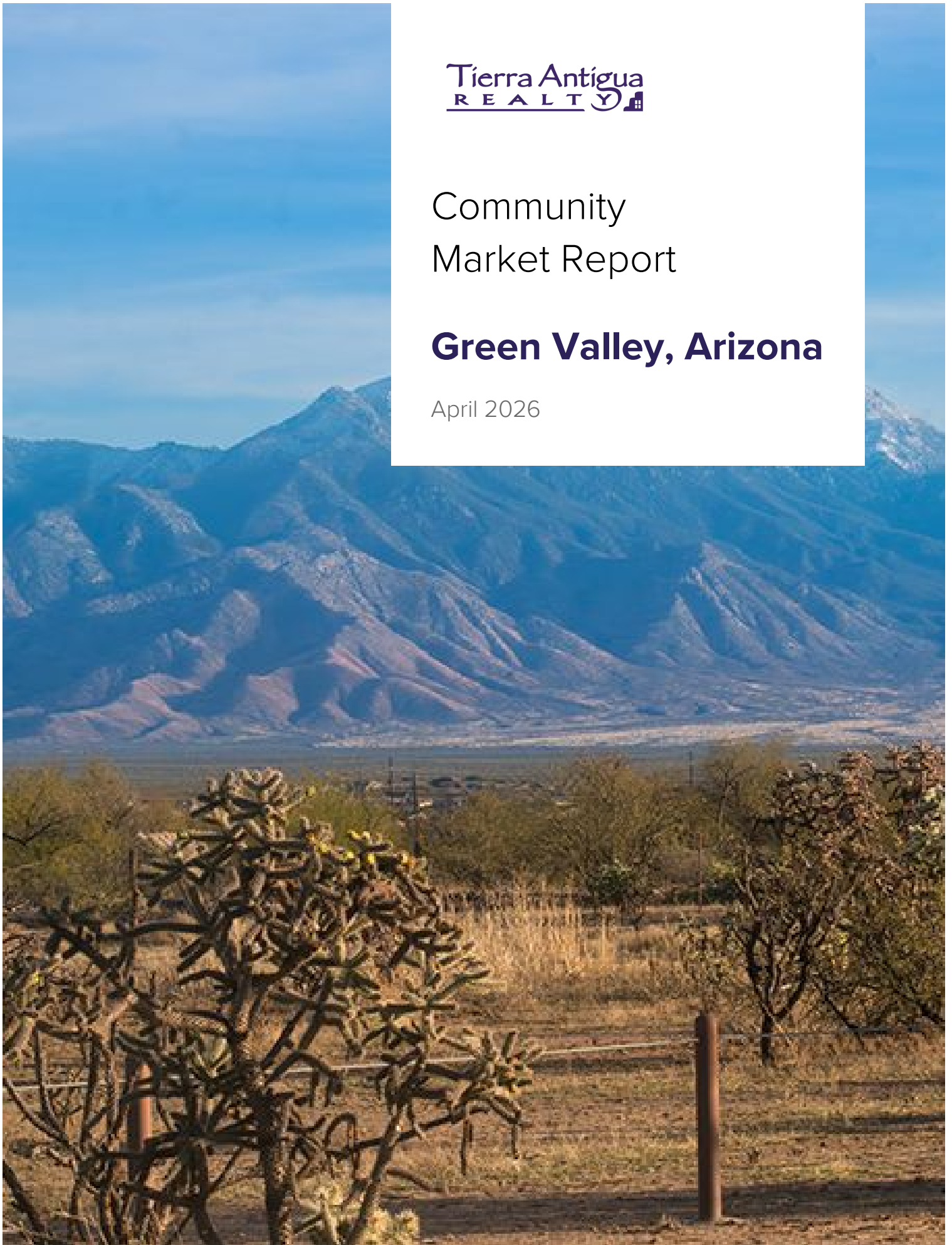




Community Market Report

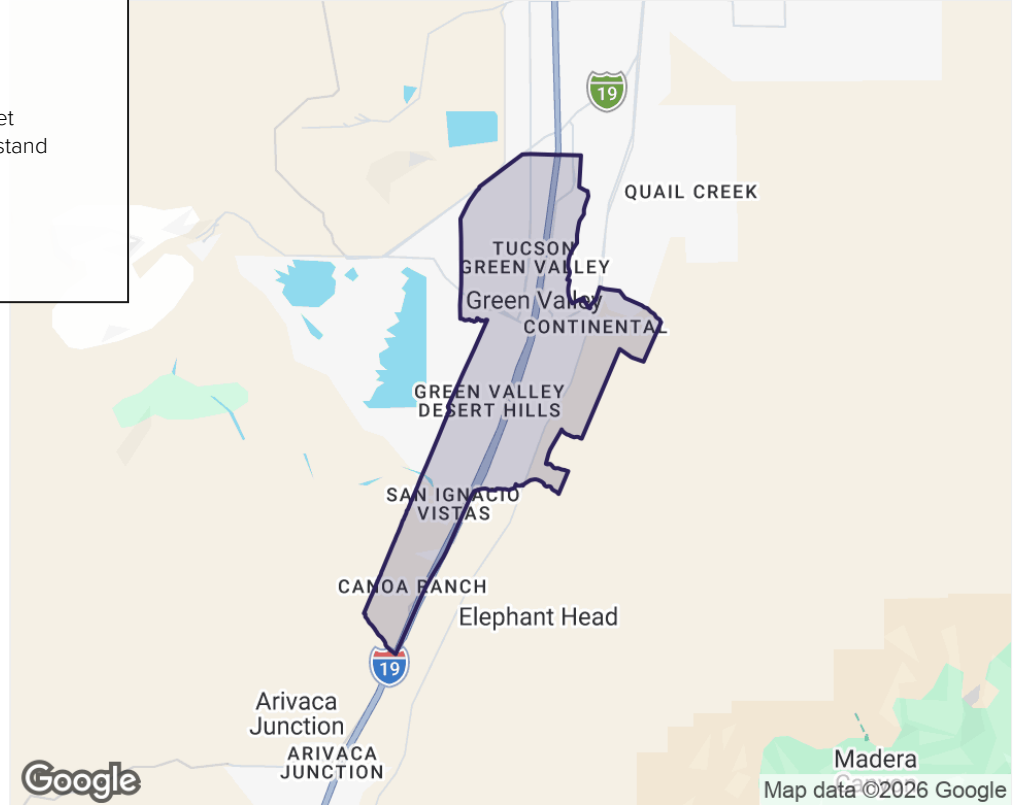
Green Valley, Arizona

April 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.



Scan to view the full digital market report for 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 March 2026.

	Current Period Mar 2026	Last Month Feb 2026	Change From Last Month	Last Year Mar 2025	Change From Last Year
Homes Sold	88	77	▲ 14%	114	▼ 23%
Median Sale Price	\$285,500	\$270,000	▲ 6%	\$287,500	▼ 1%
Median List Price	\$292,500	\$280,000	▲ 4%	\$298,200	▼ 2%
Sale to List Price Ratio	97%	98%	▼ 1%	98%	▼ 1%
Sales Volume	\$26,663,900	\$23,821,625	▲ 12%	\$35,823,850	▼ 26%
Median Days on Market	43 days	50 days	▼ 7 days	38 days	▲ 5 days
Homes Sold Year to Date	236	148	▲ 59%	263	▼ 10%

