

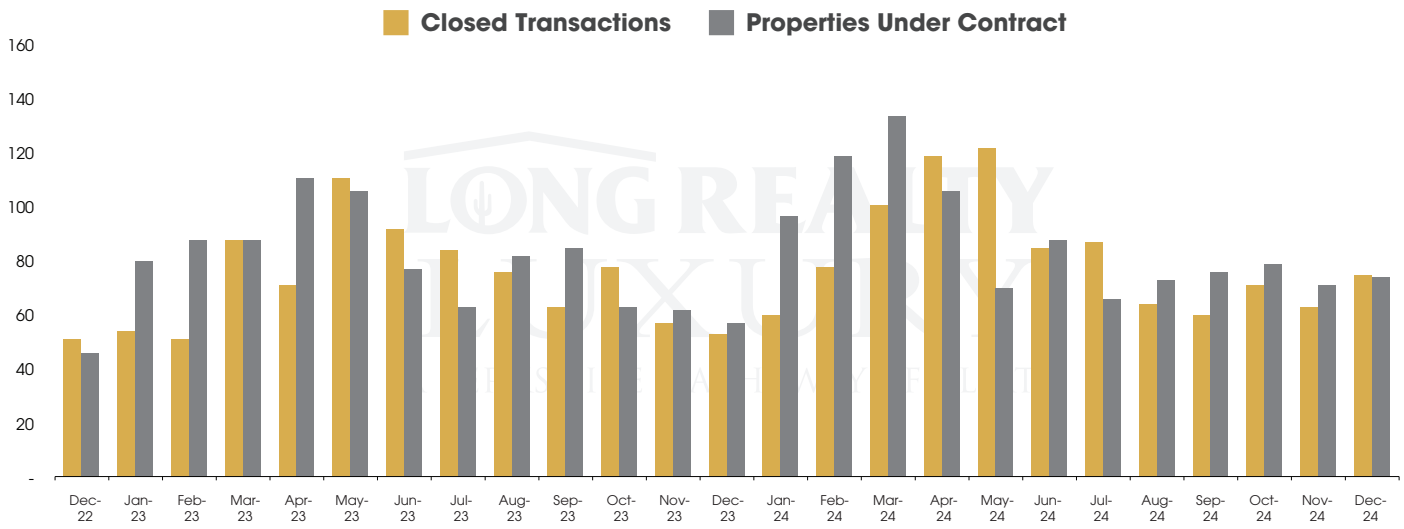
THE LUXURY HOUSING REPORT

TUCSON | JANUARY 2025

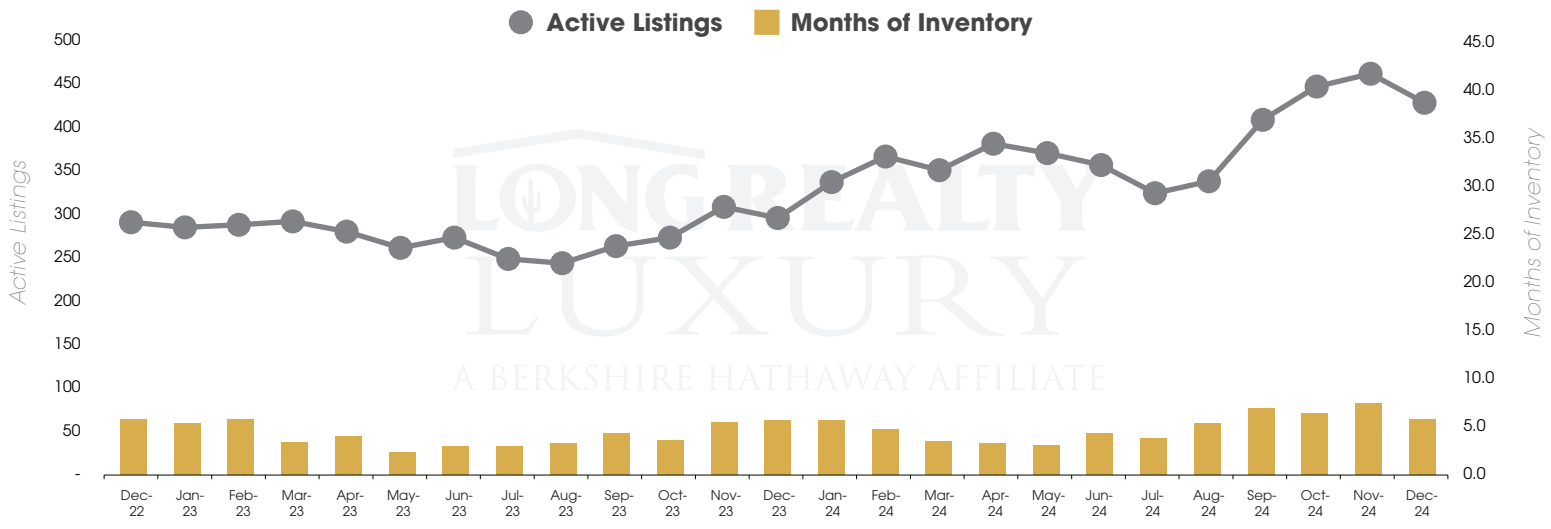


In the Tucson Luxury market, December 2024 active inventory was 437, a 45% increase from December 2023. There were 75 closings in December 2024, a 42% increase from December 2023. Year-to-date 2024 there were 985 closings, a 12% increase from year-to-date 2023. Months of Inventory was 5.8, up from 5.7 in December 2023. Median price of sold homes was \$995,474 for the month of December 2024, down 12% from December 2023. The Tucson Luxury area had 74 new properties under contract in December 2024, up 30% from December 2023.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT Tucson Luxury



ACTIVE LISTINGS AND MONTHS OF INVENTORY Tucson Luxury



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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 01/07/2025 is believed to be reliable, but not guaranteed.

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MEDIAN
SOLD PRICE
Tucson Luxury



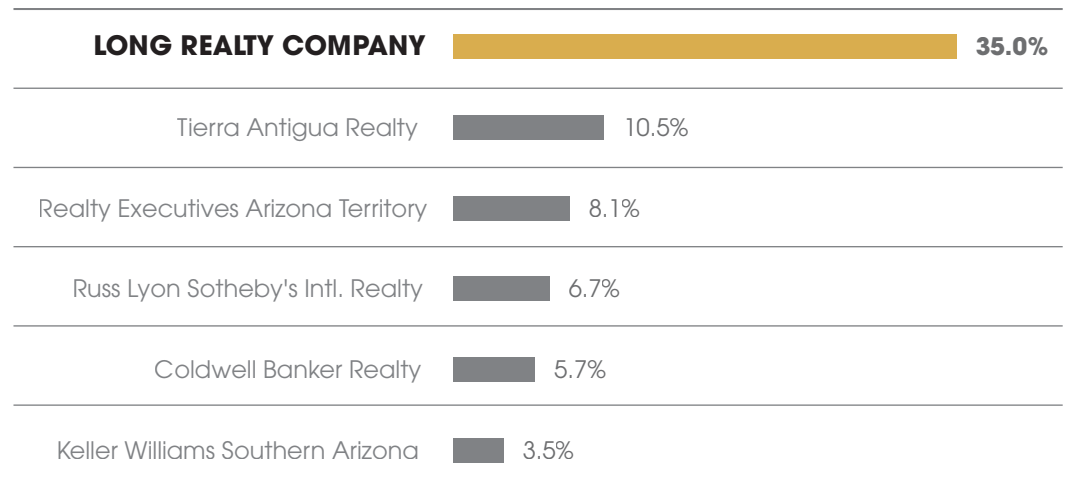
On average, homes sold this % of original list price.

