



2020

NEW RIVER MARKET REPORT JUNE 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	Jun 2020	Jun 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	29	32	-9.4%	138	173	-20.2%
New Listing Volume	\$14,239,350	\$13,705,499	+3.9%	\$59,124,225	\$68,998,105	-14.3%
Active Listing Count	34	83	-59%	N/A	N/A	
Active Listing Volume	\$17,914,469	\$36,176,904	-50.5%	N/A	N/A	
Average Listing Price	\$526,896	\$435,866	+20.9%	\$467,225	\$432,322	+8.1%
Median Listing Price	\$486,995	\$429,990	+13.3%	\$441,714	\$417,601	+5.8%
Average Listing Price per Sq Ft	\$211	\$182	+16.2%	\$195	\$177	+10%
Median Listing Price per Sq Ft	\$198	\$174	+13.5%	\$193	\$166	+15.9%
Median Days in RPR	26	51	-49%	44.52	55.93	-20.4%
Months of Inventory	1.9	2.5	-24.9%	2	3.7	-46.5%
Absorption Rate	52.94%	39.76%	+13.2%	50.85%	27.23%	+23.6%
Sales Activity Charts Metrics						
New Pending Sales Count	35	30	+16.7%	165	168	-1.8%
New Pending Sales Volume	\$14,087,496	\$11,353,670	+24.1%	\$65,201,724	\$62,312,827	+4.6%
Pending Sales Count	32	20	+60%	N/A	N/A	
Pending Sales Volume	\$13,416,698	\$22,792,979	-41.1%	N/A	N/A	
Closed Sales Count	12	23	-47.8%	115	119	-3.4%
Closed Sales Volume	\$4,393,250	\$8,563,500	-48.7%	\$44,665,889	\$43,306,215	+3.1%
Average Sales Price	\$366,104	\$372,326	-1.7%	\$388,399	\$363,918	+6.7%
Median Sales Price	\$369,450	\$370,000	-0.1%	\$387,978	\$366,797	+5.8%
Average Sales Price per Sq Ft	\$146	\$171	-14.8%	\$175	\$163	+7.5%
Median Sales Price per Sq Ft	\$156	\$165	-5.8%	\$176	\$164	+7.1%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

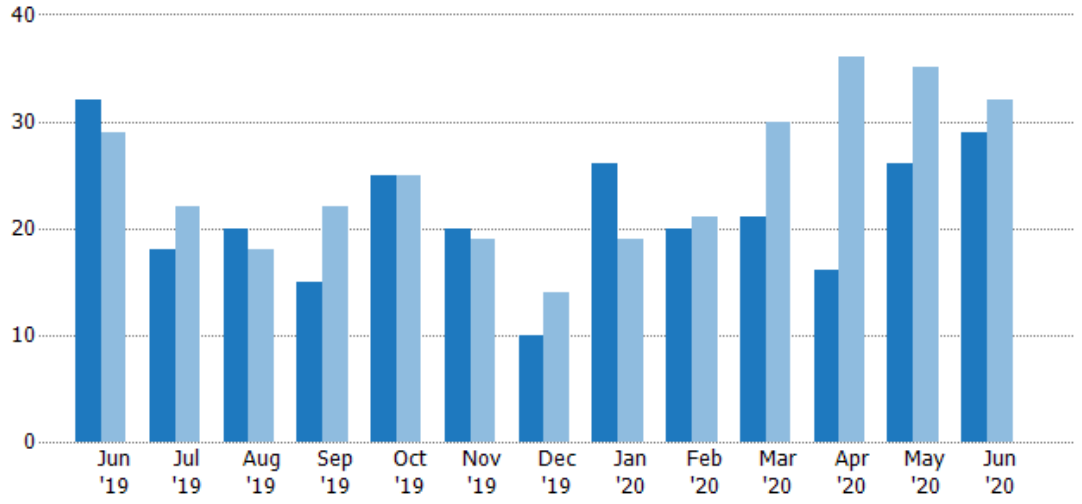
New Listings

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.
Jun '20	29	-9.4%
Jun '19	32	10.3%
Jun '18	29	-27.6%



Current Year	32	18	20	15	25	20	10	26	20	21	16	26	29
Prior Year	29	22	18	22	25	19	14	19	21	30	36	35	32
Percent Change from Prior Year	10%	-18%	11%	-32%	0%	5%	-29%	37%	-5%	-30%	-56%	-26%	-9%

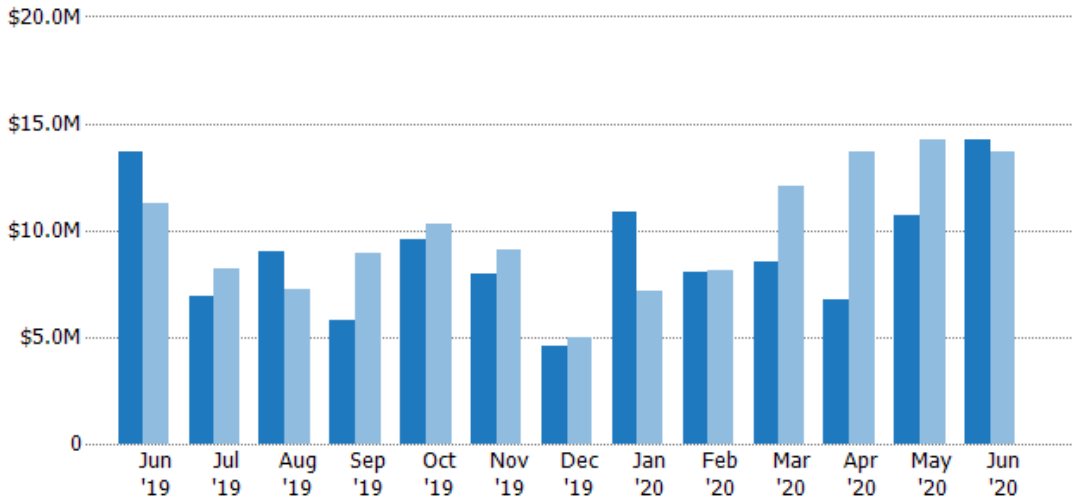
New Listing Volume

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.
Jun '20	\$14.2M	3.9%
Jun '19	\$13.7M	22%
Jun '18	\$11.2M	-33.9%



Current Year	\$13.7M	\$6.9M	\$9M	\$5.78M	\$9.57M	\$7.95M	\$4.56M	\$10.9M	\$8.07M	\$8.51M	\$6.77M	\$10.7M	\$14.2M
Prior Year	\$11.2M	\$8.19M	\$7.23M	\$8.92M	\$10.3M	\$9.12M	\$5M	\$7.17M	\$8.15M	\$12.1M	\$13.7M	\$14.2M	\$13.7M
Percent Change from Prior Year	22%	-16%	24%	-35%	-7%	-13%	-9%	52%	-1%	-30%	-50%	-25%	4%

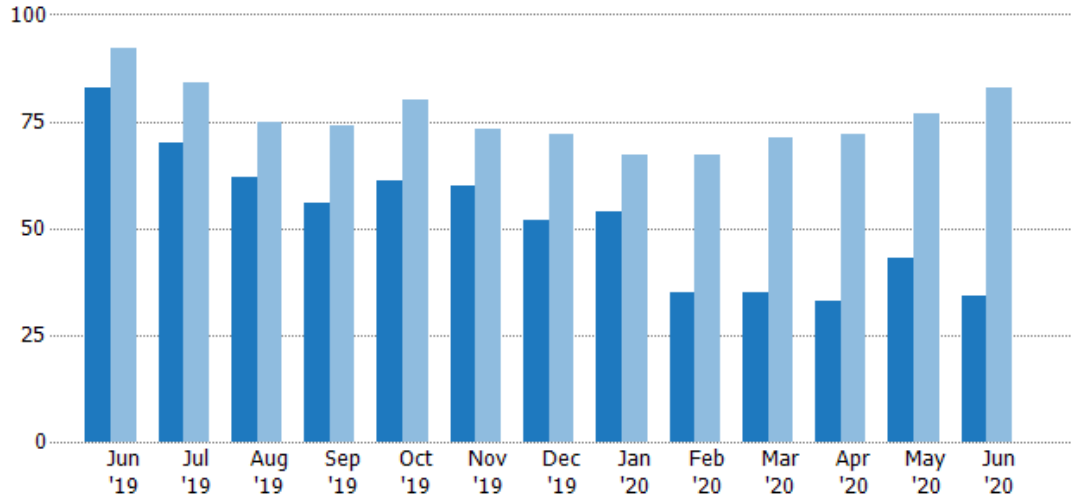
Active Listings

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.
Jun '20	34	-59%
Jun '19	83	-9.8%
Jun '18	92	-19.6%



