



**2020**

# **NEW RIVER MARKET REPORT OCTOBER 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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	22	25	-12%	243	253	-4%
New Listing Volume	\$10,518,500	\$9,569,430	+9.9%	\$107,847,025	\$100,902,364	+6.9%
Active Listing Count	30	63	-52.4%	N/A	N/A	
Active Listing Volume	\$15,514,100	\$27,228,320	-43%	N/A	N/A	
Average Listing Price	\$517,137	\$432,196	+19.7%	\$481,719	\$432,396	+11.4%
Median Listing Price	\$465,000	\$400,000	+16.3%	\$453,119	\$417,853	+8.4%
Average Listing Price per Sq Ft	\$229	\$181	+26.3%	\$204	\$178	+14.3%
Median Listing Price per Sq Ft	\$204	\$180	+13.3%	\$196	\$170	+15.5%
Median Days in RPR	43	56	-23.2%	43.33	62.31	-30.5%
Months of Inventory	1.2	3.7	-68.9%	1.9	3.4	-43.8%
Absorption Rate	86.67%	26.98%	+59.7%	52.81%	29.69%	+23.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	27	17	+58.8%	300	272	+10.3%
New Pending Sales Volume	\$12,573,299	\$6,733,589	+86.7%	\$127,132,893	\$103,570,772	+22.7%
Pending Sales Count	34	13	+161.5%	N/A	N/A	
Pending Sales Volume	\$15,460,179	\$21,315,399	-27.5%	N/A	N/A	
Closed Sales Count	18	16	+12.5%	212	207	+2.4%
Closed Sales Volume	\$8,080,970	\$5,704,690	+41.7%	\$87,845,149	\$76,926,404	+14.2%
Average Sales Price	\$448,943	\$356,543	+25.9%	\$414,364	\$371,625	+11.5%
Median Sales Price	\$447,495	\$335,000	+33.6%	\$403,334	\$371,478	+8.6%
Average Sales Price per Sq Ft	\$208	\$174	+19.8%	\$181	\$167	+8.1%
Median Sales Price per Sq Ft	\$197	\$175	+12.3%	\$177	\$162	+9.1%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

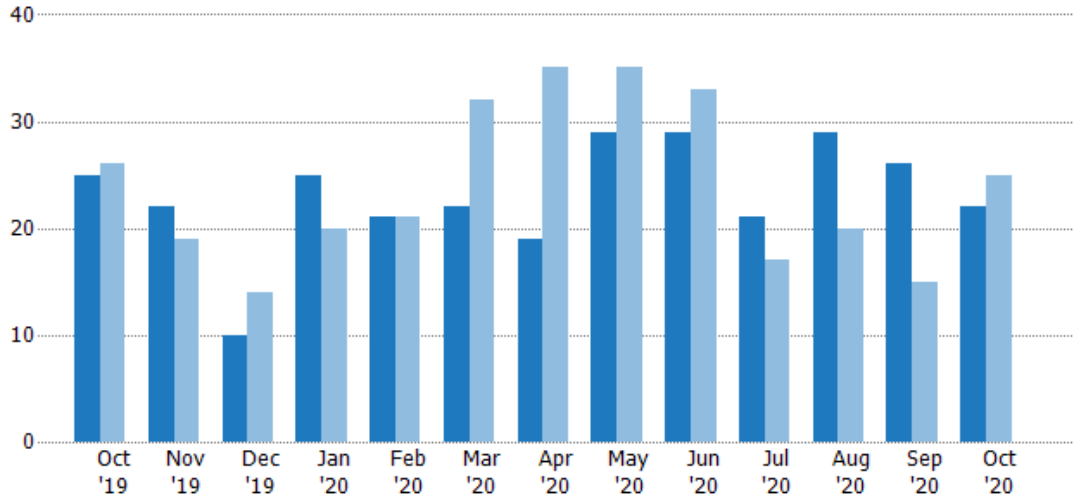
## New Listings

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.
Oct '20	22	-12%
Oct '19	25	-3.8%
Oct '18	26	-15.4%



Current Year	25	22	10	25	21	22	19	29	29	21	29	26	22
Prior Year	26	19	14	20	21	32	35	35	33	17	20	15	25
Percent Change from Prior Year	-4%	16%	-29%	25%	0%	-31%	-46%	-17%	-12%	24%	45%	73%	-12%

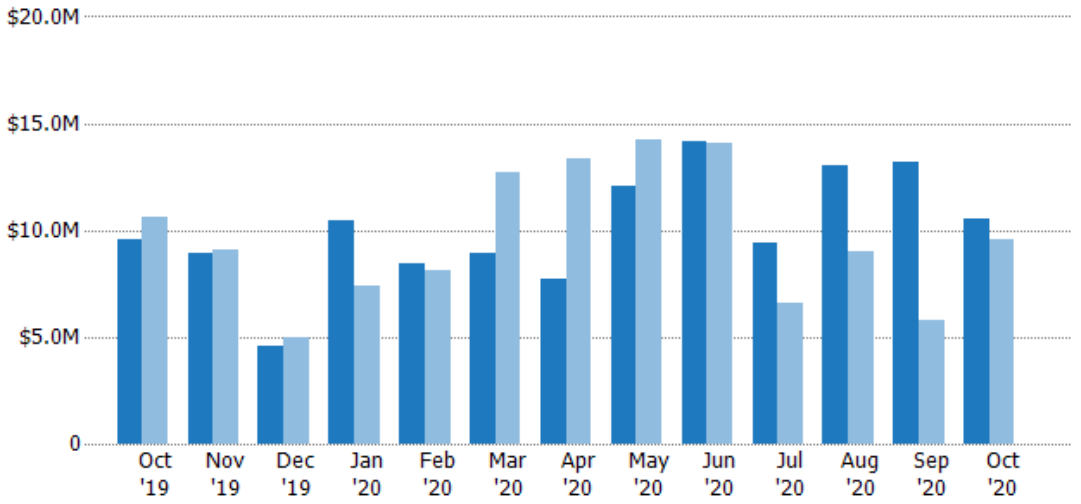
## New Listing Volume

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.
Oct '20	\$10.5M	9.9%
Oct '19	\$9.57M	-9.8%
Oct '18	\$10.6M	-23.7%



Current Year	\$9.57M	\$8.91M	\$4.56M	\$10.4M	\$8.42M	\$8.91M	\$7.72M	\$12M	\$14.2M	\$9.38M	\$13.1M	\$13.2M	\$10.5M
Prior Year	\$10.6M	\$9.12M	\$5M	\$7.43M	\$8.15M	\$12.7M	\$13.4M	\$14.2M	\$14.1M	\$6.58M	\$9M	\$5.78M	\$9.57M
Percent Change from Prior Year	-10%	-2%	-9%	41%	3%	-30%	-42%	-15%	1%	43%	45%	128%	10%

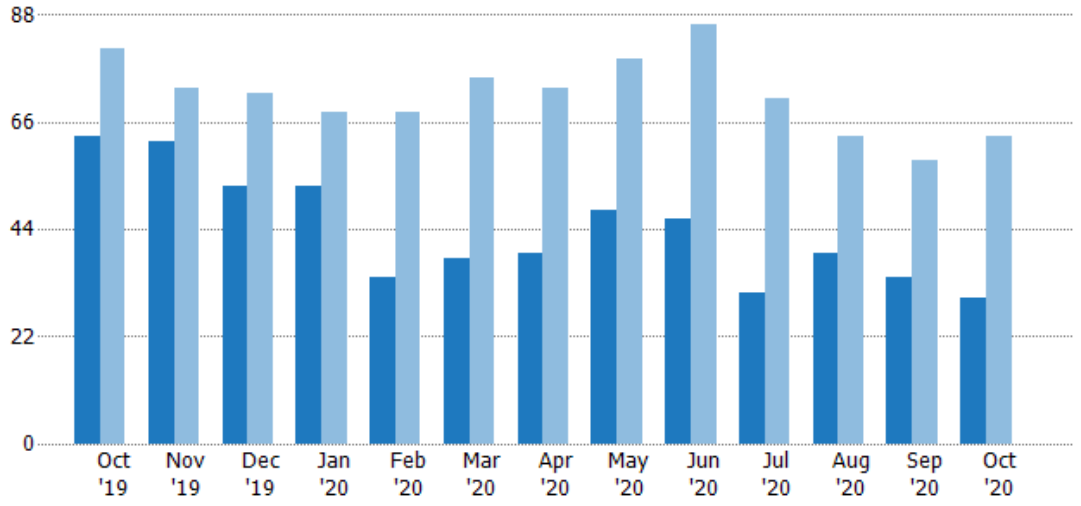
## Active Listings

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.
Oct '20	30	-52.4%
Oct '19	63	-22.2%
Oct '18	81	-6.2%



