

West Valley
Market Update

What local numbers mean for your home value and your next move.



Meet Todd

MLS snapshot: October 23, 2026 | Recent sales: September 23-October 23

CITY	ACTIVE	RECENT SALES	MEDIAN SOLD PRICE	MARKET DAYS*	SUPPLY* MONTHS	BELOW ASKING	VALUE** 1 YEAR
Surprise	1,467	252	\$439,195	61	5.8	56.3%	-1.7%
Sun City West	237	77	\$369,900	52	3.1	75.3%	-1.5%
Sun City	532	107	\$259,950	65	5.0	61.7%	-2.1%
Litchfield Park	275	51	\$499,000	73	5.4	52.9%	+0.1%
Peoria	1,054	213	\$505,000	61	4.9	55.4%	-0.7%
Buckeye	1,070	245	\$396,990	64	4.4	50.2%	-1.9%
Goodyear	762	139	\$489,990	51	5.5	54.0%	-0.9%

Read the table: Median sold is the middle closing price, not a valuation of your home. More supply means more inventory relative to the recent sales pace. Below asking compares sold price with the reported list price; seller credits are excluded.

TODD'S READ: LOCAL CONDITIONS MATTER

Citywide home-value changes range from **-2.1% in Sun City** to **+0.1% in Litchfield Park**. Supply ranges from **3.1 months in Sun City West** to **5.8 in Surprise**. That calls for a local strategy: your floor plan, condition and competing homes matter more than a Valley-wide headline.

WHAT COULD HAPPEN NEXT

If new contracts outpace new listings, supply can tighten and prices may firm. If inventory builds while sales slow, price pressure may increase. These are planning scenarios, not a 2027 prediction.

LET'S MEET

Past client, buyer or seller? Let's review your goals and next step. **Call 602-432-3557**, or choose a [meeting request on page 3](#).

Sources: Todd Pooler's MLS-fed reports (click a city) and Zillow (click a value percentage).
Residential MLS listing records; land/multifamily excluded. Areas follow MLS city labels; builder inventory may extend beyond MLS.
*Days = median reported market time on closed listings. Supply = active / recent sales; a rough estimate, not a selling-time forecast.
**Value = Zillow annual ZHVI change through Sept. 30, 2026, separate from the sale median and not an individual appraisal.

Your November home checklist

Three practical tasks, plus a budget check you can keep.

- 01

Check property taxes by November 2, 5 p.m.

The 2026 first-half payment deadline is November 2 at 5 p.m. Confirm your parcel, tax year and payment status. If your mortgage escrows taxes, verify the servicer payment before paying separately.

View your bill / payment status

My property tax guide
- 02

Reset irrigation for cooler weather.

Review each valve's watering days. Run a brief manual cycle to find broken emitters or water spraying pavement. Use the city guide for seasonal intervals by plant type; established plants and new ryegrass need different schedules.

Open Surprise's landscape watering guide
- 03

Test what a price change means for you.

On a \$450,000 home, 5% equals \$22,500. Test net proceeds after payoff and selling costs at several prices. Illustration, not a forecast.

Read the 3% Mortgage Trap

Keep this: your monthly cost comparison

MONTHLY EXPENSE	YOUR HOME	NEXT OPTION
Mortgage principal & interest		
Property taxes (annual / 12)		
Homeowners insurance (annual / 12)		
HOA, recreation & community fees		
Solar loan, lease or other solar payment		
Utilities (average of 12 months)		
Maintenance allowance		
TOTAL MONTHLY COST		

Every extra \$100 per month adds \$1,200 per year. Include all recurring costs when comparing homes. This worksheet covers ongoing costs; budget closing costs and moving expenses separately.

Tax deadline notice: AZFamily, Sept. 30 | County Treasurer announcement

Watering: AMWUA guidance

Useful reading & your next step

Explore my latest articles and meet with me to talk through your plans.

LATEST BLOGS & NEWS

BLOG | OCT 16

The 3% Mortgage Trap



See how equity, selling expenses and a replacement mortgage affect the decision to move.

AZ BIG MEDIA | OCT 11

Beyond the Price Tag



My published article explains which costs to compare before choosing a West Valley home.

PRESS RELEASE | OCT 8

Comparing 55+ Communities



My recent EIN Presswire release shares ways to plan a useful winter home-shopping visit.

Let's meet and make a plan.

Call 602-432-3557

Text Todd

Email Todd

PAST CLIENTS

Home check-in

Review your home's value and discuss changes in your plans.

Let's catch up



BUYERS

Buyer game plan

Compare neighborhoods, budget and the next steps in your home search.

Plan my purchase



SELLERS

Selling strategy

Review pricing, net proceeds and how to compete with listings and builders.

Plan my sale



Buyer guide



Seller guide



55+ communities



Golf communities



New construction



Military & VA guide



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About Todd

