



**2020**

# **NEW RIVER MARKET REPORT DECEMBER 2020**



Scottsdale Area Association of REALTORS®  
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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	Dec 2020	Dec 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	14	10	+40%	277	290	-4.5%
New Listing Volume	\$6,775,988	\$4,564,790	+48.4%	\$124,772,312	\$115,901,253	+7.7%
Active Listing Count	24	52	-53.8%	N/A	N/A	
Active Listing Volume	\$14,540,788	\$22,546,380	-35.5%	N/A	N/A	
Average Listing Price	\$605,866	\$433,584	+39.7%	\$486,598	\$431,911	+12.7%
Median Listing Price	\$504,900	\$414,450	+21.8%	\$447,241	\$415,834	+7.6%
Average Listing Price per Sq Ft	\$266	\$189	+41%	\$208	\$180	+15.6%
Median Listing Price per Sq Ft	\$265	\$194	+37%	\$201	\$174	+15.8%
Median Days in RPR	41	77	-46.8%	42.83	60.47	-29.2%
Months of Inventory	0.9	3.7	-75.1%	1.9	3.3	-44.4%
Absorption Rate	108.33%	26.92%	+81.4%	53.74%	29.89%	+23.9%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	20	22	-9.1%	353	319	+10.7%
New Pending Sales Volume	\$8,833,499	\$8,980,350	-1.6%	\$148,712,992	\$122,280,502	+21.6%
Pending Sales Count	19	15	+26.7%	N/A	N/A	
Pending Sales Volume	\$8,065,400	\$21,920,550	-63.2%	N/A	N/A	
Closed Sales Count	18	21	-14.3%	267	244	+9.4%
Closed Sales Volume	\$8,341,900	\$7,956,600	+4.8%	\$112,522,428	\$91,604,379	+22.8%
Average Sales Price	\$463,439	\$378,886	+22.3%	\$421,432	\$375,428	+12.3%
Median Sales Price	\$427,500	\$399,000	+7.1%	\$409,826	\$376,165	+8.9%
Average Sales Price per Sq Ft	\$199	\$159	+25.2%	\$184	\$166	+10.6%
Median Sales Price per Sq Ft	\$196	\$161	+21.7%	\$180	\$163	+10.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

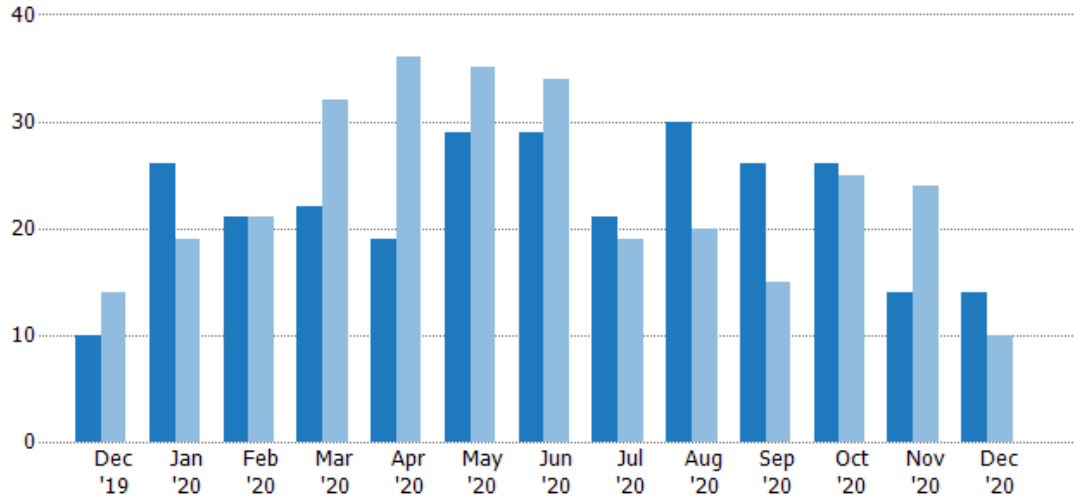
## New Listings

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.
Dec '20	14	40%
Dec '19	10	-28.6%
Dec '18	14	7.1%



Current Year	10	26	21	22	19	29	29	21	30	26	26	14	14
Prior Year	14	19	21	32	36	35	34	19	20	15	25	24	10
Percent Change from Prior Year	-29%	37%	0%	-31%	-47%	-17%	-15%	11%	50%	73%	4%	-42%	40%

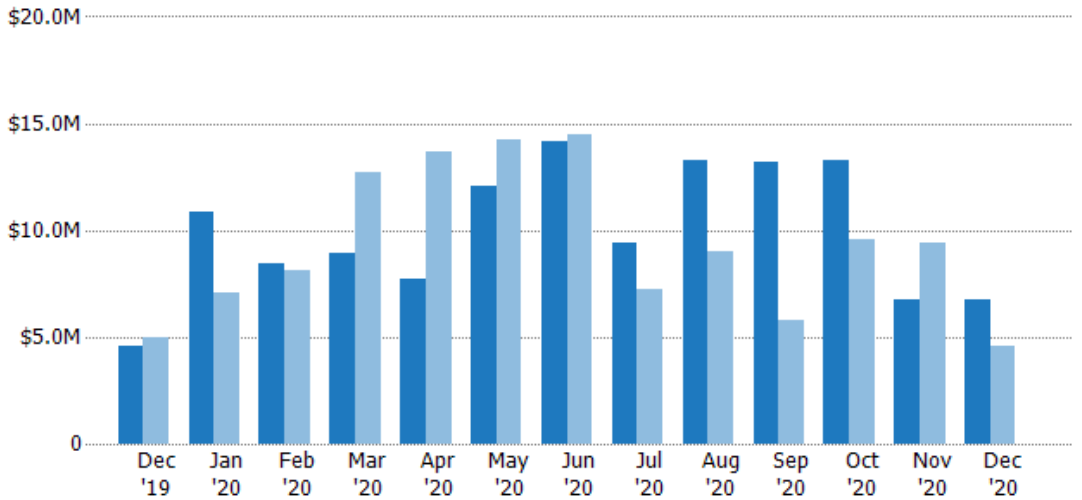
## New Listing Volume

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.
Dec '20	\$6.78M	48.4%
Dec '19	\$4.56M	-8.4%
Dec '18	\$4.98M	14%



Current Year	\$4.56M	\$10.9M	\$8.42M	\$8.91M	\$7.72M	\$12M	\$14.2M	\$9.38M	\$13.3M	\$13.2M	\$13.3M	\$6.77M	\$6.78M
Prior Year	\$4.98M	\$7.09M	\$8.15M	\$12.7M	\$13.7M	\$14.2M	\$14.5M	\$7.26M	\$9M	\$5.78M	\$9.57M	\$9.4M	\$4.56M
Percent Change from Prior Year	-8%	53%	3%	-30%	-43%	-15%	-2%	29%	48%	127%	39%	-28%	48%

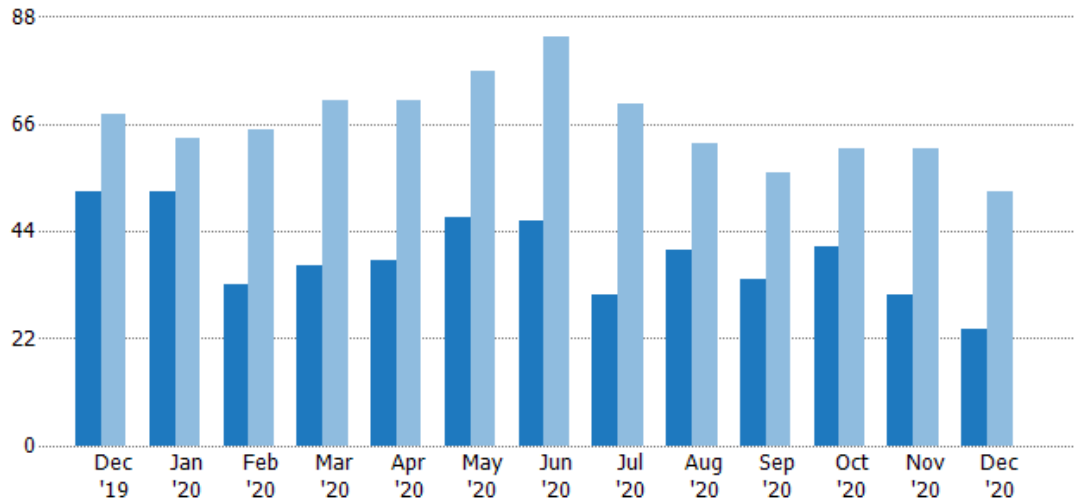
## Active Listings

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.
Dec '20	24	-53.8%
Dec '19	52	-23.5%
Dec '18	68	10.3%



