



# Community Market Report

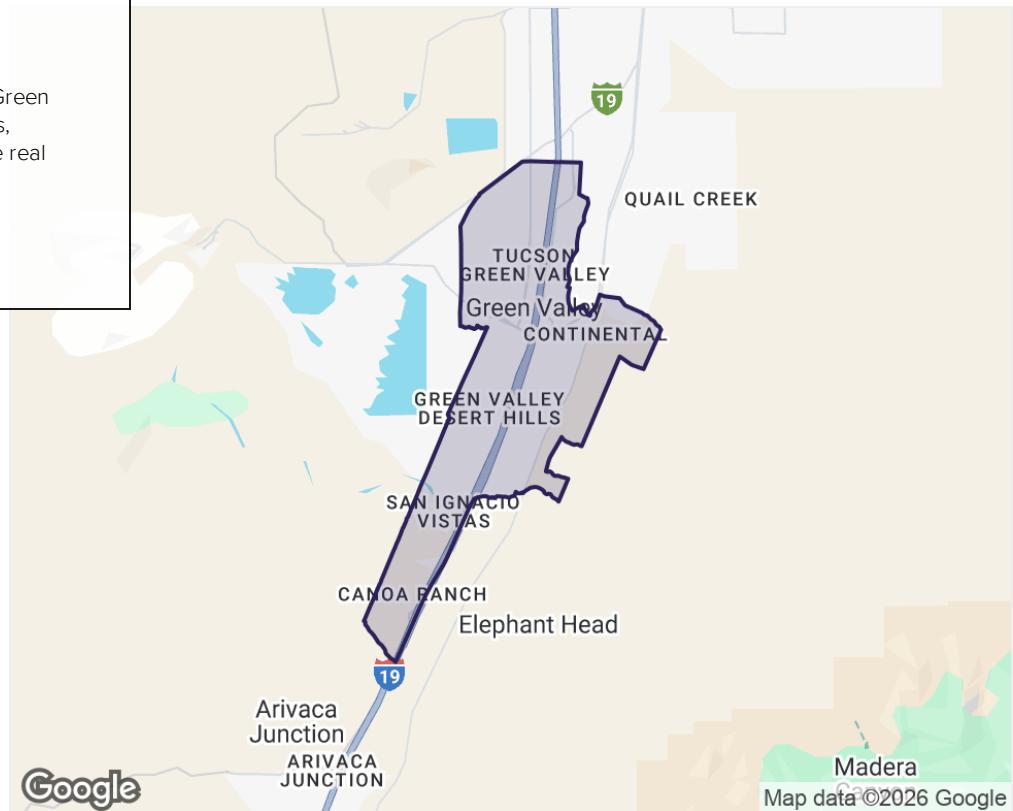
## **Green Valley, Arizona**

January 2026



## 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

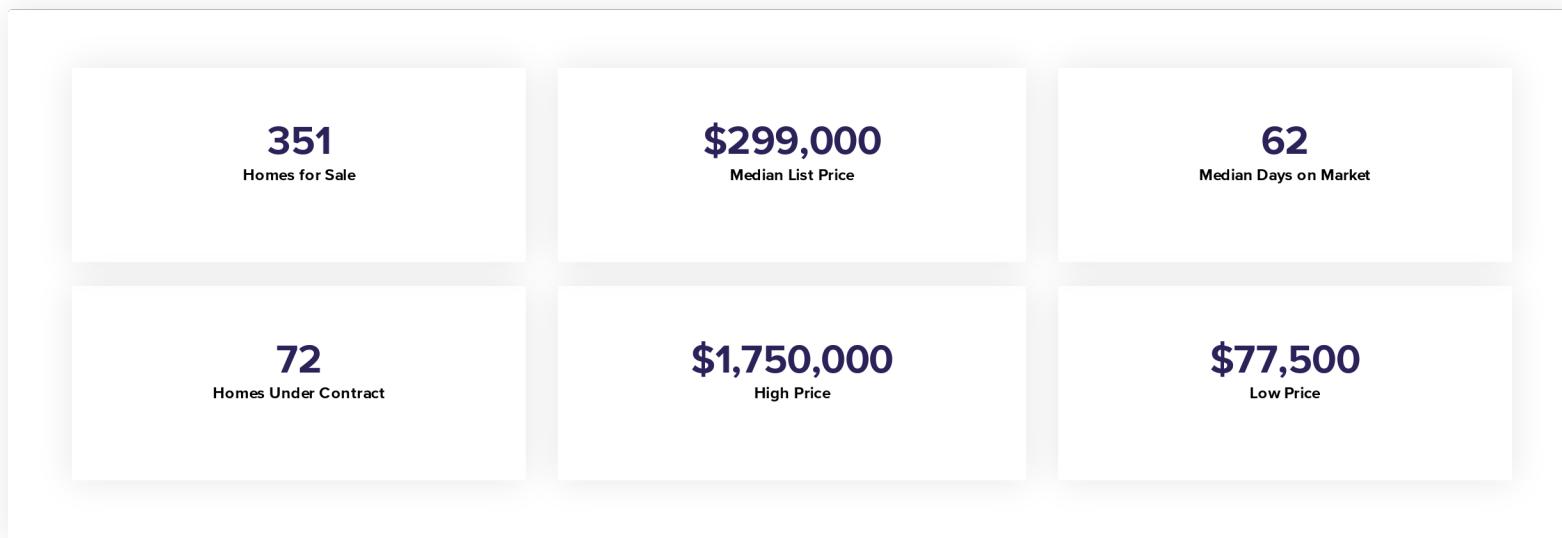
## Recent Sales Trends

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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
<b>Homes Sold</b>	70	68	▲ 3%	79	▼ 11%
<b>Median Sale Price</b>	\$307,500	\$296,000	▲ 4%	\$296,000	▲ 4%
<b>Median List Price</b>	\$315,000	\$297,500	▲ 6%	\$298,500	▲ 6%
<b>Sale to List Price Ratio</b>	98%	98%	0%	98%	0%
<b>Sales Volume</b>	\$22,536,620	\$22,045,350	▲ 2%	\$24,741,537	▼ 9%
<b>Median Days on Market</b>	27 days	16 days	▲ 11 days	29 days	▼ 2 days
<b>Homes Sold Year to Date</b>	992	922	▲ 8%	891	▲ 11%

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 1, 2026. 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.



