



Chandler, Arizona.

Current market data.

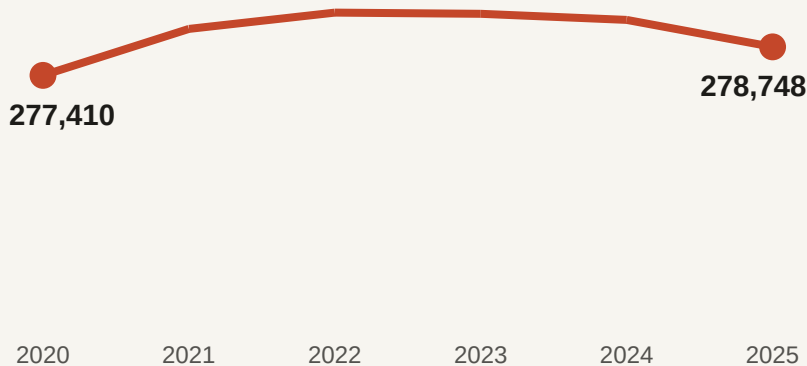
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.5% since 2020.

278,748

people, the 5th-largest of Arizona's cities and towns.

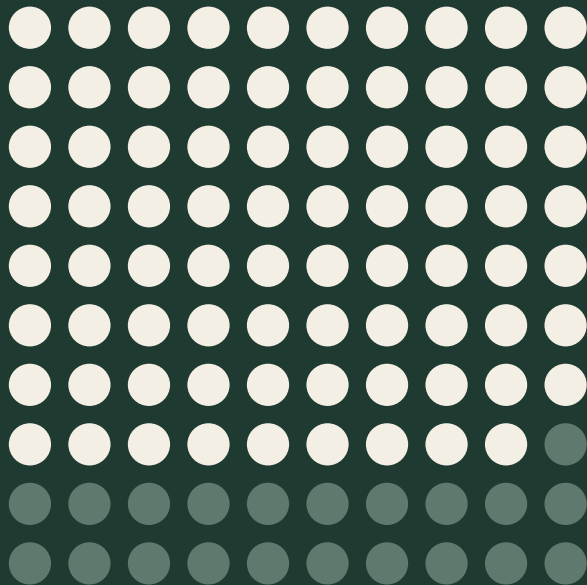


THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

79.4%

of 155,888 jobs located in Chandler are filled by in-commuters.



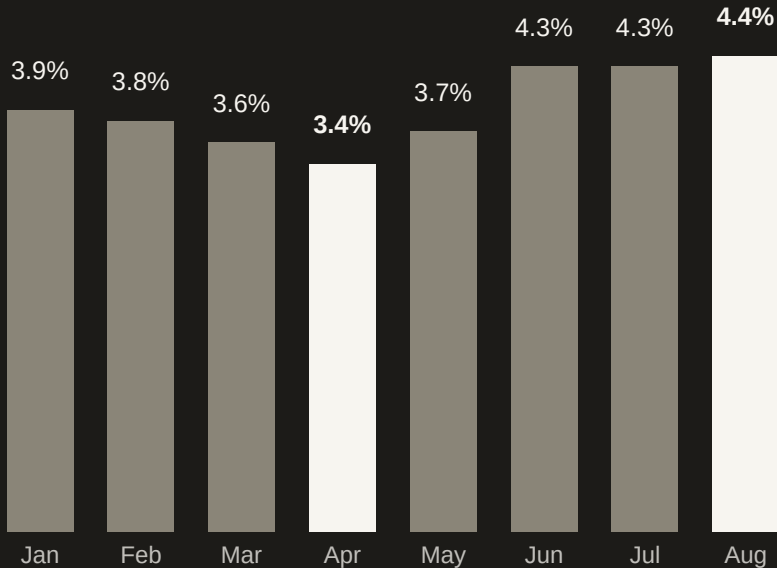
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.4%.

4.4%

in August 2026, the latest month released. A year earlier it was 3.9%.

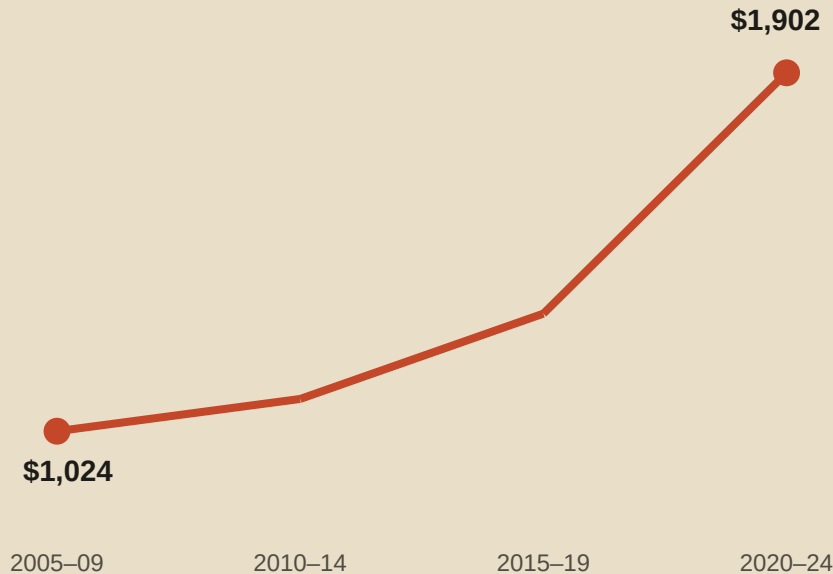


RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$1,902

a month. Arizona's median is \$1,543.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,730 gap between neighbors, the sharpest rent edge between adjacent tracts in Maricopa County.

TRACT 9413

\$771

TRACT 4202.07

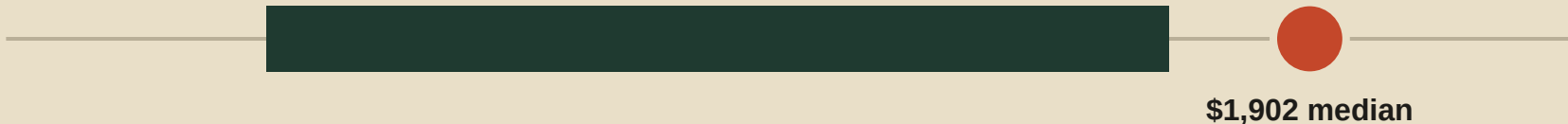
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,205–\$1,808



is the monthly rent range local workforce wages support.

BUILDING

57% of the housing here was built before 2000.

13,333

homes permitted in ten years,
2016–2025

61%

of those were in multifamily
buildings

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 112,800 homes here.

405–1,559

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 29%
more than Arizona's.

\$507,800

median home value in Chandler.

Chandler



\$507,800

Arizona



\$394,500

U.S.



\$332,700

THAT WAS CHANDLER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/az/chandler/**](https://almanacdata.ai/e/az/chandler/)

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