Current Year	63	62	53	53	34	38	39	48	46	31	39	34	30
Prior Year	81	73	72	68	68	75	73	79	86	71	63	58	63
Percent Change from Prior Year	-22%	-15%	-26%	-22%	-50%	-49%	-47%	-39%	-47%	-56%	-38%	-41%	-52%

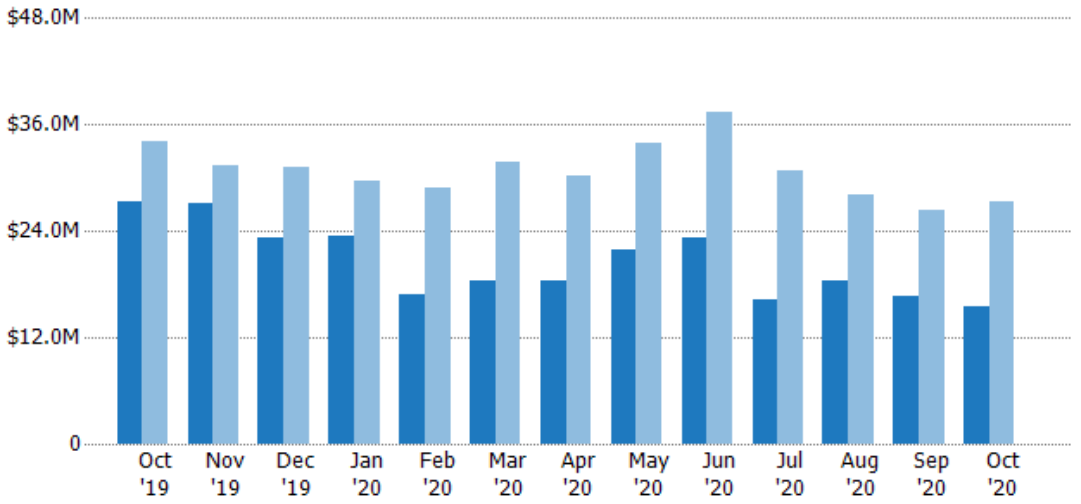
## Active Listing Volume

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.
Oct '20	\$15.5M	-43%
Oct '19	\$27.2M	-20%
Oct '18	\$34M	30.3%



Current Year	\$27.2M	\$27.1M	\$23.3M	\$23.4M	\$16.8M	\$18.4M	\$18.4M	\$21.8M	\$23.2M	\$16.3M	\$18.5M	\$16.6M	\$15.5M
Prior Year	\$34M	\$31.4M	\$31.1M	\$29.6M	\$28.9M	\$31.7M	\$30.3M	\$33.9M	\$37.5M	\$30.8M	\$28.1M	\$26.3M	\$27.2M
Percent Change from Prior Year	-20%	-14%	-25%	-21%	-42%	-42%	-39%	-36%	-38%	-47%	-34%	-37%	-43%

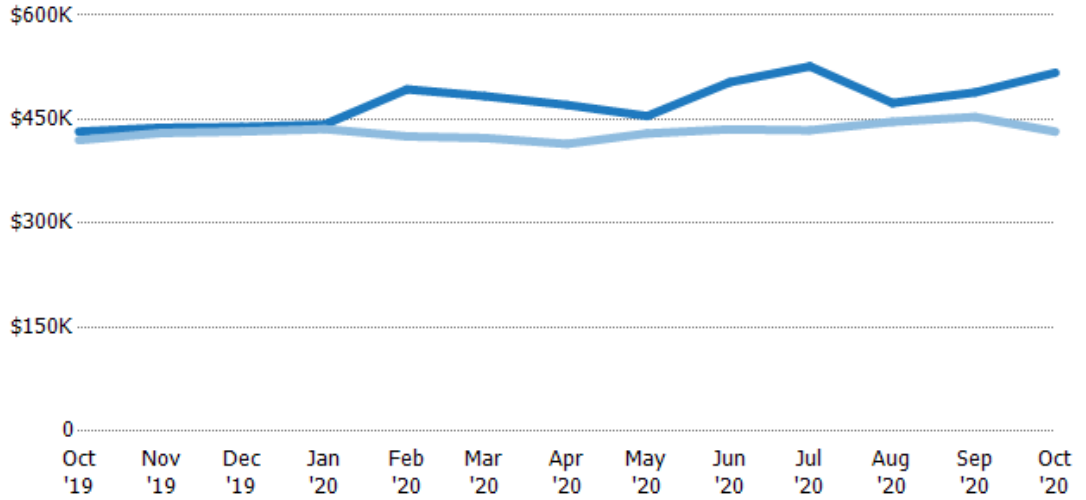
## Average Listing Price

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.
Oct '20	\$517K	19.7%
Oct '19	\$432K	2.9%
Oct '18	\$420K	38.9%



Current Year	\$432K	\$438K	\$439K	\$442K	\$493K	\$483K	\$471K	\$455K	\$504K	\$526K	\$473K	\$489K	\$517K
Prior Year	\$420K	\$430K	\$432K	\$436K	\$425K	\$423K	\$414K	\$430K	\$436K	\$434K	\$446K	\$453K	\$432K
Percent Change from Prior Year	3%	2%	2%	1%	16%	14%	14%	6%	16%	21%	6%	8%	20%

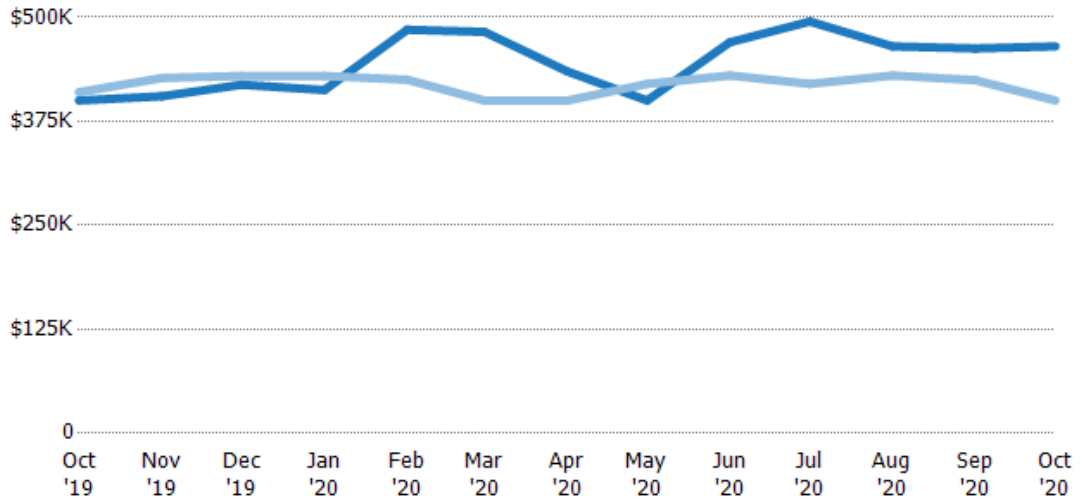
## Median Listing Price

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.
Oct '20	\$465K	16.3%
Oct '19	\$400K	-2.4%
Oct '18	\$410K	-7.6%



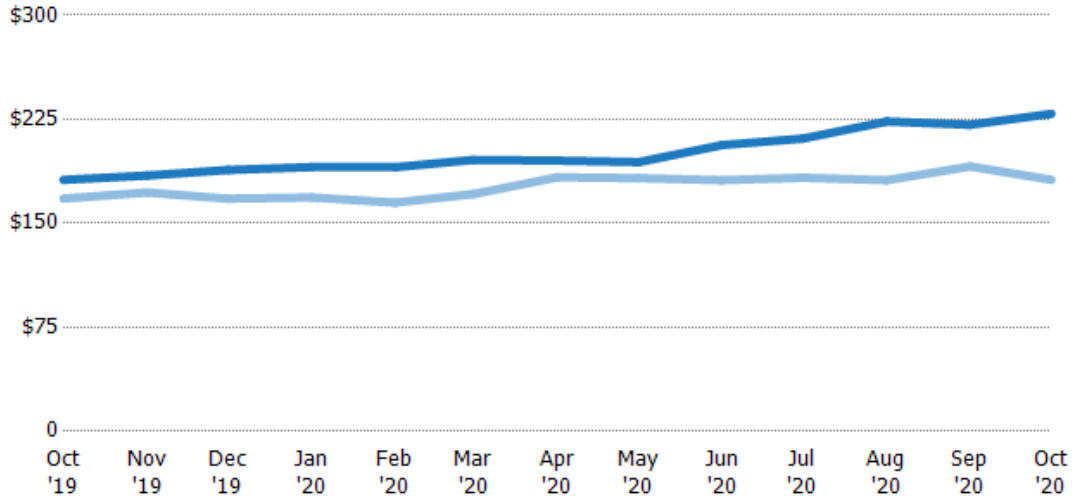
Current Year	\$400K	\$405K	\$419K	\$413K	\$485K	\$482K	\$435K	\$400K	\$470K	\$495K	\$465K	\$463K	\$465K
Prior Year	\$410K	\$427K	\$429K	\$429K	\$425K	\$400K	\$400K	\$420K	\$430K	\$420K	\$430K	\$424K	\$400K
Percent Change from Prior Year	-2%	-5%	-2%	-4%	14%	21%	9%	-5%	9%	18%	8%	9%	16%