Current Year	83	70	62	56	61	60	52	54	35	35	33	43	34
Prior Year	92	84	75	74	80	73	72	67	67	71	72	77	83
Percent Change from Prior Year	-10%	-17%	-17%	-24%	-24%	-18%	-28%	-19%	-48%	-51%	-54%	-44%	-59%

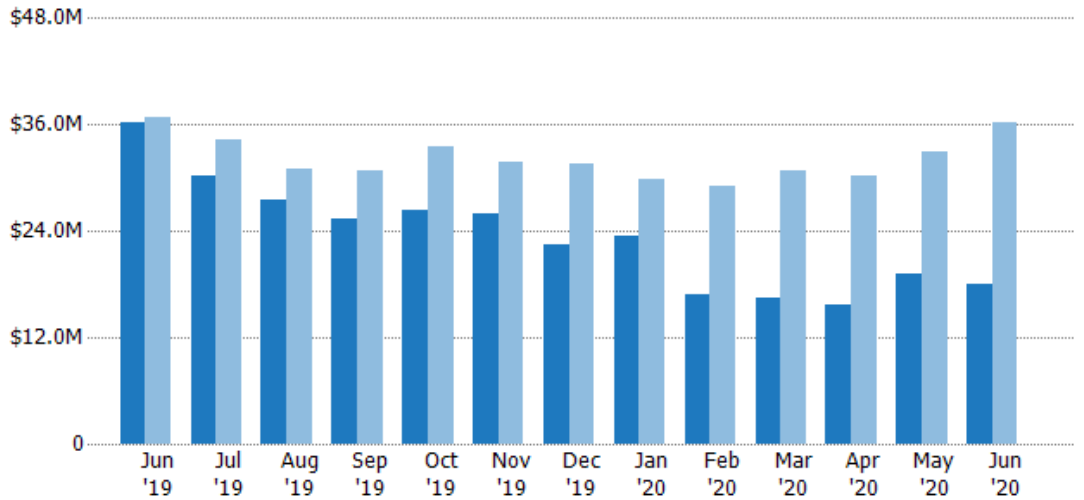
Active Listing Volume

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.
Jun '20	\$17.9M	-50.5%
Jun '19	\$36.2M	-1.9%
Jun '18	\$36.9M	19.6%



Current Year	\$36.2M	\$30.2M	\$27.5M	\$25.3M	\$26.3M	\$26M	\$22.5M	\$23.5M	\$16.8M	\$16.4M	\$15.6M	\$19.2M	\$17.9M
Prior Year	\$36.9M	\$34.3M	\$31.1M	\$30.7M	\$33.5M	\$31.8M	\$31.5M	\$29.7M	\$29M	\$30.8M	\$30.2M	\$33M	\$36.2M
Percent Change from Prior Year	-2%	-12%	-12%	-18%	-22%	-18%	-29%	-21%	-42%	-47%	-48%	-42%	-50%

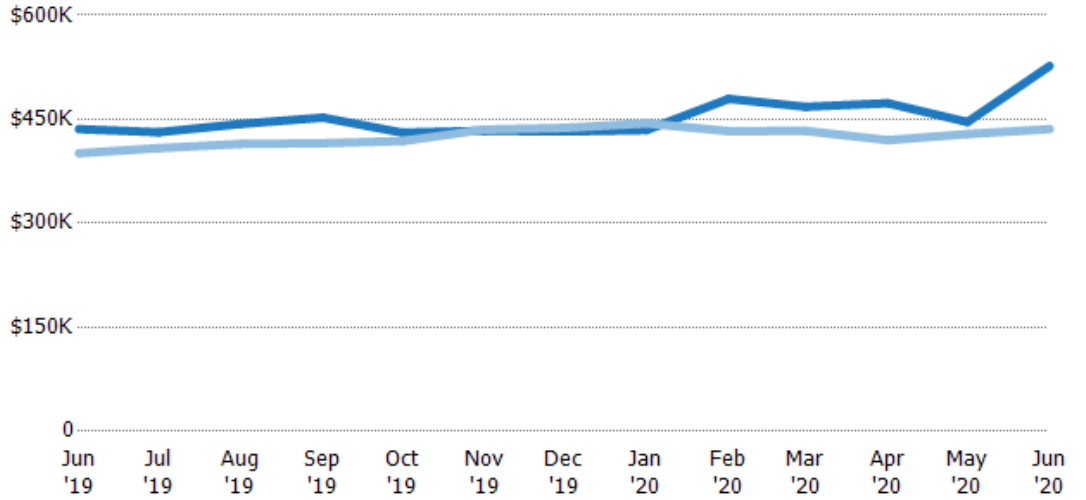
Average Listing Price

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.
Jun '20	\$527K	20.9%
Jun '19	\$436K	8.7%
Jun '18	\$401K	48.7%



Current Year	\$436K	\$431K	\$443K	\$452K	\$431K	\$433K	\$432K	\$434K	\$480K	\$468K	\$473K	\$446K	\$527K
Prior Year	\$401K	\$408K	\$414K	\$415K	\$419K	\$435K	\$437K	\$444K	\$433K	\$433K	\$420K	\$429K	\$436K
Percent Change from Prior Year	9%	6%	7%	9%	3%	0%	-1%	-2%	11%	8%	13%	4%	21%

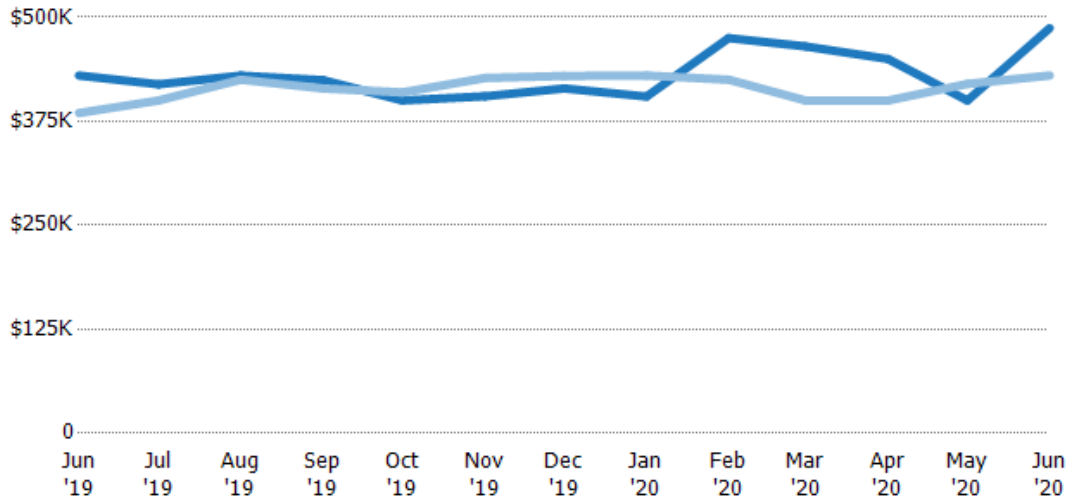
Median Listing Price

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.
Jun '20	\$487K	13.3%
Jun '19	\$430K	11.7%
Jun '18	\$385K	-4.6%



Current Year	\$430K	\$419K	\$430K	\$424K	\$400K	\$405K	\$414K	\$405K	\$475K	\$465K	\$450K	\$400K	\$487K
Prior Year	\$385K	\$400K	\$425K	\$415K	\$410K	\$427K	\$429K	\$430K	\$425K	\$400K	\$400K	\$420K	\$430K
Percent Change from Prior Year	12%	5%	1%	2%	-2%	-5%	-4%	-6%	12%	16%	13%	-5%	13%

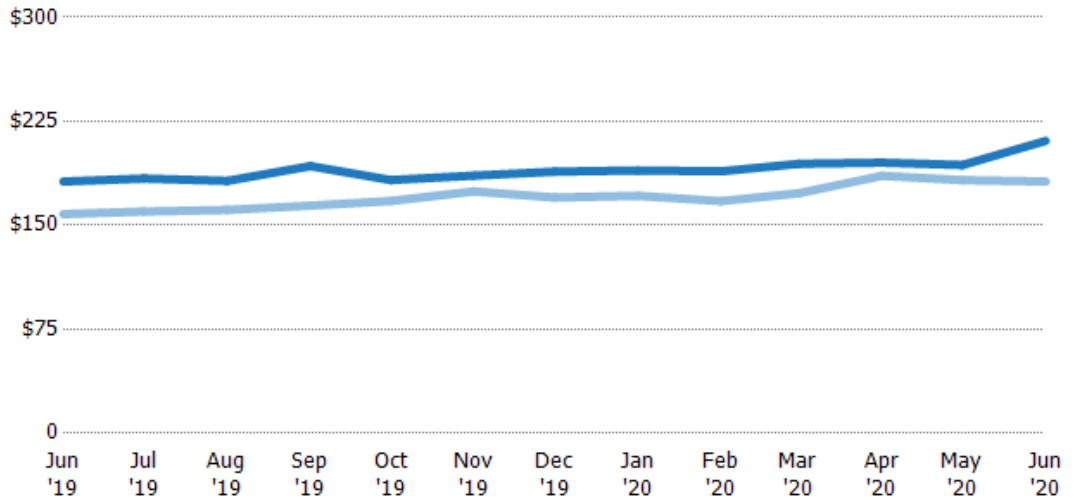
Average Listing Price per Sq Ft

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.
Jun '20	\$211	16.2%
Jun '19	\$182	14.8%
Jun '18	\$158	5.2%



