

GREYSTONE TITLE AGENCY'S MARKET UPDATE

CHANDLER, AZ

- Current Real Estate Market Conditions for Single Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

- Report for the week of
August 01, 2016

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**GREYSTONE
TITLE AGENCY**

This Week

- The median list price in CHANDLER, AZ this week is \$364,000. The 1023 properties have been on the market for an average of 80 days.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

Real-Time Market Profile

		Trend
Median List Price	\$ 364,000	↔
Average List Price	\$ 422,453	
Asking Price Per Square Foot	\$ 151	↔
Average Days on Market (DoM)	80	↔
Inventory of Properties Listed	1023	↓↓
Most Expensive Listing	\$ 5,295,000	
Least Expensive Listing	\$ 105,000	
Average Age of Listing	18	
Percent of Properties with Price Decrease	52 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2427	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	

Altos Research Value Statistics

Market Action Index Seller's Advantage 42.5 ↔

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

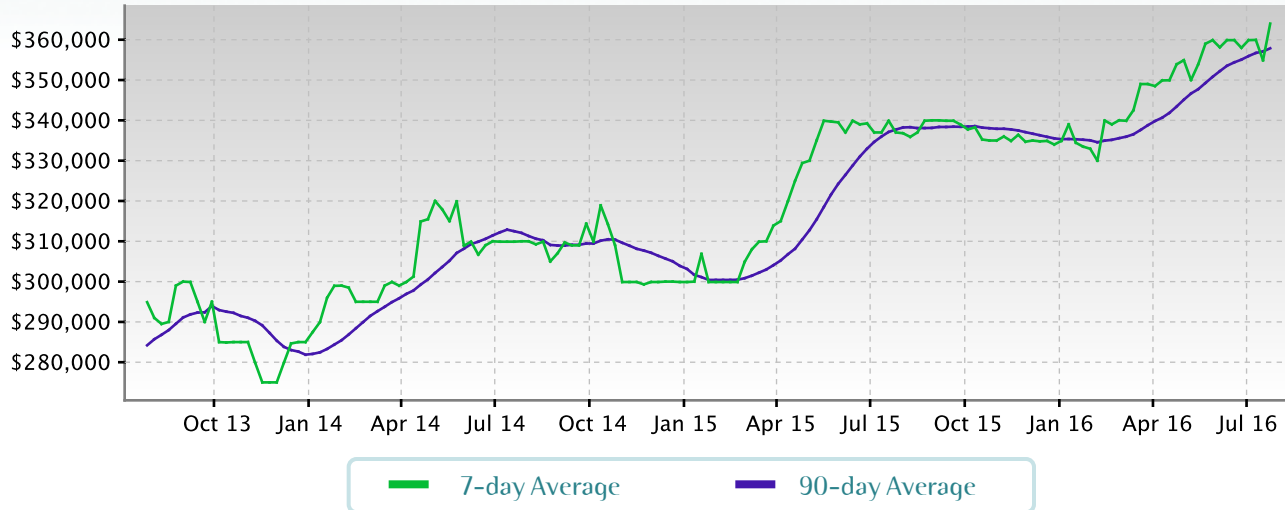
Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 577,000	3818	0.25 - 0.50 acre	4.0	3.5	12	255	32	16	109	Most expensive 25% of properties
Upper/Second	\$ 409,950	2860	8,001 - 10,000 sqft	4.0	3.0	12	256	27	28	77	Upper-middle 25% of properties
Lower/Third	\$ 315,000	2147	6,501 - 8,000 sqft	4.0	2.0	17	256	39	48	72	Lower-middle 25% of properties
Bottom/Fourth	\$ 235,000	1517	6,501 - 8,000 sqft	3.0	2.0	29	256	47	70	62	Least expensive 25% of properties

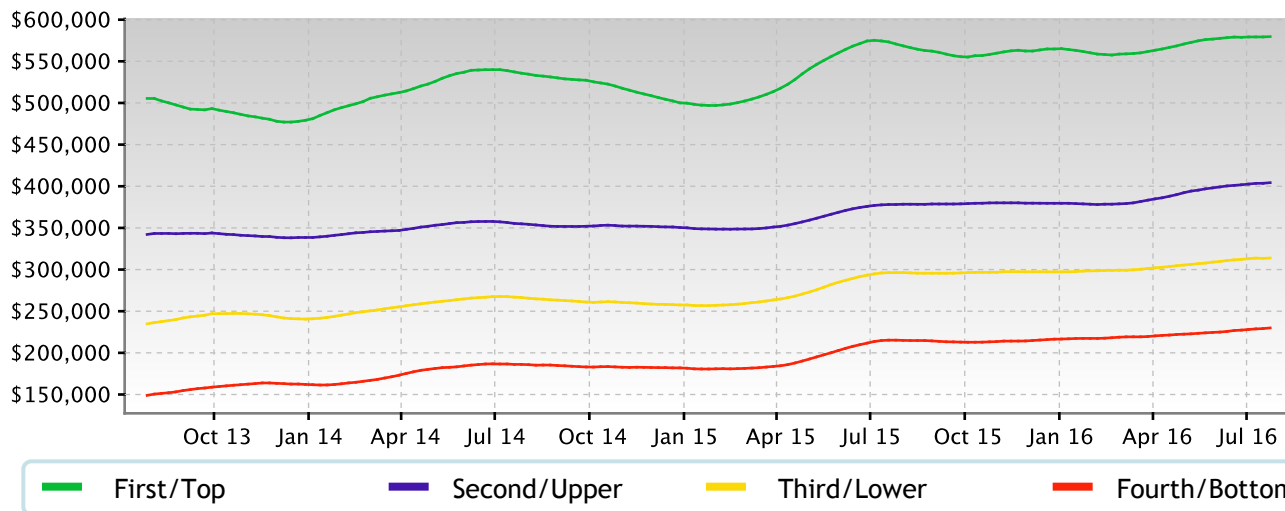
Median Price

Prices have been hovering around the market's high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



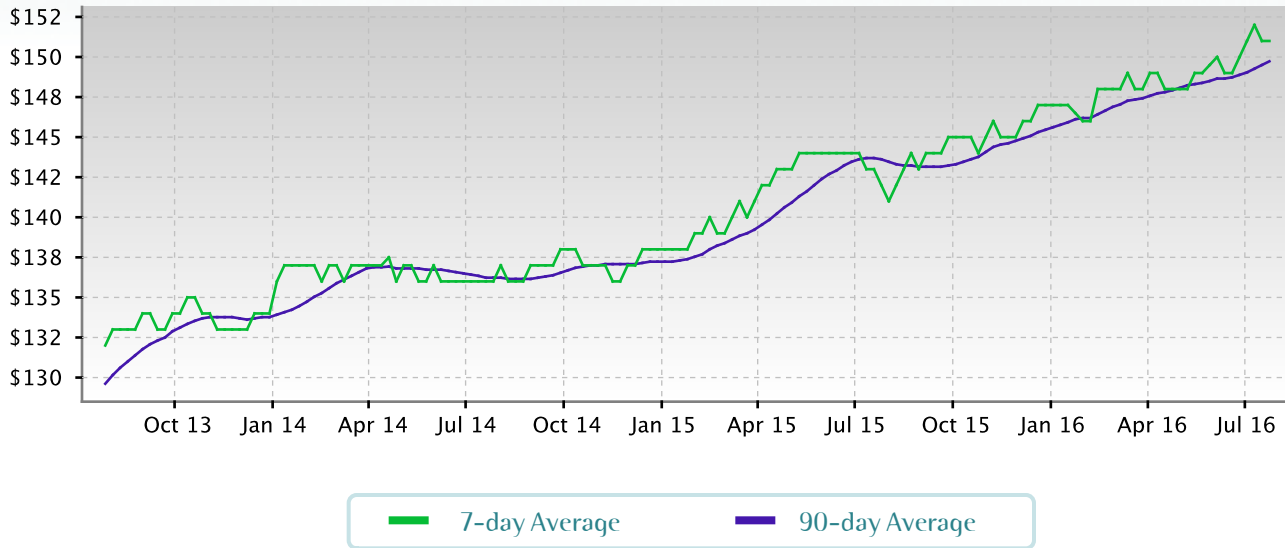
Quartile Prices

Prices have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



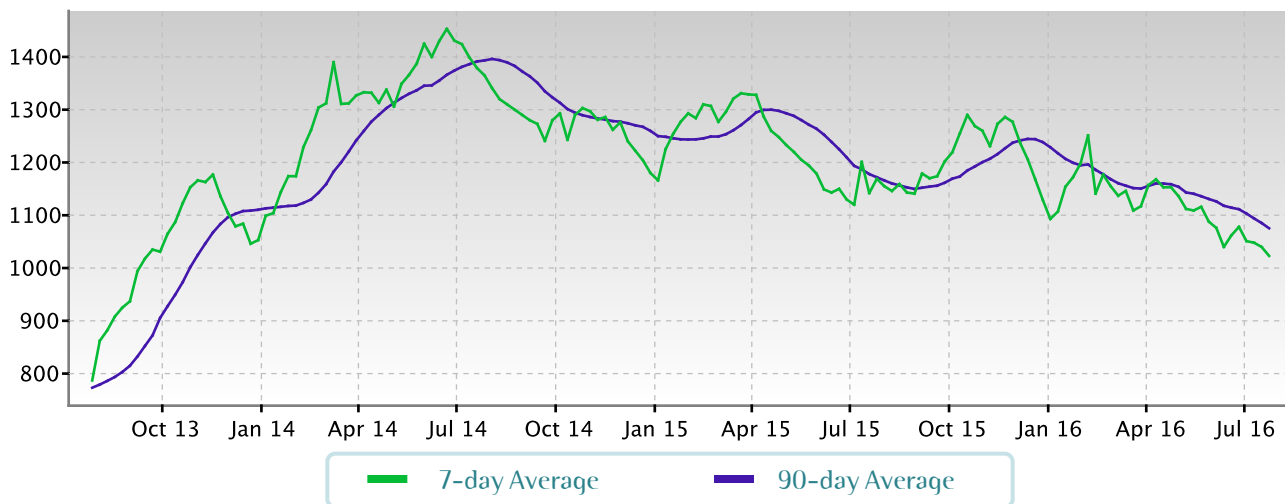
Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



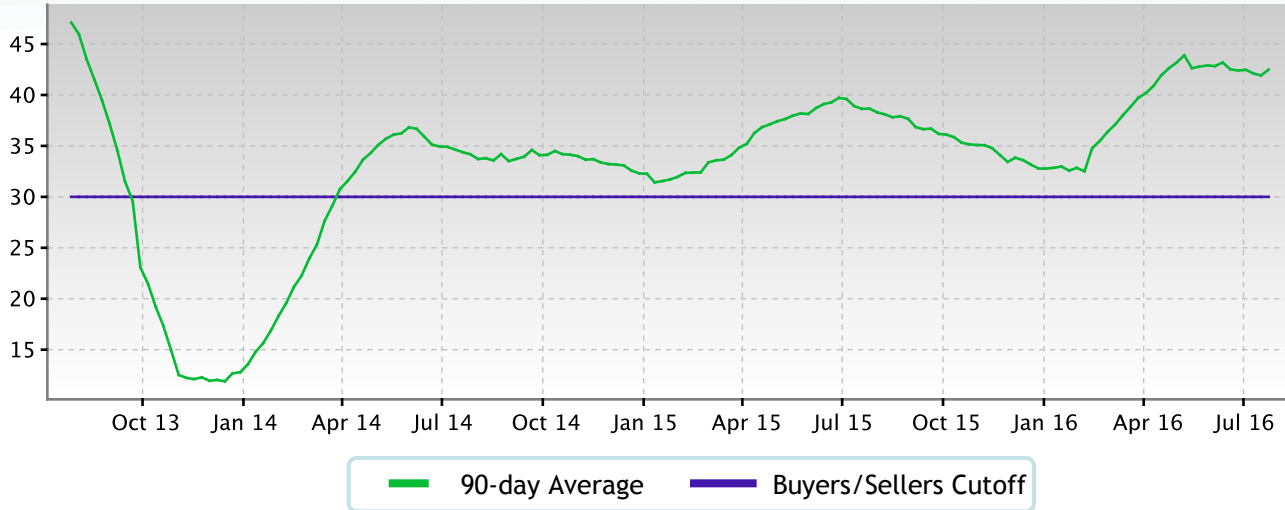
Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



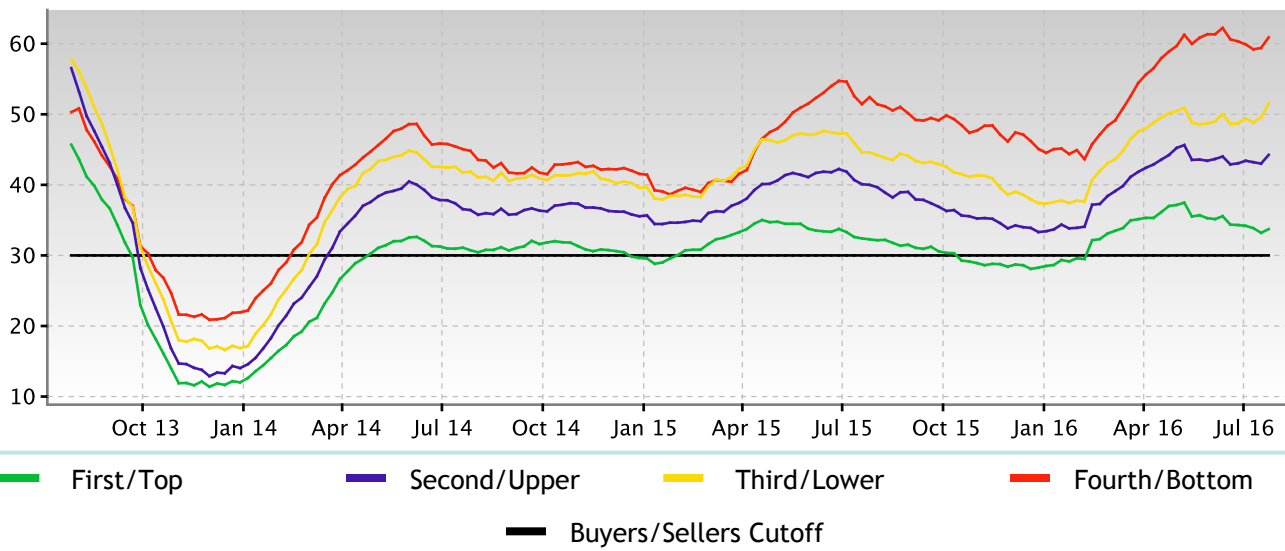
Market Action Index

The CHANDLER market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 42.50 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



Market Action Index per Quartile

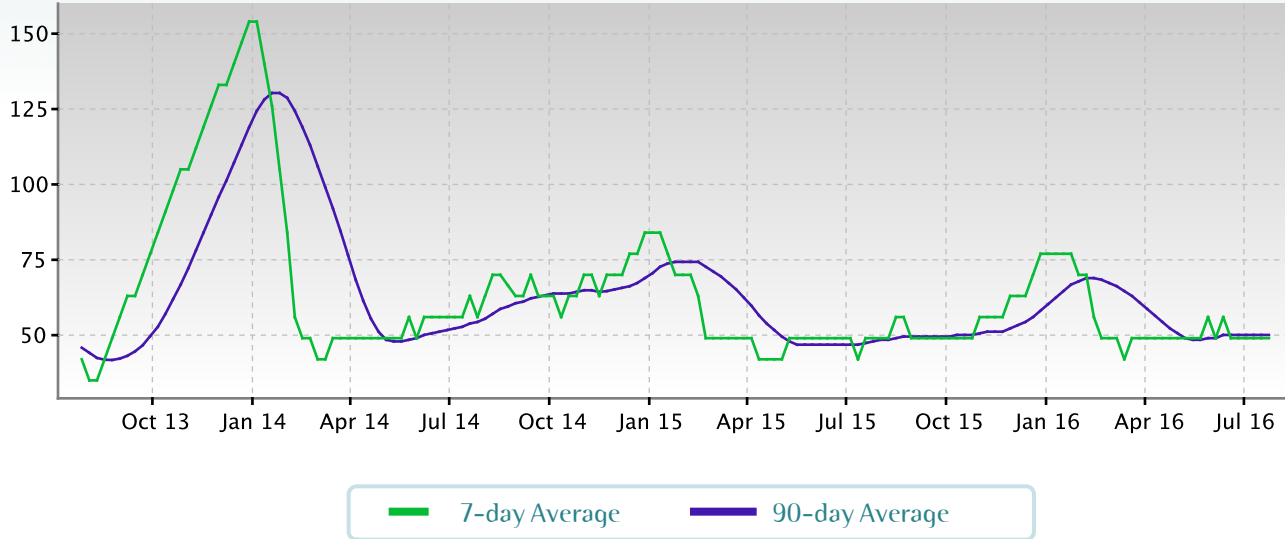
Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

