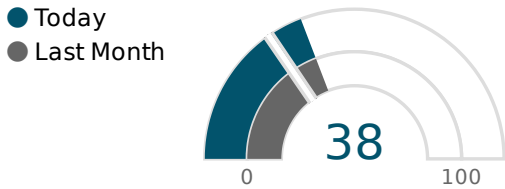


CHANDLER, AZ
Single-Family Homes

This week the median list price for Chandler, AZ is \$384,900 with the market action index hovering around 38. This is about the same as last month's market action index of 38. Inventory has held steady at or around 859.

MARKET ACTION INDEX

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.



Slight Seller's Advantage

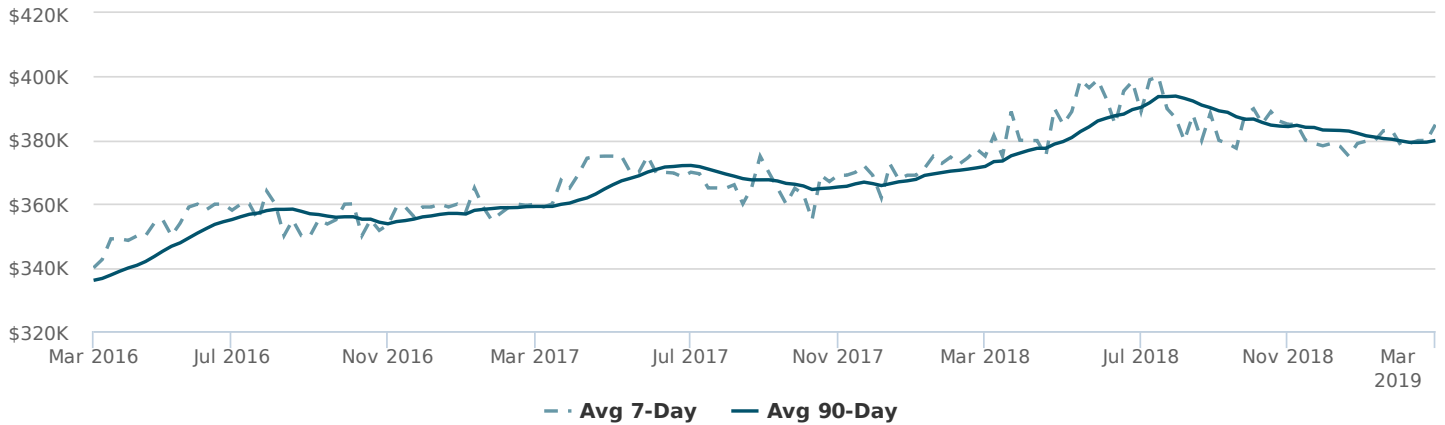
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price		\$384,900
Per Square Foot		\$174
Days on Market		74
Price Decreased		49%
Price Increased		3%
Relisted		6%
Inventory		859
Median House Rent		\$2,100
Most Expensive		\$9,990,000
Least Expensive		\$94,900
Market Action Index		38

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$649,997	3,677	0.25 - 0.5 acre	4	3	15	16	11	97
\$436,900	2,722	8,000 - 10,000 sqft	4	2	17	37	28	78
\$340,000	1,986	6,500 - 8,000 sqft	3	2	22	27	27	73
\$269,500	1,465	0 - 4,500 sqft	3	2	32	40	41	49