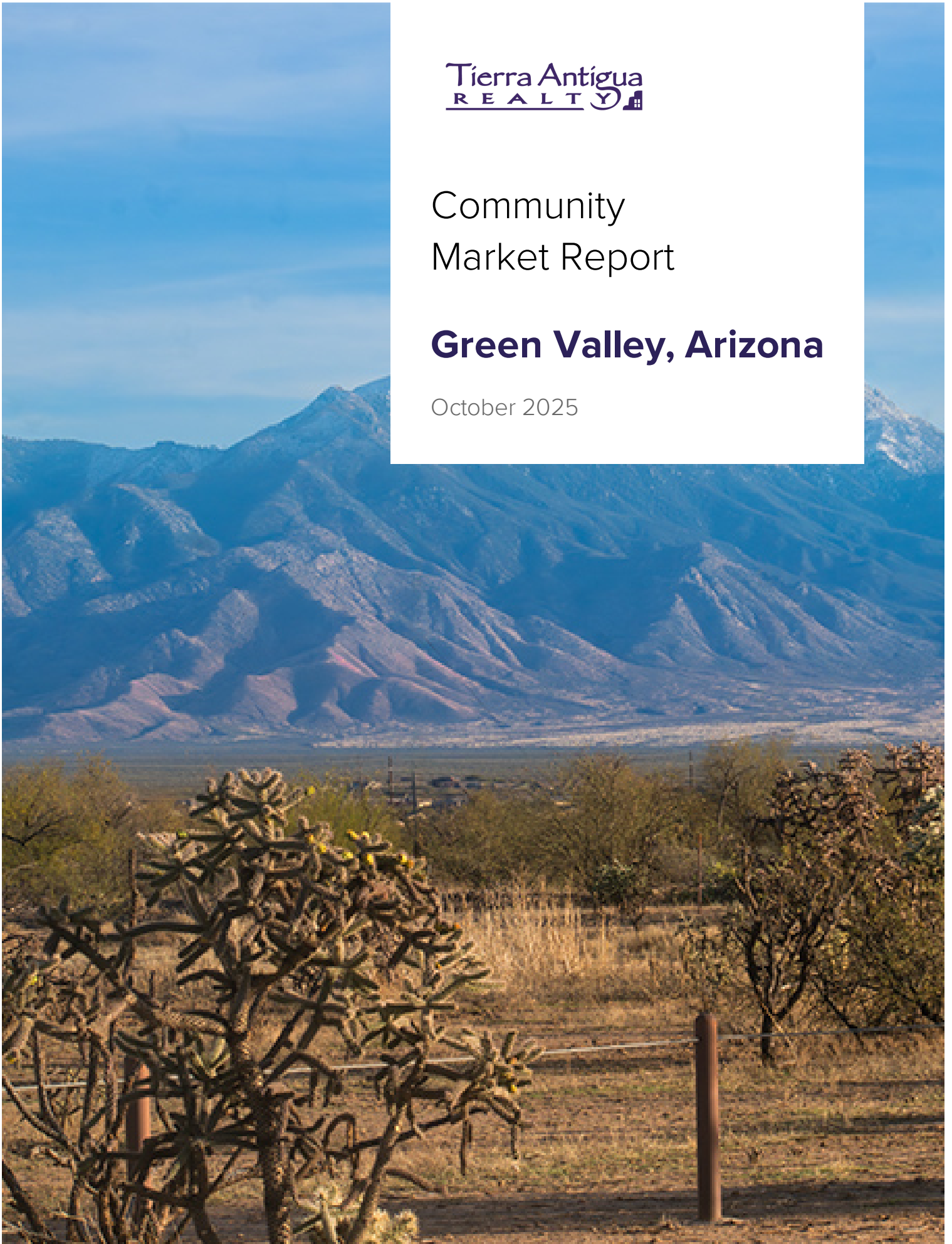




Community Market Report

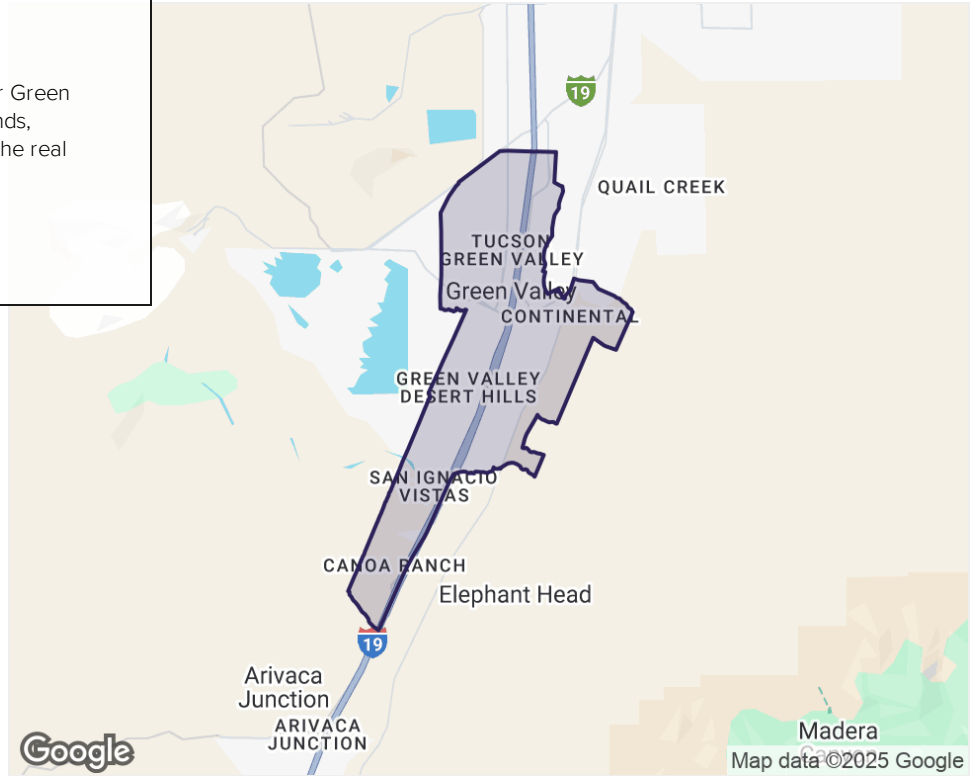
Green Valley, Arizona

October 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 September 2025.

	Current Period Sep 2025	Last Month Aug 2025	Change From Last Month	Last Year Sep 2024	Change From Last Year
Homes Sold	73	91	▼ 20%	65	▲ 12%
Median Sale Price	\$275,000	\$269,000	▲ 2%	\$280,000	▼ 2%