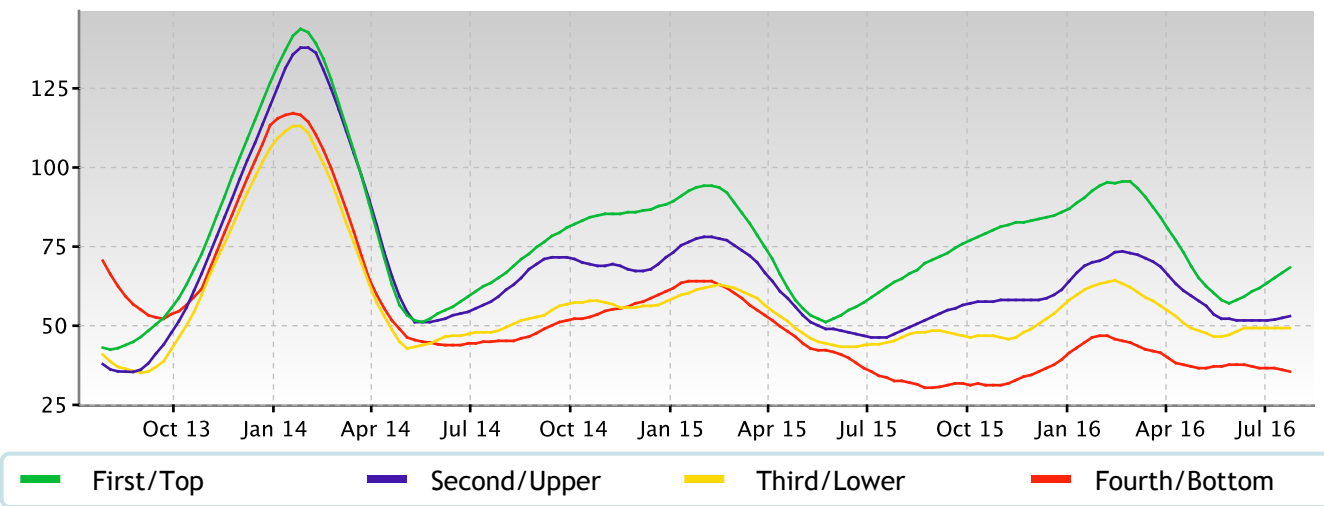
Days on Market

The properties have been on the market for an average of 80 days. Half of the listings have come newly on the market in the past 49 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



This Week

- The median list price in CHANDLER, AZ 85225 this week is \$269,900. The 129 properties have been on the market for an average of 65 days.

With inventory and days-on-market basically unchanged and the Market Action Index increasing, the market is not sending strong directional signal for the near-term outlook.

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.

Real-Time Market Profile

		Trend
Median List Price	\$ 269,900	↔
Average List Price	\$ 323,647	
Asking Price Per Square Foot	\$ 145	↔
Average Days on Market (DoM)	65	↔
Inventory of Properties Listed	129	↔
Most Expensive Listing	\$ 1,875,000	
Least Expensive Listing	\$ 105,000	
Average Age of Listing	27	
Percent of Properties with Price Decrease	55 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	1849	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	

Altos Research Value Statistics

Market Action Index Strong Seller's 53.3 ↓↓

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 406,725	3076	8,001 - 10,000 sqft	4.0	3.0	17	32	2	2	102
Upper/Second	\$ 294,995	2139	6,501 - 8,000 sqft	4.0	2.0	20	32	4	7	52
Lower/Third	\$ 248,450	1658	6,501 - 8,000 sqft	3.0	2.0	23	32	5	7	72
Bottom/Fourth	\$ 215,000	1311	6,501 - 8,000 sqft	3.0	2.0	36	33	6	15	37

Most expensive 25% of properties

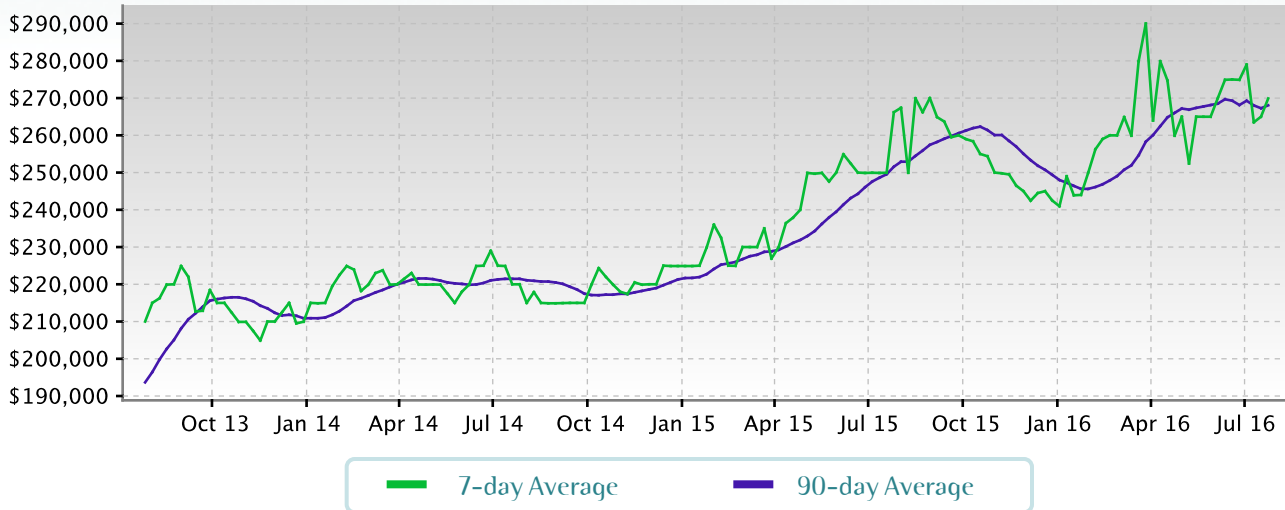
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

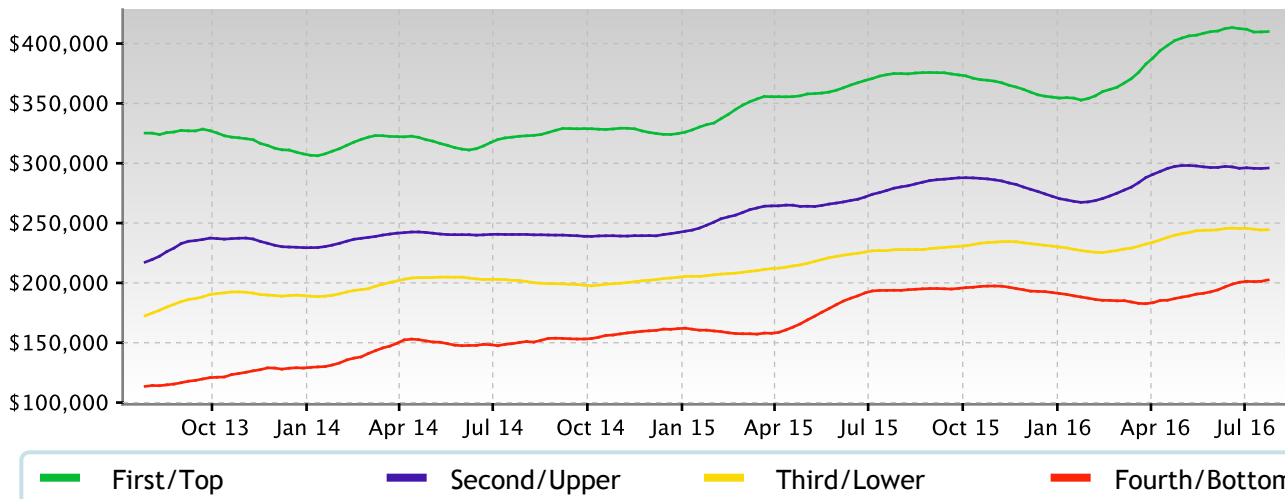
Median Price

We continue to see prices in this zip bounce around these current levels. Look for a persistent change in the Market Action Index before we see prices deviate significantly from here.



Quartile Prices

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



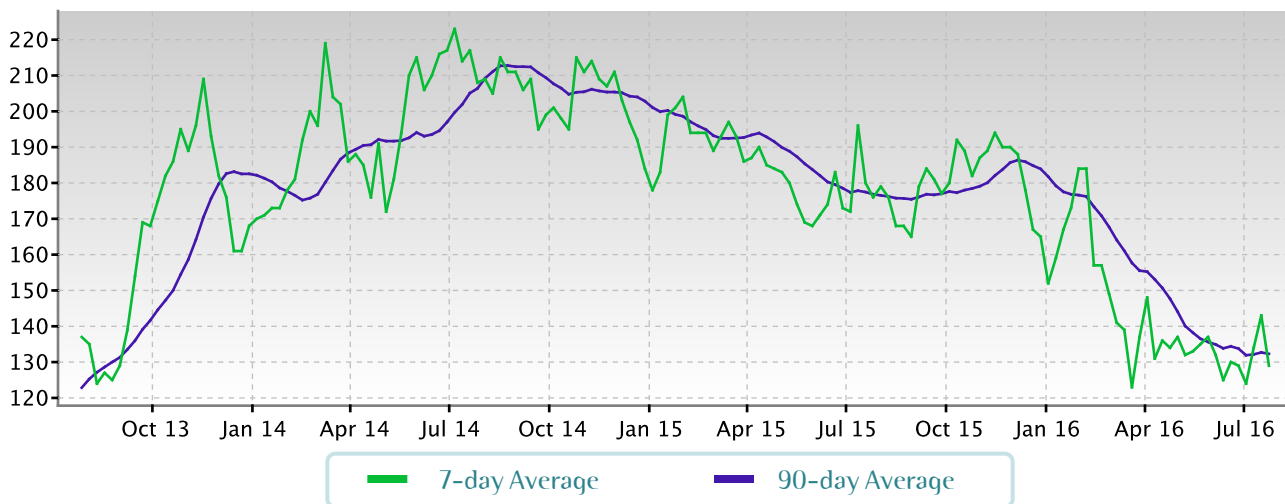
Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



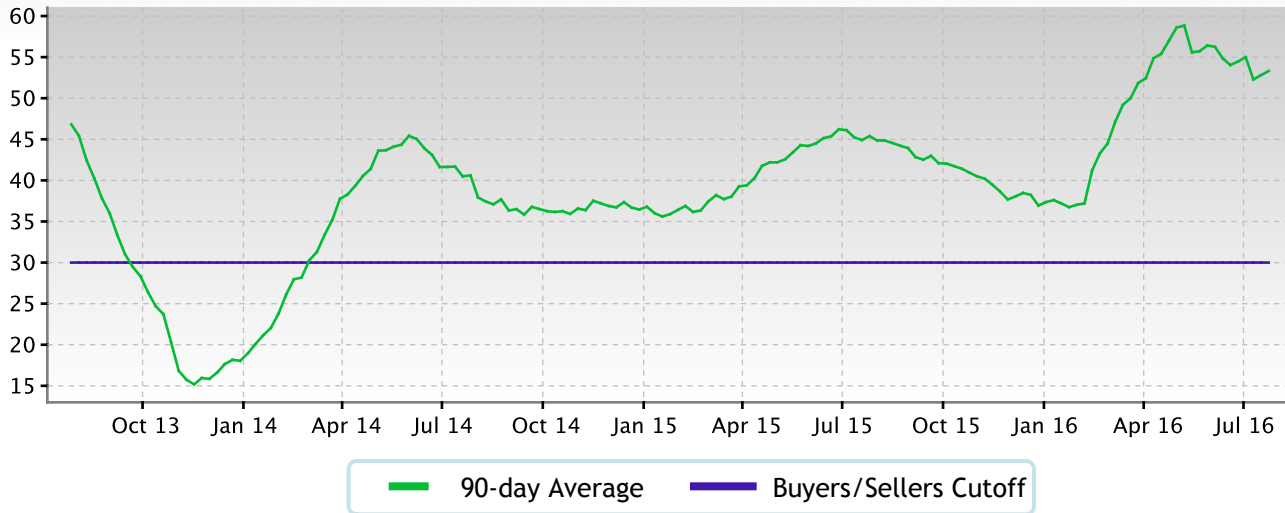
Inventory of Properties Listed for Sale

Inventory has been relatively steady around these levels in recent weeks.



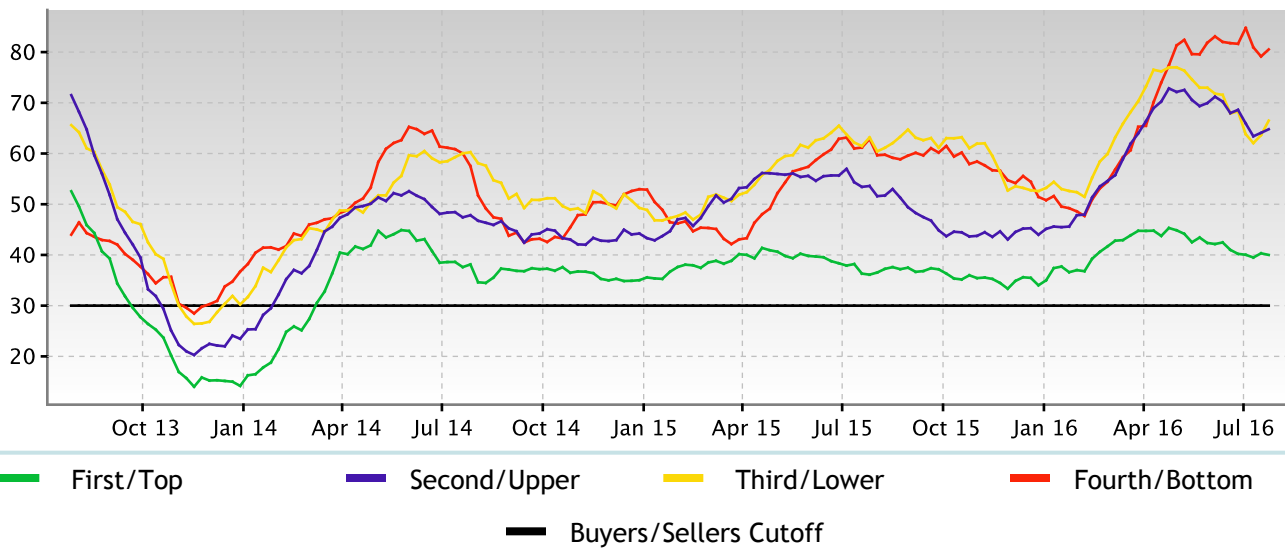
Market Action Index

The CHANDLER, 85225 market is currently quite strongly in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 53.32; indicating very little supply relative to the demand.



