

Chandler 85286

ZIP code · AZ · Arizona > Maricopa County > Chandler

SELLER'S MARKET

\$595K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

550

SALES (12 MO)

\$643K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



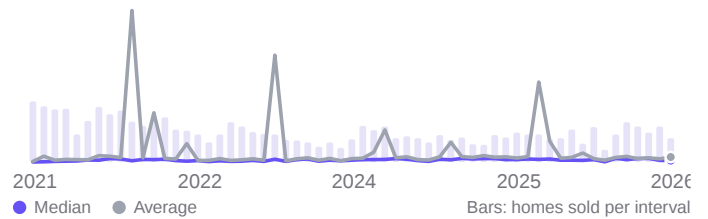
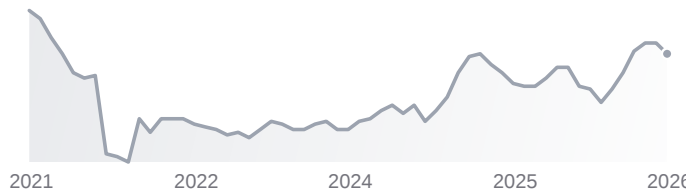
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$567K · Average \$692K

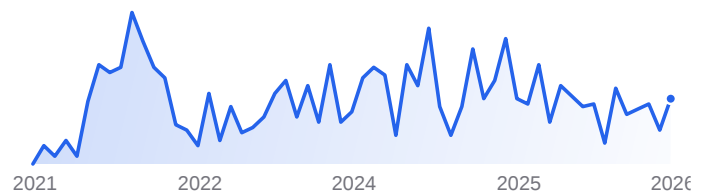
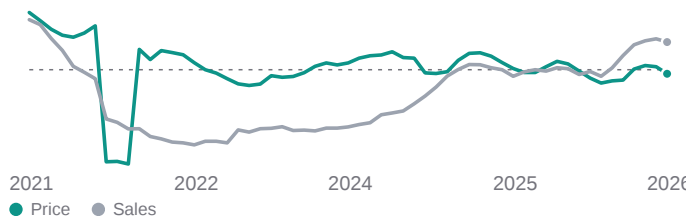


Growth (year over year)

Price -2.4% · Sales +17.0%

Price per square foot

\$282/ft²

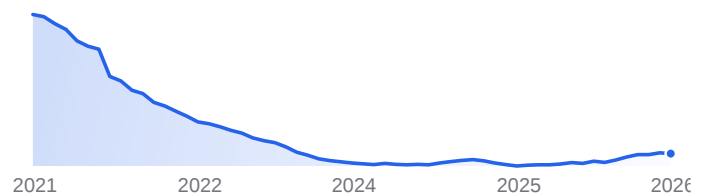


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

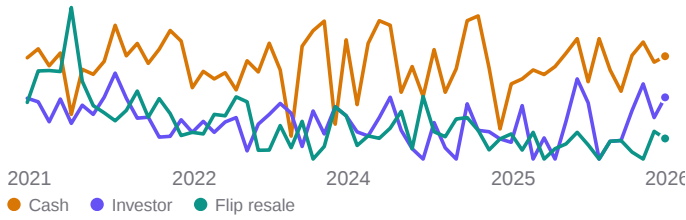
3.7%



BUYERS & OUTCOMES

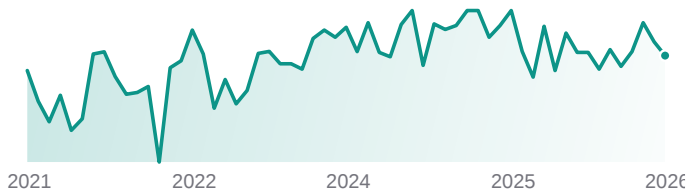
Buyer mix

Cash 26% · Investor 15% · Flip resale 5.1%



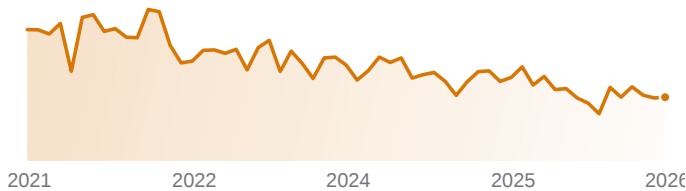
Sellers who sold at a gain

92%

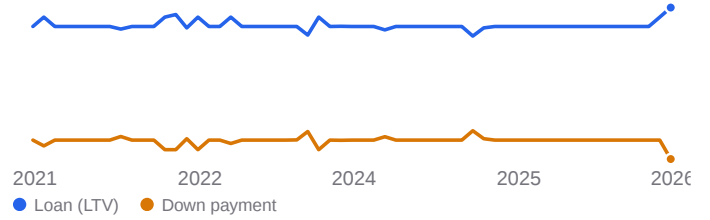


Median annualized return at resale

+5.1%

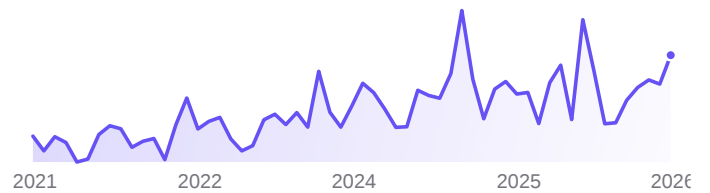


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



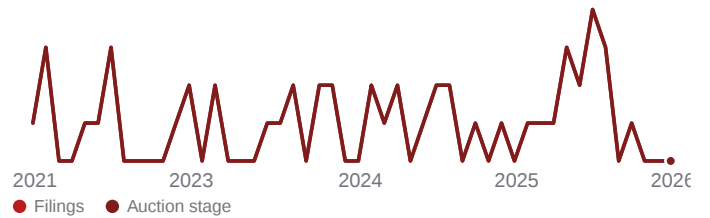
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,709
Median value (AVM)	\$643K
Median size	2,202 ft²
Median bedrooms	4
Median year built	2003
Single family	94%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.6%
Owner occupied	76%
Company owned	30%
Median loan-to-value	45%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	53,406
Density	3,320 / mi²
Median household income	\$116K
Average household income	\$148K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.0%
Unemployment	1.2%
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.