

2020

NEW RIVER MARKET REPORT February 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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	19	22	-13.6%	44	42	+4.8%
New Listing Volume	\$7,668,388	\$8,641,290	-11.3%	\$18,180,678	\$16,073,980	+13.1%
Active Listing Count	24	69	-65.2%	N/A	N/A	
Active Listing Volume	\$13,054,388	\$29,800,658	-56.2%	N/A	N/A	
Average Listing Price	\$543,933	\$431,894	+25.9%	\$480,172	\$435,939	+10.1%
Median Listing Price	\$533,950	\$425,000	+25.6%	\$452,429	\$427,000	+6%
Average Listing Price per Sq Ft	\$205	\$168	+21.8%	\$197	\$170	+15.7%
Median Listing Price per Sq Ft	\$200	\$164	+21.6%	\$196	\$164	+19.5%
Median Days in RPR	44.5	83	-46.4%	55.55	84.68	-34.4%
Months of Inventory	1.4	5.3	-73.4%	2.4	4.9	-52.2%
Absorption Rate	70.83%	18.84%	+52%	42.47%	20.29%	+22.2%
Sales Activity Charts Metrics						
New Pending Sales Count	42	21	+100%	70	42	+66.7%
New Pending Sales Volume	\$15,882,270	\$8,040,498	+97.5%	\$26,472,160	\$15,183,218	+74.4%
Pending Sales Count	43	13	+230.8%	N/A	N/A	
Pending Sales Volume	\$16,374,270	\$20,953,799	-21.9%	N/A	N/A	
Closed Sales Count	13	18	-27.8%	30	31	-3.2%
Closed Sales Volume	\$4,469,387	\$5,851,590	-23.6%	\$11,381,645	\$10,636,475	+7%
Average Sales Price	\$343,799	\$325,088	+5.8%	\$379,388	\$343,112	+10.6%
Median Sales Price	\$343,792	\$344,900	-0.3%	\$372,810	\$349,135	+6.8%
Average Sales Price per Sq Ft	\$162	\$159	+1.7%	\$165	\$159	+4.2%
Median Sales Price per Sq Ft	\$162	\$165	-1.5%	\$167	\$158	+5.3%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

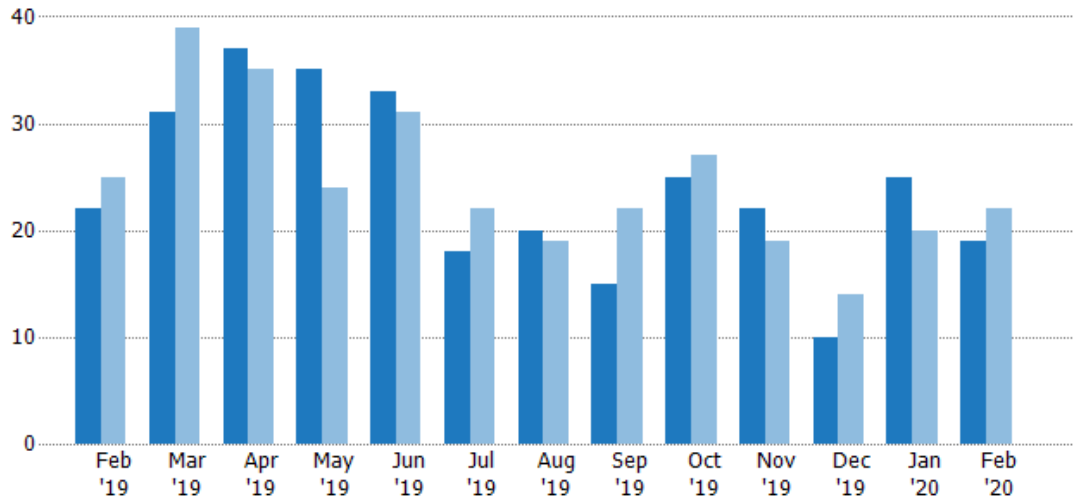
New Listings

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.
Feb '20	19	-13.6%
Feb '19	22	-12%
Feb '18	25	-28%



Current Year	22	31	37	35	33	18	20	15	25	22	10	25	19
Prior Year	25	39	35	24	31	22	19	22	27	19	14	20	22
Percent Change from Prior Year	-12%	-21%	6%	46%	6%	-18%	5%	-32%	-7%	16%	-29%	25%	-14%

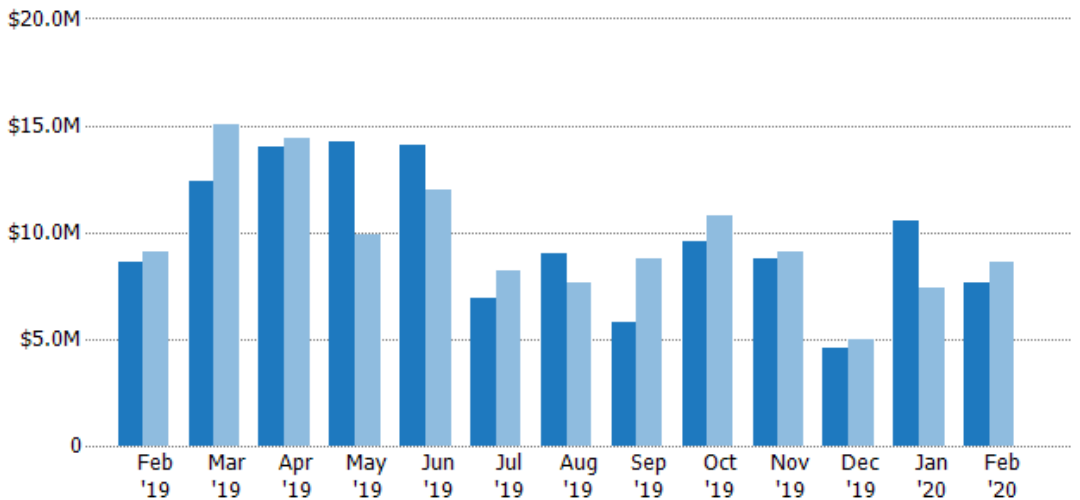
New Listing Volume

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.
Feb '20	\$7.67M	-11.3%
Feb '19	\$8.64M	-5.2%
Feb '18	\$9.11M	-22.8%



Current Year	\$8.64M	\$12.4M	\$14M	\$14.2M	\$14.1M	\$6.9M	\$9M	\$5.78M	\$9.58M	\$8.74M	\$4.59M	\$10.5M	\$7.67M
Prior Year	\$9.11M	\$15M	\$14.4M	\$9.86M	\$12M	\$8.19M	\$7.6M	\$8.77M	\$10.8M	\$9.12M	\$5M	\$7.43M	\$8.64M
Percent Change from Prior Year	-5%	-17%	-3%	44%	17%	-16%	18%	-34%	-11%	-4%	-8%	41%	-11%

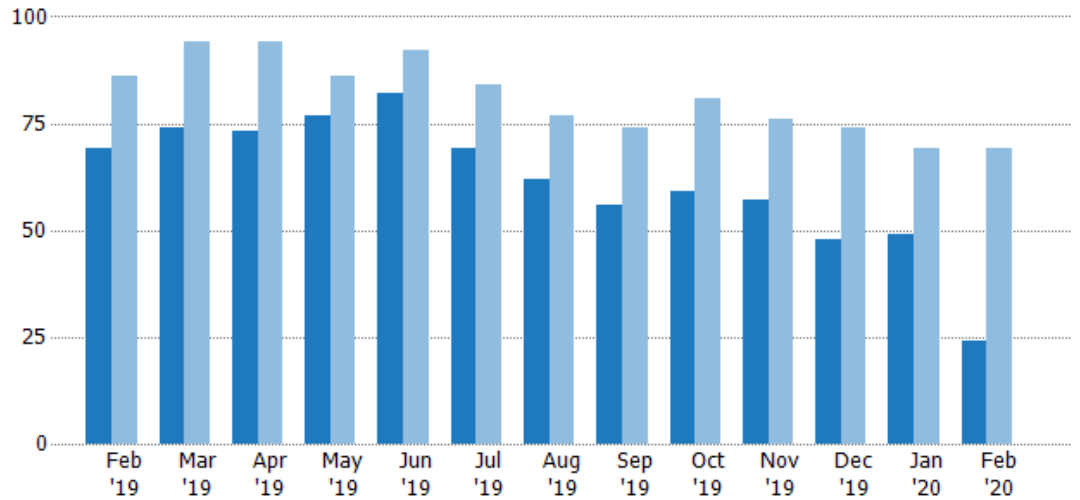
Active Listings

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.
Feb '20	24	-65.2%
Feb '19	69	-19.8%
Feb '18	86	-23.3%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	69	74	73	77	82	69	62	56	59	57	48	49	24
Prior Year	86	94	94	86	92	84	77	74	81	76	74	69	69
Percent Change from Prior Year	-20%	-21%	-22%	-10%	-11%	-18%	-19%	-24%	-27%	-25%	-35%	-29%	-65%

