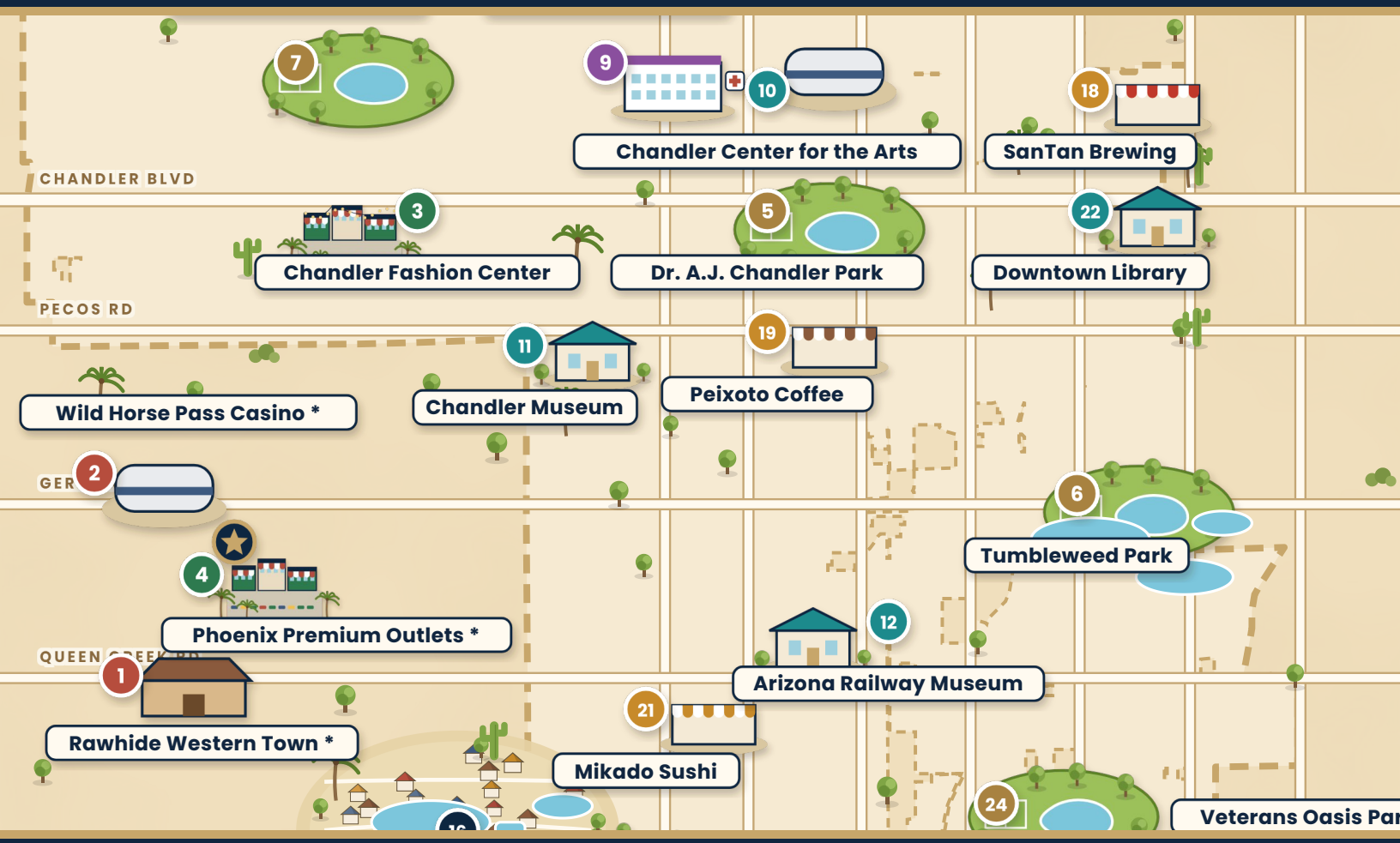
CITY GUIDE

Chandler, Arizona

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.





REBECCA MEDRANO

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(602) 509-1099 | medranoaz.com

UPDATED OCTOBER 2026

WELCOME

Thinking about Chandler?

Chandler pairs a historic downtown with Veterans Oasis Park, Tumbleweed Park and the Chandler Museum. As a third-generation Phoenix native with 12+ years in Arizona real estate, I'd love to help you find your place here.

