



2020

NEW RIVER MARKET REPORT January 2020



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Jan 2020	Jan 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	26	19	+36.8%	318	322	-1.2%
New Listing Volume	\$10,899,790	\$7,017,690	+55.3%	\$127,766,643	\$126,642,109	+0.9%
Active Listing Count	38	68	-44.1%	N/A	N/A	
Active Listing Volume	\$17,685,380	\$29,459,967	-40%	N/A	N/A	
Average Listing Price	\$465,405	\$433,235	+7.4%	\$432,213	\$472,406	-8.5%
Median Listing Price	\$421,950	\$427,000	-1.2%	\$415,419	\$400,162	+3.8%
Average Listing Price per Sq Ft	\$193	\$169	+14.2%	\$180	\$167	+8.3%
Median Listing Price per Sq Ft	\$198	\$164	+20.8%	\$175	\$163	+7.5%
Median Days in RPR	60.5	85.5	-29.2%	62.73	70.79	-11.4%
Months of Inventory	1.8	4.9	-62.7%	2.9	3.8	-22.6%
Absorption Rate	55.26%	20.59%	+34.7%	34.21%	26.47%	+7.7%
Sales Activity Charts Metrics						
New Pending Sales Count	29	21	+38.1%	357	282	+26.6%
New Pending Sales Volume	\$11,050,390	\$7,142,720	+54.7%	\$136,475,942	\$122,220,771	+11.7%
Pending Sales Count	29	15	+93.3%	N/A	N/A	
Pending Sales Volume	\$10,601,640	\$20,738,410	-48.9%	N/A	N/A	
Closed Sales Count	15	13	+15.4%	265	251	+5.6%
Closed Sales Volume	\$6,295,818	\$4,784,885	+31.6%	\$100,336,697	\$92,675,626	+8.3%
Average Sales Price	\$419,721	\$368,068	+14%	\$378,629	\$369,226	+2.5%
Median Sales Price	\$419,000	\$355,000	+18%	\$378,682	\$361,506	+4.8%
Average Sales Price per Sq Ft	\$166	\$158	+5%	\$166	\$158	+5.4%
Median Sales Price per Sq Ft	\$170	\$151	+12.6%	\$164	\$157	+4.2%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

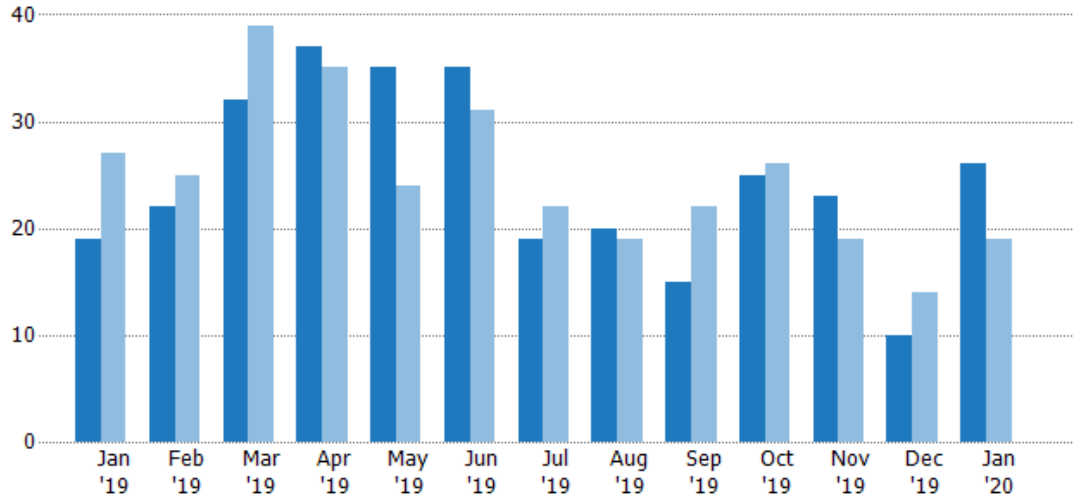
New Listings

The number of new residential listings that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jan '20	26	36.8%
Jan '19	19	-29.6%
Jan '18	27	-7.4%



Current Year	19	22	32	37	35	35	19	20	15	25	23	10	26
Prior Year	27	25	39	35	24	31	22	19	22	26	19	14	19
Percent Change from Prior Year	-30%	-12%	-18%	6%	46%	13%	-14%	5%	-32%	-4%	21%	-29%	37%

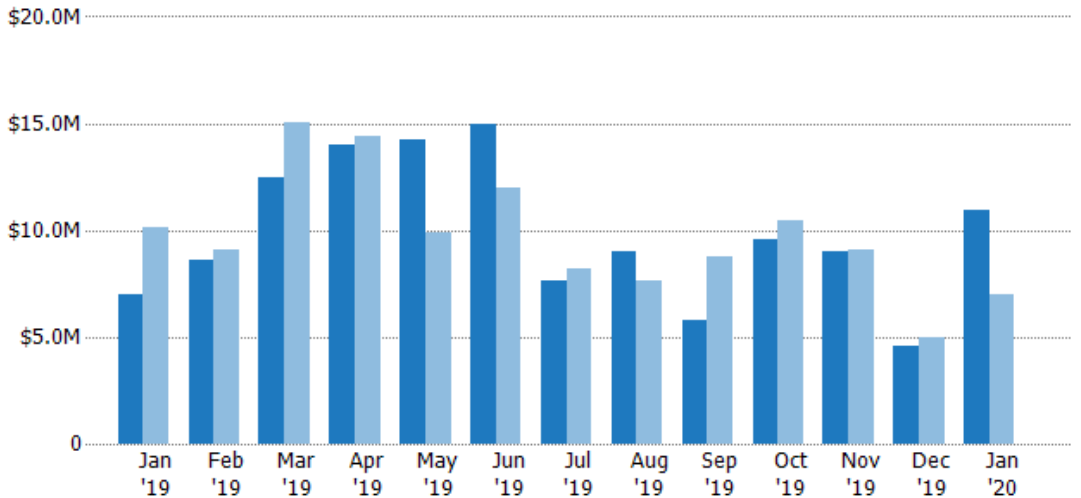
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$10.9M	55.3%
Jan '19	\$7.02M	-30.9%
Jan '18	\$10.2M	-11.4%



Current Year	\$7.02M	\$8.64M	\$12.5M	\$14M	\$14.2M	\$14.9M	\$7.67M	\$9M	\$5.77M	\$9.58M	\$9M	\$4.59M	\$10.9M
Prior Year	\$10.2M	\$9.11M	\$15M	\$14.4M	\$9.86M	\$12M	\$8.19M	\$7.6M	\$8.77M	\$10.4M	\$9.12M	\$5M	\$7.02M
Percent Change from Prior Year	-31%	-5%	-17%	-3%	44%	25%	-6%	18%	-34%	-8%	-1%	-8%	55%

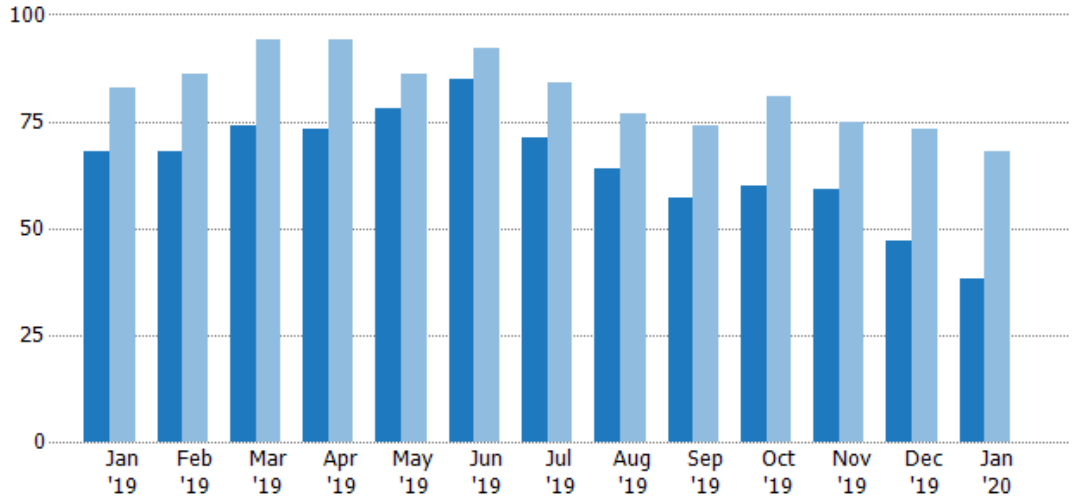
Active Listings

The number of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jan '20	38	-44.1%
Jan '19	68	-18.1%
Jan '18	83	-9.6%



Current Year	68	68	74	73	78	85	71	64	57	60	59	47	38
Prior Year	83	86	94	94	86	92	84	77	74	81	75	73	68
Percent Change from Prior Year	-18%	-21%	-21%	-22%	-9%	-8%	-15%	-17%	-23%	-26%	-21%	-36%	-44%

