CITY GUIDE

Goodyear, Arizona

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.





REBECCA MEDRANO

eXp Realty, Peoria office

(602) 509-1099 | medranoaz.com

UPDATED OCTOBER 2026

WELCOME

Thinking about Goodyear?

Goodyear holds a lot of family memories for us. Our boys played in so many junior golf tournaments at Junior National, and we can spend hours hunting for treasures at the Brass Armadillo. Between spring training at Goodyear Ballpark, the trails at Estrella Mountain Regional Park and the beautiful Georgia T. Lord Library at Civic Square, there's a lot to love here. As a third-generation Phoenix native with 12+ years in Arizona real estate, I'd love to help you find your place here.

Rebecca Medrano

GOODYEAR AT A GLANCE

$477K
Median sale price, June to August 2026 (Redfin)

76 days
Median time on market, June to August 2026 (Redfin)

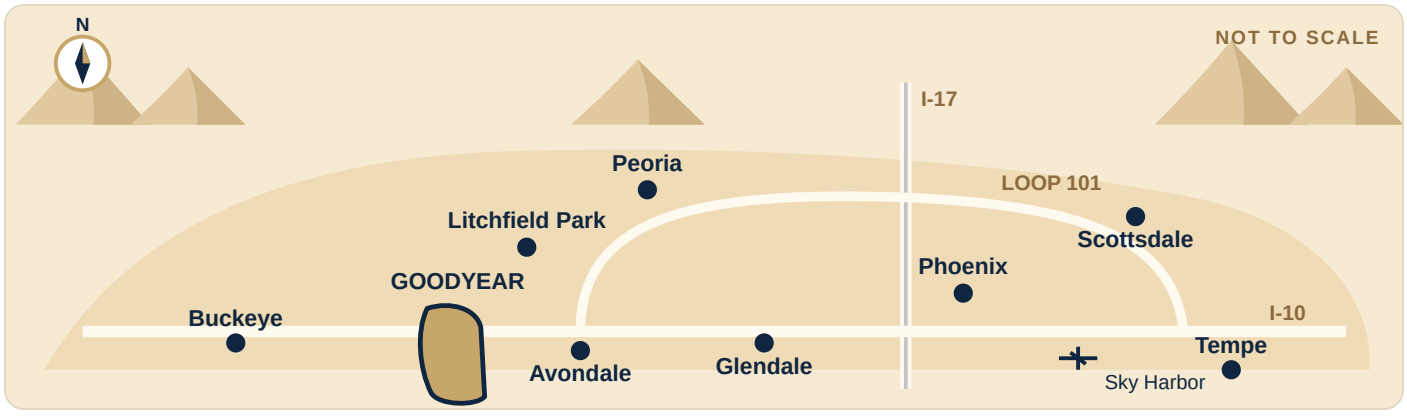
95,294
Residents at the 2020 Census

191 sq mi
Total city area (U.S. Census)

2
MLB teams at Goodyear Ballpark each spring: the Guardians and Reds

20 places
On the illustrated Goodyear map on page 5

WHERE GOODYEAR SITS IN THE VALLEY



North of I-10: Palm Valley, PebbleCreek, Goodyear Civic Square and the shopping along McDowell and Litchfield roads.

South of I-10: Goodyear Ballpark and Canyon Trails, then Estrella Parkway south across the Gila River to Estrella and Estrella Mountain Regional Park.

WHERE TO LIVE

Goodyear's communities



How four of Goodyear's best-known communities compare.

Estrella

SOUTH GOODYEAR, ALONG ESTRELLA PKWY

Lakes · Golf · Trails · Includes a 55+ community

- A master-planned community at the foothills of the Sierra Estrella, home to more than 23,000 residents.
- North Lake, the Yacht Club of Estrella and the Starpointe Residents' Club, plus the Nicklaus-designed Golf Club of Estrella and CantaMia, a 55+ neighborhood.

Palm Valley

NORTH OF I-10, ALONG LITCHFIELD RD

Golf · Shopping nearby

- One of Goodyear's original planned areas, with golf-course neighborhoods and mature landscaping.
- Close to Palm Valley Golf Club and the shopping at Palm Valley Pavilions West.

PebbleCreek

PEBBLECREEK PKWY, NORTH OF I-10

55+ · Golf · Gated

- A gated, age-restricted (55+) Robson Resort Community with golf inside the community.

Canyon Trails

NEAR I-10 AND COTTON LN

Newer homes · Pool

- Newer homes with a community pool, neighborhood parks and easy access to I-10 and Loop 303.

Touring a community? Ask these questions

- What's the HOA fee, and what does it cover?
- Are there rental or short-term rental rules?
- Which amenities are included, and which cost extra?
- Is there any new building planned nearby?
- Are there special assessments or district taxes on the tax bill?
- Which schools are assigned to this address?

Sources: Harvard Investments, City of Goodyear, Robson Resort Communities, ARMLS. Confirm amenities and HOA details with each community.

THE MARKET

What homes cost right now



Prices are up slightly over the past year, and homes are taking about two and a half months to sell.

