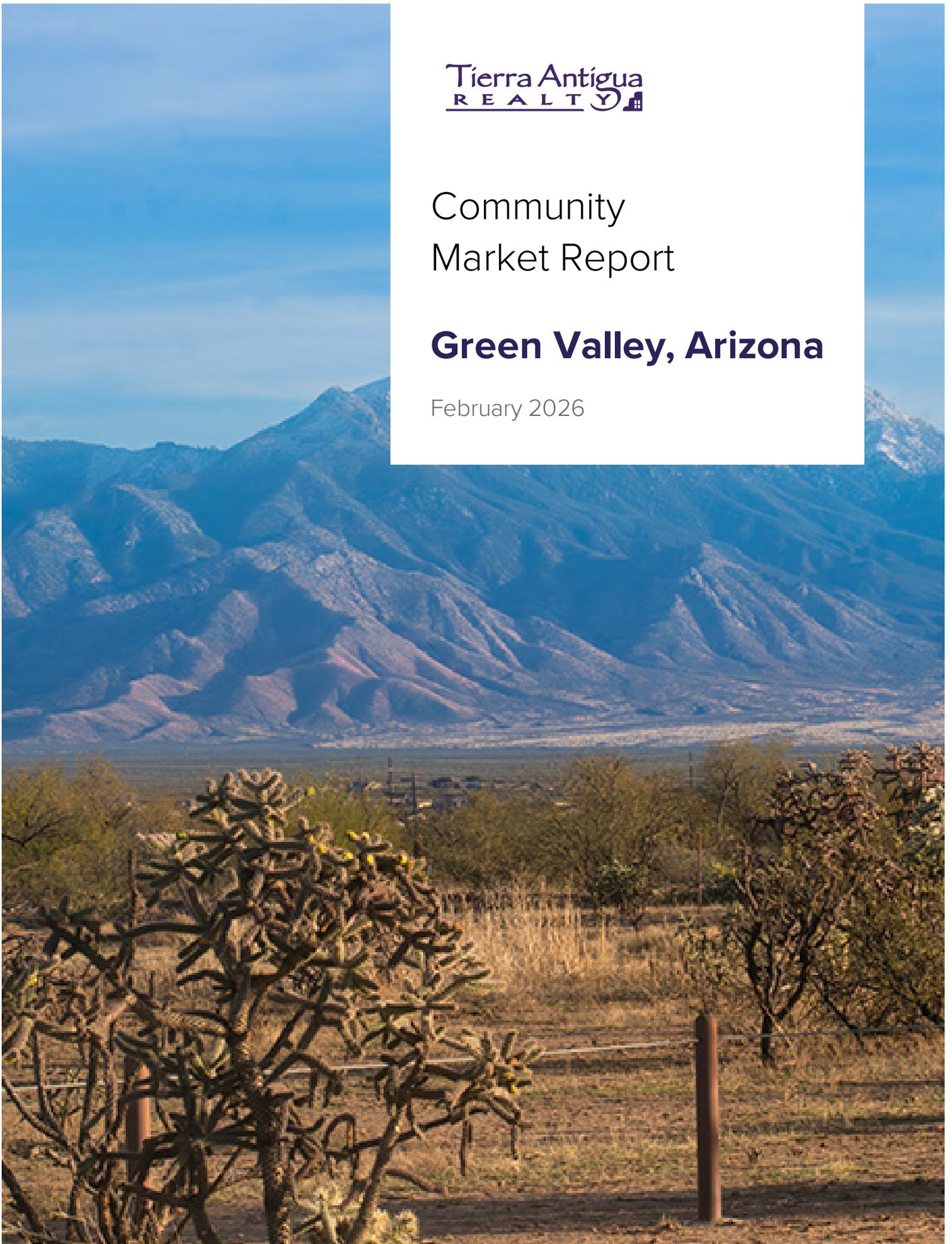




Community Market Report

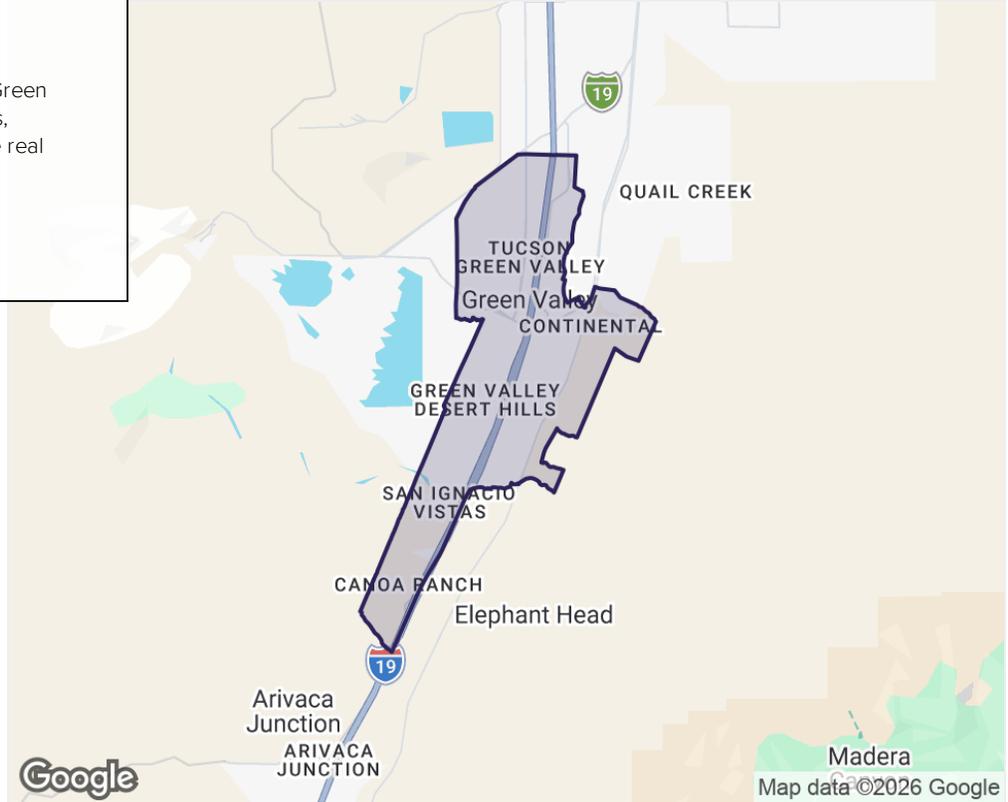
Green Valley, Arizona

February 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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	69	76	▼ 9%	75	▼ 8%
Median Sale Price	\$275,000	\$307,500	▼ 11%	\$265,000	▲ 4%
Median List Price	\$279,999	\$315,000	▼ 11%	\$275,000	▲ 2%
Sale to List Price Ratio	97%	98%	▼ 1%	97%	0%
Sales Volume	\$22,350,600	\$24,653,620	▼ 9%	\$24,108,682	▼ 7%
Median Days on Market	39 days	27 days	▲ 12 days	59 days	▼ 20 days
Homes Sold Year to Date	69	998	▼ 93%	75	▼ 8%