Current Year	52	52	33	37	38	47	46	31	40	34	41	31	24
Prior Year	68	63	65	71	71	77	84	70	62	56	61	61	52
Percent Change from Prior Year	-24%	-17%	-49%	-48%	-46%	-39%	-45%	-56%	-35%	-39%	-33%	-49%	-54%

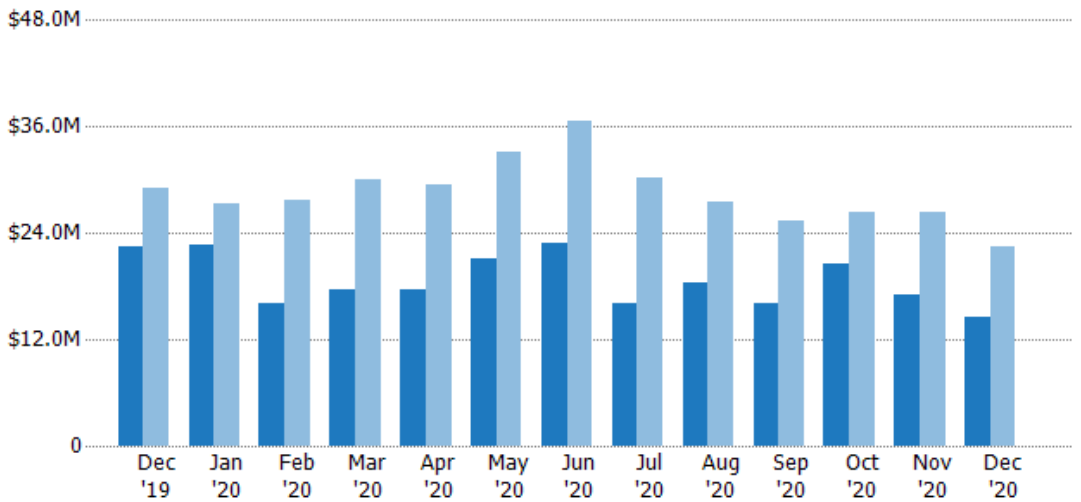
## Active Listing Volume

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.
Dec '20	\$14.5M	-35.5%
Dec '19	\$22.5M	-22.4%
Dec '18	\$29.1M	61.2%



Current Year	\$22.5M	\$22.7M	\$16.1M	\$17.7M	\$17.6M	\$21.1M	\$22.8M	\$16.1M	\$18.4M	\$16.1M	\$20.6M	\$17.1M	\$14.5M
Prior Year	\$29.1M	\$27.2M	\$27.6M	\$30M	\$29.4M	\$33M	\$36.6M	\$30.3M	\$27.6M	\$25.4M	\$26.3M	\$26.4M	\$22.5M
Percent Change from Prior Year	-22%	-17%	-42%	-41%	-40%	-36%	-38%	-47%	-33%	-37%	-22%	-35%	-36%

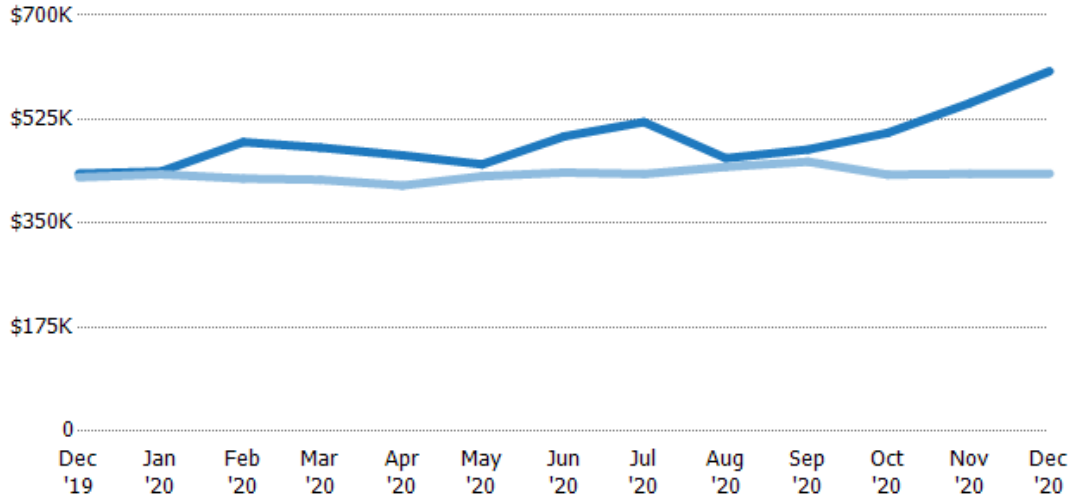
## Average Listing Price

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.
Dec '20	\$606K	39.7%
Dec '19	\$434K	1.4%
Dec '18	\$427K	46.2%



Current Year	\$434K	\$437K	\$487K	\$477K	\$464K	\$449K	\$496K	\$520K	\$459K	\$474K	\$502K	\$552K	\$606K
Prior Year	\$427K	\$432K	\$425K	\$423K	\$414K	\$429K	\$435K	\$433K	\$445K	\$454K	\$432K	\$433K	\$434K
Percent Change from Prior Year	1%	1%	14%	13%	12%	5%	14%	20%	3%	5%	16%	27%	40%

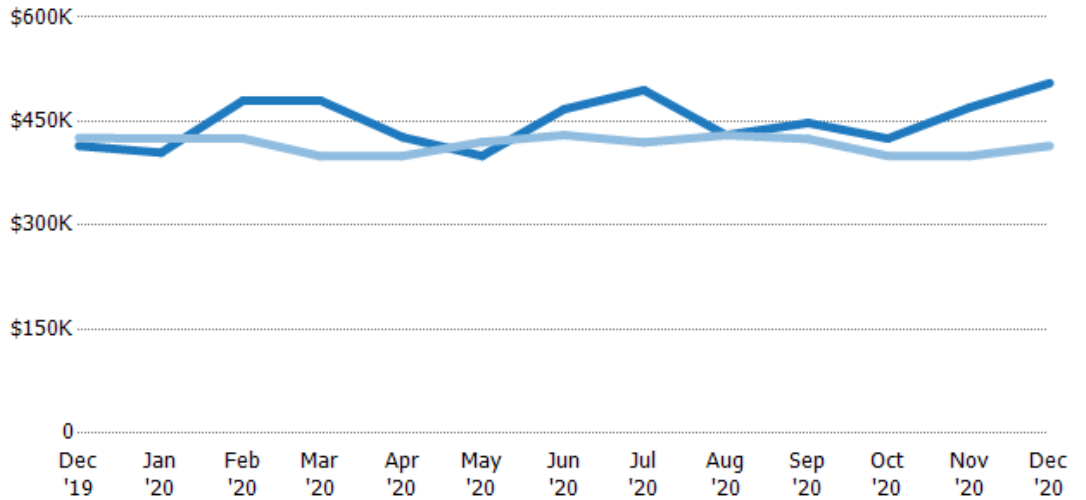
## Median Listing Price

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.
Dec '20	\$505K	21.8%
Dec '19	\$414K	-2.7%
Dec '18	\$426K	-6.2%



Current Year	\$414K	\$405K	\$480K	\$480K	\$427K	\$400K	\$468K	\$495K	\$430K	\$448K	\$425K	\$470K	\$505K
Prior Year	\$426K	\$425K	\$425K	\$400K	\$400K	\$420K	\$430K	\$419K	\$430K	\$424K	\$400K	\$400K	\$414K
Percent Change from Prior Year	-3%	-5%	13%	20%	7%	-5%	9%	18%	0%	5%	6%	18%	22%

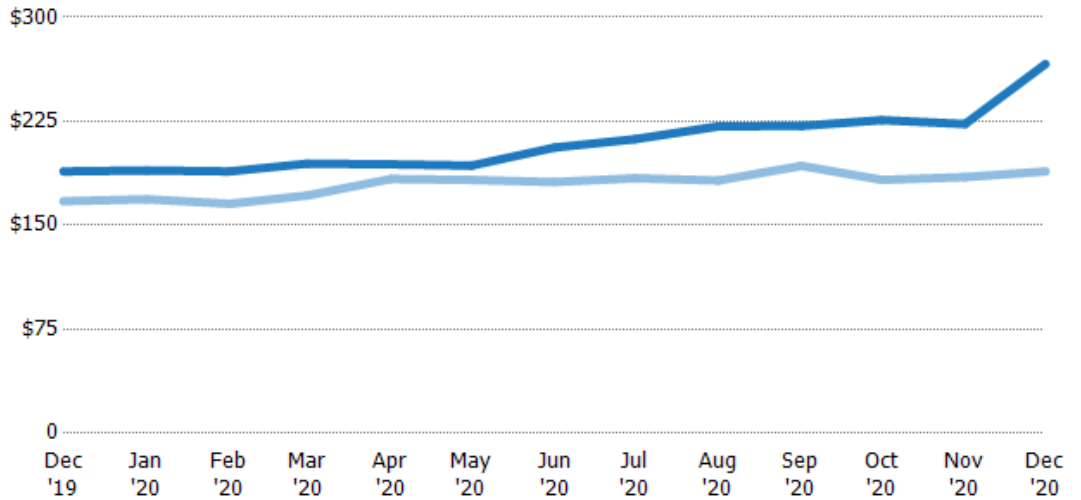
## Average Listing Price per Sq Ft

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.
Dec '20	\$266	41%
Dec '19	\$189	12.8%
Dec '18	\$167	7.4%



