

Local Market Update – May 2026

A Research Tool Provided by Phoenix REALTORS®



Goodyear

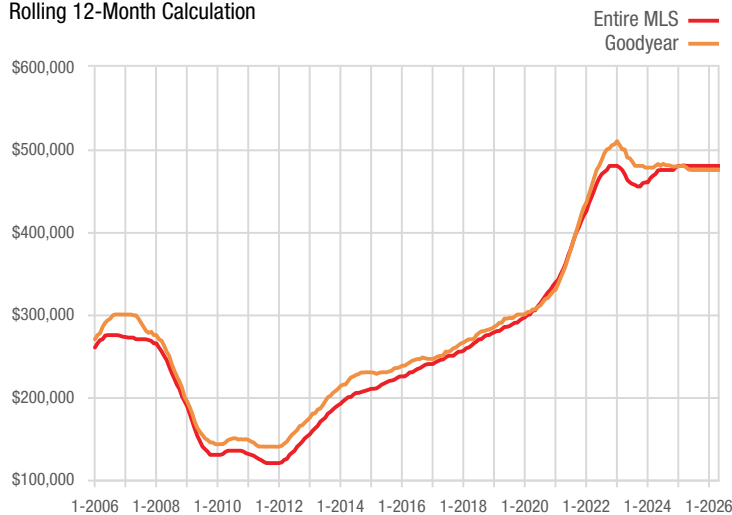
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	245	216	- 11.8%	1,458	1,304	- 10.6%
Pending Sales	182	149	- 18.1%	1,012	932	- 7.9%
Closed Sales	197	198	+ 0.5%	920	894	- 2.8%
Days on Market Until Sale	75	80	+ 6.7%	73	80	+ 9.6%
Median Sales Price*	\$474,990	\$473,040	- 0.4%	\$477,998	\$480,000	+ 0.4%
Average Sales Price*	\$503,092	\$520,676	+ 3.5%	\$519,387	\$521,592	+ 0.4%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	715	684	- 4.3%	—	—	—
Months Supply of Inventory	4.4	4.0	- 9.1%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	14	5	- 64.3%	58	44	- 24.1%
Pending Sales	5	2	- 60.0%	30	34	+ 13.3%
Closed Sales	6	8	+ 33.3%	27	33	+ 22.2%
Days on Market Until Sale	50	63	+ 26.0%	77	88	+ 14.3%
Median Sales Price*	\$415,825	\$468,500	+ 12.7%	\$345,000	\$429,500	+ 24.5%
Average Sales Price*	\$422,608	\$431,688	+ 2.1%	\$387,209	\$402,423	+ 3.9%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	97.2%	98.9%	+ 1.7%
Inventory of Homes for Sale	33	27	- 18.2%	—	—	—
Months Supply of Inventory	7.3	4.4	- 39.7%	—	—	—

* 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.

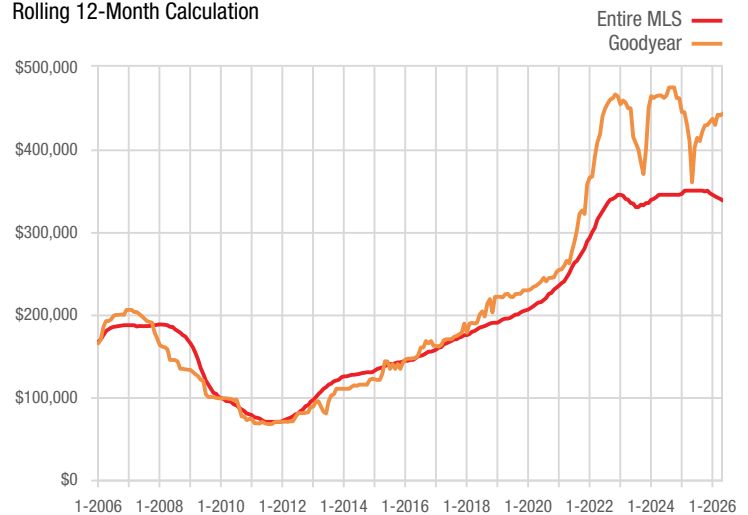
Median Sales Price - Single Family

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.