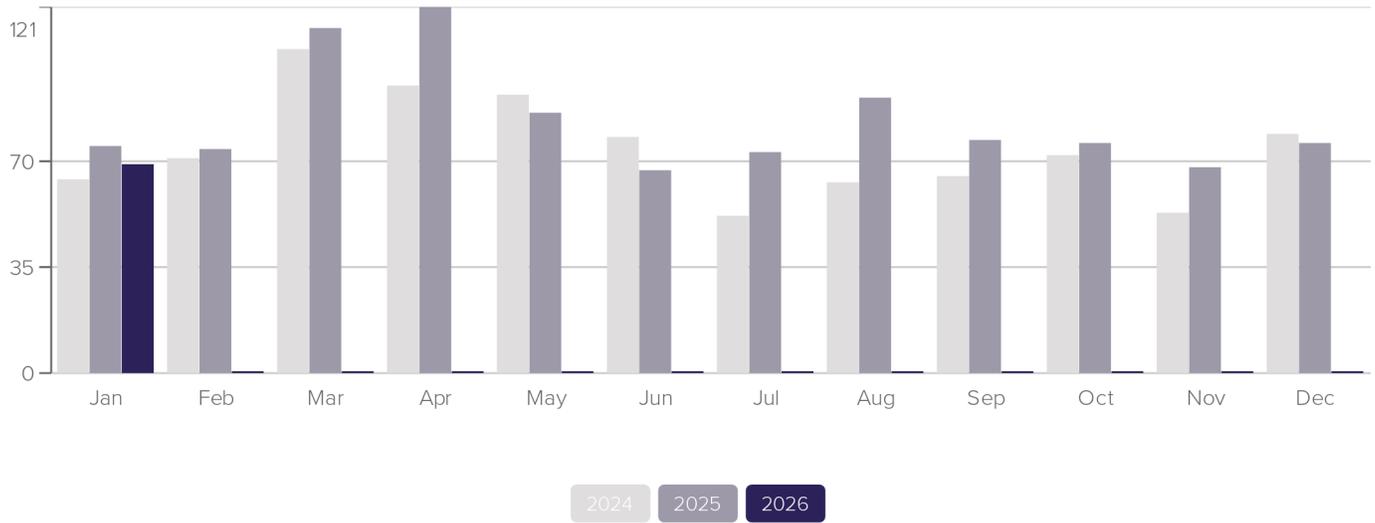
Current Market

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

379 Homes for Sale	\$299,900 Median List Price	57 Median Days on Market
92 Homes Under Contract	\$1,300,000 High Price	\$85,000 Low Price

Values pulled on 2/1/2026

Homes Sold



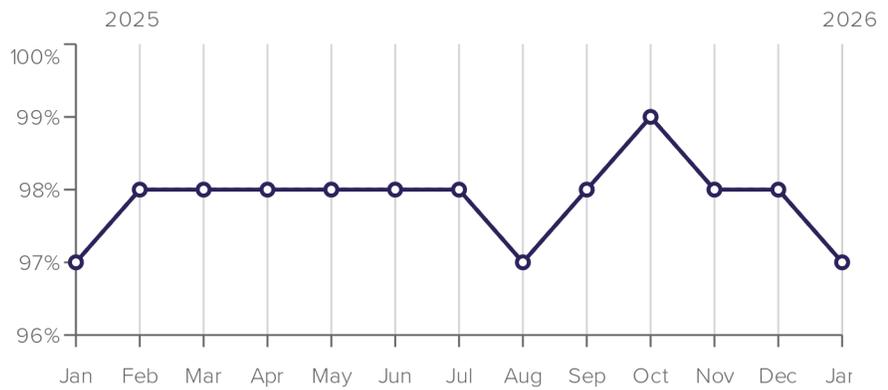
Sale to List Price Ratio



97%

Average Sale to List Price Ratio

January 2026



Market Conditions



39
Median Days on Market




0%
Properties Sold Over Original Asking Price

January 2026

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	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> 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 As of 2/1/26	Months of Inventory		Sales		Market Climate
		Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg	
All Price Ranges	379	5.5	1.8	69	76	Balanced
< \$75,000	0	—	—	0	0	—
\$75,000 - \$150,000	45	3.8	1.7	12	10	● Seller's
\$150,000 - \$225,000	43	4.3	1.5	10	11	● Balanced
\$225,000 - \$300,000	95	5.9	1.8	16	21	● Balanced
\$300,000 - \$375,000	94	7.2	2.0	13	15	● Buyer's
\$375,000 - \$450,000	43	4.3	1.5	10	7	● Balanced
\$450,000 - \$525,000	28	9.3	2.8	3	4	● Buyer's
\$525,000 - \$600,000	14	14.0	4.7	1	2	● Buyer's
\$600,000 - \$675,000	4	4.0	1.3	1	0	● Balanced
\$675,000 - \$750,000	7	—	2.3	0	0	—
> \$750,000	6	2.0	0.8	3	2	● 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 January 2026.

