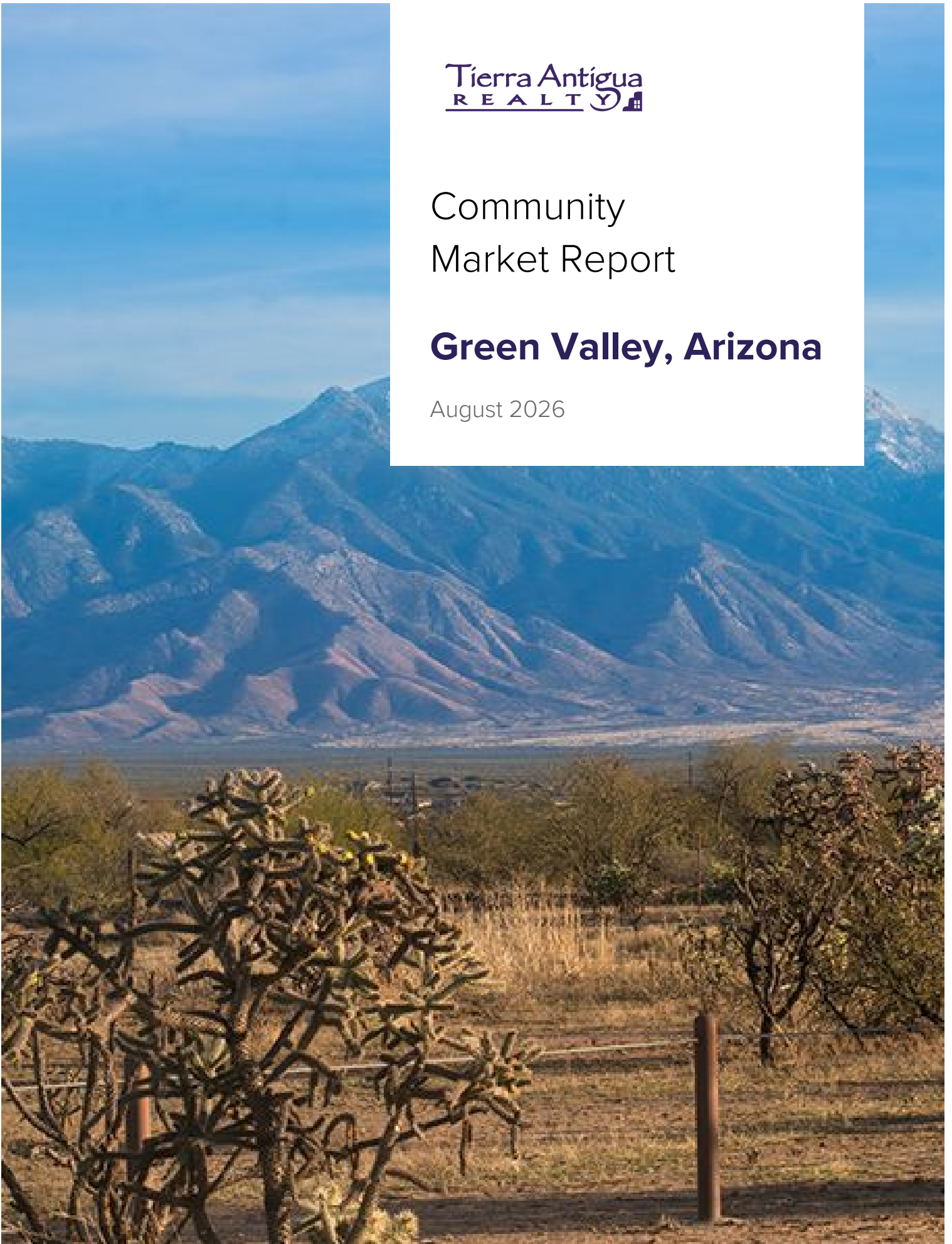




Community Market Report

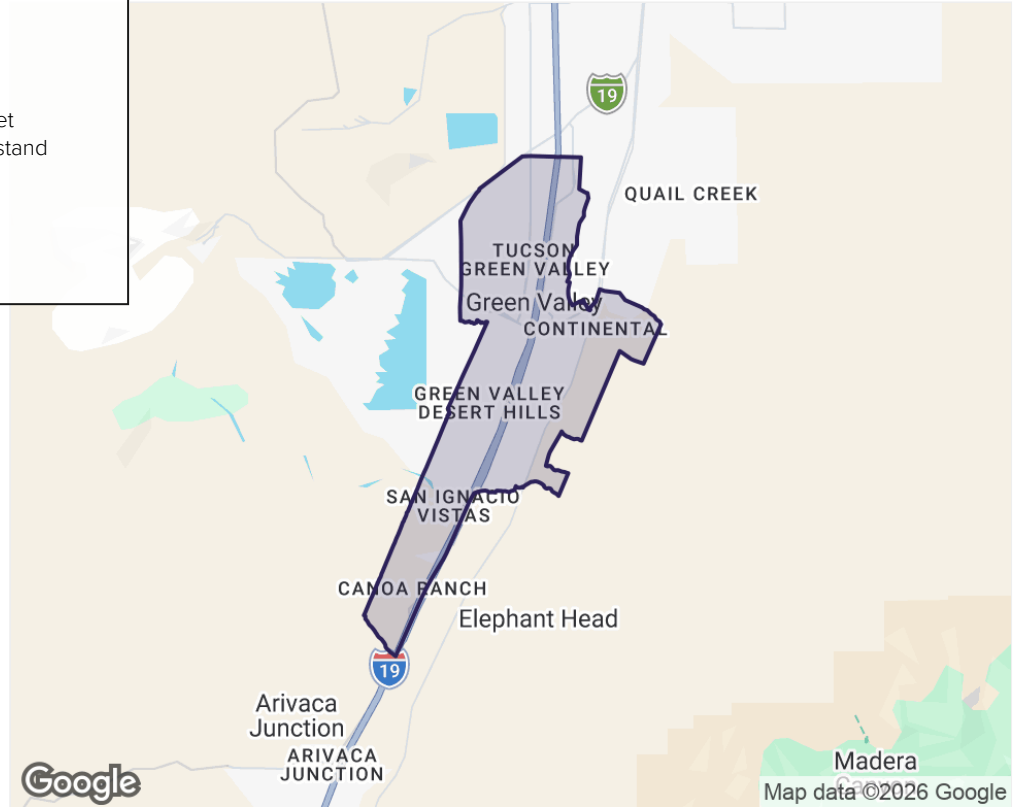
Green Valley, Arizona

August 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 July 2026.

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	68	86	▼ 21%	73	▼ 7%
Median Sale Price	\$272,255	\$272,630	0%	\$260,000	▲ 5%
Median List Price	\$282,000	\$277,000	▲ 2%	\$269,900	▲ 4%
Sale to List Price Ratio	97%	98%	▼ 1%	98%	▼ 1%
Sales Volume	\$20,774,792	\$24,993,430	▼ 17%	\$19,336,399	▲ 7%
Median Days on Market	47 days	51 days	▼ 4 days	62 days	▼ 15 days
Homes Sold Year to Date	576	508	▲ 13%	610	▼ 6%