Current Year	\$189	\$190	\$189	\$194	\$194	\$193	\$206	\$212	\$221	\$222	\$226	\$223	\$266
Prior Year	\$167	\$169	\$166	\$172	\$183	\$183	\$181	\$184	\$182	\$193	\$183	\$185	\$189
Percent Change from Prior Year	13%	12%	14%	13%	6%	6%	14%	15%	21%	15%	24%	21%	41%

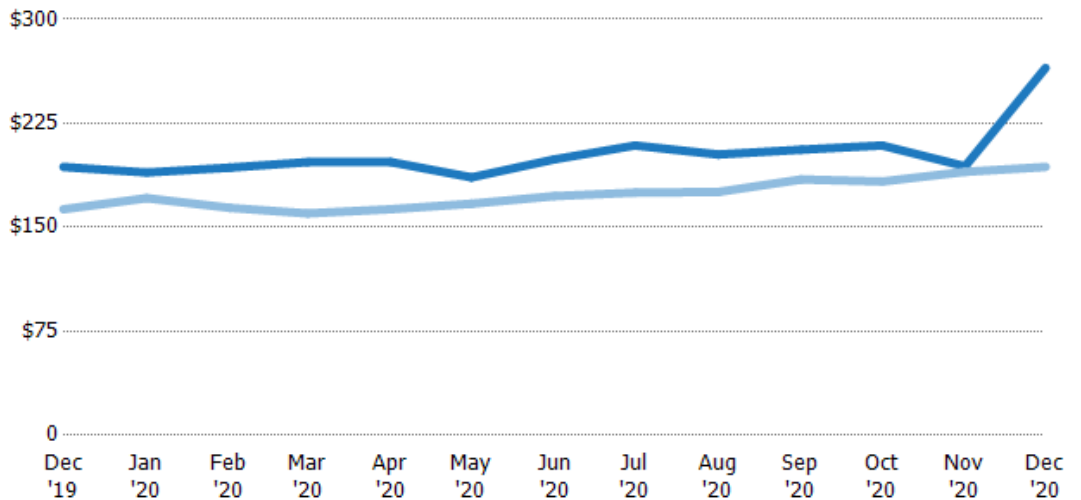
## Median Listing Price per Sq Ft

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  
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 Property Type:  
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 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Dec '20	\$265	37%
Dec '19	\$194	18.7%
Dec '18	\$163	3.1%



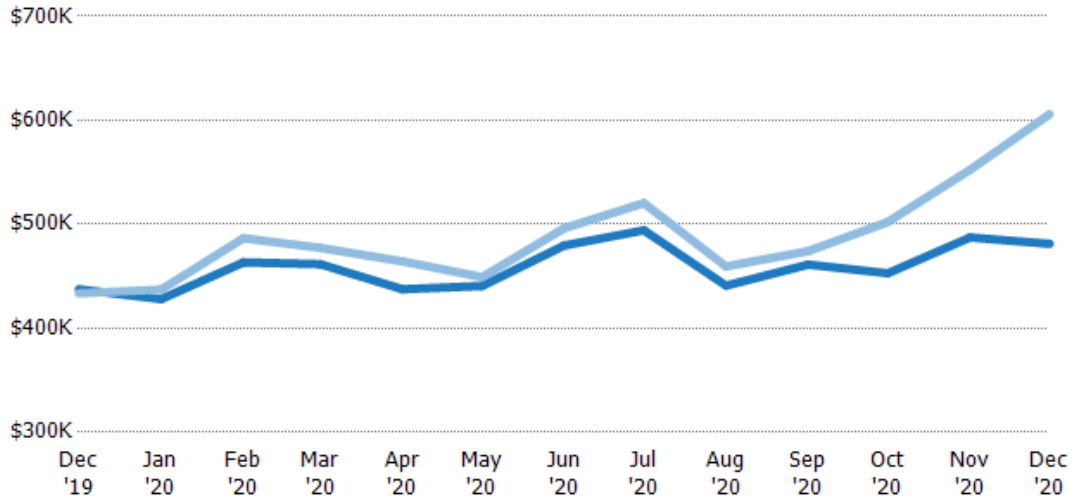
Current Year	\$194	\$190	\$193	\$197	\$197	\$186	\$199	\$209	\$203	\$206	\$209	\$194	\$265
Prior Year	\$163	\$171	\$164	\$160	\$163	\$167	\$173	\$175	\$176	\$185	\$183	\$190	\$194
Percent Change from Prior Year	19%	11%	18%	23%	21%	11%	15%	19%	15%	12%	14%	2%	37%

## 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

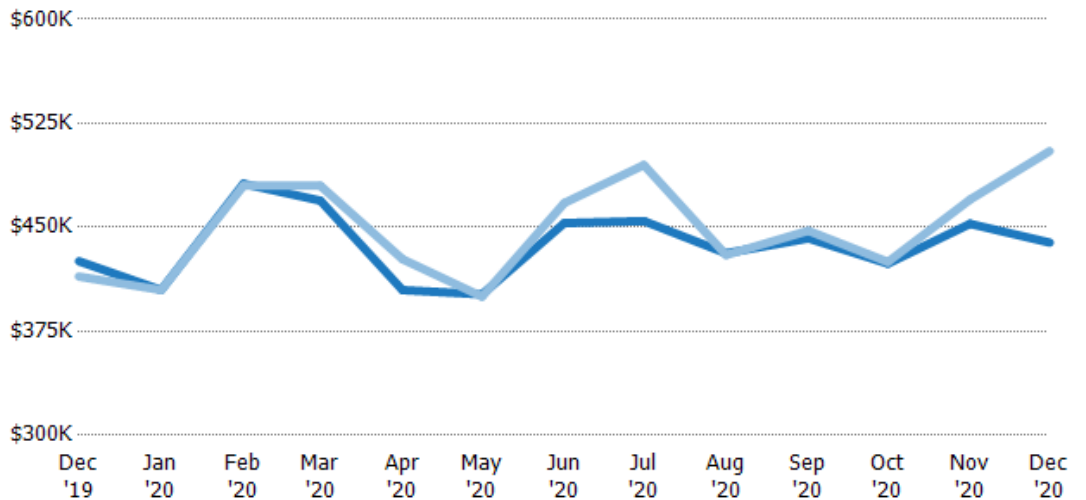


## Median Listing Price vs Median Est Value

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





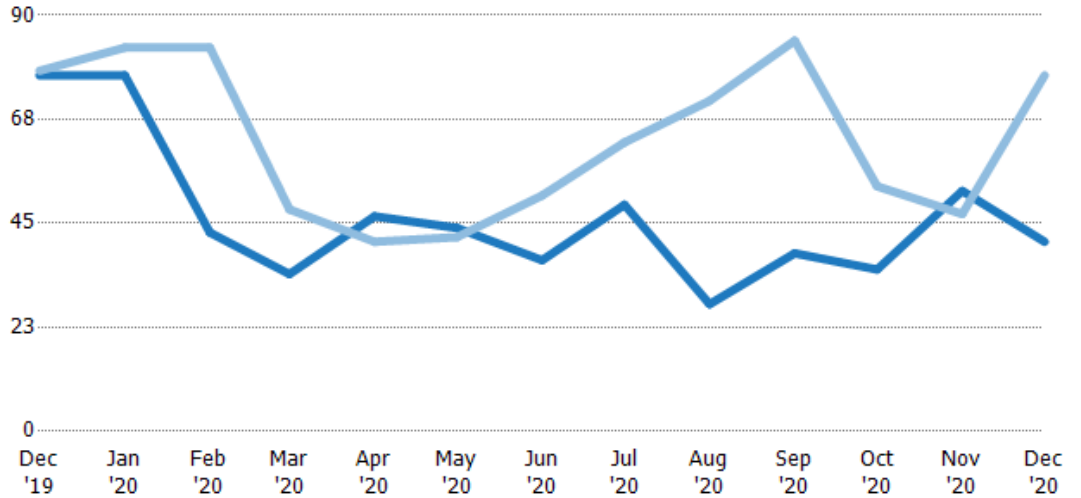
## Median Days in RPR

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.
Dec '20	41	-46.8%
Dec '19	77	-1.3%
Dec '18	78	9%