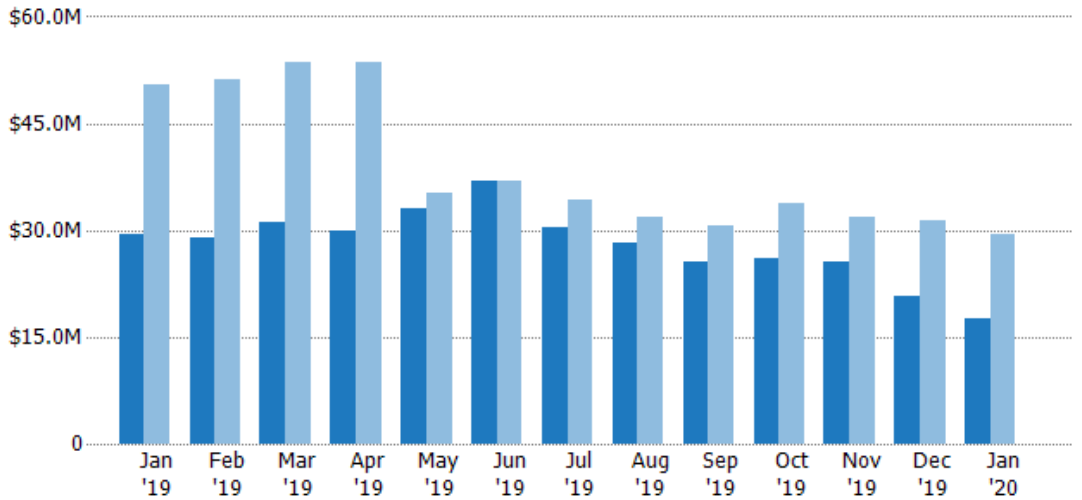
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$17.7M	-40%
Jan '19	\$29.5M	-41.6%
Jan '18	\$50.5M	-41.5%



Current Year	\$29.5M	\$28.9M	\$31.1M	\$29.9M	\$33.1M	\$37M	\$30.4M	\$28.3M	\$25.6M	\$26M	\$25.7M	\$20.8M	\$17.7M
Prior Year	\$50.5M	\$51.2M	\$53.5M	\$53.6M	\$35.2M	\$37M	\$34.4M	\$31.9M	\$30.6M	\$33.7M	\$31.8M	\$31.2M	\$29.5M
Percent Change from Prior Year	-42%	-44%	-42%	-44%	-6%	0%	-12%	-11%	-17%	-23%	-19%	-33%	-40%

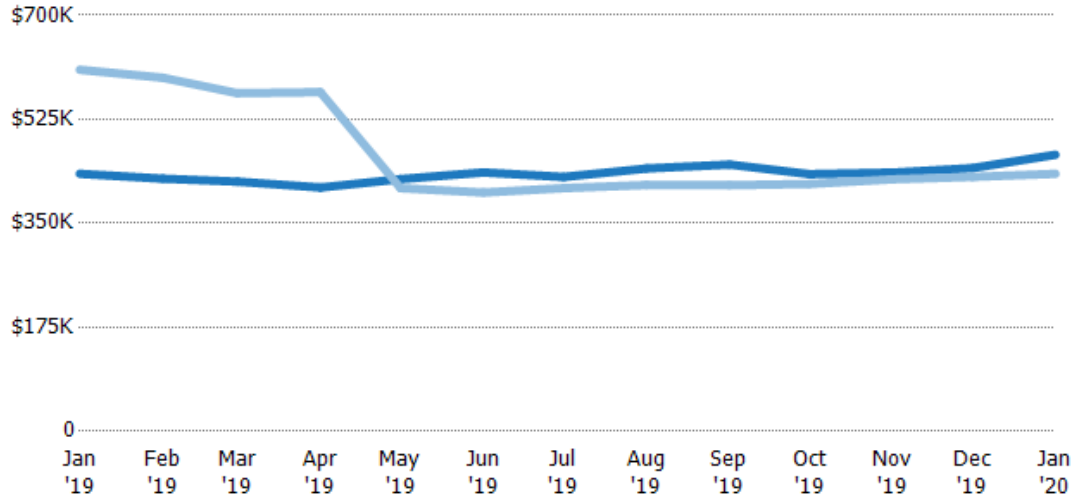
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jan '20	\$465K	7.4%
Jan '19	\$433K	-28.8%
Jan '18	\$608K	-35.3%



Current Year	\$433K	\$425K	\$420K	\$410K	\$424K	\$436K	\$428K	\$442K	\$449K	\$433K	\$435K	\$443K	\$465K
Prior Year	\$608K	\$595K	\$569K	\$571K	\$409K	\$402K	\$409K	\$414K	\$414K	\$416K	\$424K	\$428K	\$433K
Percent Change from Prior Year	-29%	-29%	-26%	-28%	4%	8%	5%	7%	8%	4%	3%	3%	7%

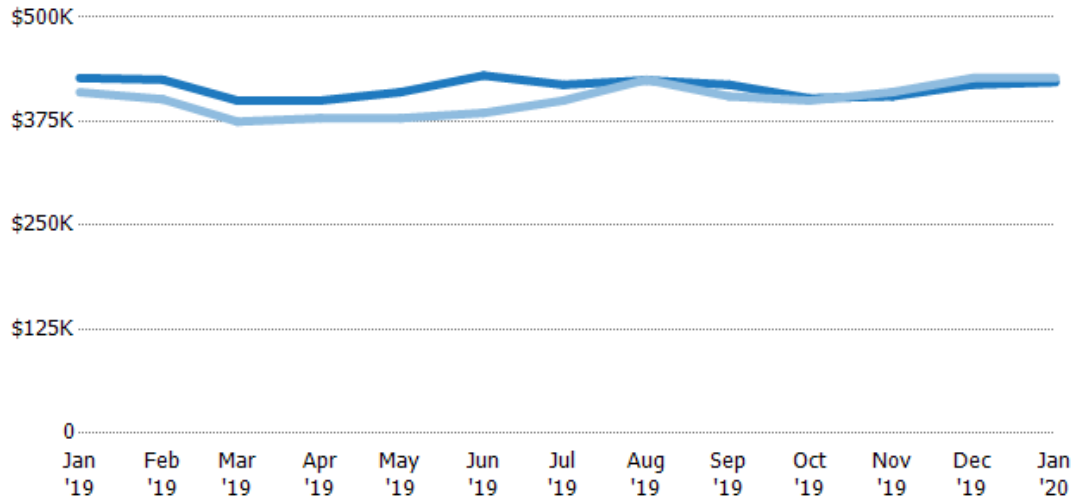
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jan '20	\$422K	-1.2%
Jan '19	\$427K	4.2%
Jan '18	\$410K	-11%



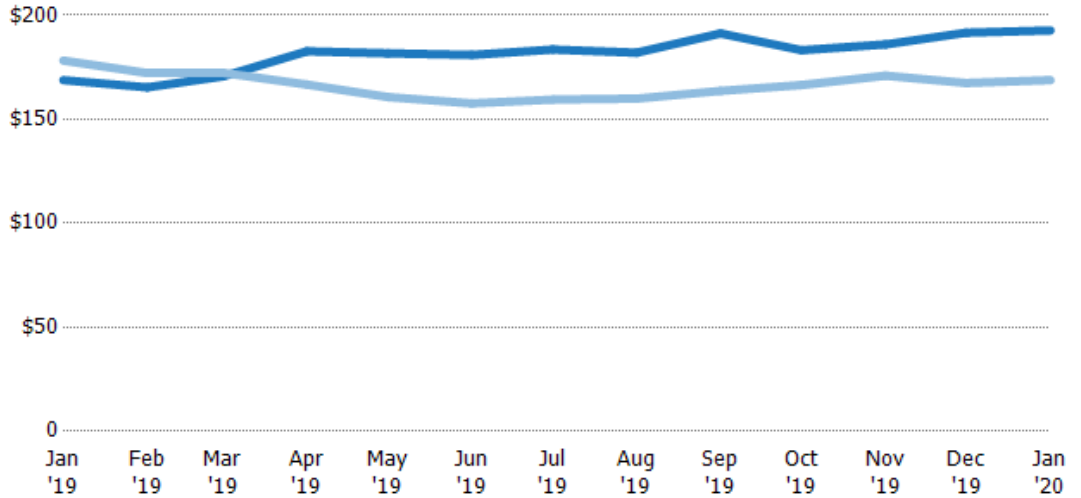
Current Year	\$427K	\$425K	\$400K	\$400K	\$410K	\$430K	\$419K	\$424K	\$419K	\$403K	\$405K	\$419K	\$422K
Prior Year	\$410K	\$401K	\$375K	\$379K	\$379K	\$385K	\$400K	\$425K	\$405K	\$400K	\$410K	\$427K	\$427K
Percent Change from Prior Year	4%	6%	7%	6%	8%	12%	5%	0%	3%	1%	-1%	-2%	-1%

Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price/sq ft	% Chg.
Jan '20	\$193	14.2%
Jan '19	\$169	-5.3%
Jan '18	\$178	-8.7%

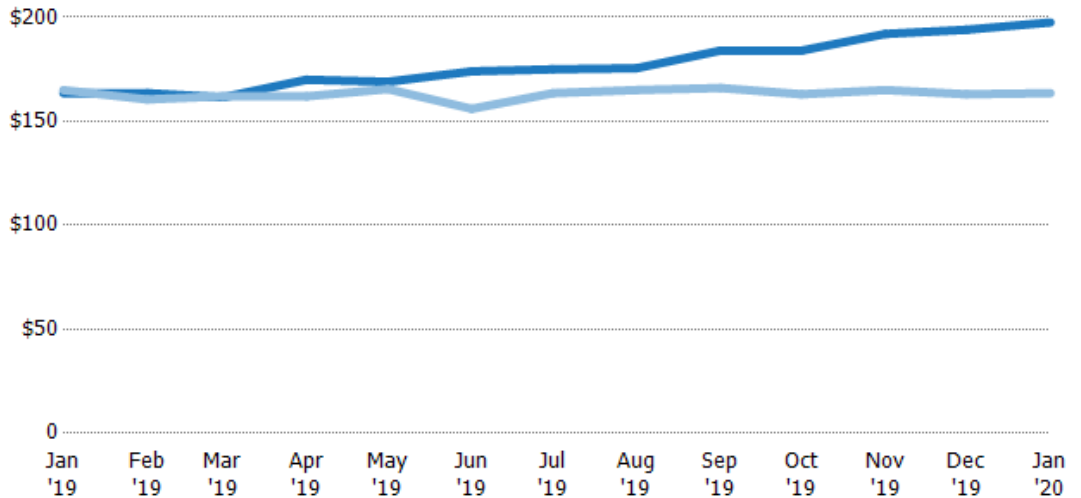
Current Year	\$169	\$165	\$171	\$183	\$182	\$181	\$184	\$182	\$191	\$183	\$186	\$192	\$193
Prior Year	\$178	\$172	\$172	\$167	\$161	\$158	\$159	\$160	\$164	\$166	\$171	\$167	\$169
Percent Change from Prior Year	-5%	-4%	-1%	10%	13%	15%	15%	14%	17%	10%	9%	14%	14%

Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price/sq ft	% Chg.
Jan '20	\$198	20.8%
Jan '19	\$164	-0.9%
Jan '18	\$165	-9.1%

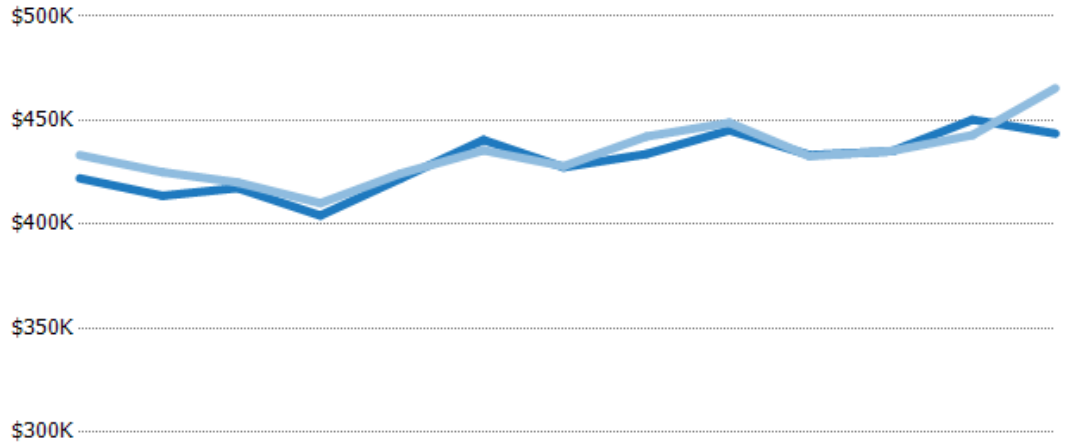
Current Year	\$164	\$164	\$162	\$170	\$169	\$174	\$175	\$176	\$184	\$184	\$192	\$194	\$198
Prior Year	\$165	\$161	\$162	\$162	\$166	\$156	\$164	\$165	\$166	\$163	\$165	\$163	\$164
Percent Change from Prior Year	-1%	2%	0%	5%	2%	12%	7%	6%	11%	13%	16%	19%	21%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



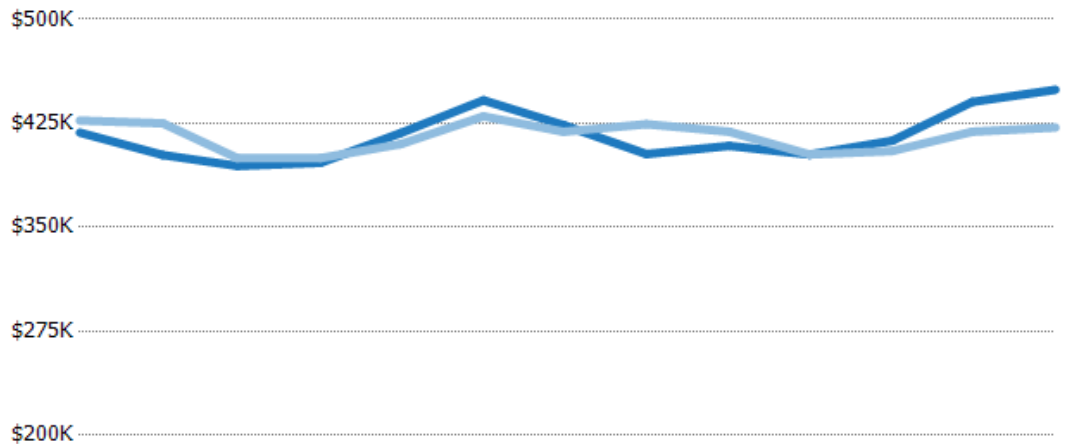
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Avg Est Value	\$422K	\$414K	\$417K	\$404K	\$422K	\$441K	\$427K	\$434K	\$445K	\$433K	\$435K	\$450K	\$444K
Avg Listing Price	\$433K	\$425K	\$420K	\$410K	\$424K	\$436K	\$428K	\$442K	\$449K	\$433K	\$435K	\$443K	\$465K
Avg Listing Price as a % of Avg Est Value	103%	103%	101%	101%	101%	99%	100%	102%	101%	100%	100%	98%	105%

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median Est Value	\$418K	\$402K	\$394K	\$396K	\$418K	\$442K	\$424K	\$403K	\$409K	\$402K	\$412K	\$440K	\$449K
Median Listing Price	\$427K	\$425K	\$400K	\$400K	\$410K	\$430K	\$419K	\$424K	\$419K	\$403K	\$405K	\$419K	\$422K
Med Listing Price as a % of Med Est Value	102%	106%	101%	101%	98%	97%	99%	105%	103%	100%	98%	95%	94%

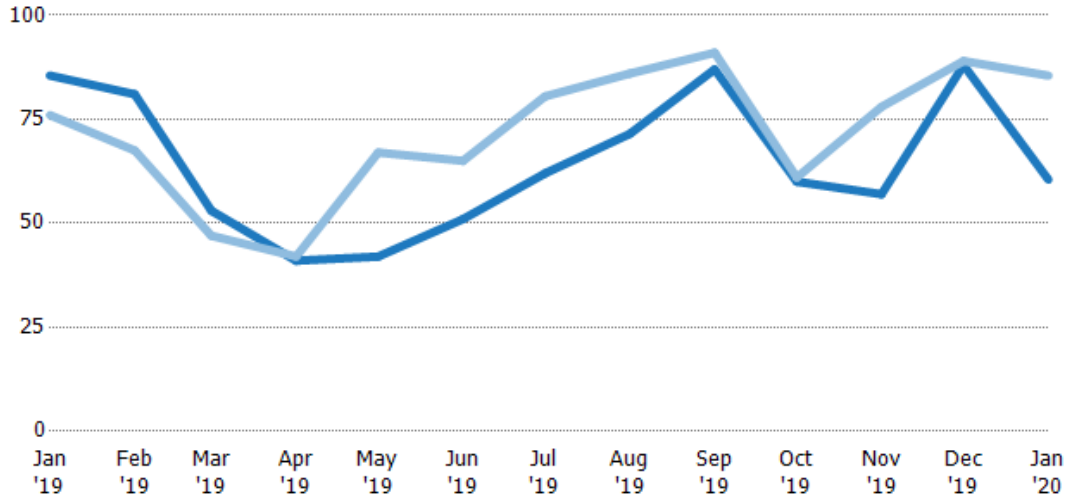
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Days	% Chg.
Jan '20	60.5	-29.2%
Jan '19	85.5	12.5%
Jan '18	76	-2.6%



