

Local Market Update – December 2025

A Research Tool Provided by Phoenix REALTORS®



Chandler

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	152	139	- 8.6%	2,951	3,194	+ 8.2%
Pending Sales	147	79	- 46.3%	2,315	2,379	+ 2.8%
Closed Sales	164	193	+ 17.7%	2,300	2,449	+ 6.5%
Days on Market Until Sale	62	68	+ 9.7%	47	61	+ 29.8%
Median Sales Price*	\$595,000	\$555,000	- 6.7%	\$565,000	\$565,000	0.0%
Average Sales Price*	\$663,112	\$642,310	- 3.1%	\$648,058	\$651,497	+ 0.5%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	423	471	+ 11.3%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

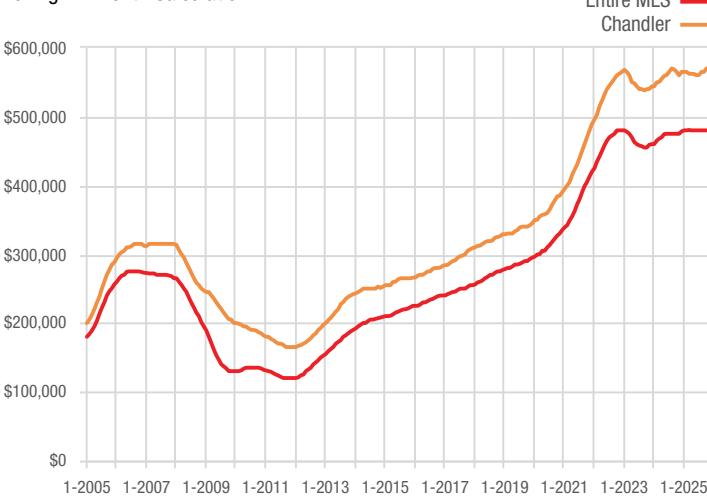
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	30	17	- 43.3%	502	604	+ 20.3%
Pending Sales	20	23	+ 15.0%	362	350	- 3.3%
Closed Sales	27	35	+ 29.6%	363	347	- 4.4%
Days on Market Until Sale	53	97	+ 83.0%	54	71	+ 31.5%
Median Sales Price*	\$379,990	\$340,000	- 10.5%	\$375,000	\$358,310	- 4.5%
Average Sales Price*	\$390,585	\$351,253	- 10.1%	\$385,941	\$375,498	- 2.7%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.6%	98.0%	- 0.6%
Inventory of Homes for Sale	92	133	+ 44.6%	—	—	—
Months Supply of Inventory	3.0	4.6	+ 53.3%	—	—	—

* 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.