Market Action Index per Quartile

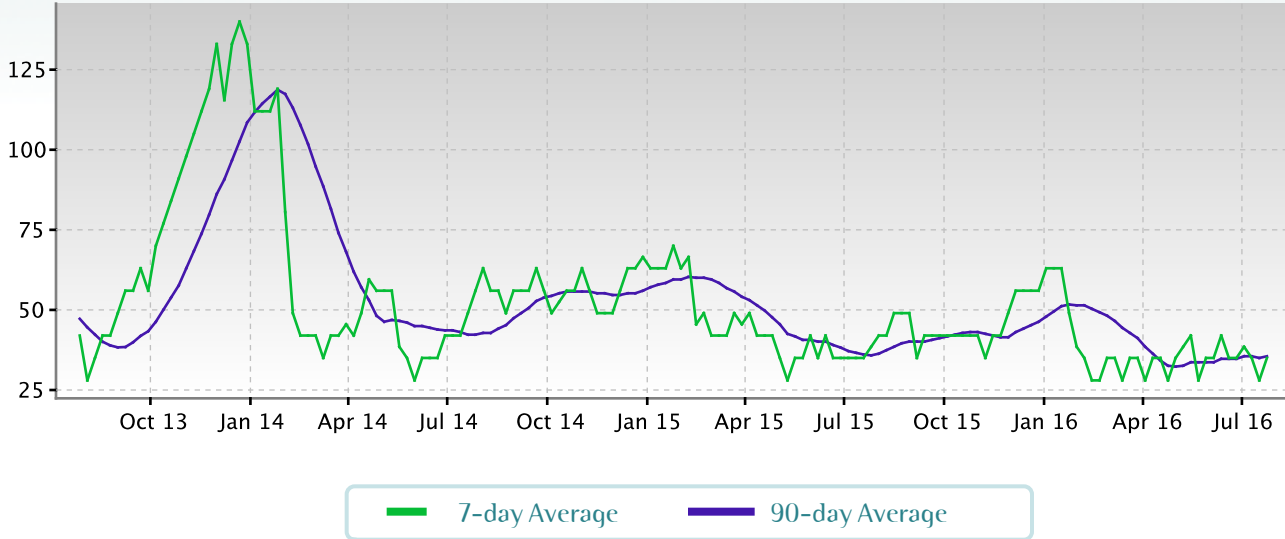
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

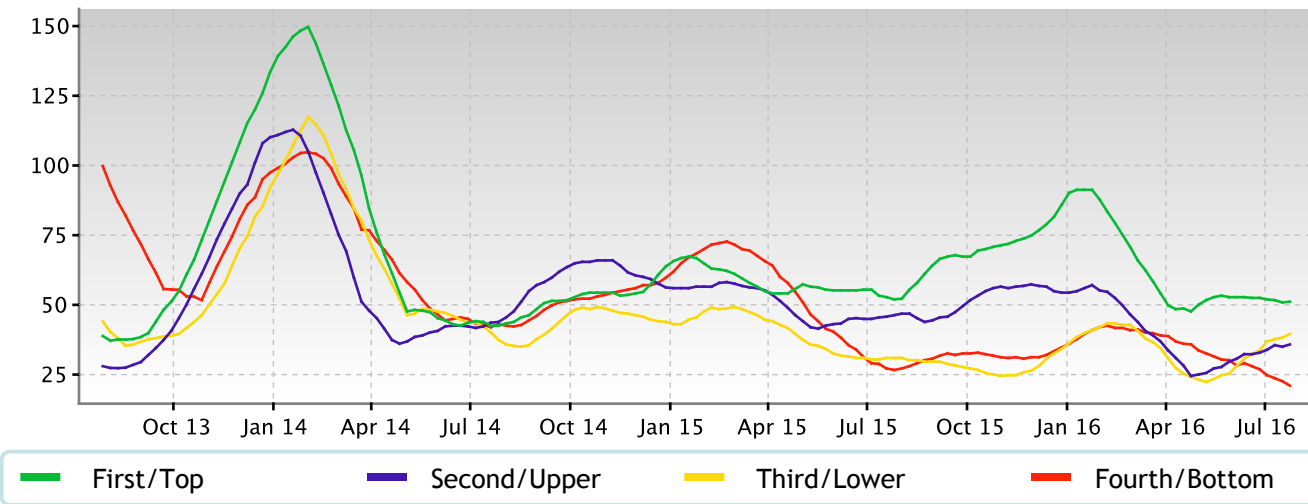
Days on Market

The properties have been on the market for an average of 65 days. Half of the listings have come newly on the market in the past 35 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



NEIGHBORHOOD DETAIL

GREYSTONE TITLE AGENCY | (480) 624-8600 | WWW.GREYSTONETITLE.COM

SINGLE FAMILY HOMES IN

CHANDLER, AZ
85226

This Week

- The median list price in CHANDLER, AZ 85226 this week is \$325,000. The 95 properties have been on the market for an average of 65 days.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory and prices have been relatively stable for a few weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 325,000	↔
Average List Price	\$ 419,701	
Asking Price Per Square Foot	\$ 154	↓
Average Days on Market (DoM)	65	↑↑
Inventory of Properties Listed	95	↓↓
Most Expensive Listing	\$ 5,295,000	
Least Expensive Listing	\$ 149,900	
Average Age of Listing	25	
Percent of Properties with Price Decrease	53 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2214	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	

Altos Research Value Statistics

Market Action Index Strong Seller's 48.5 ↔

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 459,000	3181	0.25 - 0.50 acre	4.0	3.0	23	23	3	1	107
Upper/Second	\$ 379,500	2544	6,501 - 8,000 sqft	4.0	3.0	22	24	4	8	71
Lower/Third	\$ 282,000	1682	4,501 - 6,500 sqft	3.0	2.0	23	24	3	8	36
Bottom/Fourth	\$ 215,000	1378	4,501 - 6,500 sqft	3.0	2.0	30	24	1	4	48

Most expensive 25% of properties

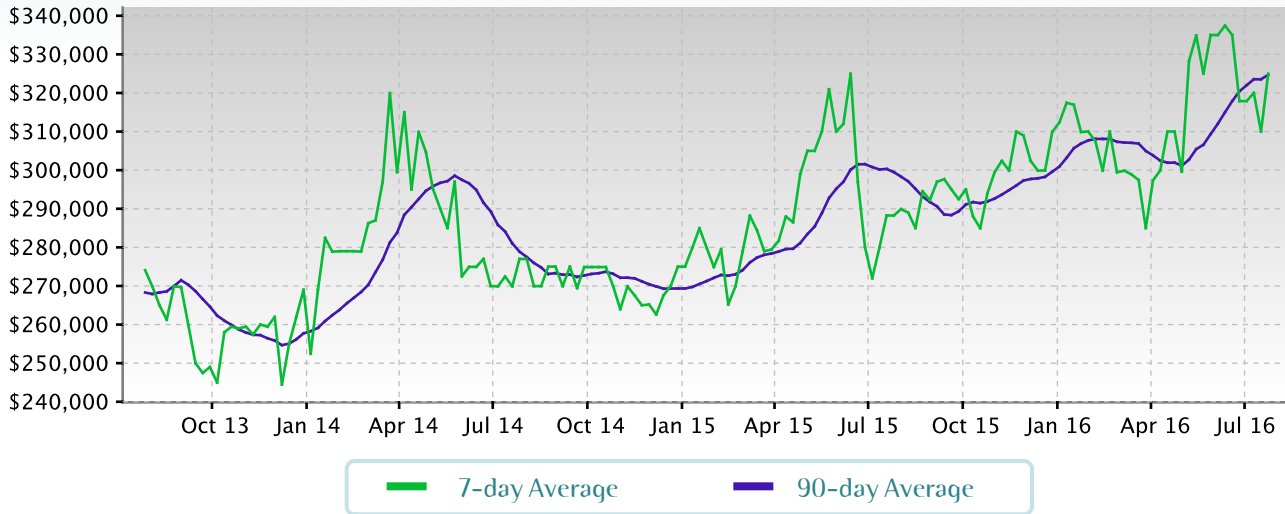
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

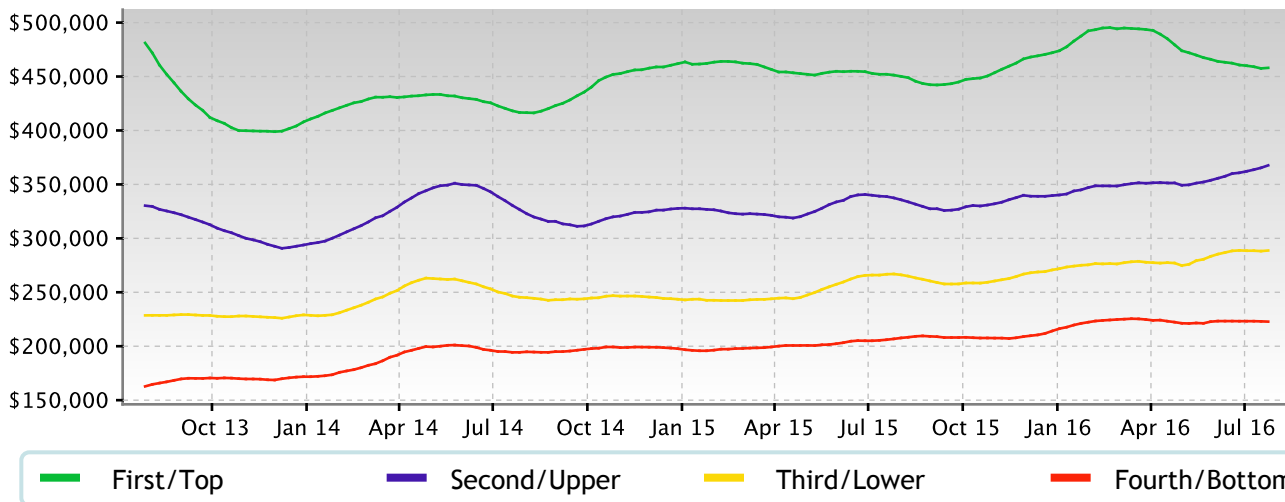
Median Price

While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



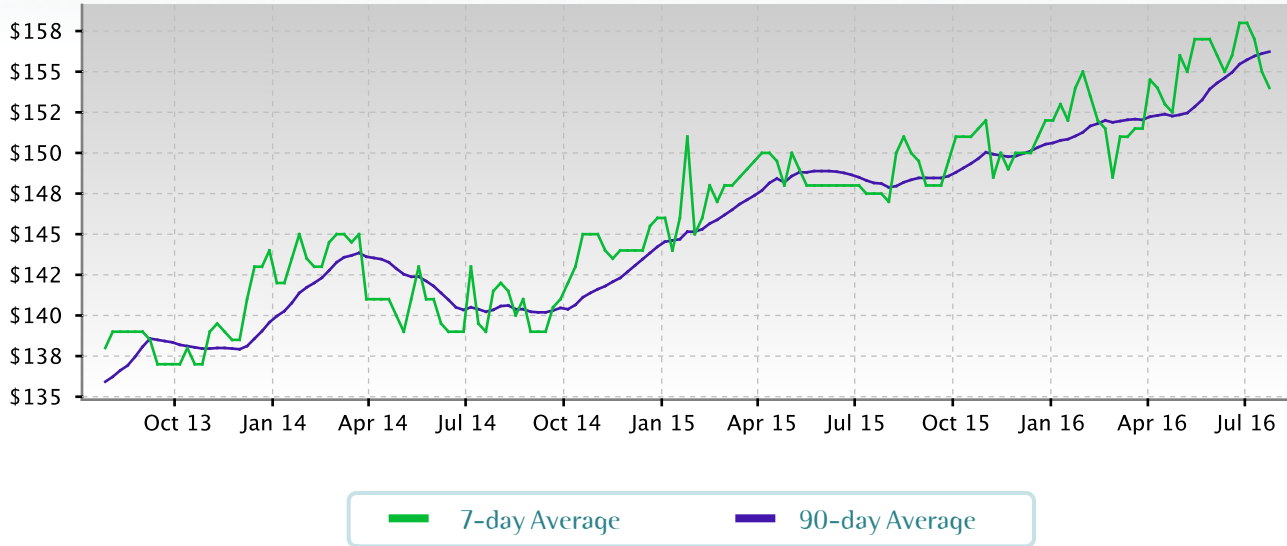
Quartile Prices

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



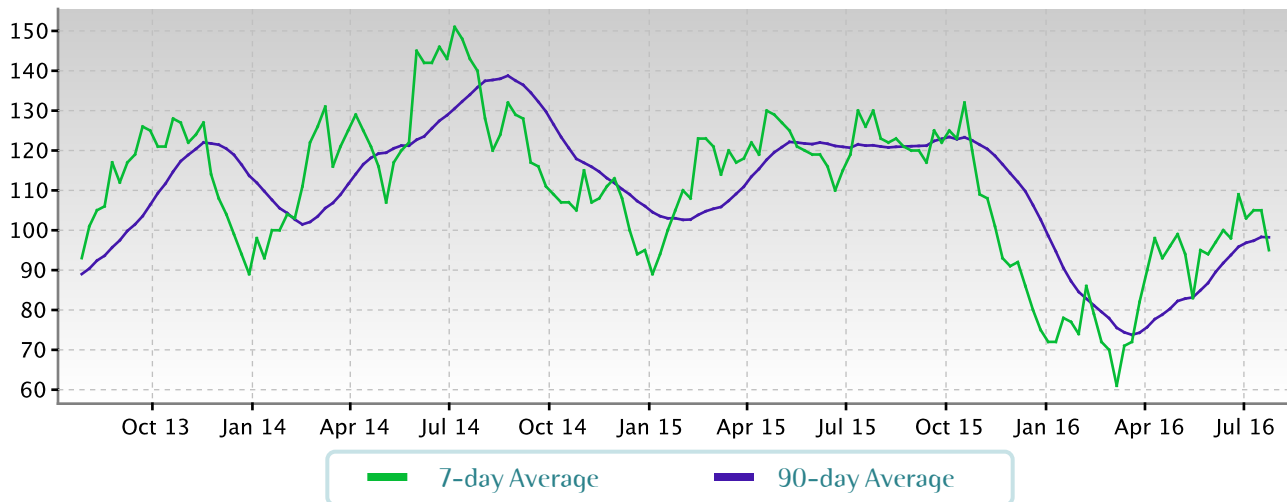
Price per Square Foot

While prices have been basically flat, the price per square foot has been heading downward. While not a sign of broad strength in a market, larger homes are coming more available and buyers can see more home for their money.



