



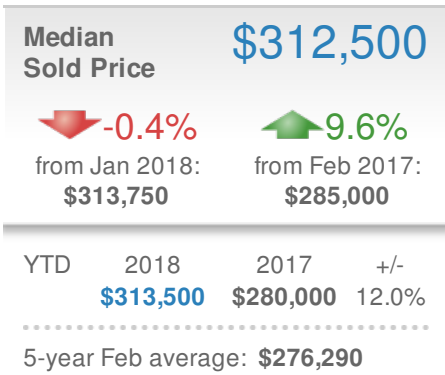
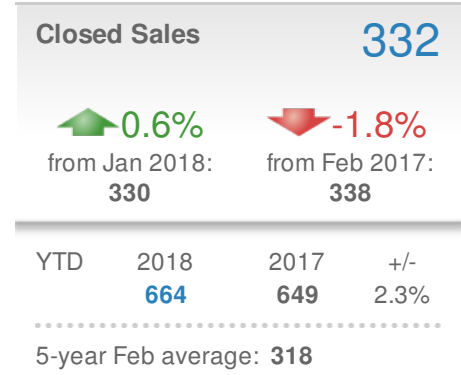
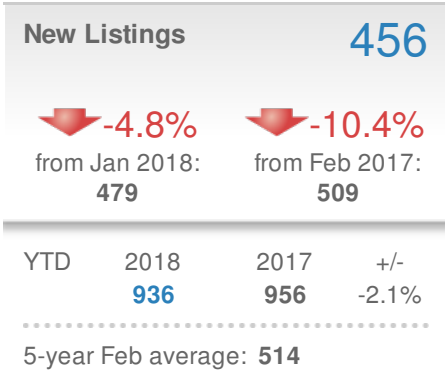
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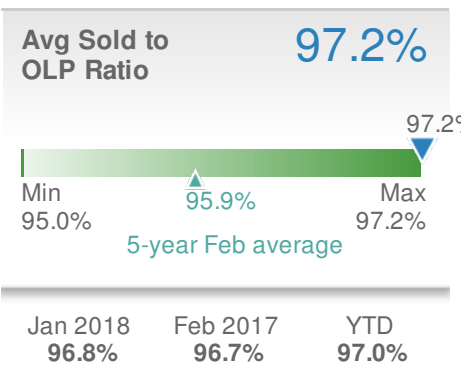
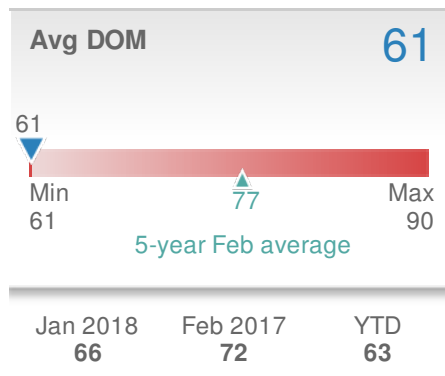
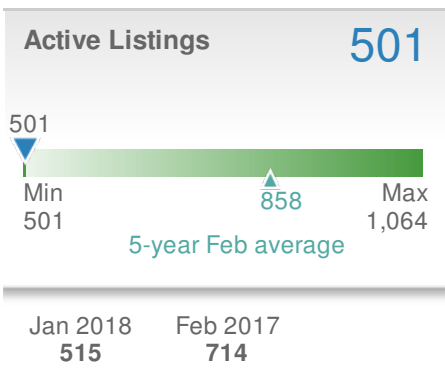
February 2018
Chandler - Single Family Detached



Summary

In Chandler, the median sold price for Single Family Detached properties for February was \$312,500, representing a decrease of 0.4% compared to last month and an increase of 9.6% from Feb 2017. The average days on market for units sold in February was 61 days, 21% below the 5-year February average of 77 days. There was a 3.9% month over month increase in new contract activity with 504 New Contracts; a 23.8% MoM increase in All Pending (new contracts + contracts carried over from January) to 573; and a 2.7% decrease in supply to 501 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 0.90 in January and an increase from 0.86 in February 2017. The Contract Ratio is 55% higher than the 5-year February average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



• When calculating the Contract Ratio, the number of Contracts (Pending and AWC) are divided by the number of Active listings