Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

Goodyear

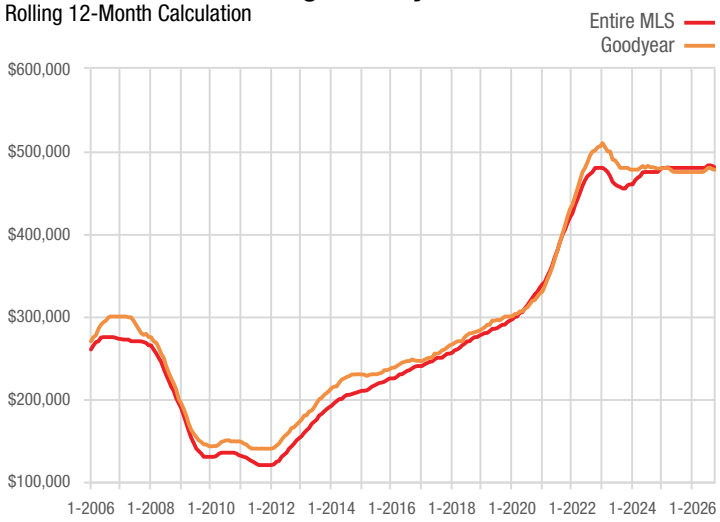
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	253	**255**	+ 0.8%	2,577	**2,432**	- 5.6%
Pending Sales	170	**93**	- 45.3%	1,836	**1,669**	- 9.1%
Closed Sales	140	**116**	- 17.1%	1,784	**1,691**	- 5.2%
Days on Market Until Sale	71	**74**	+ 4.2%	75	**80**	+ 6.7%
Median Sales Price*	$470,995	**$475,000**	+ 0.9%	$475,448	**$479,000**	+ 0.7%
Average Sales Price*	$513,278	**$492,495**	- 4.0%	$513,845	**$514,846**	+ 0.2%
Percent of List Price Received*	98.6%	**98.2%**	- 0.4%	98.7%	**98.7%**	0.0%
Inventory of Homes for Sale	660	**758**	+ 14.8%	—	—	—
Months Supply of Inventory	3.8	**4.7**	+ 23.7%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	9	**8**	- 11.1%	91	**89**	- 2.2%
Pending Sales	6	**4**	- 33.3%	57	**54**	- 5.3%
Closed Sales	3	**4**	+ 33.3%	51	**52**	+ 2.0%
Days on Market Until Sale	94	**112**	+ 19.1%	88	**83**	- 5.7%
Median Sales Price*	$450,000	**$394,805**	- 12.3%	$414,000	**$439,500**	+ 6.2%
Average Sales Price*	$432,666	**$401,153**	- 7.3%	$402,666	**$432,680**	+ 7.5%
Percent of List Price Received*	99.1%	**99.2%**	+ 0.1%	97.8%	**98.9%**	+ 1.1%
Inventory of Homes for Sale	24	**35**	+ 45.8%	—	—	—
Months Supply of Inventory	4.8	**6.4**	+ 33.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

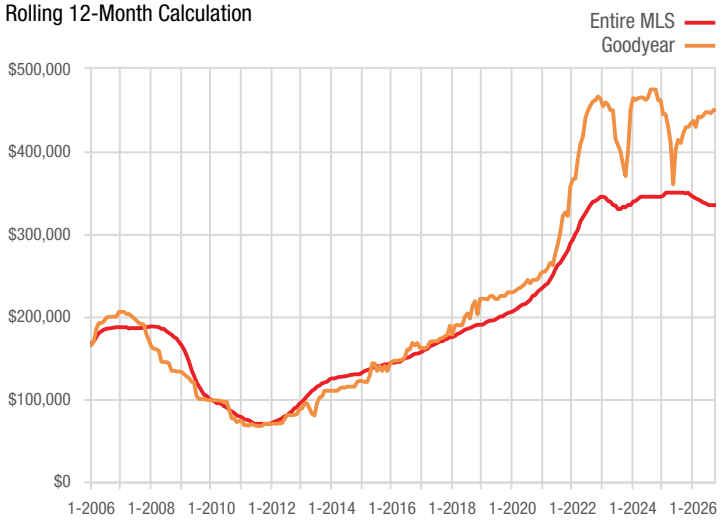
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.