## 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.
Oct '20	\$229	26.3%
Oct '19	\$181	8.1%
Oct '18	\$168	3.2%

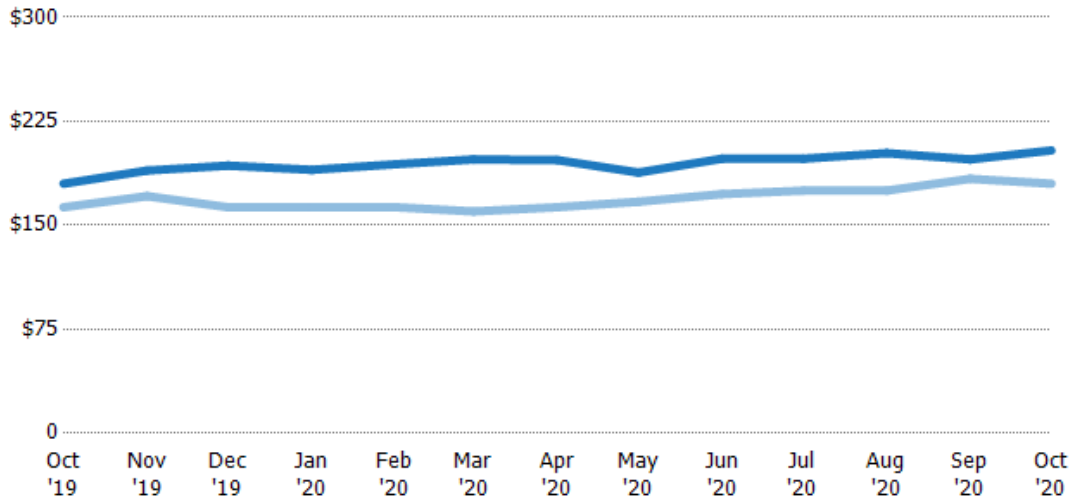
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$181	\$184	\$188	\$191	\$190	\$196	\$195	\$194	\$206	\$211	\$223	\$221	\$229
Prior Year	\$168	\$172	\$168	\$169	\$165	\$171	\$183	\$183	\$181	\$183	\$181	\$191	\$181
Percent Change from Prior Year	8%	7%	12%	13%	15%	14%	7%	6%	14%	15%	23%	16%	26%

## 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.
Oct '20	\$204	13.3%
Oct '19	\$180	10.4%
Oct '18	\$163	-0.6%

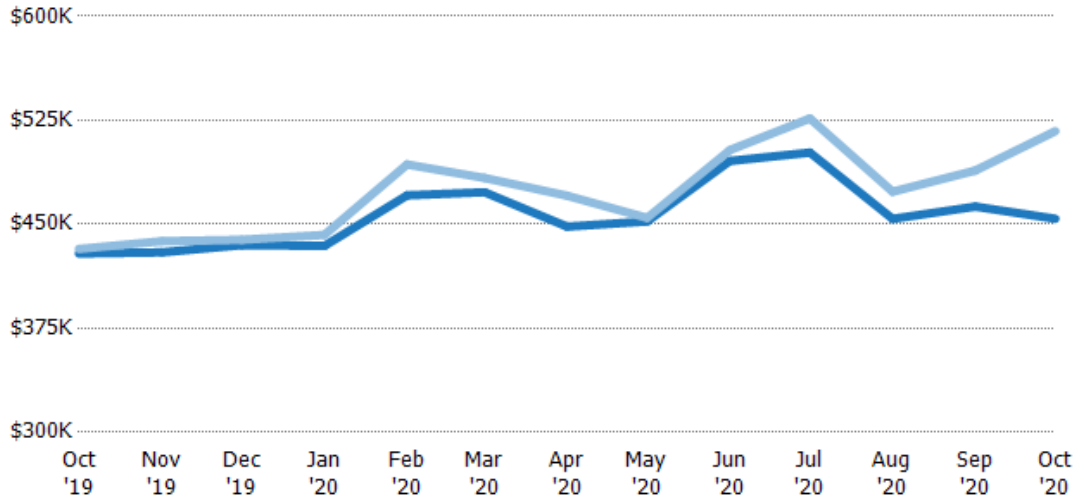
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$180	\$190	\$193	\$190	\$194	\$198	\$197	\$188	\$198	\$198	\$202	\$198	\$204
Prior Year	\$163	\$171	\$163	\$163	\$163	\$160	\$163	\$167	\$173	\$175	\$175	\$184	\$180
Percent Change from Prior Year	10%	11%	18%	17%	19%	23%	21%	13%	15%	13%	15%	8%	13%

## 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

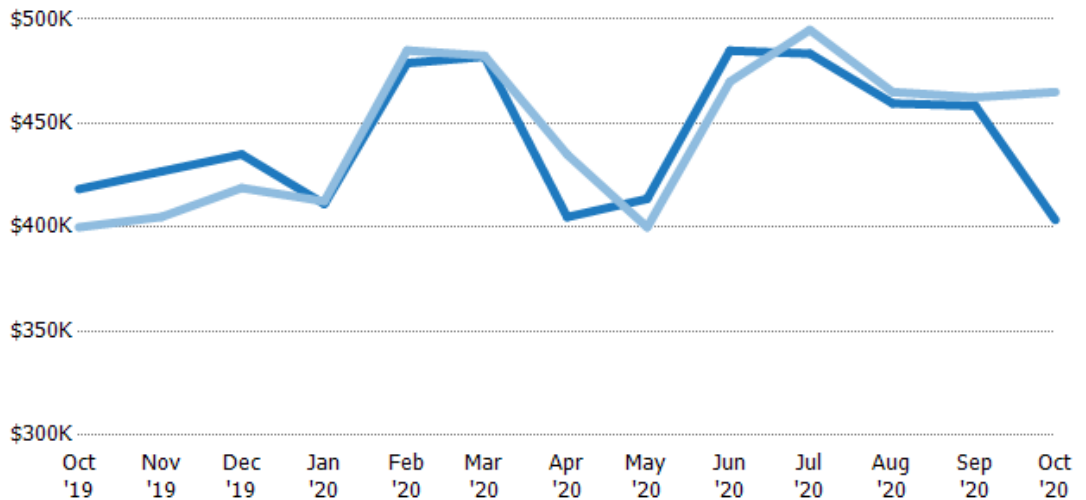


## Median Listing Price vs Median Est Value

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:  
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 Mobile/Manufactured, Single Family  
 Residence





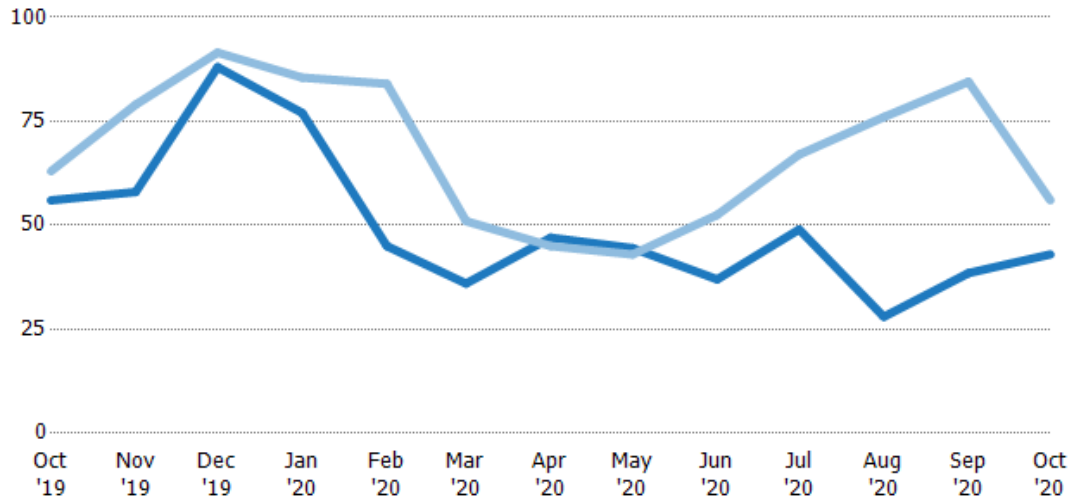
## Median Days in RPR

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.
Oct '20	43	-23.2%
Oct '19	56	-11.1%
Oct '18	63	-5.6%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	56	58	88	77	45	36	47	44.5	37	49	28	38.5	43
Prior Year	63	79	91.5	85.5	84	51	45	43	52.5	67	76	84.5	56
Percent Change from Prior Year	-11%	-27%	-4%	-10%	-46%	-29%	4%	3%	-30%	-27%	-63%	-54%	-23%

