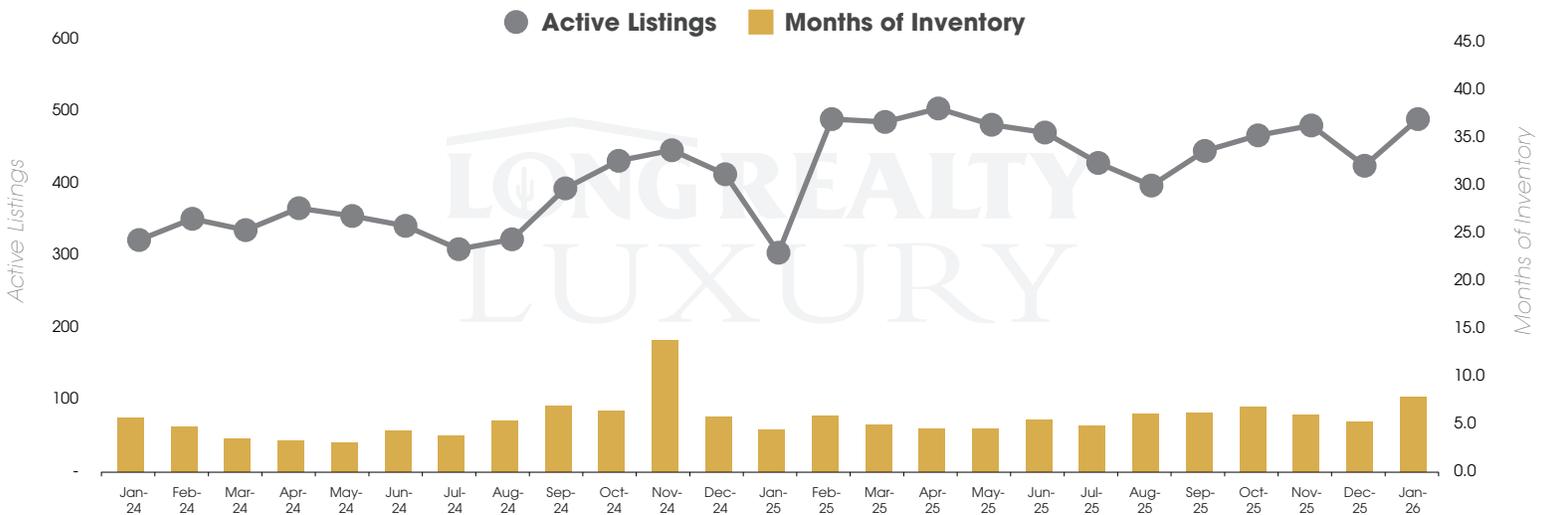
TUCSON | FEBRUARY 2026

In the Tucson Luxury market, February 2026 active inventory was 528, a 3% increase from February 2025. There were 89 closings in February 2026, a 2% increase from February 2025. Year-to-date 2026 there were 154 closings, a 4% decrease from year-to-date 2025. Months of Inventory was 5.9, unchanged from 5.9 in February 2025. Median price of sold homes was \$1,265,504 for the month of February 2026, down 6% from February 2025. The Tucson Luxury area had 67 new properties under contract in February 2026, down 6% from February 2025.

## 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 02/06/2026 is believed to be reliable, but not guaranteed.*

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MEDIAN  
SOLD PRICE  
Tucson Luxury



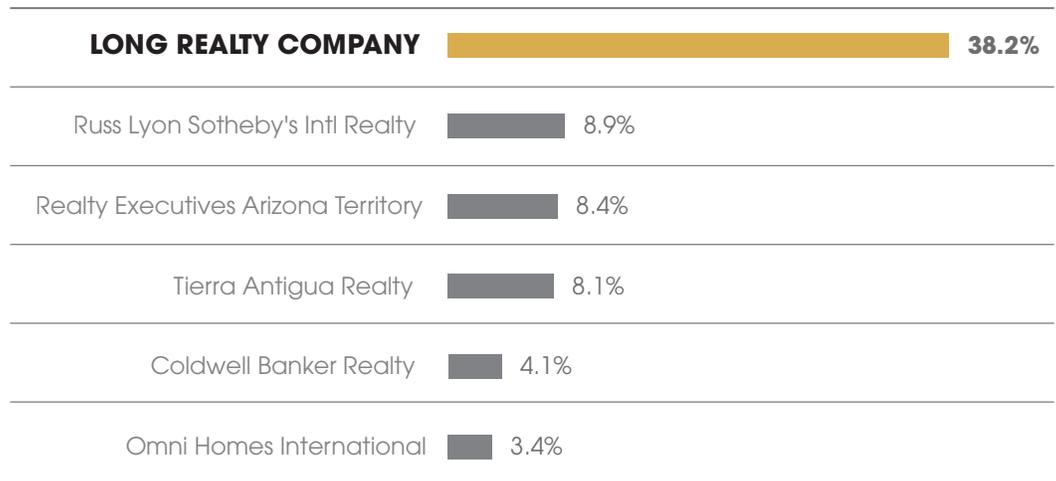
**On average, homes sold this % of original list price.**

Jan 2025	Jan 2026
<b>97.9%</b>	<b>92.4%</b>

MARKET SHARE  
Tucson Luxury

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

*Data Obtained 02/06/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 02/01/2025 - 01/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.*



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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
		Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26			
\$1,000,000 - \$1,249,999	81	12	20	13	20	19	14	5.8	4.8	Slightly Seller
\$1,250,000 - \$1,499,999	83	10	10	10	15	9	11	7.5	6.3	Balanced
\$1,500,000 - \$1,749,999	42	1	3	6	6	8	3	14.0	7.5	Slightly Buyer
\$1,750,000 - \$1,999,999	24	2	2	4	5	6	1	24.0	5.0	Balanced
\$2,000,000 - and over	107	4	4	4	9	3	8	13.4	14.8	Buyer
<b>TOTAL</b>	<b>515</b>	<b>69</b>	<b>76</b>	<b>71</b>	<b>85</b>	<b>84</b>	<b>65</b>	<b>7.9</b>	<b>6.3</b>	<b>Balanced</b>



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 02/06/2026 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 11/01/2025-01/31/2026. Information is believed to be reliable, but not guaranteed.