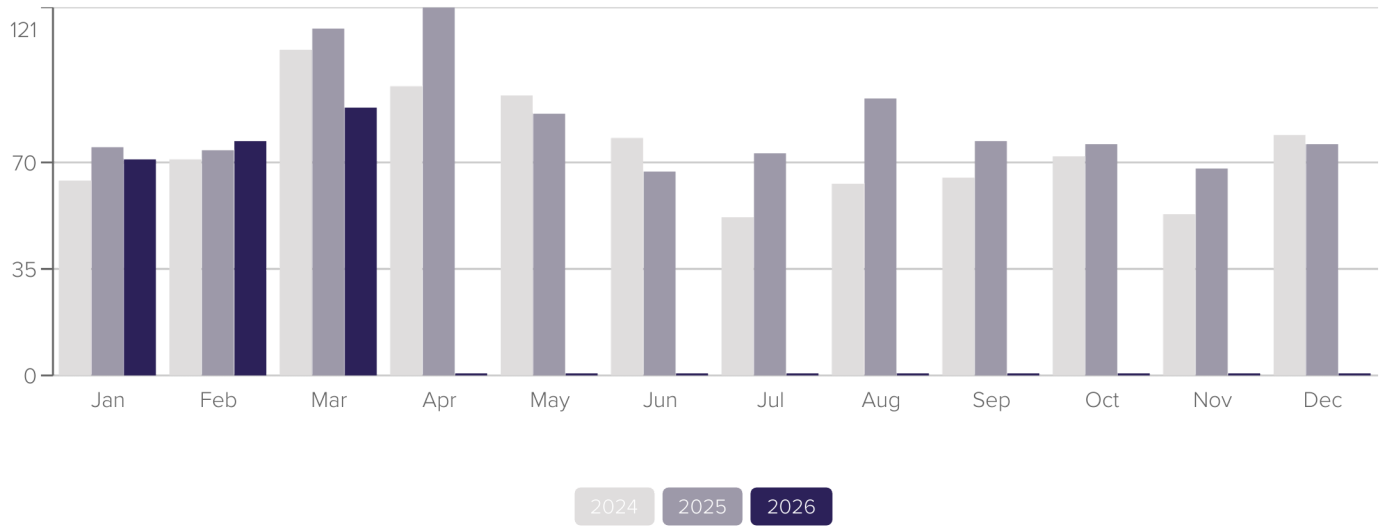
Current Market

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

354 Homes for Sale	\$295,000 Median List Price	59 Median Days on Market
114 Homes Under Contract	\$1,350,000 High Price	\$85,000 Low Price

