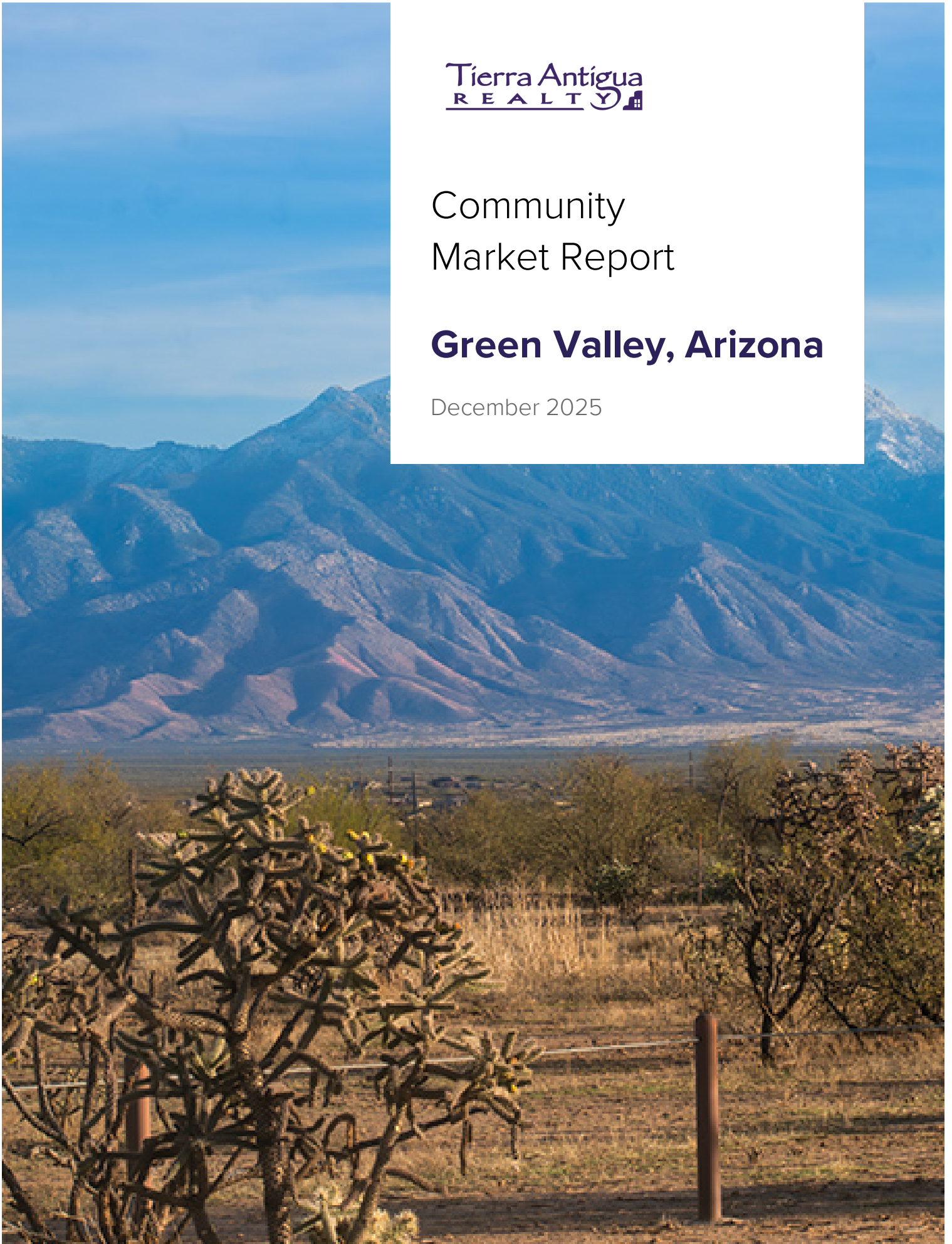




Community Market Report

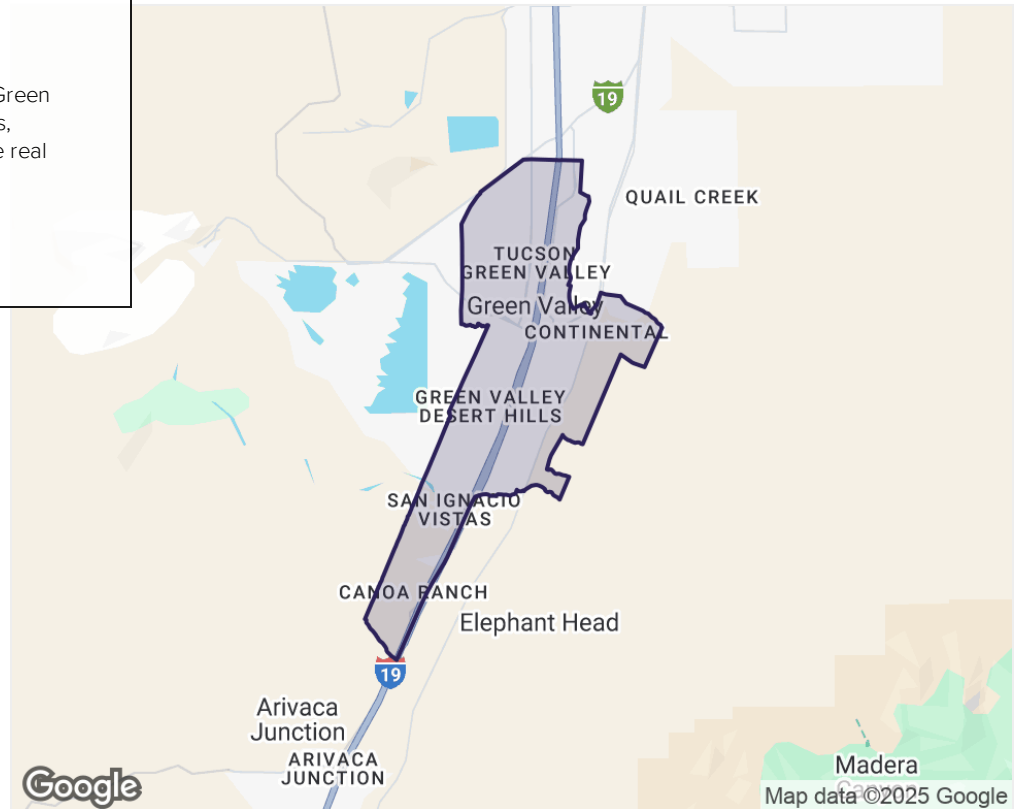
Green Valley, Arizona

December 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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	64	76	▼ 16%	53	▲ 21%
Median Sale Price	\$296,000	\$315,500	▼ 6%	\$275,000	▲ 8%
Median List Price	\$297,500	\$315,000	▼ 6%	\$293,000	▲ 2%
Sale to List Price Ratio	98%	99%	▼ 1%	98%	0%
Sales Volume	\$20,951,350	\$24,325,750	▼ 14%	\$16,542,600	▲ 27%
Median Days on Market	16 days	16 days	▲ 0 days	23 days	▼ 7 days
Homes Sold Year to Date	920	856	▲ 7%	811	▲ 13%