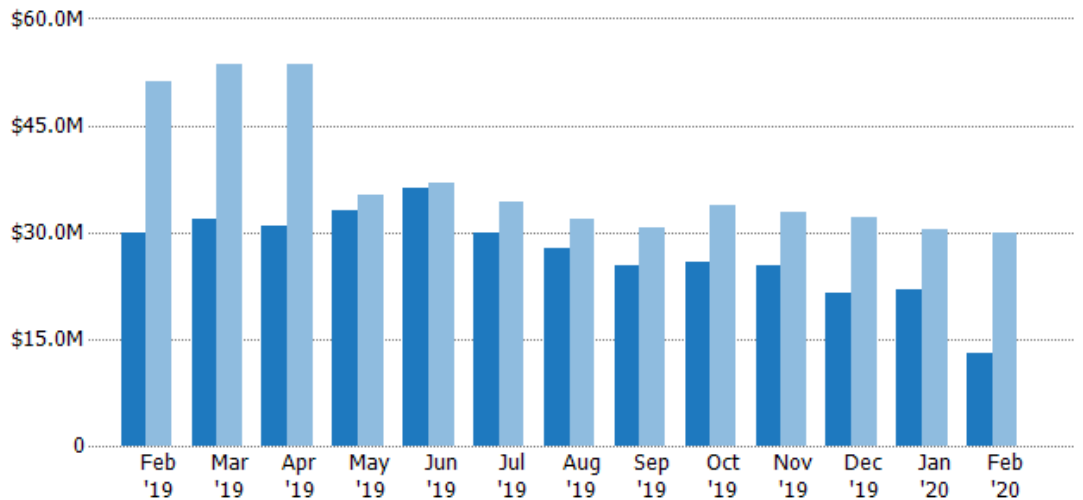
Active Listing Volume

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.
Feb '20	\$13.1M	-56.2%
Feb '19	\$29.8M	-41.8%
Feb '18	\$51.2M	-50.8%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$29.8M	\$31.9M	\$30.8M	\$33M	\$36.1M	\$29.9M	\$27.8M	\$25.4M	\$25.8M	\$25.3M	\$21.4M	\$22M	\$13.1M
Prior Year	\$51.2M	\$53.5M	\$53.6M	\$35.2M	\$37M	\$34.4M	\$31.9M	\$30.6M	\$33.7M	\$32.7M	\$32.1M	\$30.4M	\$29.8M
Percent Change from Prior Year	-42%	-40%	-43%	-6%	-2%	-13%	-13%	-17%	-23%	-23%	-34%	-28%	-56%

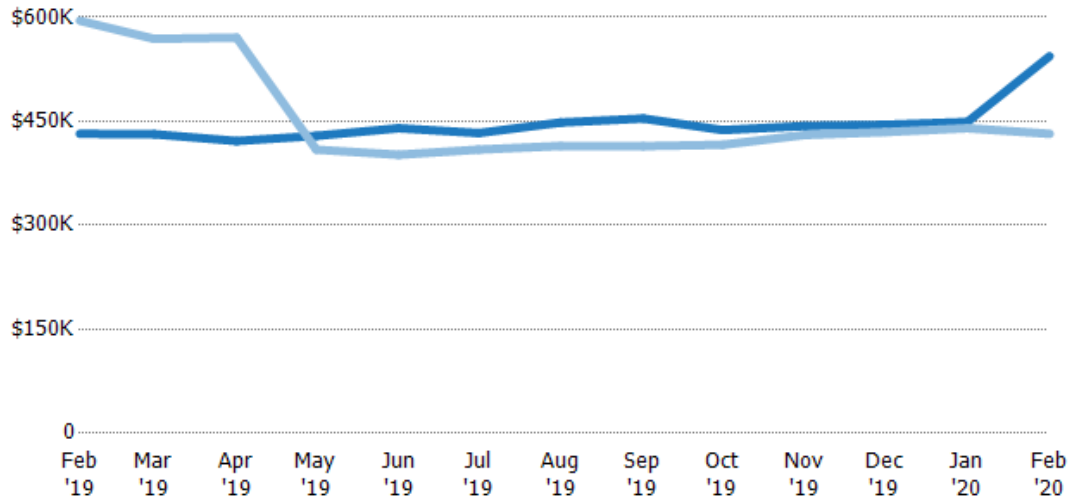
Average Listing Price

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.
Feb '20	\$544K	25.9%
Feb '19	\$432K	-27.4%
Feb '18	\$595K	-35.9%



Current Year	\$432K	\$431K	\$422K	\$429K	\$440K	\$433K	\$448K	\$454K	\$437K	\$443K	\$445K	\$449K	\$544K
Prior Year	\$595K	\$569K	\$571K	\$409K	\$402K	\$409K	\$414K	\$414K	\$416K	\$430K	\$434K	\$440K	\$432K
Percent Change from Prior Year	-27%	-24%	-26%	5%	10%	6%	8%	10%	5%	3%	2%	2%	26%

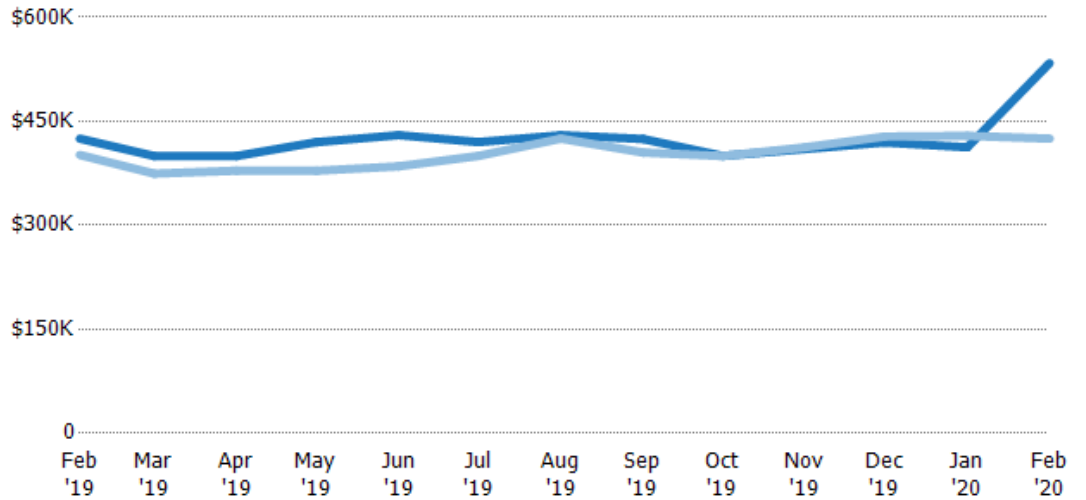
Median Listing Price

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.
Feb '20	\$534K	25.6%
Feb '19	\$425K	5.9%
Feb '18	\$401K	-8%



Current Year	\$425K	\$400K	\$400K	\$420K	\$430K	\$420K	\$430K	\$424K	\$400K	\$410K	\$419K	\$413K	\$534K
Prior Year	\$401K	\$375K	\$379K	\$379K	\$385K	\$400K	\$425K	\$405K	\$400K	\$413K	\$428K	\$429K	\$425K
Percent Change from Prior Year	6%	7%	6%	11%	12%	5%	1%	5%	0%	-1%	-2%	-4%	26%

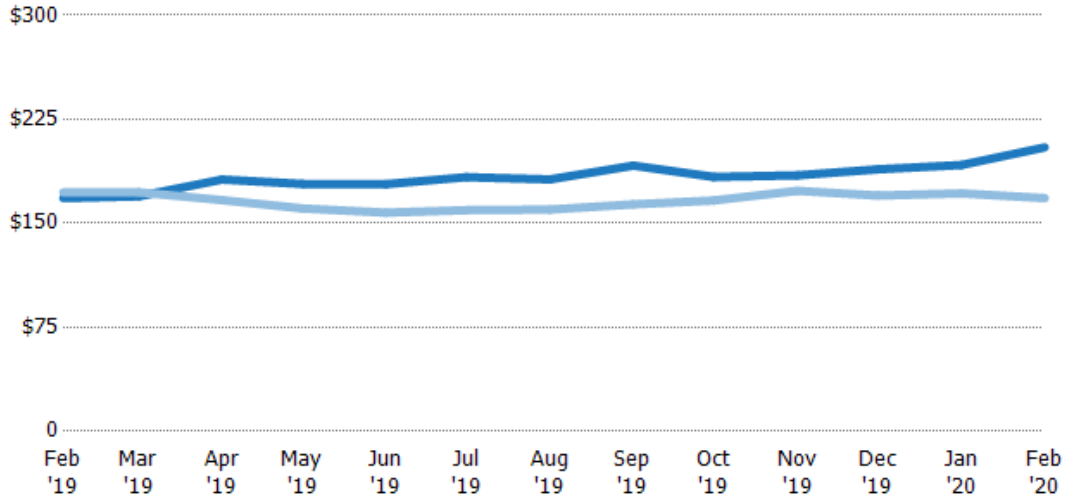
Average Listing Price per Sq Ft

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.
Feb '20	\$205	21.8%
Feb '19	\$168	-2.4%
Feb '18	\$172	-6.1%