Current Year	\$182	\$184	\$182	\$193	\$183	\$186	\$189	\$190	\$189	\$194	\$195	\$193	\$211
Prior Year	\$158	\$160	\$161	\$164	\$168	\$174	\$170	\$171	\$167	\$173	\$186	\$183	\$182
Percent Change from Prior Year	15%	15%	13%	17%	9%	7%	11%	11%	13%	12%	5%	6%	16%

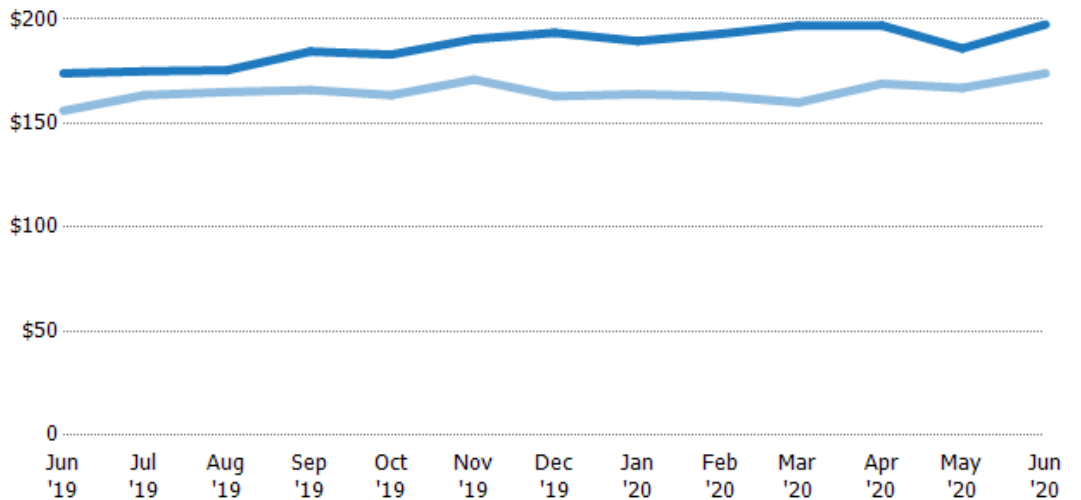
Median Listing Price per Sq Ft

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.
Jun '20	\$198	13.5%
Jun '19	\$174	11.5%
Jun '18	\$156	-3.2%



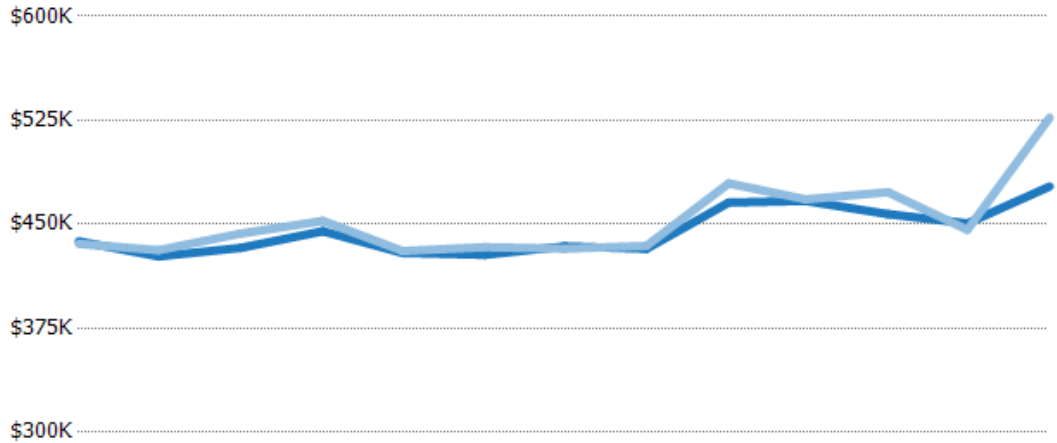
Current Year	\$174	\$175	\$176	\$185	\$183	\$191	\$194	\$190	\$193	\$197	\$197	\$186	\$198
Prior Year	\$156	\$164	\$165	\$166	\$164	\$171	\$163	\$164	\$163	\$160	\$169	\$167	\$174
Percent Change from Prior Year	12%	7%	6%	11%	12%	11%	19%	16%	18%	23%	17%	11%	14%

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



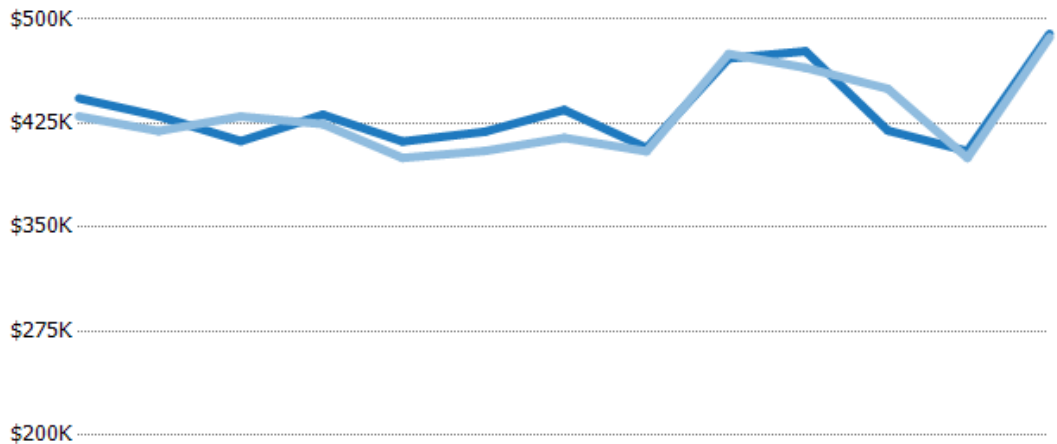
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg Est Value	\$438K	\$427K	\$433K	\$445K	\$429K	\$428K	\$434K	\$432K	\$466K	\$467K	\$457K	\$451K	\$477K
Avg Listing Price	\$436K	\$431K	\$443K	\$452K	\$431K	\$433K	\$432K	\$434K	\$480K	\$468K	\$473K	\$446K	\$527K
Avg Listing Price as a % of Avg Est Value	100%	101%	102%	102%	100%	101%	100%	100%	103%	100%	103%	99%	110%

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median Est Value	\$443K	\$430K	\$412K	\$431K	\$412K	\$419K	\$435K	\$407K	\$472K	\$477K	\$420K	\$405K	\$490K
Median Listing Price	\$430K	\$419K	\$430K	\$424K	\$400K	\$405K	\$414K	\$405K	\$475K	\$465K	\$450K	\$400K	\$487K
Med Listing Price as a % of Med Est Value	97%	98%	104%	98%	97%	97%	95%	99%	101%	97%	107%	99%	99%

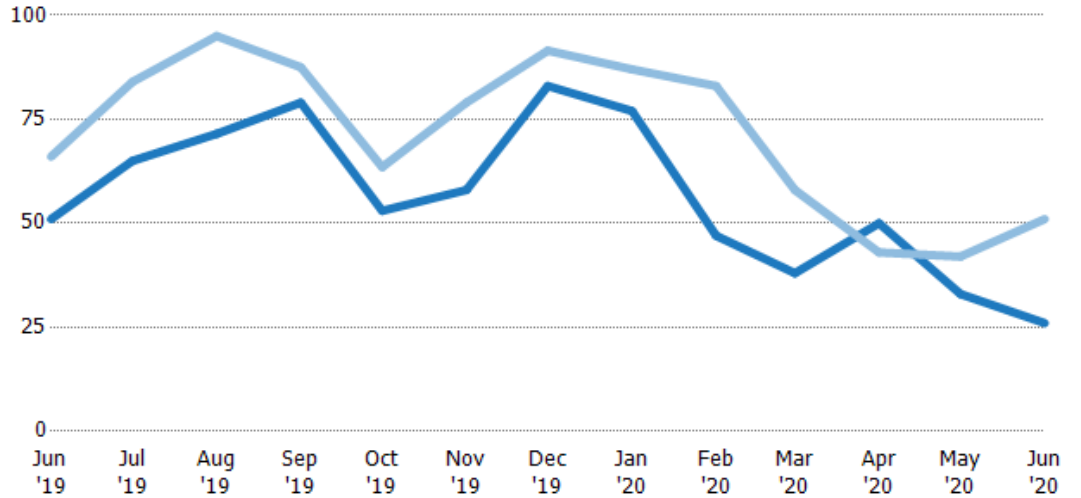
Median Days in RPR

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.
Jun '20	26	-49%
Jun '19	51	-22.7%
Jun '18	66	-7.6%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	51	65	71.5	79	53	58	83	77	47	38	50	33	26
Prior Year	66	84	95	87.5	63.5	79	91.5	87	83	58	43	42	51
Percent Change from Prior Year	-23%	-23%	-25%	-10%	-17%	-27%	-9%	-11%	-43%	-34%	16%	-21%	-49%