Dec 2023	Dec 2024
94.7%	96.2%

MARKET SHARE
Tucson Luxury

Long Realty leads the market in successful real estate sales.

Data Obtained 01/07/2025 from MLSSAZ using TrendGraphix software for all closed residential sales volume priced \$800,000 and above between 01/01/2024 - 12/31/2024 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 01/07/2025 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	
		Jul-24	Aug-24	Sep-24	Oct-24	Nov-24				Dec-24
\$800,000 - \$899,999	88	22	23	24	18	19	23	3.8	5.0	Slightly Seller
\$900,000 - \$999,999	60	15	9	12	8	10	16	3.8	5.4	Balanced
\$1,000,000 - \$1,249,999	85	21	16	11	21	19	19	4.5	4.4	Slightly Seller
\$1,250,000 - \$1,499,999	54	14	5	4	11	9	7	7.7	6.9	Slightly Buyer
\$1,500,000 - \$1,749,999	45	6	3	5	4	3	6	7.5	10.2	Buyer
\$1,750,000 - \$1,999,999	23	3	3	1	2	2	1	23.0	14.2	Buyer
\$2,000,000 - and over	82	6	5	3	7	1	3	27.3	21.3	Buyer
TOTAL	437	87	64	60	71	63	75	5.8	6.5	Slightly Buyer



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 01/07/2025 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 10/01/2024-12/31/2024. Information is believed to be reliable, but not guaranteed.