$477K
Median sale price
+2.9% vs. last year

$228
Median price per sq. ft.
-0.8% vs. last year

76
Median days on market
5 days slower vs. last year

554
homes sold in August

3.7
months of supply

About 3.7 months of supply means it would take about four months to sell every home now listed, if no new homes came on the market.

Redfin, Goodyear, AZ, June to August 2026.

How Goodyear compares: median price per square foot

Phoenix	$281.54
Glendale	$248.42
Litchfield Park	$232.95
Goodyear	$231.33
Avondale	$222.29
Buckeye	$219.92

The Cromford Report, single-family detached homes, October 2026. Goodyear ranks 25th of 41 Valley cities and is up 0.1% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking about two and a half months to sell, there's usually room to compare options and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- I'll pull recent sales for any home you're serious about, so you know what it's really worth.

If you're selling

- Buyers are comparing, so pricing it right from day one matters most.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby, not an algorithm.

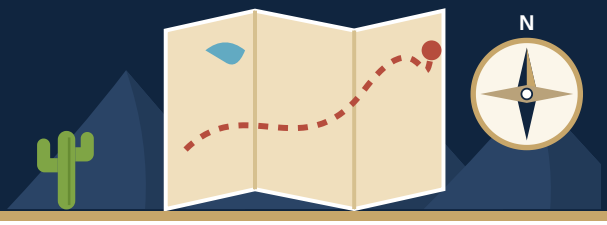
Want the numbers for one specific home?

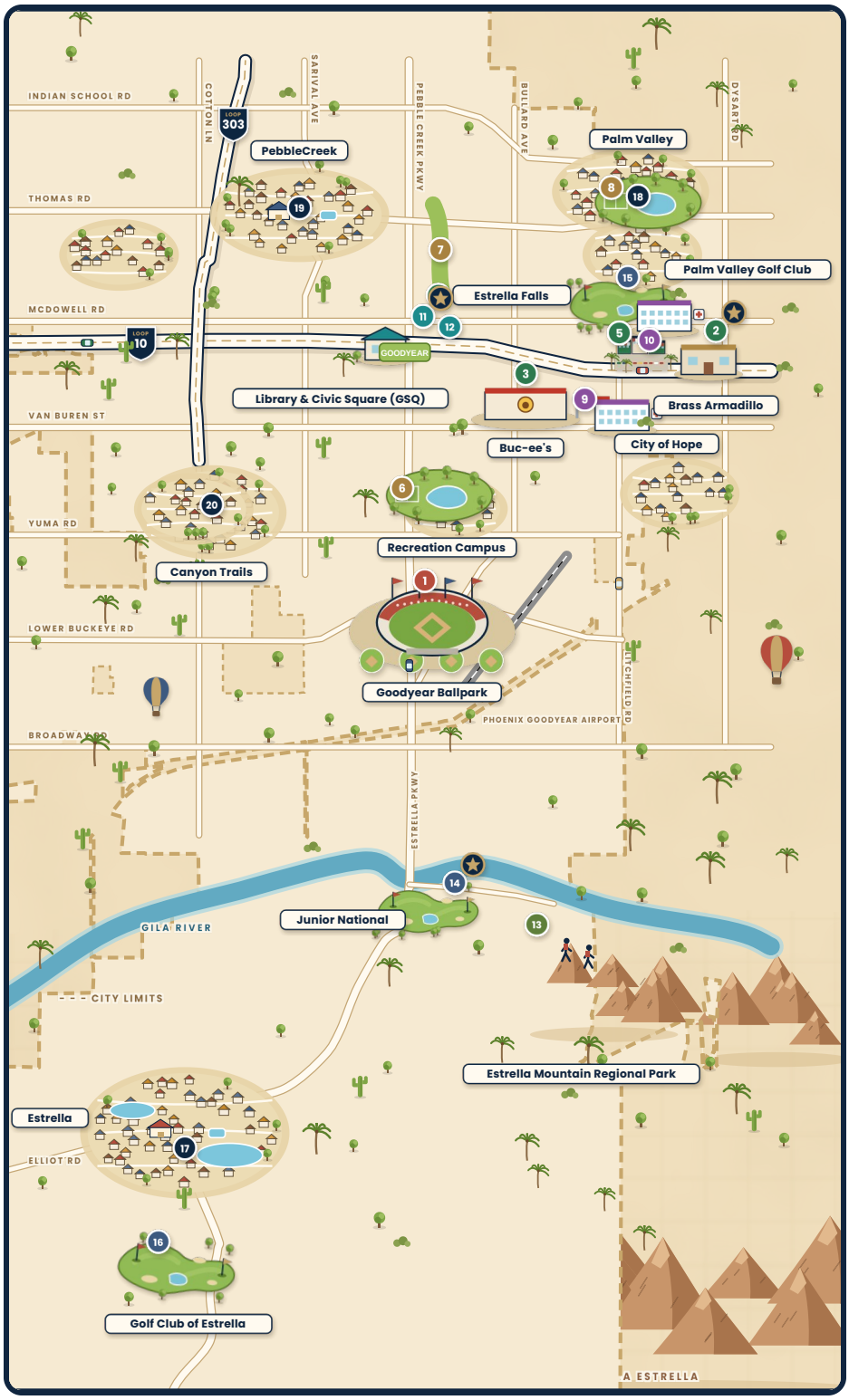
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**
Home value: **medranoaz.com/sell.html**

