



2020

NEW RIVER MARKET REPORT AUGUST 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	Aug 2020	Aug 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	30	20	+50%	196	214	-8.4%
New Listing Volume	\$13,392,790	\$8,997,450	+48.9%	\$84,644,536	\$85,845,644	-1.4%
Active Listing Count	33	62	-46.8%	N/A	N/A	
Active Listing Volume	\$16,307,890	\$27,525,316	-40.8%	N/A	N/A	
Average Listing Price	\$494,178	\$443,957	+11.3%	\$475,881	\$428,644	+11%
Median Listing Price	\$479,900	\$429,870	+11.6%	\$448,520	\$417,624	+7.4%
Average Listing Price per Sq Ft	\$232	\$182	+27.8%	\$201	\$177	+13.1%
Median Listing Price per Sq Ft	\$209	\$176	+19.1%	\$196	\$169	+16.6%
Median Days in RPR	25	74	-66.2%	42.49	59.06	-28.1%
Months of Inventory	1.2	1.9	-36.9%	1.8	3.3	-45.6%
Absorption Rate	81.82%	51.61%	+30.2%	55.7%	30.31%	+25.4%
Sales Activity Charts Metrics						
New Pending Sales Count	27	25	+8%	242	236	+2.5%
New Pending Sales Volume	\$12,842,490	\$9,429,479	+36.2%	\$99,289,114	\$89,298,054	+11.2%
Pending Sales Count	32	16	+100%	N/A	N/A	
Pending Sales Volume	\$13,980,070	\$21,532,579	-35.1%	N/A	N/A	
Closed Sales Count	21	26	-19.2%	169	176	-4%
Closed Sales Volume	\$9,545,020	\$10,967,049	-13%	\$67,588,479	\$65,901,534	+2.6%
Average Sales Price	\$454,525	\$421,810	+7.8%	\$399,932	\$374,441	+6.8%
Median Sales Price	\$419,100	\$422,445	-0.8%	\$389,846	\$374,495	+4.1%
Average Sales Price per Sq Ft	\$176	\$176	+0.1%	\$176	\$165	+6.5%
Median Sales Price per Sq Ft	\$166	\$153	+8.5%	\$174	\$160	+8.9%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

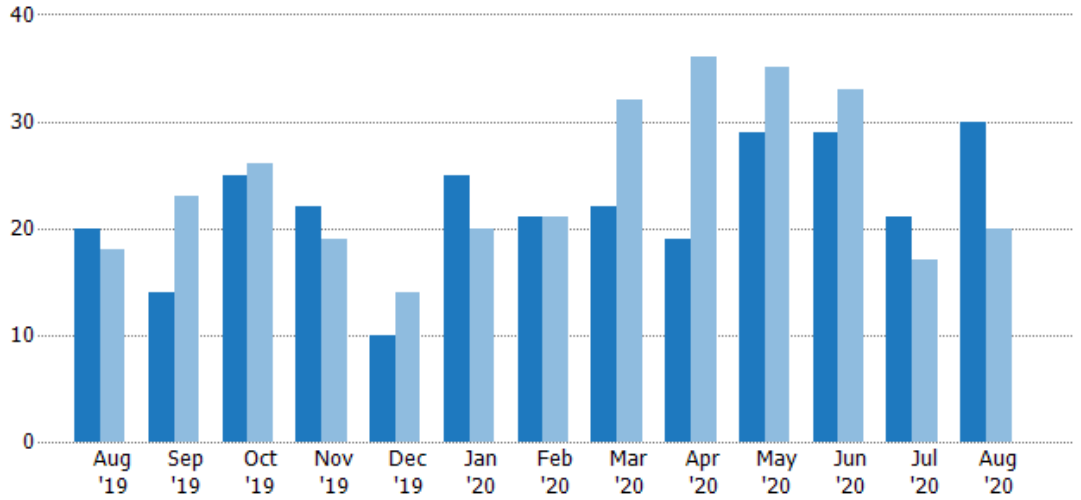
New Listings

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.
Aug '20	30	50%
Aug '19	20	11.1%
Aug '18	18	11.1%



Current Year	20	14	25	22	10	25	21	22	19	29	29	21	30
Prior Year	18	23	26	19	14	20	21	32	36	35	33	17	20
Percent Change from Prior Year	11%	-39%	-4%	16%	-29%	25%	0%	-31%	-47%	-17%	-12%	24%	50%

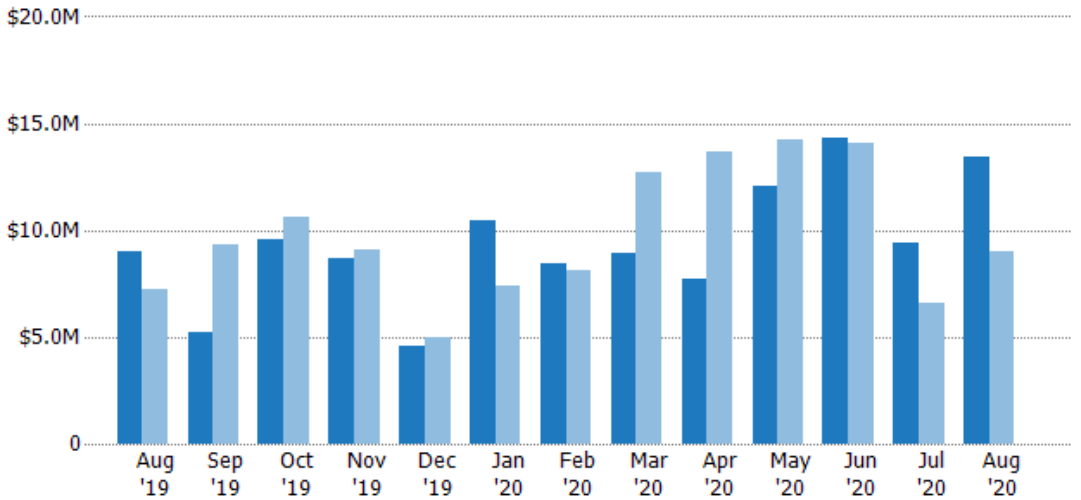
New Listing Volume

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.
Aug '20	\$13.4M	48.9%
Aug '19	\$9M	24.4%
Aug '18	\$7.23M	-3.8%



Current Year	\$9M	\$5.2M	\$9.57M	\$8.67M	\$4.56M	\$10.4M	\$8.42M	\$8.91M	\$7.72M	\$12.1M	\$14.3M	\$9.38M	\$13.4M
Prior Year	\$7.23M	\$9.34M	\$10.6M	\$9.12M	\$5M	\$7.43M	\$8.15M	\$12.7M	\$13.7M	\$14.2M	\$14.1M	\$6.58M	\$9M
Percent Change from Prior Year	24%	-44%	-10%	-5%	-9%	41%	3%	-30%	-43%	-15%	2%	43%	49%

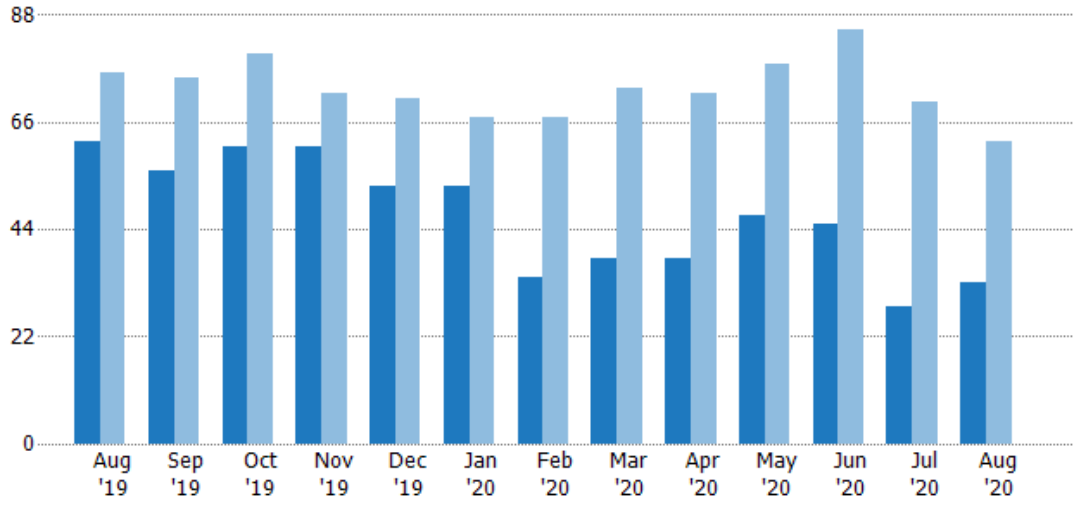
Active Listings

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.
Aug '20	33	-46.8%
Aug '19	62	-18.4%
Aug '18	76	-9.2%