Current Year	85.5	81	53	41	42	51	62	71.5	87	60	57	88	60.5
Prior Year	76	67.5	47	42	67	65	80.5	86	91	61	78	89	85.5
Percent Change from Prior Year	13%	20%	13%	-2%	-37%	-22%	-23%	-17%	-4%	-2%	-27%	-1%	-29%

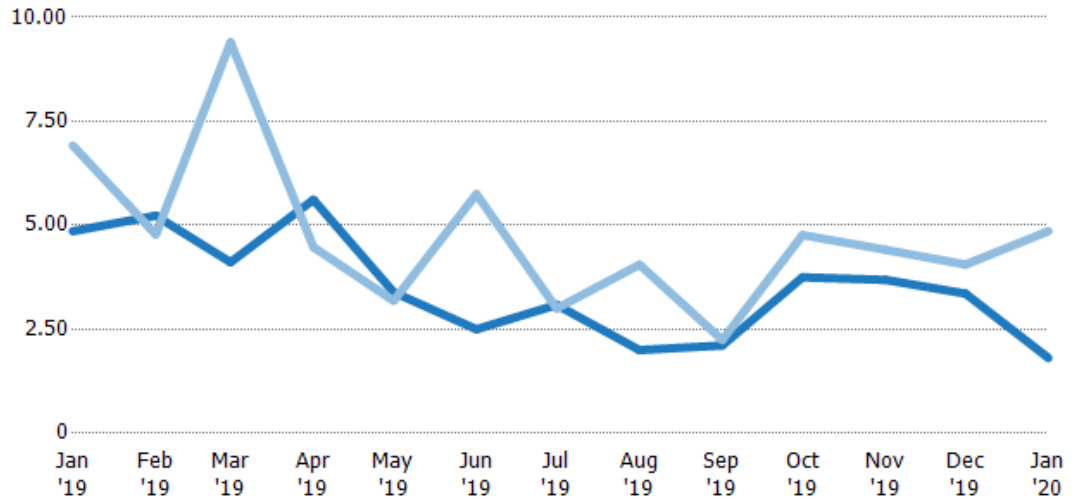
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Months	% Chg.
Jan '20	1.81	-62.7%
Jan '19	4.86	-29.8%
Jan '18	6.92	-1.4%



Current Year	4.86	5.23	4.11	5.62	3.39	2.5	3.09	2	2.11	3.75	3.69	3.36	1.81
Prior Year	6.92	4.78	9.4	4.48	3.19	5.75	3	4.05	2.24	4.76	4.41	4.06	4.86
Percent Change from Prior Year	-30%	9%	-56%	25%	6%	-57%	3%	-51%	-6%	-21%	-16%	-17%	-63%

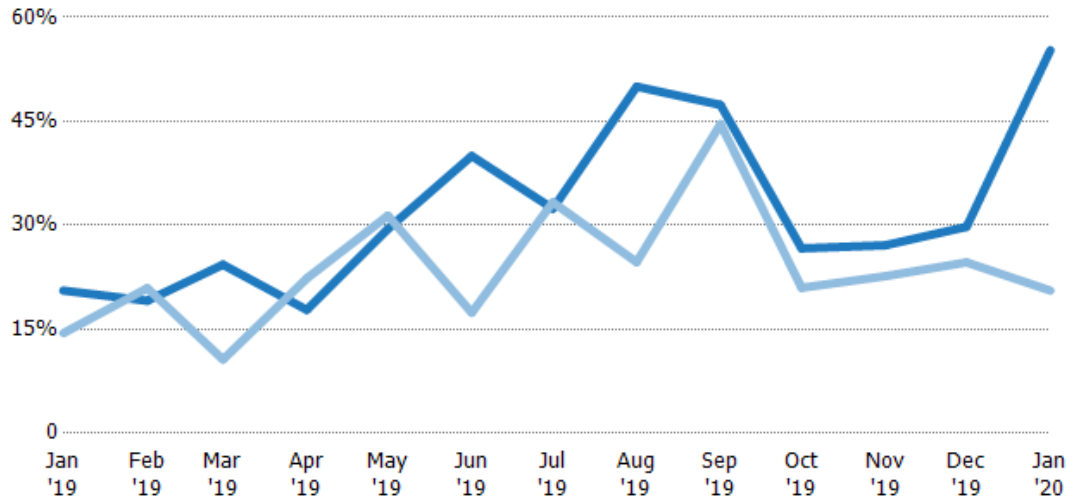
Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Rate	Chg.
Jan '20	55%	-34.7%
Jan '19	21%	-6.1%
Jan '18	14%	1.5%



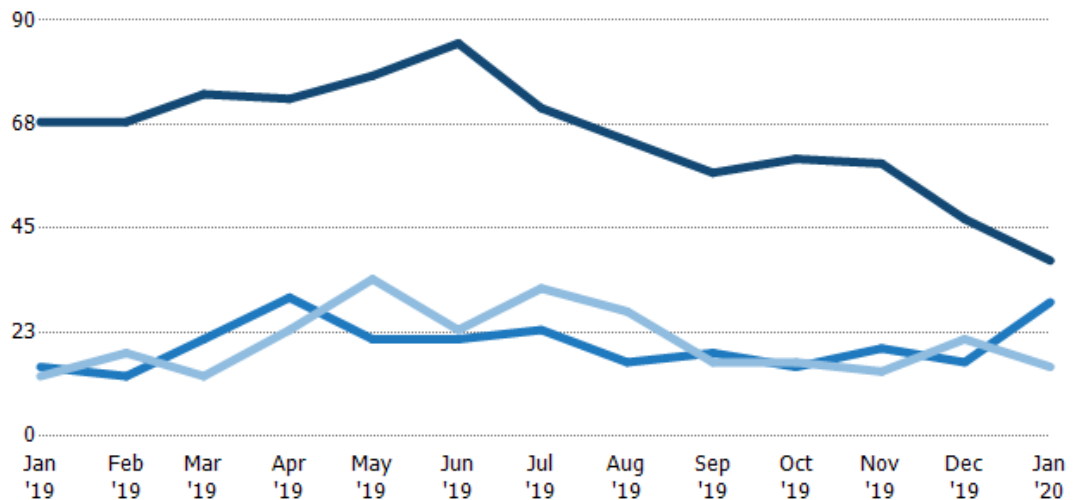
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	21%	19%	24%	18%	29%	40%	32%	50%	47%	27%	27%	30%	55%
Prior Year	14%	21%	11%	22%	31%	17%	33%	25%	45%	21%	23%	25%	21%
Change from Prior Year	-6%	2%	-14%	5%	2%	-23%	1%	-25%	-3%	-6%	-4%	-5%	-35%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Active	68	68	74	73	78	85	71	64	57	60	59	47	38
Pending	15	13	21	30	21	21	23	16	18	15	19	16	29
Sold	13	18	13	23	34	23	32	27	16	16	14	21	15

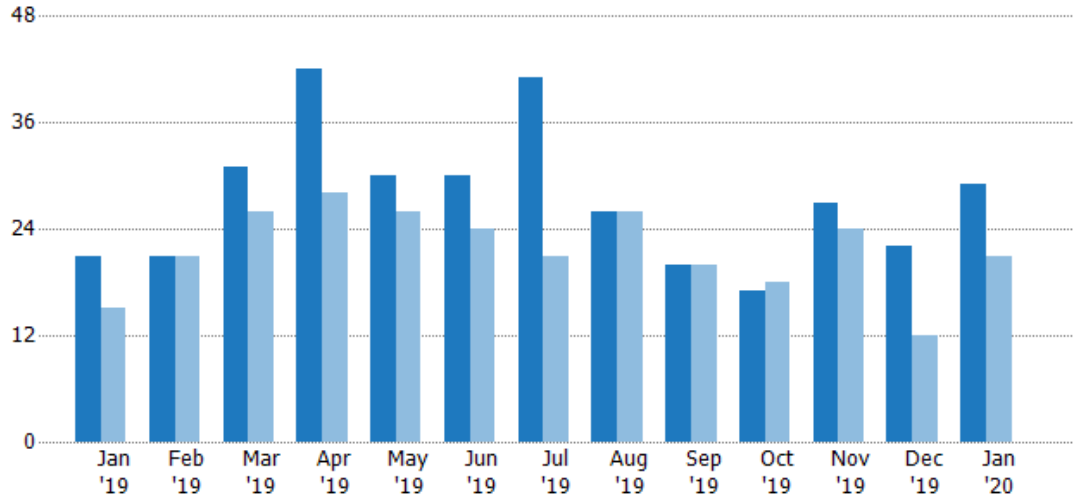
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jan '20	29	38.1%
Jan '19	21	40%
Jan '18	15	46.7%