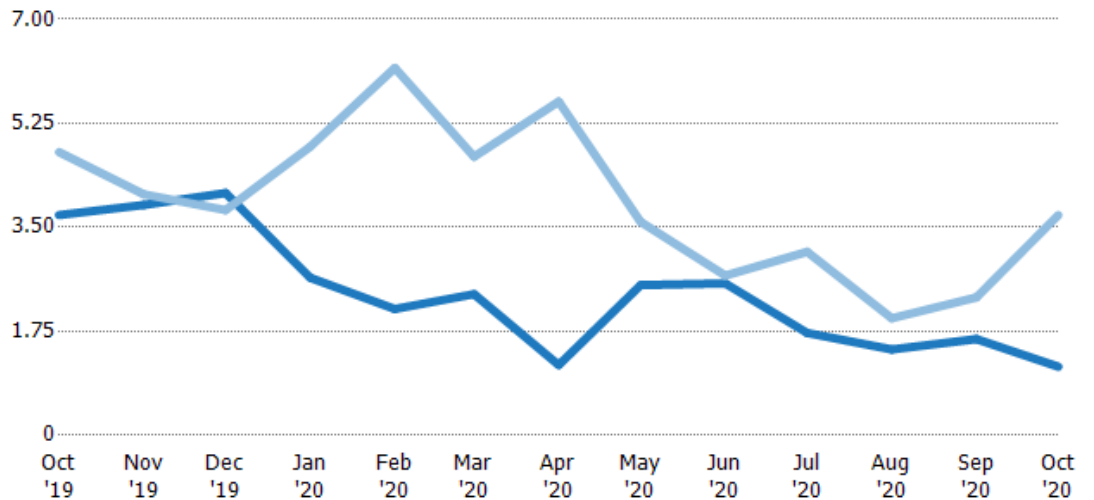
## Months of Inventory

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.
Oct '20	1.15	-68.9%
Oct '19	3.71	-22.2%
Oct '18	4.76	22.7%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	3.71	3.88	4.08	2.65	2.13	2.38	1.18	2.53	2.56	1.72	1.44	1.62	1.15
Prior Year	4.76	4.06	3.79	4.86	6.18	4.69	5.62	3.59	2.69	3.09	1.97	2.32	3.71
Percent Change from Prior Year	-22%	-4%	8%	-45%	-66%	-49%	-79%	-30%	-5%	-44%	-27%	-30%	-69%



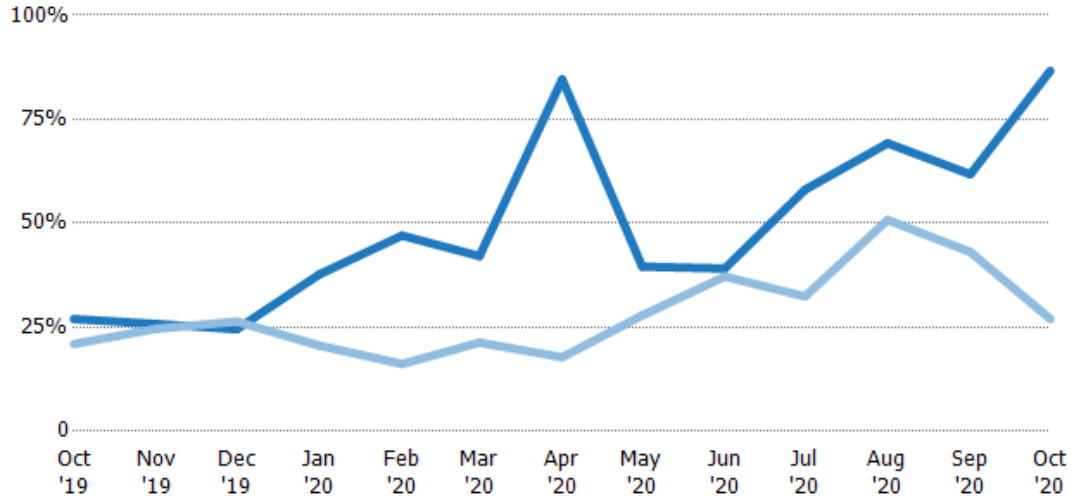
## Absorption Rate

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.
Oct '20	87%	-59.7%
Oct '19	27%	-6%
Oct '18	21%	-18.5%



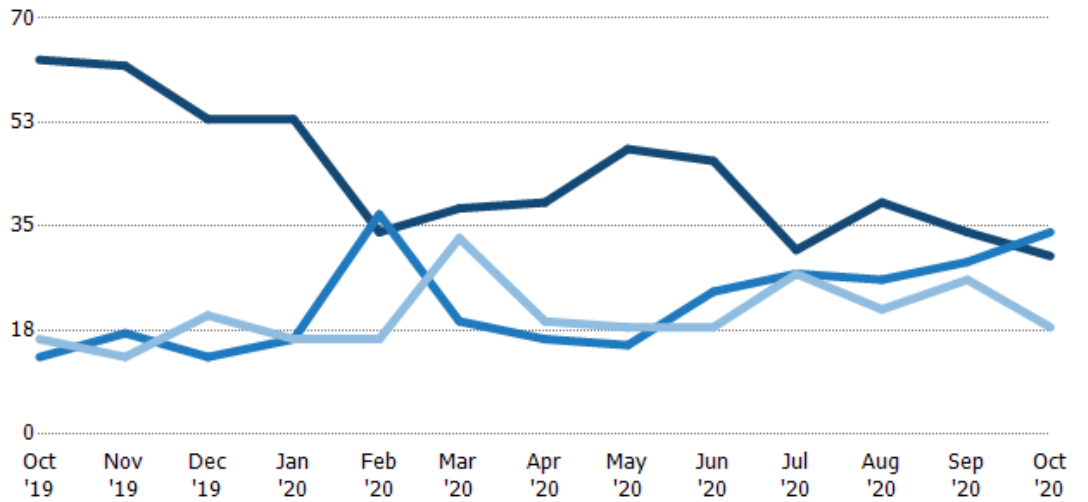
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	27%	26%	25%	38%	47%	42%	85%	40%	39%	58%	69%	62%	87%
Prior Year	21%	25%	26%	21%	16%	21%	18%	28%	37%	32%	51%	43%	27%
Change from Prior Year	-6%	-1%	2%	-17%	-31%	-21%	-67%	-12%	-2%	-26%	-18%	-19%	-60%

## 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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	63	62	53	53	34	38	39	48	46	31	39	34	30
Pending	13	17	13	16	37	19	16	15	24	27	26	29	34
Sold	16	13	20	16	16	33	19	18	18	27	21	26	18