Current Year	77	77	43	34	46.5	44	37	49	27.5	38.5	35	52	41
Prior Year	78	83	83	48	41	42	51	62.5	71.5	84.5	53	47	77
Percent Change from Prior Year	-1%	-7%	-48%	-29%	13%	5%	-27%	-22%	-62%	-54%	-34%	11%	-47%

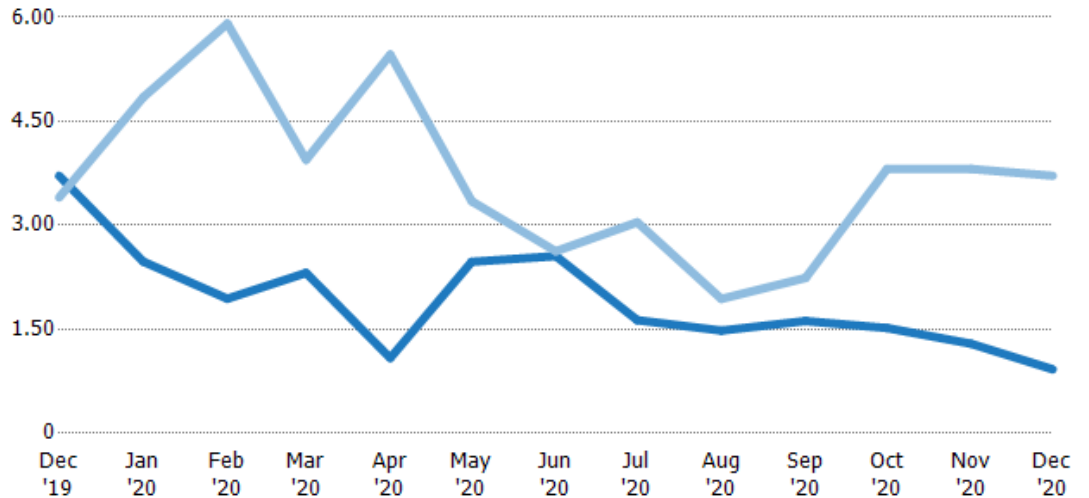
## Months of Inventory

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.
Dec '20	0.92	-75.1%
Dec '19	3.71	9.2%
Dec '18	3.4	47.1%



Current Year	3.71	2.48	1.94	2.31	1.09	2.47	2.56	1.63	1.48	1.62	1.52	1.29	0.92
Prior Year	3.4	4.85	5.91	3.94	5.46	3.35	2.63	3.04	1.94	2.24	3.81	3.81	3.71
Percent Change from Prior Year	9%	-49%	-67%	-41%	-80%	-26%	-3%	-46%	-24%	-28%	-60%	-66%	-75%



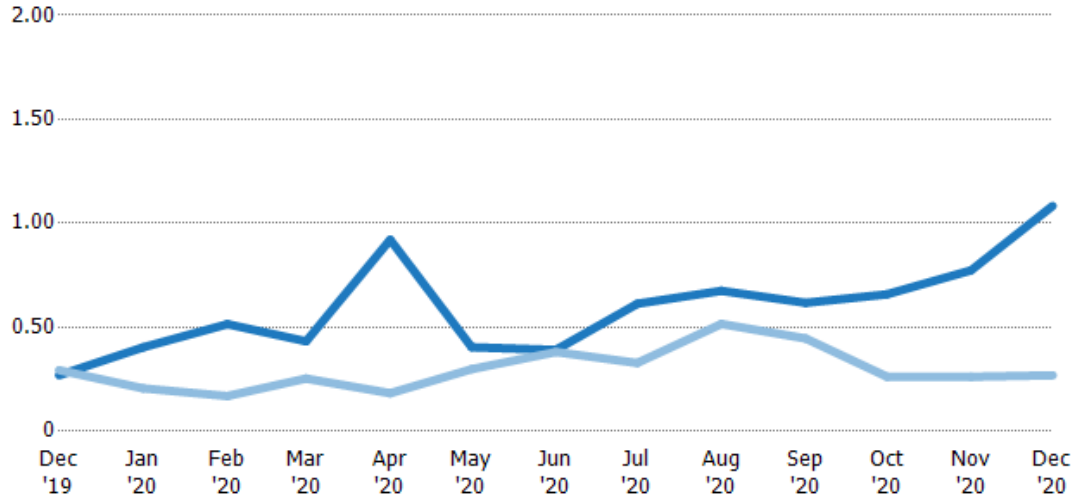
## Absorption Rate

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.
Dec '20	108%	-81.4%
Dec '19	27%	2.5%
Dec '18	29%	-32%



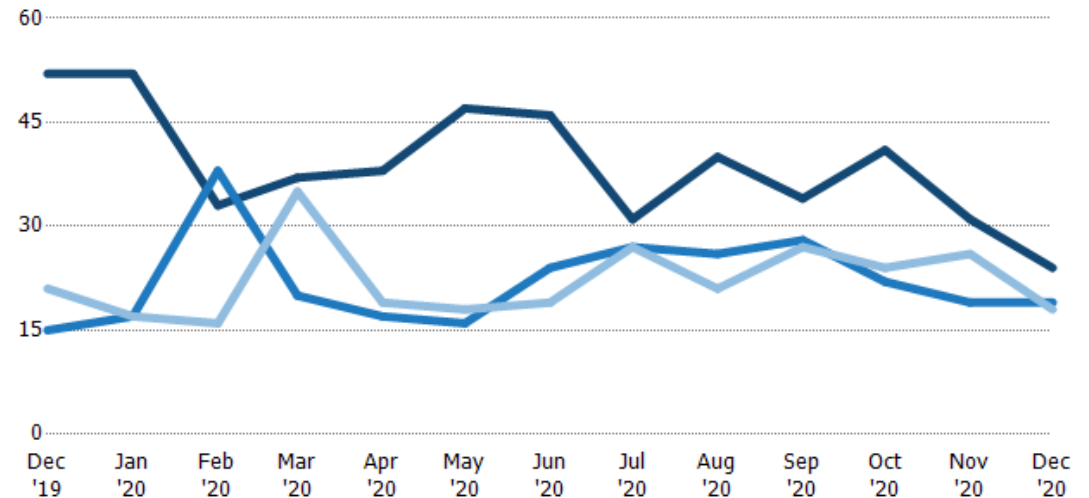
Current Year	27%	40%	52%	43%	92%	40%	39%	61%	68%	62%	66%	77%	108%
Prior Year	29%	21%	17%	25%	18%	30%	38%	33%	52%	45%	26%	26%	27%
Change from Prior Year	2%	-20%	-35%	-18%	-74%	-11%	-1%	-28%	-16%	-17%	-40%	-51%	-81%

## 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	52	52	33	37	38	47	46	31	40	34	41	31	24
Pending	15	17	38	20	17	16	24	27	26	28	22	19	19
Sold	21	17	16	35	19	18	19	27	21	27	24	26	18

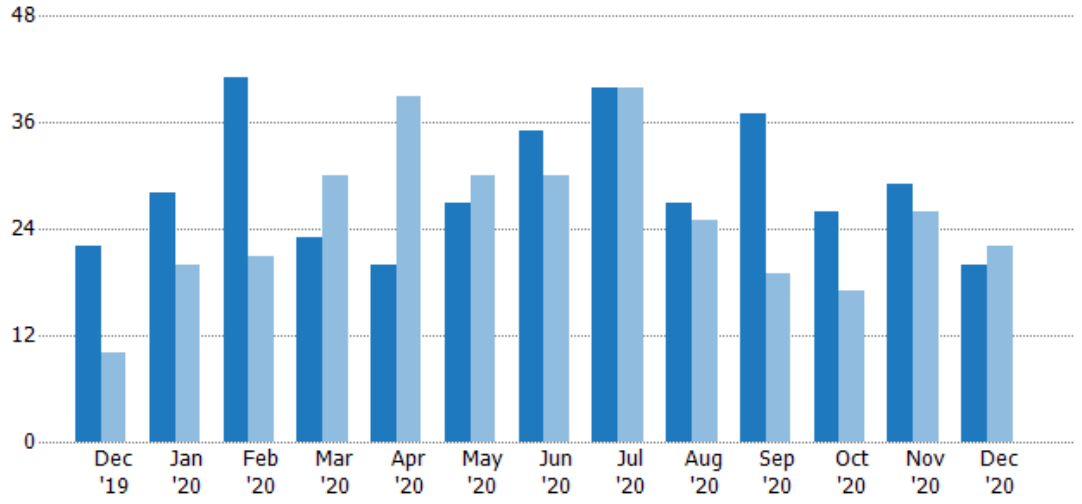
## New Pending Sales

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.
Dec '20	20	-9.1%
Dec '19	22	120%
Dec '18	10	50%



