



Goodyear, Arizona.

Current market data.

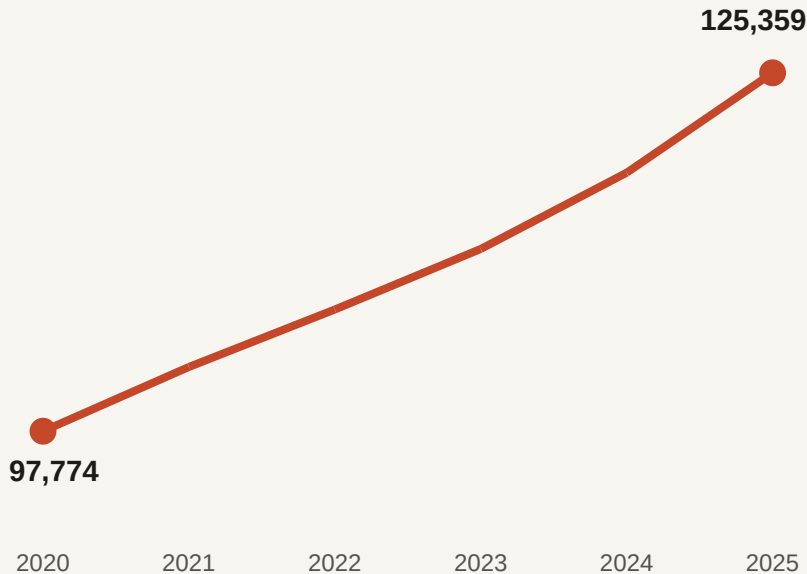
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 28.2% since 2020.

125,359

people, the 12th-largest of Arizona's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

86.7%

of 40,306 jobs located in Goodyear are filled by in-commuters.



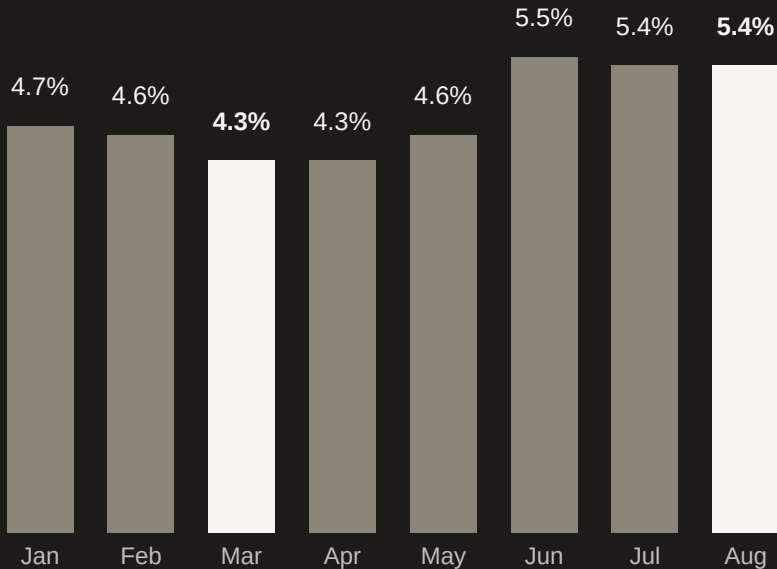
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.3%.

5.4%

in August 2026, the latest month released. A year earlier it was 4.5%.

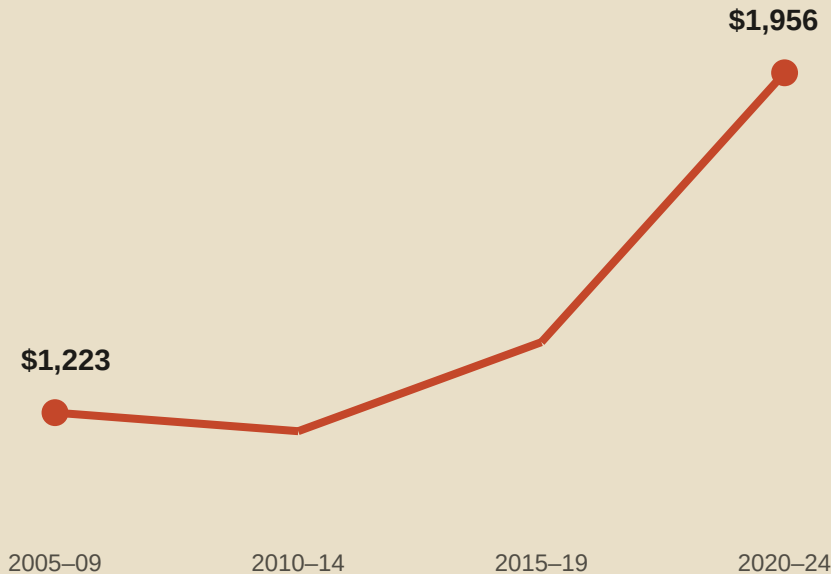


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,956

a month. Arizona's median is \$1,543.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,730 gap between neighbors, the sharpest rent edge between adjacent tracts in Maricopa County.

TRACT 9413

\$771

TRACT 4202.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$917–\$1,375



\$1,956 median

is the monthly rent range local workforce wages support.

BUILDING

21% of the housing here was built before 2000.

21,363

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

21%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 42,159 homes here.

116–403

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 19% more than Arizona's.

\$471,300

median home value in Goodyear.

Goodyear



\$471,300

Arizona



\$394,500

U.S.



\$332,700

THAT WAS GOODYEAR'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/az/goodyear/**](https://almanacdata.ai/e/az/goodyear/)

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