Current Year	21	21	31	42	30	30	41	26	20	17	27	22	29
Prior Year	15	21	26	28	26	24	21	26	20	18	24	12	21
Percent Change from Prior Year	40%	0%	19%	50%	15%	25%	95%	0%	0%	-6%	13%	83%	38%

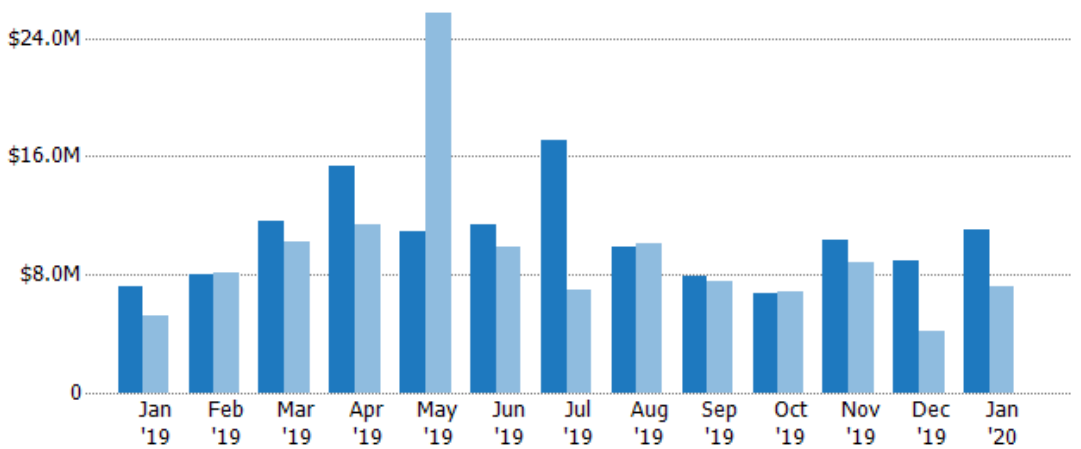
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$11.1M	54.7%
Jan '19	\$7.14M	35.8%
Jan '18	\$5.26M	40.6%



Current Year	\$7.14M	\$8.04M	\$11.7M	\$15.4M	\$11M	\$11.4M	\$17M	\$9.87M	\$7.88M	\$6.73M	\$10.4M	\$8.98M	\$11.1M
Prior Year	\$5.26M	\$8.17M	\$10.2M	\$11.4M	\$25.7M	\$9.88M	\$6.93M	\$10.1M	\$7.6M	\$6.85M	\$8.78M	\$4.21M	\$7.14M
Percent Change from Prior Year	36%	-2%	14%	36%	-57%	15%	146%	-2%	4%	-2%	18%	113%	55%

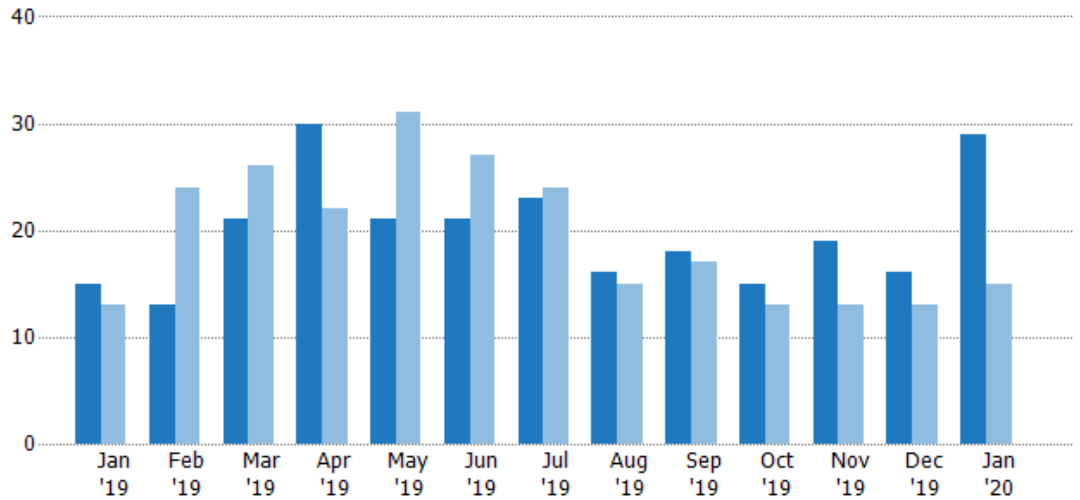
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Jan '20	29	93.3%
Jan '19	15	15.4%
Jan '18	13	46.2%



Current Year	15	13	21	30	21	21	23	16	18	15	19	16	29
Prior Year	13	24	26	22	31	27	24	15	17	13	13	13	15
Percent Change from Prior Year	15%	-46%	-19%	36%	-32%	-22%	-4%	7%	6%	15%	46%	23%	93%

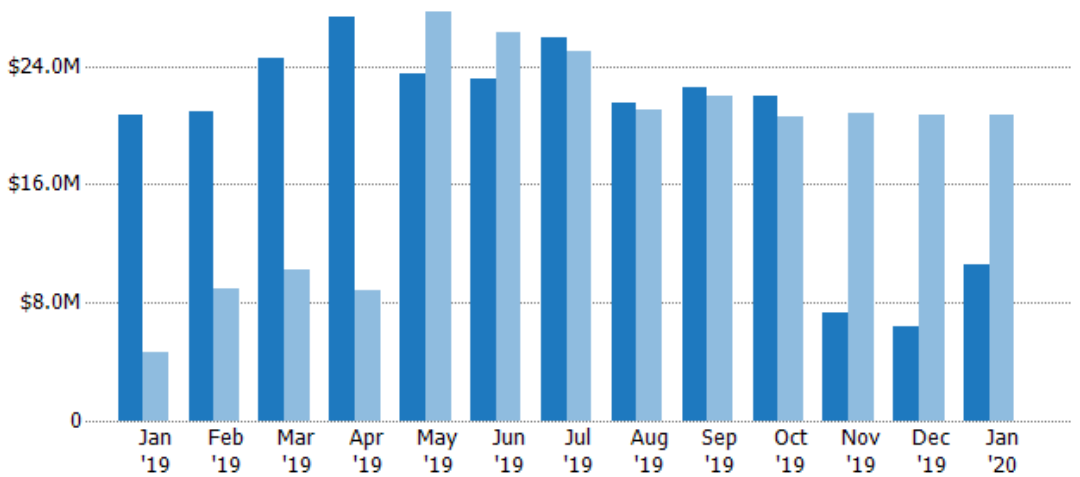
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Jan '20	\$10.6M	-48.9%
Jan '19	\$20.7M	345.2%
Jan '18	\$4.66M	37%



Current Year	\$20.7M	\$21M	\$24.5M	\$27.3M	\$23.5M	\$23.2M	\$25.9M	\$21.5M	\$22.5M	\$22M	\$7.26M	\$6.43M	\$10.6M
Prior Year	\$4.66M	\$8.9M	\$10.3M	\$8.81M	\$27.7M	\$26.3M	\$25M	\$21.1M	\$22M	\$20.5M	\$20.8M	\$20.6M	\$20.7M
Percent Change from Prior Year	345%	135%	139%	210%	-15%	-12%	3%	2%	2%	7%	-65%	-69%	-49%

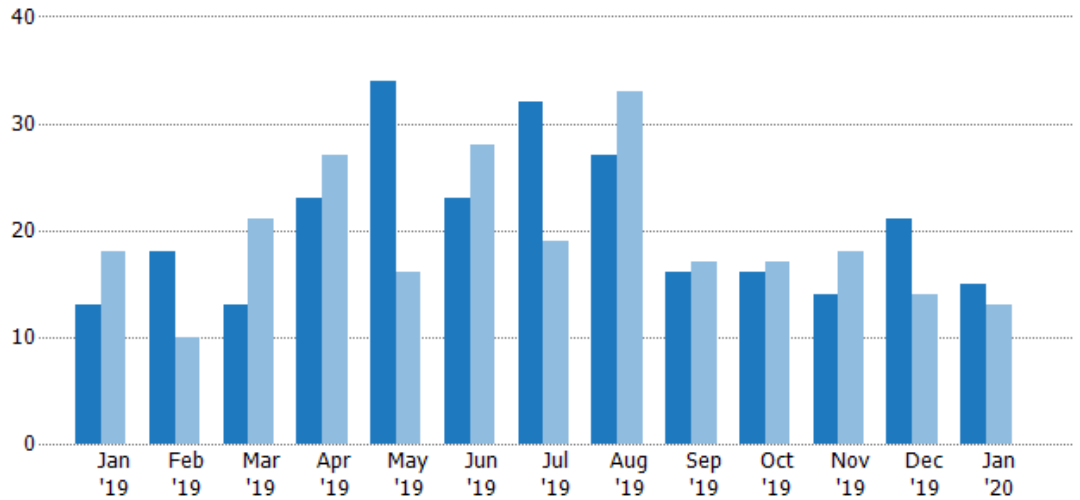
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jan '20	15	15.4%
Jan '19	13	-27.8%
Jan '18	18	-5.6%



