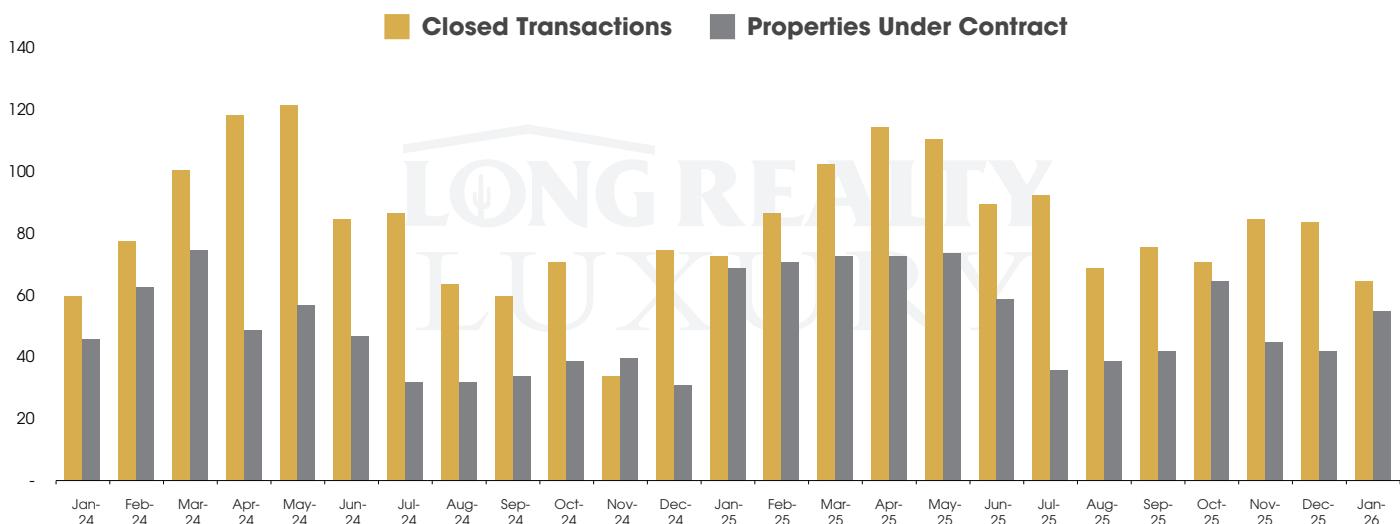


THE LUXURY HOUSING REPORT

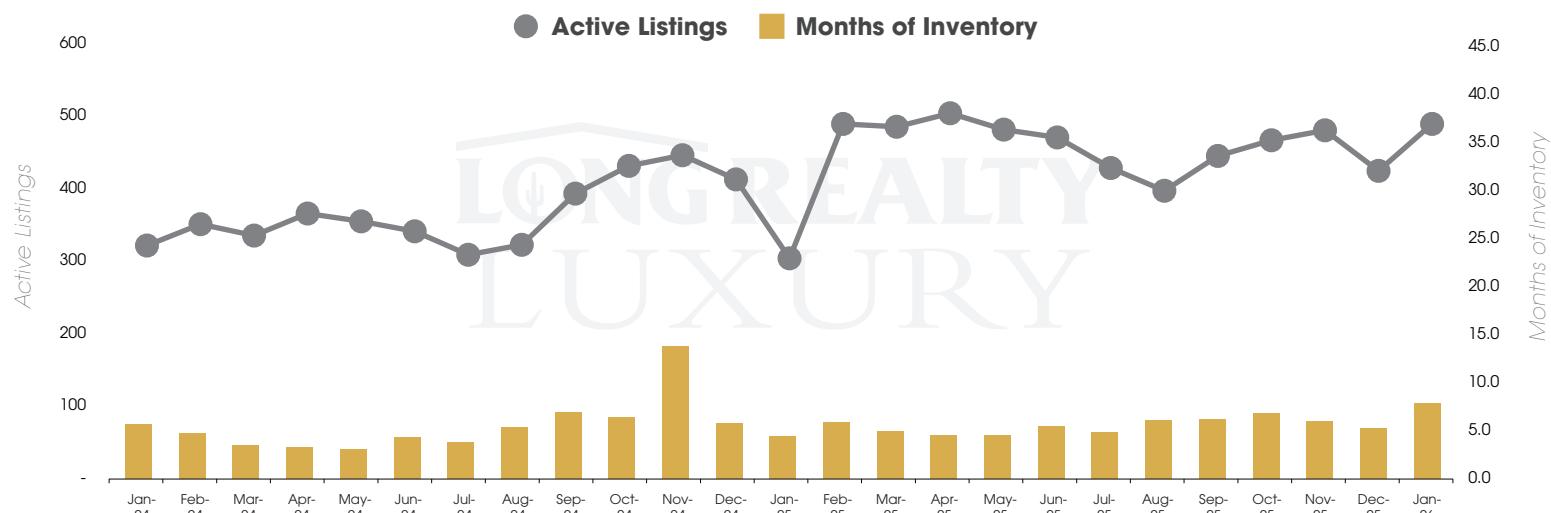
TUCSON | FEBRUARY 2026

In the Tucson Luxury market, January 2026 active inventory was 515, a 58% increase from January 2025. There were 65 closings in January 2026, a 11% decrease from January 2025. Year-to-date 2026 there were 65 closings, an 11% decrease from year-to-date 2025. Months of Inventory was 7.9, up from 4.5 in January 2025. Median price of sold homes was \$1,409,871 for the month of January 2026, down 4% from January 2025. The Tucson Luxury area had 55 new properties under contract in January 2026, down 20% from January 2025.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



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
97.9%	92.4%



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.

LONG REALTY COMPANY  **38.2%**

Russ Lyon Sotheby's Intl Realty  **8.9%**

Realty Executives Arizona Territory  **8.4%**

Tierra Antigua Realty  **8.1%**

Coldwell Banker Realty  **4.1%**

Omni Homes International  **3.4%**

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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
TOTAL	515	69	76	71	85	84	65	7.9	6.3 Balanced