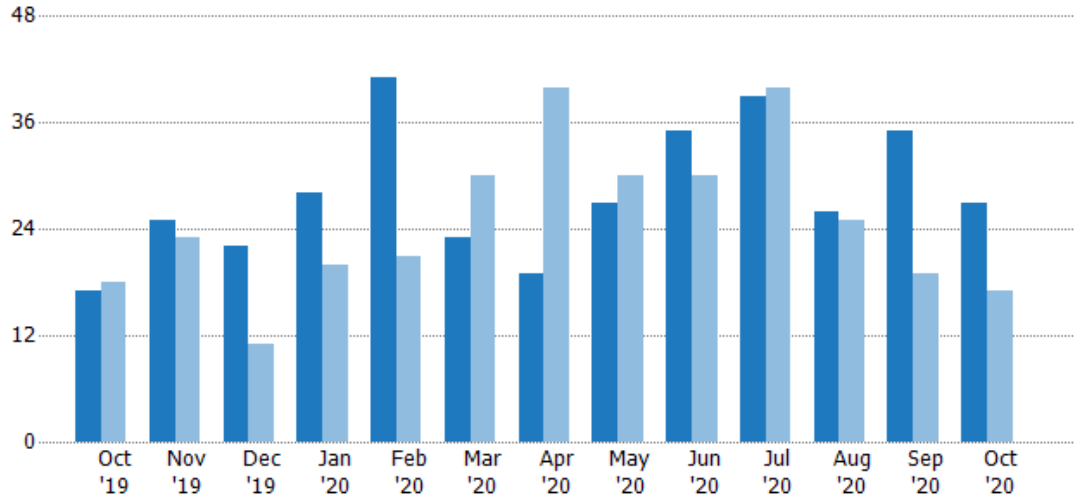
## New Pending Sales

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.
Oct '20	27	58.8%
Oct '19	17	-5.6%
Oct '18	18	-27.8%



Current Year	17	25	22	28	41	23	19	27	35	39	26	35	27
Prior Year	18	23	11	20	21	30	40	30	30	40	25	19	17
Percent Change from Prior Year	-6%	9%	100%	40%	95%	-23%	-53%	-10%	17%	-3%	4%	84%	59%

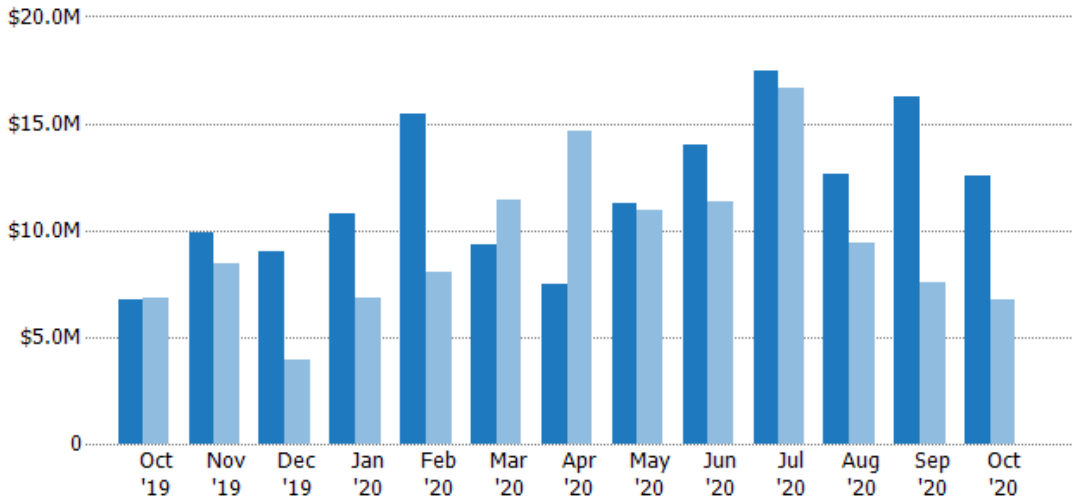
## New Pending Sales Volume

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.
Oct '20	\$12.6M	86.7%
Oct '19	\$6.73M	-1.7%
Oct '18	\$6.85M	-38.2%



Current Year	\$6.73M	\$9.89M	\$8.98M	\$10.8M	\$15.5M	\$9.32M	\$7.45M	\$11.2M	\$14M	\$17.5M	\$12.6M	\$16.3M	\$12.6M
Prior Year	\$6.85M	\$8.46M	\$3.95M	\$6.85M	\$8.04M	\$11.4M	\$14.6M	\$11M	\$11.4M	\$16.6M	\$9.43M	\$7.54M	\$6.73M
Percent Change from Prior Year	-2%	17%	127%	57%	92%	-18%	-49%	3%	23%	5%	33%	116%	87%

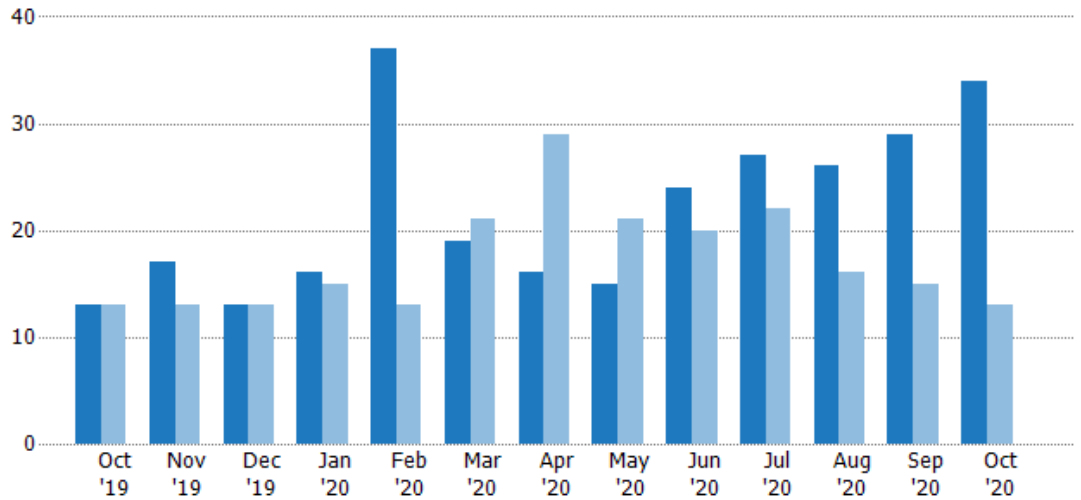
## Pending Sales

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.
Oct '20	34	161.5%
Oct '19	13	0%
Oct '18	13	-7.7%



Current Year	13	17	13	16	37	19	16	15	24	27	26	29	34
Prior Year	13	13	13	15	13	21	29	21	20	22	16	15	13
Percent Change from Prior Year	0%	31%	0%	7%	185%	-10%	-45%	-29%	20%	23%	63%	93%	162%

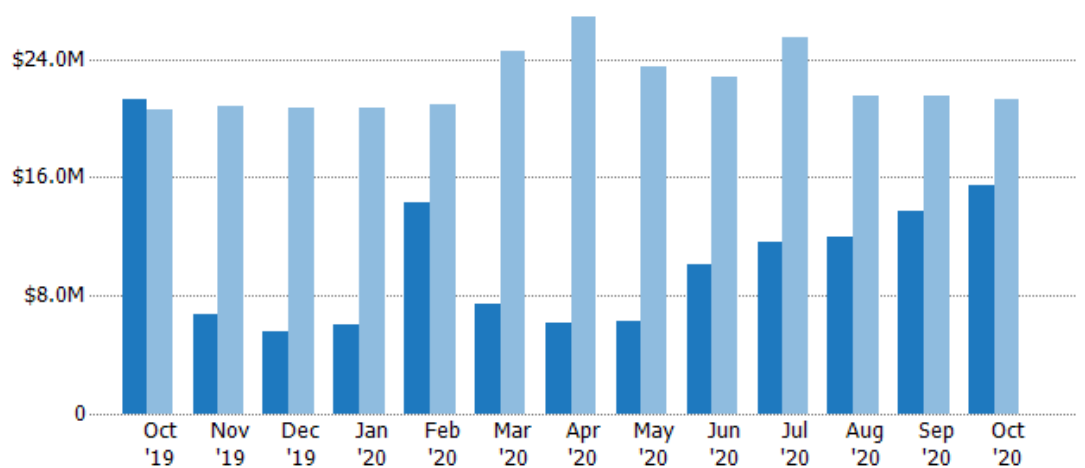
## Pending Sales Volume

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.
Oct '20	\$15.5M	-27.5%
Oct '19	\$21.3M	3.8%
Oct '18	\$20.5M	-79.2%



Current Year	\$21.3M	\$6.78M	\$5.62M	\$5.97M	\$14.3M	\$7.43M	\$6.1M	\$6.32M	\$10.2M	\$11.6M	\$12M	\$13.7M	\$15.5M
Prior Year	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M	\$26.8M	\$23.5M	\$22.8M	\$25.5M	\$21.5M	\$21.5M	\$21.3M
Percent Change from Prior Year	4%	-67%	-73%	-71%	-32%	-70%	-77%	-73%	-55%	-55%	-44%	-36%	-27%

