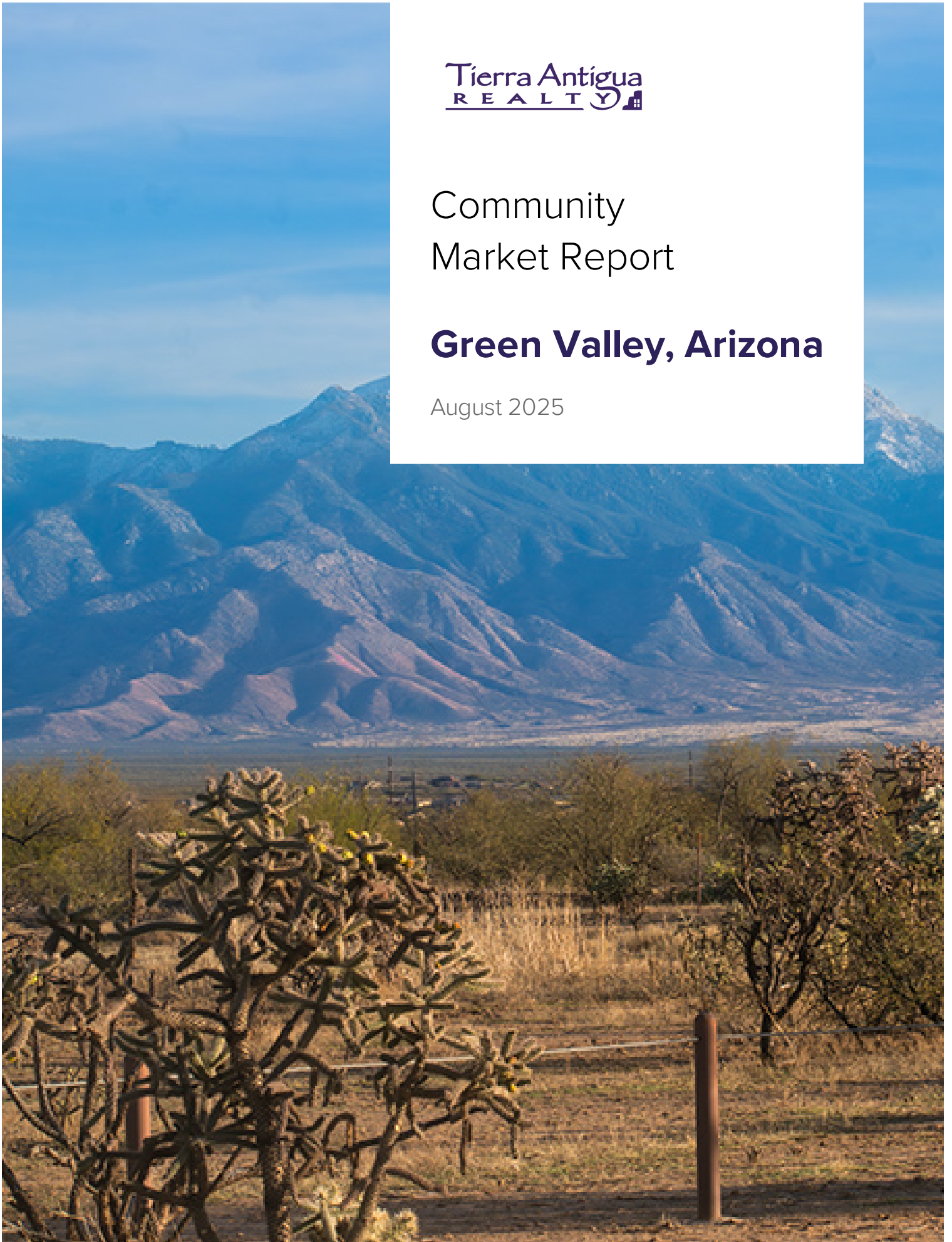




# Community Market Report

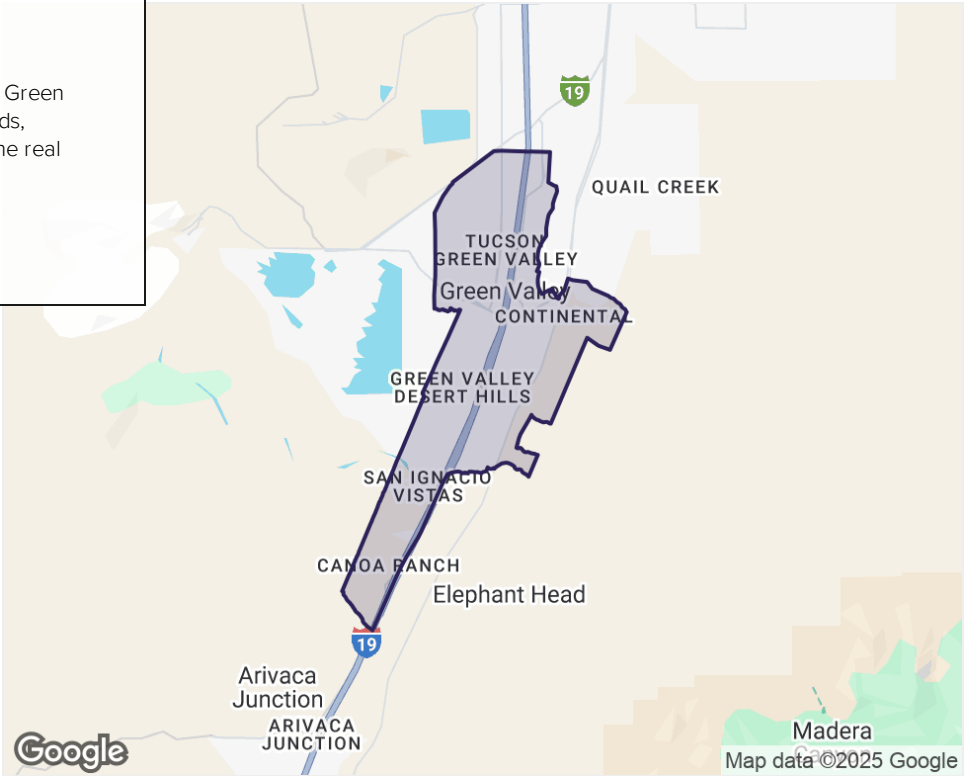
## **Green Valley, Arizona**

August 2025



# About Green Valley

Welcome to your personalized market report for Green Valley in Arizona. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get  
the full Market  
Report and to learn  
more about Green  
Valley.



# Market Summary

## All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Green Valley, Arizona. The data in the Sold Listings table is based on homes sold within the month of July 2025.

	Current Period Jul 2025	Last Month Jun 2025	Change From Last Month	Last Year Jul 2024	Change From Last Year