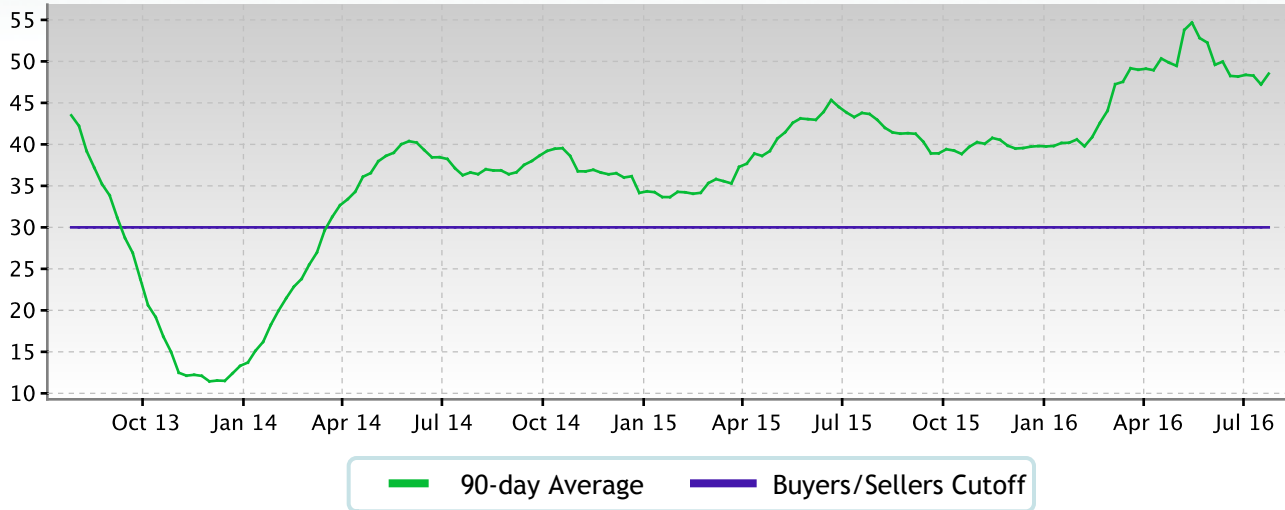
Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



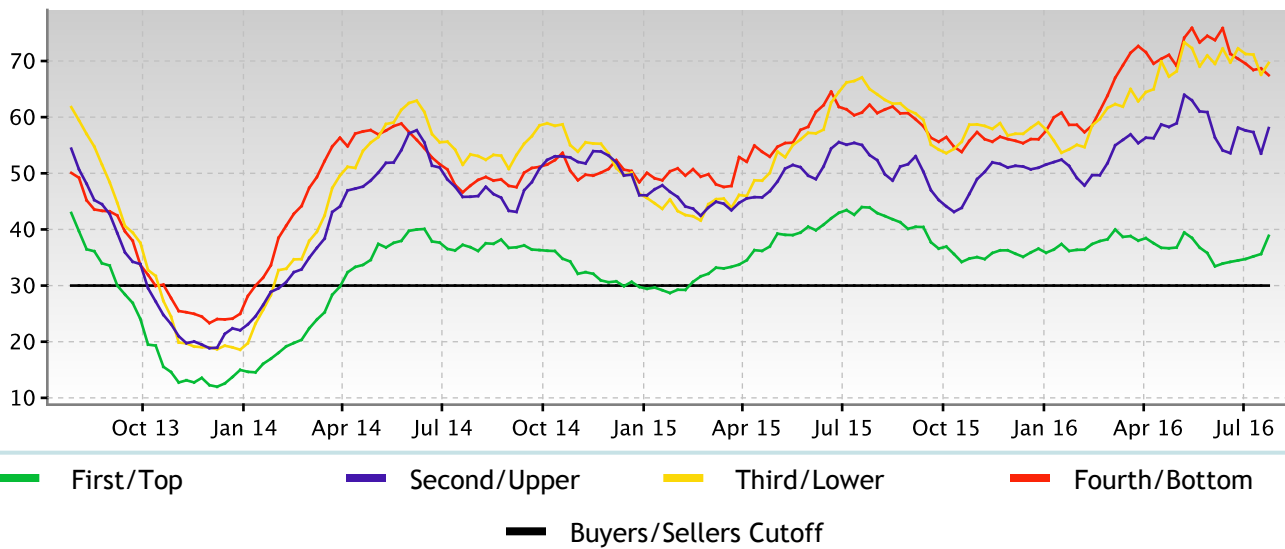
Market Action Index

The CHANDLER, 85226 market is currently quite strongly in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 48.52; indicating very little supply relative to the demand.



Market Action Index per Quartile

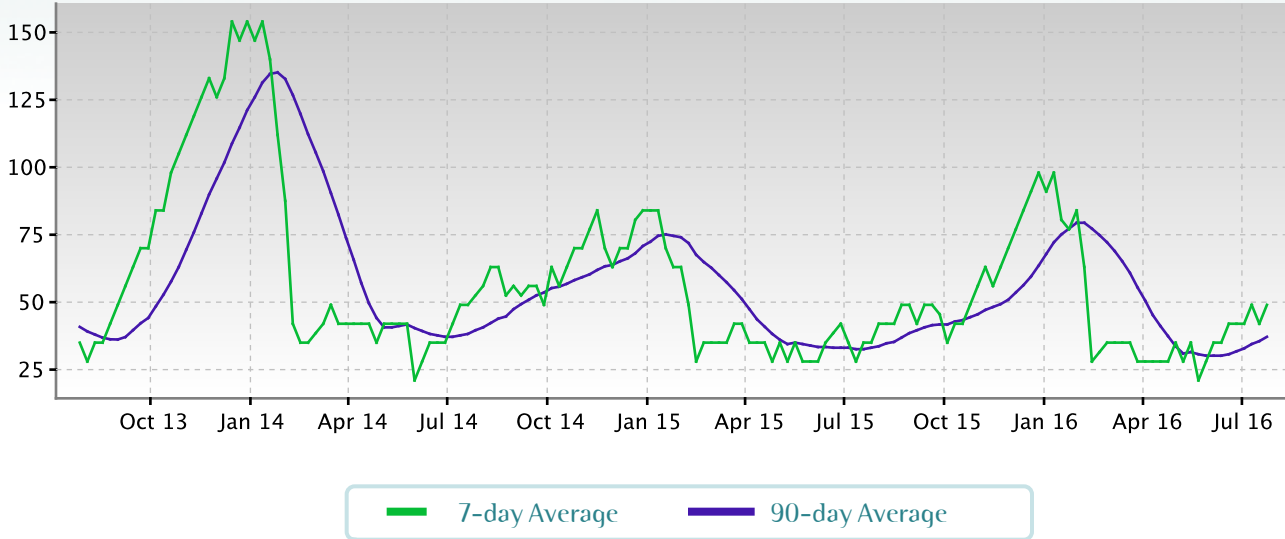
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

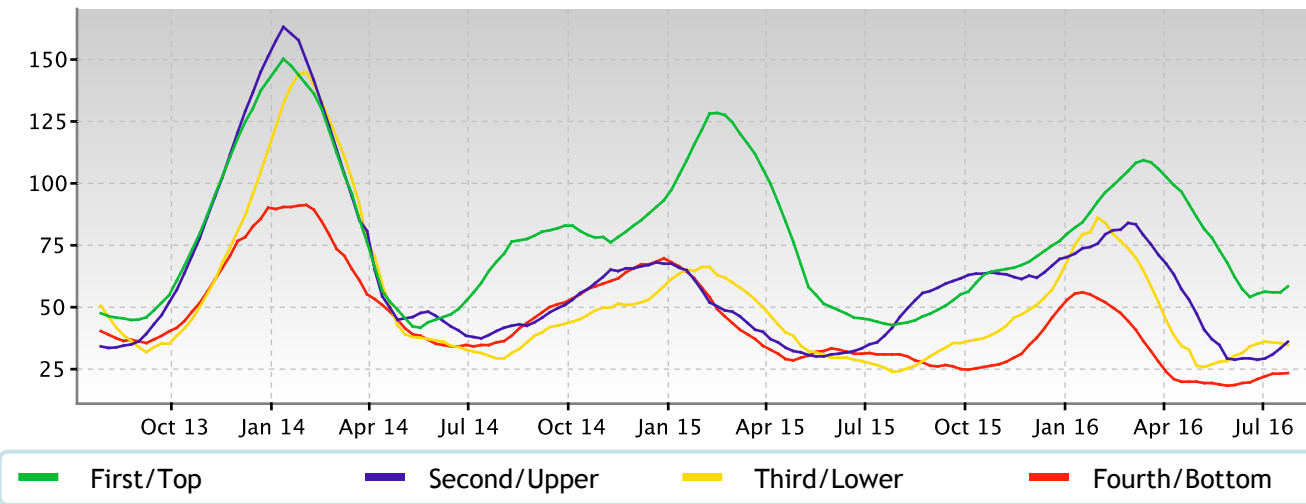
Days on Market

The properties have been on the market for an average of 65 days. Half of the listings have come newly on the market in the past 49 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



This Week

- The median list price in CHANDLER, AZ 85249 this week is \$424,990. The 301 properties have been on the market for an average of 82 days.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

Real-Time Market Profile

		Trend
Median List Price	\$ 424,990	↔
Average List Price	\$ 469,390	
Asking Price Per Square Foot	\$ 146	↔
Average Days on Market (DoM)	82	↔
Inventory of Properties Listed	301	↓↓
Most Expensive Listing	\$ 1,365,000	
Least Expensive Listing	\$ 162,900	
Average Age of Listing	11	
Percent of Properties with Price Decrease	55 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	2953	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	

Altos Research Value Statistics

Market Action Index Seller's Advantage 38.1 ↑

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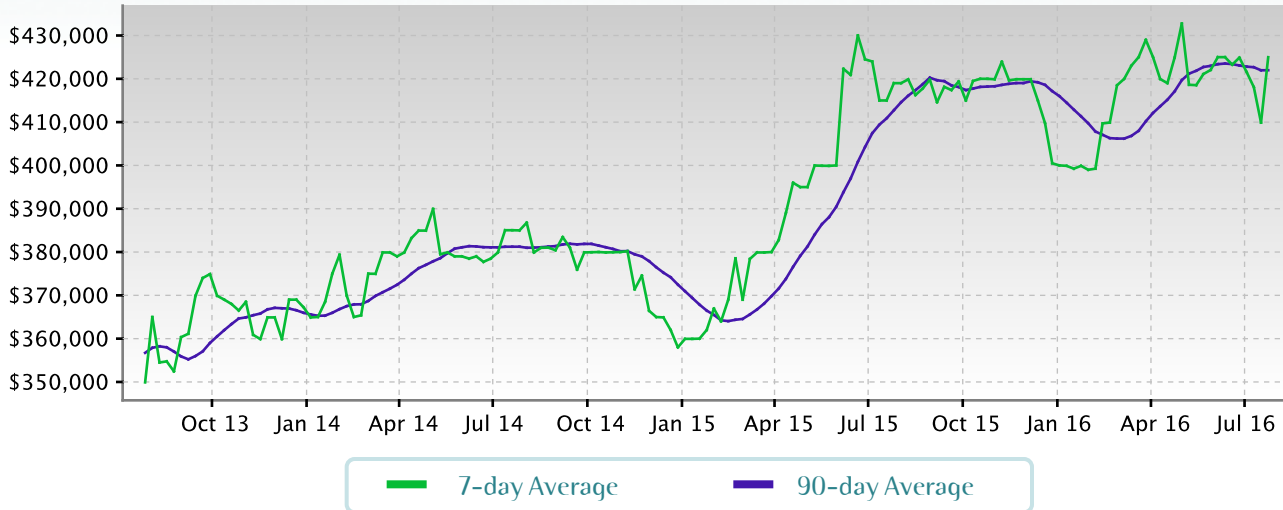
Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
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Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 669,000	4383	0.25 - 0.50 acre	5.0	3.5	11	75	8	3	112	Most expensive 25% of properties
Upper/Second	\$ 474,900	3411	0.25 - 0.50 acre	4.0	3.5	11	75	16	4	72	Upper-middle 25% of properties
Lower/Third	\$ 388,000	2754	8,001 - 10,000 sqft	4.0	2.5	11	75	10	7	84	Lower-middle 25% of properties
Bottom/Fourth	\$ 289,998	2082	6,501 - 8,000 sqft	3.5	2.0	14	76	16	25	59	Least expensive 25% of properties

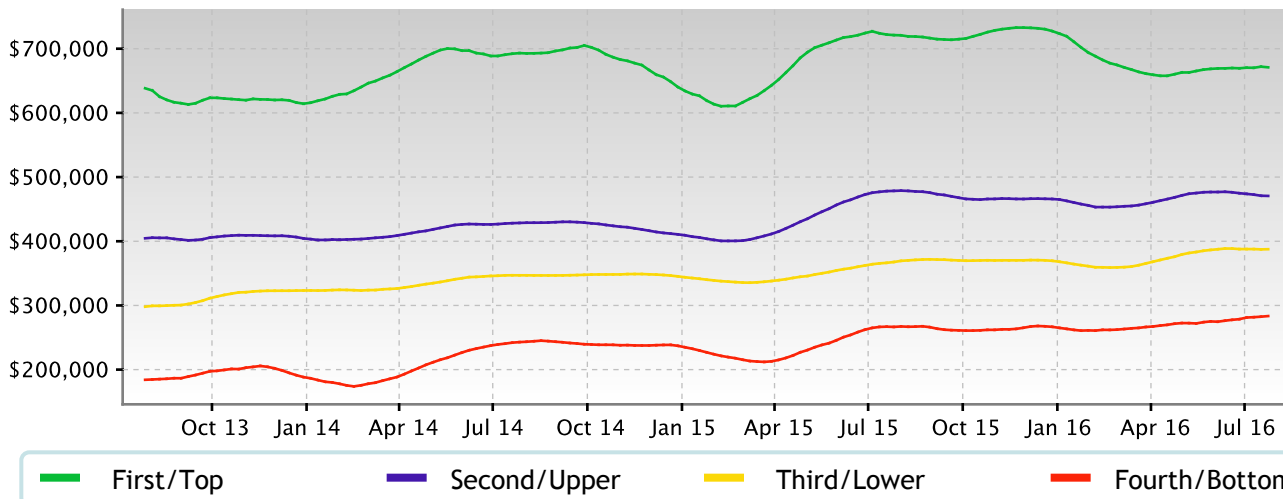
Median Price

We continue to see prices in this zip code bounce around these current levels. Look for a persistent down-shift in the Market Action Index before we see prices dip. A persistent increase in Market Action could indicate prices will test their previous high points.



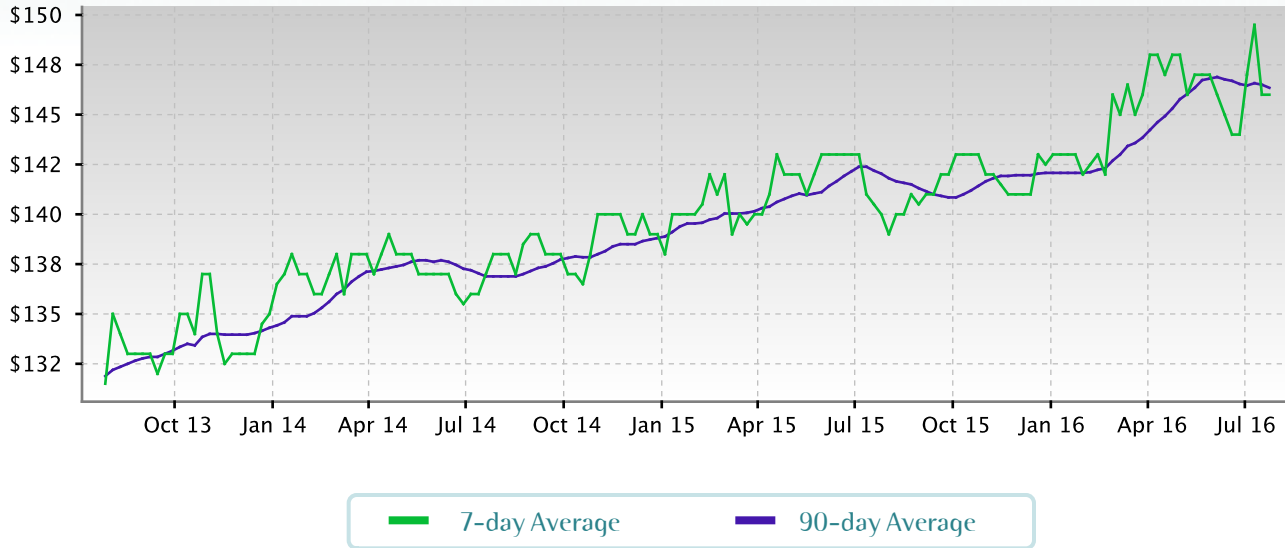
Quartile Prices

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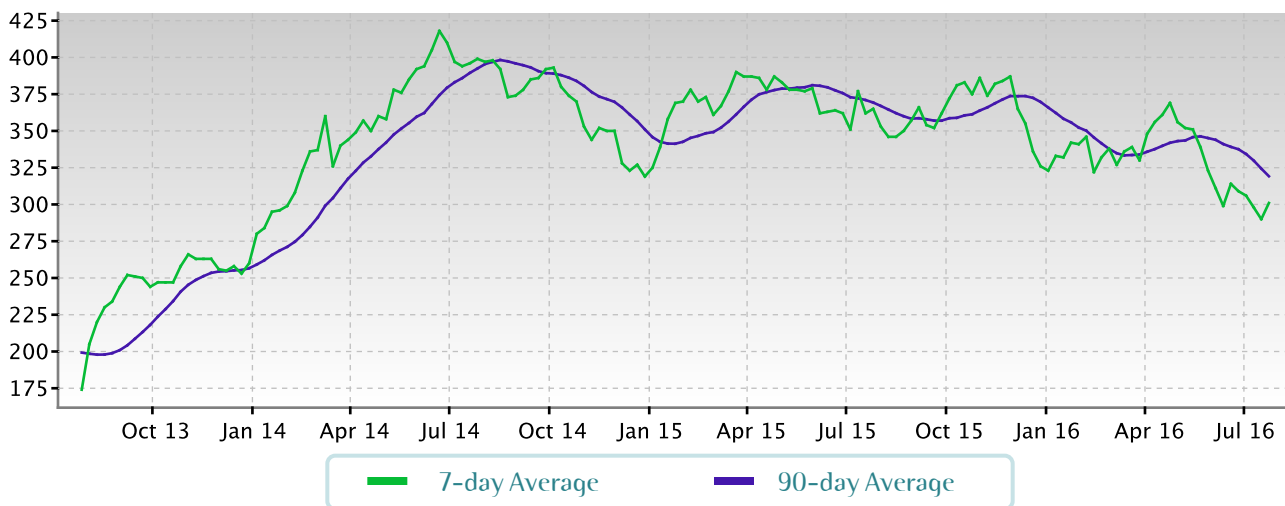
Price per Square Foot