Current Year	\$168	\$169	\$182	\$178	\$178	\$183	\$182	\$192	\$183	\$185	\$189	\$192	\$205
Prior Year	\$172	\$172	\$167	\$161	\$158	\$159	\$160	\$164	\$166	\$173	\$170	\$172	\$168
Percent Change from Prior Year	-2%	-2%	9%	11%	13%	15%	14%	17%	10%	6%	11%	12%	22%

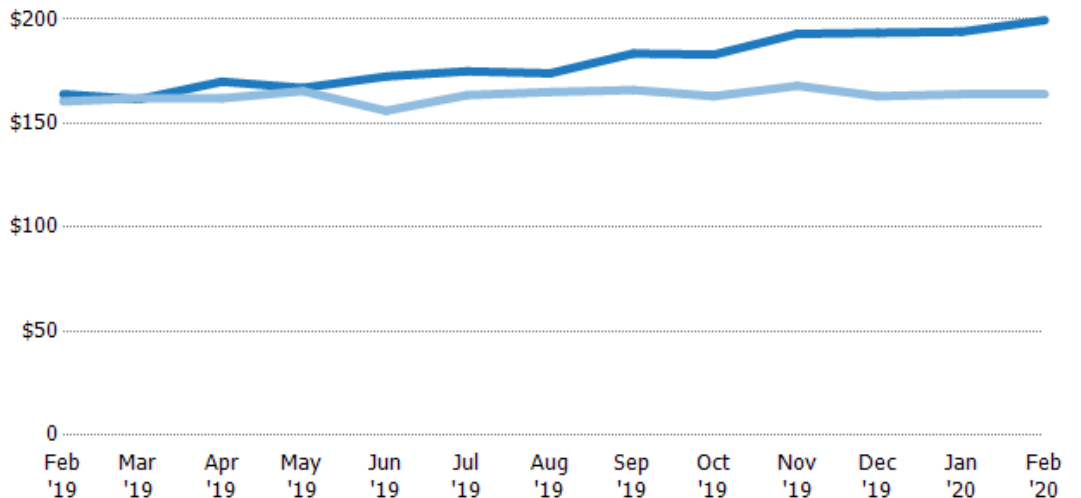
Median Listing Price per Sq Ft

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.
Feb '20	\$200	21.6%
Feb '19	\$164	2.2%
Feb '18	\$161	-7.2%



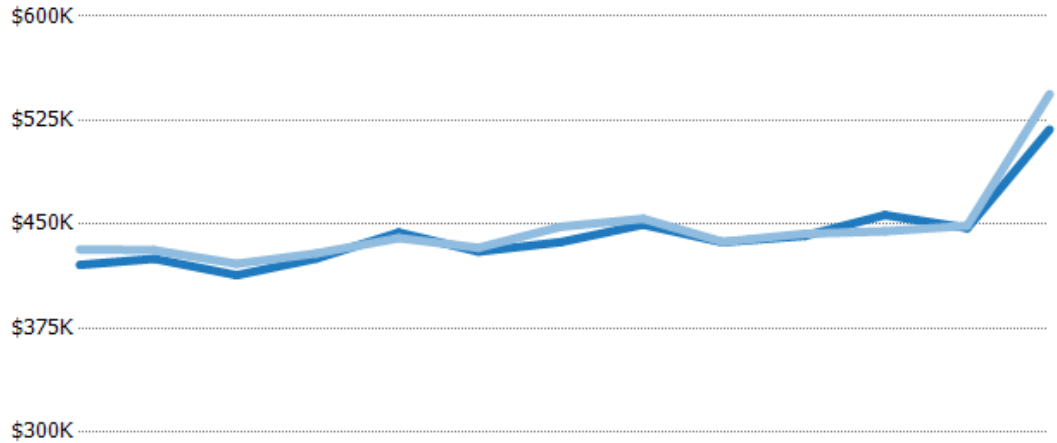
Current Year	\$164	\$162	\$170	\$167	\$173	\$175	\$174	\$184	\$183	\$193	\$194	\$194	\$200
Prior Year	\$161	\$162	\$162	\$166	\$156	\$164	\$165	\$166	\$163	\$168	\$163	\$164	\$164
Percent Change from Prior Year	2%	0%	5%	1%	11%	7%	5%	11%	12%	15%	19%	18%	22%

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



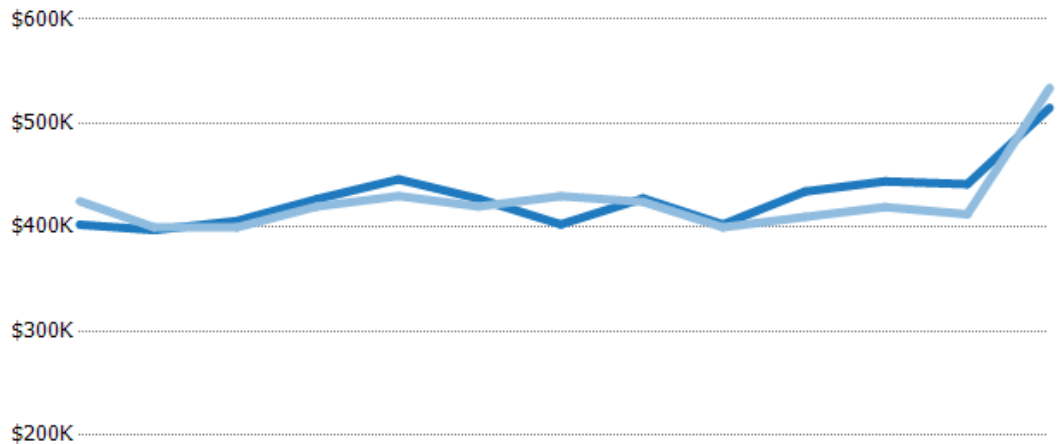
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$421K	\$425K	\$413K	\$425K	\$444K	\$430K	\$437K	\$450K	\$437K	\$442K	\$457K	\$447K	\$518K
Avg Listing Price	\$432K	\$431K	\$422K	\$429K	\$440K	\$433K	\$448K	\$454K	\$437K	\$443K	\$445K	\$449K	\$544K
Avg Listing Price as a % of Avg Est Value	103%	101%	102%	101%	99%	101%	103%	101%	100%	100%	97%	100%	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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$402K	\$397K	\$406K	\$427K	\$446K	\$427K	\$403K	\$428K	\$403K	\$434K	\$444K	\$441K	\$515K
Median Listing Price	\$425K	\$400K	\$400K	\$420K	\$430K	\$420K	\$430K	\$424K	\$400K	\$410K	\$419K	\$413K	\$534K
Med Listing Price as a % of Med Est Value	106%	101%	98%	98%	96%	98%	107%	99%	99%	94%	94%	93%	104%

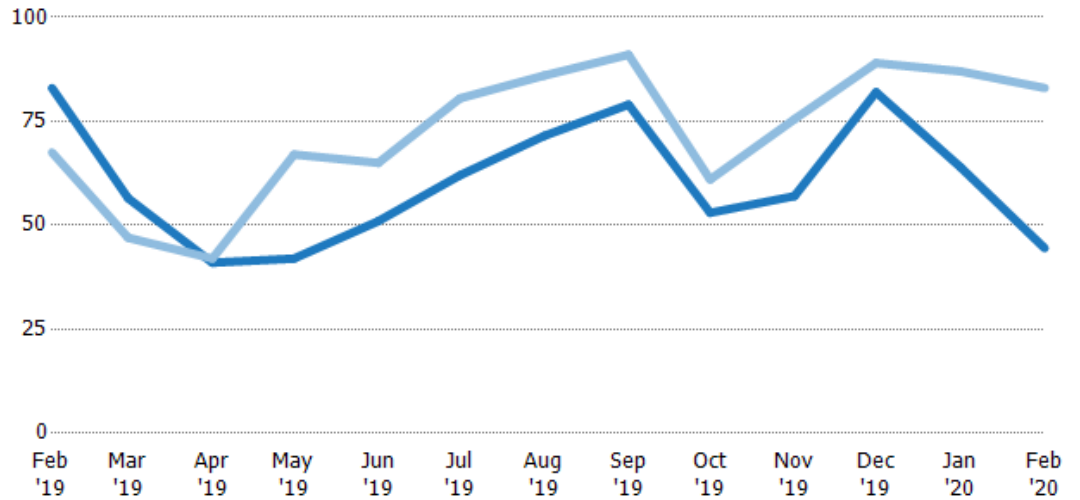
Median Days in RPR

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.
Feb '20	44.5	-46.4%
Feb '19	83	23%
Feb '18	67.5	-2.2%