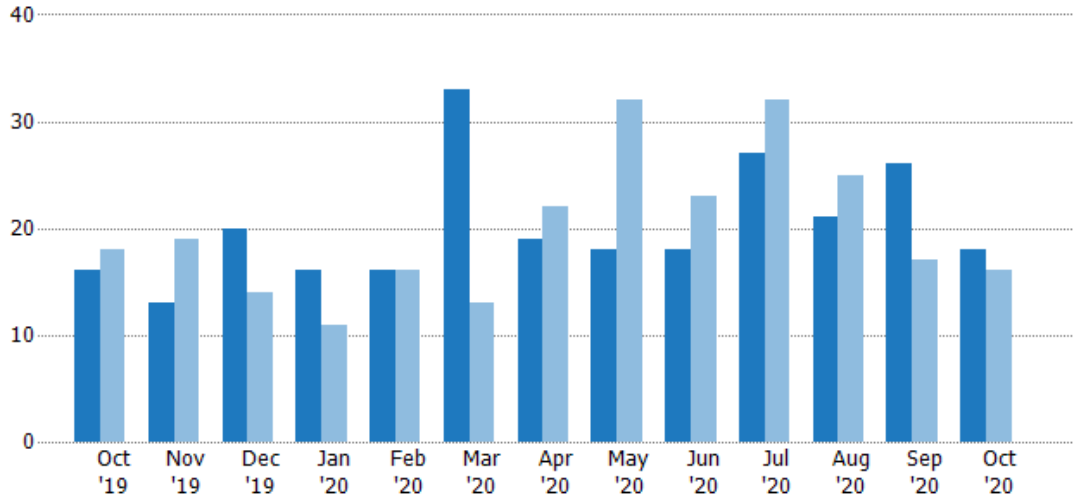
## Closed Sales

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.
Oct '20	18	12.5%
Oct '19	16	-11.1%
Oct '18	18	-16.7%



Current Year	16	13	20	16	16	33	19	18	18	27	21	26	18
Prior Year	18	19	14	11	16	13	22	32	23	32	25	17	16
Percent Change from Prior Year	-11%	-32%	43%	45%	0%	154%	-14%	-44%	-22%	-16%	-16%	53%	13%

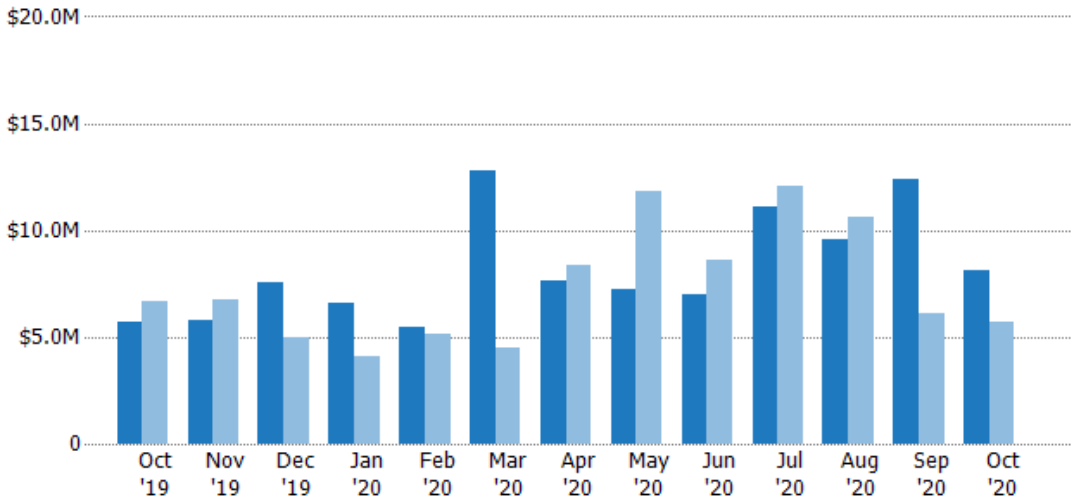
## Closed Sales Volume

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.
Oct '20	\$8.08M	41.7%
Oct '19	\$5.7M	-14.8%
Oct '18	\$6.7M	-14.7%



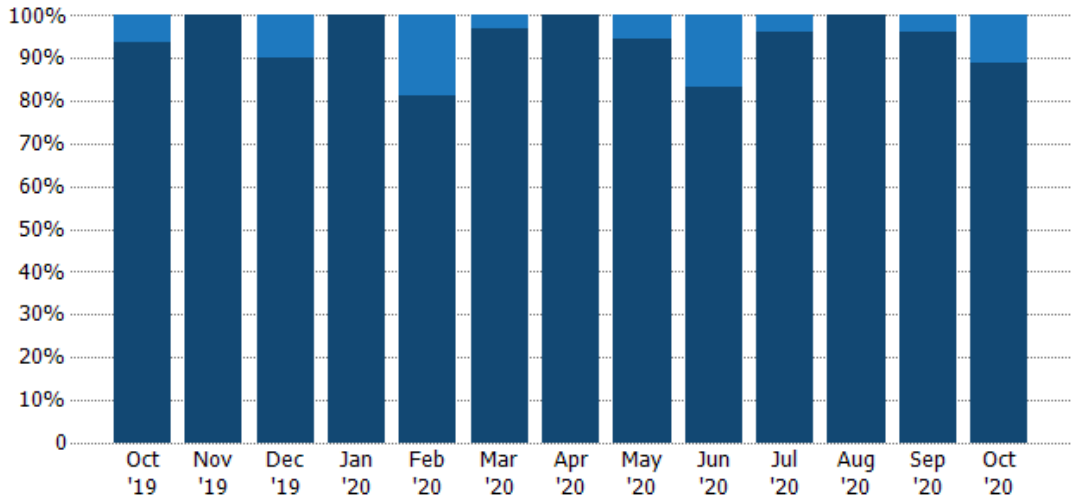
Current Year	\$5.7M	\$5.77M	\$7.56M	\$6.62M	\$5.48M	\$12.8M	\$7.63M	\$7.27M	\$6.96M	\$11.1M	\$9.55M	\$12.4M	\$8.08M
Prior Year	\$6.7M	\$6.72M	\$4.99M	\$4.1M	\$5.18M	\$4.48M	\$8.33M	\$11.8M	\$8.56M	\$12.1M	\$10.6M	\$6.08M	\$5.7M
Percent Change from Prior Year	-15%	-14%	52%	61%	6%	185%	-8%	-39%	-19%	-8%	-10%	103%	42%

## 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



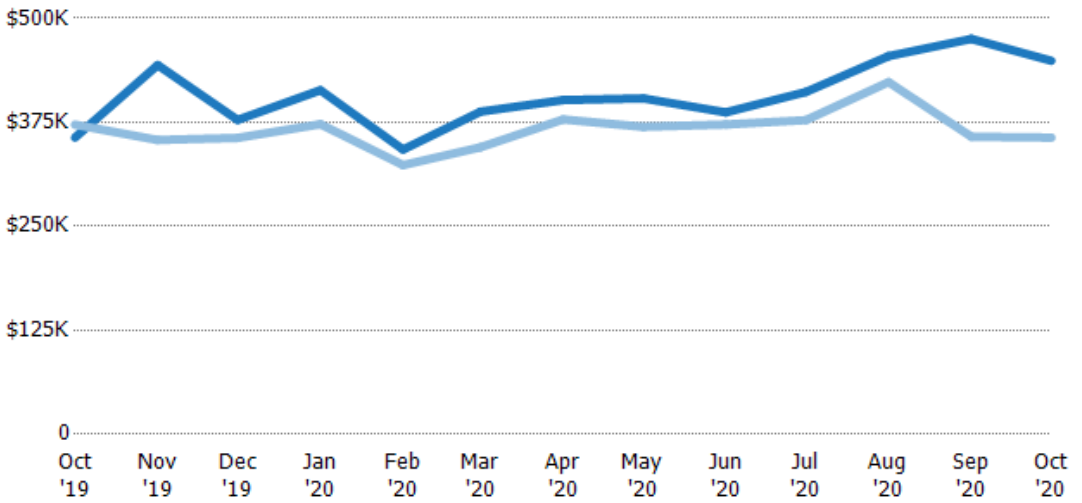
Mobile/Manufactured	6%	-	10%	-	19%	3%	-	6%	17%	4%	-	4%	11%
Single Family Residence	94%	100%	90%	100%	81%	97%	100%	94%	83%	96%	100%	96%	89%

## 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	\$357K	\$444K	\$378K	\$414K	\$342K	\$388K	\$402K	\$404K	\$387K	\$411K	\$455K	\$475K	\$449K
Prior Year	\$372K	\$354K	\$356K	\$373K	\$324K	\$345K	\$378K	\$370K	\$372K	\$378K	\$423K	\$358K	\$357K
Percent Change from Prior Year	-4%	25%	6%	11%	6%	12%	6%	9%	4%	9%	7%	33%	26%

