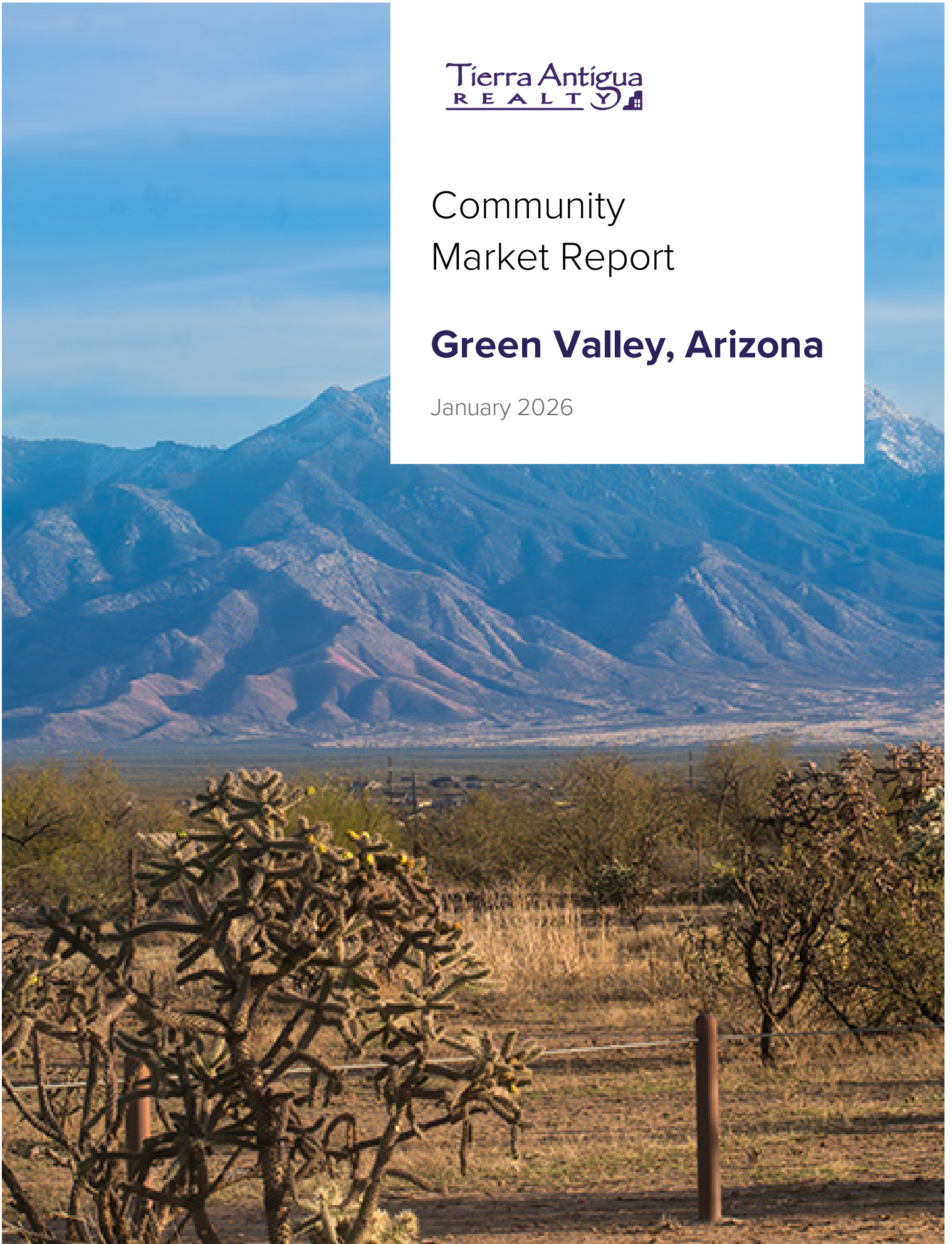




Community Market Report

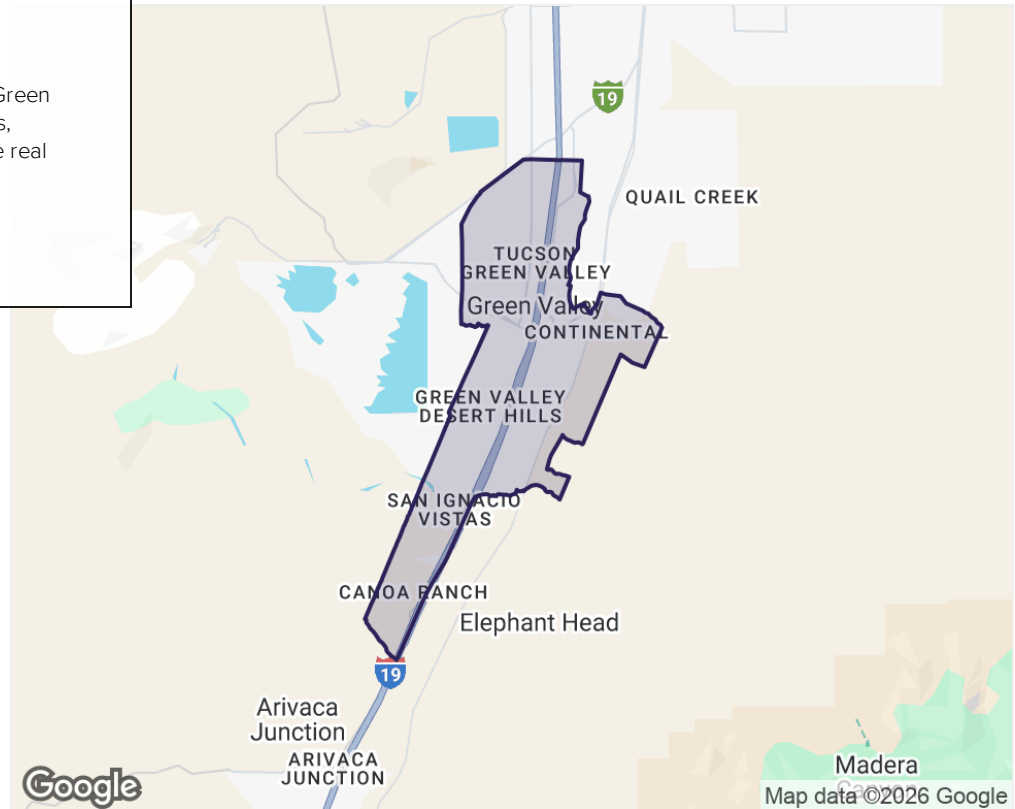
Green Valley, Arizona

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
Homes Sold	70	68	▲ 3%	79	▼ 11%
Median Sale Price	\$307,500	\$296,000	▲ 4%	\$296,000	▲ 4%
Median List Price	\$315,000	\$297,500	▲ 6%	\$298,500	▲ 6%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$22,536,620	\$22,045,350	▲ 2%	\$24,741,537	▼ 9%
Median Days on Market	27 days	16 days	▲ 11 days	29 days	▼ 2 days
Homes Sold Year to Date	992	922	▲ 8%	891	▲ 11%