Current Year	83	56.5	41	42	51	62	71.5	79	53	57	82	64	44.5
Prior Year	67.5	47	42	67	65	80.5	86	91	61	75.5	89	87	83
Percent Change from Prior Year	23%	20%	-2%	-37%	-22%	-23%	-17%	-13%	-13%	-25%	-8%	-26%	-46%

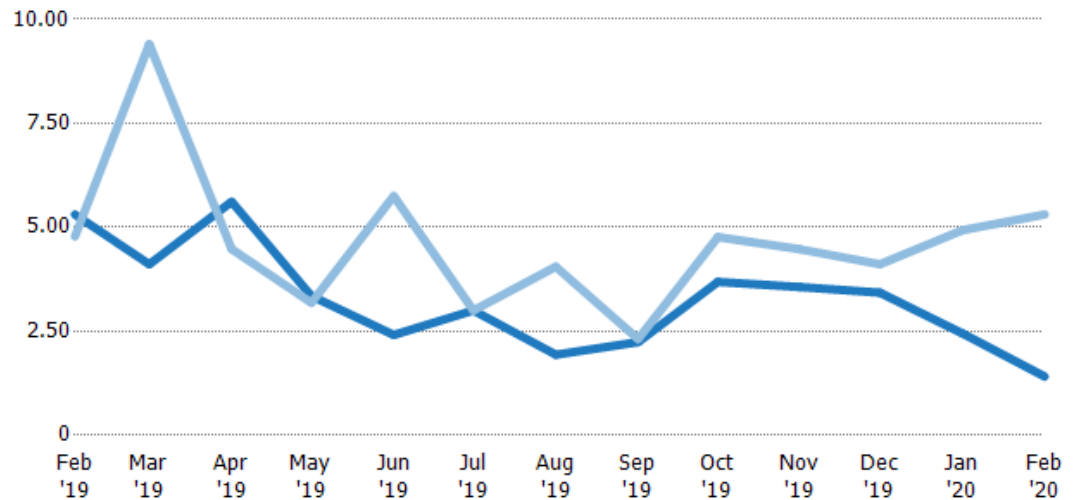
Months of Inventory

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.
Feb '20	1.41	-73.4%
Feb '19	5.31	11.1%
Feb '18	4.78	-23.3%



Current Year	5.31	4.11	5.62	3.35	2.41	3	1.94	2.24	3.69	3.56	3.43	2.45	1.41
Prior Year	4.78	9.4	4.48	3.19	5.75	3	4.05	2.31	4.76	4.47	4.11	4.93	5.31
Percent Change from Prior Year	11%	-56%	25%	5%	-58%	0%	-52%	-3%	-23%	-20%	-17%	-50%	-73%

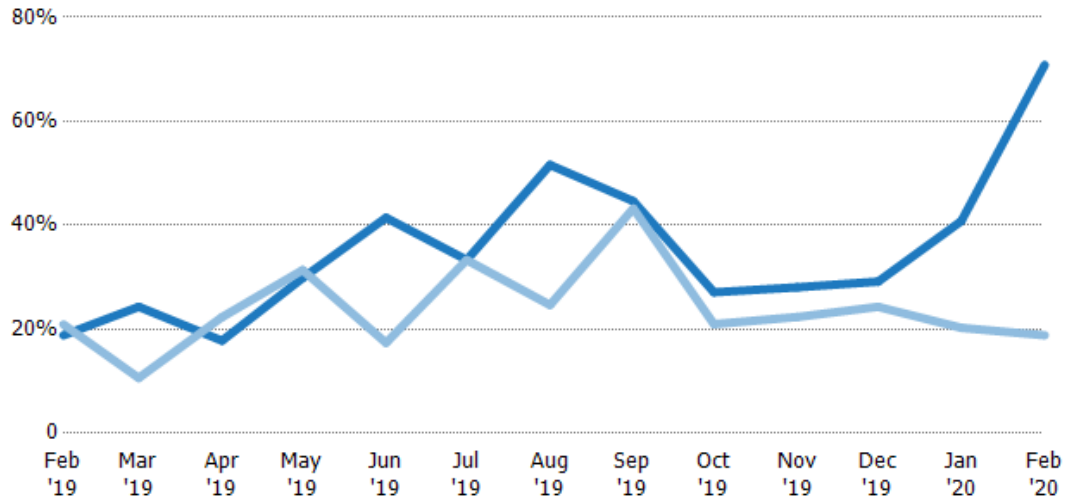
Absorption Rate

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.
Feb '20	71%	-52%
Feb '19	19%	2.1%
Feb '18	21%	30.3%



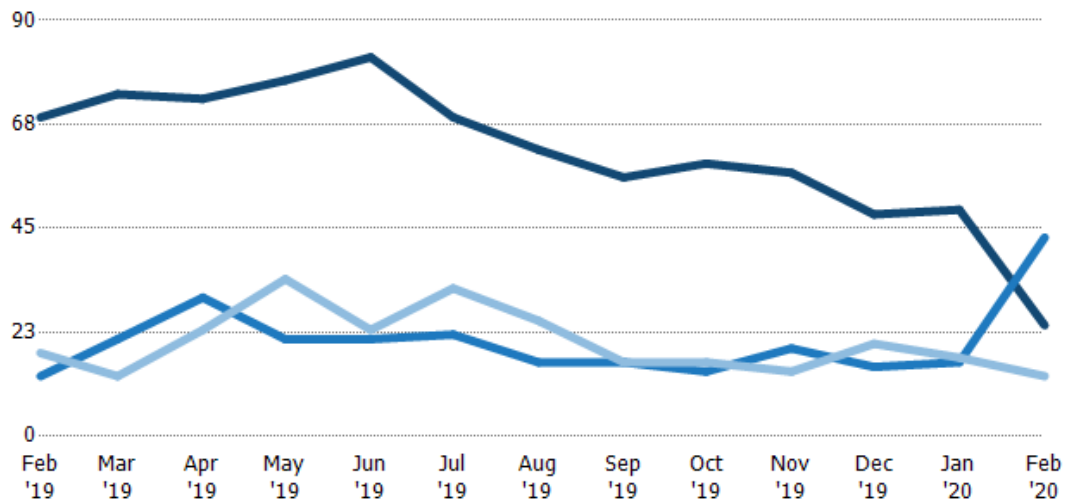
Current Year	19%	24%	18%	30%	41%	33%	52%	45%	27%	28%	29%	41%	71%
Prior Year	21%	11%	22%	31%	17%	33%	25%	43%	21%	22%	24%	20%	19%
Change from Prior Year	2%	-14%	5%	2%	-24%	0%	-27%	-1%	-6%	-6%	-5%	-21%	-52%

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



Active	69	74	73	77	82	69	62	56	59	57	48	49	24
Pending	13	21	30	21	21	22	16	16	14	19	15	16	43
Sold	18	13	23	34	23	32	25	16	16	14	20	17	13

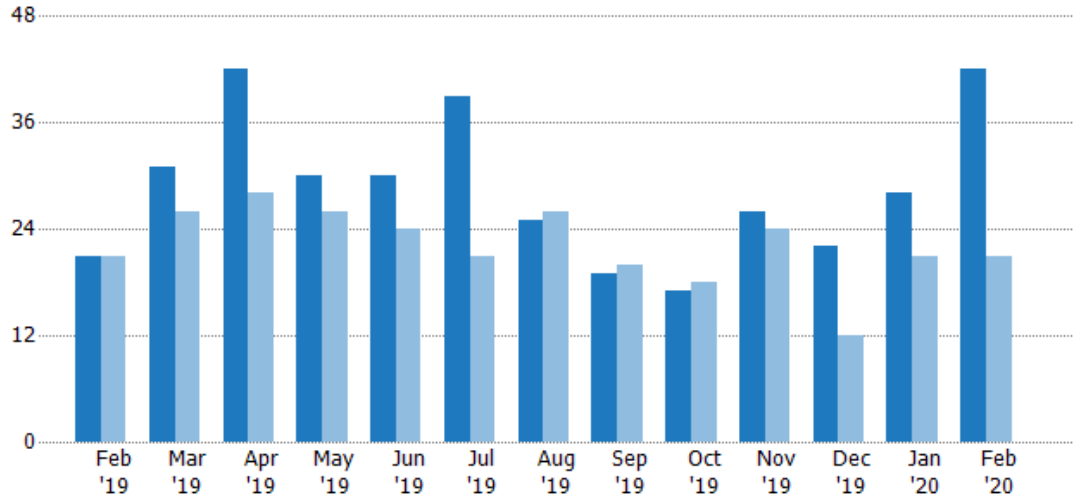
New Pending Sales

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.
Feb '20	42	100%
Feb '19	21	0%
Feb '18	21	14.3%



