

Chandler 85248

ZIP code · AZ · Arizona · Pinal County · Chandler

SELLER'S MARKET

\$525K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

973

SALES (12 MO)

\$569K

MEDIAN VALUE (AVM)

Market temperature

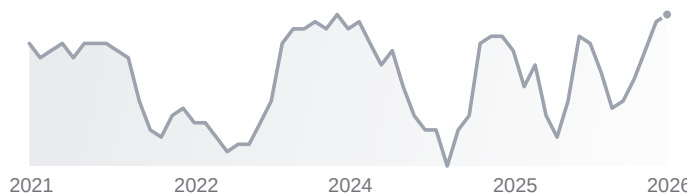
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

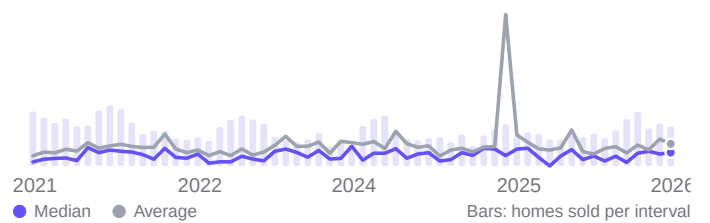
Market temperature (0-100)

66 / 100



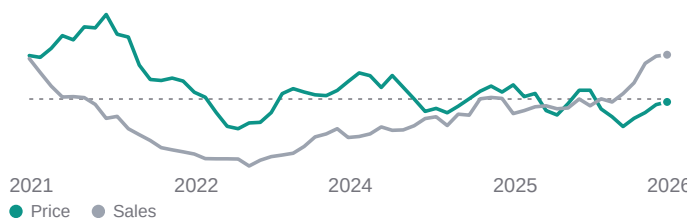
Sale prices

Median \$525K · Average \$587K



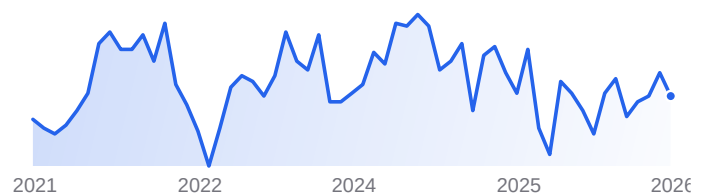
Growth (year over year)

Price -1.3% · Sales +19.1%



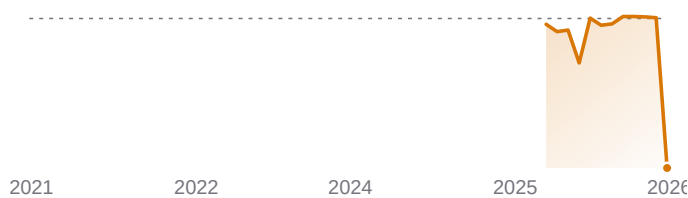
Price per square foot

\$266/ft²



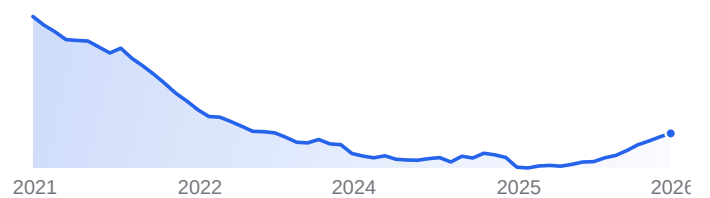
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

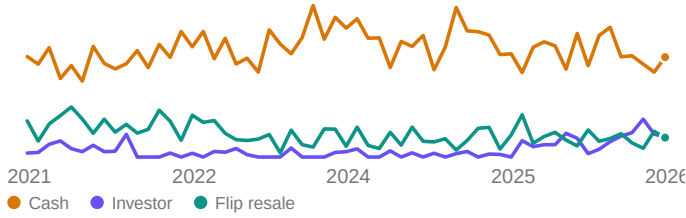
5.7%



BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 7.9% · Flip resale 7.9%



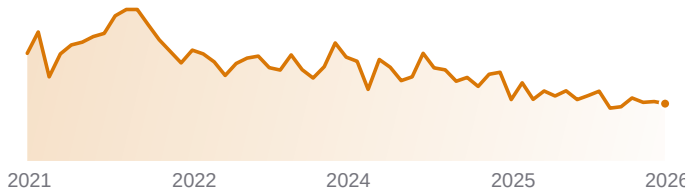
Sellers who sold at a gain

86%

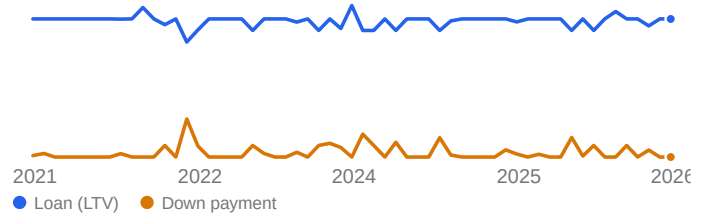


Median annualized return at resale

+4.0%

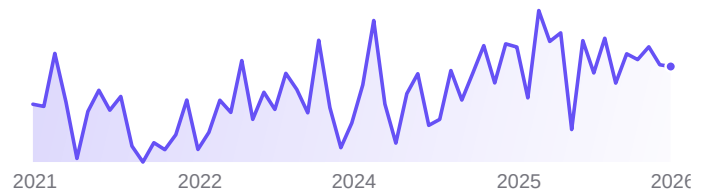


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



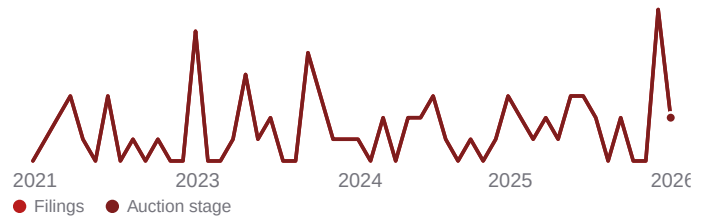
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	16,958
Median value (AVM)	\$569K
Median size	1,948 ft²
Median bedrooms	3
Median year built	1997
Single family	81%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	38%
Median loan-to-value	36%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	40,828
Density	733 / mi²
Median household income	\$100K
Average household income	\$125K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	43
Homes occupied	90%
Bachelor's or higher	33%
Poverty rate	5.4%
Unemployment	0.7%
Average temp	70°F
Annual precip	8 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.