Rebecca Medrano

CHANDLER AT A GLANCE

$520K
Median sale price, June to August 2026 (Redfin)

49 days
Median time on market, June to August 2026 (Redfin)

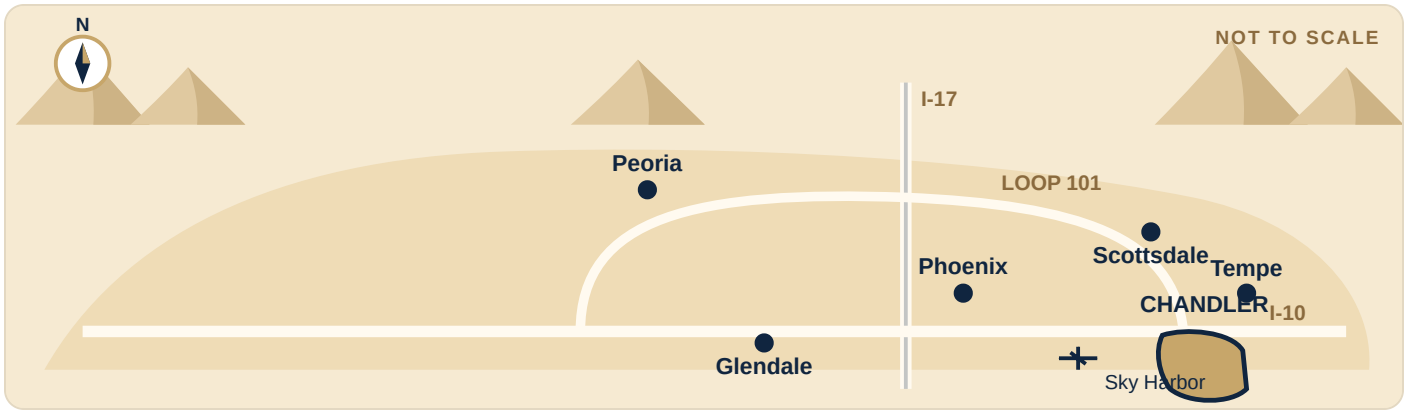
766
Homes sold in August 2026 (Redfin)

113 acres
Veterans Oasis Park, with trails and a nature center

90+ stores
At Phoenix Premium Outlets, just outside city limits

24 places
On the illustrated Chandler map on page 5

WHERE CHANDLER SITS IN THE VALLEY



Downtown & central Chandler: Dr. A.J. Chandler Park, the Chandler Center for the Arts, the library, SanTan Brewing and Peixoto Coffee downtown, with the Chandler Museum, Chandler Fashion Center and Desert Breeze Park toward the west.

South Chandler: Ocotillo, Fulton Ranch and Ocotillo Golf Club, with Snedigar Sportsplex and Veterans Oasis Park toward the south and east. Rawhide and Phoenix Premium Outlets sit just west, on Gila River Indian Community land.

WHERE TO LIVE

Chandler's communities

Here's how two of Chandler's best-known master-planned communities compare.

Ocotillo



BETWEEN DOBSON & ALMA SCHOOL RDS, SOUTH OF QUEEN CREEK RD

Lakes · Golf · Trails

- A master-planned community built around man-made lakes and Ocotillo Golf Club.
- Neighborhoods range from lake-view condos to custom homes.

Fulton Ranch



BETWEEN ARIZONA AVE & ALMA SCHOOL RD, SOUTH OF OCOTILLO RD

Lakes · Parks · Trails

- A 520-acre master-planned community built by Fulton Homes, with lakes and walking paths.
- Parks, playgrounds and greenbelts, with shopping and dining nearby.

Touring a community? Ask these questions

- What's the HOA fee, and what does it cover?
- Are there rental or short-term rental rules?
- Which amenities are included, and which cost extra?
- Is there any new building planned nearby?
- Are there special assessments or district taxes on the tax bill?
- Which schools are assigned to this address?

Sources: community websites, MLS community descriptions. Confirm details with each HOA.

THE MARKET

What homes cost right now



Prices are down a little over the past year, and homes are taking about seven weeks to sell.

$520K
Median sale price
-4.2% vs. last year

$287
Median price per sq. ft.
-1.3% vs. last year

49
Median days on market
4 days faster vs. last year

766
homes sold in August

3.0
months of supply

About 3.0 months of supply means it would take about three months to sell every home now listed, if no new homes came on the market.