Current Year	62	56	61	61	53	53	34	38	38	47	45	28	33
Prior Year	76	75	80	72	71	67	67	73	72	78	85	70	62
Percent Change from Prior Year	-18%	-25%	-24%	-15%	-25%	-21%	-49%	-48%	-47%	-40%	-47%	-60%	-47%

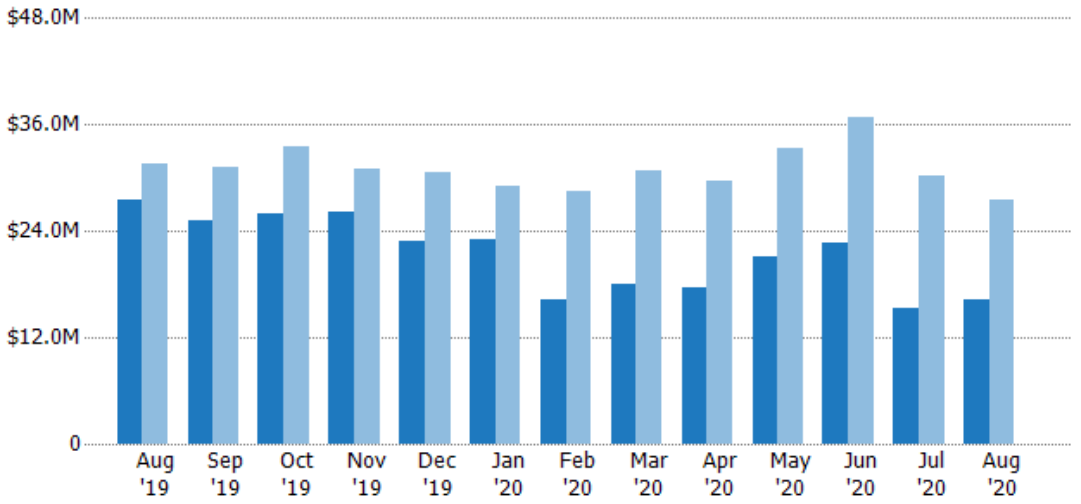
Active Listing Volume

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.
Aug '20	\$16.3M	-40.8%
Aug '19	\$27.5M	-12.7%
Aug '18	\$31.5M	31.9%



Current Year	\$27.5M	\$25.1M	\$26M	\$26.1M	\$22.8M	\$23M	\$16.4M	\$18M	\$17.6M	\$21.1M	\$22.6M	\$15.3M	\$16.3M
Prior Year	\$31.5M	\$31.2M	\$33.5M	\$30.9M	\$30.6M	\$29.1M	\$28.4M	\$30.8M	\$29.7M	\$33.3M	\$36.9M	\$30.2M	\$27.5M
Percent Change from Prior Year	-13%	-20%	-22%	-15%	-25%	-21%	-42%	-42%	-41%	-37%	-39%	-49%	-41%

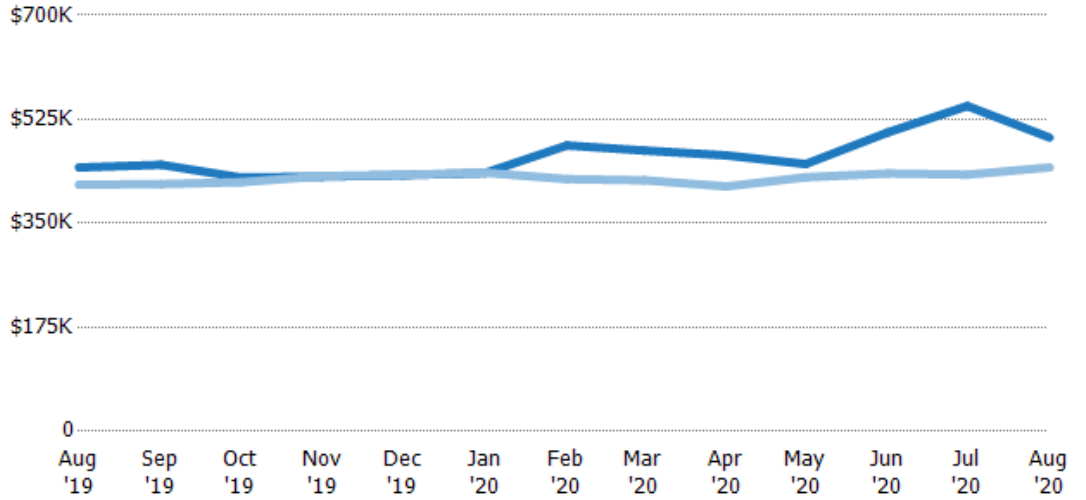
Average Listing Price

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.
Aug '20	\$494K	11.3%
Aug '19	\$444K	7%
Aug '18	\$415K	45.3%



Current Year	\$444K	\$448K	\$427K	\$429K	\$431K	\$435K	\$481K	\$472K	\$464K	\$450K	\$503K	\$547K	\$494K
Prior Year	\$415K	\$416K	\$419K	\$429K	\$432K	\$435K	\$424K	\$422K	\$412K	\$427K	\$434K	\$432K	\$444K
Percent Change from Prior Year	7%	8%	2%	0%	0%	0%	13%	12%	13%	5%	16%	27%	11%

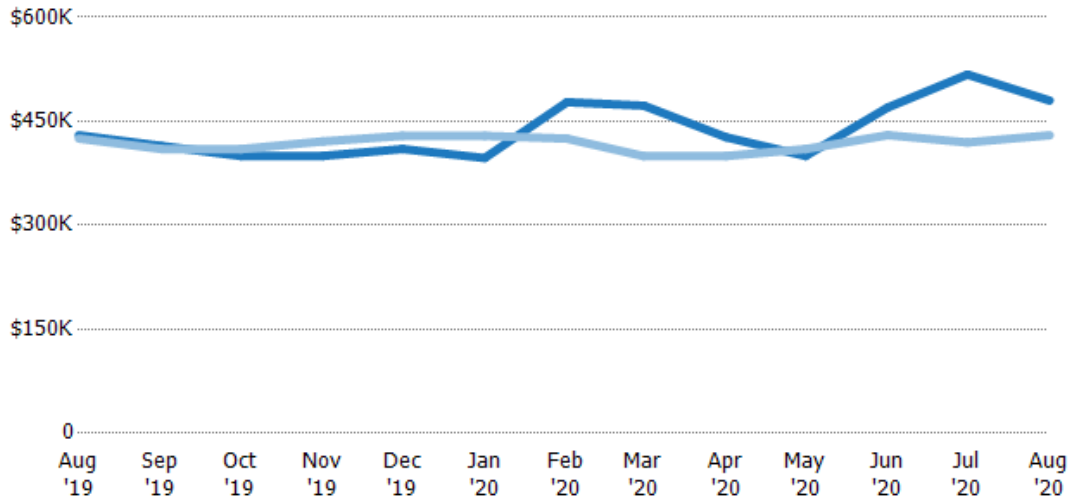
Median Listing Price

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.
Aug '20	\$480K	11.6%
Aug '19	\$430K	1.1%
Aug '18	\$425K	-9.4%



Current Year	\$430K	\$414K	\$400K	\$400K	\$410K	\$397K	\$478K	\$473K	\$427K	\$400K	\$470K	\$517K	\$480K
Prior Year	\$425K	\$410K	\$410K	\$421K	\$429K	\$429K	\$425K	\$400K	\$400K	\$410K	\$430K	\$419K	\$430K
Percent Change from Prior Year	1%	1%	-2%	-5%	-4%	-7%	12%	18%	7%	-2%	9%	23%	12%

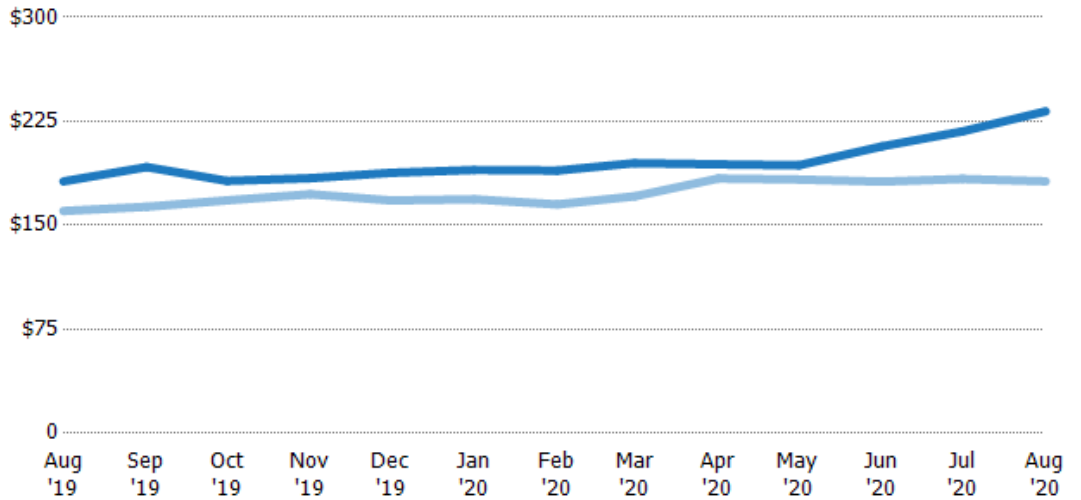
Average Listing Price per Sq Ft

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.
Aug '20	\$232	27.8%
Aug '19	\$182	13.3%
Aug '18	\$160	8%



