



Tucson | July 2018

In the Tucson Luxury market, June 2018 active inventory was 270, a 1% increase from June 2017. There were 23 closings in June 2018, a 15% increase from June 2017. Year-to-date 2018 there were 135 closings, a 44% increase from year-to-date 2017. Months of Inventory was 11.7, down from 13.4 in June 2017. Median price of sold homes was \$965,000 for the month of June 2018, up 1% from June 2017. The Tucson Luxury area had 33 new properties under contract in June 2018, up 94% from June 2017.

## 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 07/06/2018 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON LUXURY



## PRICE BANDED MARKET REPORT – TUCSON LUXURY RESIDENTIAL HOMES

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18			
\$800,000 - 899,999	65	2	8	9	7	9	8	8.1	8.8	Buyer
\$900,000 - 999,999	64	6	4	4	8	4	5	12.8	12.3	Buyer
\$1,000,000 - \$1,249,999	52	4	2	4	2	9	4	13.0	11.5	Buyer
\$1,250,000 - \$1,499,999	30	2	3	3	3	5	4	7.5	9.4	Buyer
\$1,500,000 - \$1,749,999	19	0	1	0	3	1	0	n/a	14.0	Buyer
\$1,750,000 - \$1,999,999	16	1	1	0	1	1	0	n/a	27.0	Buyer
\$2,000,000 - and over	24	1	1	1	0	2	2	12.0	20.3	Buyer
<b>TOTAL</b>	<b>270</b>	<b>16</b>	<b>20</b>	<b>21</b>	<b>24</b>	<b>31</b>	<b>23</b>	<b>11.7</b>	<b>11.5</b>	<b>Buyer</b>



Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 07/06/2018 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 04/01/2018 - 06/30/2018. Information is believed to be reliable, but not guaranteed.



## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON LUXURY

The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.



## MARKET SHARE – TUCSON LUXURY

Long Realty leads the market in successful real estate sales.



Data Obtained 07/06/2018 from MLSSAZ using BrokerMetrics software for all closed residential units priced \$800,000 and above between 07/01/2017 – 06/30/2018 rounded to the nearest tenth of one percent and deemed to be correct.

The Tucson Luxury Housing Report is comprised of data for residential luxury properties priced \$800,000 and above in MLSSAZ for the Tucson Metro Area. Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range. Please feel free to contact me for a more in-depth analysis.