Values pulled on 4/1/2026

Homes Sold



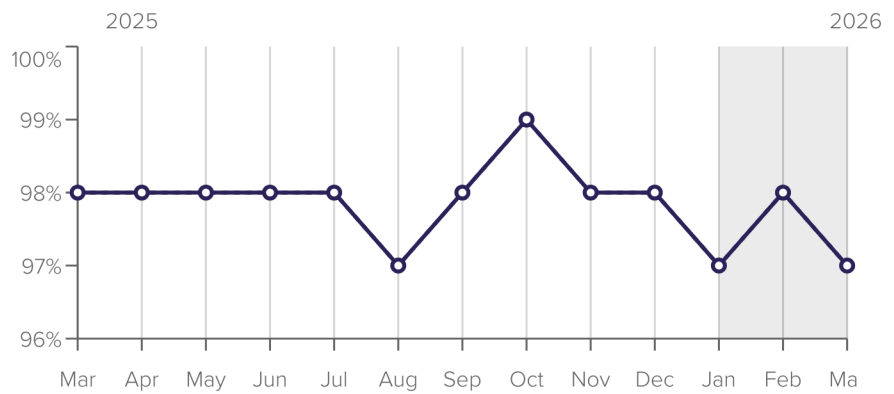
Sale to List Price Ratio



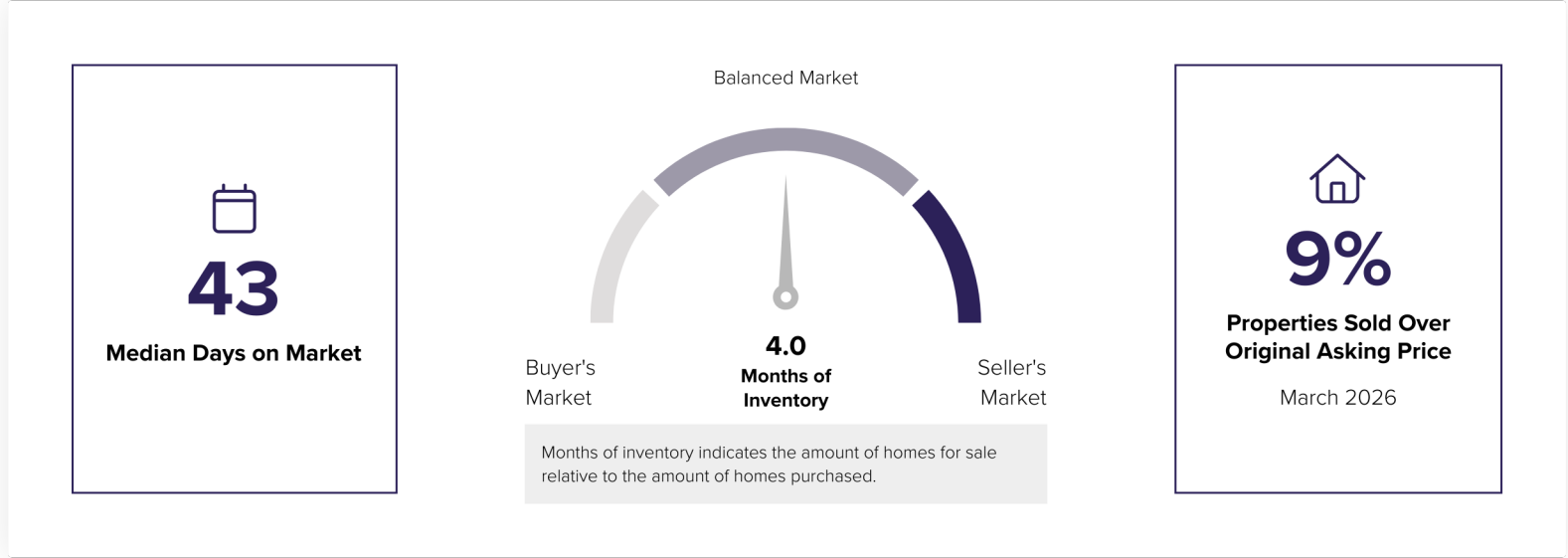
97%

Average Sale to List Price Ratio

March 2026



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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	More homes to choose from	Fewer homes to choose from
	Could spend less than asking price	Need to be able to close quickly
	Price restrictions	Could spend more than asking price
	Rarely competing offers	Competition from other buyers
How it Impacts Sellers	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
	Takes more time to sell	Home sells quickly
	Fewer offers received	Multiple offers likely
	Could get lower than asking price	Could get more than asking price
	May have to make repairs and/or concessions	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 4/1/26	Months of Inventory			Sales		Market Climate
		Current Period Mar 2026	3 Month Trend	Current Period Mar 2026	6 Month Avg		
All Price Ranges	354	4.0	1.5	88	76	Balanced	
< \$200,000	73	4.9	1.8	15	13	● Balanced	
\$200,000 - \$400,000	207	3.8	1.4	55	46	● Seller's	
\$400,000 - \$600,000	57	3.6	1.5	16	12	● Seller's	
\$600,000 - \$800,000	10	5.0	2.5	2	2	● Balanced	
\$800,000 - \$1,000,000	5	—	2.5	0	0	—	
\$1,000,000 - \$1,200,000	1	—	1.0	0	0	—	
\$1,200,000 - \$1,400,000	1	—	—	0	0	—	
\$1,400,000 - \$1,600,000	0	—	—	0	0	—	
\$1,600,000 - \$1,850,000	0	—	0.0	0	0	—	
\$1,850,000 - \$2,000,000	0	—	—	0	0	—	
> \$2,000,000	0	—	—	0	0	—	

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 March 2026.