Current Year	21	31	42	30	30	39	25	19	17	26	22	28	42
Prior Year	21	26	28	26	24	21	26	20	18	24	12	21	21
Percent Change from Prior Year	0%	19%	50%	15%	25%	86%	-4%	-5%	-6%	8%	83%	33%	100%

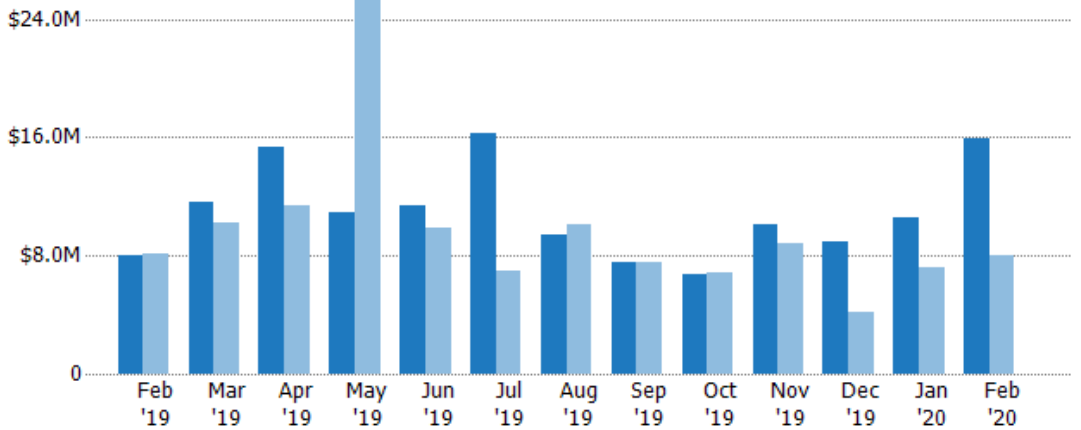
New Pending Sales Volume

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.
Feb '20	\$15.9M	97.5%
Feb '19	\$8.04M	-1.6%
Feb '18	\$8.17M	-0.1%



Current Year	\$8.04M	\$11.7M	\$15.4M	\$11M	\$11.4M	\$16.3M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.6M	\$15.9M
Prior Year	\$8.17M	\$10.2M	\$11.4M	\$25.7M	\$9.88M	\$6.93M	\$10.1M	\$7.6M	\$6.85M	\$8.78M	\$4.21M	\$7.14M	\$8.04M
Percent Change from Prior Year	-2%	14%	36%	-57%	15%	135%	-7%	-1%	-2%	15%	113%	48%	98%

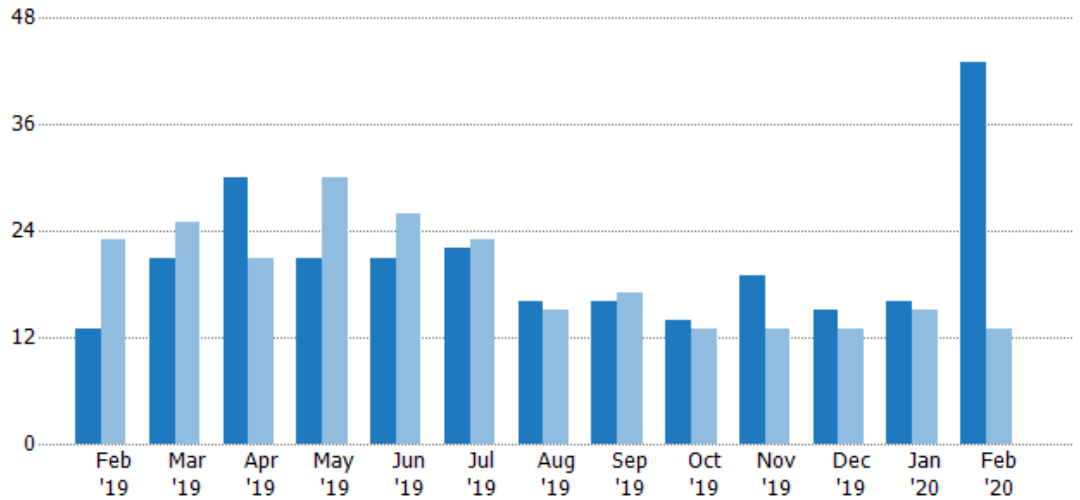
Pending Sales

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.
Feb '20	43	230.8%
Feb '19	13	-43.5%
Feb '18	23	-4.3%



Current Year	13	21	30	21	21	22	16	16	14	19	15	16	43
Prior Year	23	25	21	30	26	23	15	17	13	13	13	15	13
Percent Change from Prior Year	-43%	-16%	43%	-30%	-19%	-4%	7%	-6%	8%	46%	15%	7%	231%

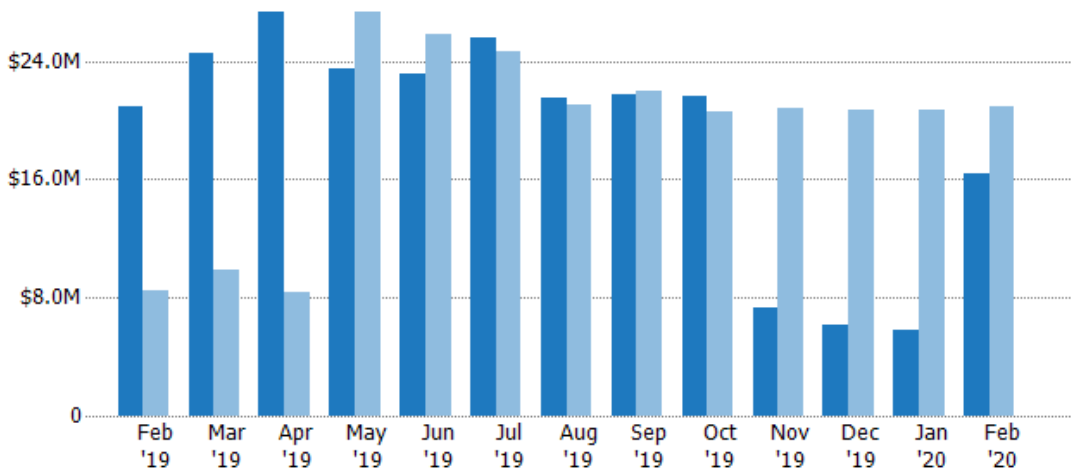
Pending Sales Volume

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.
Feb '20	\$16.4M	-21.9%
Feb '19	\$21M	147.2%
Feb '18	\$8.48M	-11.1%



Current Year	\$21M	\$24.5M	\$27.3M	\$23.5M	\$23.2M	\$25.6M	\$21.5M	\$21.8M	\$21.6M	\$7.26M	\$6.1M	\$5.79M	\$16.4M
Prior Year	\$8.48M	\$9.85M	\$8.39M	\$27.3M	\$25.9M	\$24.6M	\$21.1M	\$22M	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$21M
Percent Change from Prior Year	147%	149%	226%	-14%	-10%	4%	2%	-1%	5%	-65%	-70%	-72%	-22%

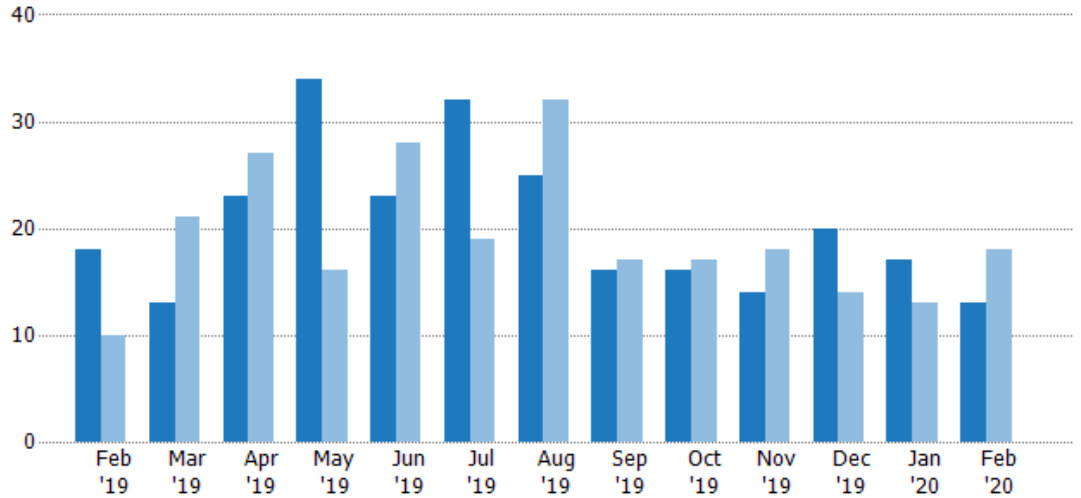
Closed Sales

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.
Feb '20	13	-27.8%
Feb '19	18	80%
Feb '18	10	100%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	18	13	23	34	23	32	25	16	16	14	20	17	13
Prior Year	10	21	27	16	28	19	32	17	17	18	14	13	18
Percent Change from Prior Year	80%	-38%	-15%	113%	-18%	68%	-22%	-6%	-6%	-22%	43%	31%	-28%

