

Local Market Update – October 2024

A Research Tool Provided by Phoenix REALTORS®



Chandler

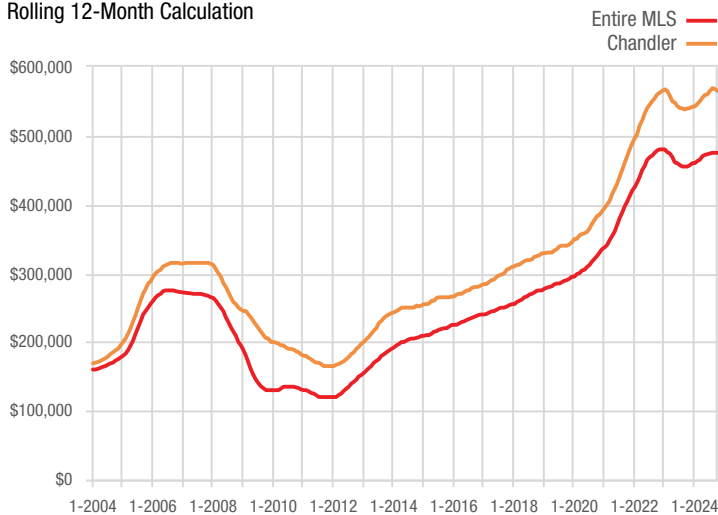
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	189	251	+ 32.8%	2,103	2,590	+ 23.2%
Pending Sales	143	125	- 12.6%	1,957	1,937	- 1.0%
Closed Sales	154	204	+ 32.5%	1,949	1,967	+ 0.9%
Days on Market Until Sale	45	52	+ 15.6%	54	46	- 14.8%
Median Sales Price*	\$551,500	\$539,000	- 2.3%	\$539,000	\$565,000	+ 4.8%
Average Sales Price*	\$630,797	\$630,872	+ 0.0%	\$618,837	\$645,327	+ 4.3%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	306	543	+ 77.5%	—	—	—
Months Supply of Inventory	1.6	3.0	+ 87.5%	—	—	—

Townhouse/Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	38	49	+ 28.9%	413	440	+ 6.5%
Pending Sales	22	22	0.0%	381	302	- 20.7%
Closed Sales	25	35	+ 40.0%	380	304	- 20.0%
Days on Market Until Sale	45	70	+ 55.6%	53	54	+ 1.9%
Median Sales Price*	\$350,000	\$429,900	+ 22.8%	\$366,500	\$372,500	+ 1.6%
Average Sales Price*	\$373,836	\$413,746	+ 10.7%	\$378,271	\$386,916	+ 2.3%
Percent of List Price Received*	97.6%	99.0%	+ 1.4%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	58	105	+ 81.0%	—	—	—
Months Supply of Inventory	1.6	3.6	+ 125.0%	—	—	—

* 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.

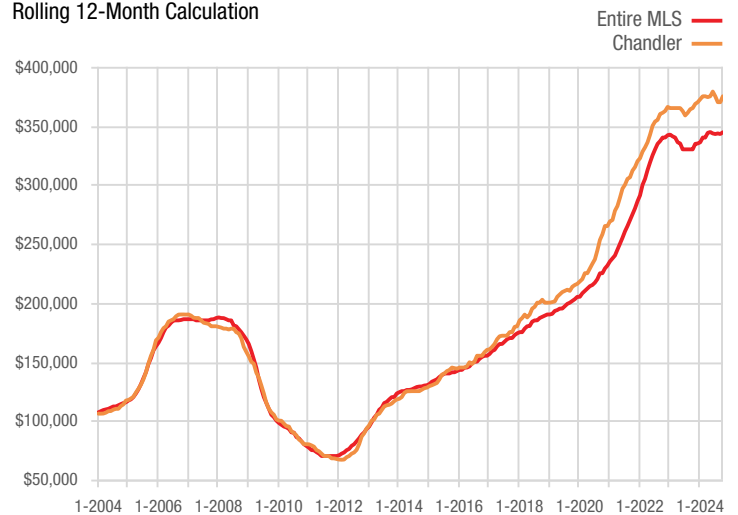
Median Sales Price - Single Family

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.