

THE LUXURY HOUSING REPORT



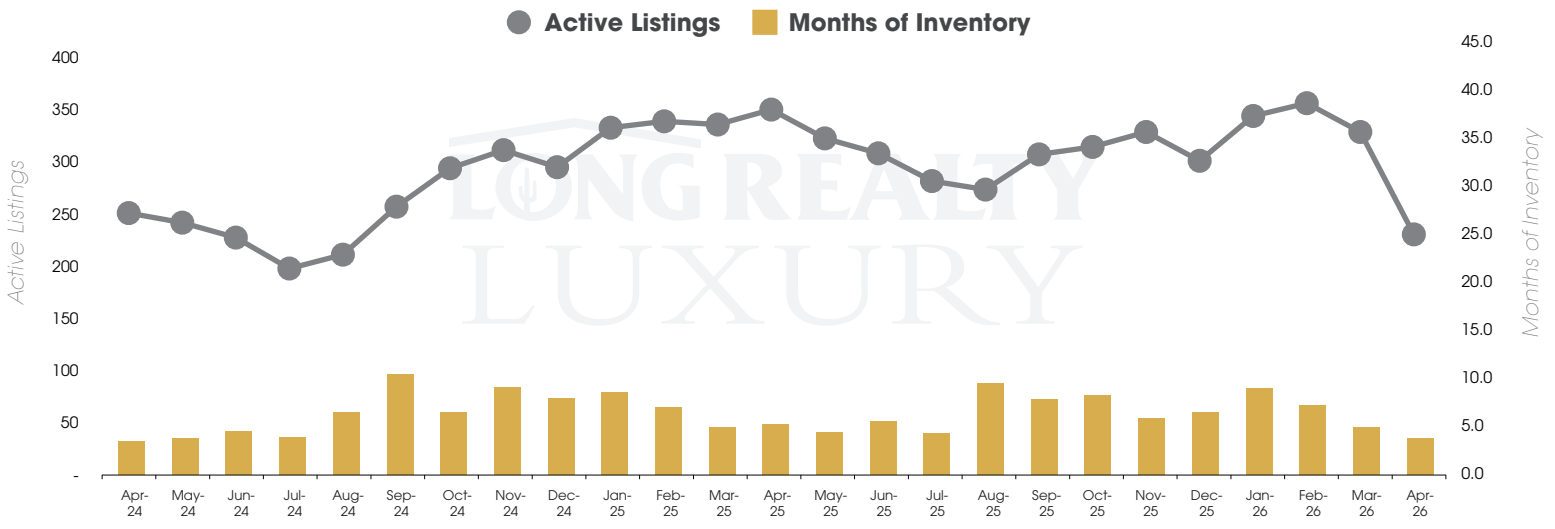
TUCSON | MAY 2026

In the Tucson Luxury market, April 2026 active inventory was 226, a 34% decrease from April 2025. There were 59 closings in April 2026, a 9% decrease from April 2025. Year-to-date 2026 there were 209 closings, a 3% decrease from year-to-date 2025. Months of Inventory was 3.8, down from 5.3 in April 2025. Median price of sold homes was \$1,440,799 for the month of April 2026, up 8% from April 2025. The Tucson Luxury area had 67 new properties under contract in April 2026, down 8% from April 2025.

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 \$1,000,000 and above. All data obtained 05/05/2026 is believed to be reliable, but not guaranteed.

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MEDIAN
SOLD PRICE
Tucson Luxury



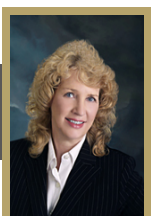
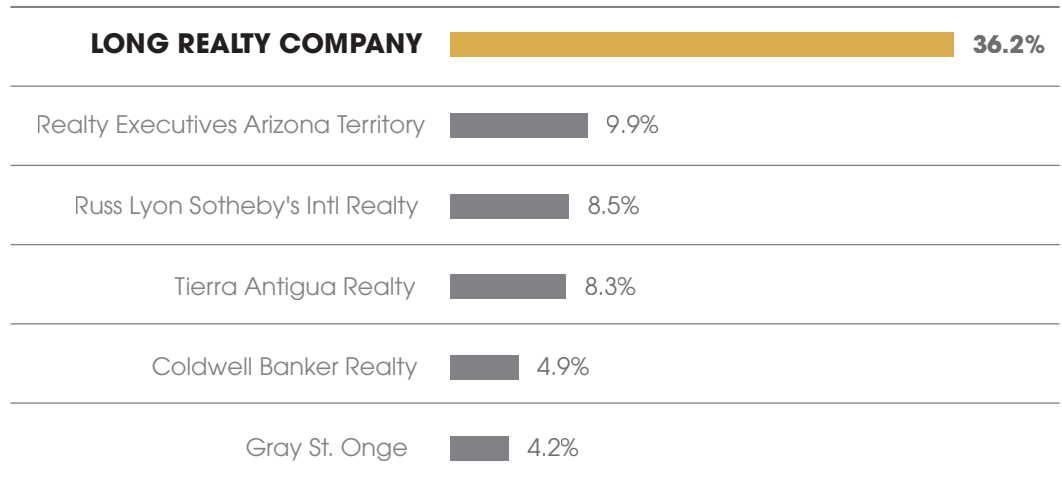
On average, homes sold this % of original list price.

Apr 2025	Apr 2026
94.0%	93.3%

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 05/05/2026 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$1,000,000 and above between 05/01/2025 - 04/30/2026 rounded to the nearest tenth of one percent and deemed to be correct.



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MARKET CONDITIONS BY PRICE BAND Tucson Luxury

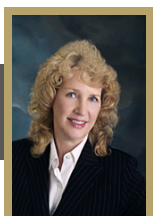
	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26			
\$1,000,000 - \$1,249,999	89	20	19	14	23	27	19	4.7	3.9	Seller
\$1,250,000 - \$1,499,999	76	15	9	11	12	17	16	4.8	5.0	Slightly Seller
\$1,500,000 - \$1,749,999	38	6	8	3	7	3	13	2.9	5.6	Balanced
\$1,750,000 - \$1,999,999	28	5	6	1	2	2	6	4.7	8.2	Slightly Buyer
\$2,000,000 - and over	91	9	3	8	4	16	9	10.1	10.2	Buyer
TOTAL	322	55	45	37	48	65	63	5.1	5.7	Balanced



REPORT UPDATE

Given the increase in home values over the past several years, particularly during and following the pandemic, Long Realty has updated our reporting criteria to define luxury homes in the Tucson market as properties starting at \$1,000,000. Historical statistics have been updated to reflect this change.

This threshold aligns with how many comparable metropolitan areas distinguish luxury properties and reflects the way we have been marketing luxury homes in recent years.



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 05/05/2026 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 02/01/2026-04/30/2026. Information is believed to be reliable, but not guaranteed.