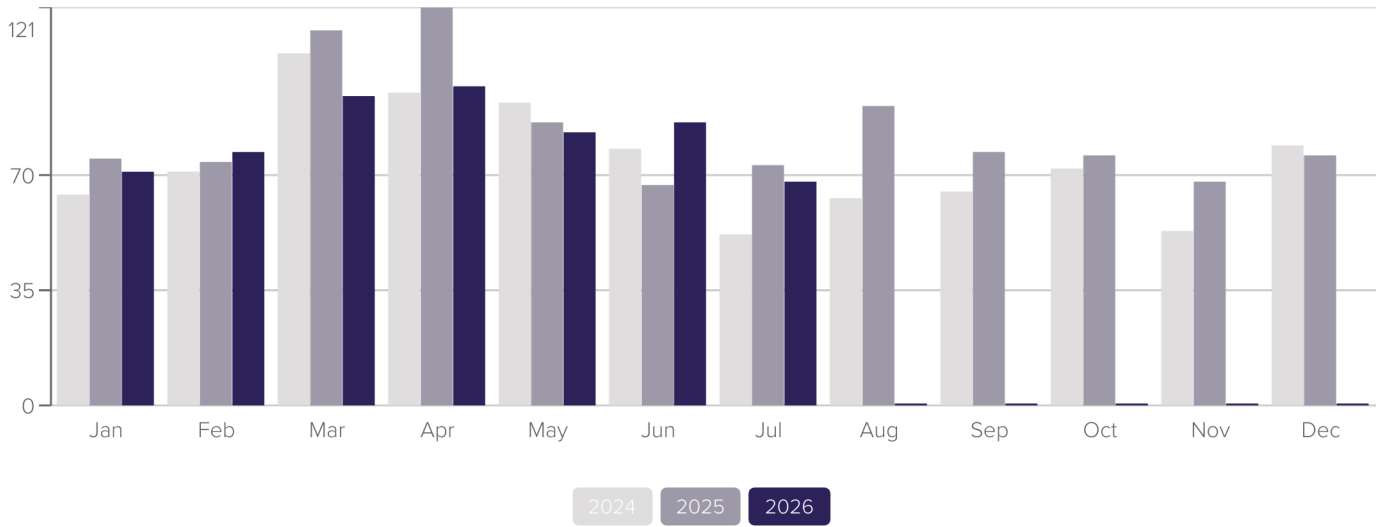
Current Market

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

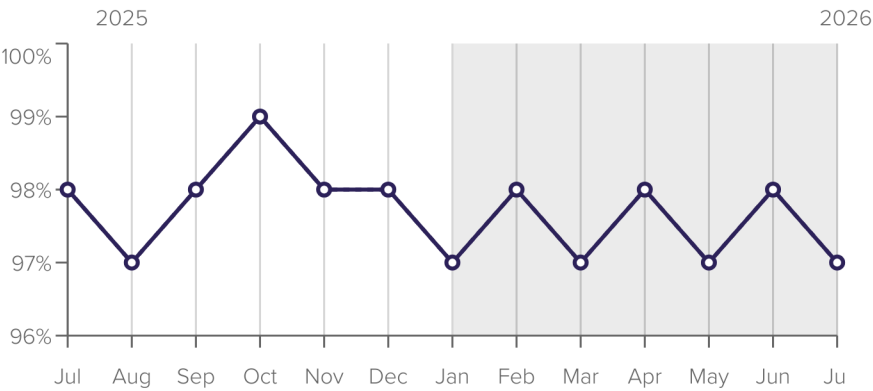
243 Homes for Sale	\$280,000 Median List Price	67 Median Days on Market
73 Homes Under Contract	\$1,350,000 High Price	\$79,000 Low Price

Values pulled on 8/1/2026

Homes Sold



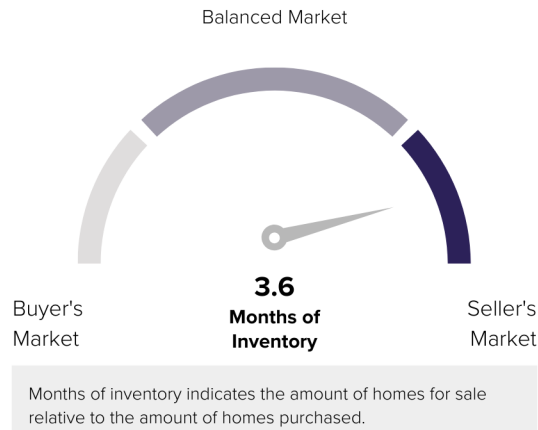
Sale to List Price Ratio



Market Conditions


47

Median Days on Market




6%

Properties Sold Over Original Asking Price

July 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

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 8/1/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg	
All Price Ranges	243	3.6	1.0	68	84	Seller's
< \$200,000	50	3.6	1.0	14	14	● Seller's
\$200,000 - \$225,000	20	2.5	1.5	8	6	● Seller's
\$225,000 - \$250,000	27	3.9	1.1	7	9	● Seller's
\$250,000 - \$275,000	19	3.2	0.7	6	11	● Seller's
\$275,000 - \$300,000	32	10.7	1.9	3	7	● Buyer's
\$300,000 - \$325,000	13	2.2	0.6	6	6	● Seller's
\$325,000 - \$350,000	17	2.4	0.7	7	7	● Seller's
\$350,000 - \$375,000	9	—	1.5	0	3	—
\$375,000 - \$400,000	11	1.8	0.8	6	4	● Seller's
\$400,000 - \$425,000	6	6.0	0.7	1	2	● Buyer's
> \$425,000	39	3.9	1.2	10	11	● 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 July 2026.

