

Local Market Update – March 2026

A Research Tool Provided by Phoenix REALTORS®



Goodyear

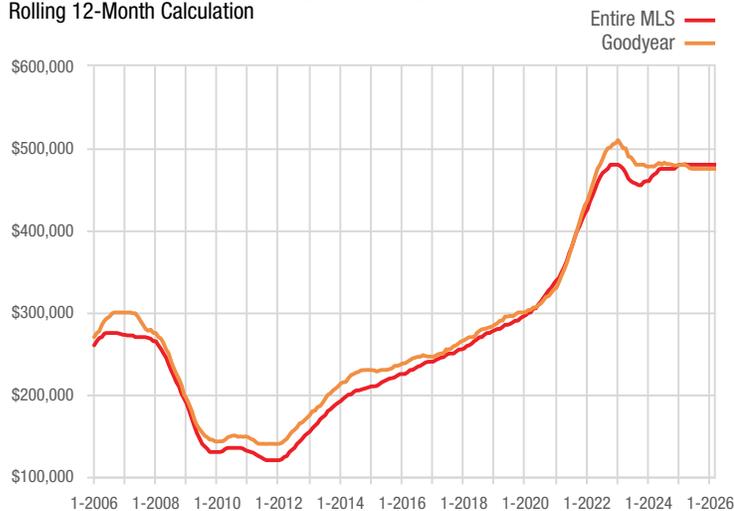
| Single Family | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 277 | 267 | - 3.6% | 875 | 780 | - 10.9% |
| Pending Sales | 216 | 177 | - 18.1% | 596 | 542 | - 9.1% |
| Closed Sales | 212 | 227 | + 7.1% | 497 | 478 | - 3.8% |
| Days on Market Until Sale | 75 | 80 | + 6.7% | 75 | 81 | + 8.0% |
| Median Sales Price* | \$482,990 | \$486,425 | + 0.7% | \$483,990 | \$485,500 | + 0.3% |
| Average Sales Price* | \$536,628 | \$527,562 | - 1.7% | \$530,599 | \$523,287 | - 1.4% |
| Percent of List Price Received* | 98.8% | 98.9% | + 0.1% | 98.6% | 98.6% | 0.0% |
| Inventory of Homes for Sale | 696 | 678 | - 2.6% | — | — | — |
| Months Supply of Inventory | 4.5 | 3.9 | - 13.3% | — | — | — |

| Townhouse/Condo | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 10 | 14 | + 40.0% | 29 | 30 | + 3.4% |
| Pending Sales | 8 | 10 | + 25.0% | 21 | 21 | 0.0% |
| Closed Sales | 6 | 11 | + 83.3% | 13 | 16 | + 23.1% |
| Days on Market Until Sale | 143 | 74 | - 48.3% | 108 | 76 | - 29.6% |
| Median Sales Price* | \$313,500 | \$473,850 | + 51.1% | \$414,000 | \$455,500 | + 10.0% |
| Average Sales Price* | \$347,000 | \$434,895 | + 25.3% | \$389,654 | \$413,797 | + 6.2% |
| Percent of List Price Received* | 95.5% | 97.9% | + 2.5% | 96.3% | 98.1% | + 1.9% |
| Inventory of Homes for Sale | 16 | 30 | + 87.5% | — | — | — |
| Months Supply of Inventory | 3.3 | 5.2 | + 57.6% | — | — | — |

* 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.

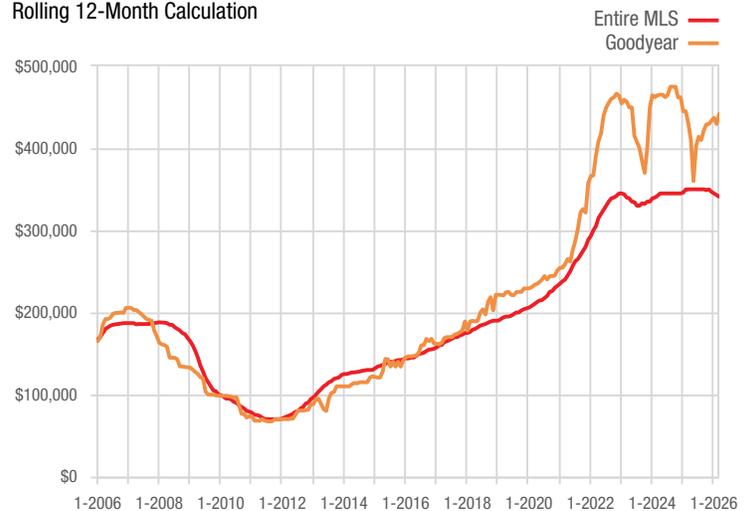
Median Sales Price - Single Family

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.