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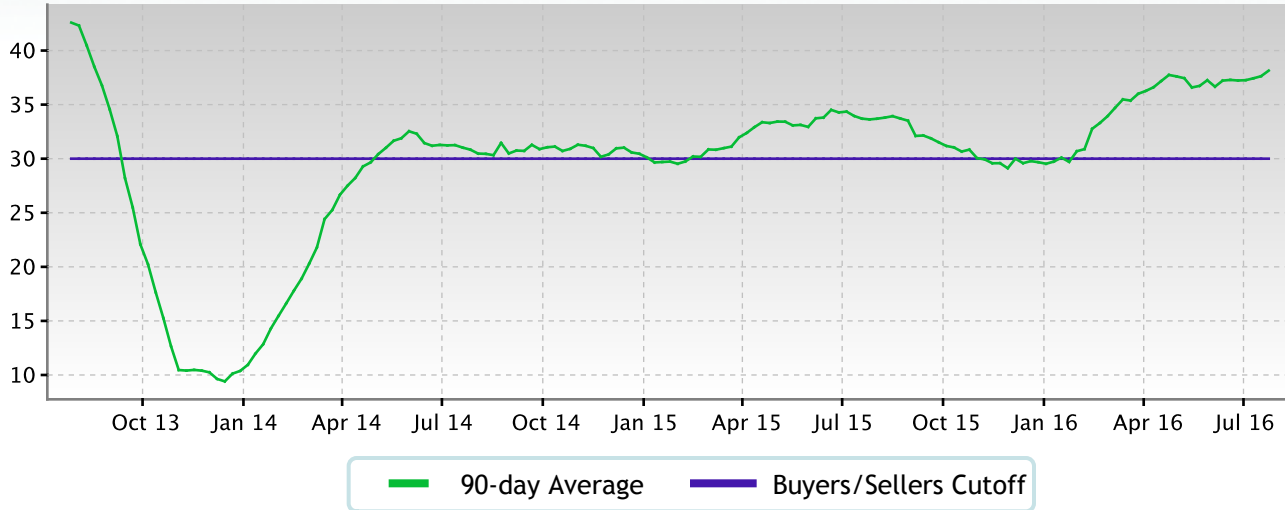
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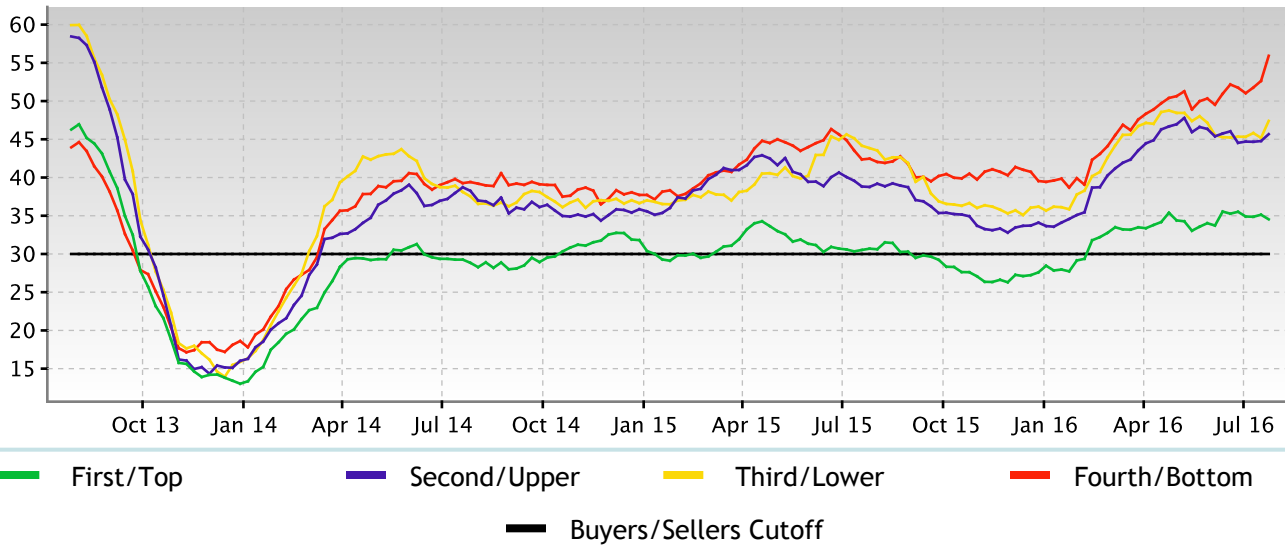
Market Action Index

The CHANDLER, 85249 market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 38.15 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



Market Action Index per Quartile

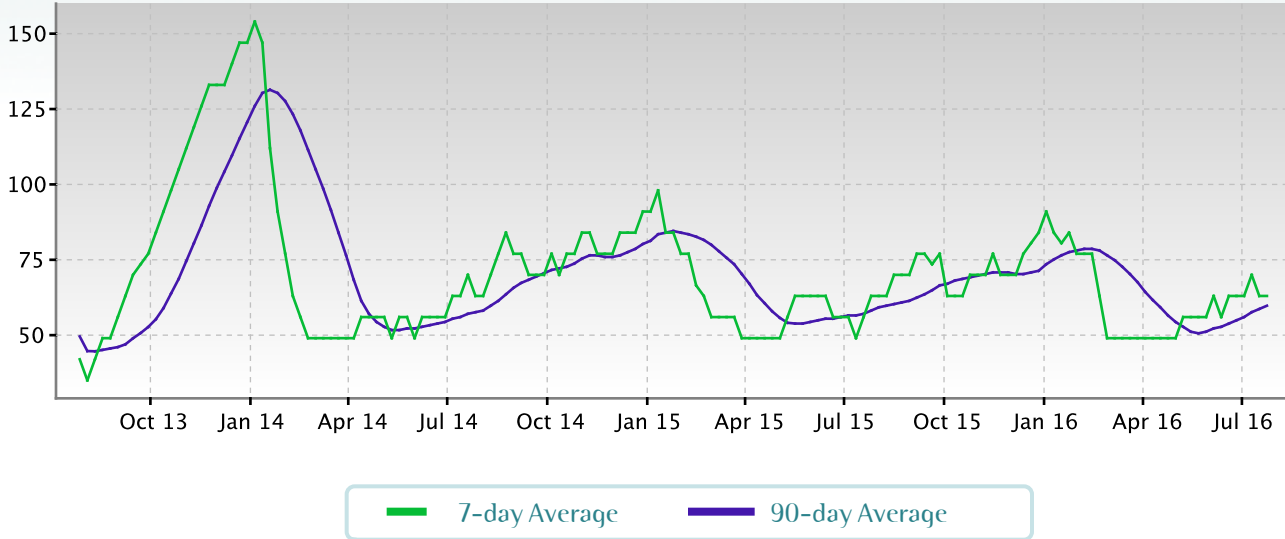
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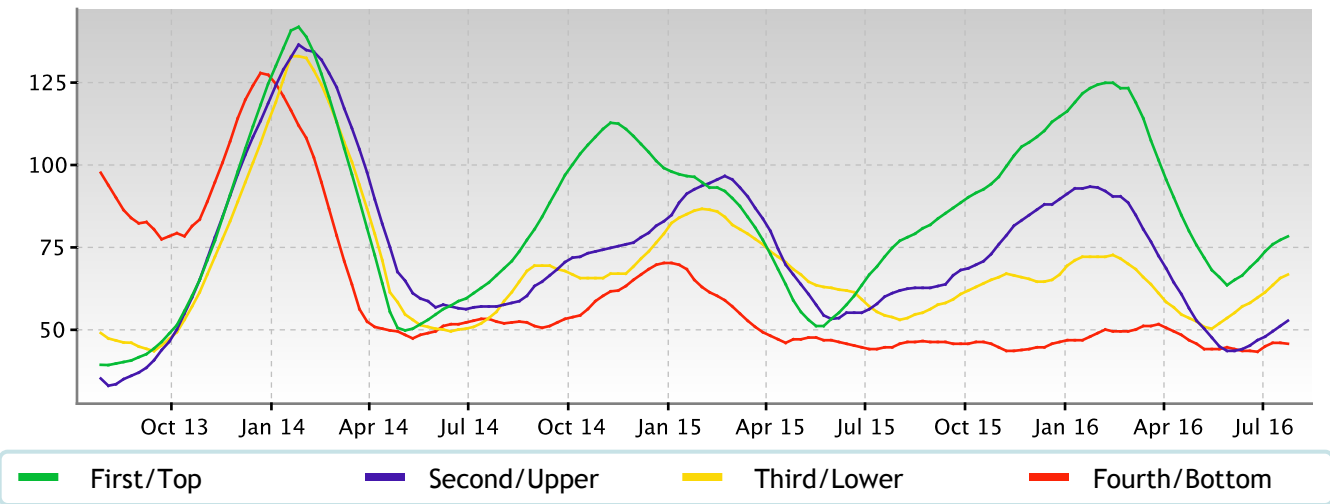
Days on Market

The properties have been on the market for an average of 82 days. Half of the listings have come newly on the market in the past 63 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



This Week

- The median list price in CHANDLER, AZ 85224 this week is \$251,450. The 94 properties have been on the market for an average of 54 days.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

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.

Real-Time Market Profile

		Trend
Median List Price	\$ 251,450	↔
Average List Price	\$ 309,777	
Asking Price Per Square Foot	\$ 151	↔
Average Days on Market (DoM)	54	↑
Inventory of Properties Listed	94	↑↑
Most Expensive Listing	\$ 1,045,000	
Least Expensive Listing	\$ 160,000	
Average Age of Listing	31	
Percent of Properties with Price Decrease	52 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	1706	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	

Altos Research Value Statistics

Market Action Index	Strong Seller's	52.2	↓↓
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 a seller's advantage. Below 30, conditions give the advantage to the buyer.			

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Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 400,000	2896	0.25 - 0.50 acre	4.0	3.0	27	23	2	3	72
Upper/Second	\$ 285,000	2018	6,501 - 8,000 sqft	4.0	2.5	30	23	4	2	59
Lower/Third	\$ 244,900	1607	6,501 - 8,000 sqft	3.0	2.0	34	24	6	5	37
Bottom/Fourth	\$ 208,450	1350	6,501 - 8,000 sqft	3.0	2.0	36	24	4	8	48

Most expensive 25% of properties

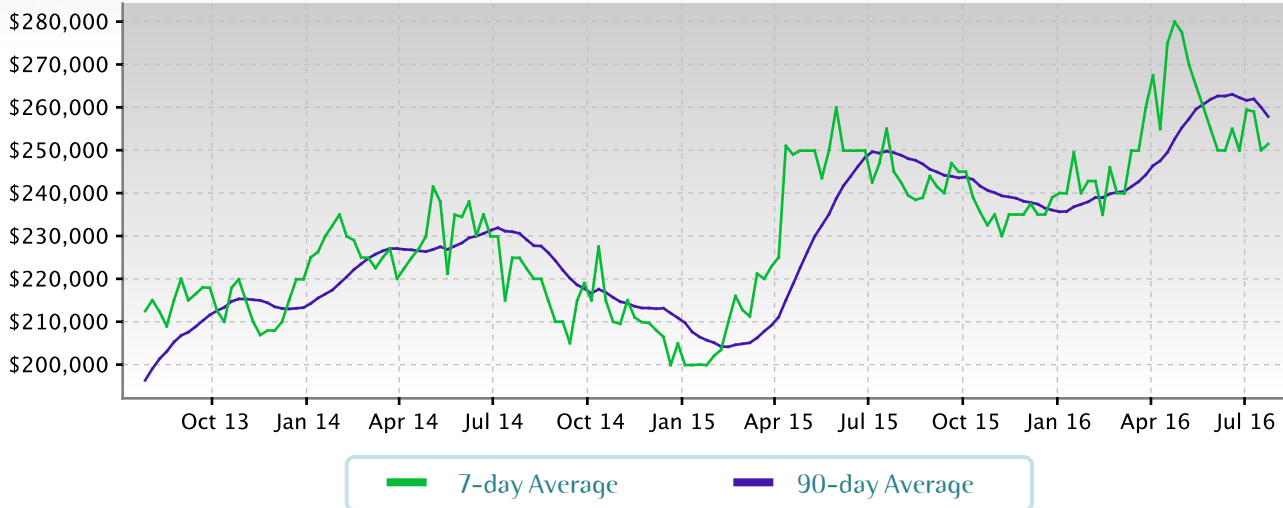
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

