

Chandler 85249

ZIP code · AZ · Arizona > Pinal County > Chandler

BALANCED MARKET

\$578K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

790

SALES (12 MO)

\$718K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



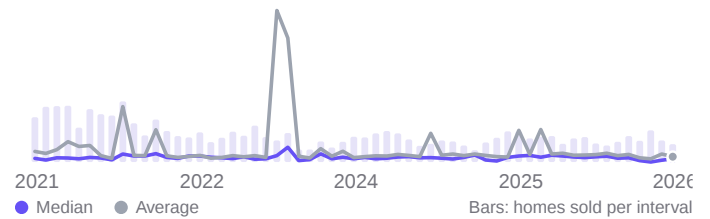
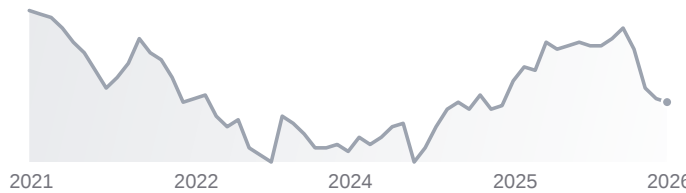
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$625K · Average \$696K

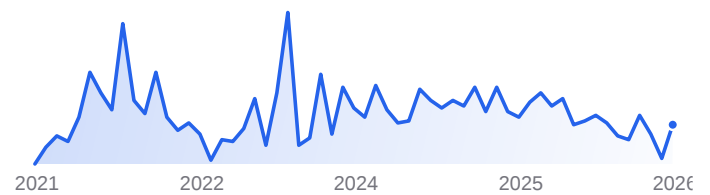
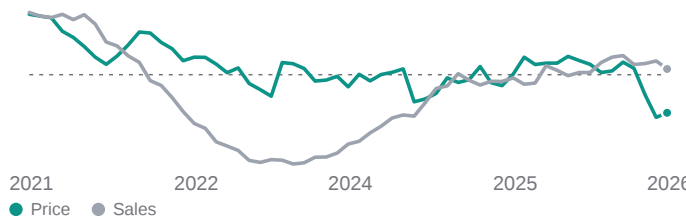


Growth (year over year)

Price -18.9% · Sales +2.9%

Price per square foot

\$279/ft²

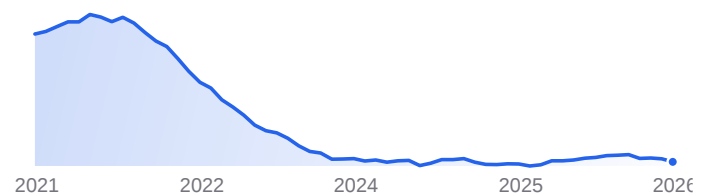


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

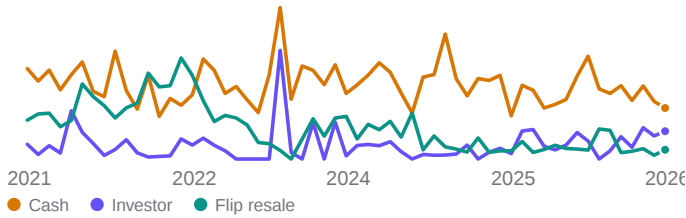
4.4%



BUYERS & OUTCOMES

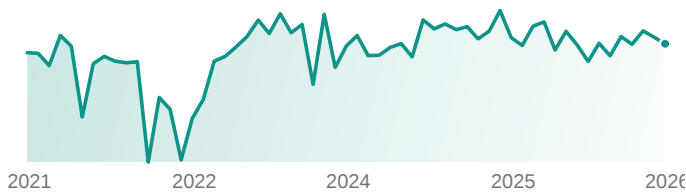
Buyer mix

Cash 21% · Investor 11% · Flip resale 3.8%



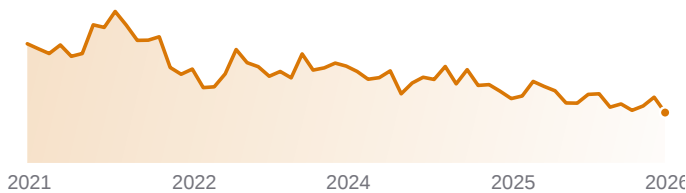
Sellers who sold at a gain

88%

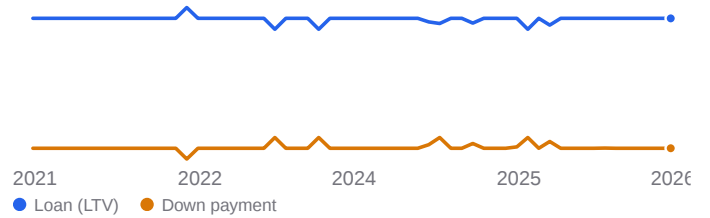


Median annualized return at resale

+4.2%

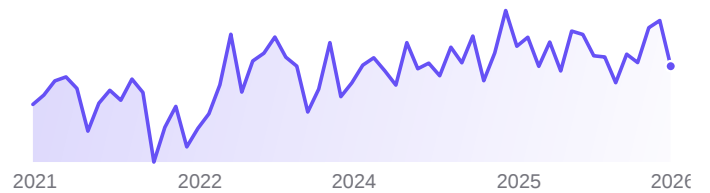


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	17,917
Median value (AVM)	\$718K
Median size	2,492 ft²
Median bedrooms	4
Median year built	2004
Single family	96%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	32%
Median loan-to-value	45%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	50,095
Density	1,541 / mi²
Median household income	\$143K
Average household income	\$176K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	44
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	3.8%
Unemployment	1.0%
Average temp	70°F
Annual precip	9 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.