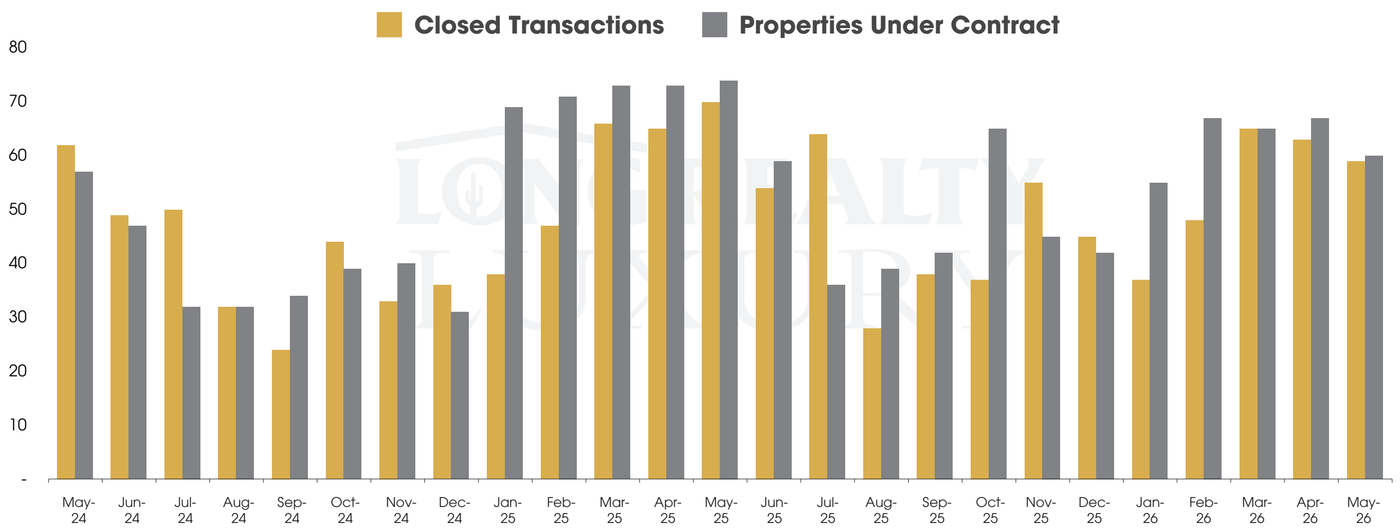
THE LUXURY HOUSING REPORT

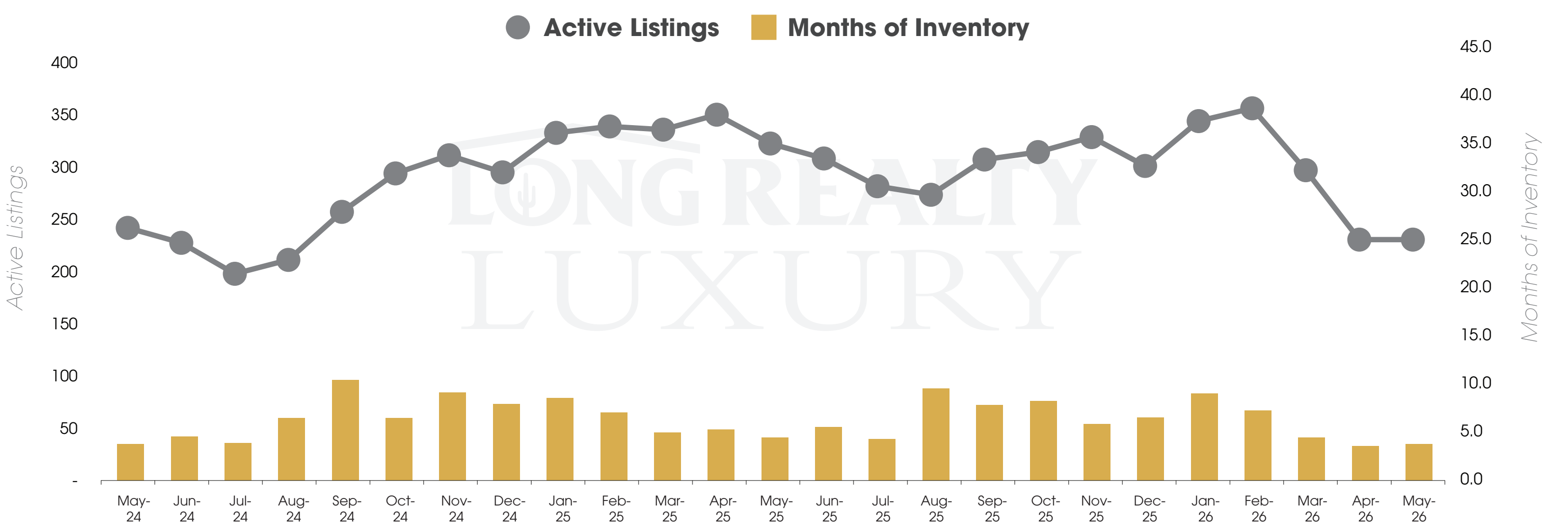
TUCSON | JUNE 2026

In the Tucson Luxury market, May 2026 active inventory was 226, a 28% decrease from May 2025. There were 59 closings in May 2026, a 16% decrease from May 2025. Year-to-date 2026 there were 272 closings, a 5% decrease from year-to-date 2025. Months of Inventory was 3.8, down from 4.5 in May 2025. Median price of sold homes was $1,629,607 for the month of May 2026, up 25% from May 2025. The Tucson Luxury area had 60 new properties under contract in May 2026, down 19% from May 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



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MEDIAN SOLD PRICE

Tucson Luxury

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

May 2025	May 2026
93.1%	**92.1%**

MARKET SHARE

Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 06/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced $1,000,000 and above between 06/01/2025 – 05/31/2026 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY	**36.3%**
Realty Executives Arizona Territory	9.3%
Tierra Antigua Realty	9.0%
Russ Lyon Sotheby's Intl Realty	8.8%
Gray St. Onge	4.7%
Coldwell Banker Realty	4.5%

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 06/05/2026 for all residential properties priced $1,000,000 and above. Information is believed to be reliable, but not guaranteed.

MARKET CONDITIONS BY PRICE BAND Tucson Luxury

	Active Listings	Last 6 Months Closed Sales Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
$1,000,000 - $1,249,999	81	19	14	23	27	19	22	3.7	3.8	**Seller**
$1,250,000 - $1,499,999	67	9	11	12	17	16	8	8.4	5.2	**Balanced**
$1,500,000 - $1,749,999	29	8	3	7	3	13	14	2.1	3.7	**Seller**
$1,750,000 - $1,999,999	25	6	1	2	2	6	3	8.3	7.1	**Slightly Buyer**
$2,000,000 - and over	89	3	8	4	16	9	14	6.4	7.2	**Slightly Buyer**
TOTAL	**291**	**45**	**37**	**48**	**65**	**63**	**61**	**4.8**	**5.0**	**Slightly Seller**

Seller's Market | Slight Seller's Market | Balanced Market | Slight Buyer's Market | Buyer's Market

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 06/05/2026 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 03/01/2026-05/31/2026. Information is believed to be reliable, but not guaranteed.