

Local Market Update – February 2025

A Research Tool Provided by Phoenix REALTORS®



Chandler

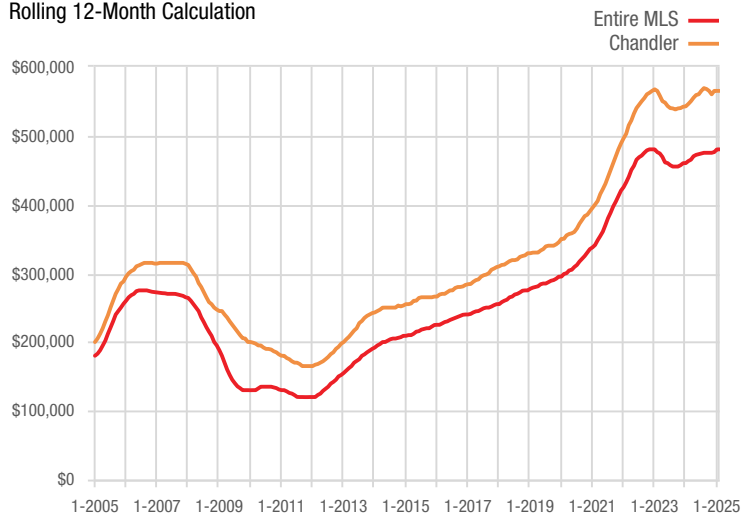
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	248	260	+ 4.8%	505	596	+ 18.0%
Pending Sales	207	150	- 27.5%	405	336	- 17.0%
Closed Sales	191	171	- 10.5%	320	324	+ 1.3%
Days on Market Until Sale	52	56	+ 7.7%	51	60	+ 17.6%
Median Sales Price*	\$560,000	\$562,500	+ 0.4%	\$545,000	\$550,000	+ 0.9%
Average Sales Price*	\$639,872	\$644,783	+ 0.8%	\$627,772	\$636,266	+ 1.4%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	337	579	+ 71.8%	—	—	—
Months Supply of Inventory	1.9	3.1	+ 63.2%	—	—	—

Townhouse/Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	56	52	- 7.1%	104	111	+ 6.7%
Pending Sales	34	12	- 64.7%	60	41	- 31.7%
Closed Sales	24	18	- 25.0%	47	40	- 14.9%
Days on Market Until Sale	58	68	+ 17.2%	54	81	+ 50.0%
Median Sales Price*	\$375,000	\$369,250	- 1.5%	\$365,000	\$364,250	- 0.2%
Average Sales Price*	\$388,679	\$398,740	+ 2.6%	\$379,918	\$393,074	+ 3.5%
Percent of List Price Received*	99.0%	97.6%	- 1.4%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	81	132	+ 63.0%	—	—	—
Months Supply of Inventory	2.5	4.6	+ 84.0%	—	—	—

* 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.

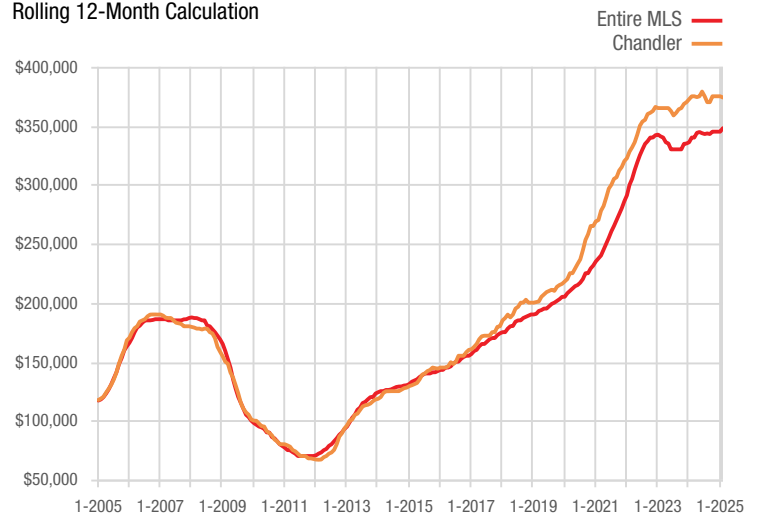
Median Sales Price - Single Family

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.