## **Local Market Update – October 2025**A Research Tool Provided by Phoenix REALTORS®

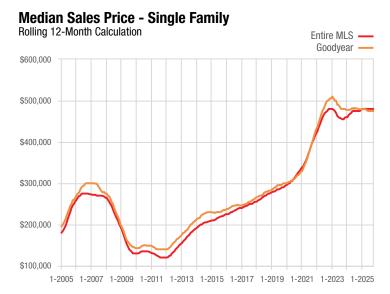


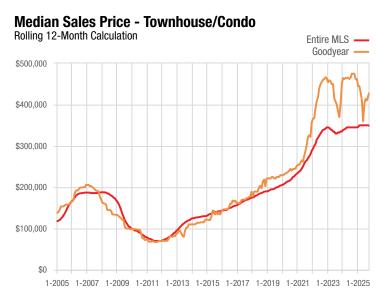
## Goodyear

Single Family		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	232	245	+ 5.6%	2,198	2,569	+ 16.9%	
Pending Sales	134	121	- 9.7%	1,433	1,783	+ 24.4%	
Closed Sales	138	140	+ 1.4%	1,402	1,783	+ 27.2%	
Days on Market Until Sale	75	69	- 8.0%	68	75	+ 10.3%	
Median Sales Price*	\$472,946	\$465,000	- 1.7%	\$480,601	\$475,000	- 1.2%	
Average Sales Price*	\$513,806	\$512,132	- 0.3%	\$527,742	\$513,823	- 2.6%	
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.8%	98.7%	- 0.1%	
Inventory of Homes for Sale	590	694	+ 17.6%		_	_	
Months Supply of Inventory	4.3	4.1	- 4.7%		_	_	

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	6	8	+ 33.3%	72	90	+ 25.0%	
Pending Sales	5	3	- 40.0%	49	54	+ 10.2%	
Closed Sales	2	3	+ 50.0%	48	51	+ 6.3%	
Days on Market Until Sale	50	94	+ 88.0%	78	88	+ 12.8%	
Median Sales Price*	\$381,500	\$450,000	+ 18.0%	\$462,000	\$414,000	- 10.4%	
Average Sales Price*	\$381,500	\$426,000	+ 11.7%	\$436,163	\$402,274	- 7.8%	
Percent of List Price Received*	93.1%	97.8%	+ 5.0%	97.6%	97.8%	+ 0.2%	
Inventory of Homes for Sale	21	26	+ 23.8%	_	_	_	
Months Supply of Inventory	4.2	5.5	+ 31.0%		_	_	

<sup>\*</sup> 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.





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.