Current Year	\$182	\$192	\$182	\$184	\$188	\$190	\$189	\$195	\$194	\$193	\$207	\$218	\$232
Prior Year	\$160	\$163	\$168	\$172	\$168	\$169	\$165	\$171	\$184	\$183	\$181	\$183	\$182
Percent Change from Prior Year	13%	18%	8%	7%	12%	13%	15%	14%	6%	6%	14%	19%	28%

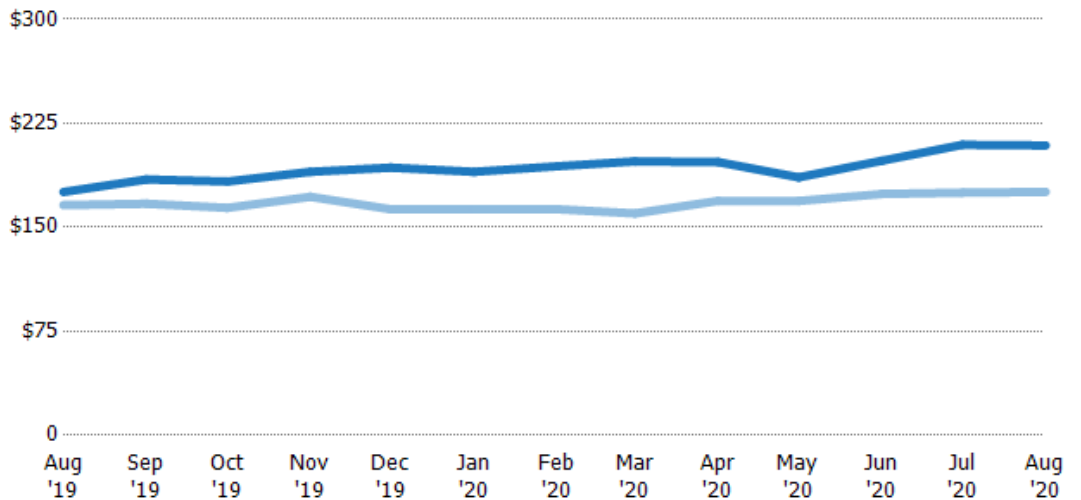
Median Listing Price per Sq Ft

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.
Aug '20	\$209	19.1%
Aug '19	\$176	5.7%
Aug '18	\$166	-4.2%



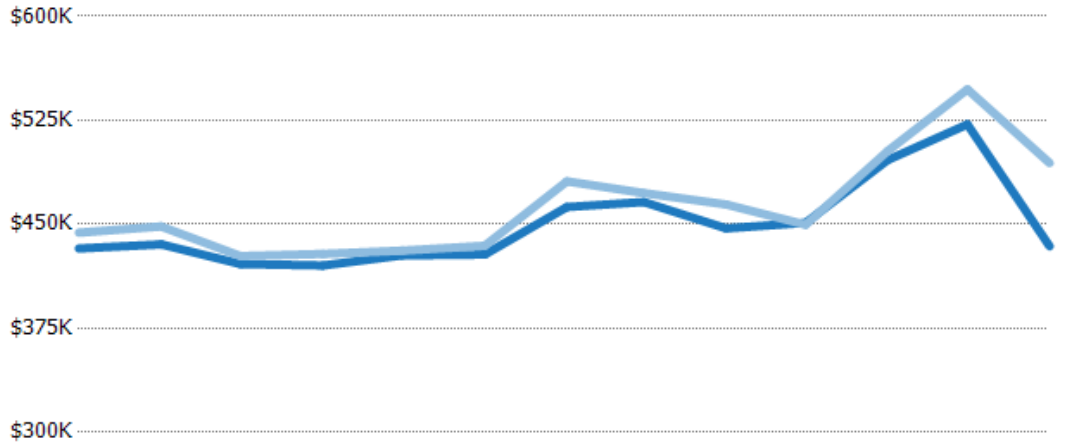
Current Year	\$176	\$185	\$183	\$190	\$193	\$190	\$194	\$198	\$197	\$186	\$198	\$210	\$209
Prior Year	\$166	\$167	\$164	\$172	\$163	\$163	\$163	\$160	\$169	\$169	\$174	\$175	\$176
Percent Change from Prior Year	6%	10%	12%	10%	18%	17%	19%	23%	17%	10%	14%	20%	19%

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



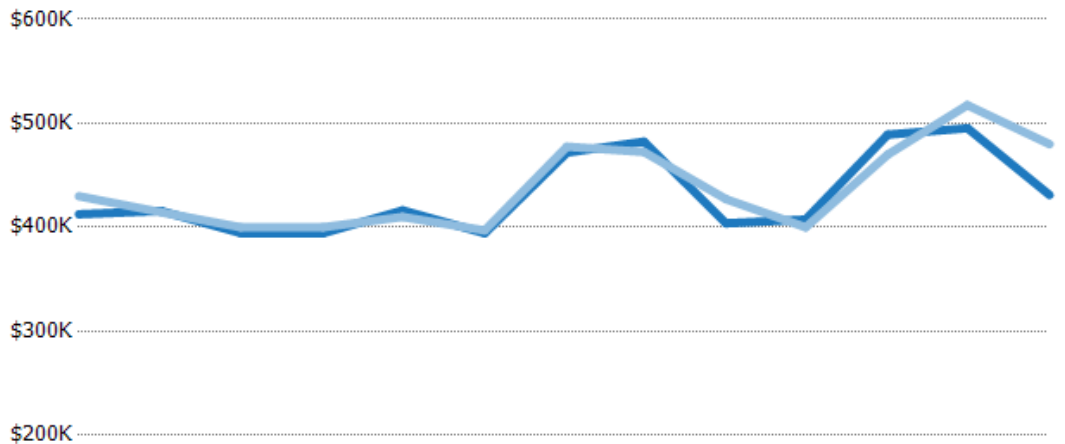
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$433K	\$436K	\$421K	\$420K	\$428K	\$428K	\$462K	\$466K	\$447K	\$451K	\$496K	\$522K	\$434K
Avg Listing Price	\$444K	\$448K	\$427K	\$429K	\$431K	\$435K	\$481K	\$472K	\$464K	\$450K	\$503K	\$547K	\$494K
Avg Listing Price as a % of Avg Est Value	103%	103%	101%	102%	101%	101%	104%	101%	104%	100%	101%	105%	114%

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



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$413K	\$416K	\$394K	\$394K	\$416K	\$394K	\$472K	\$482K	\$404K	\$407K	\$489K	\$495K	\$431K
Median Listing Price	\$430K	\$414K	\$400K	\$400K	\$410K	\$397K	\$478K	\$473K	\$427K	\$400K	\$470K	\$517K	\$480K
Med Listing Price as a % of Med Est Value	104%	100%	101%	101%	99%	101%	101%	98%	106%	98%	96%	104%	111%

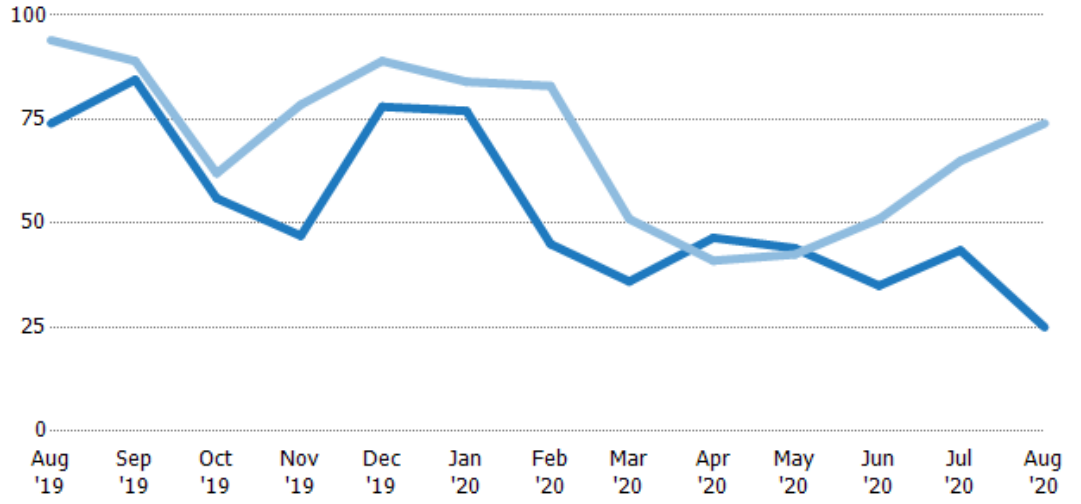
Median Days in RPR

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.
Aug '20	25	-66.2%
Aug '19	74	-21.3%
Aug '18	94	-17%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	74	84.5	56	47	78	77	45	36	46.5	44	35	43.5	25
Prior Year	94	89	62	78.5	89	84	83	51	41	42.5	51	65	74
Percent Change from Prior Year	-21%	-5%	-10%	-40%	-12%	-8%	-46%	-29%	13%	4%	-31%	-33%	-66%