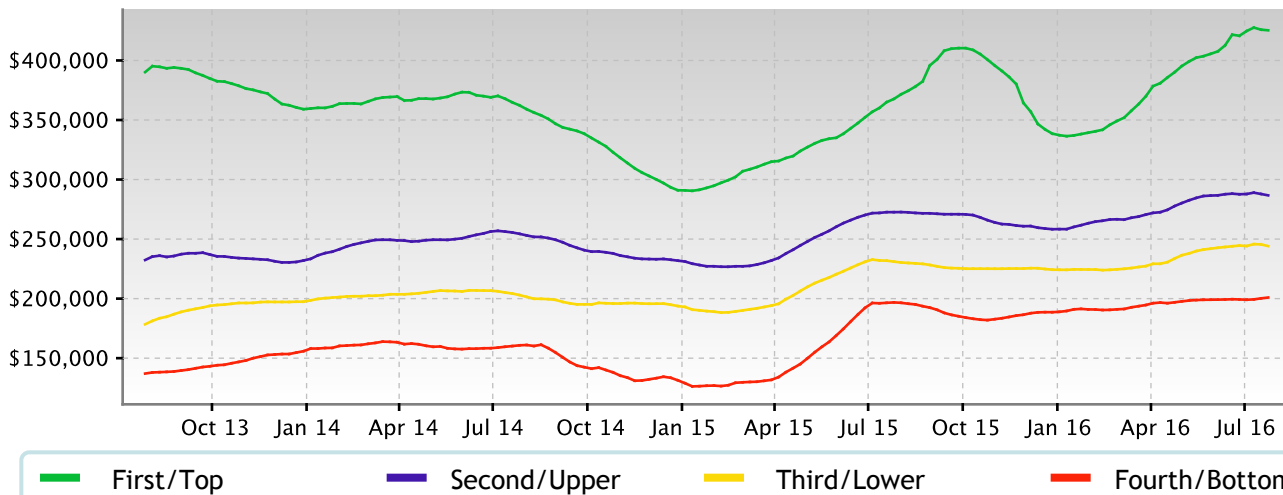
Median Price

In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



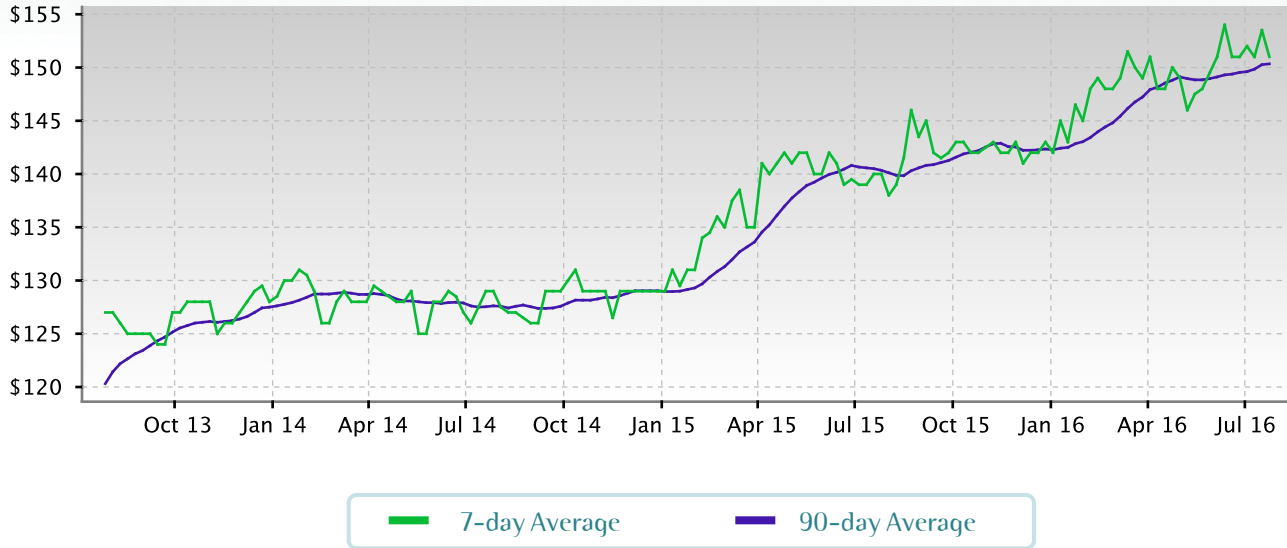
Quartile Prices

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



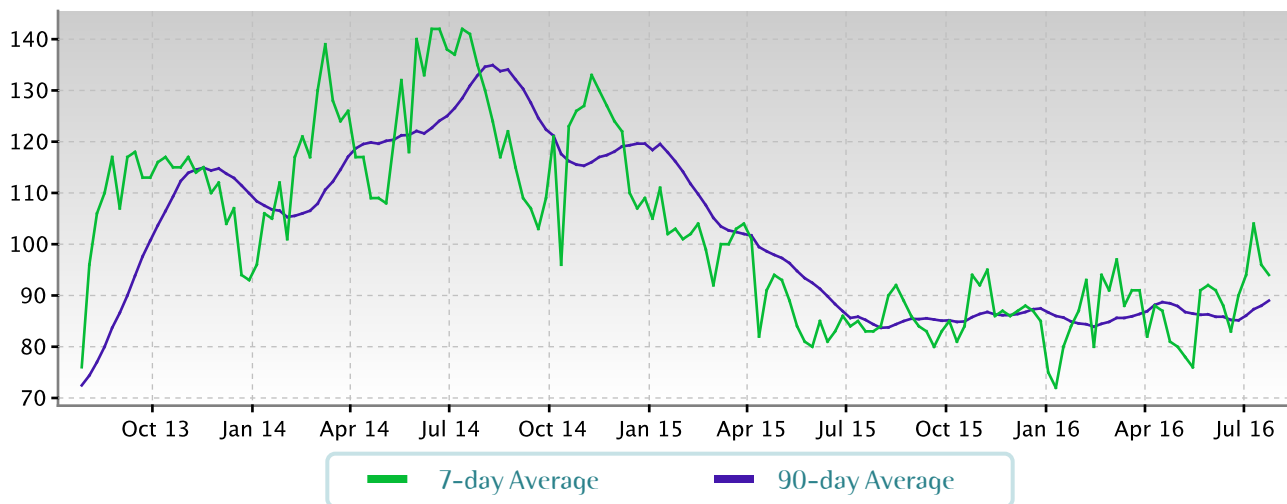
Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



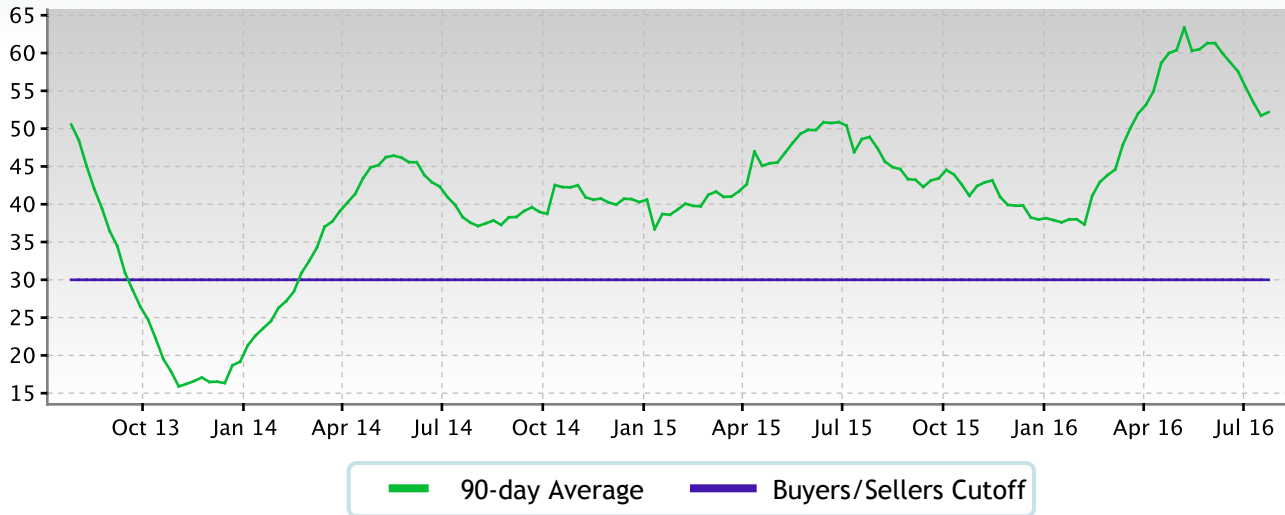
Inventory of Properties Listed for Sale

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



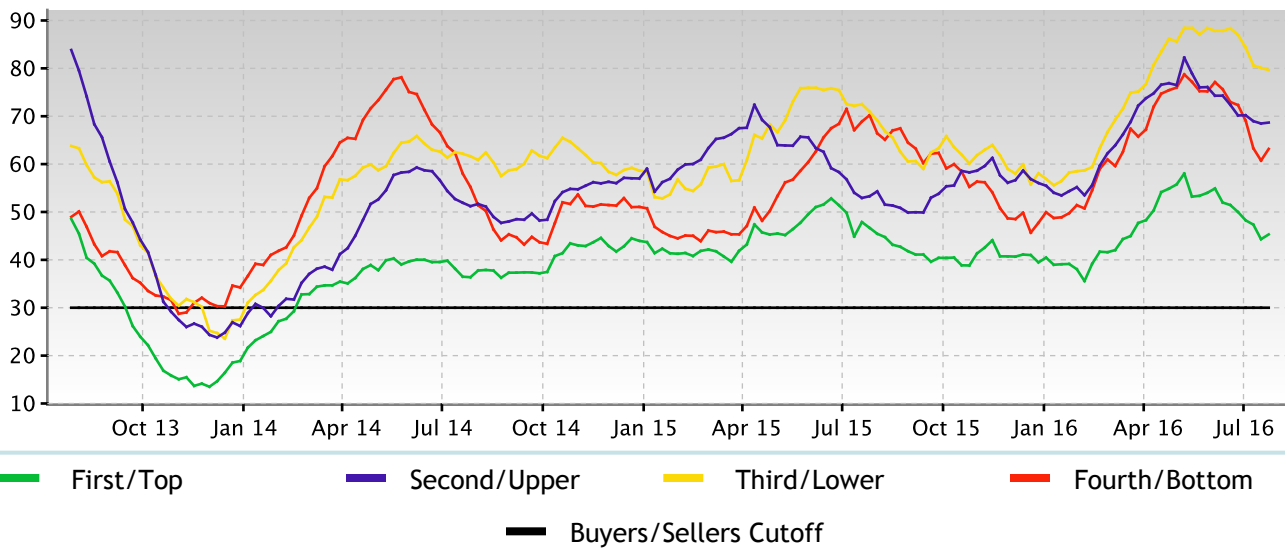
Market Action Index

The CHANDLER, 85224 market is currently quite strongly in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 52.19; indicating very little supply relative to the demand.



Market Action Index per Quartile

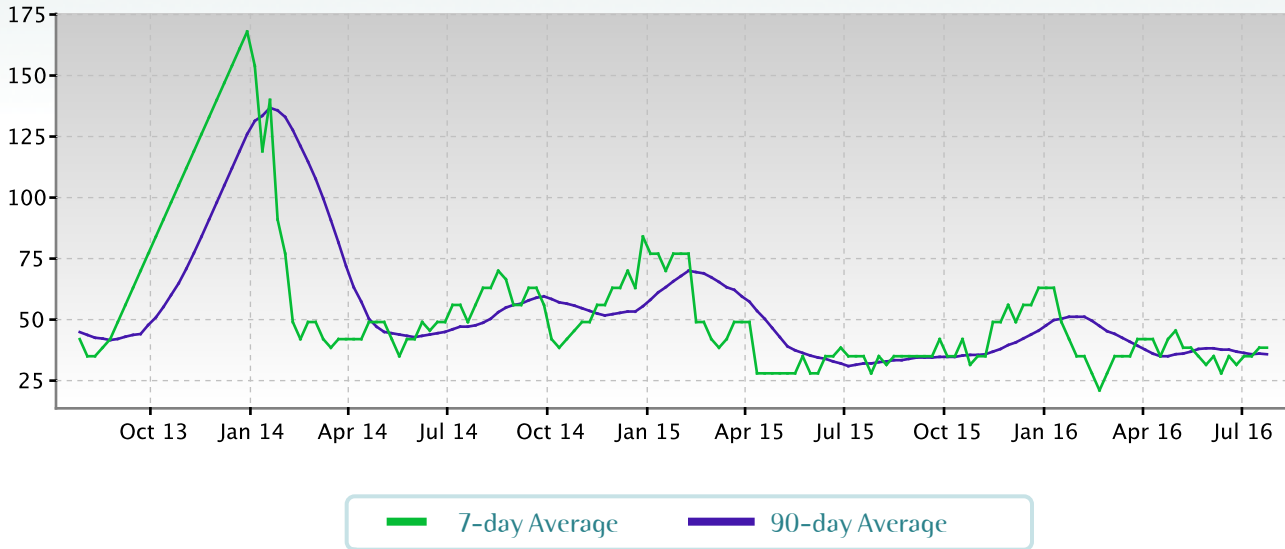
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

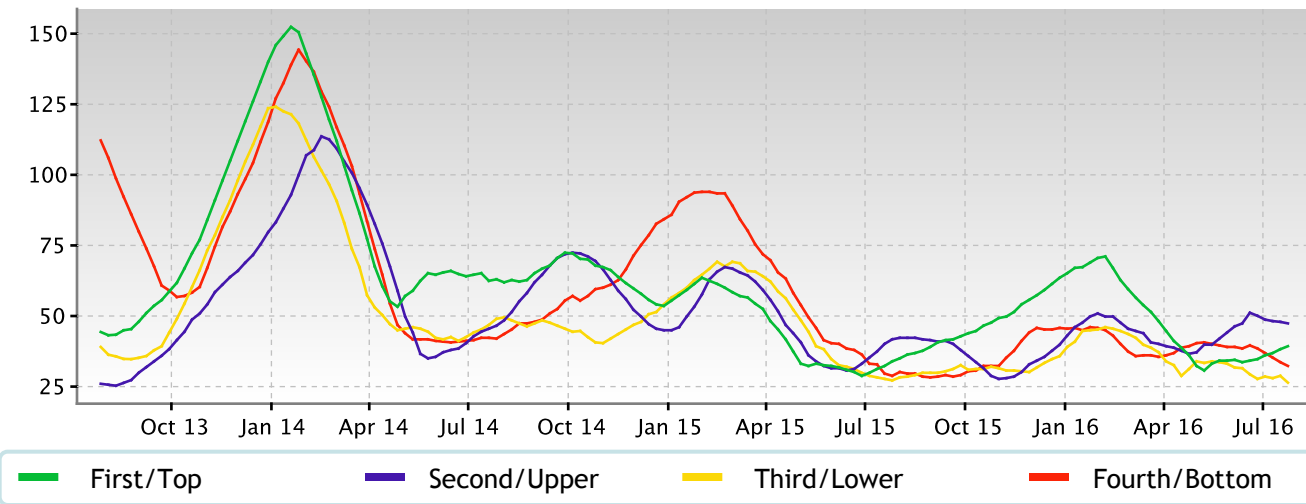
Days on Market

The properties have been on the market for an average of 54 days. Half of the listings have come newly on the market in the past 38 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



NEIGHBORHOOD DETAIL

GREYSTONE TITLE AGENCY | (480) 624-8600 | WWW.GREYSTONETITLE.COM

SINGLE FAMILY HOMES IN

**CHANDLER, AZ
85248**

This Week

- The median list price in CHANDLER, AZ 85248 this week is \$372,450. The 218 properties have been on the market for an average of 111 days.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 372,450	↔
Average List Price	\$ 456,090	↔
Asking Price Per Square Foot	\$ 155	↔
Average Days on Market (DoM)	111	↓
Inventory of Properties Listed	218	↓↓
Most Expensive Listing	\$ 3,850,000	
Least Expensive Listing	\$ 159,900	
Average Age of Listing	19	
Percent of Properties with Price Decrease	47 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2414	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	

Altos Research Value Statistics

Market Action Index Seller's Advantage 37.4 ↔

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 597,000	3458	0.25 - 0.50 acre	4.0	3.5	14	54	6	5	123
Upper/Second	\$ 424,950	2664	8,001 - 10,000 sqft	4.0	3.0	16	54	9	6	87
Lower/Third	\$ 327,500	2123	6,501 - 8,000 sqft	3.0	2.0	19	55	6	8	112
Bottom/Fourth	\$ 240,000	1644	6,501 - 8,000 sqft	2.0	2.0	27	55	11	8	120

Most expensive 25% of properties

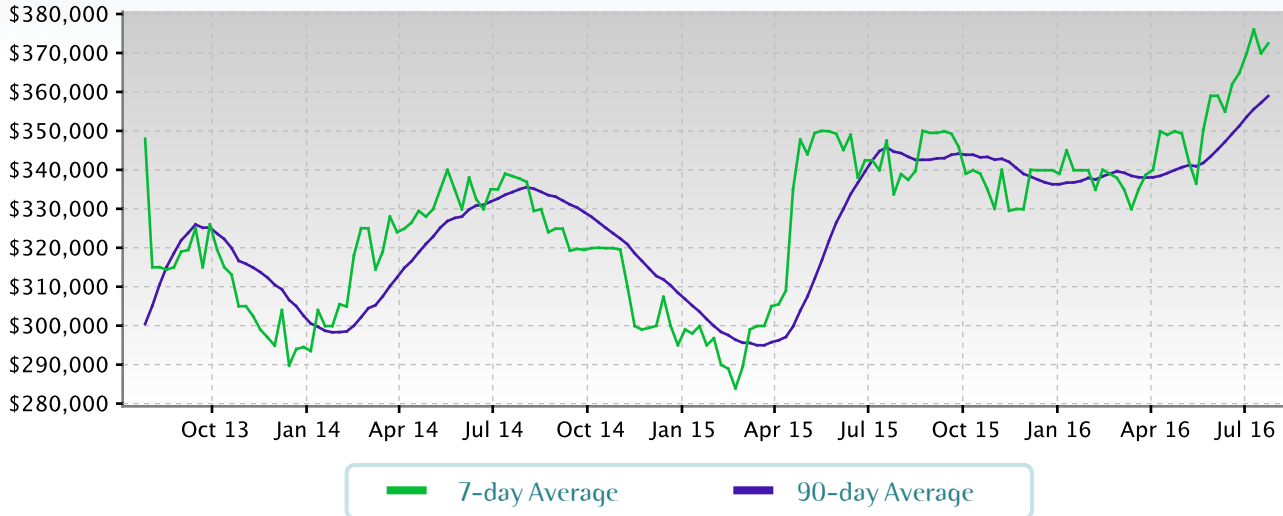
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