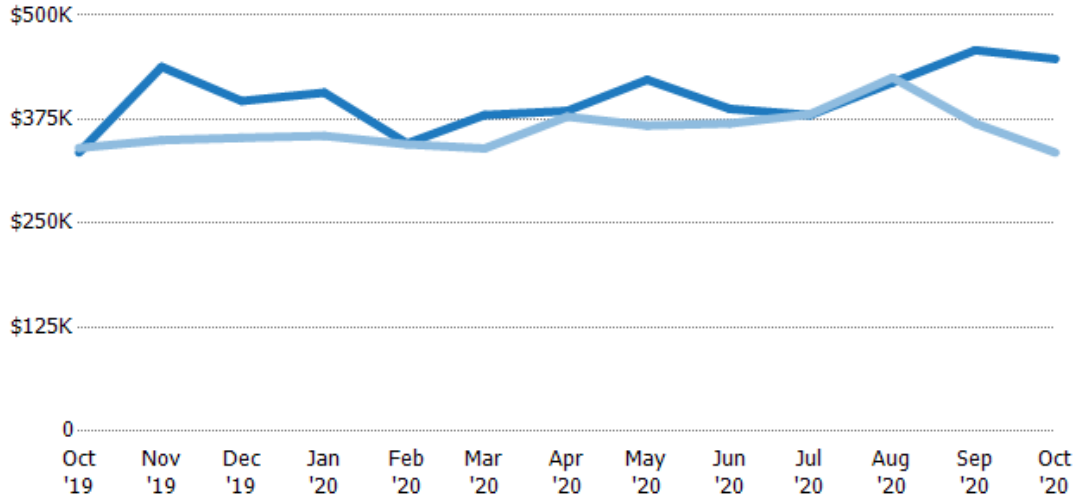
## Median Sales Price

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.
Oct '20	\$447K	33.6%
Oct '19	\$335K	-1.6%
Oct '18	\$340K	9.2%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$335K	\$438K	\$397K	\$407K	\$346K	\$380K	\$385K	\$423K	\$388K	\$380K	\$419K	\$458K	\$447K
Prior Year	\$340K	\$350K	\$353K	\$355K	\$345K	\$340K	\$378K	\$367K	\$370K	\$381K	\$425K	\$370K	\$335K
Percent Change from Prior Year	-2%	25%	13%	15%	0%	12%	2%	15%	5%	0%	-1%	24%	34%

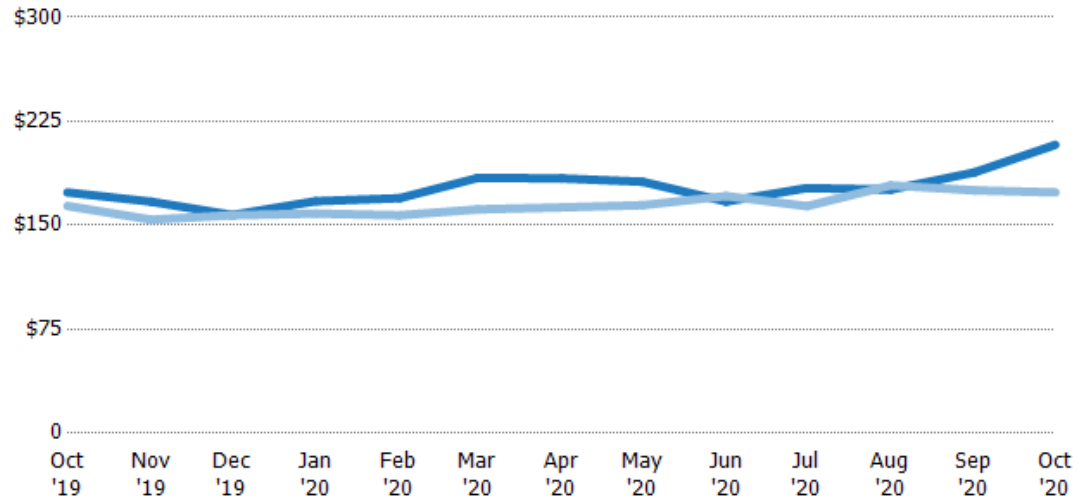
## Average Sales Price per Sq Ft

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.
Oct '20	\$208	19.8%
Oct '19	\$174	5.9%
Oct '18	\$164	-10.7%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$174	\$167	\$157	\$167	\$170	\$184	\$184	\$181	\$167	\$177	\$176	\$188	\$208
Prior Year	\$164	\$154	\$157	\$158	\$157	\$161	\$163	\$164	\$171	\$164	\$179	\$175	\$174
Percent Change from Prior Year	6%	8%	0%	6%	8%	14%	13%	10%	-2%	8%	-2%	7%	20%

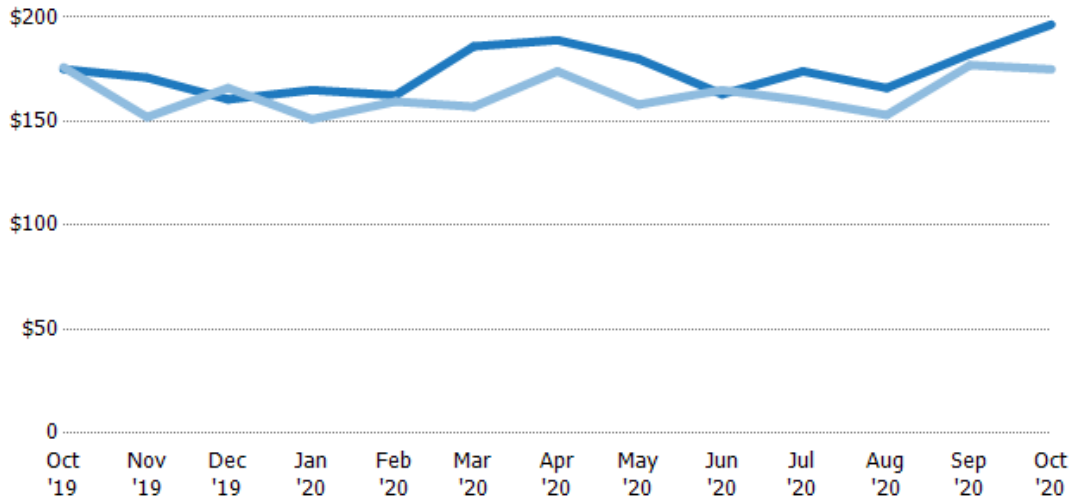
## Median Sales Price per Sq Ft

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.
Oct '20	\$197	12.3%
Oct '19	\$175	-0.6%
Oct '18	\$176	-17%



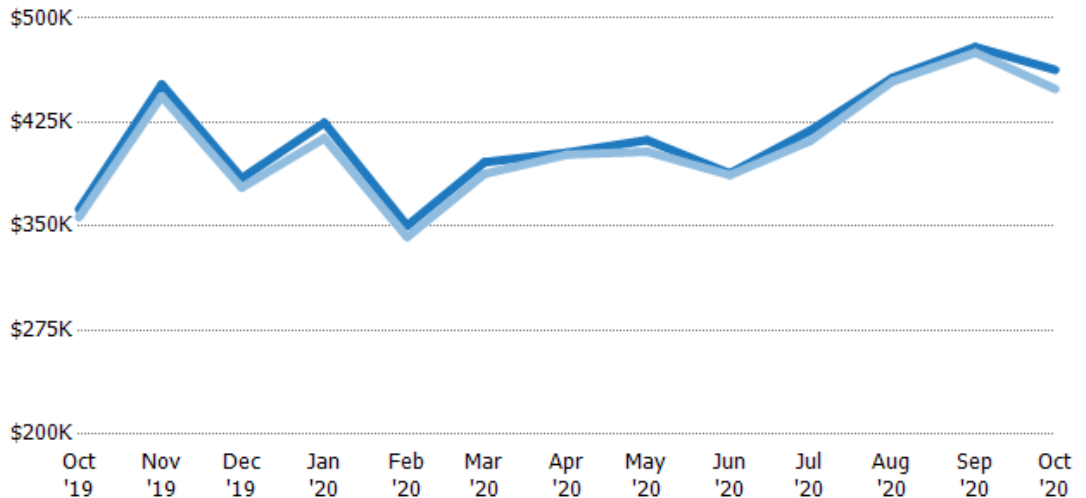
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$175	\$171	\$161	\$165	\$163	\$186	\$189	\$180	\$163	\$174	\$166	\$183	\$197
Prior Year	\$176	\$152	\$166	\$151	\$160	\$157	\$174	\$158	\$165	\$160	\$153	\$177	\$175
Percent Change from Prior Year	-1%	13%	-3%	9%	2%	18%	9%	14%	-1%	9%	8%	3%	12%

