



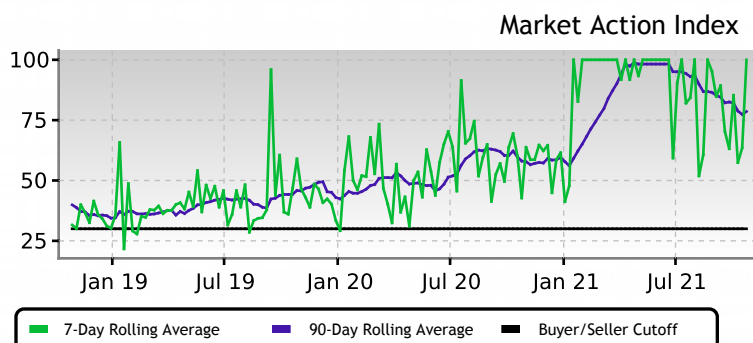
This Week

The median list price in CHANDLER, AZ 85248 this week is \$609,500.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 915,000	3014	0.25 - 0.50 acre	4.0	3.0	18	11	2	2	64	Most expensive 25% of properties
Upper/Second	\$ 725,000	3070	0.25 - 0.50 acre	4.0	3.0	22	11	3	4	27	Upper-middle 25% of properties
Lower/Third	\$ 586,950	2334	0.25 - 0.50 acre	2.0	2.0	26	12	3	4	44	Lower-middle 25% of properties
Bottom/Fourth	\$ 434,950	1832	Less than 4,500 sqft	2.0	2.0	35	12	3	9	38	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 609,500		↔↔
Asking Price Per Square Foot	\$ 266		↑↑
Average Days on Market (DOM)	43		↓
Percent of Properties with Price Decrease	37 %		
Percent Relisted (reset DOM)	4 %		
Percent Flip (price increased)	7 %		
Median House Size (sq ft)	2612		
Median Lot Size	0.25 - 0.50 acre		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Seller's	78.6	↓↓

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

