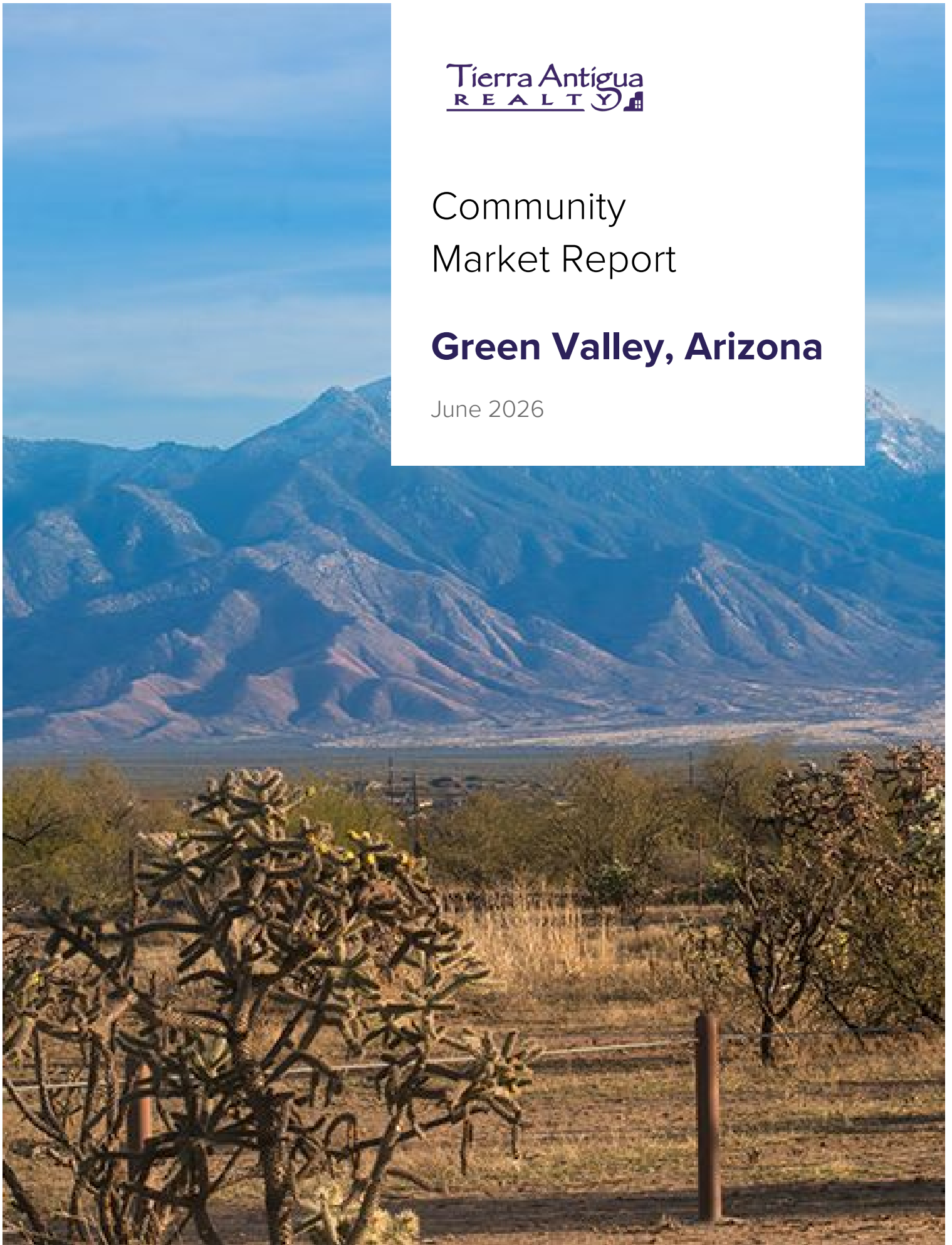




Community Market Report

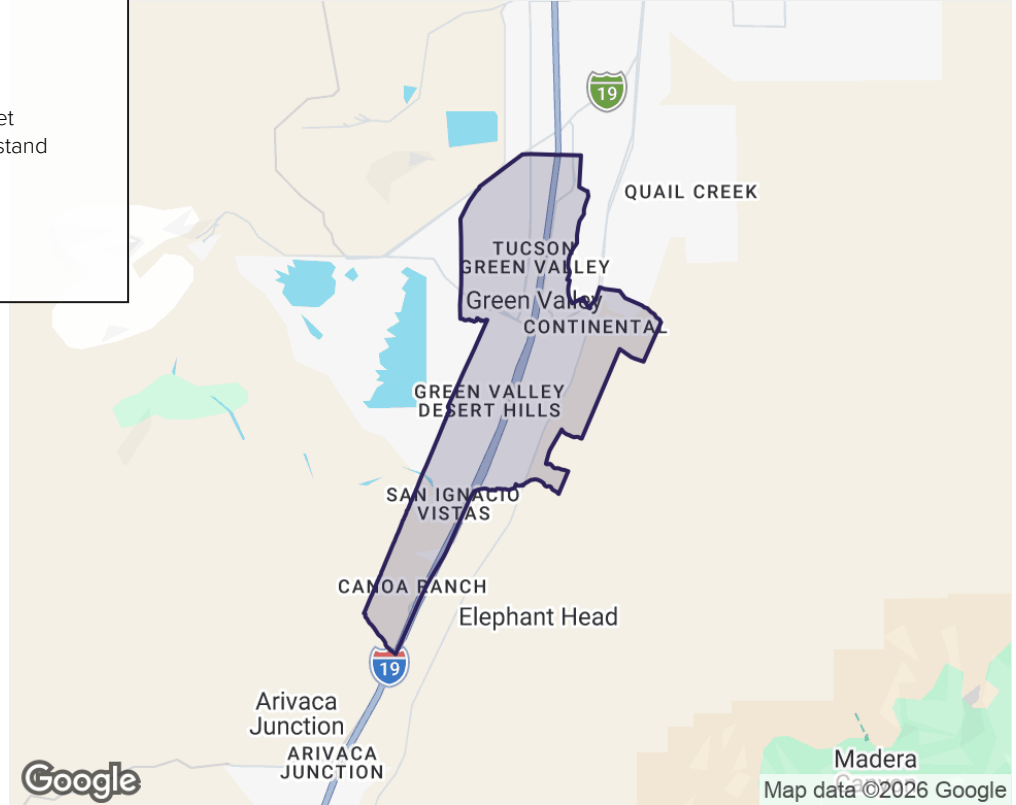
Green Valley, Arizona

June 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 May 2026.

	Current Period May 2026	Last Month Apr 2026	Change From Last Month	Last Year May 2025	Change From Last Year
Homes Sold	78	97	▼ 20%	86	▼ 9%
Median Sale Price	\$297,000	\$269,000	▲ 10%	\$292,750	▲ 1%
Median List Price	\$299,000	\$275,000	▲ 9%	\$299,900	0%
Sale to List Price Ratio	97%	98%	▼ 1%	98%	▼ 1%
Sales Volume	\$24,565,445	\$27,918,295	▼ 12%	\$26,327,450	▼ 7%
Median Days on Market	52 days	52 days	▲ 0 days	41 days	▲ 11 days
Homes Sold Year to Date	417	339	▲ 23%	470	▼ 11%