Median List Price	\$285,000	\$279,000	▲ 2%	\$289,000	▼ 1%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$22,114,431	\$25,701,850	▼ 14%	\$20,352,835	▲ 9%
Median Days on Market	25 days	59 days	▼ 34 days	36 days	▼ 11 days
Homes Sold Year to Date	776	703	▲ 10%	685	▲ 13%

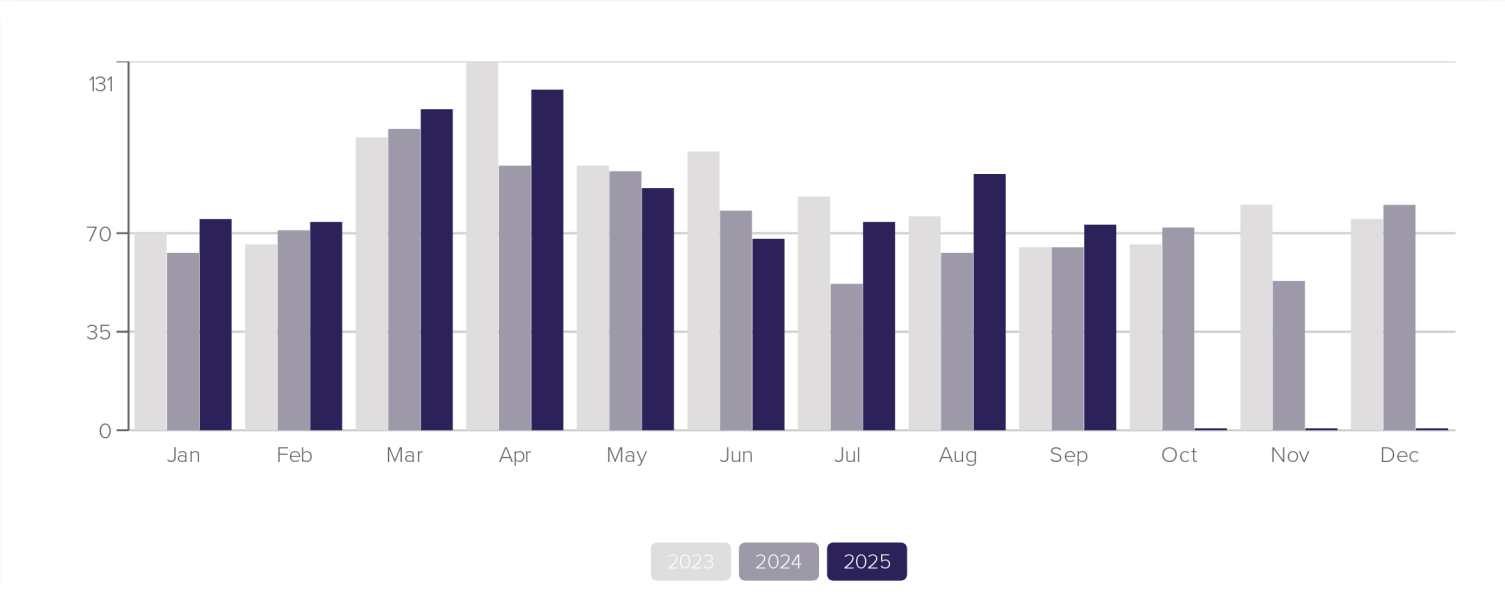
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of October 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.