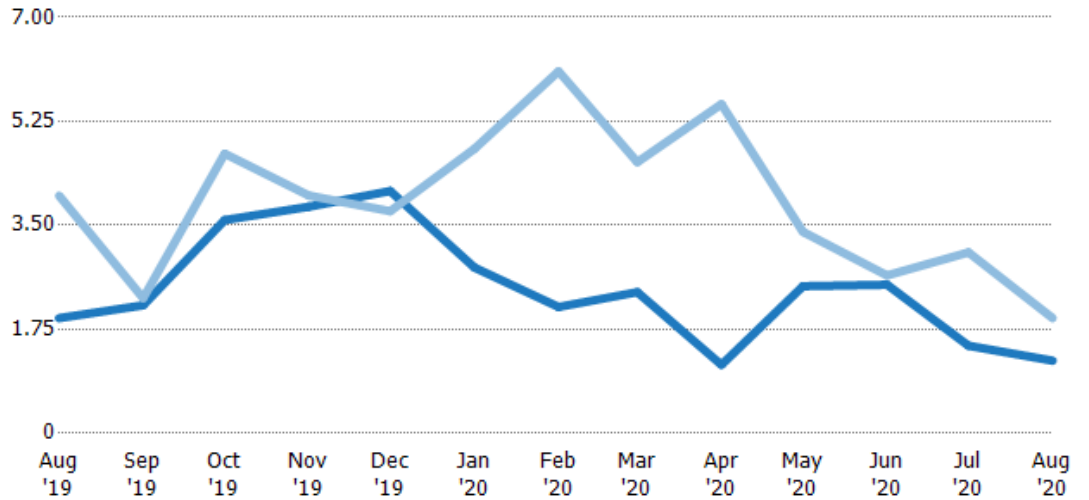
Months of Inventory

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.
Aug '20	1.22	-36.9%
Aug '19	1.94	-51.6%
Aug '18	4	-4.2%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	1.94	2.15	3.59	3.81	4.08	2.79	2.13	2.38	1.15	2.47	2.5	1.47	1.22
Prior Year	4	2.27	4.71	4	3.74	4.79	6.09	4.56	5.54	3.39	2.66	3.04	1.94
Percent Change from Prior Year	-52%	-5%	-24%	-5%	9%	-42%	-65%	-48%	-79%	-27%	-6%	-52%	-37%

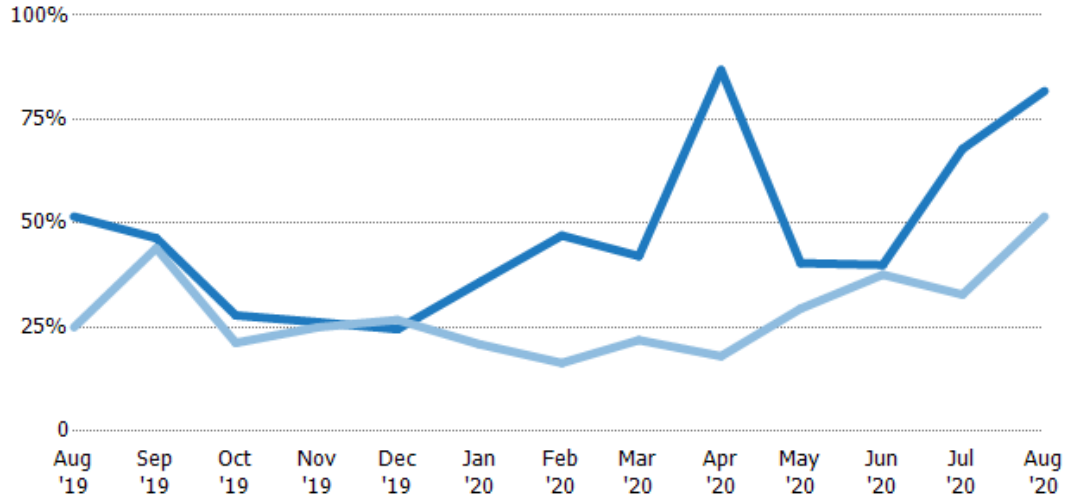
Absorption Rate

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.
Aug '20	82%	-30.2%
Aug '19	52%	-26.6%
Aug '18	25%	4.3%



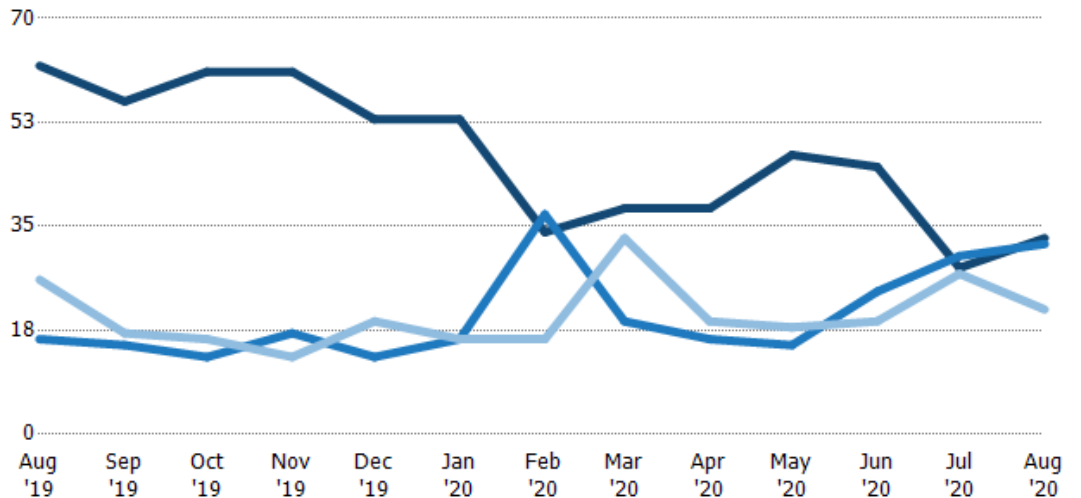
Current Year	52%	46%	28%	26%	25%	36%	47%	42%	87%	40%	40%	68%	82%
Prior Year	25%	44%	21%	25%	27%	21%	16%	22%	18%	29%	38%	33%	52%
Change from Prior Year	-27%	-2%	-7%	-1%	2%	-15%	-31%	-20%	-69%	-11%	-2%	-35%	-30%

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	62	56	61	61	53	53	34	38	38	47	45	28	33
Pending	16	15	13	17	13	16	37	19	16	15	24	30	32
Sold	26	17	16	13	19	16	16	33	19	18	19	27	21

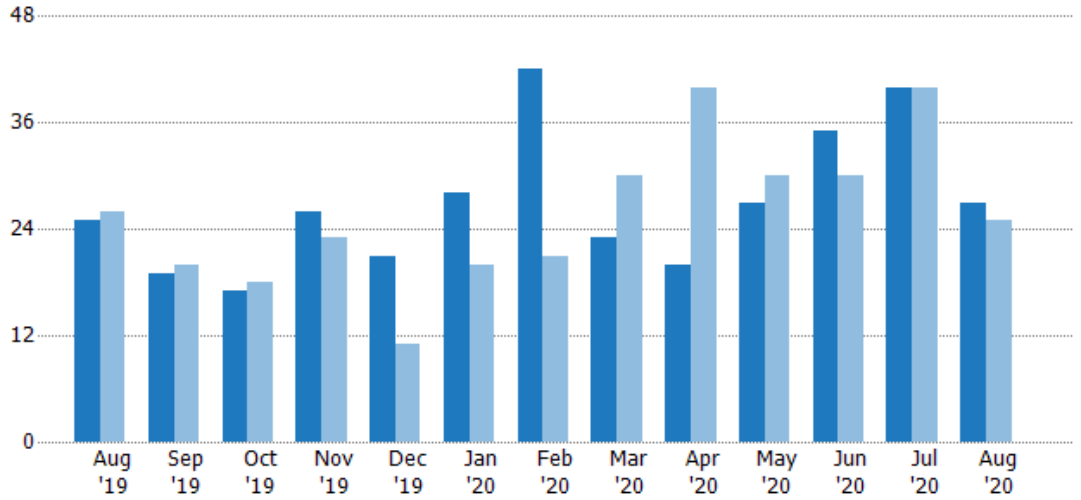
New Pending Sales

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.
Aug '20	27	8%
Aug '19	25	-3.8%
Aug '18	26	-57.7%