Homes Sold	66	67	▼ 1%	52	▲ 27%
Median Sale Price	\$264,000	\$275,000	▼ 4%	\$308,700	▼ 14%
Median List Price	\$272,500	\$288,000	▼ 5%	\$319,000	▼ 15%
Sale to List Price Ratio	98%	98%	0%	96%	▲ 2%
Sales Volume	\$17,531,590	\$20,020,600	▼ 12%	\$16,328,663	▲ 7%
Median Days on Market	60 days	61 days	▼ 1 day	38 days	▲ 22 days
Homes Sold Year to Date	602	536	▲ 12%	557	▲ 8%

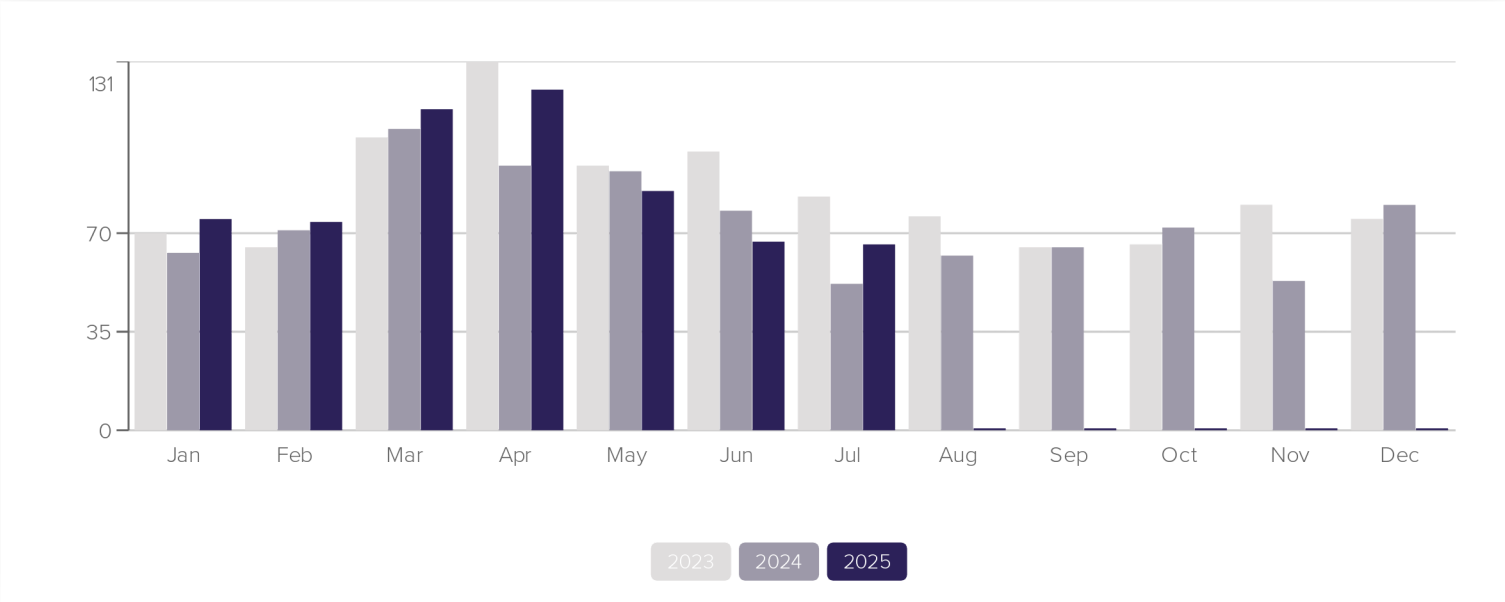
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 1, 2025. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

