

Local Market Update – May 2026

A Research Tool Provided by Phoenix REALTORS®



Chandler

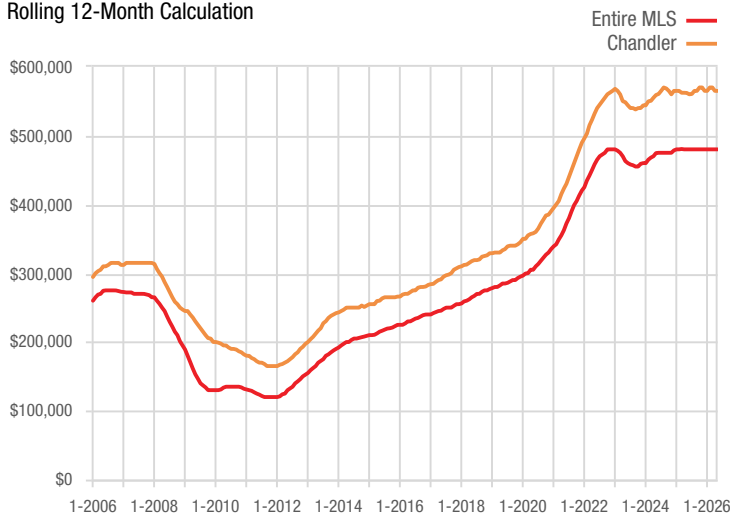
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	310	240	- 22.6%	1,619	1,478	- 8.7%
Pending Sales	208	152	- 26.9%	1,092	1,094	+ 0.2%
Closed Sales	236	261	+ 10.6%	1,016	1,077	+ 6.0%
Days on Market Until Sale	53	55	+ 3.8%	56	61	+ 8.9%
Median Sales Price*	\$580,000	\$550,000	- 5.2%	\$561,000	\$555,000	- 1.1%
Average Sales Price*	\$675,991	\$614,761	- 9.1%	\$646,991	\$649,118	+ 0.3%
Percent of List Price Received*	98.4%	98.4%	0.0%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	667	600	- 10.0%	—	—	—
Months Supply of Inventory	3.5	3.0	- 14.3%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	49	40	- 18.4%	293	282	- 3.8%
Pending Sales	29	24	- 17.2%	159	179	+ 12.6%
Closed Sales	36	41	+ 13.9%	147	183	+ 24.5%
Days on Market Until Sale	59	83	+ 40.7%	67	83	+ 23.9%
Median Sales Price*	\$381,500	\$317,500	- 16.8%	\$364,000	\$340,000	- 6.6%
Average Sales Price*	\$402,386	\$351,780	- 12.6%	\$386,127	\$356,856	- 7.6%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	151	135	- 10.6%	—	—	—
Months Supply of Inventory	5.1	4.3	- 15.7%	—	—	—

* 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.

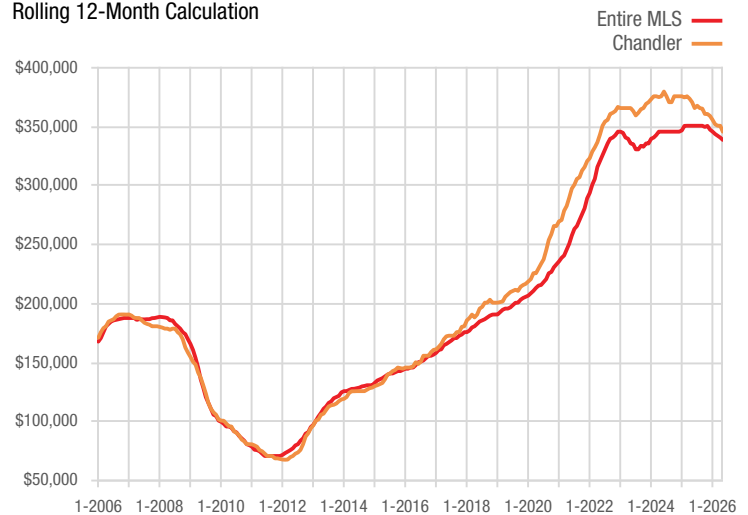
Median Sales Price - Single Family

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.