Current Year	25	19	17	26	21	28	42	23	20	27	35	40	27
Prior Year	26	20	18	23	11	20	21	30	40	30	30	40	25
Percent Change from Prior Year	-4%	-5%	-6%	13%	91%	40%	100%	-23%	-50%	-10%	17%	0%	8%

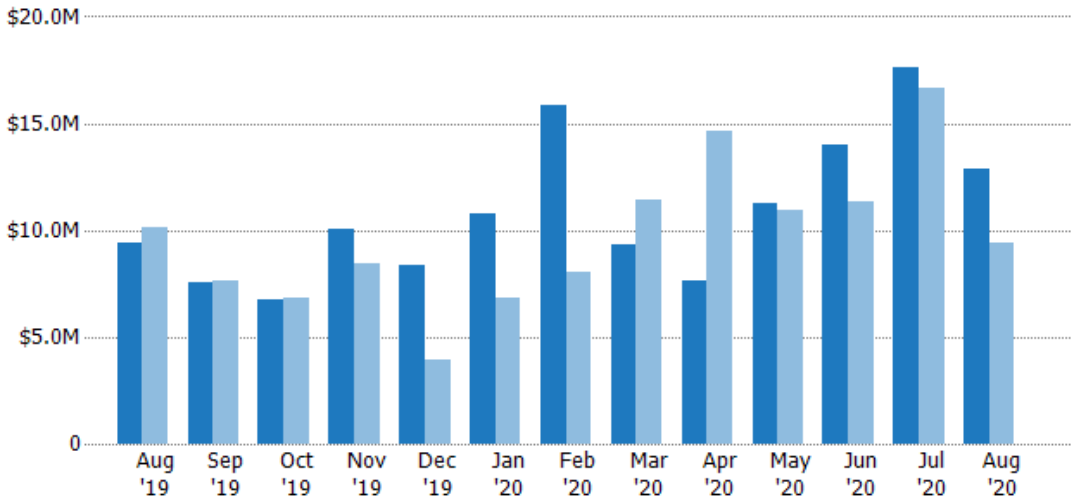
New Pending Sales Volume

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.
Aug '20	\$12.8M	36.2%
Aug '19	\$9.43M	-6.8%
Aug '18	\$10.1M	-63.9%



Current Year	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.4M	\$10.8M	\$15.8M	\$9.32M	\$7.63M	\$11.2M	\$14M	\$17.7M	\$12.8M
Prior Year	\$10.1M	\$7.6M	\$6.85M	\$8.46M	\$3.95M	\$6.85M	\$8.04M	\$11.4M	\$14.6M	\$11M	\$11.4M	\$16.6M	\$9.43M
Percent Change from Prior Year	-7%	-1%	-2%	19%	112%	57%	97%	-18%	-48%	3%	23%	6%	36%

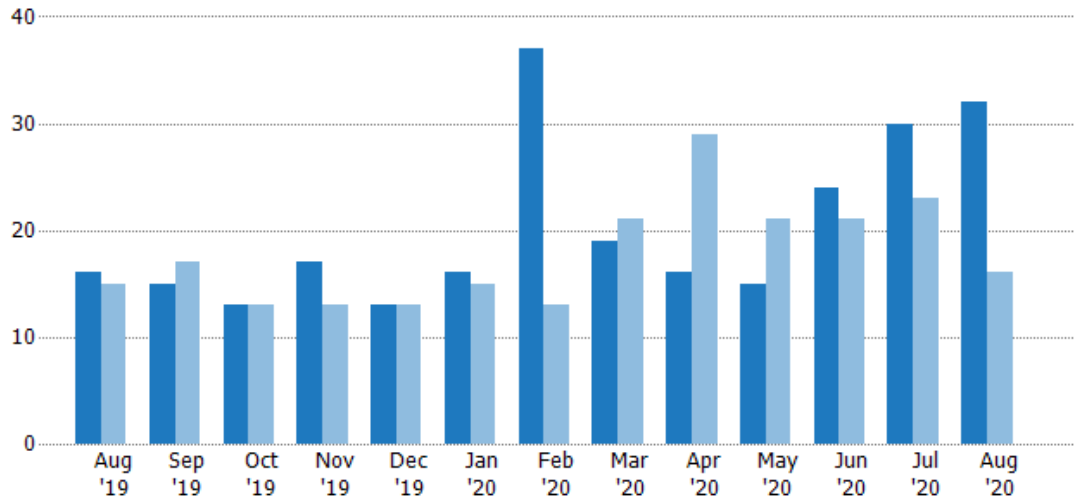
Pending Sales

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.
Aug '20	32	100%
Aug '19	16	6.7%
Aug '18	15	-33.3%



Current Year	16	15	13	17	13	16	37	19	16	15	24	30	32
Prior Year	15	17	13	13	13	15	13	21	29	21	21	23	16
Percent Change from Prior Year	7%	-12%	0%	31%	0%	7%	185%	-10%	-45%	-29%	14%	30%	100%

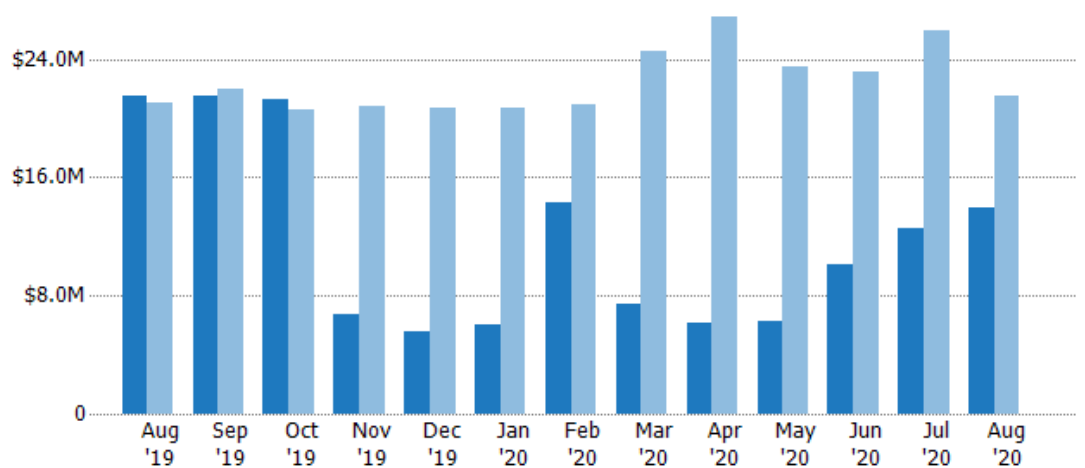
Pending Sales Volume

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.
Aug '20	\$14M	-35.1%
Aug '19	\$21.5M	2.2%
Aug '18	\$21.1M	-83.9%



Current Year	\$21.5M	\$21.5M	\$21.3M	\$6.78M	\$5.62M	\$5.97M	\$14.3M	\$7.43M	\$6.1M	\$6.32M	\$10.2M	\$12.6M	\$14M
Prior Year	\$21.1M	\$22M	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M	\$26.8M	\$23.5M	\$23.2M	\$25.9M	\$21.5M
Percent Change from Prior Year	2%	-2%	4%	-67%	-73%	-71%	-32%	-70%	-77%	-73%	-56%	-51%	-35%

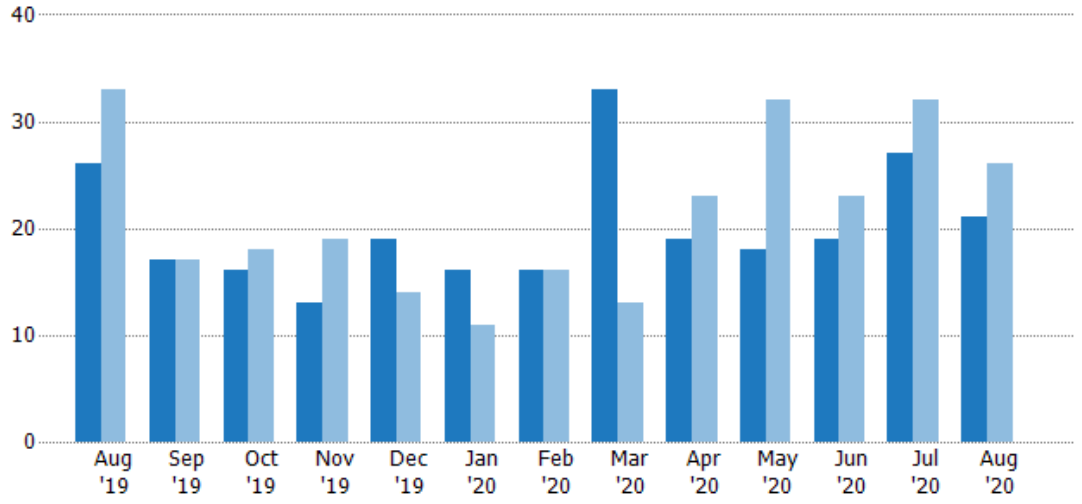
Closed Sales

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.
Aug '20	21	-19.2%
Aug '19	26	-21.2%
Aug '18	33	-69.7%