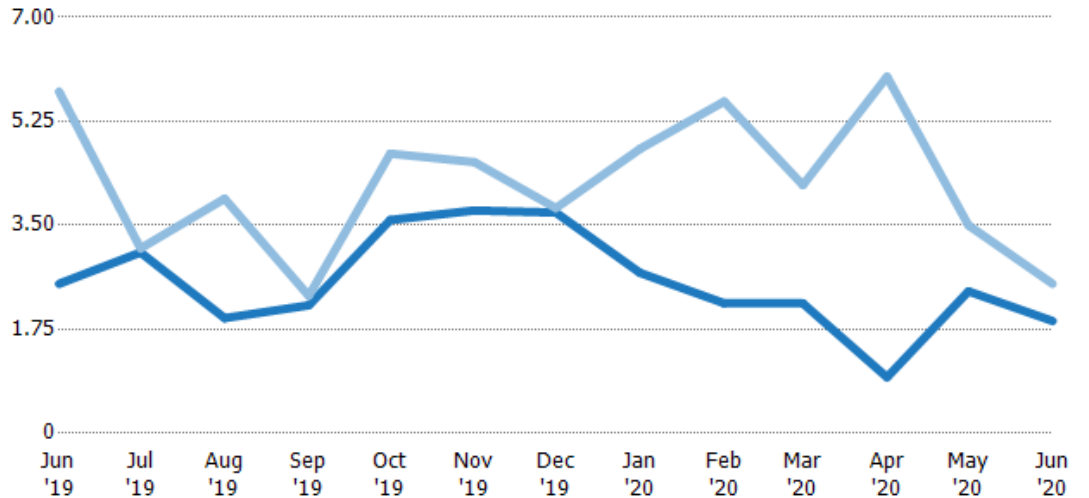
Months of Inventory

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.
Jun '20	1.89	-24.9%
Jun '19	2.52	-56.3%
Jun '18	5.75	-8.1%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	2.52	3.04	1.94	2.15	3.59	3.75	3.71	2.7	2.19	2.19	0.94	2.39	1.89
Prior Year	5.75	3.11	3.95	2.31	4.71	4.56	3.79	4.79	5.58	4.18	6	3.5	2.52
Percent Change from Prior Year	-56%	-2%	-51%	-7%	-24%	-18%	-2%	-44%	-61%	-48%	-84%	-32%	-25%

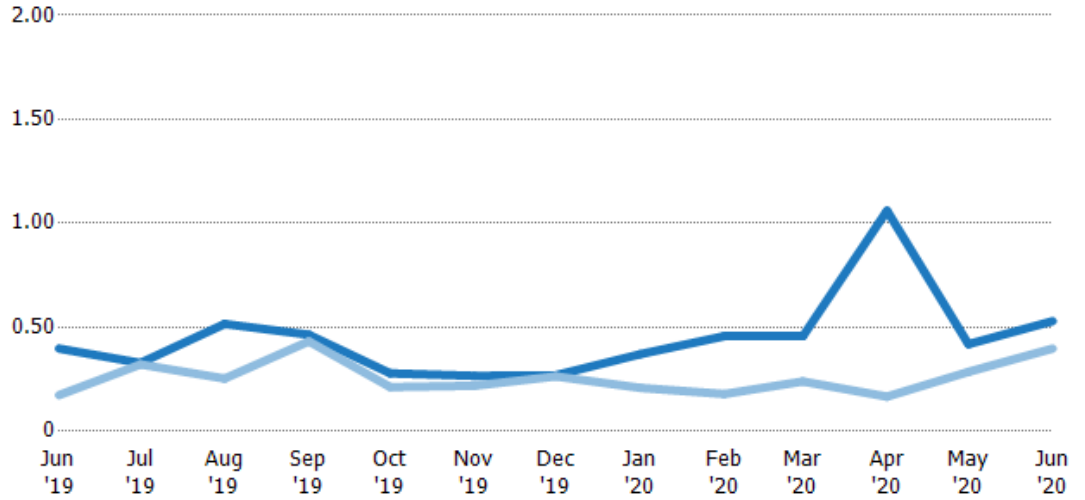
Absorption Rate

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.
Jun '20	53%	-13.2%
Jun '19	40%	-22.4%
Jun '18	17%	8.7%



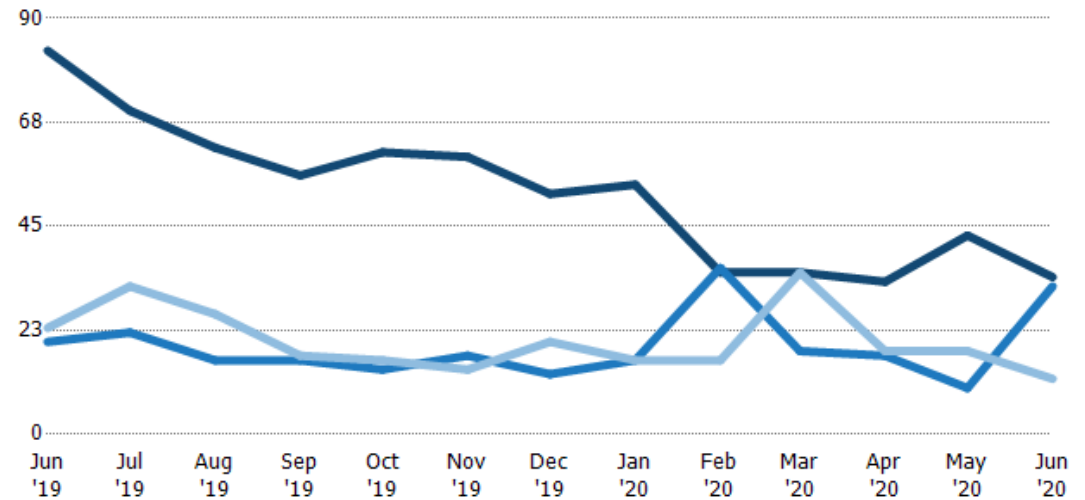
Current Year	40%	33%	52%	46%	28%	27%	27%	37%	46%	46%	106%	42%	53%
Prior Year	17%	32%	25%	43%	21%	22%	26%	21%	18%	24%	17%	29%	40%
Change from Prior Year	-22%	-1%	-26%	-3%	-7%	-5%	-1%	-16%	-28%	-22%	-89%	-13%	-13%

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	83	70	62	56	61	60	52	54	35	35	33	43	34
Pending	20	22	16	16	14	17	13	16	36	18	17	10	32
Sold	23	32	26	17	16	14	20	16	16	35	18	18	12

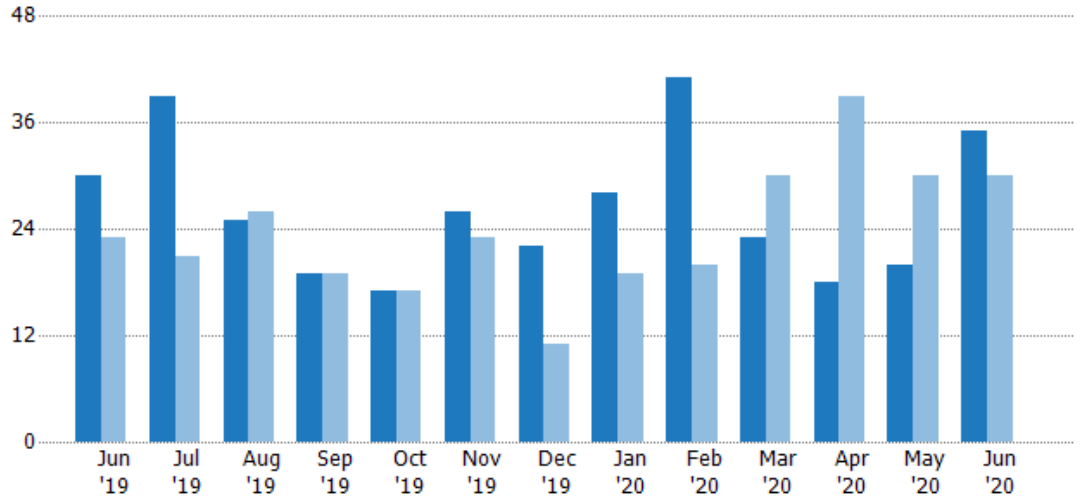
New Pending Sales

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.
Jun '20	35	16.7%
Jun '19	30	30.4%
Jun '18	23	-39.1%



