

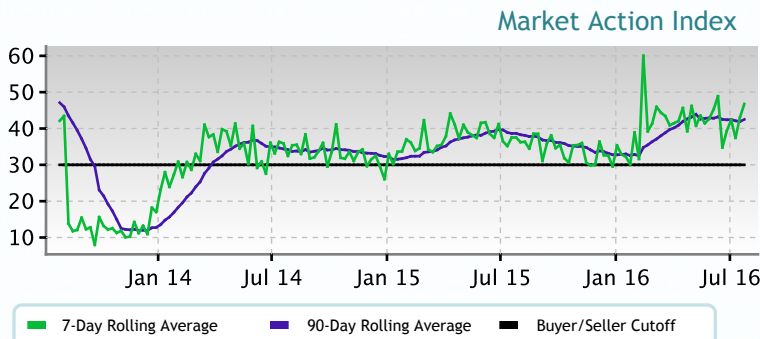
## This Week

The median list price in CHANDLER, AZ this week is \$364,000.

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.



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

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

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

Real-Time Market Profile		Trend
Median List Price	\$ 364,000	↔
Asking Price Per Square Foot	\$ 151	↔
Average Days on Market (DOM)	80	↔
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	
Market Action Index	Seller's Advantage 42.5	↔

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

## Price

- Prices appear to be hovering around their high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