Current Year	22	28	41	23	20	27	35	40	27	37	26	29	20
Prior Year	10	20	21	30	39	30	30	40	25	19	17	26	22
Percent Change from Prior Year	120%	40%	95%	-23%	-49%	-10%	17%	0%	8%	95%	53%	12%	-9%

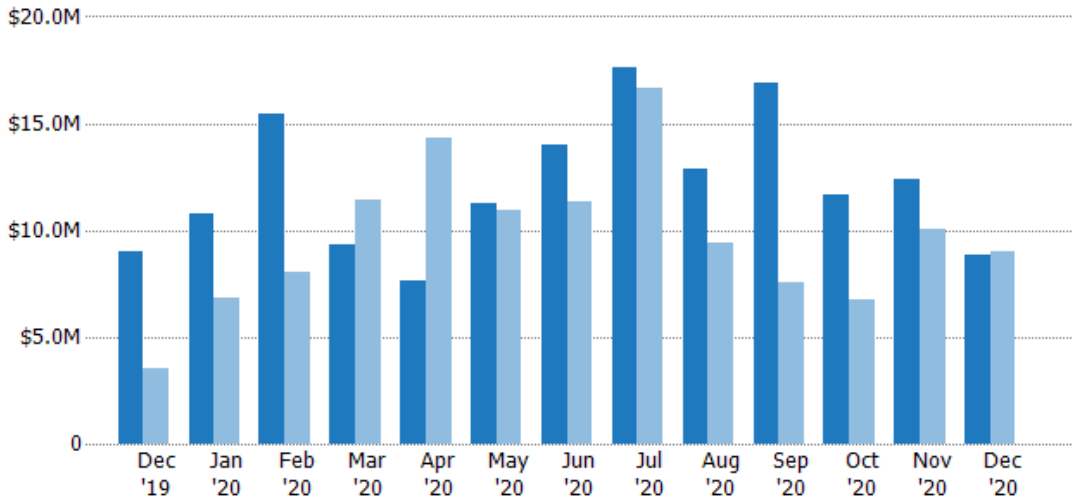
## New Pending Sales Volume

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.
Dec '20	\$8.83M	-1.6%
Dec '19	\$8.98M	155%
Dec '18	\$3.52M	33.3%



Current Year	\$8.98M	\$10.8M	\$15.5M	\$9.32M	\$7.63M	\$11.2M	\$14M	\$17.7M	\$12.8M	\$16.9M	\$11.7M	\$12.4M	\$8.83M
Prior Year	\$3.52M	\$6.85M	\$8.04M	\$11.4M	\$14.3M	\$11M	\$11.4M	\$16.6M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M
Percent Change from Prior Year	155%	57%	92%	-18%	-47%	3%	23%	6%	36%	124%	74%	23%	-2%

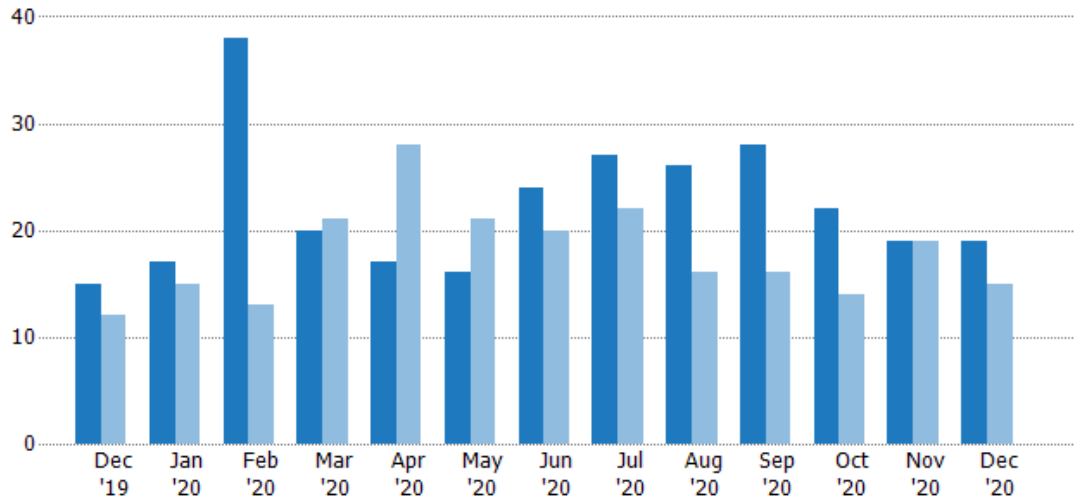
## Pending Sales

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.
Dec '20	19	26.7%
Dec '19	15	25%
Dec '18	12	41.7%



Current Year	15	17	38	20	17	16	24	27	26	28	22	19	19
Prior Year	12	15	13	21	28	21	20	22	16	16	14	19	15
Percent Change from Prior Year	25%	13%	192%	-5%	-39%	-24%	20%	23%	63%	75%	57%	0%	27%

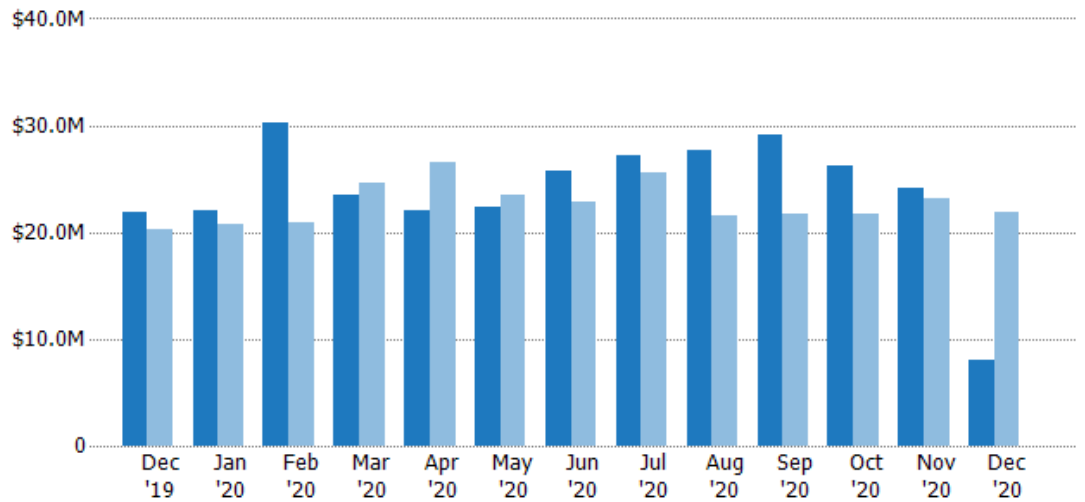
## Pending Sales Volume

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.
Dec '20	\$8.07M	-63.2%
Dec '19	\$21.9M	8.4%
Dec '18	\$20.2M	-72.2%



Current Year	\$21.9M	\$22M	\$30.3M	\$23.4M	\$22.1M	\$22.3M	\$25.8M	\$27.2M	\$27.6M	\$29.1M	\$26.3M	\$24.1M	\$8.07M
Prior Year	\$20.2M	\$20.7M	\$21M	\$24.5M	\$26.5M	\$23.5M	\$22.8M	\$25.5M	\$21.5M	\$21.8M	\$21.6M	\$23.1M	\$21.9M
Percent Change from Prior Year	8%	6%	45%	-5%	-17%	-5%	13%	7%	28%	33%	22%	4%	-63%

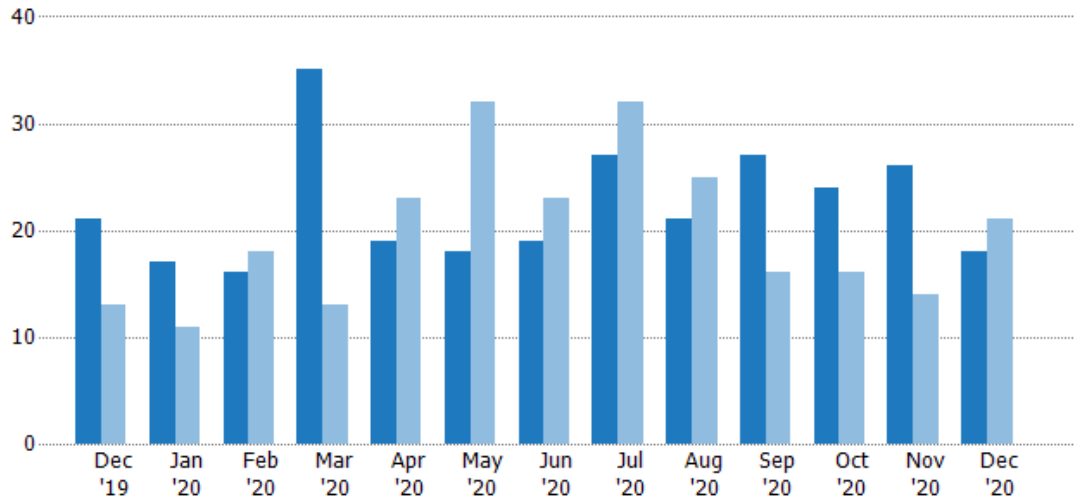
## Closed Sales

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.
Dec '20	18	-14.3%
Dec '19	21	61.5%
Dec '18	13	-15.4%