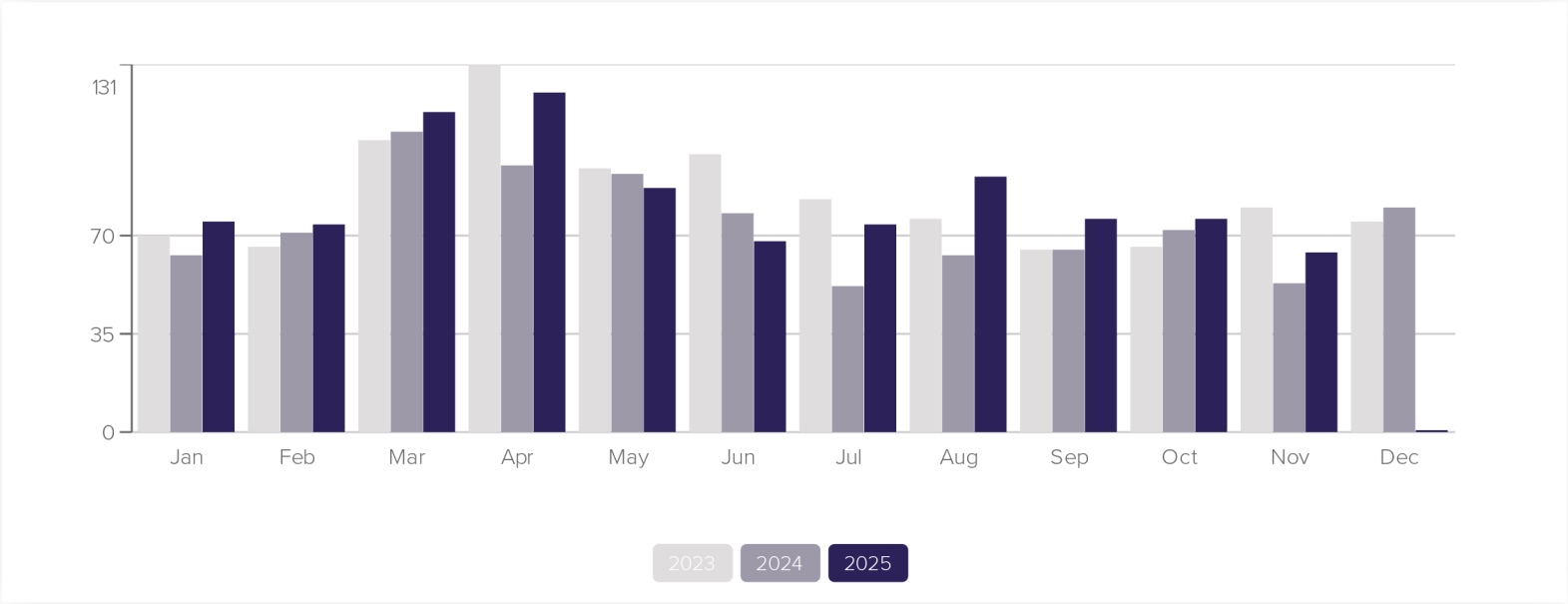
Current Market

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

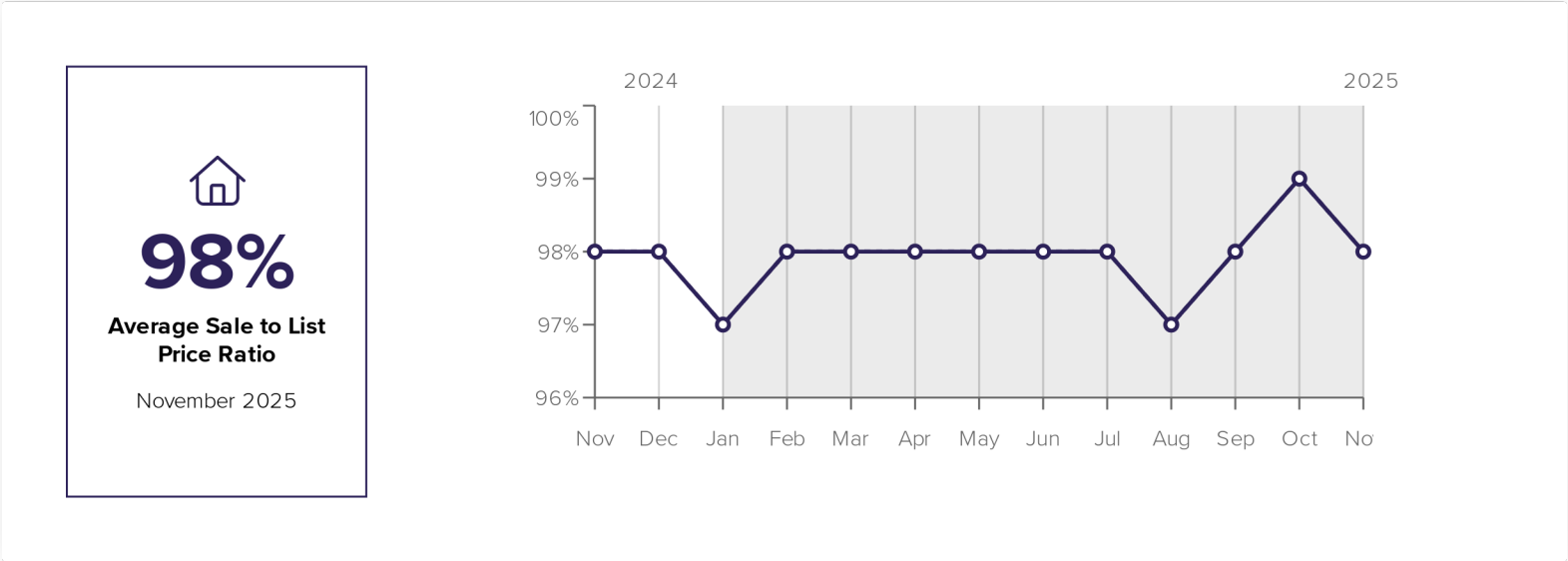
353 Homes for Sale	\$299,900 Median List Price	56 Median Days on Market
93 Homes Under Contract	\$1,750,000 High Price	\$77,500 Low Price

Values pulled on 12/1/2025

Homes Sold



Sale to List Price Ratio



98%

Average Sale to List
Price Ratio

November 2025



Market Conditions


16

**Median Days on
Market**



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



11%

**Properties Sold Over
Original Asking Price**

November 2025

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

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

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 12/1/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg
All Price Ranges	353	5.5	1.6	64	75	Balanced
< \$75,000	0	—	—	0	0	—
\$75,000 - \$150,000	40	4.4	1.3	9	9	Balanced
\$150,000 - \$225,000	41	5.1	1.5	8	11	Balanced
\$225,000 - \$300,000	97	6.1	1.6	16	22	Buyer's
\$300,000 - \$375,000	78	5.2	1.8	15	16	Balanced
\$375,000 - \$450,000	44	6.3	2.2	7	6	Buyer's
\$450,000 - \$525,000	19	6.3	1.1	3	4	Buyer's
\$525,000 - \$600,000	17	17.0	2.8	1	1	Buyer's
\$600,000 - \$675,000	6	6.0	2.0	1	0	Buyer's
\$675,000 - \$750,000	5	—	5.0	0	0	—
> \$750,000	6	1.5	0.8	4	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 November 2025.