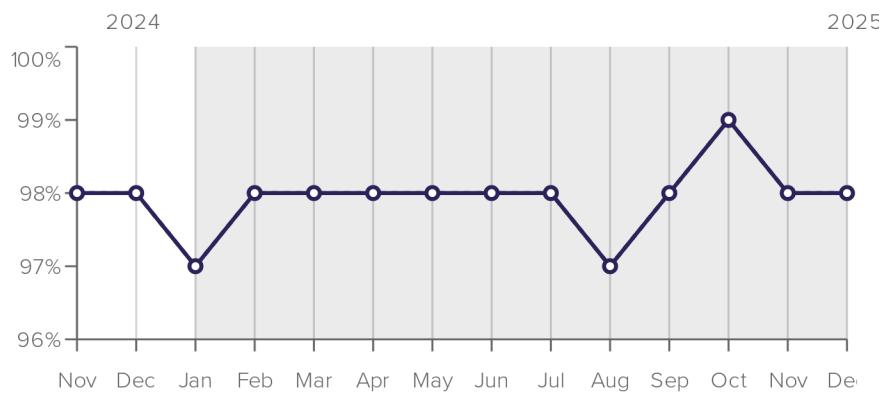
Values pulled on 1/1/2026

## Homes Sold

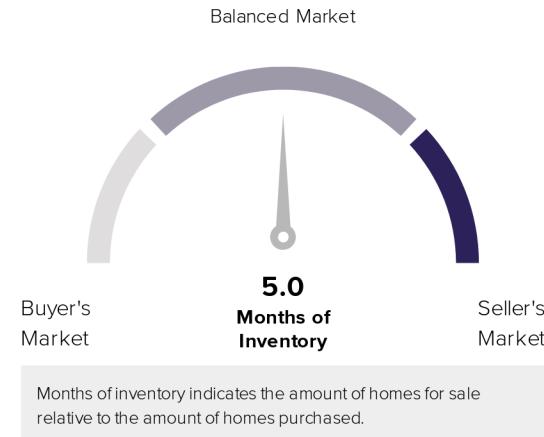


2024 2025 2026

## 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**

**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 1/1/26	Current Period Dec 2025	3 Month Trend		
<b>All Price Ranges</b>	351	5.0	1.6	70	76	Balanced
< \$75,000	0	—	—	0	0	—
\$75,000 - \$150,000	41	8.2	1.6	5	9	● Buyer's
\$150,000 - \$225,000	32	3.6	1.2	9	11	● Seller's
\$225,000 - \$300,000	103	5.2	1.9	20	22	● Balanced
\$300,000 - \$375,000	88	5.5	1.8	16	17	● Balanced
\$375,000 - \$450,000	41	3.7	1.5	11	7	● Seller's
\$450,000 - \$525,000	18	4.5	1.3	4	4	● Balanced
\$525,000 - \$600,000	17	17.0	3.4	1	1	● Buyer's
\$600,000 - \$675,000	5	5.0	1.7	1	0	● Balanced
\$675,000 - \$750,000	4	1.3	1.0	3	0	● Seller's
> \$750,000	2	—	0.4	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 December 2025.