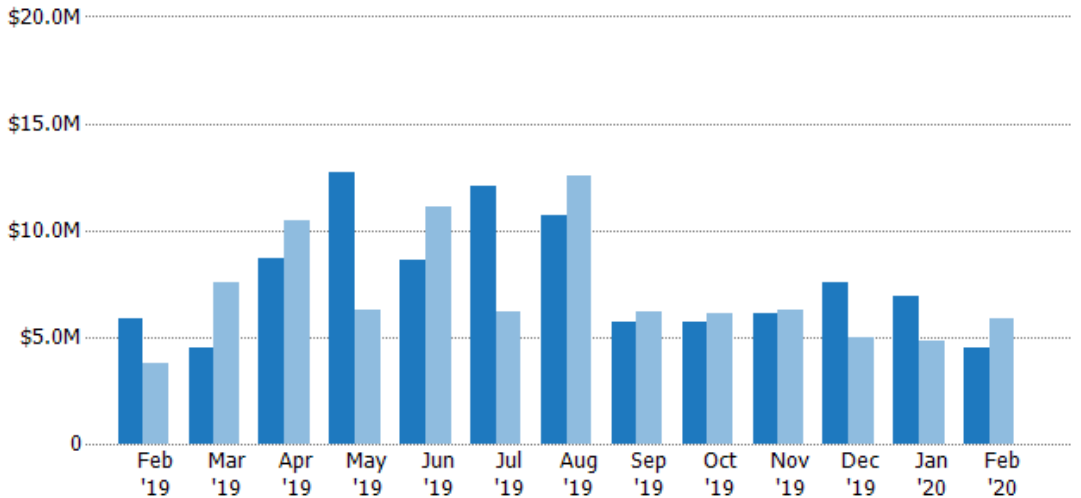
Closed Sales Volume

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.
Feb '20	\$4.47M	-23.6%
Feb '19	\$5.85M	53.8%
Feb '18	\$3.8M	74.6%



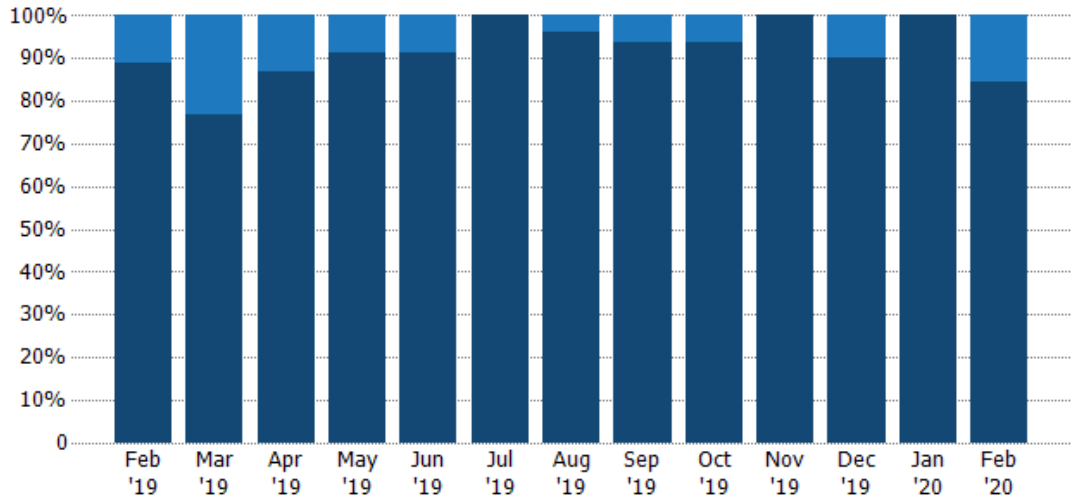
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$5.85M	\$4.48M	\$8.7M	\$12.7M	\$8.56M	\$12.1M	\$10.7M	\$5.69M	\$5.7M	\$6.08M	\$7.56M	\$6.91M	\$4.47M
Prior Year	\$3.8M	\$7.57M	\$10.5M	\$6.29M	\$11.1M	\$6.21M	\$12.5M	\$6.21M	\$6.13M	\$6.29M	\$4.99M	\$4.78M	\$5.85M
Percent Change from Prior Year	54%	-41%	-17%	102%	-23%	95%	-15%	-8%	-7%	-3%	52%	44%	-24%

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



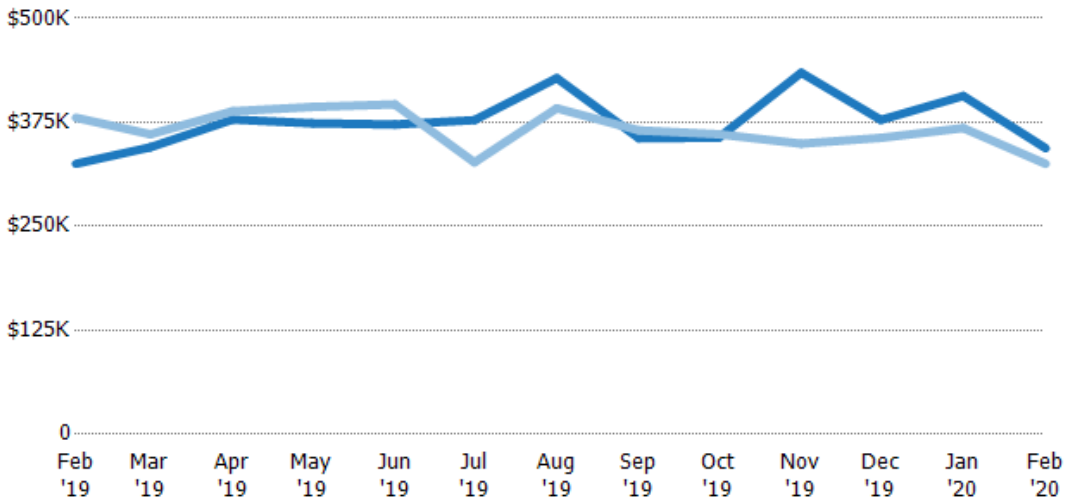
Mobile/Manufactured	11%	23%	13%	9%	9%	-	4%	6%	6%	-	10%	-	15%
Single Family Residence	89%	77%	87%	91%	91%	100%	96%	94%	94%	100%	90%	100%	85%

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



Month/Year	Price	% Chg.
Feb '20	\$344K	5.8%
Feb '19	\$325K	-14.6%
Feb '18	\$380K	-12.7%

Current Year	\$325K	\$345K	\$378K	\$374K	\$372K	\$378K	\$428K	\$356K	\$357K	\$435K	\$378K	\$407K	\$344K
Prior Year	\$380K	\$361K	\$388K	\$393K	\$397K	\$327K	\$392K	\$365K	\$361K	\$349K	\$356K	\$368K	\$325K
Percent Change from Prior Year	-15%	-4%	-3%	-5%	-6%	16%	9%	-3%	-1%	24%	6%	10%	6%

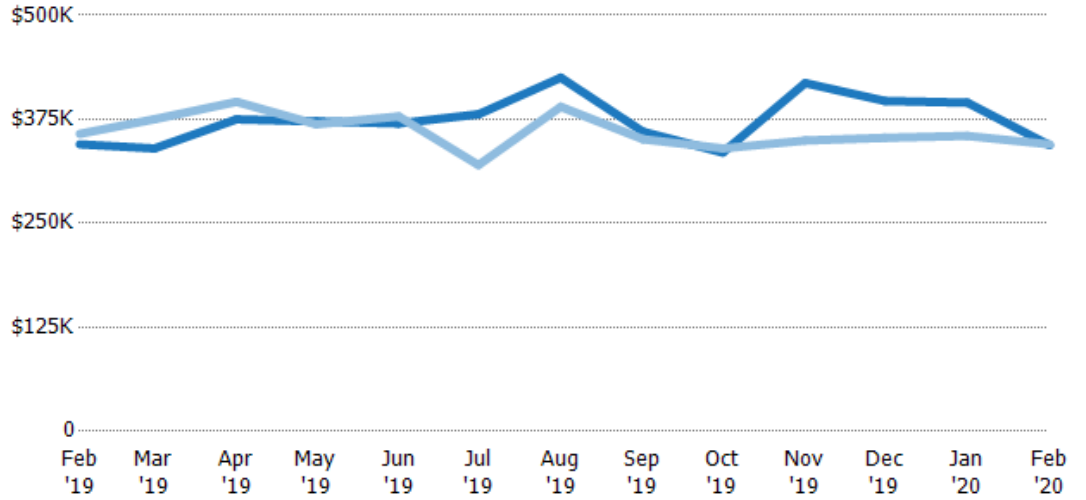
Median Sales Price

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.
Feb '20	\$344K	-0.3%
Feb '19	\$345K	-3.5%
Feb '18	\$357K	-13.3%