Redfin, Chandler, AZ, June to August 2026.

How Chandler compares: median price per square foot

Tempe	**$303.35**
Chandler	**$288.80**
Phoenix	**$281.54**
Gilbert	**$281.24**
Mesa	**$265.64**
Queen Creek	**$260.55**

The Cromford Report, single-family detached homes, October 2026. Chandler ranks 8th of 41 Valley cities and is down 2.0% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking about seven weeks to sell, there's usually room to compare options and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- I'll pull recent sales for any home you're serious about, so you know what it's really worth.

If you're selling

- Buyers are comparing, so pricing it right from day one matters most.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby, not an algorithm.

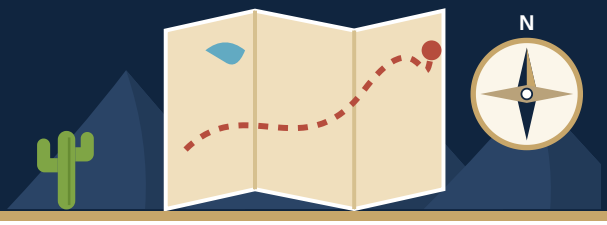
Want the numbers for one specific home?

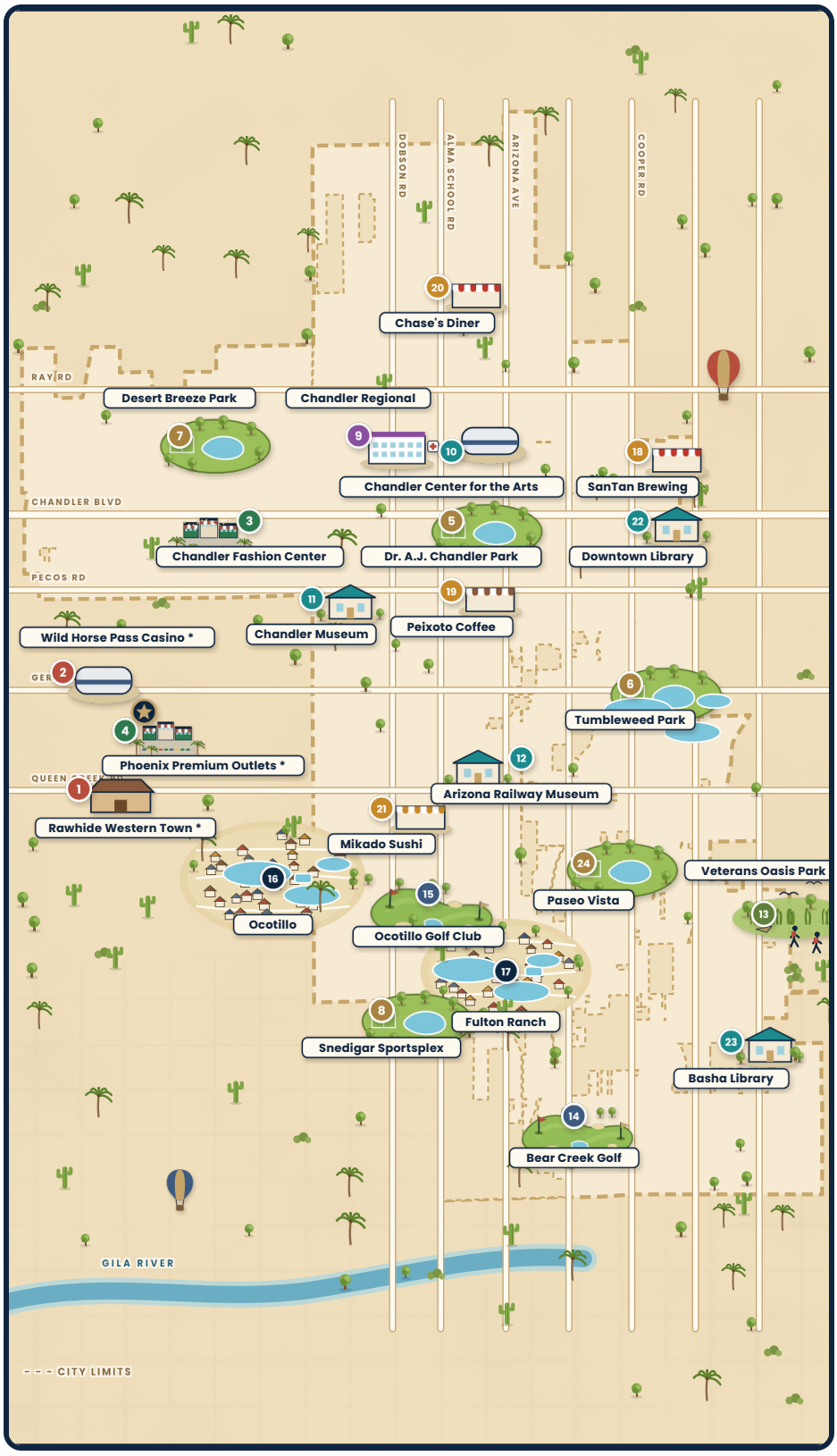
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**
Home value: **medranoaz.com/sell.html**