Current Year	13	18	13	23	34	23	32	27	16	16	14	21	15
Prior Year	18	10	21	27	16	28	19	33	17	17	18	14	13
Percent Change from Prior Year	-28%	80%	-38%	-15%	113%	-18%	68%	-18%	-6%	-6%	-22%	50%	15%

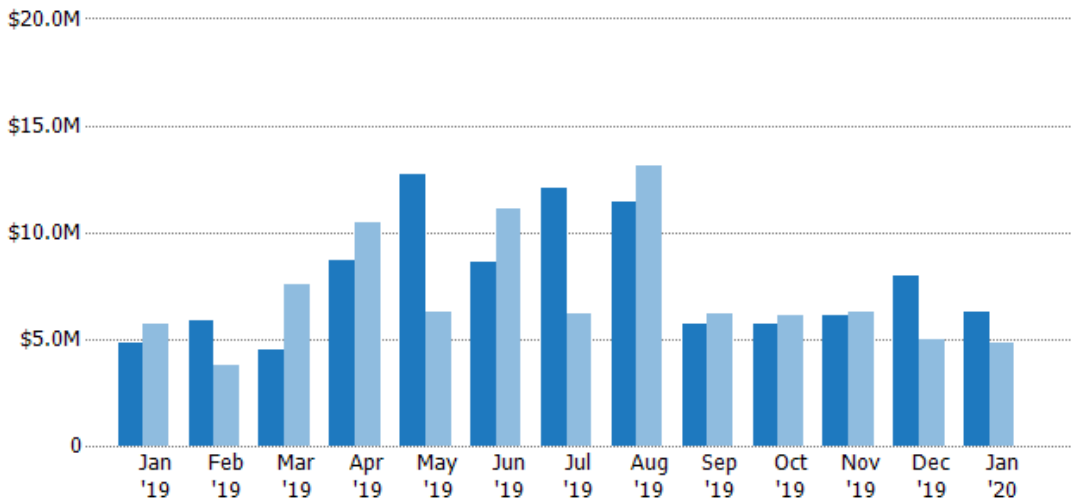
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$6.3M	31.6%
Jan '19	\$4.78M	-16.4%
Jan '18	\$5.72M	-12%



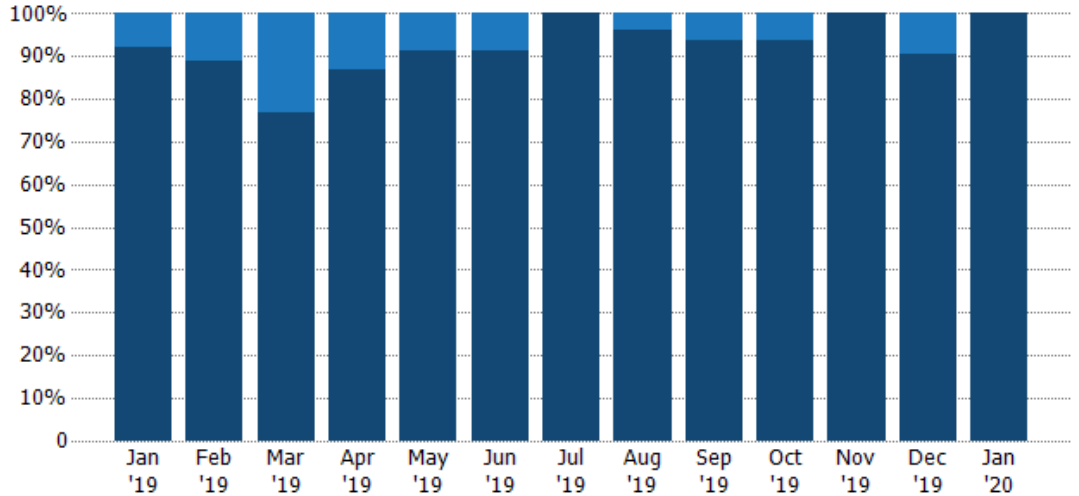
Current Year	\$4.78M	\$5.85M	\$4.48M	\$8.7M	\$12.7M	\$8.56M	\$12.1M	\$11.4M	\$5.69M	\$5.7M	\$6.08M	\$7.96M	\$6.3M
Prior Year	\$5.72M	\$3.8M	\$7.57M	\$10.5M	\$6.29M	\$11.1M	\$6.21M	\$13.1M	\$6.21M	\$6.13M	\$6.29M	\$4.99M	\$4.78M
Percent Change from Prior Year	-16%	54%	-41%	-17%	102%	-23%	95%	-13%	-8%	-7%	-3%	60%	32%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



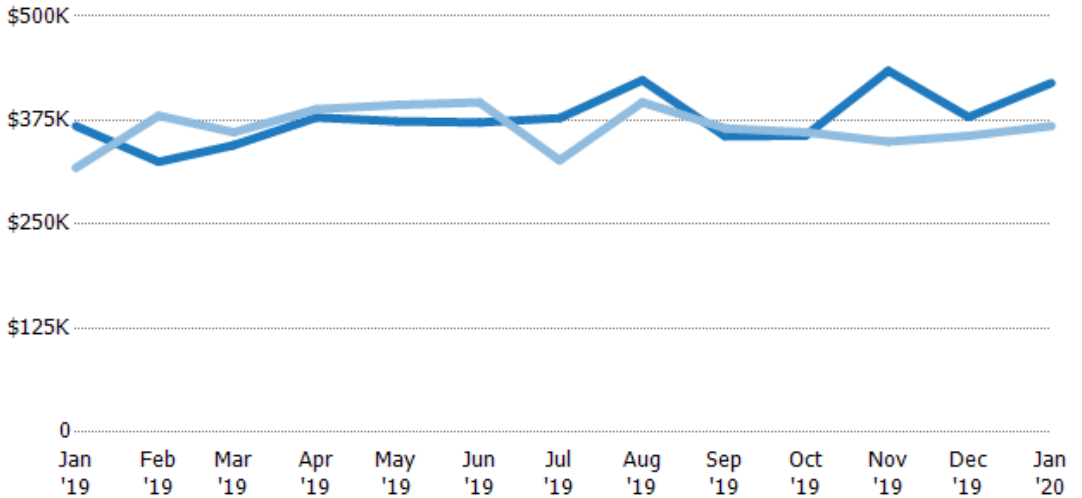
Mobile/Manufactured	8%	11%	23%	13%	9%	9%	-	4%	6%	6%	-	10%	-
Single Family Residence	92%	89%	77%	87%	91%	91%	100%	96%	94%	94%	100%	90%	100%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Current Year	\$368K	\$325K	\$345K	\$378K	\$374K	\$372K	\$378K	\$423K	\$356K	\$357K	\$435K	\$379K	\$420K
Prior Year	\$318K	\$380K	\$361K	\$388K	\$393K	\$397K	\$327K	\$397K	\$365K	\$361K	\$349K	\$356K	\$368K
Percent Change from Prior Year	16%	-15%	-4%	-3%	-5%	-6%	16%	7%	-3%	-1%	24%	6%	14%

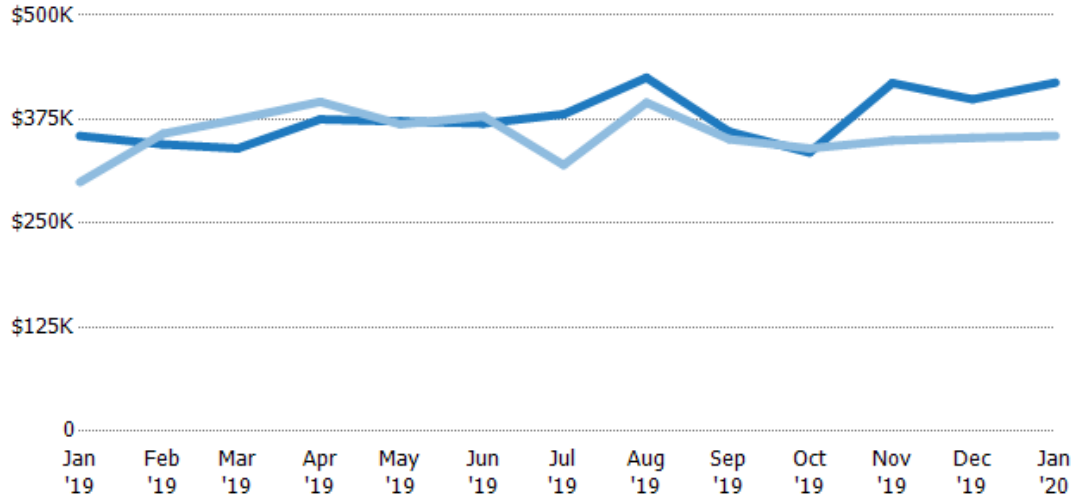
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jan '20	\$419K	18%
Jan '19	\$355K	18.6%
Jan '18	\$299K	-9.5%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$355K	\$345K	\$340K	\$375K	\$373K	\$370K	\$381K	\$425K	\$360K	\$335K	\$419K	\$399K	\$419K
Prior Year	\$299K	\$357K	\$375K	\$396K	\$369K	\$378K	\$320K	\$395K	\$351K	\$340K	\$349K	\$353K	\$355K
Percent Change from Prior Year	19%	-4%	-9%	-5%	1%	-2%	19%	8%	3%	-1%	20%	13%	18%

