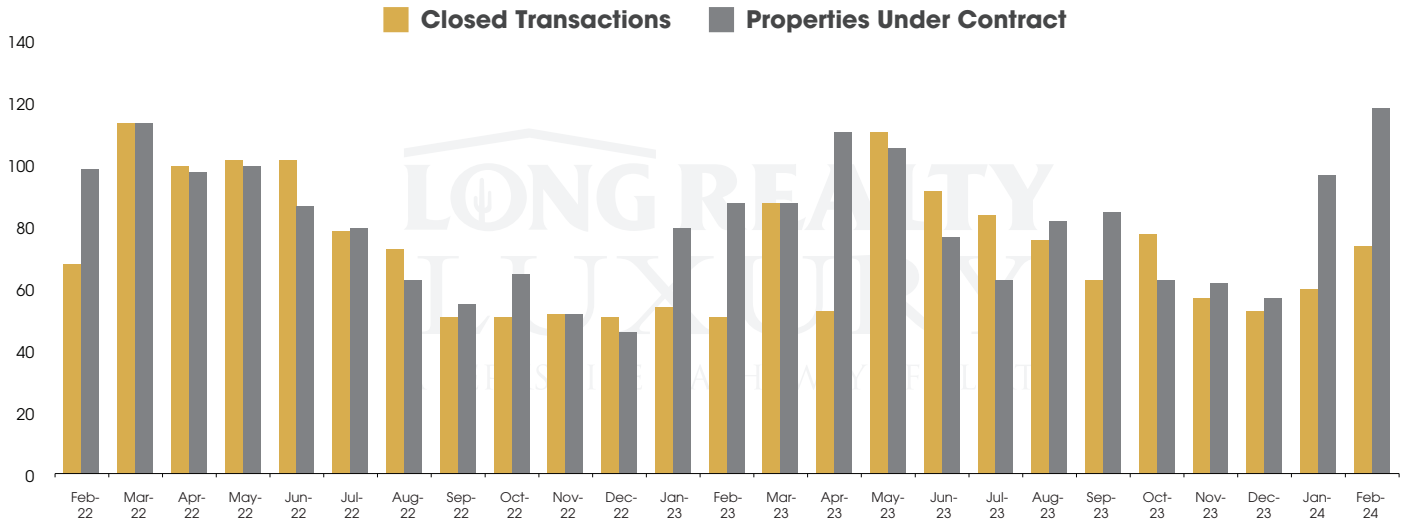
THE LUXURY HOUSING REPORT

TUCSON | MARCH 2024

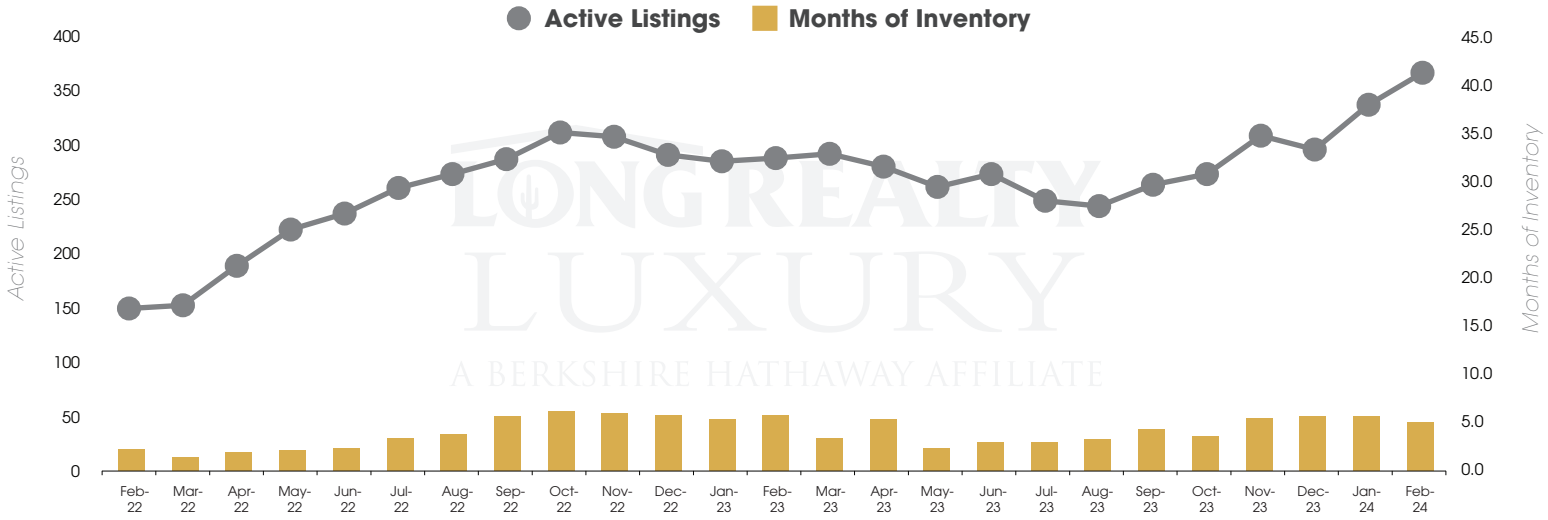
LONG REALTY LUXURY
A BERKSHIRE HATHAWAY AFFILIATE

In the Tucson Luxury market, February 2024 active inventory was 374, a 27% increase from February 2023. There were 74 closings in February 2024, a 45% increase from February 2023. Year-to-date 2024 there were 134 closings, a 28% increase from year-to-date 2021. Months of Inventory was 5.1, down from 5.8 in February 2023. Median price of sold homes was $1,052,000 for the month of February 2024, up 3% from February 2023. The Tucson Luxury area had 119 new properties under contract in February 2024, up 35% from February 2023.

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 03/06/2024 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.

Feb 2023	Feb 2024
91.6%	**94.9%**

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 03/06/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced $800,000 and above between 03/01/2023 – 02/29/2024 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY	**34.6%**
Tierra Antigua Realty	10.0%
Realty Executives Arizona Territory	7.0%
Russ Lyon Sotheby's Intl. Realty	6.4%
Coldwell Banker Realty	5.8%
Dove Mountain Realty, LLC	3.6%



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 03/06/2024 for all residential properties priced $800,000 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						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24			
$800,000 - $899,999	80	15	16	14	8	16	22	3.6	5.0	Slightly Seller
$900,000 - $999,999	57	14	14	8	8	14	15	3.8	4.2	Slightly Seller
$1,000,000 - $1,249,999	72	11	25	14	19	13	11	6.5	4.1	Slightly Seller
$1,250,000 - $1,499,999	58	10	13	10	10	5	14	4.1	5.7	Balanced
$1,500,000 - $1,749,999	23	5	3	2	2	4	5	4.6	6.9	Slightly Buyer
$1,750,000 - $1,999,999	20	4	0	3	0	3	1	20.0	11.3	Buyer
$2,000,000 - and over	64	4	7	6	6	5	6	10.7	10.1	Buyer
TOTAL	**374**	**63**	**78**	**57**	**53**	**60**	**74**	**5.1**	**5.5**	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 03/06/2024 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 12/01/2023-02/29/2024. Information is believed to be reliable, but not guaranteed.