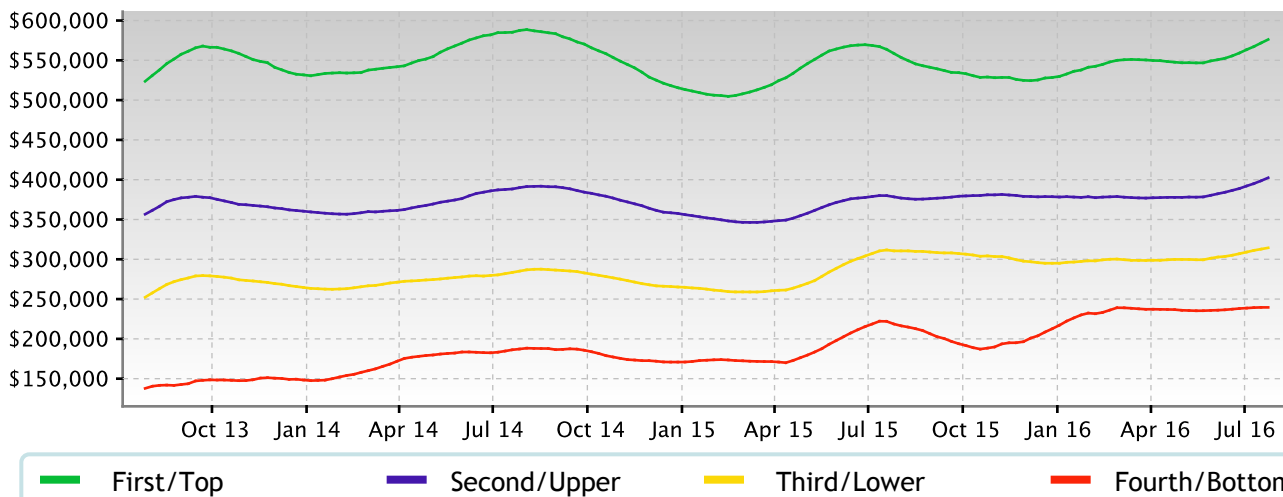
Median Price

We continue to see prices in this zip code hovering around their high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



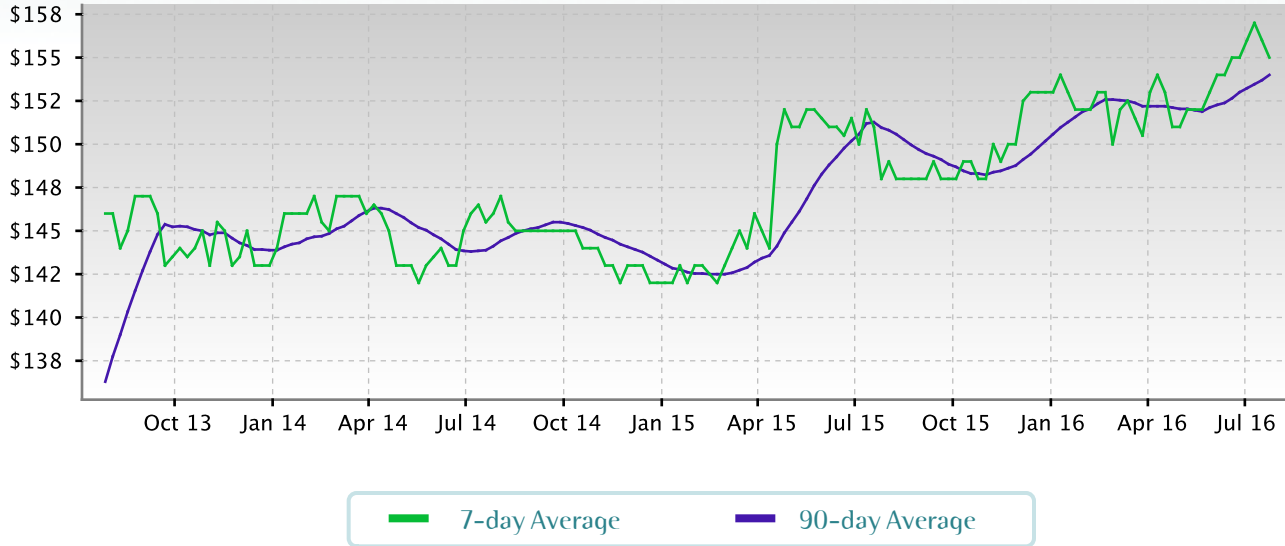
Quartile Prices

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



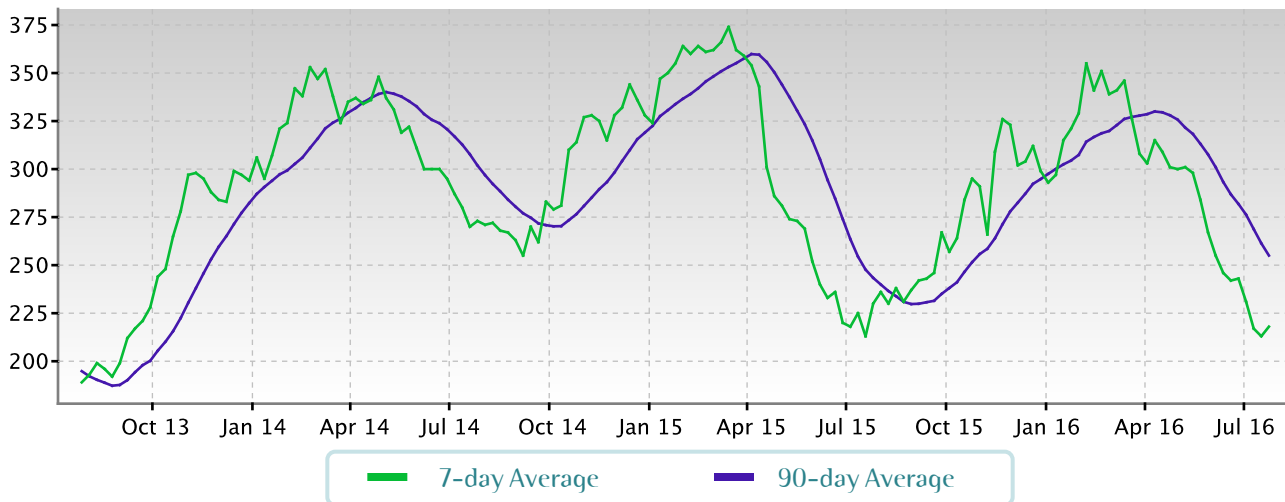
Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



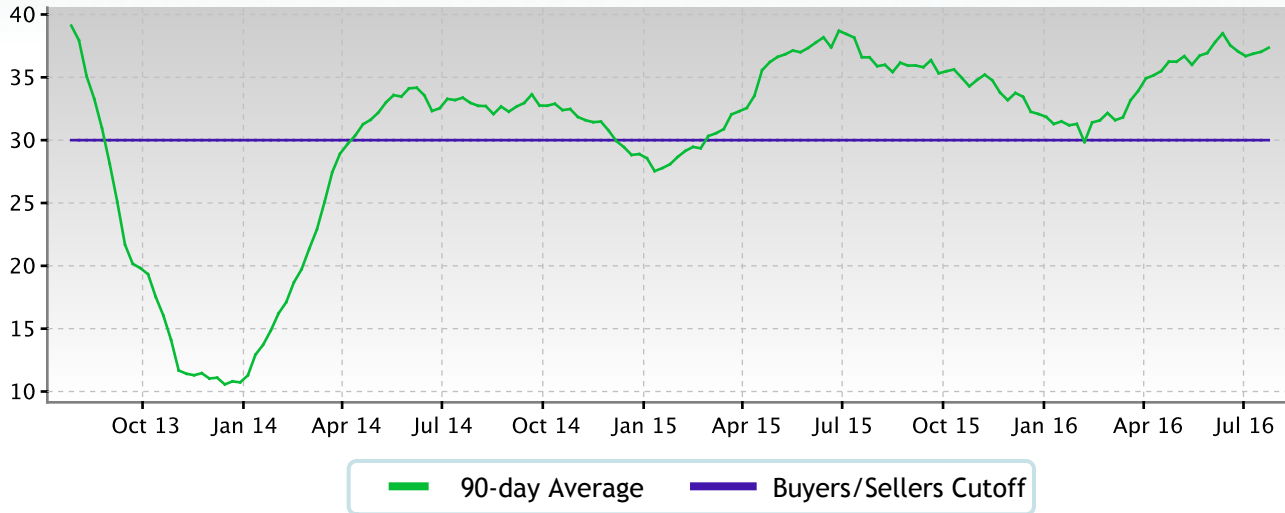
Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



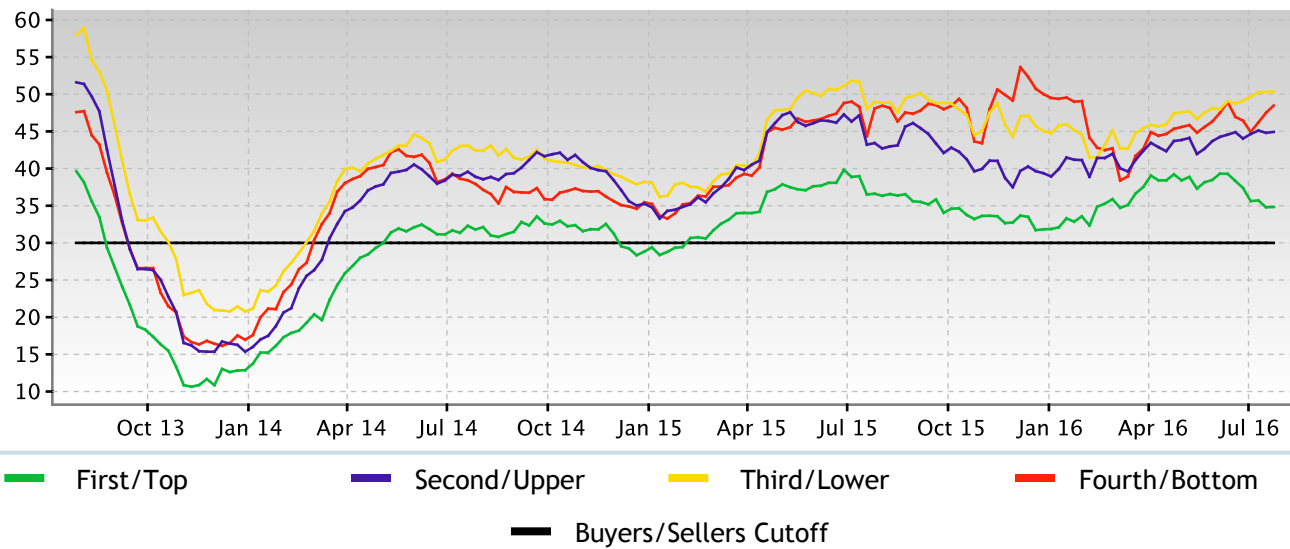
Market Action Index

The CHANDLER, 85248 market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 37.35 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



Market Action Index per Quartile

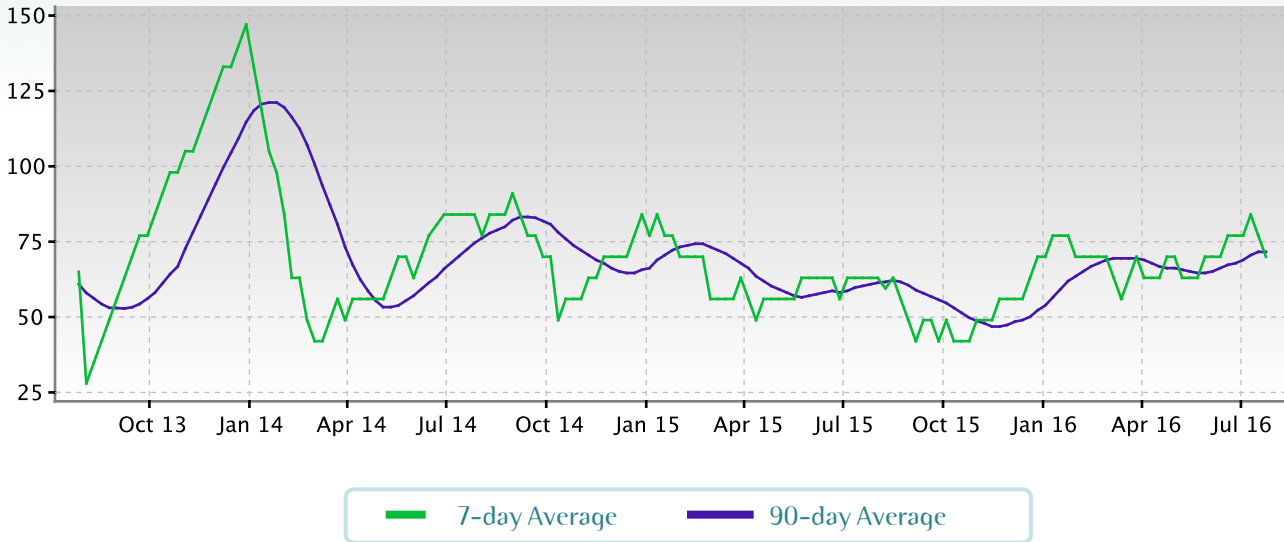
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

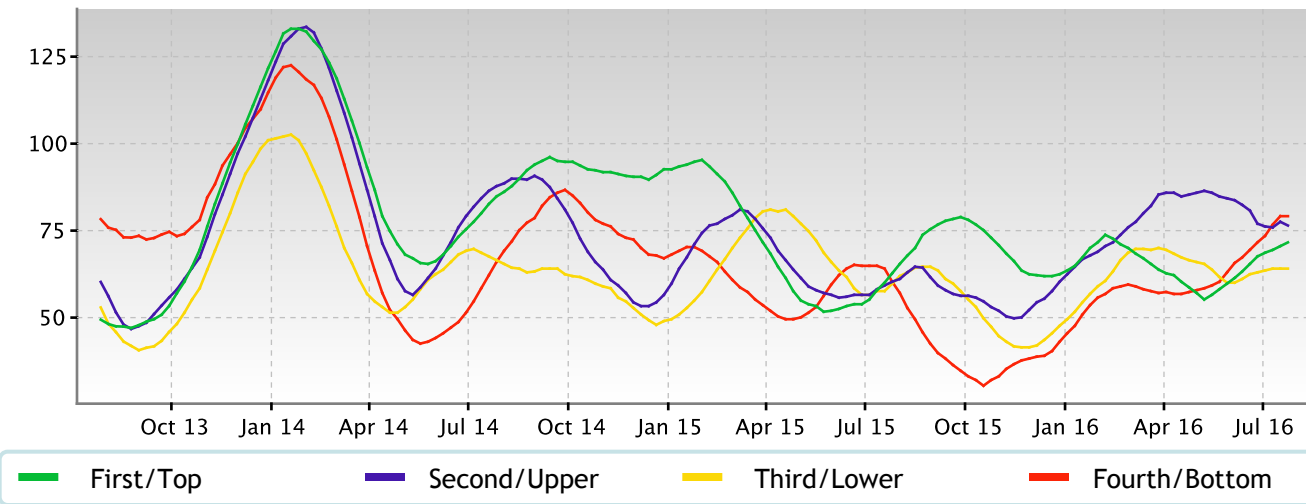
Days on Market

The properties have been on the market for an average of 111 days. Half of the listings have come newly on the market in the past 70 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



NEIGHBORHOOD DETAIL

GREYSTONE TITLE AGENCY | (480) 624-8600 | WWW.GREYSTONETITLE.COM

SINGLE FAMILY HOMES IN

**CHANDLER, AZ
85286**

This Week

- The median list price in CHANDLER, AZ 85286 this week is \$380,000. The 185 properties have been on the market for an average of 73 days.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile

		Trend
Median List Price	\$ 380,000	↔
Average List Price	\$ 434,564	
Asking Price Per Square Foot	\$ 149	↔
Average Days on Market (DoM)	73	↔
Inventory of Properties Listed	185	↓
Most Expensive Listing	\$ 1,600,000	
Least Expensive Listing	\$ 188,888	
Average Age of Listing	13	
Percent of Properties with Price Decrease	51 %	
Percent Relisted (reset DOM)	3 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2626	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	