Current Year	21	17	16	35	19	18	19	27	21	27	24	26	18
Prior Year	13	11	18	13	23	32	23	32	25	16	16	14	21
Percent Change from Prior Year	62%	55%	-11%	169%	-17%	-44%	-17%	-16%	-16%	69%	50%	86%	-14%

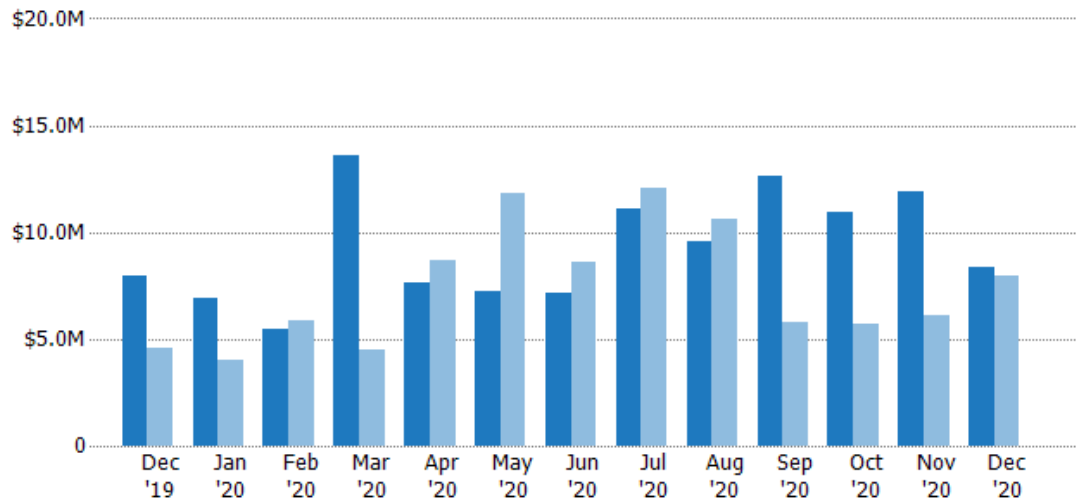
## Closed Sales Volume

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.
Dec '20	\$8.34M	4.8%
Dec '19	\$7.96M	74.3%
Dec '18	\$4.57M	-27.8%



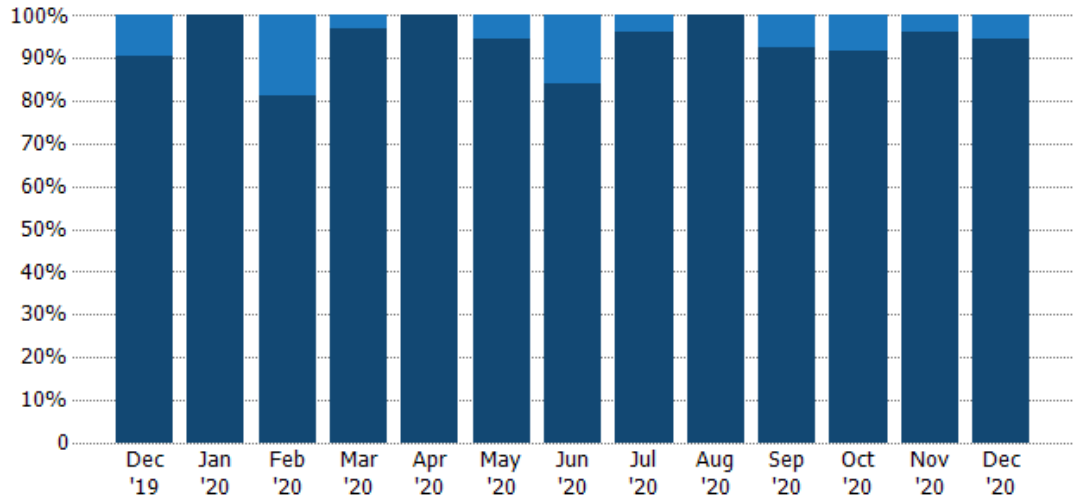
Current Year	\$7.96M	\$6.91M	\$5.48M	\$13.6M	\$7.63M	\$7.27M	\$7.14M	\$11.1M	\$9.55M	\$12.6M	\$11M	\$11.9M	\$8.34M
Prior Year	\$4.57M	\$4.01M	\$5.85M	\$4.48M	\$8.7M	\$11.8M	\$8.56M	\$12.1M	\$10.6M	\$5.76M	\$5.7M	\$6.08M	\$7.96M
Percent Change from Prior Year	74%	72%	-6%	204%	-12%	-39%	-17%	-8%	-10%	119%	92%	95%	5%

## 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



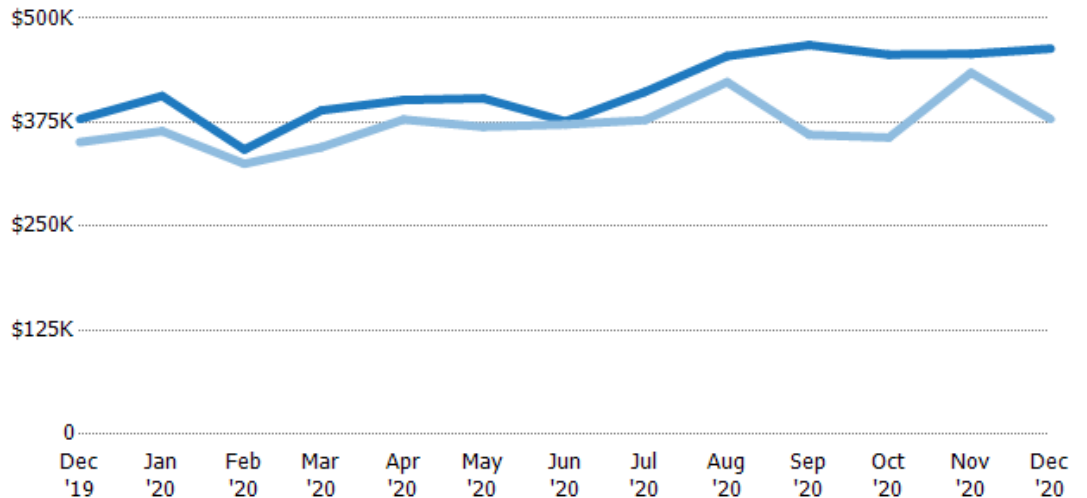
Mobile/Manufactured	10%	-	19%	3%	-	6%	16%	4%	-	7%	8%	4%	6%
Single Family Residence	90%	100%	81%	97%	100%	94%	84%	96%	100%	93%	92%	96%	94%

## 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	\$379K	\$407K	\$342K	\$389K	\$402K	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K
Prior Year	\$351K	\$364K	\$325K	\$345K	\$378K	\$370K	\$372K	\$378K	\$423K	\$360K	\$357K	\$435K	\$379K
Percent Change from Prior Year	8%	12%	5%	13%	6%	9%	1%	9%	7%	30%	28%	5%	22%

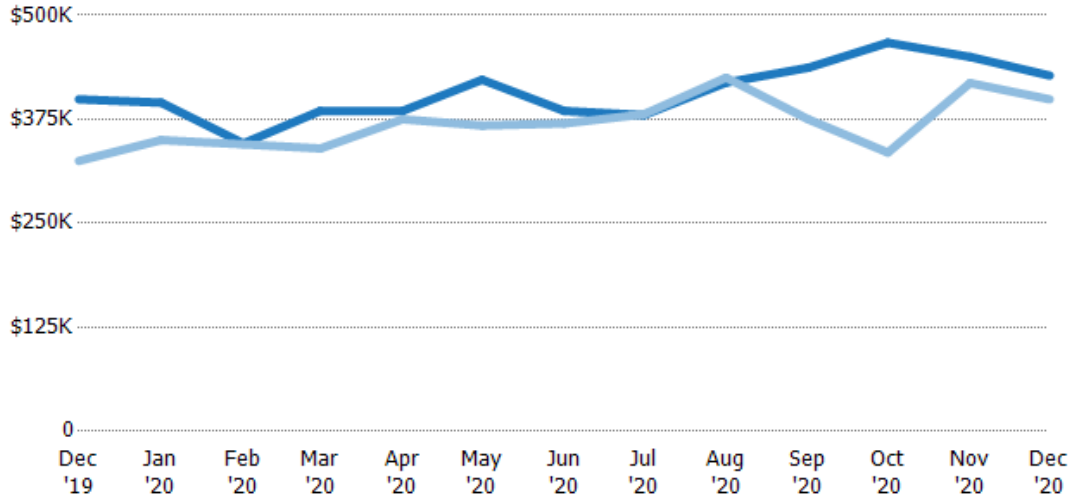
## Median Sales Price

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.
Dec '20	\$428K	7.1%
Dec '19	\$399K	22.8%
Dec '18	\$325K	-9.2%