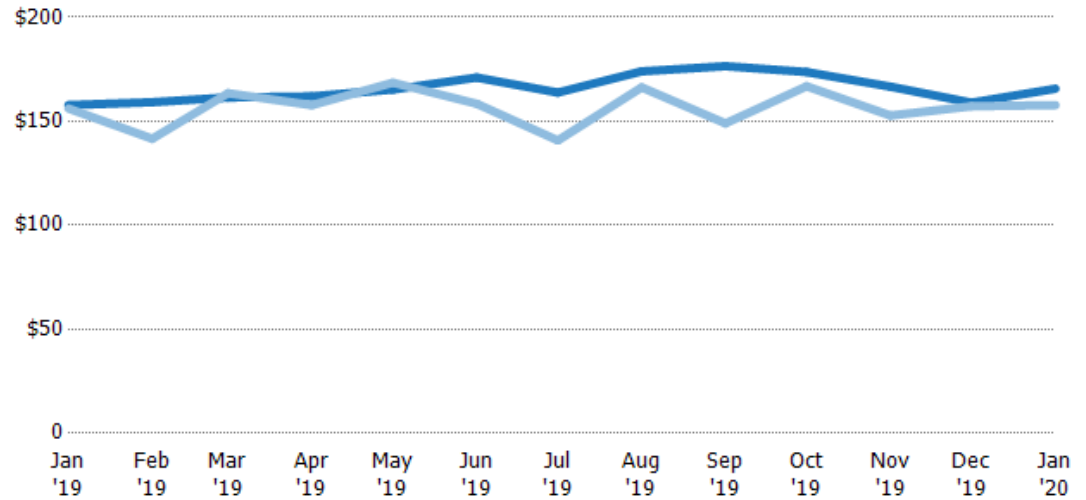
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$166	5%
Jan '19	\$158	1%
Jan '18	\$156	-21.4%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$158	\$159	\$161	\$162	\$165	\$171	\$164	\$174	\$177	\$174	\$167	\$159	\$166
Prior Year	\$156	\$142	\$163	\$158	\$169	\$158	\$141	\$166	\$149	\$167	\$153	\$157	\$158
Percent Change from Prior Year	1%	12%	-1%	3%	-2%	8%	16%	5%	18%	4%	9%	1%	5%

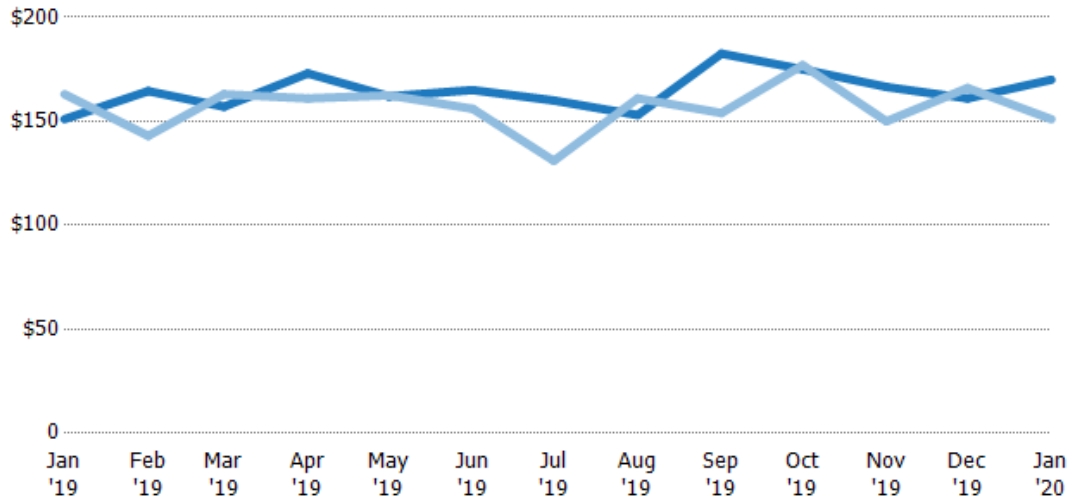
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$170	12.6%
Jan '19	\$151	-7.4%
Jan '18	\$163	-25.2%



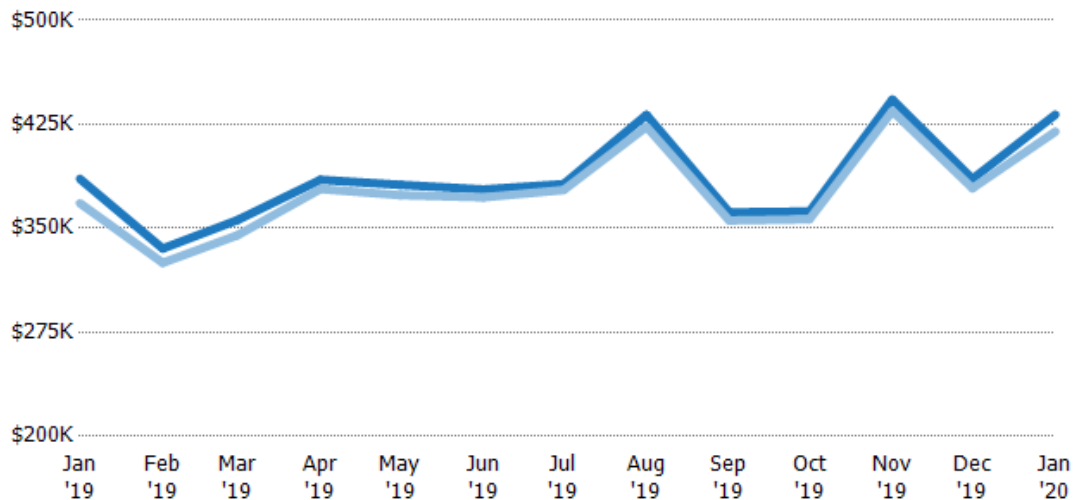
Current Year	\$151	\$165	\$157	\$173	\$162	\$165	\$160	\$153	\$183	\$175	\$167	\$161	\$170
Prior Year	\$163	\$143	\$163	\$161	\$163	\$156	\$131	\$161	\$154	\$177	\$150	\$166	\$151
Percent Change from Prior Year	-7%	15%	-4%	7%	0%	6%	22%	-5%	19%	-1%	11%	-3%	13%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



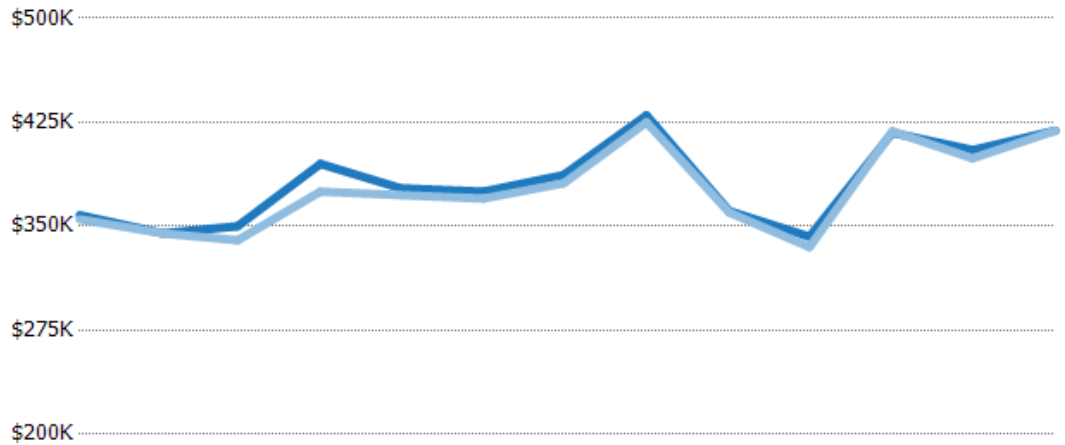
Avg List Price	\$386K	\$335K	\$356K	\$385K	\$381K	\$378K	\$382K	\$432K	\$361K	\$362K	\$443K	\$386K	\$432K
Avg Sales Price	\$368K	\$325K	\$345K	\$378K	\$374K	\$372K	\$378K	\$423K	\$356K	\$357K	\$435K	\$379K	\$420K
Avg Sales Price as a % of Avg List Price	95%	97%	97%	98%	98%	98%	99%	98%	98%	98%	98%	98%	97%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