Current Year	30	39	25	19	17	26	22	28	41	23	18	20	35
Prior Year	23	21	26	19	17	23	11	19	20	30	39	30	30
Percent Change from Prior Year	30%	86%	-4%	0%	0%	13%	100%	47%	105%	-23%	-54%	-33%	17%

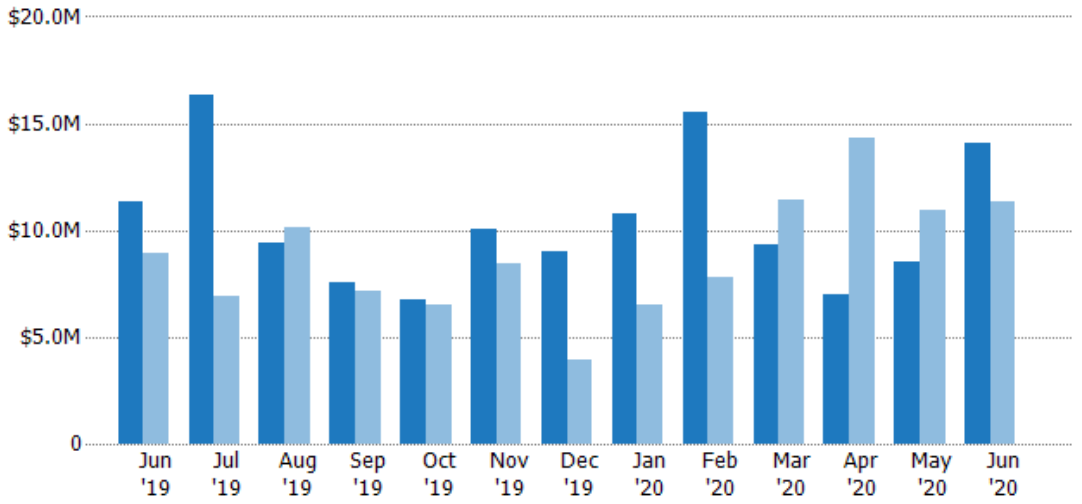
New Pending Sales Volume

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.
Jun '20	\$14.1M	24.1%
Jun '19	\$11.4M	27.2%
Jun '18	\$8.93M	-47.4%



Current Year	\$11.4M	\$16.3M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.8M	\$15.5M	\$9.32M	\$7.02M	\$8.52M	\$14.1M
Prior Year	\$8.93M	\$6.93M	\$10.1M	\$7.17M	\$6.5M	\$8.46M	\$3.95M	\$6.52M	\$7.78M	\$11.4M	\$14.3M	\$11M	\$11.4M
Percent Change from Prior Year	27%	135%	-7%	5%	4%	19%	127%	65%	99%	-18%	-51%	-22%	24%

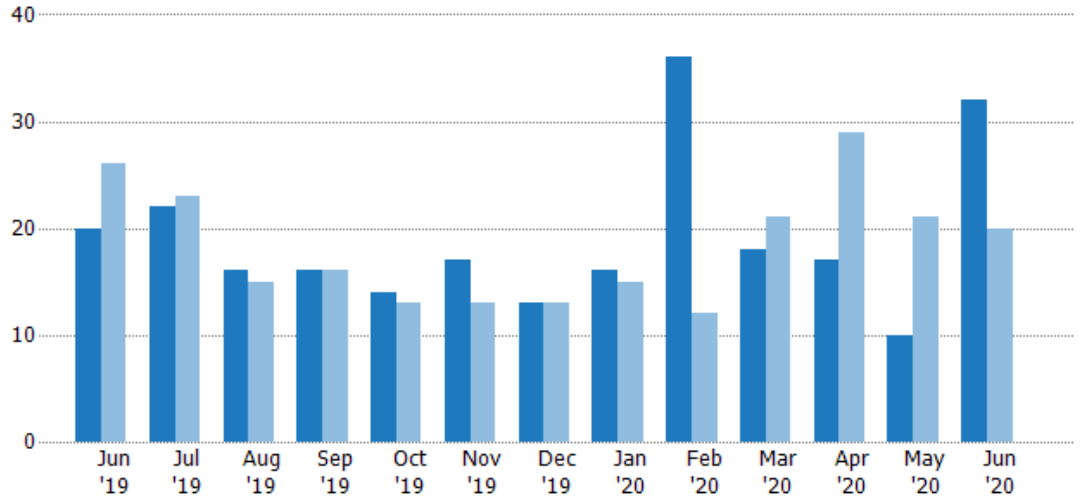
Pending Sales

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.
Jun '20	32	60%
Jun '19	20	-23.1%
Jun '18	26	-50%



Current Year	20	22	16	16	14	17	13	16	36	18	17	10	32
Prior Year	26	23	15	16	13	13	13	15	12	21	29	21	20
Percent Change from Prior Year	-23%	-4%	7%	0%	8%	31%	0%	7%	200%	-14%	-41%	-52%	60%

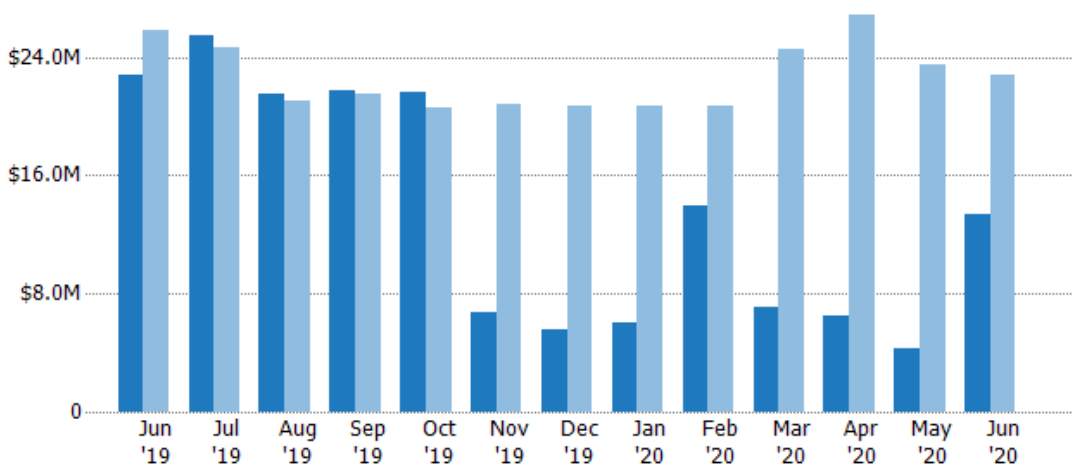
Pending Sales Volume

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.
Jun '20	\$13.4M	-41.1%
Jun '19	\$22.8M	-11.8%
Jun '18	\$25.9M	-83.2%



Current Year	\$22.8M	\$25.5M	\$21.5M	\$21.8M	\$21.6M	\$6.78M	\$5.62M	\$5.97M	\$14M	\$7.09M	\$6.49M	\$4.34M	\$13.4M
Prior Year	\$25.9M	\$24.6M	\$21.1M	\$21.5M	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$20.7M	\$24.5M	\$26.8M	\$23.5M	\$22.8M
Percent Change from Prior Year	-12%	4%	2%	1%	5%	-67%	-73%	-71%	-32%	-71%	-76%	-82%	-41%

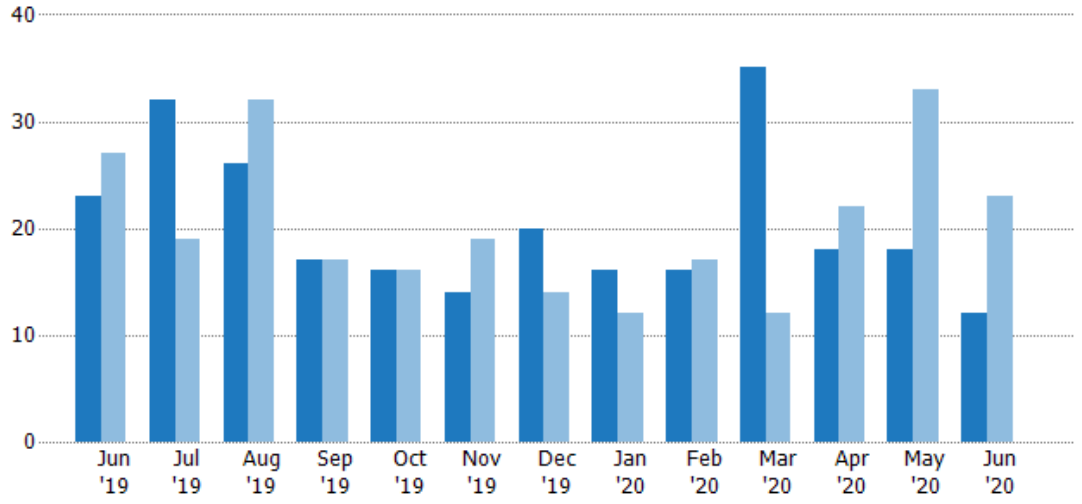
Closed Sales

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.
Jun '20	12	-47.8%
Jun '19	23	-14.8%
Jun '18	27	-33.3%