Current Year	\$345K	\$340K	\$375K	\$373K	\$370K	\$381K	\$425K	\$360K	\$335K	\$419K	\$397K	\$395K	\$344K
Prior Year	\$357K	\$375K	\$396K	\$369K	\$378K	\$320K	\$390K	\$351K	\$340K	\$349K	\$353K	\$355K	\$345K
Percent Change from Prior Year	-4%	-9%	-5%	1%	-2%	19%	9%	3%	-1%	20%	13%	11%	0%

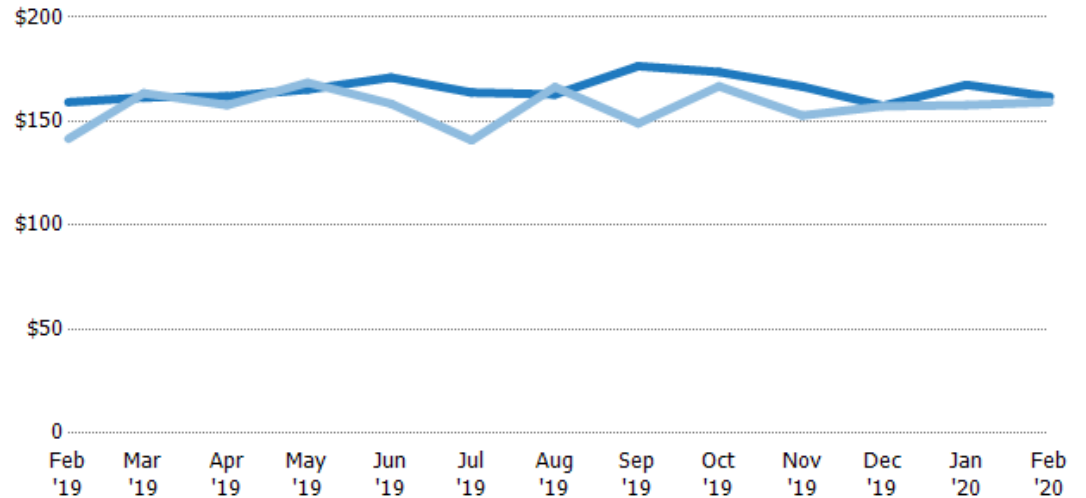
Average Sales Price per Sq Ft

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.
Feb '20	\$162	1.7%
Feb '19	\$159	12.4%
Feb '18	\$142	3%



Current Year	\$159	\$161	\$162	\$165	\$171	\$164	\$163	\$177	\$174	\$167	\$157	\$168	\$162
Prior Year	\$142	\$163	\$158	\$169	\$158	\$141	\$166	\$149	\$167	\$153	\$157	\$158	\$159
Percent Change from Prior Year	12%	-1%	3%	-2%	8%	16%	-2%	18%	4%	9%	0%	6%	2%

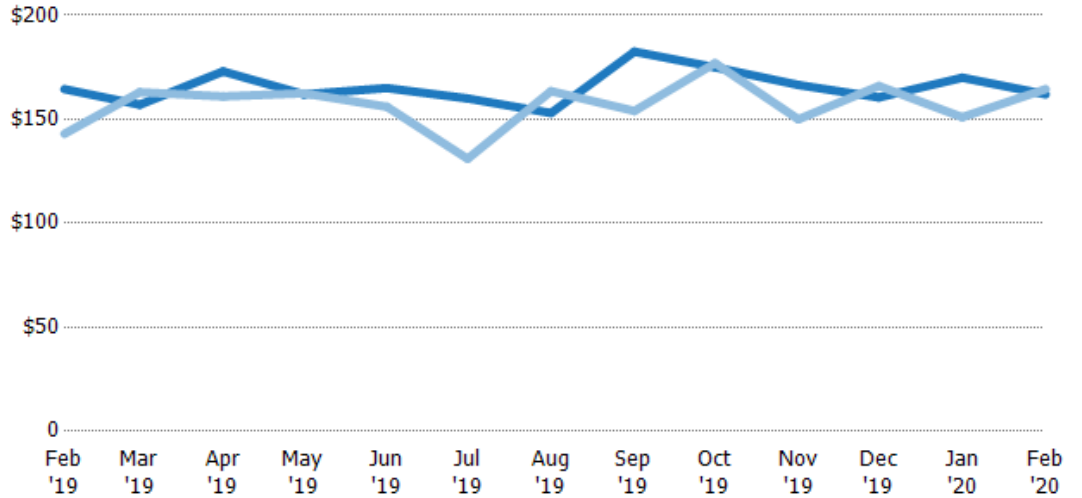
Median Sales Price per Sq Ft

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.
Feb '20	\$162	-1.5%
Feb '19	\$165	15%
Feb '18	\$143	3.8%



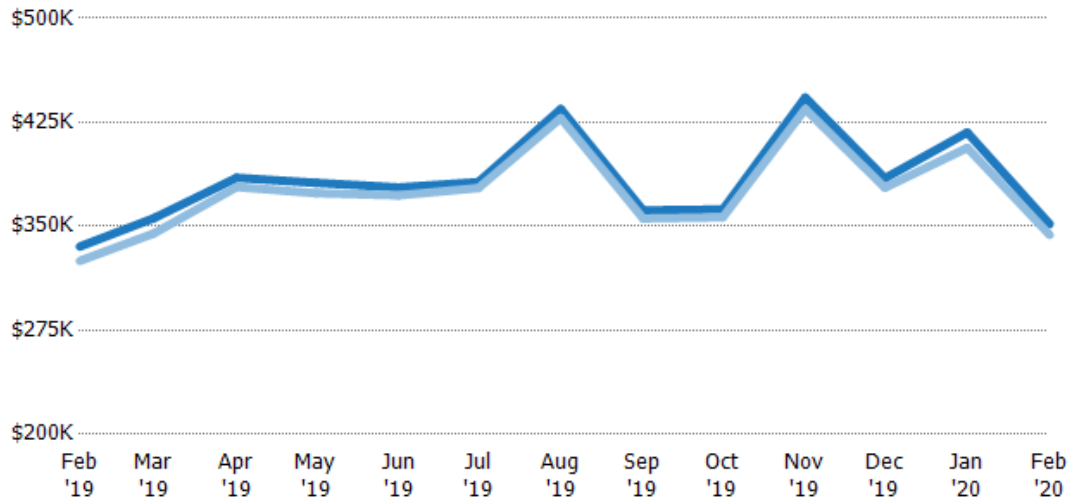
Current Year	\$165	\$157	\$173	\$162	\$165	\$160	\$153	\$183	\$175	\$167	\$161	\$170	\$162
Prior Year	\$143	\$163	\$161	\$163	\$156	\$131	\$164	\$154	\$177	\$150	\$166	\$151	\$165
Percent Change from Prior Year	15%	-4%	7%	0%	6%	22%	-6%	19%	-1%	11%	-3%	13%	-2%

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



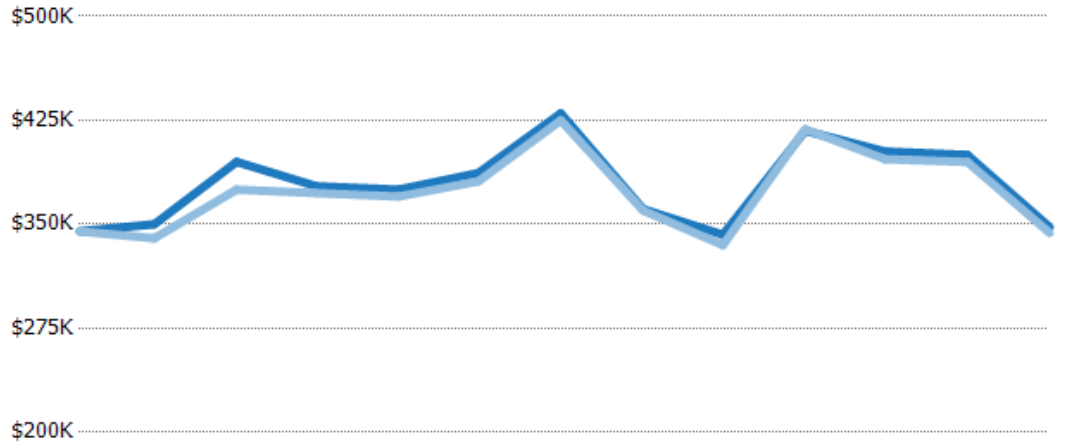
Avg List Price	\$335K	\$356K	\$385K	\$381K	\$378K	\$382K	\$435K	\$361K	\$362K	\$443K	\$385K	\$418K	\$352K
Avg Sales Price	\$325K	\$345K	\$378K	\$374K	\$372K	\$378K	\$428K	\$356K	\$357K	\$435K	\$378K	\$407K	\$344K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	98%	98%	99%	99%	98%	98%	98%	98%	97%	98%

