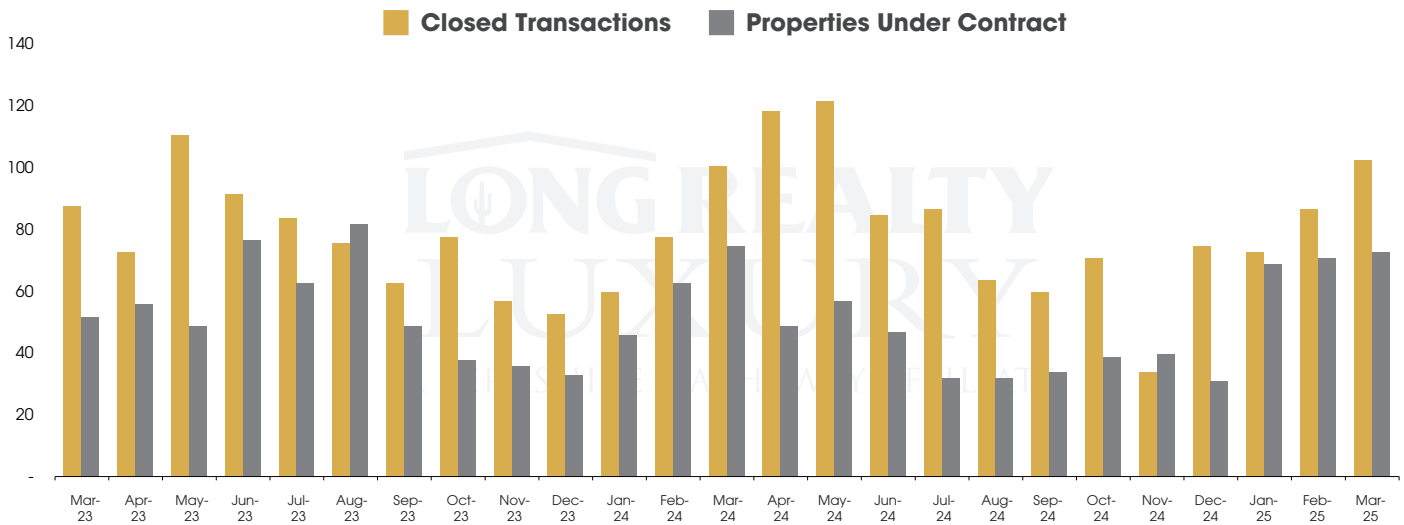


THE LUXURY HOUSING REPORT

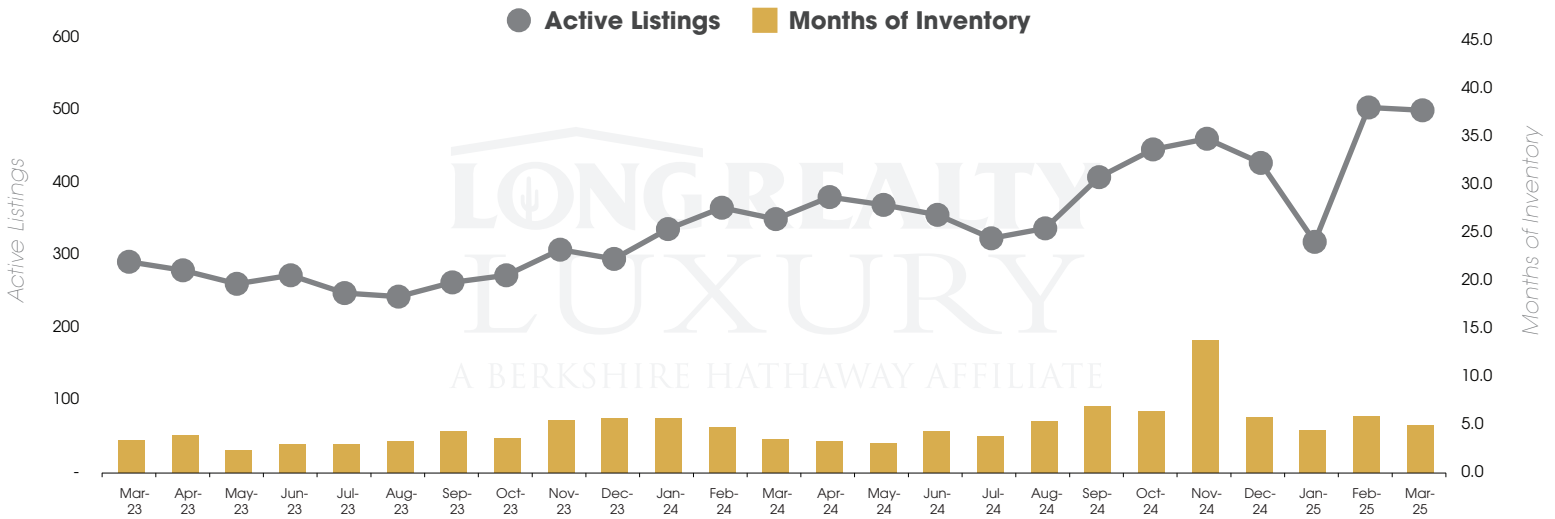
TUCSON | APRIL 2025

In the Tucson Luxury market, March 2025 active inventory was 511, a 43% increase from March 2024. There were 103 closings in March 2025, a 2% increase from March 2024. Year-to-date 2025 there were 263 closings, a 10% increase from year-to-date 2024. Months of Inventory was 5.0, up from 3.5 in March 2024. Median price of sold homes was \$1,381,780 for the month of March 2025, up 19% from March 2024. The Tucson Luxury area had 73 new properties under contract in March 2025, down 3% from March 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 04/07/2025 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.

Mar 2024	Mar 2025
92.8%	94.1%

LONG REALTY
LUXURY
A BERKSHIRE HATHAWAY AFFILIATE

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 04/07/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 04/01/2024 - 03/31/2025 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY 36.9%

Tierra Antigua Realty 8.6%

Russ Lyon Sothebys Int. Realty 8.3%

Realty Executives Arizona Territory 7.2%

Coldwell Banker Realty 5.0%

Omni Homes International 3.1%

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 04/07/2025 for all residential properties priced \$800,000 and above. Information is believed to be reliable, but not guaranteed.

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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
		Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25			
\$1,000,000 - \$1,249,999	103	21	19	19	13	23	24	4.3	5.0	Slightly Seller
\$1,250,000 - \$1,499,999	69	11	9	7	8	6	20	3.5	6.0	Balanced
\$1,500,000 - \$1,749,999	37	4	3	6	4	10	7	5.3	6.6	Slightly Buyer
\$1,750,000 - \$1,999,999	22	2	2	1	3	2	5	4.4	6.7	Slightly Buyer
\$2,000,000 - and over	98	7	1	3	11	8	10	9.8	9.7	Buyer
TOTAL	511	71	63	75	73	87	103	5.0	5.1	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 04/07/2025 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 01/01/2025-03/31/2025. Information is believed to be reliable, but not guaranteed.