Current Year	23	32	26	17	16	14	20	16	16	35	18	18	12
Prior Year	27	19	32	17	16	19	14	12	17	12	22	33	23
Percent Change from Prior Year	-15%	68%	-19%	0%	0%	-26%	43%	33%	-6%	192%	-18%	-45%	-48%

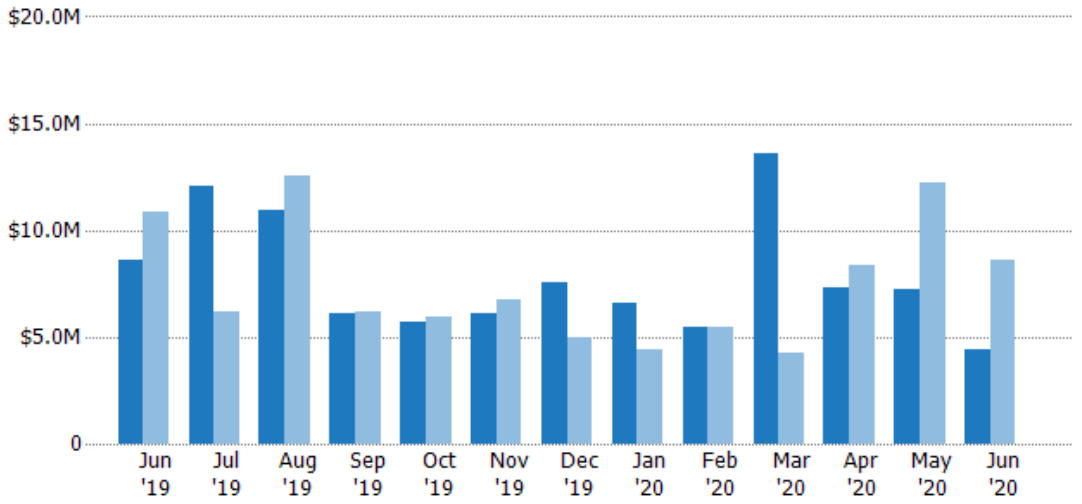
Closed Sales Volume

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.
Jun '20	\$4.39M	-48.7%
Jun '19	\$8.56M	-21.3%
Jun '18	\$10.9M	-38.5%



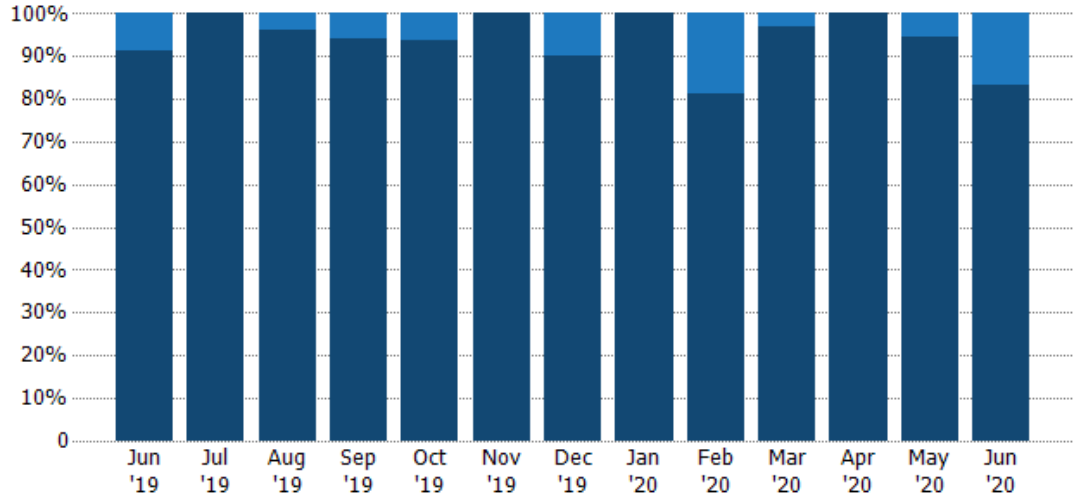
Current Year	\$8.56M	\$12.1M	\$11M	\$6.08M	\$5.7M	\$6.08M	\$7.56M	\$6.62M	\$5.48M	\$13.6M	\$7.29M	\$7.27M	\$4.39M
Prior Year	\$10.9M	\$6.21M	\$12.5M	\$6.21M	\$5.94M	\$6.72M	\$4.99M	\$4.45M	\$5.46M	\$4.23M	\$8.38M	\$12.2M	\$8.56M
Percent Change from Prior Year	-21%	95%	-13%	-2%	-4%	-9%	52%	49%	0%	222%	-13%	-41%	-49%

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



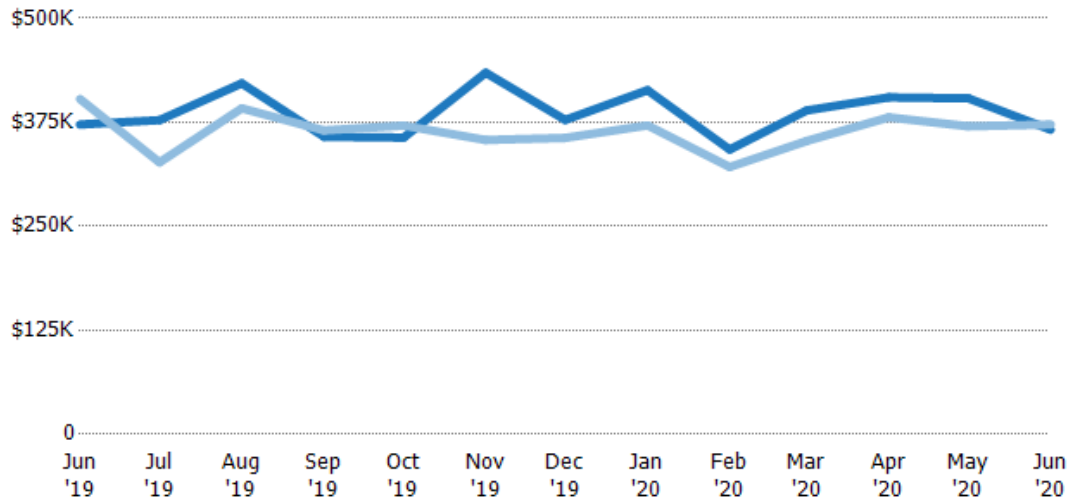
Mobile/Manufactured	9%	-	4%	6%	6%	-	10%	-	19%	3%	-	6%	17%
Single Family Residence	91%	100%	96%	94%	94%	100%	90%	100%	81%	97%	100%	94%	83%

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	\$372K	\$378K	\$422K	\$358K	\$357K	\$435K	\$378K	\$414K	\$342K	\$389K	\$405K	\$404K	\$366K
Prior Year	\$403K	\$327K	\$392K	\$365K	\$371K	\$354K	\$356K	\$371K	\$321K	\$352K	\$381K	\$370K	\$372K
Percent Change from Prior Year	-8%	16%	8%	-2%	-4%	23%	6%	11%	7%	10%	6%	9%	-2%

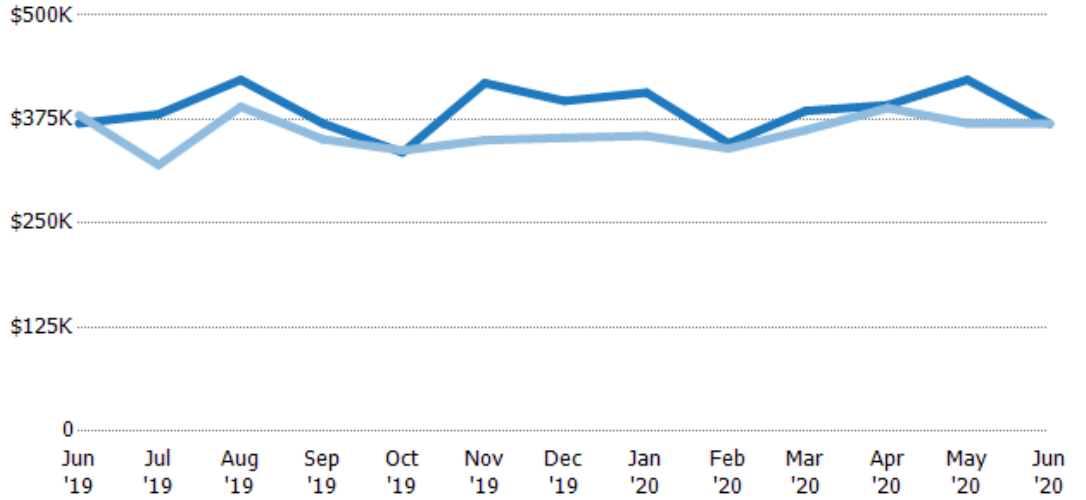
Median Sales Price

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.
Jun '20	\$369K	-0.1%
Jun '19	\$370K	-2.6%
Jun '18	\$380K	0.5%