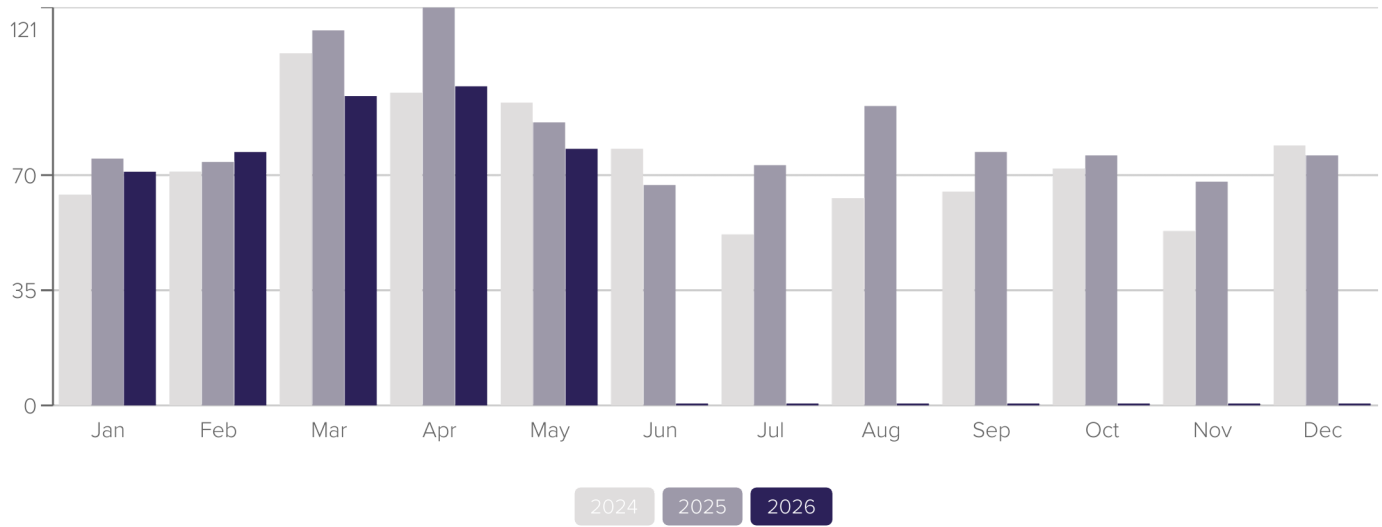
Current Market

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

310 Homes for Sale	\$285,000 Median List Price	59 Median Days on Market
103 Homes Under Contract	\$1,350,000 High Price	\$79,000 Low Price

Values pulled on 6/1/2026

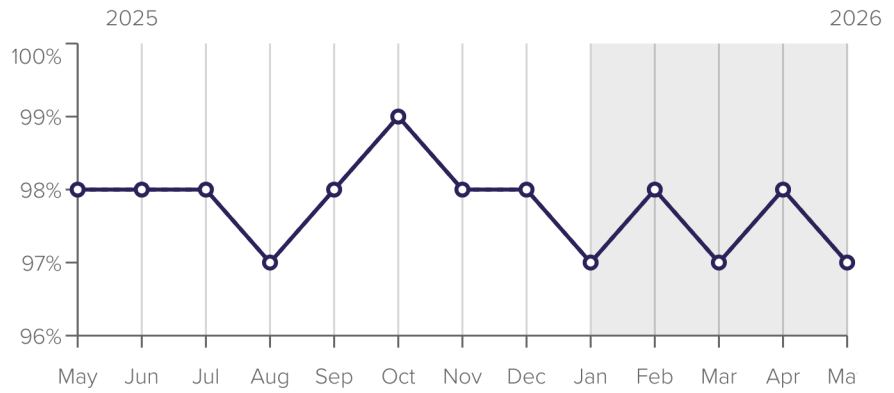
Homes Sold



Sale to List Price Ratio



97%
Average Sale to List
Price Ratio
May 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.

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 6/1/26	Months of Inventory			Sales		Market Climate
		Current Period May 2026	3 Month Trend	Current Period May 2026	6 Month Avg		
All Price Ranges	310	4.0	1.2	78	82	Balanced	
< \$150,000	38	4.8	1.3	8	8	● Balanced	
\$150,000 - \$200,000	23	2.6	1.2	9	5	● Seller's	
\$200,000 - \$250,000	47	4.7	1.1	10	13	● Balanced	
\$250,000 - \$300,000	71	5.5	1.1	13	18	● Balanced	
\$300,000 - \$350,000	44	3.1	1.0	14	12	● Seller's	
\$350,000 - \$400,000	29	5.8	1.2	5	8	● Balanced	
\$400,000 - \$450,000	20	2.5	1.1	8	6	● Seller's	
\$450,000 - \$500,000	13	2.6	1.1	5	3	● Seller's	
\$500,000 - \$550,000	11	5.5	1.8	2	2	● Balanced	
\$550,000 - \$600,000	4	2.0	0.8	2	1	● Seller's	
> \$600,000	10	5.0	1.3	2	3	● Balanced	

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 May 2026.

