

Jennifer Sanchez Team

WEST VALLEY MARKET REPORT FOR OCTOBER 2021

| City | Median Price | | % Change over last year | | Avg Days on Market | Active Listings | | Sold Listings | | **Absorption Rate | |
|-----------------|--------------|-----------|-------------------------|-------|--------------------|-----------------|--------|---------------|-------|-------------------|------|
| | MTD | YTD | MTD | YTD | MTD | MTD | YTD | MTD | YTD | MTD | YTD |
| Avondale | \$395,000 | \$359,000 | 38.35 | 32.35 | 15 | 94 | 1271 | 108 | 1104 | 0.83 | 0.56 |
| Buckeye | \$395,000 | \$369,000 | 36.25 | 35.16 | 24 | 292 | 3071 | 275 | 2546 | 1.13 | 0.74 |
| El Mirage | \$352,750 | \$317,500 | 37.12 | 33.97 | 11 | 34 | 589 | 56 | 524 | 0.64 | 0.65 |
| Glendale | \$390,000 | \$361,000 | 27.45 | 27.20 | 18 | 364 | 4752 | 429 | 3990 | 0.91 | 0.76 |
| Goodyear | \$440,233 | \$415,000 | 27.60 | 29.69 | 22 | 249 | 2670 | 183 | 2131 | 1.14 | 0.79 |
| Laveen | \$429,000 | \$395,000 | 44.93 | 37.63 | 26 | 115 | 915 | 65 | 720 | 1.58 | 0.9 |
| Litchfield Park | \$502,490 | \$459,995 | 27.21 | 19.79 | 15 | 104 | 922 | 58 | 748 | 1.36 | 0.97 |
| Peoria | \$452,650 | \$242,900 | 25.74 | 25.71 | 20 | 353 | 4257 | 369 | 3642 | 0.93 | 0.67 |
| Phoenix | \$390,000 | \$360,000 | 23.22 | 22.03 | 22 | 2325 | 24642 | 1981 | 18476 | 1.14 | 0.91 |
| Surprise | \$420,000 | \$376,000 | 33.55 | 28.33 | 20 | 407 | 4329 | 367 | 3631 | 1.11 | 0.75 |
| Tolleson | \$380,000 | \$350,000 | 31.26 | 33.59 | 12 | 46 | 599 | 41 | 510 | 0.86 | 0.63 |
| Waddell | \$451,500 | \$432,500 | 24.39 | 25.36 | 27 | 40 | 332 | 14 | 259 | 1.38 | 1.56 |
| Maricopa County | \$415,000 | \$385,100 | 24.81 | 24.23 | 23 | 11331 | 113601 | 8784 | 92230 | 1.21 | 0.93 |



**** ABSORPTION RATE:** In Months, shows how long the current inventory of properties would last at the current rate of sales. 5-6 months of Inventory would be considered a flat or "Normal Market." Less than 4 months would be considered a "Seller's Market" while levels above 6months would be considered a "Buyer's Market". Absorption Rate is calculated by dividing the average number of

All information from the Arizona Regional Multiple Listing Service and is deemed reliable but not guaranteed