Current Year	26	17	16	13	19	16	16	33	19	18	19	27	21
Prior Year	33	17	18	19	14	11	16	13	23	32	23	32	26
Percent Change from Prior Year	-21%	0%	-11%	-32%	36%	45%	0%	154%	-17%	-44%	-17%	-16%	-19%

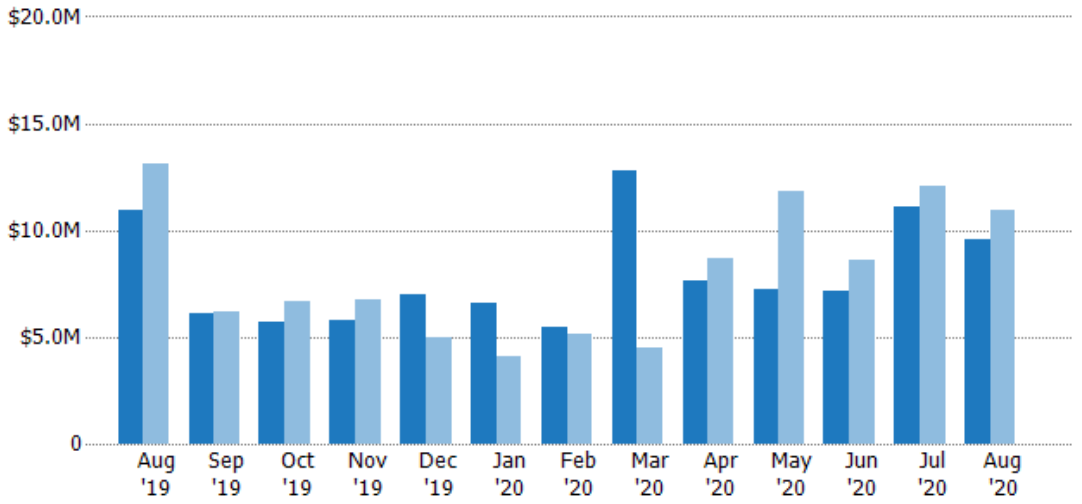
Closed Sales Volume

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.
Aug '20	\$9.55M	-13%
Aug '19	\$11M	-16.2%
Aug '18	\$13.1M	-75.3%



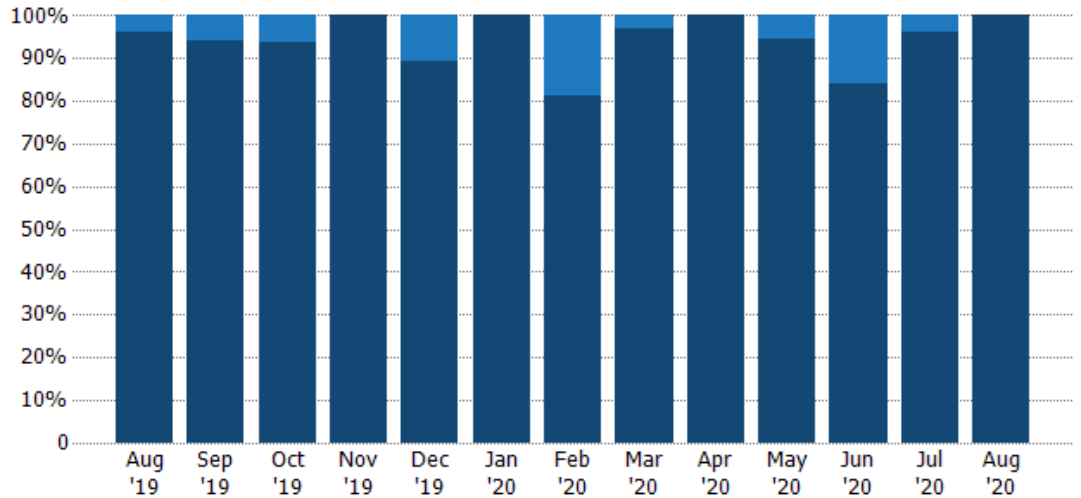
Current Year	\$11M	\$6.08M	\$5.7M	\$5.77M	\$6.98M	\$6.62M	\$5.48M	\$12.8M	\$7.63M	\$7.27M	\$7.14M	\$11.1M	\$9.55M
Prior Year	\$13.1M	\$6.21M	\$6.7M	\$6.72M	\$4.99M	\$4.1M	\$5.18M	\$4.48M	\$8.7M	\$11.8M	\$8.56M	\$12.1M	\$11M
Percent Change from Prior Year	-16%	-2%	-15%	-14%	40%	61%	6%	185%	-12%	-39%	-17%	-8%	-13%

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



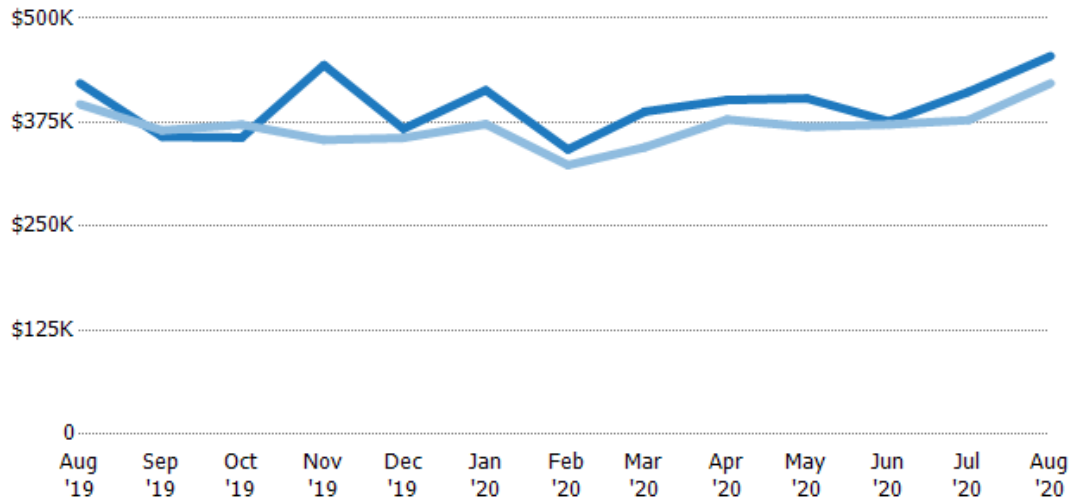
Mobile/Manufactured	4%	6%	6%	-	11%	-	19%	3%	-	6%	16%	4%	-
Single Family Residence	96%	94%	94%	100%	89%	100%	81%	97%	100%	94%	84%	96%	100%

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	\$422K	\$358K	\$357K	\$444K	\$367K	\$414K	\$342K	\$388K	\$402K	\$404K	\$376K	\$411K	\$455K
Prior Year	\$397K	\$365K	\$372K	\$354K	\$356K	\$373K	\$324K	\$345K	\$378K	\$370K	\$372K	\$378K	\$422K
Percent Change from Prior Year	6%	-2%	-4%	25%	3%	11%	6%	12%	6%	9%	1%	9%	8%

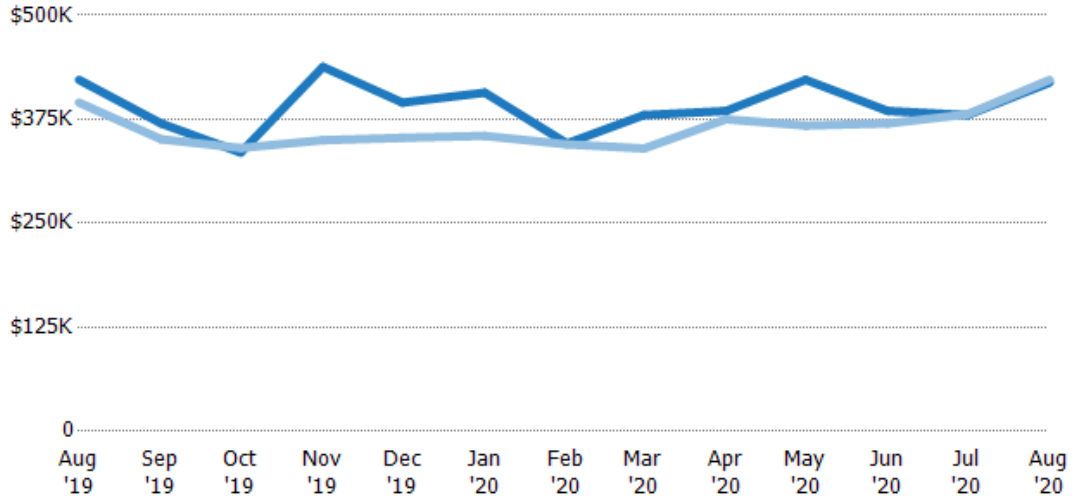
Median Sales Price

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.
Aug '20	\$419K	-0.8%
Aug '19	\$422K	6.9%
Aug '18	\$395K	-20.3%



