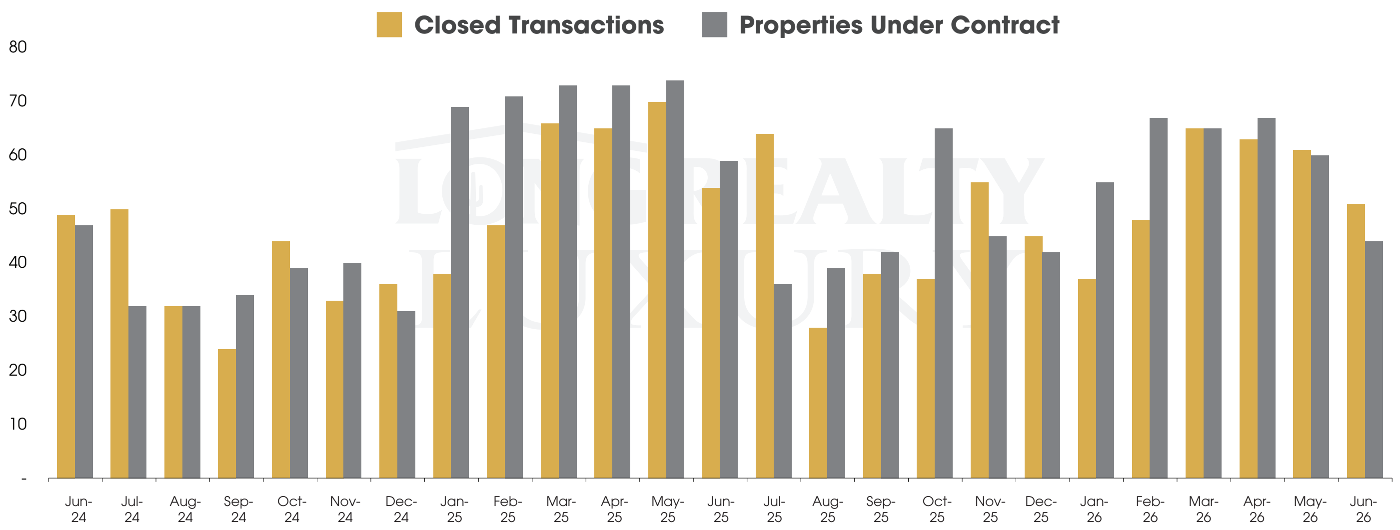
THE LUXURY HOUSING REPORT

LONG REALTY LUXURY

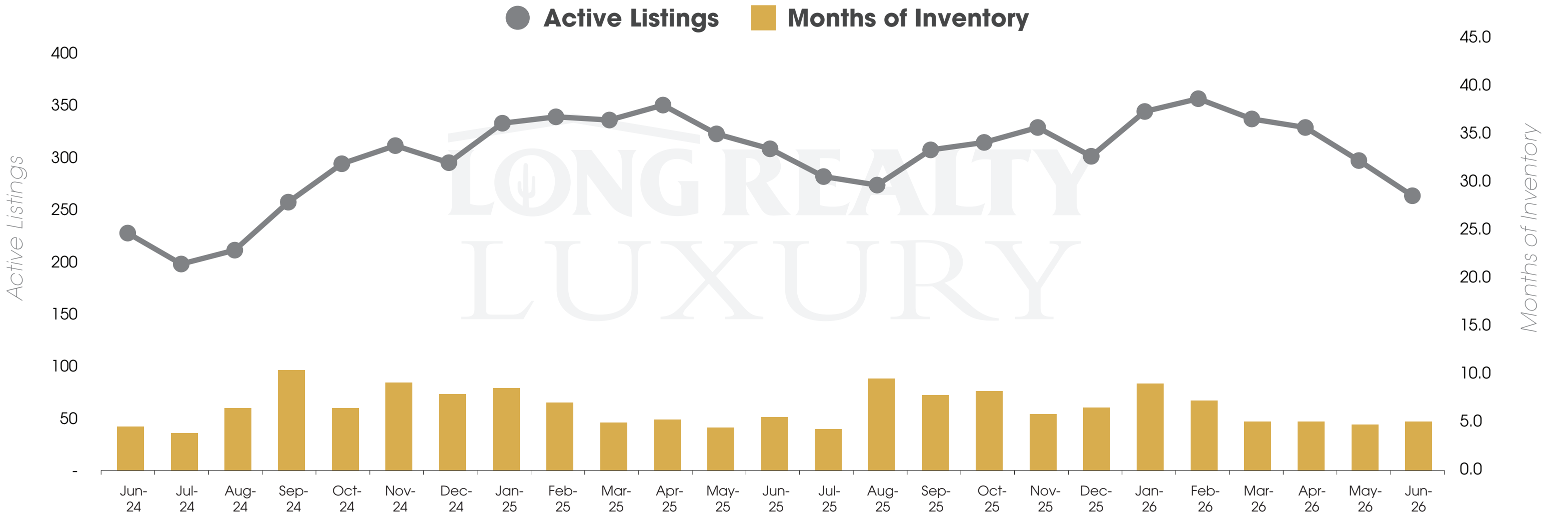
TUCSON | JULY 2026

In the Tucson Luxury market, June 2026 active inventory was 258, a 15% decrease from June 2025. There were 51 closings in June 2026, a 6% decrease from June 2025. Year-to-date 2026 there were 325 closings, a 4% decrease from year-to-date 2025. Months of Inventory was 5.1, down from 5.6 in June 2025. Median price of sold homes was $1,389,147 for the month of June 2026, up 6% from June 2025. The Tucson Luxury area had 44 new properties under contract in June 2026, down 25% from June 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



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Properties under contract and Home Sales data is based on information obtained from the MLSSAZ for all residential properties priced $1,000,000 and above. All data obtained 07/07/2026 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.

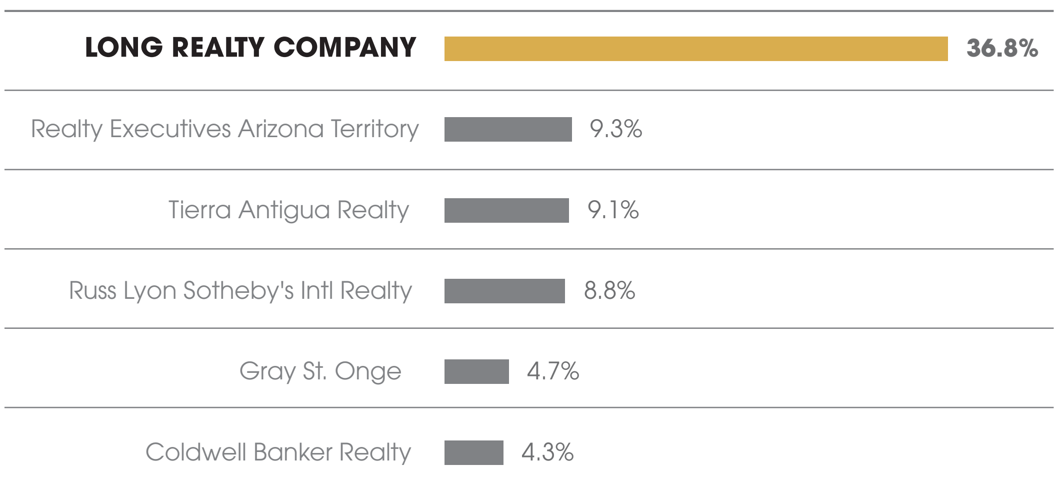
Jun 2025	Jun 2026
92.1%	**93.2%**

MARKET SHARE

Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 07/07/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced $1,000,000 and above between 07/01/2025 – 06/30/2026 rounded to the nearest tenth of one percent and deemed to be correct.



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 07/07/2026 for all residential properties priced $1,000,000 and above. Information is believed to be reliable, but not guaranteed.

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MARKET CONDITIONS BY PRICE BAND Tucson Luxury

	Active Listings	Last 6 Months Closed Sales Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
$1,000,000 - $1,249,999	74	14	23	27	19	22	20	3.7	4.0	**Seller**
$1,250,000 - $1,499,999	50	11	12	17	16	8	15	3.3	4.9	**Slightly Seller**
$1,500,000 - $1,749,999	27	3	7	3	13	14	7	3.9	2.8	**Seller**
$1,750,000 - $1,999,999	24	1	2	2	6	3	6	4.0	5.1	**Balanced**
$2,000,000 - and over	83	8	4	16	9	14	3	27.7	10.1	**Buyer**
TOTAL	**258**	**37**	**48**	**65**	**63**	**61**	**51**	**5.1**	**5.0**	**Slightly Seller**

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 07/07/2026 for all residential properties priced $1,000,000 and above. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2026-06/30/2026. Information is believed to be reliable, but not guaranteed.