Altos Research Value Statistics

Market Action Index Seller's Advantage 44.0 ↔

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 604,995	3934	0.25 - 0.50 acre	4.0	3.5	12	46	4	2	99
Upper/Second	\$ 429,700	3023	8,001 - 10,000 sqft	4.0	3.0	12	46	4	5	55
Lower/Third	\$ 343,750	2302	6,501 - 8,000 sqft	4.0	2.5	12	46	3	9	86
Bottom/Fourth	\$ 259,000	1647	4,501 - 6,500 sqft	3.0	2.0	16	47	8	10	53

Most expensive 25% of properties

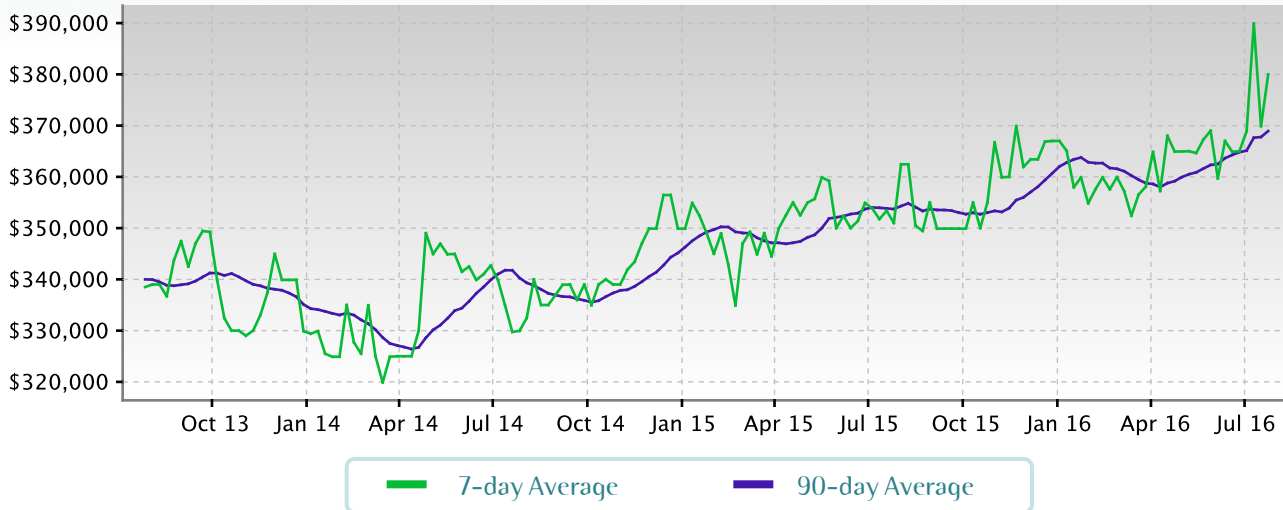
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

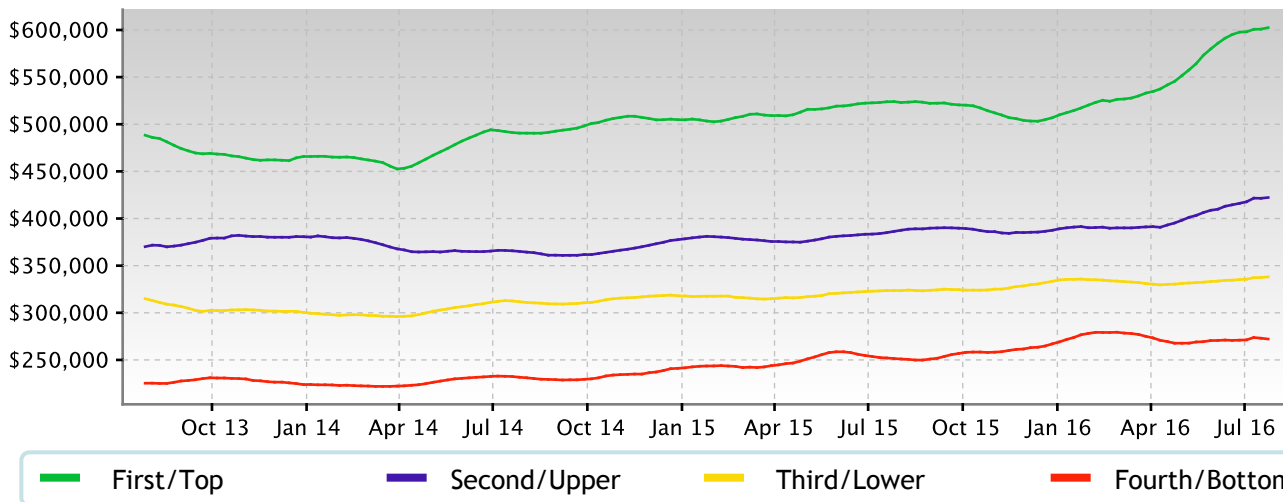
Median Price

You can see that prices in this zip code have been upward in the last few weeks and that we're getting close to the market's all time high. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



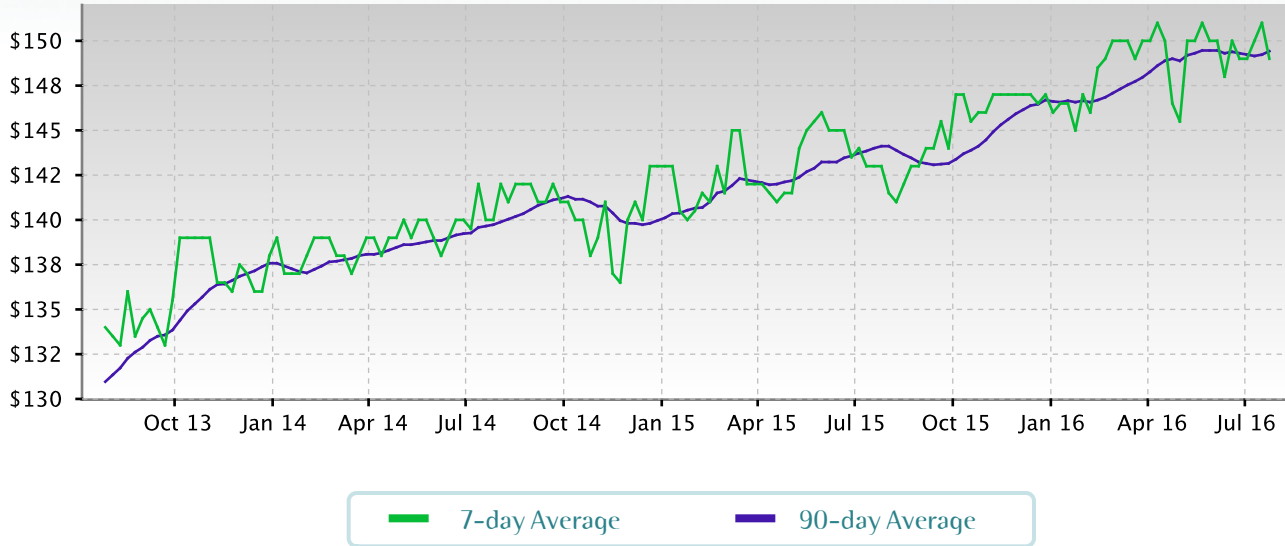
Quartile Prices

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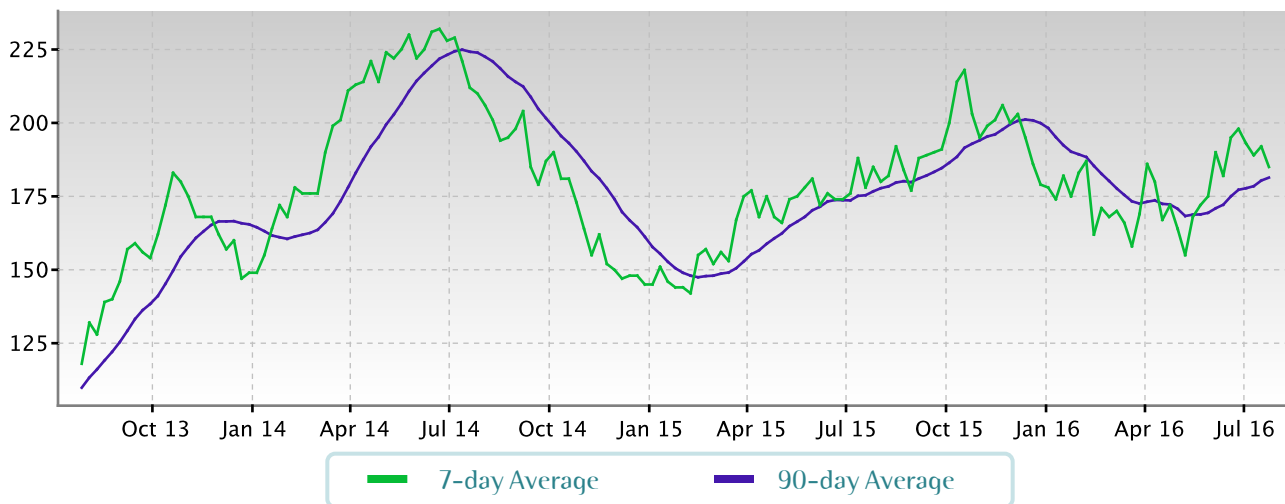
Price per Square Foot

In a market where prices are rising some, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



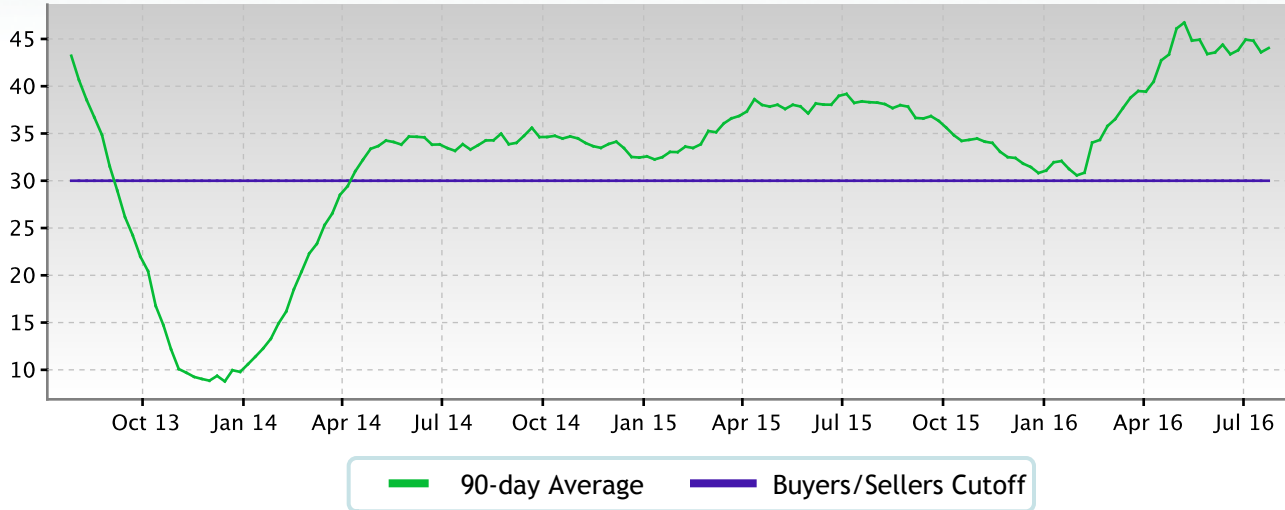
Inventory of Properties Listed for Sale

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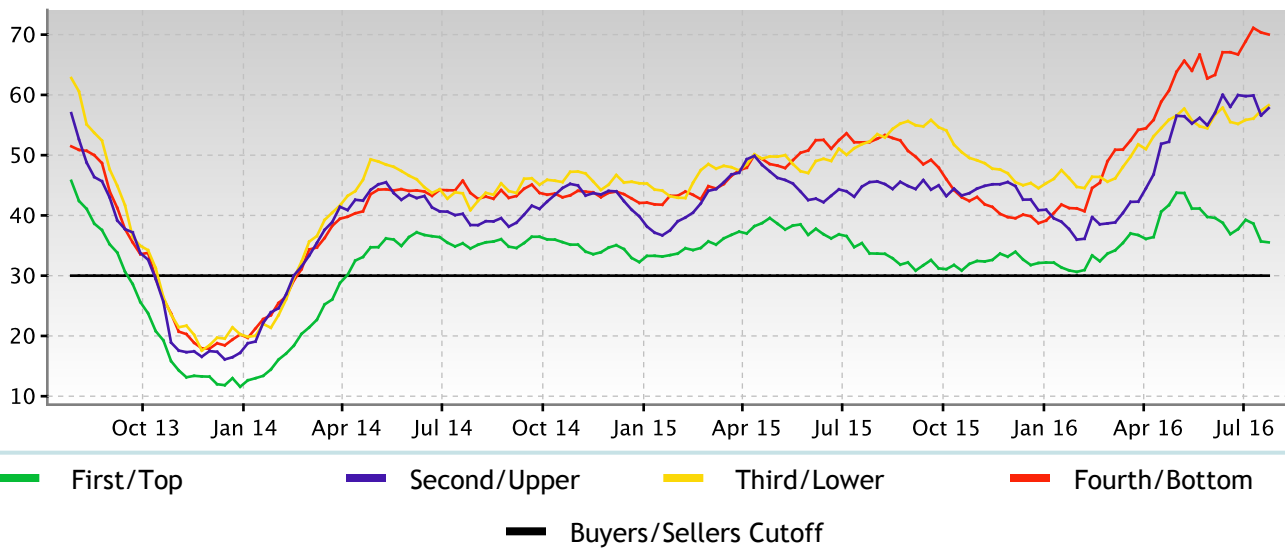
Market Action Index

The CHANDLER, 85286 market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 44.04 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



Market Action Index per Quartile

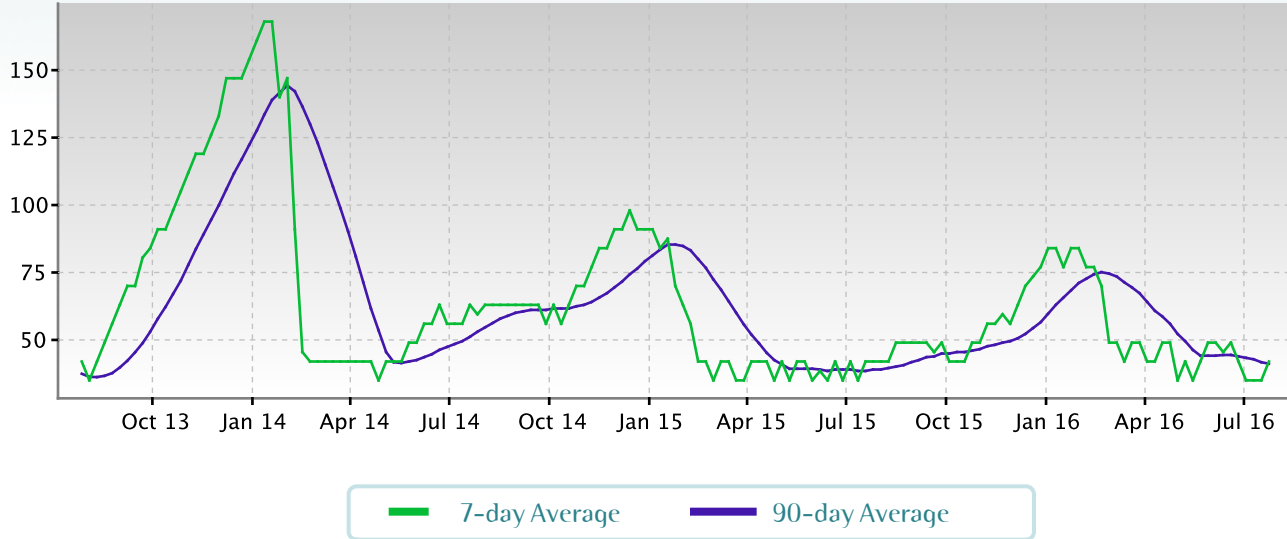
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Days on Market

The properties have been on the market for an average of 73 days. Half of the listings have come newly on the market in the past 42 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