Current Year	\$370K	\$381K	\$422K	\$370K	\$335K	\$419K	\$397K	\$407K	\$346K	\$385K	\$392K	\$423K	\$369K
Prior Year	\$380K	\$320K	\$390K	\$351K	\$337K	\$350K	\$353K	\$355K	\$340K	\$362K	\$389K	\$370K	\$370K
Percent Change from Prior Year	-3%	19%	8%	5%	-1%	20%	13%	15%	2%	6%	1%	14%	0%

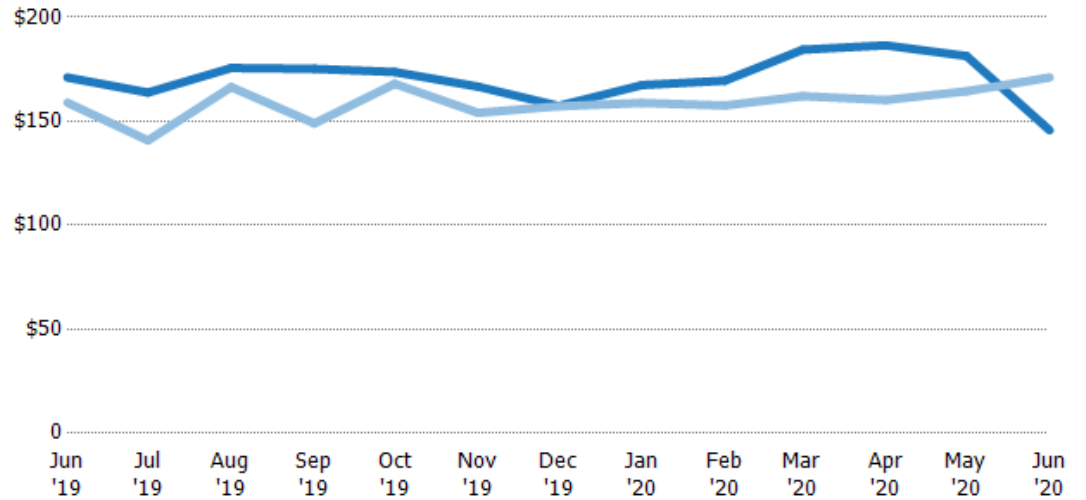
Average Sales Price per Sq Ft

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.
Jun '20	\$146	-14.8%
Jun '19	\$171	7.6%
Jun '18	\$159	8.6%



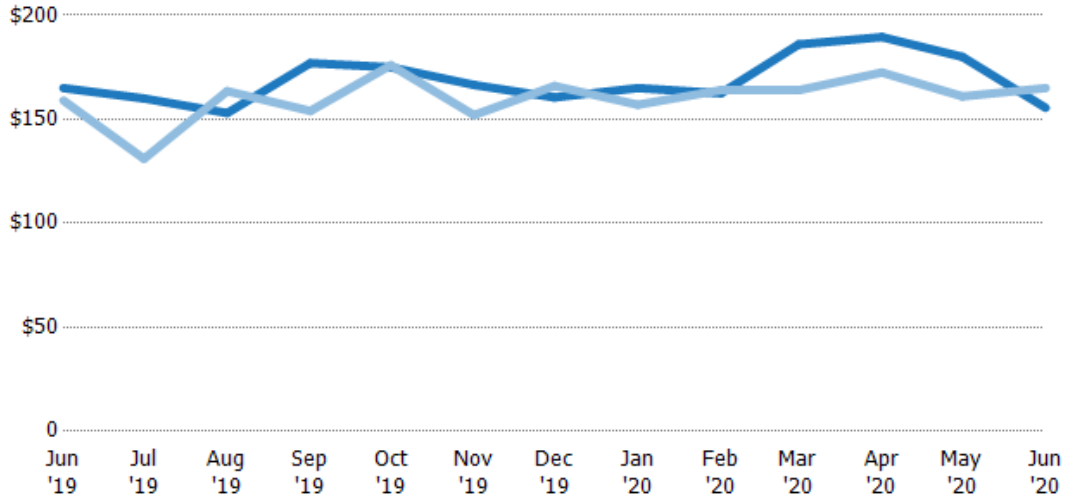
Current Year	\$171	\$164	\$176	\$175	\$174	\$167	\$157	\$167	\$170	\$184	\$187	\$181	\$146
Prior Year	\$159	\$141	\$166	\$149	\$168	\$154	\$157	\$159	\$158	\$162	\$160	\$164	\$171
Percent Change from Prior Year	8%	16%	5%	18%	3%	8%	0%	5%	8%	14%	16%	10%	-15%

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.
Jun '20	\$156	-5.8%
Jun '19	\$165	3.8%
Jun '18	\$159	-6%

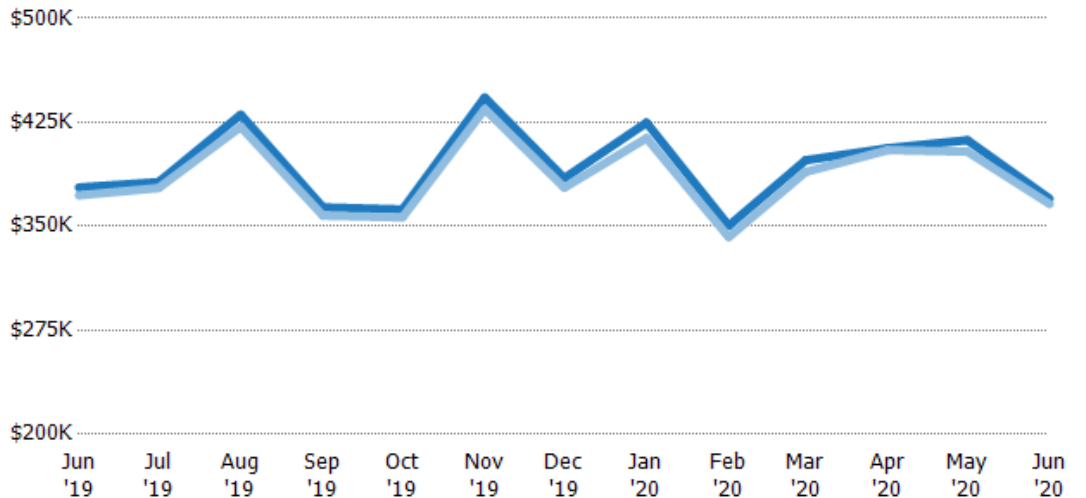
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$165	\$160	\$153	\$177	\$175	\$167	\$161	\$165	\$163	\$186	\$190	\$180	\$156
Prior Year	\$159	\$131	\$164	\$154	\$176	\$152	\$166	\$157	\$164	\$164	\$173	\$161	\$165
Percent Change from Prior Year	4%	22%	-6%	15%	-1%	10%	-3%	5%	-1%	13%	10%	12%	-6%

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



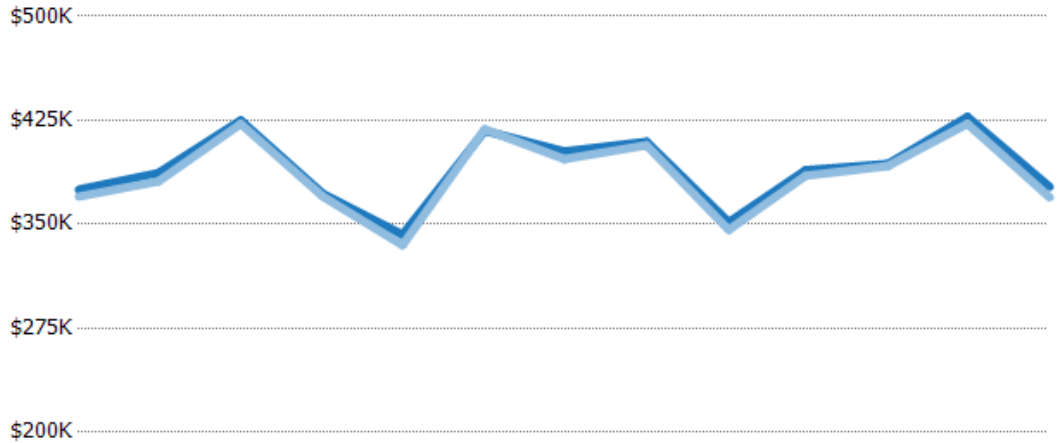
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg List Price	\$378K	\$382K	\$431K	\$364K	\$362K	\$443K	\$385K	\$425K	\$350K	\$398K	\$406K	\$412K	\$370K
Avg Sales Price	\$372K	\$378K	\$422K	\$358K	\$357K	\$435K	\$378K	\$414K	\$342K	\$389K	\$405K	\$404K	\$366K
Avg Sales Price as a % of Avg List Price	98%	99%	98%	98%	98%	98%	98%	97%	98%	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



