# Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

# Chandler

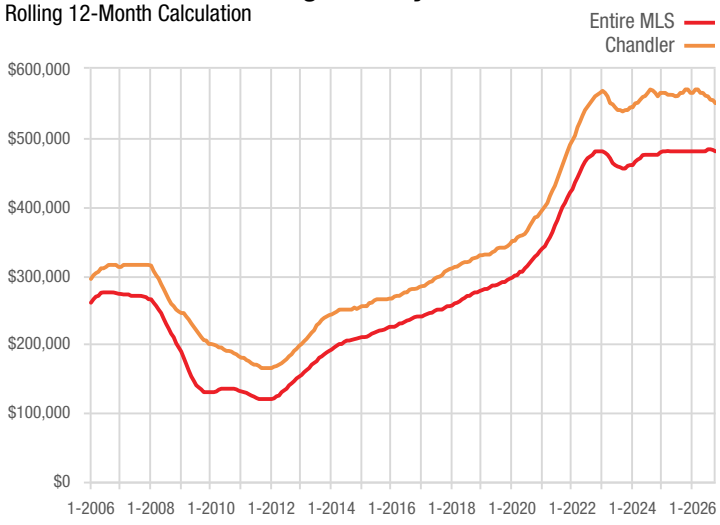
| Single Family | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 277 | **225** | - 18.8% | 2,911 | **2,712** | - 6.8% |
| Pending Sales | 213 | **97** | - 54.5% | 2,131 | **2,009** | - 5.7% |
| Closed Sales | 216 | **151** | - 30.1% | 2,062 | **2,046** | - 0.8% |
| Days on Market Until Sale | 63 | **56** | - 11.1% | 60 | **61** | + 1.7% |
| Median Sales Price* | $577,500 | **$535,000** | - 7.4% | $570,000 | **$552,165** | - 3.1% |
| Average Sales Price* | $679,478 | **$609,927** | - 10.2% | $655,643 | **$645,177** | - 1.6% |
| Percent of List Price Received* | 98.2% | **98.1%** | - 0.1% | 98.2% | **98.2%** | 0.0% |
| Inventory of Homes for Sale | 594 | **626** | + 5.4% | — | **—** | — |
| Months Supply of Inventory | 2.9 | **3.3** | + 13.8% | — | **—** | — |

| Townhouse/Condo | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 53 | **42** | - 20.8% | 547 | **501** | - 8.4% |
| Pending Sales | 24 | **11** | - 54.2% | 295 | **316** | + 7.1% |
| Closed Sales | 22 | **26** | + 18.2% | 290 | **340** | + 17.2% |
| Days on Market Until Sale | 68 | **78** | + 14.7% | 68 | **86** | + 26.5% |
| Median Sales Price* | $385,000 | **$337,500** | - 12.3% | $360,000 | **$350,000** | - 2.8% |
| Average Sales Price* | $394,823 | **$355,616** | - 9.9% | $379,186 | **$366,559** | - 3.3% |
| Percent of List Price Received* | 97.5% | **97.9%** | + 0.4% | 98.0% | **98.1%** | + 0.1% |
| Inventory of Homes for Sale | 169 | **144** | - 14.8% | — | **—** | — |
| Months Supply of Inventory | 6.0 | **4.5** | - 25.0% | — | **—** | — |

* 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.

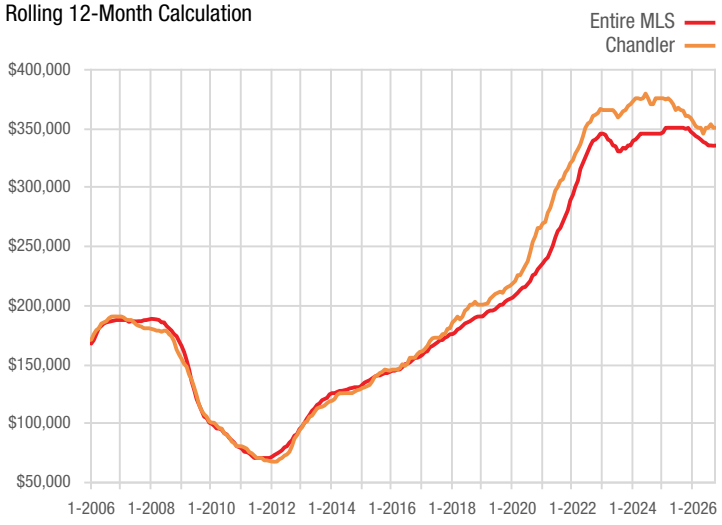
## Median Sales Price - Single Family

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.

Current as of November 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.