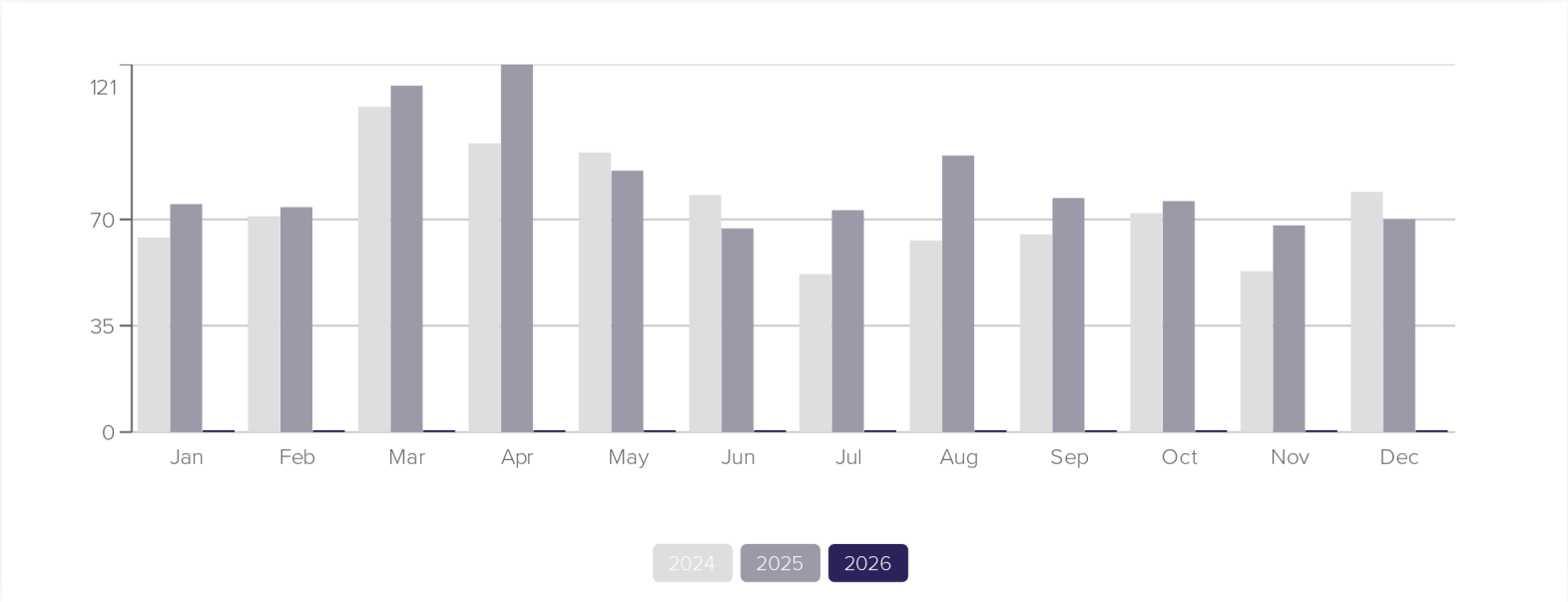
Current Market

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.

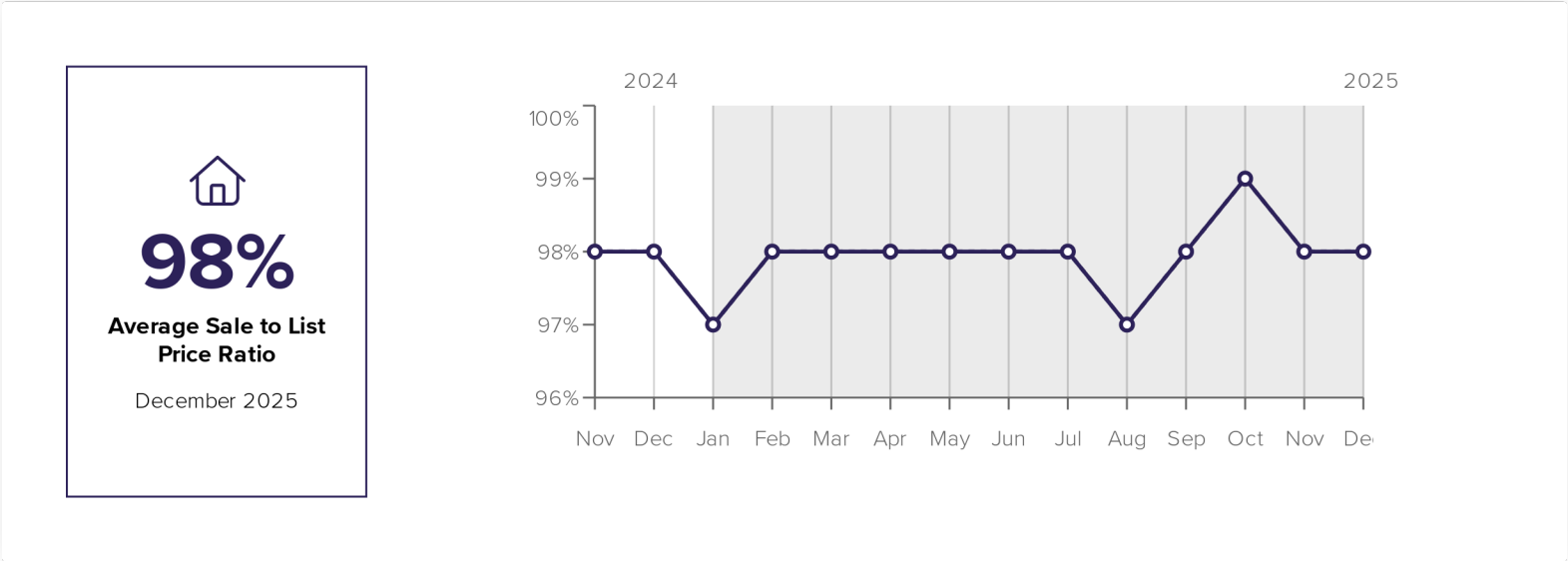
351 Homes for Sale	\$299,000 Median List Price	62 Median Days on Market
72 Homes Under Contract	\$1,750,000 High Price	\$77,500 Low Price

Values pulled on 1/1/2026

Homes Sold



Sale to List Price Ratio



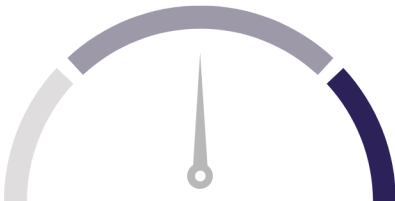
Market Conditions



27

Median Days on Market

Balanced Market



Buyer's Market

5.0
Months of Inventory

Seller's Market

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



6%

Properties Sold Over Original Asking Price

December 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 1/1/26	Current Period Dec 2025	3 Month Trend	Current Period Dec 2025	6 Month Avg	
All Price Ranges	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.