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



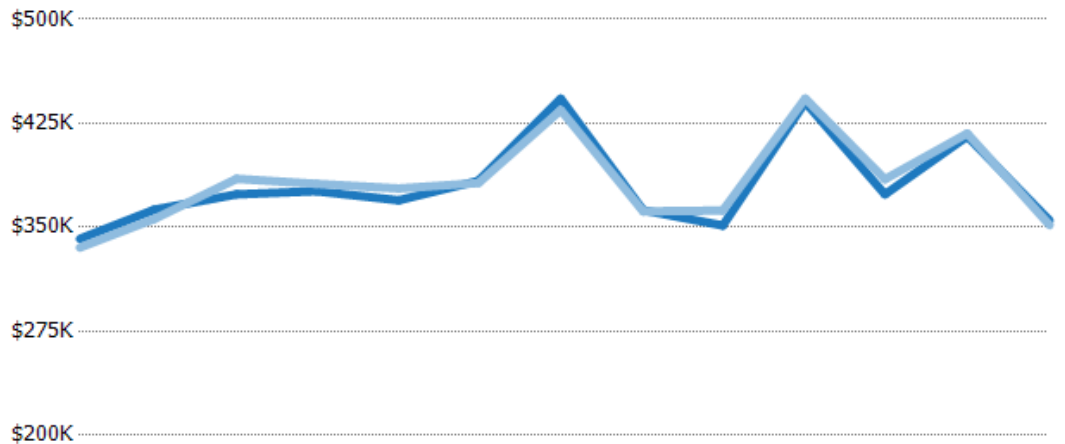
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$345K	\$350K	\$395K	\$377K	\$375K	\$387K	\$430K	\$361K	\$343K	\$417K	\$403K	\$400K	\$348K
Median Sales Price	\$345K	\$340K	\$375K	\$373K	\$370K	\$381K	\$425K	\$360K	\$335K	\$419K	\$397K	\$395K	\$344K
Med Sales Price as a % of Med List Price	100%	97%	95%	99%	99%	98%	99%	100%	98%	100%	99%	99%	99%

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



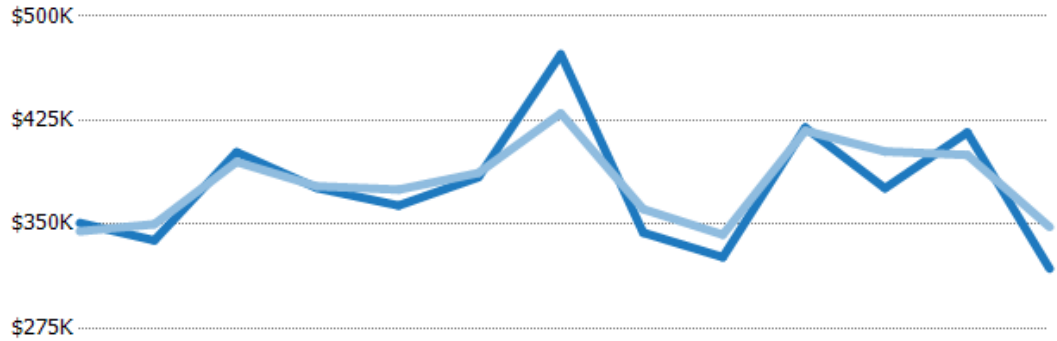
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$342K	\$363K	\$374K	\$376K	\$369K	\$384K	\$443K	\$362K	\$351K	\$440K	\$374K	\$416K	\$355K
Avg Sales Price	\$335K	\$356K	\$385K	\$381K	\$378K	\$382K	\$435K	\$361K	\$362K	\$443K	\$385K	\$418K	\$352K
Avg Sales Price as a % of Avg Est Value	98%	98%	103%	101%	102%	100%	98%	100%	103%	101%	103%	100%	99%

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



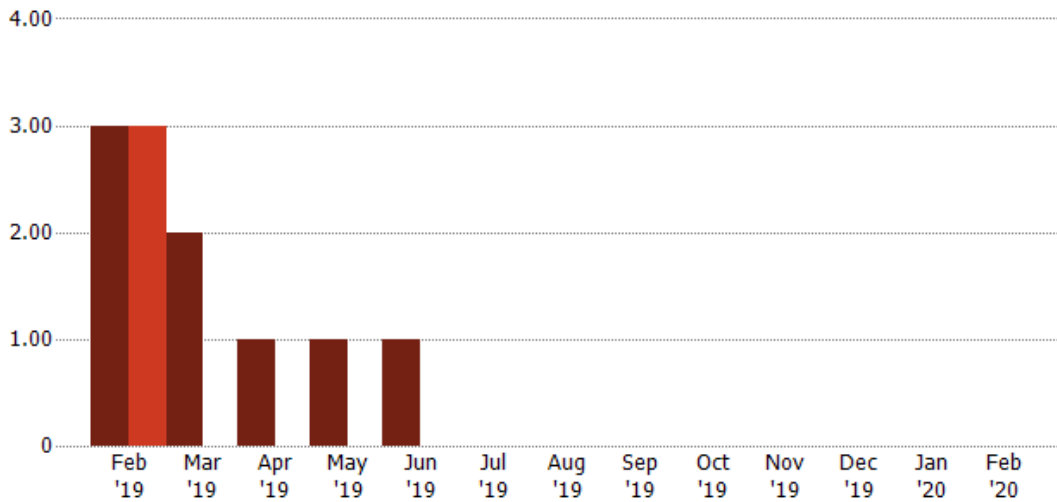
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$351K	\$338K	\$402K	\$376K	\$364K	\$384K	\$473K	\$344K	\$326K	\$420K	\$376K	\$416K	\$318K
Median Sales Price	\$345K	\$350K	\$395K	\$377K	\$375K	\$387K	\$430K	\$361K	\$343K	\$417K	\$403K	\$400K	\$348K
Med Sales Price as a % of Med Est Value	98%	103%	98%	100%	103%	101%	91%	105%	105%	99%	107%	96%	109%

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



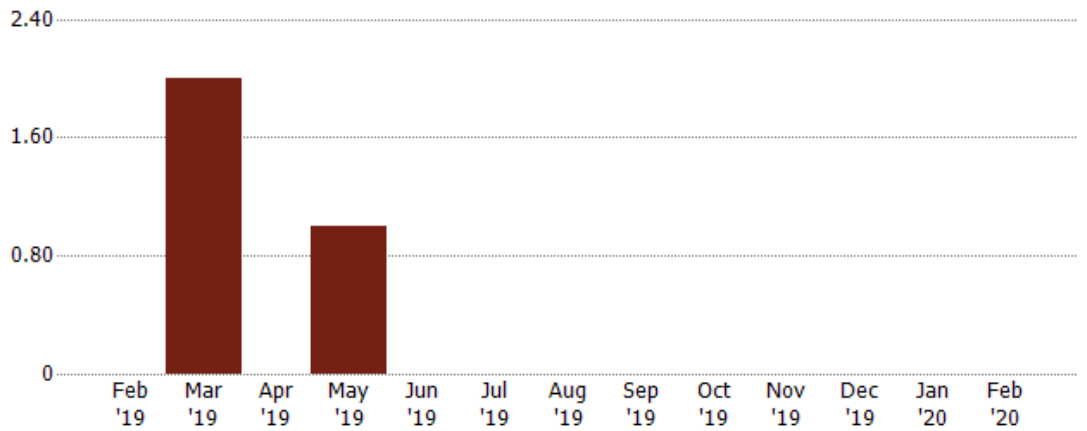
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	3	2	1	1	1	-	-	-	-	-	-	-	-
Prior Year	3	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	0%	100%	100%	100%	100%	-	-	-	-	-	-	-	-

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



Sales Activity by ZIP

Feb 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	43	\$16,374,270	13	\$4,469,387	\$343,799	\$343,792	\$158	\$152	44