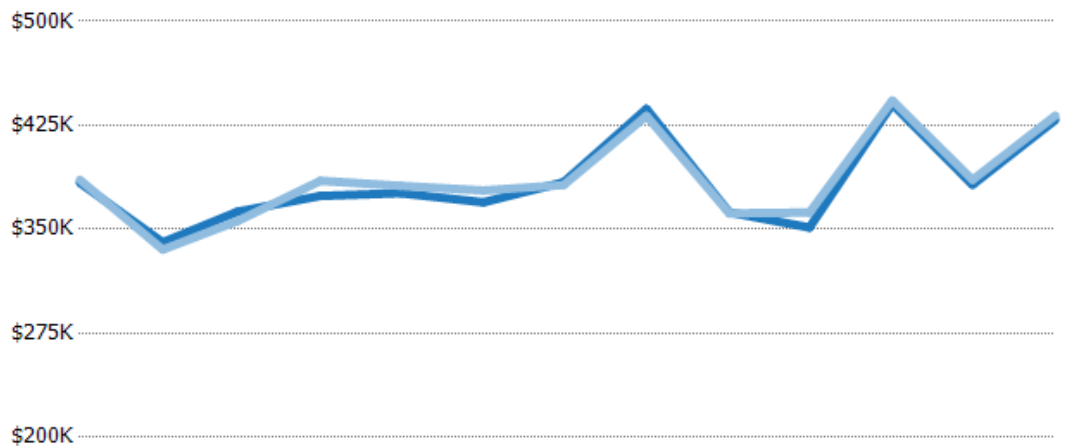
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median List Price	\$358K	\$345K	\$350K	\$395K	\$377K	\$375K	\$387K	\$430K	\$361K	\$343K	\$417K	\$405K	\$419K
Median Sales Price	\$355K	\$345K	\$340K	\$375K	\$373K	\$370K	\$381K	\$425K	\$360K	\$335K	\$419K	\$399K	\$419K
Med Sales Price as a % of Med List Price	99%	100%	97%	95%	99%	99%	98%	99%	100%	98%	100%	99%	100%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



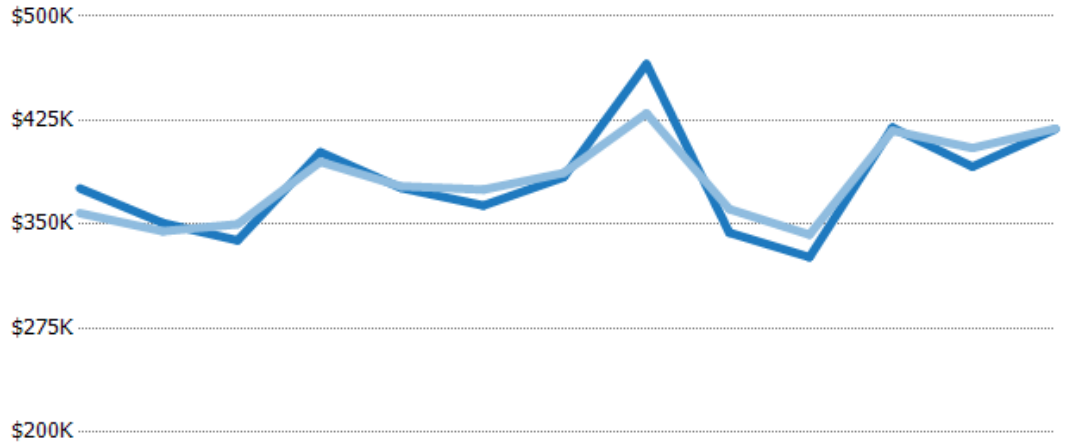
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Avg Est Value	\$384K	\$341K	\$363K	\$374K	\$376K	\$369K	\$384K	\$437K	\$362K	\$351K	\$440K	\$382K	\$429K
Avg Sales Price	\$386K	\$335K	\$356K	\$385K	\$381K	\$378K	\$382K	\$432K	\$361K	\$362K	\$443K	\$386K	\$432K
Avg Sales Price as a % of Avg Est Value	101%	98%	98%	103%	101%	102%	99%	99%	100%	103%	101%	101%	101%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



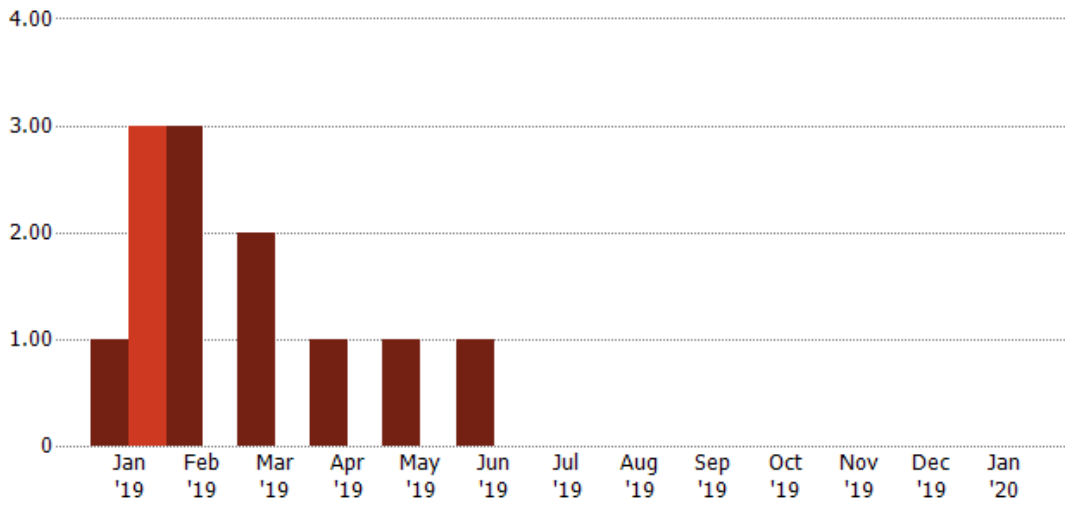
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median Est Value	\$376K	\$351K	\$338K	\$402K	\$376K	\$364K	\$384K	\$466K	\$344K	\$326K	\$420K	\$392K	\$419K
Median Sales Price	\$358K	\$345K	\$350K	\$395K	\$377K	\$375K	\$387K	\$430K	\$361K	\$343K	\$417K	\$405K	\$419K
Med Sales Price as a % of Med Est Value	95%	98%	103%	98%	100%	103%	101%	92%	105%	105%	99%	103%	100%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	1	3	2	1	1	1	-	-	-	-	-	-	-
Prior Year	3	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-67%	100%	100%	100%	100%	100%	-	-	-	-	-	-	-

Distressed Sales

The count of distressed residential properties sold each month.

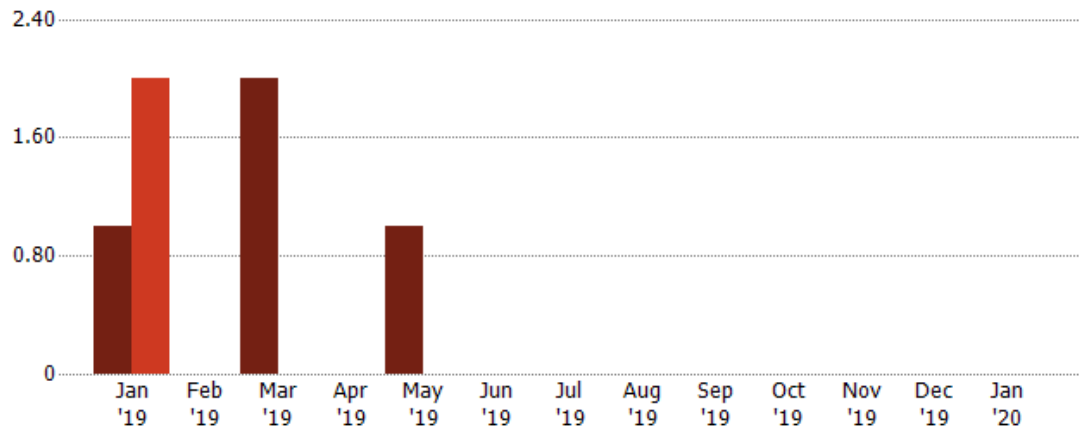
Filters Used

Custom Area: New River, Arizona

Saved Area

Property Type:

Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Current Year	1	-	2	-	1	-	-	-	-	-	-	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-50%	-	100%	-	100%	-	-	-	-	-	-	-	-



Sales Activity by ZIP

Jan 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85087	29	\$10,601,640	15	\$6,295,818	\$419,721	\$419,000	\$161	\$164	44