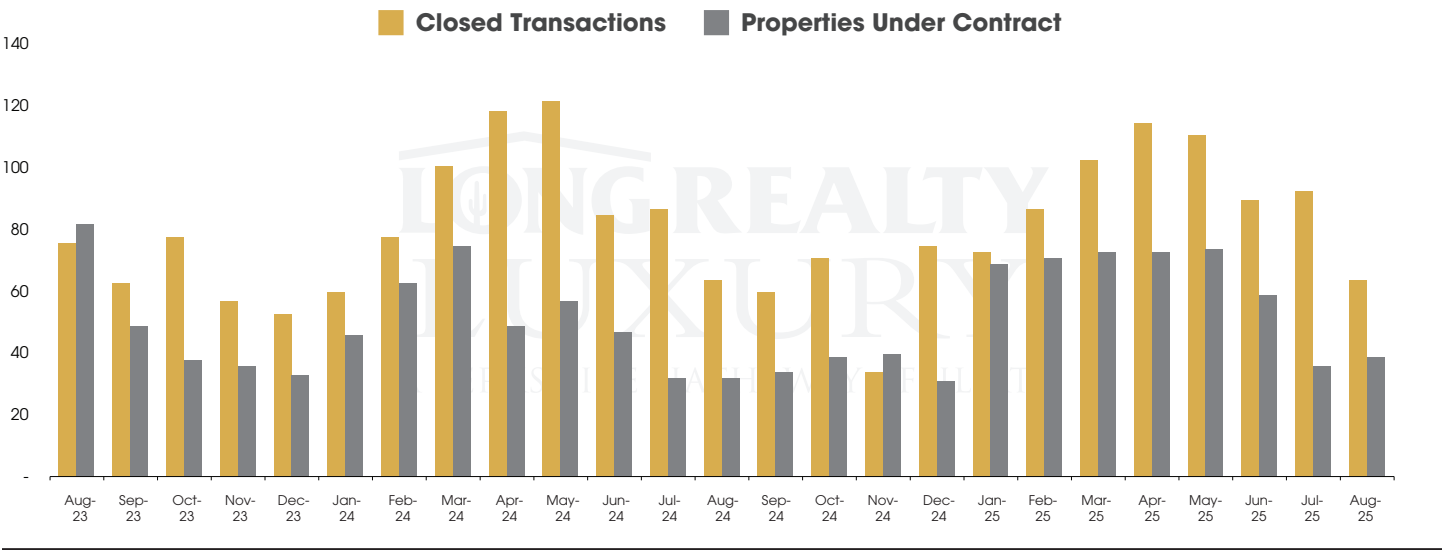


THE LUXURY HOUSING REPORT

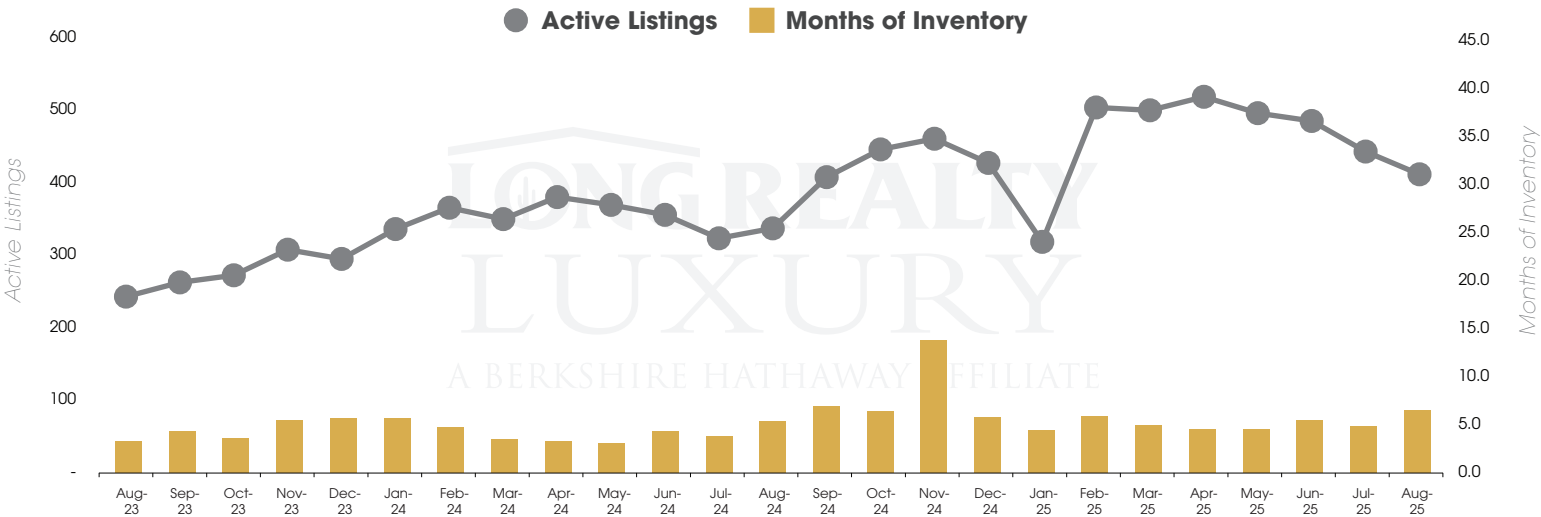
TUCSON | SEPTEMBER 2025

In the Tucson Luxury market, August 2025 active inventory was 421, a 22% increase from August 2024. There were 64 closings in August 2025, virtually unchanged from August 2024. Year-to-date 2025 there were 736 closings, a 3% increase from year-to-date 2024. Months of Inventory was 6.6, up from 5.4 in August 2024. Median price of sold homes was \$1,437,857 for the month of August 2025, up 41% from August 2024. The Tucson Luxury area had 39 new properties under contract in August 2025, up 22% from August 2024.

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 09/05/2025 is believed to be reliable, but not guaranteed.

THE LUXURY HOUSING REPORT

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MEDIAN
SOLD PRICE
Tucson Luxury

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

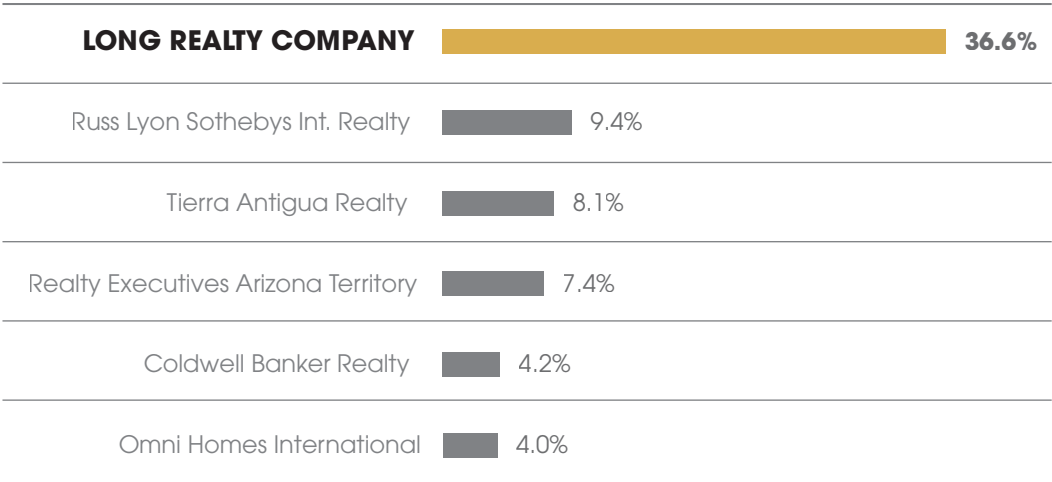
Aug 2024	Aug 2025
94.2%	101.6%



MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 09/05/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 09/01/2024 – 08/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.



Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 09/05/2025 for all residential properties priced \$800,000 and above. Information is believed to be reliable, but not guaranteed.

THE LUXURY HOUSING REPORT

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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
		Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25			
\$1,000,000 - \$1,249,999	70	24	26	31	26	25	12	5.8	3.6	Seller
\$1,250,000 - \$1,499,999	64	20	18	16	11	19	9	7.1	5.0	Slightly Seller
\$1,500,000 - \$1,749,999	30	7	8	12	7	12	1	30.0	5.0	Balanced
\$1,750,000 - \$1,999,999	25	5	4	4	3	5	2	12.5	7.2	Slightly Buyer
\$2,000,000 - and over	79	10	9	7	7	3	4	19.8	17.9	Buyer
TOTAL	421	103	115	111	90	93	64	6.6	5.5	Balanced

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 09/05/2025 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 06/01/2025-08/31/2025. Information is believed to be reliable, but not guaranteed.