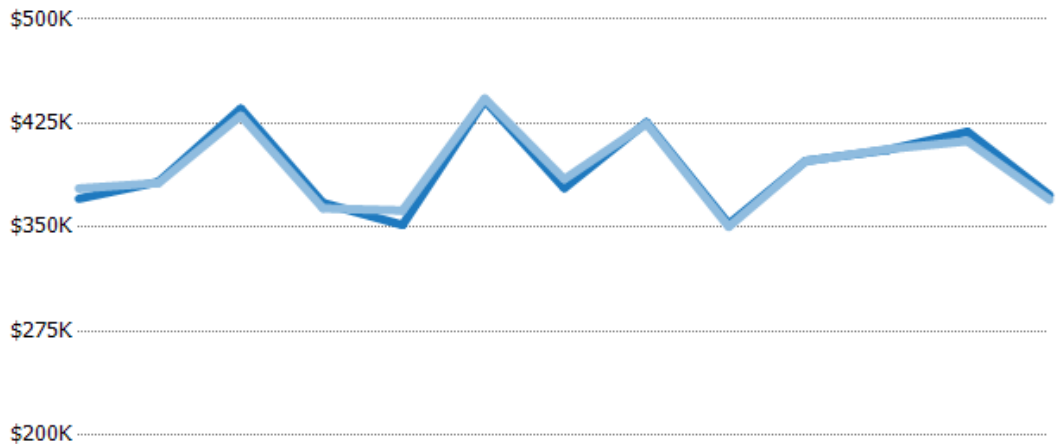
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median List Price	\$375K	\$387K	\$425K	\$372K	\$343K	\$417K	\$403K	\$410K	\$352K	\$389K	\$394K	\$427K	\$377K
Median Sales Price	\$370K	\$381K	\$422K	\$370K	\$335K	\$419K	\$397K	\$407K	\$346K	\$385K	\$392K	\$423K	\$369K
Med Sales Price as a % of Med List Price	99%	98%	99%	99%	98%	100%	99%	99%	98%	99%	100%	99%	98%

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



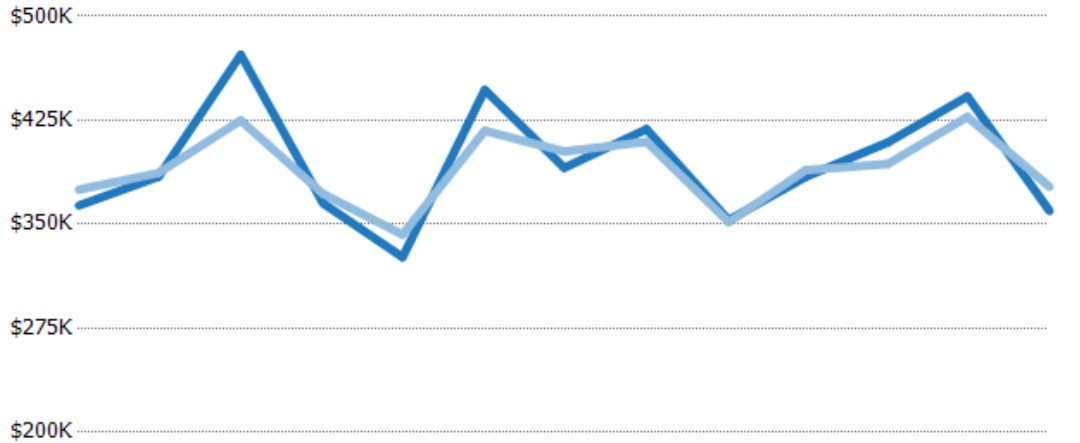
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg Est Value	\$371K	\$383K	\$436K	\$368K	\$352K	\$441K	\$378K	\$426K	\$352K	\$398K	\$406K	\$419K	\$373K
Avg Sales Price	\$378K	\$382K	\$431K	\$364K	\$362K	\$443K	\$385K	\$425K	\$350K	\$398K	\$406K	\$412K	\$370K
Avg Sales Price as a % of Avg Est Value	102%	100%	99%	99%	103%	100%	102%	100%	99%	100%	100%	98%	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



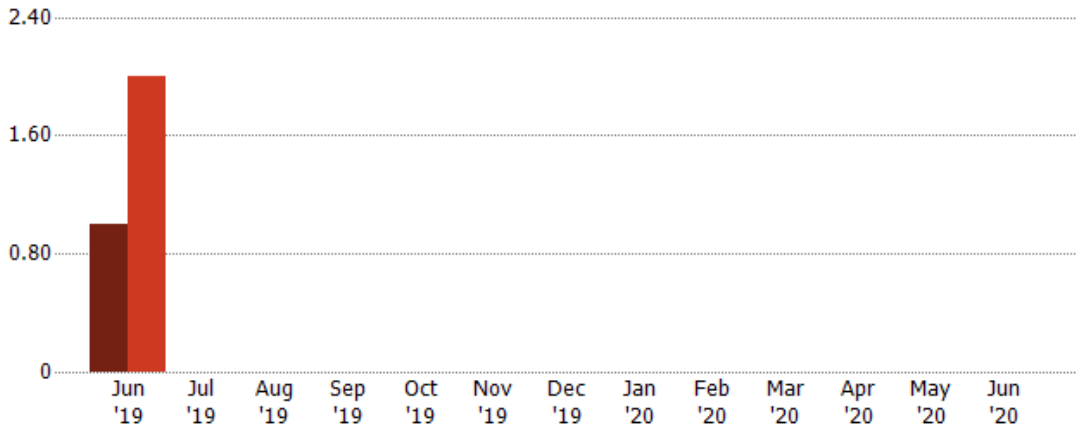
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median Est Value	\$364K	\$384K	\$472K	\$365K	\$326K	\$447K	\$391K	\$419K	\$353K	\$384K	\$409K	\$442K	\$360K
Median Sales Price	\$375K	\$387K	\$425K	\$372K	\$343K	\$417K	\$403K	\$410K	\$352K	\$389K	\$394K	\$427K	\$377K
Med Sales Price as a % of Med Est Value	103%	101%	90%	102%	105%	93%	103%	98%	100%	101%	96%	97%	105%

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



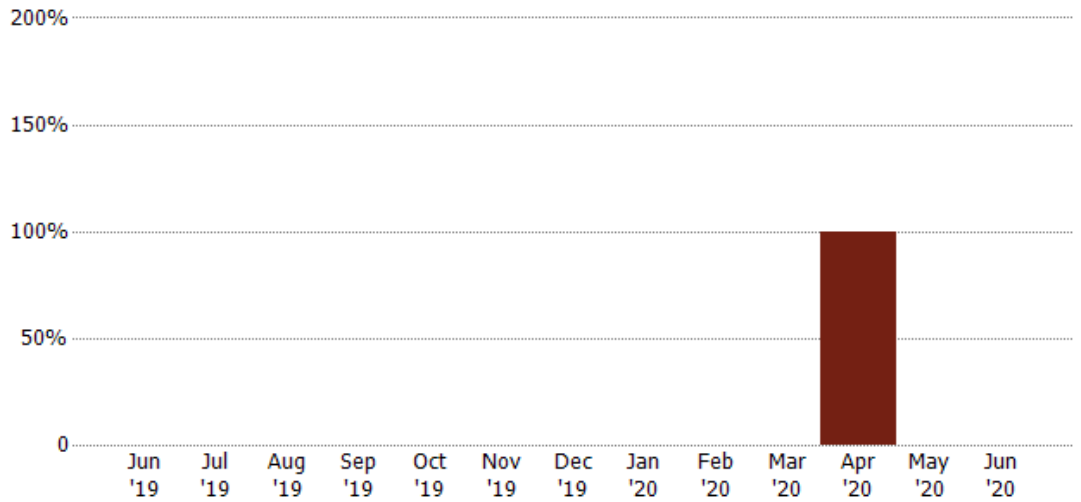
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-50%	-	-	-	-	-	-	-	-	-	-	-	-

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

Jun 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	\$13,416,698	12	\$4,393,250	\$366,104	\$369,450	\$145	\$151	29