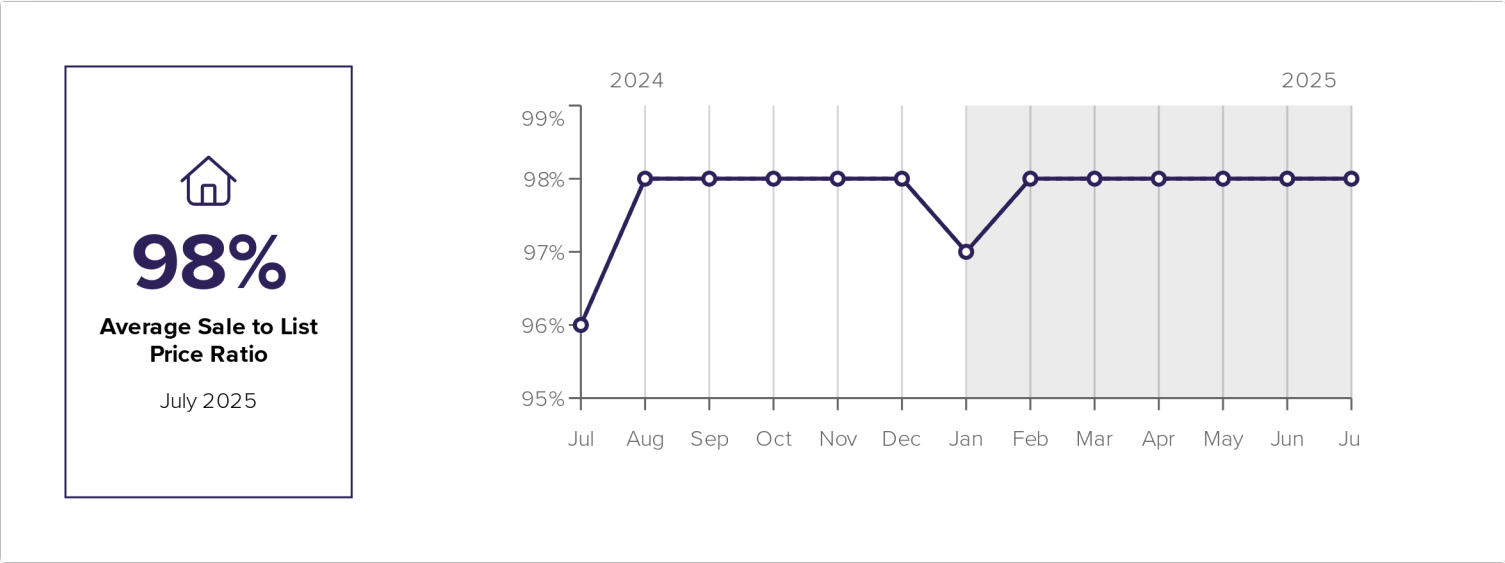
220 Homes for Sale	\$289,000 Median List Price	92 Median Days on Market
104 Homes Under Contract	\$1,145,000 High Price	\$99,000 Low Price

Values pulled on 8/1/2025

Homes Sold



Sale to List Price Ratio



# Market Conditions



## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it  
Impacts  
Buyers

**Buyer's Market**  
More people selling homes than buying

- More homes to choose from
- More negotiating power
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

**Seller's Market**  
More people buying homes than selling

- Fewer homes to choose from
- Less negotiating power
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it  
Impacts  
Sellers

**Buyer's Market**  
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

**Seller's Market**  
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs

Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
	As of 8/1/25	Current Period Jul 2025	3 Month Trend	Current Period Jul 2025	6 Month Avg	
All Price Ranges	220	3.3	1.0	66	88	Seller's
< \$75,000	0	—	—	0	0	—
\$75,000 - \$150,000	33	4.1	1.8	8	7	<div></div> Balanced
\$150,000 - \$225,000	31	2.6	1.0	12	14	<div></div> Seller's
\$225,000 - \$300,000	57	2.9	0.7	20	28	<div></div> Seller's
\$300,000 - \$375,000	45	2.4	0.8	19	20	<div></div> Seller's
\$375,000 - \$450,000	24	4.0	1.2	6	9	<div></div> Balanced
\$450,000 - \$525,000	11	11.0	1.4	1	3	<div></div> Buyer's
\$525,000 - \$600,000	10	—	1.7	0	3	—
\$600,000 - \$675,000	2	—	2.0	0	0	—
\$675,000 - \$750,000	1	—	1.0	0	0	—
> \$750,000	6	—	6.0	0	1	—

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory

# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Green Valley, Arizona. The values are based on closed transactions in July 2025.