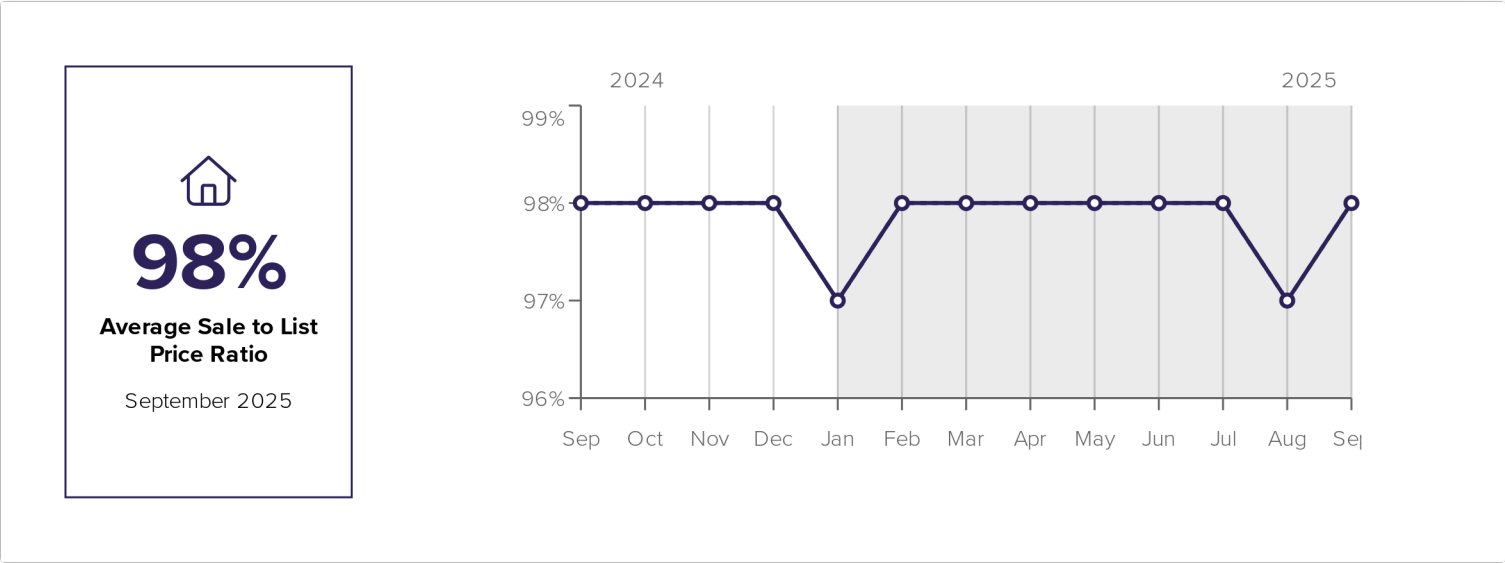
276 Homes for Sale	\$313,500 Median List Price	47 Median Days on Market
82 Homes Under Contract	\$1,750,000 High Price	\$87,500 Low Price

Values pulled on 10/1/2025

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 10/1/25	Current Period Sep 2025	3 Month Trend	Current Period Sep 2025	6 Month Avg	
All Price Ranges	276	3.8	12	73	86	Seller's
< \$75,000	0	—	—	0	0	—
\$75,000 - \$150,000	36	3.6	12	10	8	● Seller's
\$150,000 - \$225,000	29	2.9	0.7	10	13	● Seller's
\$225,000 - \$300,000	71	2.8	0.9	25	28	● Seller's
\$300,000 - \$375,000	66	5.1	12	13	19	● Balanced
\$375,000 - \$450,000	30	10.0	2.1	3	6	● Buyer's
\$450,000 - \$525,000	16	2.3	13	7	4	● Seller's
\$525,000 - \$600,000	15	7.5	3.0	2	2	● Buyer's
\$600,000 - \$675,000	5	5.0	5.0	1	0	● Balanced
\$675,000 - \$750,000	2	—	—	0	0	—
> \$750,000	6	3.0	15	2	1	● Seller's

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 September 2025.

