

Local Market Update – April 2026

A Research Tool Provided by Phoenix REALTORS®



Chandler

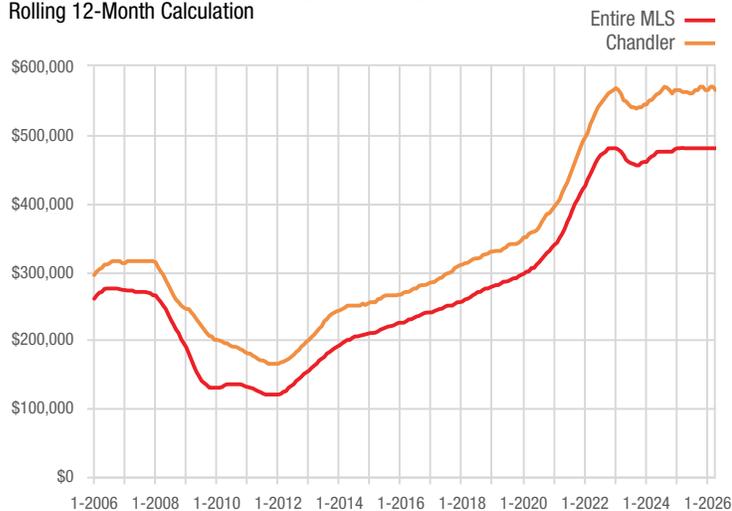
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	352	283	- 19.6%	1,309	1,214	- 7.3%
Pending Sales	253	166	- 34.4%	884	855	- 3.3%
Closed Sales	220	246	+ 11.8%	780	815	+ 4.5%
Days on Market Until Sale	57	59	+ 3.5%	57	63	+ 10.5%
Median Sales Price*	\$580,000	\$550,000	- 5.2%	\$560,000	\$558,000	- 0.4%
Average Sales Price*	\$641,481	\$658,264	+ 2.6%	\$638,254	\$660,083	+ 3.4%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	632	628	- 0.6%	—	—	—
Months Supply of Inventory	3.2	3.1	- 3.1%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	71	54	- 23.9%	244	240	- 1.6%
Pending Sales	41	26	- 36.6%	130	136	+ 4.6%
Closed Sales	40	43	+ 7.5%	111	142	+ 27.9%
Days on Market Until Sale	58	83	+ 43.1%	70	83	+ 18.6%
Median Sales Price*	\$348,000	\$335,000	- 3.7%	\$360,000	\$340,000	- 5.6%
Average Sales Price*	\$358,307	\$355,146	- 0.9%	\$380,854	\$358,322	- 5.9%
Percent of List Price Received*	97.3%	98.0%	+ 0.7%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	150	150	0.0%	—	—	—
Months Supply of Inventory	5.0	4.9	- 2.0%	—	—	—

* 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.

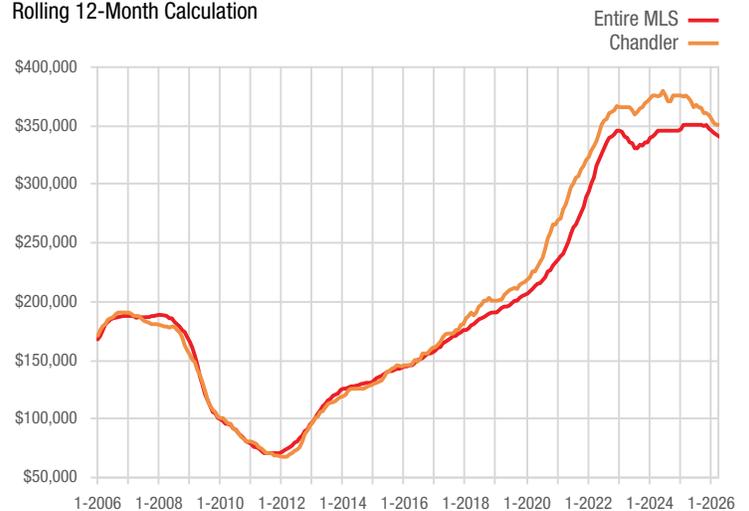
Median Sales Price - Single Family

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.