THE MAP

Chandler, illustrated





SPORTS & ENTERTAINMENT

1. Rawhide Western Town & Event Center *
2. Wild Horse Pass Casino *

SHOPPING

3. Chandler Fashion Center
4. Phoenix Premium Outlets *

DINING

18. SanTan Brewing Co. Downtown Pub
19. Peixoto Coffee Roasters
20. Chase's Diner
21. Mikado Sushi

PARKS & RECREATION

5. Dr. A.J. Chandler Park
6. Tumbleweed Park
7. Desert Breeze Park
8. Snedigar Sportsplex
24. Paseo Vista Recreation Area

HEALTHCARE

9. Chandler Regional Medical Center

CULTURE & HISTORY

10. Chandler Center for the Arts
11. Chandler Museum
12. Arizona Railway Museum
22. Chandler Public Library, Downtown Library
23. Chandler Public Library, Basha Library

TRAILS & PRESERVES

13. Veterans Oasis Park

GOLF

14. Bear Creek Golf Complex
15. Ocotillo Golf Club

COMMUNITIES

16. Ocotillo
17. Fulton Ranch

REBECCA'S PICKS

- Phoenix Premium Outlets *

* Just outside city limits. Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Chandler

Veterans Oasis Park

113 acres of desert and wetland habitat with about 4.5 miles of trails, a fishing lake and the Chandler Nature Center.

Tumbleweed Park

Home of the Ostrich Festival each March, with sports fields, picnic areas and the Playtopia playground.

Desert Breeze Park

A park with a stocked lake, a splash pad and a 1:3 scale train that rides past the playground.

Chandler Museum

Local history and traveling exhibits in a modern building next to the historic McCullough-Price House.

Chandler Center for the Arts

A 1,500-seat theater downtown with a year-round calendar of shows and exhibitions.

Arizona Railway Museum

Vintage Santa Fe and Southern Pacific rail cars, a steam locomotive and a caboose, right by Tumbleweed Park.

Phoenix Premium Outlets

More than 90 outlet stores at Wild Horse Pass, just outside city limits.

Golf

Ocotillo Golf Club's 27 holes and Bear Creek Golf Complex's two 18-hole courses.

★ Rebecca's picks

Phoenix Premium Outlets
4976 Premium Outlet Way

“Another great place to shop for deals!”

Sources: City of Chandler, Visit Chandler, Phoenix Premium Outlets, venue websites. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Chandler



HOAs and CC&Rs

Most master-planned communities have an HOA. Before you commit, review the fees, what they cover, and the CC&Rs, including any rules on rentals, parking and exterior changes.

New construction

A builder's sales rep represents the builder, not you. Bring your own agent from the first visit; many builders pay the buyer's agent, and I'll confirm that up front.

Lakes and HOA fees

Lake communities like Ocotillo and Fulton Ranch may have extra rules or costs. Ask what the HOA covers before you tour.

Schools

Chandler Unified serves most of the city, but parts of west Chandler are served by Kyrene Elementary and Tempe Union High School districts. Confirm the assigned schools for a specific address.

Getting around

Loop 101, Loop 202 and I-10 all run through or beside Chandler. Ask me for an honest average drive time for any address.

Arizona summers

During inspection, pay close attention to the age of the A/C system and, if there is one, the pool equipment. Both are expensive to replace.

Wondering which part of Chandler fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.

Rebecca Medrano

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Email: **rebecca@medranoaz.com**

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Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.