

Local Market Update – July 2025

A Research Tool Provided by Phoenix REALTORS®



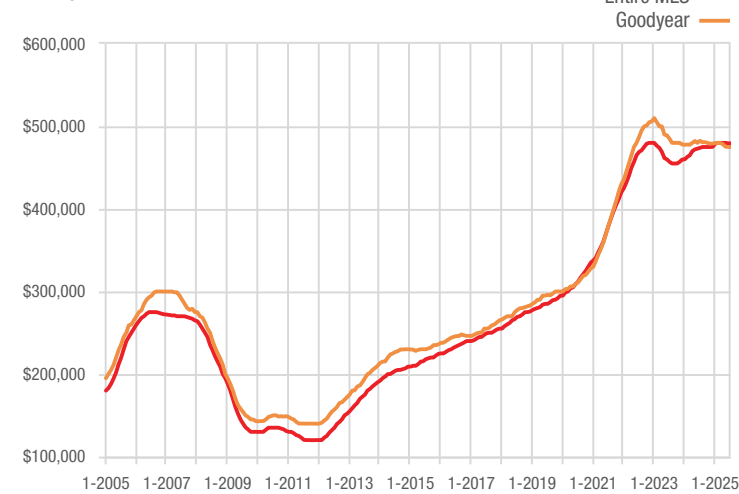
Goodyear

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	204	191	- 6.4%	1,520	1,870	+ 23.0%
Pending Sales	164	138	- 15.9%	1,051	1,324	+ 26.0%
Closed Sales	151	184	+ 21.9%	980	1,301	+ 32.8%
Days on Market Until Sale	62	80	+ 29.0%	69	74	+ 7.2%
Median Sales Price*	\$480,000	\$465,000	- 3.1%	\$485,000	\$475,000	- 2.1%
Average Sales Price*	\$523,623	\$488,673	- 6.7%	\$534,239	\$513,326	- 3.9%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	471	642	+ 36.3%	—	—	—
Months Supply of Inventory	3.5	3.9	+ 11.4%	—	—	—

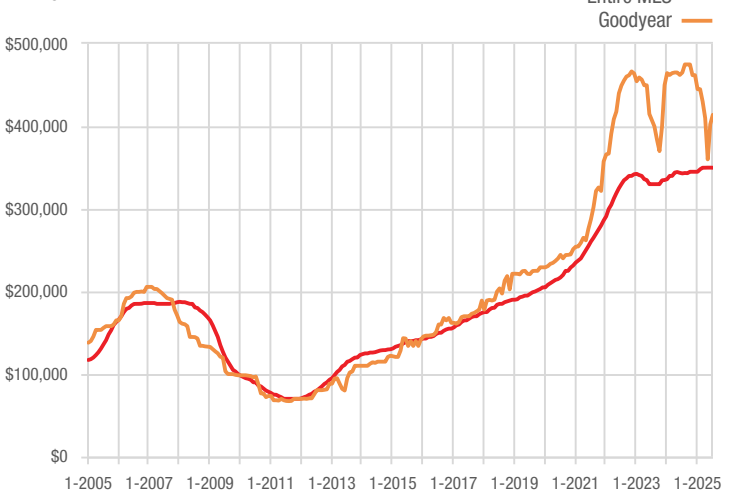
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	3	2	- 33.3%	47	70	+ 48.9%
Pending Sales	6	4	- 33.3%	43	41	- 4.7%
Closed Sales	6	7	+ 16.7%	41	36	- 12.2%
Days on Market Until Sale	89	80	- 10.1%	78	75	- 3.8%
Median Sales Price*	\$336,250	\$437,000	+ 30.0%	\$450,000	\$370,875	- 17.6%
Average Sales Price*	\$383,733	\$404,986	+ 5.5%	\$437,410	\$392,043	- 10.4%
Percent of List Price Received*	97.4%	99.0%	+ 1.6%	97.8%	97.7%	- 0.1%
Inventory of Homes for Sale	10	30	+ 200.0%	—	—	—
Months Supply of Inventory	1.9	6.6	+ 247.4%	—	—	—

* 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.