

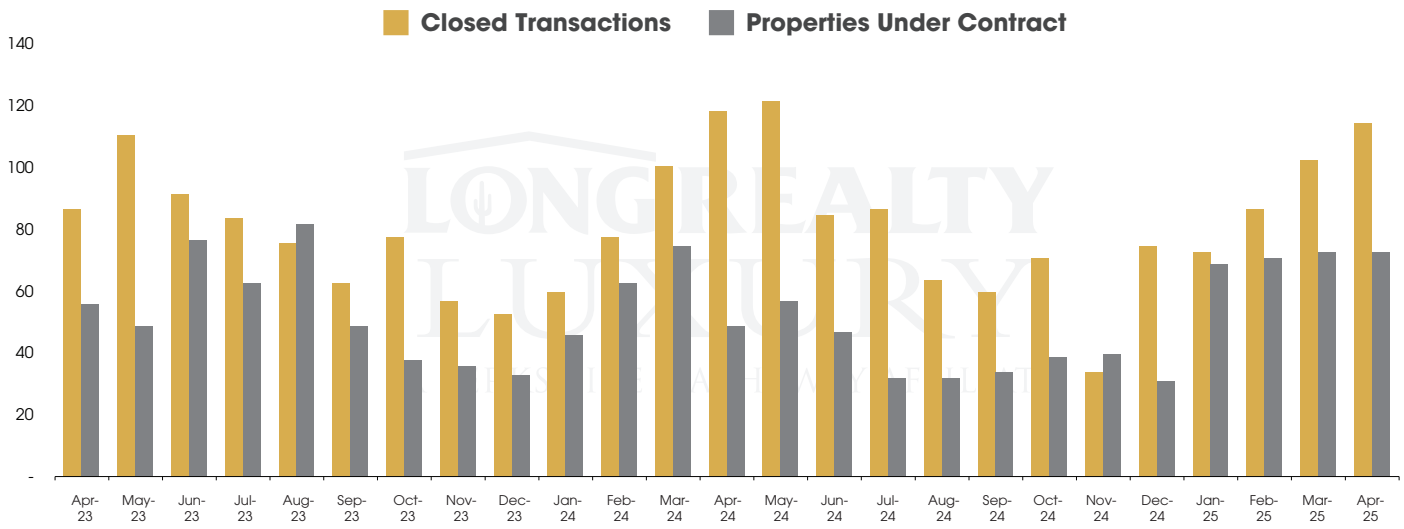
THE LUXURY HOUSING REPORT

TUCSON | MAY 2025

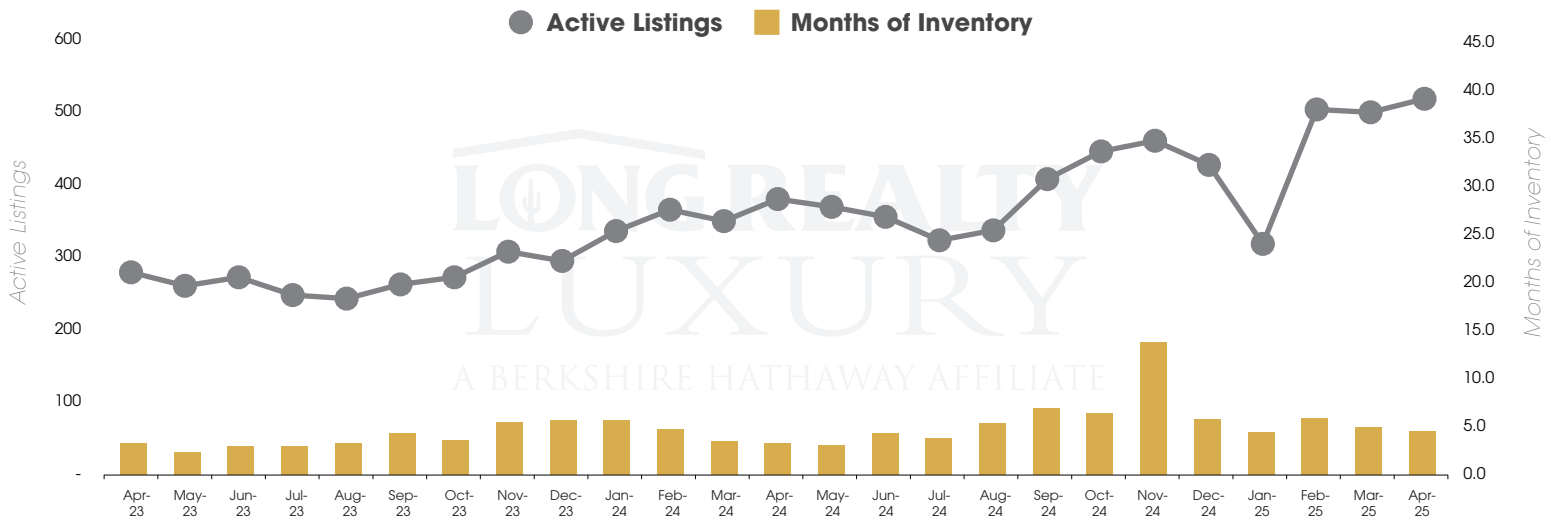


In the Tucson Luxury market, April 2025 active inventory was 530, a 36% increase from April 2024. There were 115 closings in April 2025, a 3% decrease from April 2024. Year-to-date 2025 there were 378 closings, a 6% increase from year-to-date 2024. Months of Inventory was 4.6, up from 3.3 in April 2024. Median price of sold homes was \$1,335,000 for the month of April 2025, up 20% from April 2024. The Tucson Luxury area had 73 new properties under contract in April 2025, up 49% from April 2024.

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 05/06/2025 is believed to be reliable, but not guaranteed.

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MEDIAN
SOLD PRICE
Tucson Luxury



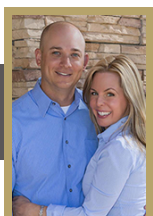
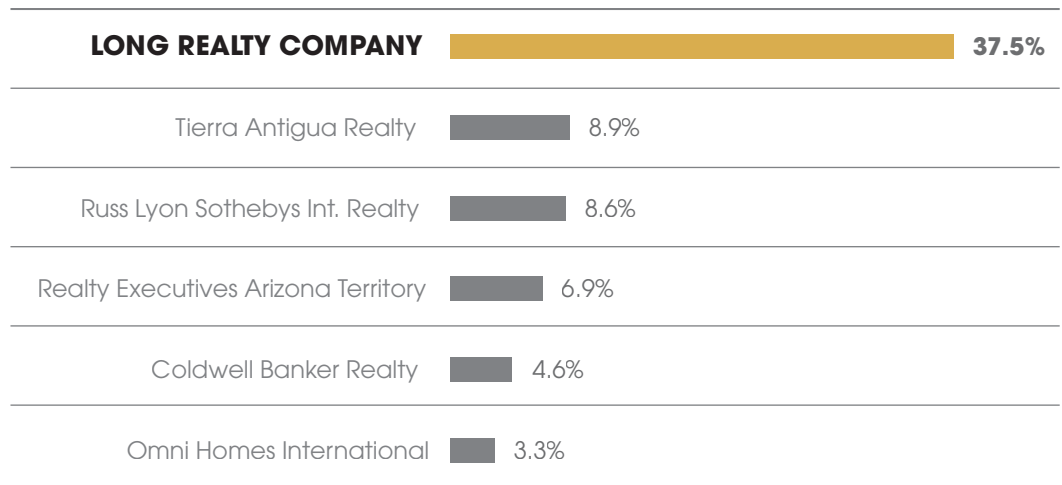
On average, homes sold this % of original list price.

Apr 2024	Apr 2025
96.3%	94.0%

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 05/06/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 05/01/2024 - 04/30/2025 rounded to the nearest tenth of one percent and deemed to be correct.



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 05/06/2025 for all residential properties priced \$800,000 and above. Information is believed to be reliable, but not guaranteed.

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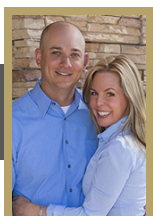
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MARKET CONDITIONS BY PRICE BAND Tucson Luxury

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25			
\$1,000,000 - \$1,249,999	89	19	19	13	23	24	26	3.4	4.0	Slightly Seller
\$1,250,000 - \$1,499,999	85	9	7	8	6	20	18	4.7	5.0	Balanced
\$1,500,000 - \$1,749,999	38	3	6	4	10	7	8	4.8	5.0	Balanced
\$1,750,000 - \$1,999,999	32	2	1	3	2	5	4	8.0	6.8	Slightly Buyer
\$2,000,000 - and over	99	1	3	11	8	10	9	11.0	10.7	Buyer
TOTAL	530	63	75	73	87	103	115	4.6	5.1	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 05/06/2025 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 02/01/2025-04/30/2025. Information is believed to be reliable, but not guaranteed.