

# Local Market Update – March 2026

A Research Tool Provided by Phoenix REALTORS®



## Chandler

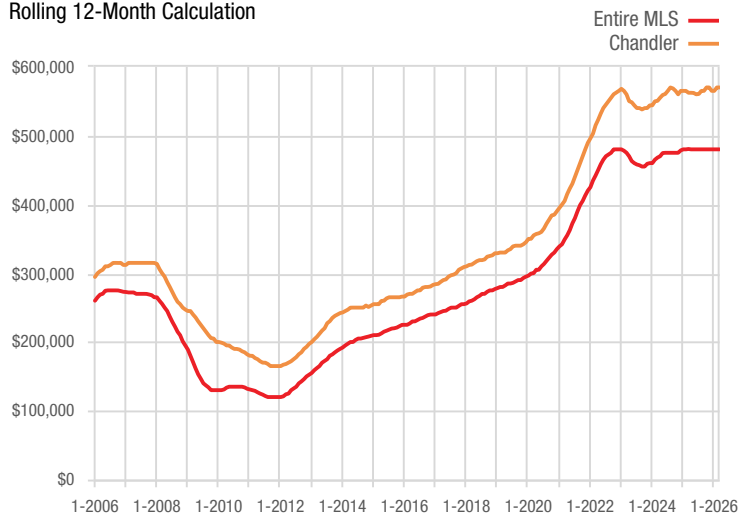
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	333	<b>287</b>	- 13.8%	957	<b>910</b>	- 4.9%
Pending Sales	215	<b>148</b>	- 31.2%	631	<b>598</b>	- 5.2%
Closed Sales	235	<b>246</b>	+ 4.7%	560	<b>569</b>	+ 1.6%
Days on Market Until Sale	53	<b>64</b>	+ 20.8%	57	<b>65</b>	+ 14.0%
Median Sales Price*	\$560,000	<b>\$550,000</b>	- 1.8%	\$555,000	<b>\$560,000</b>	+ 0.9%
Average Sales Price*	\$636,299	<b>\$648,045</b>	+ 1.8%	\$636,986	<b>\$660,914</b>	+ 3.8%
Percent of List Price Received*	98.6%	<b>98.1%</b>	- 0.5%	98.6%	<b>98.1%</b>	- 0.5%
Inventory of Homes for Sale	590	<b>621</b>	+ 5.3%	—	—	—
Months Supply of Inventory	3.0	<b>3.1</b>	+ 3.3%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	56	<b>52</b>	- 7.1%	173	<b>184</b>	+ 6.4%
Pending Sales	36	<b>34</b>	- 5.6%	89	<b>94</b>	+ 5.6%
Closed Sales	31	<b>37</b>	+ 19.4%	71	<b>98</b>	+ 38.0%
Days on Market Until Sale	72	<b>70</b>	- 2.8%	77	<b>83</b>	+ 7.8%
Median Sales Price*	\$369,000	<b>\$345,000</b>	- 6.5%	\$368,500	<b>\$343,500</b>	- 6.8%
Average Sales Price*	\$394,180	<b>\$366,345</b>	- 7.1%	\$393,557	<b>\$359,698</b>	- 8.6%
Percent of List Price Received*	98.5%	<b>97.9%</b>	- 0.6%	98.3%	<b>97.8%</b>	- 0.5%
Inventory of Homes for Sale	135	<b>155</b>	+ 14.8%	—	—	—
Months Supply of Inventory	4.5	<b>5.1</b>	+ 13.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

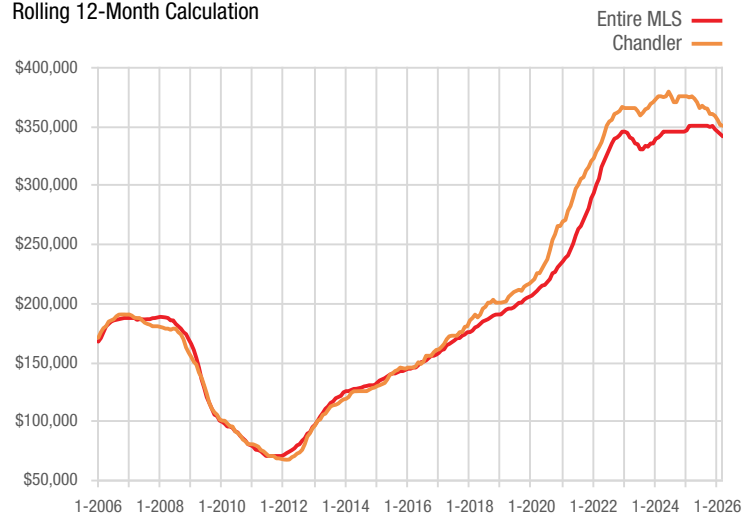
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.