Current Year	\$399K	\$395K	\$346K	\$385K	\$385K	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K
Prior Year	\$325K	\$350K	\$345K	\$340K	\$375K	\$367K	\$370K	\$381K	\$425K	\$375K	\$335K	\$419K	\$399K
Percent Change from Prior Year	23%	13%	0%	13%	3%	15%	4%	0%	-1%	17%	39%	8%	7%

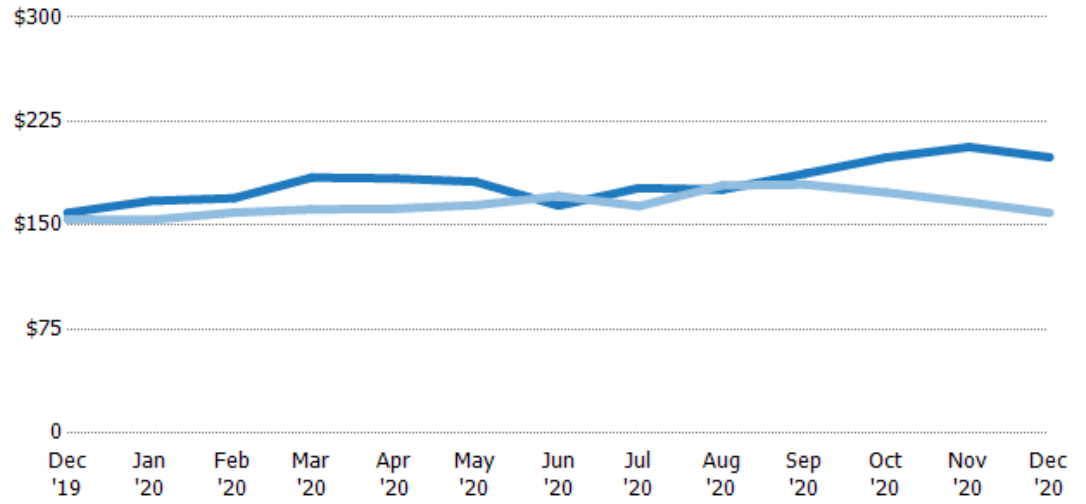
## Average Sales Price per Sq Ft

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.
Dec '20	\$199	25.2%
Dec '19	\$159	3%
Dec '18	\$154	-10.3%



Current Year	\$159	\$168	\$170	\$184	\$184	\$181	\$164	\$177	\$176	\$187	\$199	\$206	\$199
Prior Year	\$154	\$154	\$159	\$161	\$162	\$164	\$171	\$164	\$179	\$179	\$174	\$167	\$159
Percent Change from Prior Year	3%	9%	6%	14%	13%	10%	-4%	8%	-2%	4%	14%	24%	25%

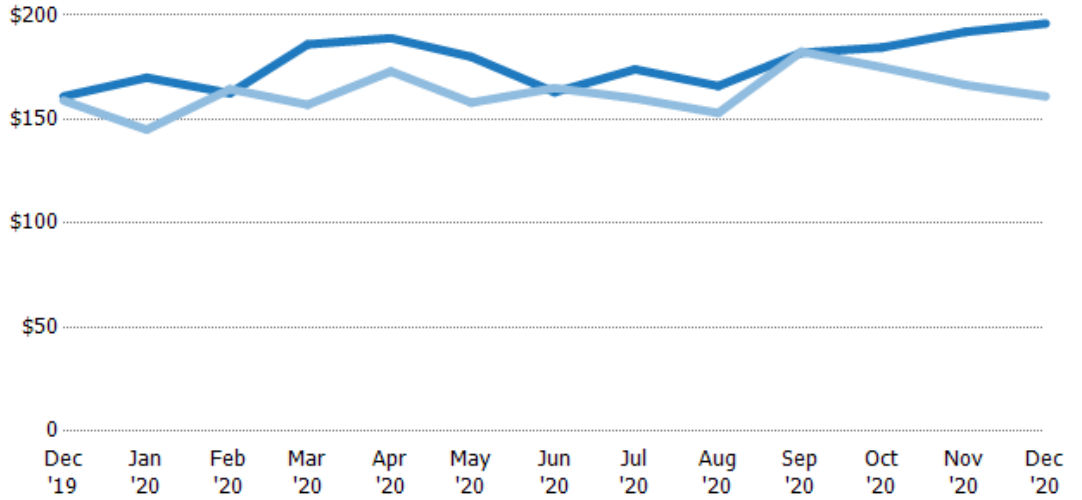
## Median Sales Price per Sq Ft

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.
Dec '20	\$196	21.7%
Dec '19	\$161	1.3%
Dec '18	\$159	-15.7%



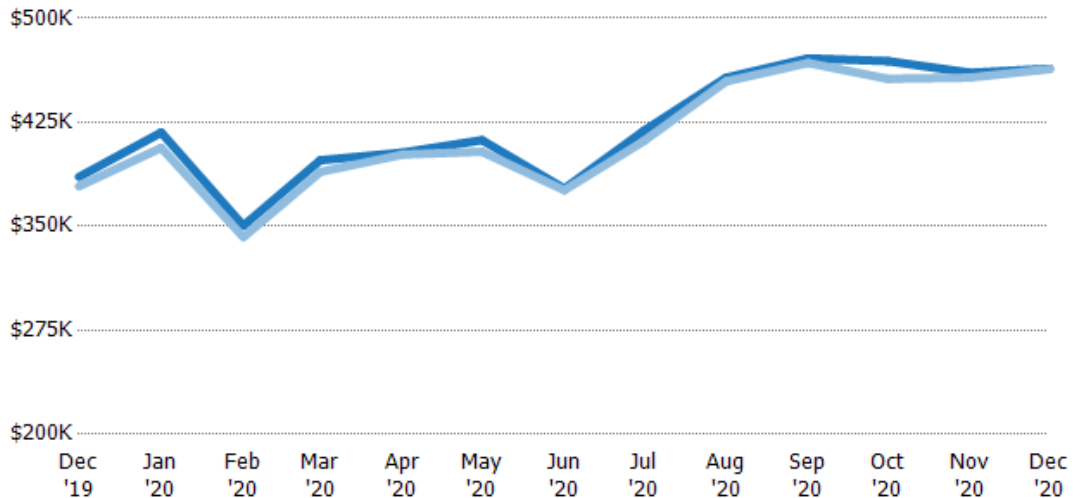
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$161	\$170	\$163	\$186	\$189	\$180	\$163	\$174	\$166	\$182	\$185	\$192	\$196
Prior Year	\$159	\$145	\$165	\$157	\$173	\$158	\$165	\$160	\$153	\$183	\$175	\$167	\$161
Percent Change from Prior Year	1%	17%	-1%	18%	9%	14%	-1%	9%	8%	0%	5%	15%	22%

## 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



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg List Price	\$386K	\$418K	\$350K	\$398K	\$403K	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K
Avg Sales Price	\$379K	\$407K	\$342K	\$389K	\$402K	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K
Avg Sales Price as a % of Avg List Price	98%	97%	98%	98%	100%	98%	100%	98%	99%	99%	97%	99%	100%

