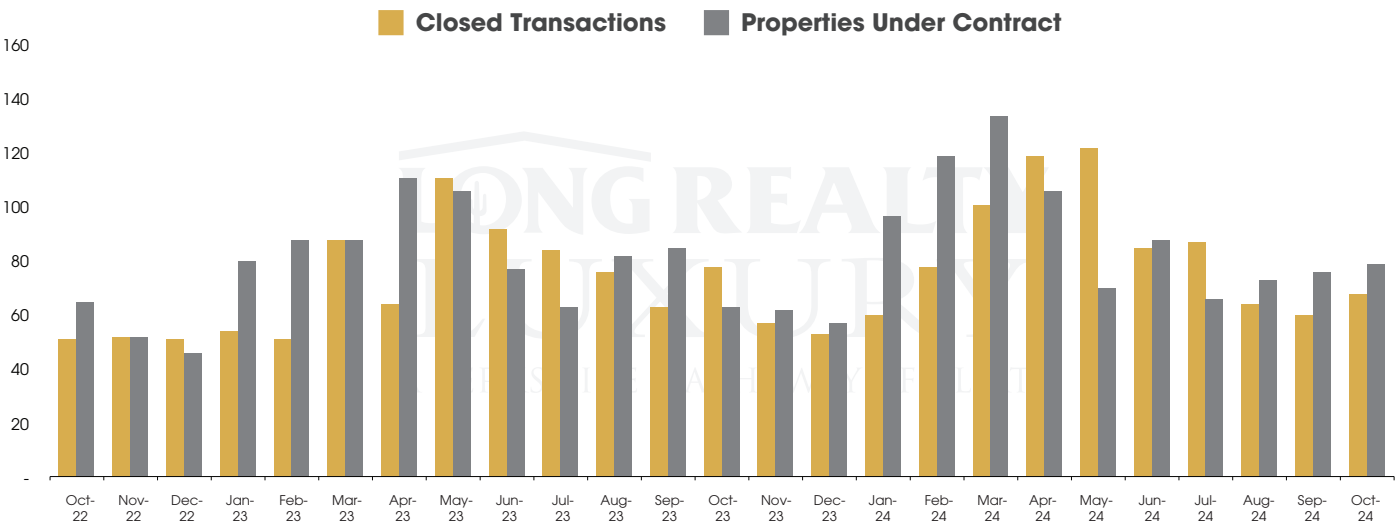


# THE LUXURY HOUSING REPORT

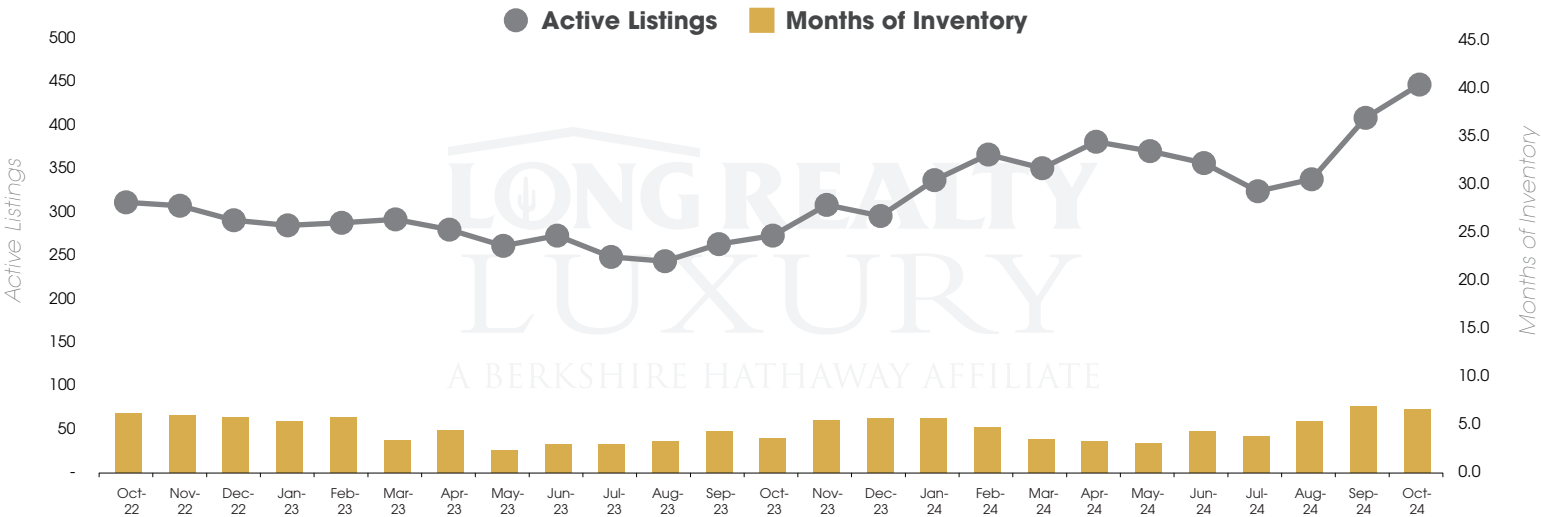
TUCSON | NOVEMBER 2024

In the Tucson Luxury market, October 2024 active inventory was 456, a 63% increase from October 2023. There were 68 closings in October 2024, a 13% decrease from October 2023. Year-to-date 2024 there were 844 closings, an 11% increase from year-to-date 2023. Months of Inventory was 6.7, up from 3.6 in October 2023. Median price of sold homes was \$1,131,282 for the month of October 2024, up 4% from October 2023. The Tucson Luxury area had 79 new properties under contract in October 2024, up 25% from October 2023.

## 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 11/06/2024 is believed to be reliable, but not guaranteed.

# THE LUXURY HOUSING REPORT

TUCSON | NOVEMBER 2024

MEDIAN  
SOLD PRICE  
Tucson Luxury

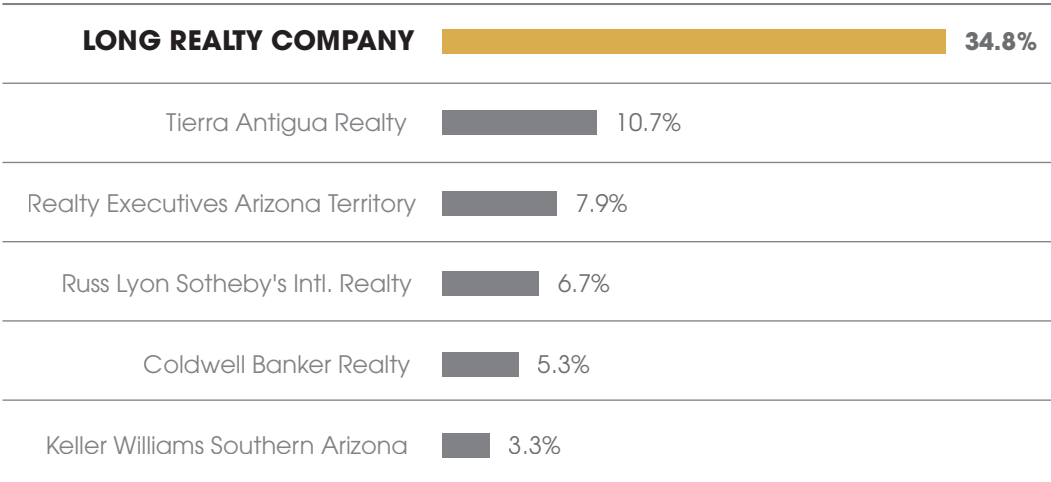
On average, homes sold this % of original list price.	
Oct 2023	Oct 2024
97.6%	96.8%



MARKET SHARE  
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 11/06/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 11/01/2023 – 10/31/2024 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 11/06/2024 for all residential properties priced \$800,000 and above. Information is believed to be reliable, but not guaranteed.

# THE LUXURY HOUSING REPORT

TUCSON | NOVEMBER 2024

## 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
		May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24			
\$800,000 - \$899,999	105	33	22	22	23	24	16	6.6	4.8	Slightly Seller
\$900,000 - \$999,999	63	26	12	15	9	12	8	7.9	5.9	Balanced
\$1,000,000 - \$1,249,999	87	33	26	21	16	11	20	4.4	4.7	Slightly Seller
\$1,250,000 - \$1,499,999	64	9	12	14	5	4	11	5.8	8.3	Slightly Buyer
\$1,500,000 - \$1,749,999	43	14	5	6	3	5	4	10.8	8.2	Slightly Buyer
\$1,750,000 - \$1,999,999	22	4	3	3	3	1	2	11.0	10.2	Buyer
\$2,000,000 - and over	72	3	5	6	5	3	7	10.3	13.6	Buyer
TOTAL	456	122	85	87	64	60	68	6.7	6.3	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 11/06/2024 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 08/01/2024-10/31/2024. Information is believed to be reliable, but not guaranteed.