

Goodyear 85338

ZIP code · AZ · Arizona > Maricopa County > Goodyear

BUYER'S MARKET

\$433K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

1,513

SALES (12 MO)

\$452K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



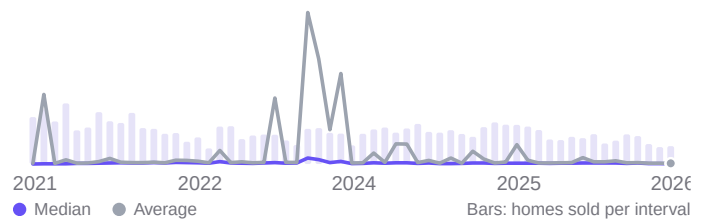
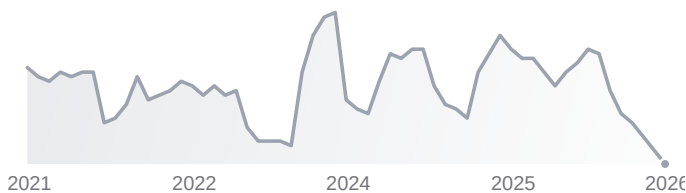
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$425K · Average \$456K

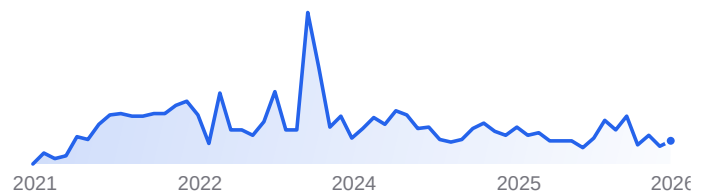
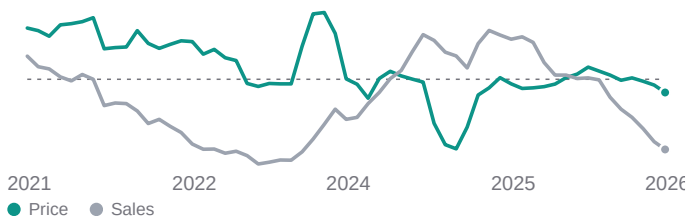


Growth (year over year)

Price -6.0% · Sales -32.0%

Price per square foot

\$223/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

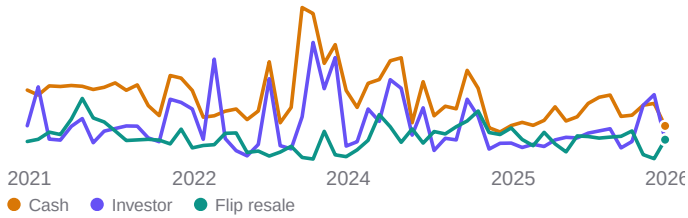
6.0%



BUYERS & OUTCOMES

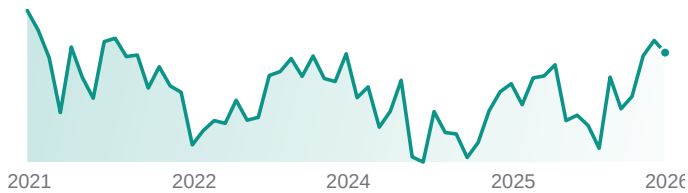
Buyer mix

Cash 15% · Investor 9.6% · Flip resale 9.6%



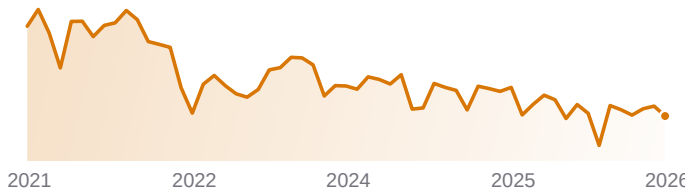
Sellers who sold at a gain

81%

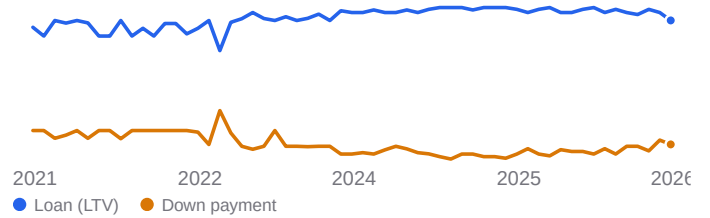


Median annualized return at resale

+4.1%

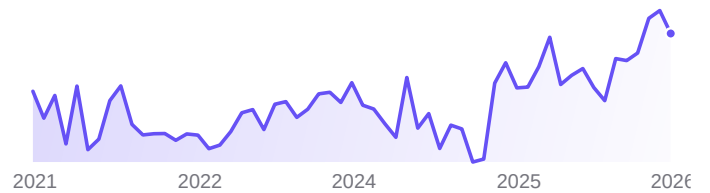


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	25,191
Median value (AVM)	\$452K
Median size	2,000 ft²
Median bedrooms	3
Median year built	2007
Single family	83%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.0%
Owner occupied	77%
Company owned	22%
Median loan-to-value	55%

Typical ownership tenure

6.6 yrs

COMMUNITY

Population	63,070
Density	777 / mi²
Median household income	\$92K
Average household income	\$111K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	5.0%
Unemployment	1.1%
Average temp	71°F
Annual precip	8 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.