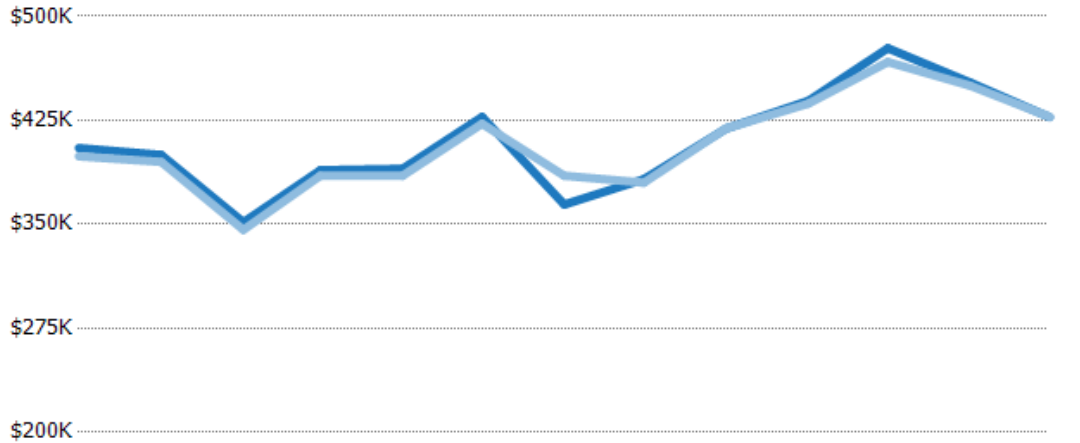


## Median Sales Price vs Median Listing Price

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



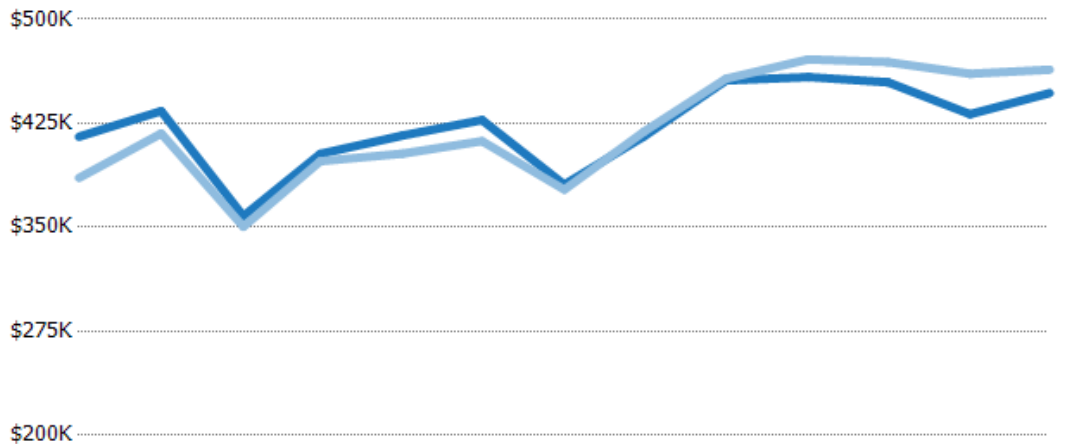
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median List Price	\$405K	\$400K	\$352K	\$389K	\$390K	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K
Median Sales Price	\$399K	\$395K	\$346K	\$385K	\$385K	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K
Med Sales Price as a % of Med List Price	99%	99%	98%	99%	99%	99%	106%	99%	100%	100%	98%	100%	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



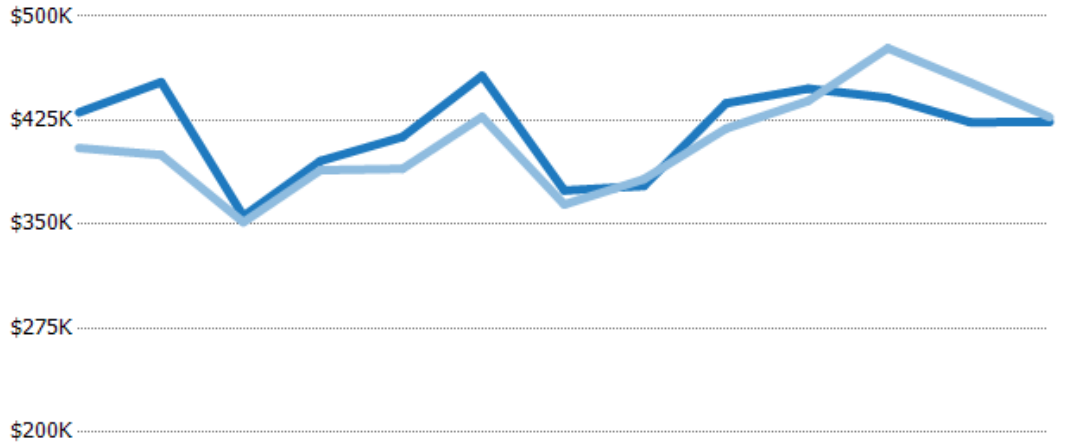
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg Est Value	\$415K	\$434K	\$358K	\$403K	\$416K	\$427K	\$381K	\$416K	\$456K	\$458K	\$455K	\$432K	\$447K
Avg Sales Price	\$386K	\$418K	\$350K	\$398K	\$403K	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K
Avg Sales Price as a % of Avg Est Value	93%	96%	98%	99%	97%	96%	99%	101%	100%	103%	103%	107%	104%

## 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



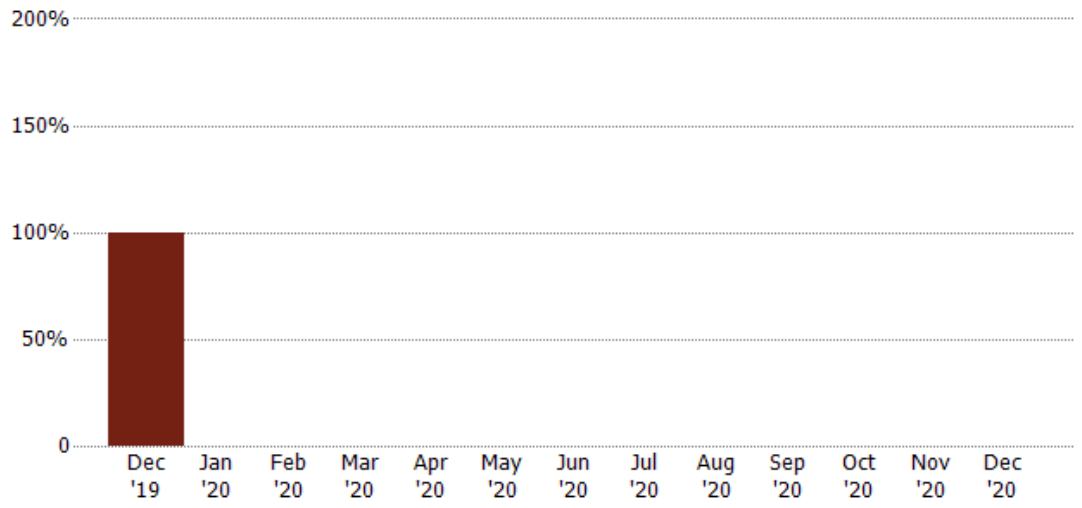
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median Est Value	\$431K	\$453K	\$356K	\$396K	\$413K	\$457K	\$374K	\$378K	\$437K	\$448K	\$441K	\$424K	\$424K
Median Sales Price	\$405K	\$400K	\$352K	\$389K	\$390K	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K
Med Sales Price as a % of Med Est Value	94%	88%	99%	98%	94%	94%	97%	101%	96%	98%	108%	107%	101%

## 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



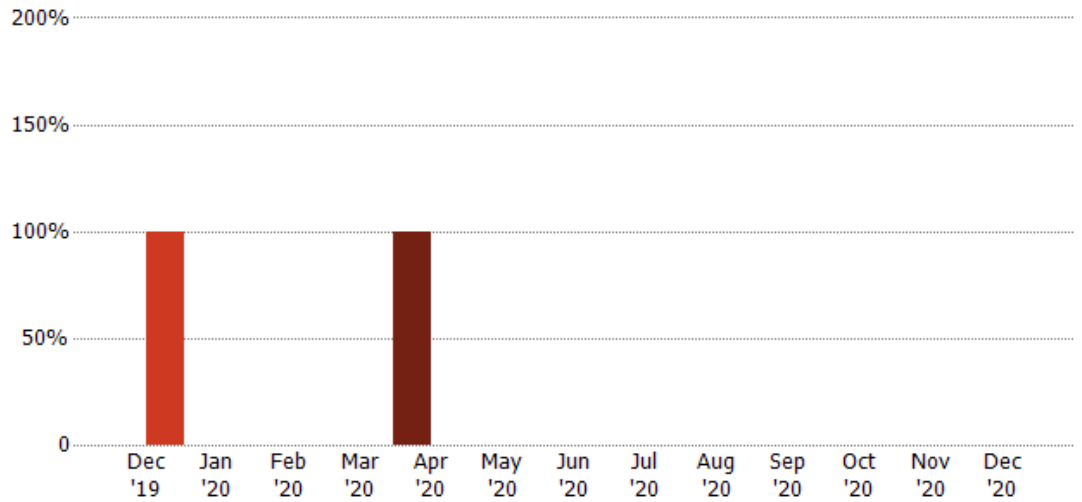
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-

## 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



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



## Sales Activity by ZIP

Dec 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	19	\$8,065,400	18	\$8,341,900	\$463,439	\$427,500	\$199	\$203	38