Current Year	\$422K	\$370K	\$335K	\$438K	\$395K	\$407K	\$346K	\$380K	\$385K	\$423K	\$385K	\$380K	\$419K
Prior Year	\$395K	\$351K	\$340K	\$350K	\$353K	\$355K	\$345K	\$340K	\$375K	\$367K	\$370K	\$381K	\$422K
Percent Change from Prior Year	7%	5%	-2%	25%	12%	15%	0%	12%	3%	15%	4%	0%	-1%

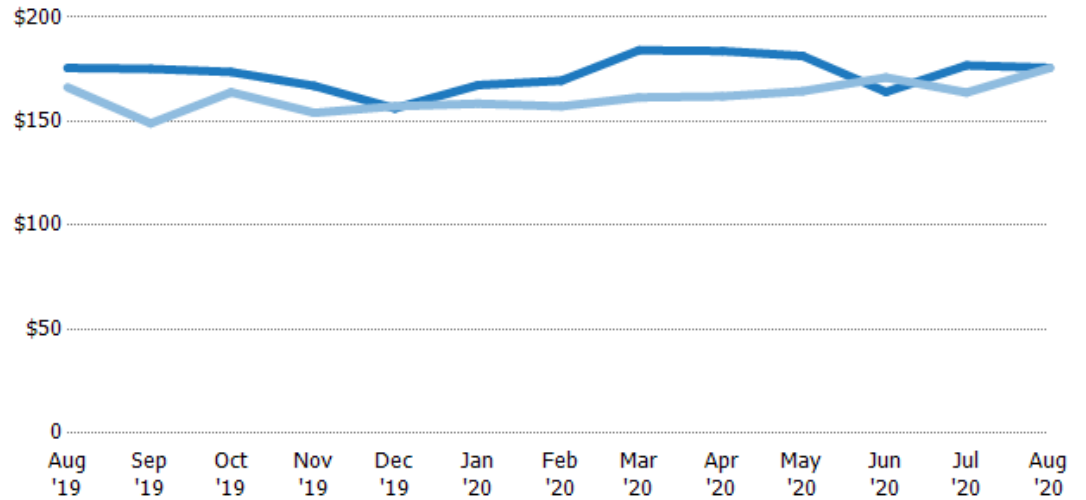
Average Sales Price per Sq Ft

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.
Aug '20	\$176	0.1%
Aug '19	\$176	5.6%
Aug '18	\$166	-11.4%



Current Year	\$176	\$175	\$174	\$167	\$156	\$167	\$170	\$184	\$184	\$181	\$164	\$177	\$176
Prior Year	\$166	\$149	\$164	\$154	\$157	\$158	\$157	\$161	\$162	\$164	\$171	\$164	\$176
Percent Change from Prior Year	6%	18%	6%	8%	-1%	6%	8%	14%	13%	10%	-4%	8%	0%

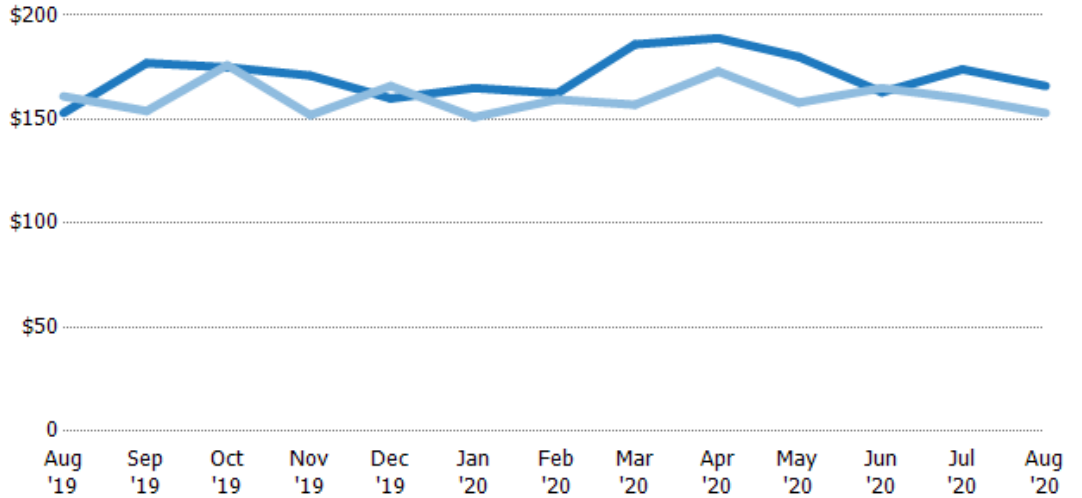
Median Sales Price per Sq Ft

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.
Aug '20	\$166	8.5%
Aug '19	\$153	-5%
Aug '18	\$161	-10.6%



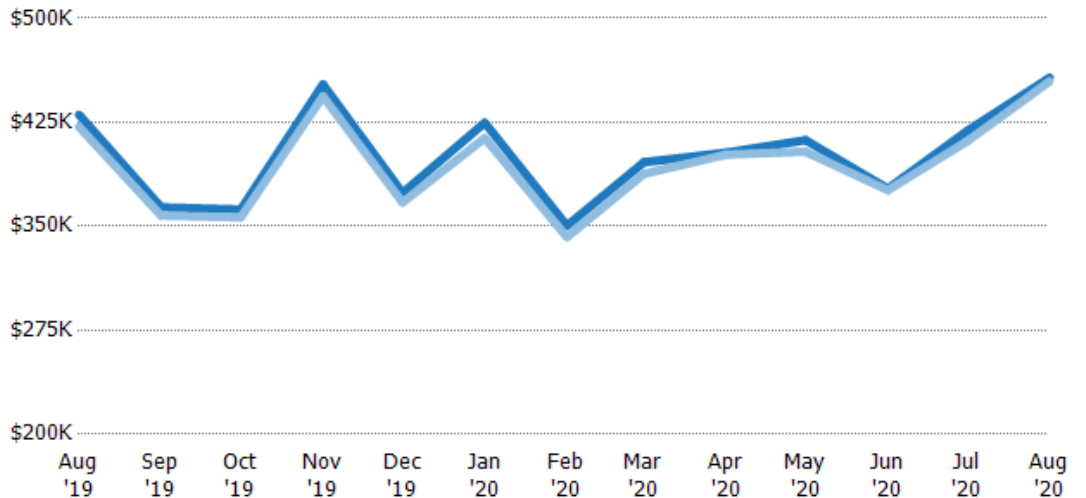
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$153	\$177	\$175	\$171	\$160	\$165	\$163	\$186	\$189	\$180	\$163	\$174	\$166
Prior Year	\$161	\$154	\$176	\$152	\$166	\$151	\$160	\$157	\$173	\$158	\$165	\$160	\$153
Percent Change from Prior Year	-5%	15%	-1%	13%	-4%	9%	2%	18%	9%	14%	-1%	9%	8%

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



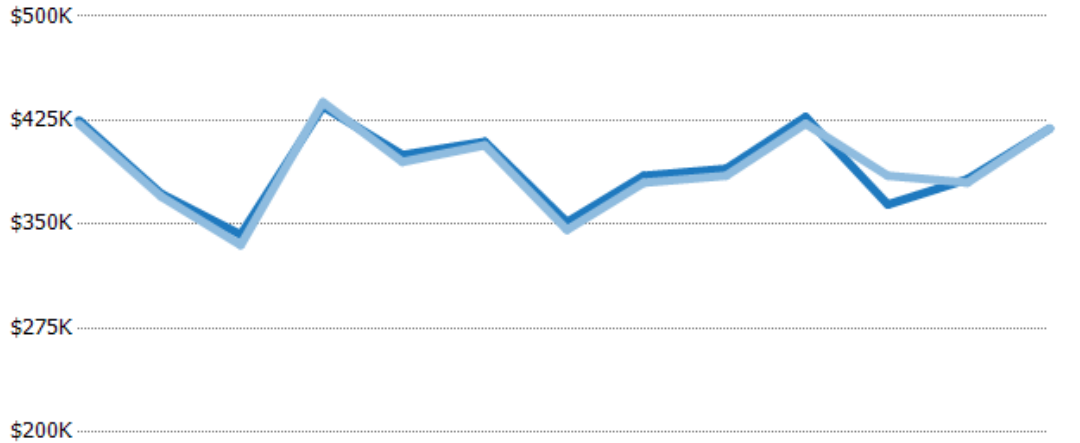
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg List Price	\$431K	\$364K	\$362K	\$452K	\$374K	\$425K	\$350K	\$396K	\$403K	\$412K	\$377K	\$419K	\$457K
Avg Sales Price	\$422K	\$358K	\$357K	\$444K	\$367K	\$414K	\$342K	\$388K	\$402K	\$404K	\$376K	\$411K	\$455K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	97%	98%	98%	100%	98%	100%	98%	99%