THE MAP

Goodyear, illustrated





SPORTS & ENTERTAINMENT

1. Goodyear Ballpark

SHOPPING

2. Brass Armadillo Antique Mall
3. Buc-ee's
4. The Market at Estrella Falls
5. Palm Valley Pavilions West

PARKS & RECREATION

6. Goodyear Recreation Campus
7. Bullard Wash Park
8. Goodyear Community Park

HEALTHCARE

9. City of Hope Cancer Center
10. Abrazo West Campus

CULTURE & HISTORY

11. Georgia T. Lord Library
12. Goodyear Civic Square (GSQ)

TRAILS & PRESERVES

13. Estrella Mountain Regional Park

GOLF

14. Junior National Golf Club
15. Palm Valley Golf Club
16. Golf Club of Estrella

COMMUNITIES

17. Estrella
18. Palm Valley
19. PebbleCreek
20. Canyon Trails

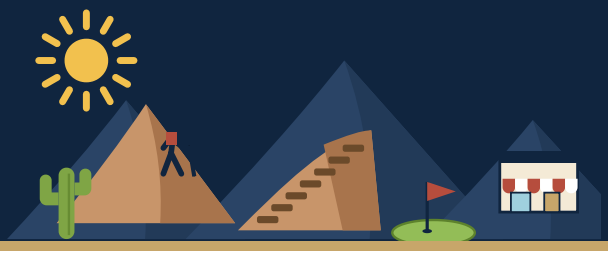
REBECCA'S PICKS

- ★ Brass Armadillo Antique Mall
- ★ Georgia T. Lord Library
- ★ Junior National Golf Club

Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Goodyear



Spring training

The Cleveland Guardians and Cincinnati Reds train at Goodyear Ballpark each spring.

Buc-ee's

Arizona's first Buc-ee's opened in June 2026 at I-10 and Bullard Ave: 74,000 square feet with 120 fueling positions.

Estrella Mountain Regional Park

Desert trails for hiking, biking and horseback riding near where the Agua Fria and Gila rivers meet, plus a nature center.

Georgia T. Lord Library

A two-story library at Goodyear Civic Square (GSQ), with a treehouse-themed children's area, study rooms and a cafe. GSQ's 2-acre park hosts community events.

Goodyear Recreation Campus

A 30-acre park with an aquatic center, lighted sports courts and fields, and a 1-mile walking path.

Brass Armadillo

An antique mall with hundreds of dealers, from vintage clothing to furniture, on McDowell Rd near Dysart.

Golf

Junior National at Estrella Mountain Park, Palm Valley Golf Club and the Nicklaus-designed Golf Club of Estrella.

Shopping

The Market at Estrella Falls on McDowell Rd and Palm Valley Pavilions West at I-10 and Litchfield Rd.

☆ Rebecca's picks

Brass Armadillo Antique Mall 13277 W McDowell Rd	*“For the antique shopper in you, from vintage clothing, furniture and everything in between. We spend hours here.”*
Georgia T. Lord Library 1900 N Civic Square	*“Absolutely worth a visit! No doubt one of the best libraries in AZ.”*
Junior National Golf Club 15200 W Vineyard Ave	*“So many jr golf tourney memories here. It's a fun course if you're just getting started with golf.”*

Sources: City of Goodyear, Maricopa County Library District, Maricopa County Parks, Buc-ee's, Stark Enterprises, Vestar. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Goodyear



HOAs and CC&Rs

Most master-planned communities have an HOA. Before you commit, review the fees, what they cover, and the CC&Rs, including any rules on rentals, parking and exterior changes.

New construction

A builder's sales rep represents the builder, not you. Bring your own agent from the first visit; many builders pay the buyer's agent, and I'll confirm that up front.

Age-restricted communities

PebbleCreek and CantaMia at Estrella are 55+ communities, and age requirements apply to residents. Ask me how they work before you tour.

Schools

Several school districts serve Goodyear, and boundaries don't follow city lines. Confirm the assigned schools for any address with the district.

Getting around

I-10 and Loop 303 meet in Goodyear. Estrella Parkway is the main route south across the Gila River to Estrella.

Arizona summers

During inspection, pay close attention to the age of the A/C system and, if there is one, the pool equipment. Both are expensive to replace.

Wondering which part of Goodyear fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.

Rebecca Medrano

Text or call: **(602) 509-1099**

Email: **rebecca@medranoaz.com**

Web: **medranoaz.com**

Rebecca Medrano, eXp Realty | 16165 N 83rd Ave, Ste 200, Peoria, AZ 85382 | AZ License #SA652445000 | Equal Housing Opportunity.

Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.