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



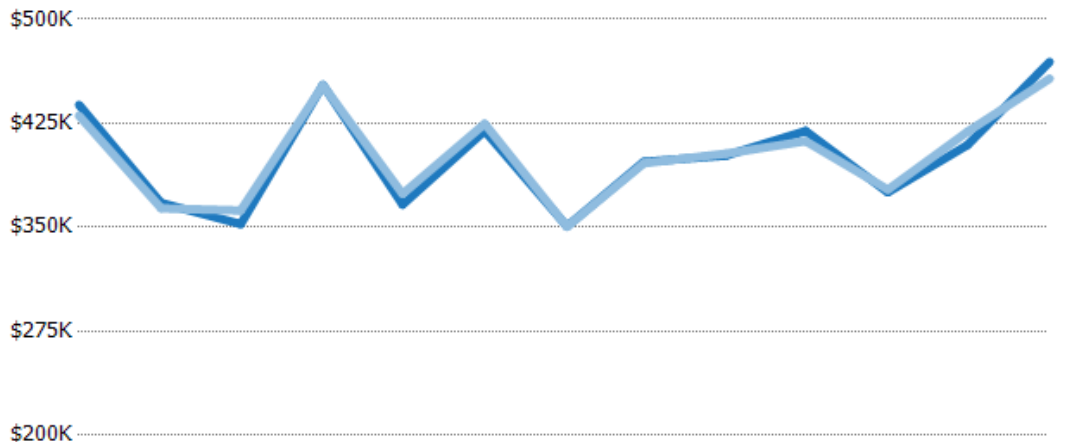
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$425K	\$372K	\$343K	\$435K	\$400K	\$410K	\$352K	\$385K	\$390K	\$427K	\$364K	\$382K	\$419K
Median Sales Price	\$422K	\$370K	\$335K	\$438K	\$395K	\$407K	\$346K	\$380K	\$385K	\$423K	\$385K	\$380K	\$419K
Med Sales Price as a % of Med List Price	99%	99%	98%	101%	99%	99%	98%	99%	99%	99%	106%	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



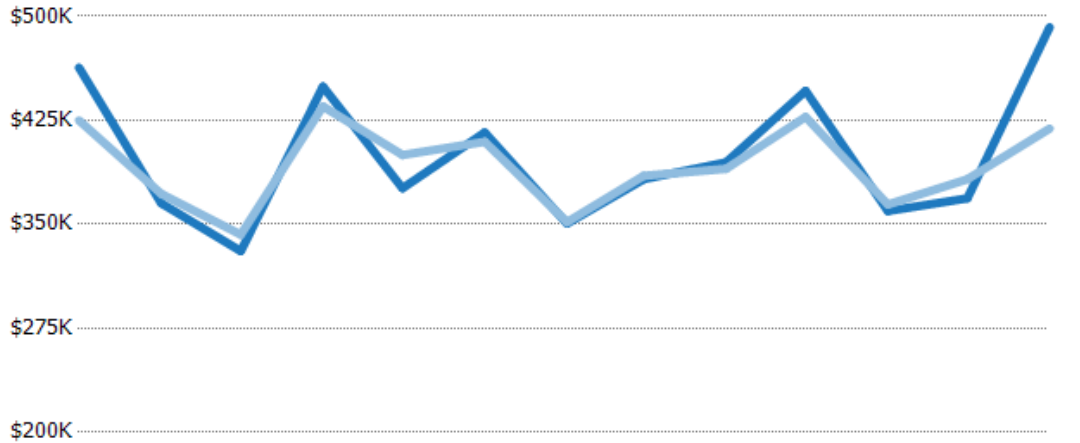
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$438K	\$368K	\$352K	\$453K	\$366K	\$419K	\$351K	\$397K	\$402K	\$419K	\$375K	\$409K	\$469K
Avg Sales Price	\$431K	\$364K	\$362K	\$452K	\$374K	\$425K	\$350K	\$396K	\$403K	\$412K	\$377K	\$419K	\$457K
Avg Sales Price as a % of Avg Est Value	98%	99%	103%	100%	102%	101%	100%	100%	100%	98%	101%	102%	97%

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



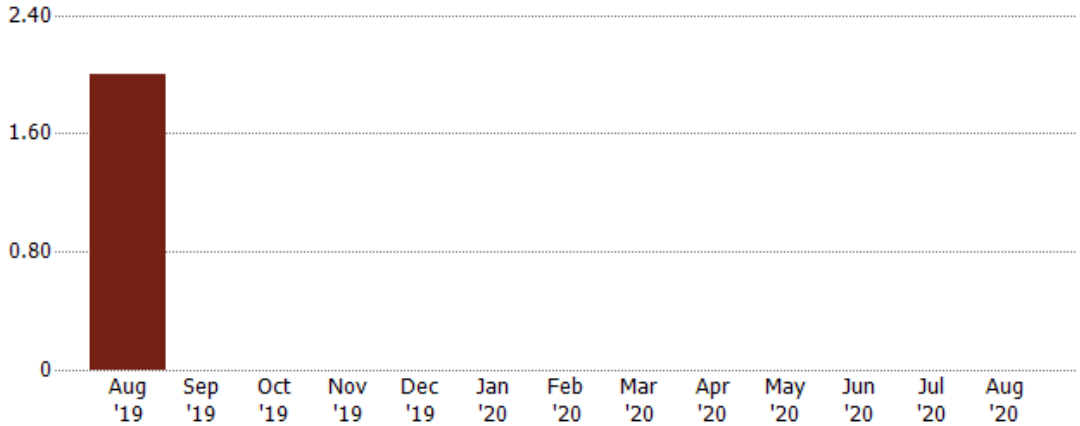
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$463K	\$365K	\$331K	\$449K	\$376K	\$416K	\$351K	\$383K	\$395K	\$446K	\$360K	\$369K	\$492K
Median Sales Price	\$425K	\$372K	\$343K	\$435K	\$400K	\$410K	\$352K	\$385K	\$390K	\$427K	\$364K	\$382K	\$419K
Med Sales Price as a % of Med Est Value	92%	102%	104%	97%	106%	98%	100%	101%	99%	96%	101%	104%	85%

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



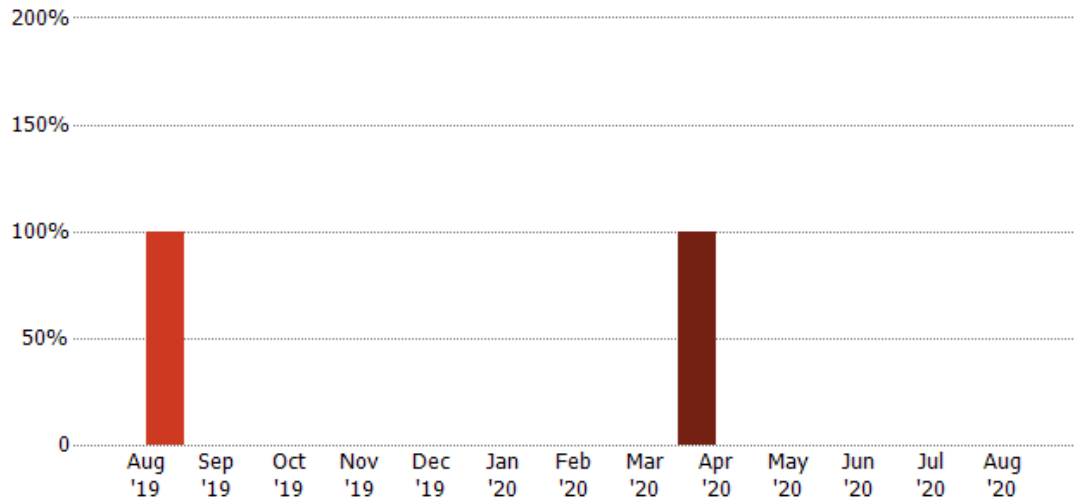
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	2	-	-	-	-	-	-	-	-	-	-	-	-

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	-	-	-	-
Prior Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	-	100%	-	-	-	-



Sales Activity by ZIP

Aug 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	32	\$13,980,070	21	\$9,545,020	\$454,525	\$419,100	\$175	\$167	35