## 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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg List Price	\$362K	\$452K	\$385K	\$425K	\$350K	\$396K	\$403K	\$412K	\$388K	\$419K	\$457K	\$479K	\$463K
Avg Sales Price	\$357K	\$444K	\$378K	\$414K	\$342K	\$388K	\$402K	\$404K	\$387K	\$411K	\$455K	\$475K	\$449K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	97%	98%	98%	100%	98%	100%	98%	99%	99%	97%

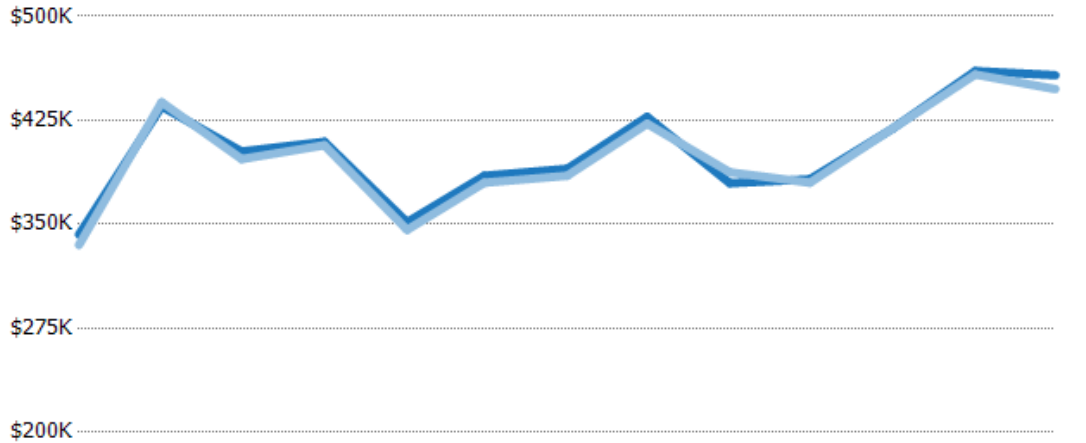


## Median Sales Price vs Median Listing Price

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

### Filters Used

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



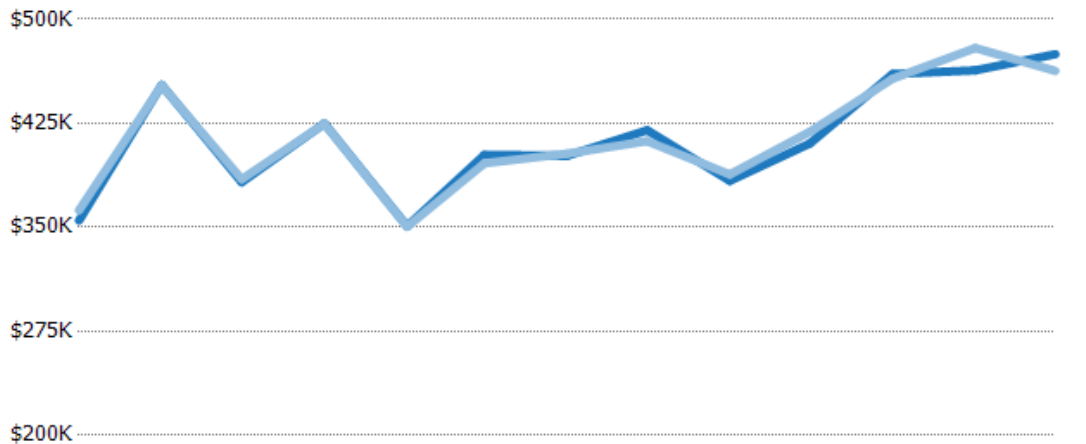
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median List Price	\$343K	\$435K	\$403K	\$410K	\$352K	\$385K	\$390K	\$427K	\$380K	\$382K	\$419K	\$461K	\$457K
Median Sales Price	\$335K	\$438K	\$397K	\$407K	\$346K	\$380K	\$385K	\$423K	\$388K	\$380K	\$419K	\$458K	\$447K
Med Sales Price as a % of Med List Price	98%	101%	99%	99%	98%	99%	99%	99%	102%	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



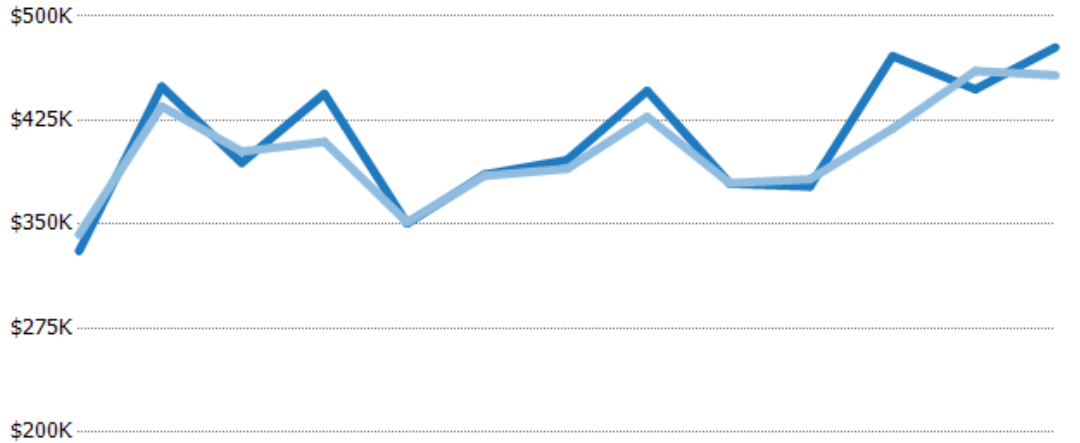
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$355K	\$453K	\$383K	\$425K	\$351K	\$402K	\$402K	\$420K	\$383K	\$410K	\$461K	\$463K	\$475K
Avg Sales Price	\$362K	\$452K	\$385K	\$425K	\$350K	\$396K	\$403K	\$412K	\$388K	\$419K	\$457K	\$479K	\$463K
Avg Sales Price as a % of Avg Est Value	102%	100%	101%	100%	100%	98%	100%	98%	101%	102%	99%	103%	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



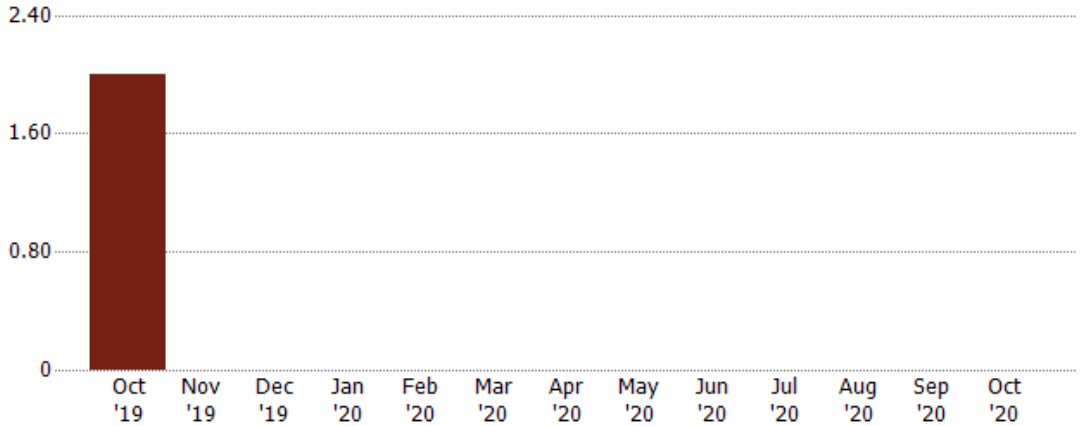
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$331K	\$449K	\$394K	\$444K	\$351K	\$386K	\$396K	\$446K	\$379K	\$377K	\$471K	\$447K	\$478K
Median Sales Price	\$343K	\$435K	\$403K	\$410K	\$352K	\$385K	\$390K	\$427K	\$380K	\$382K	\$419K	\$461K	\$457K
Med Sales Price as a % of Med Est Value	104%	97%	102%	92%	100%	100%	98%	96%	100%	101%	89%	103%	96%

## 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



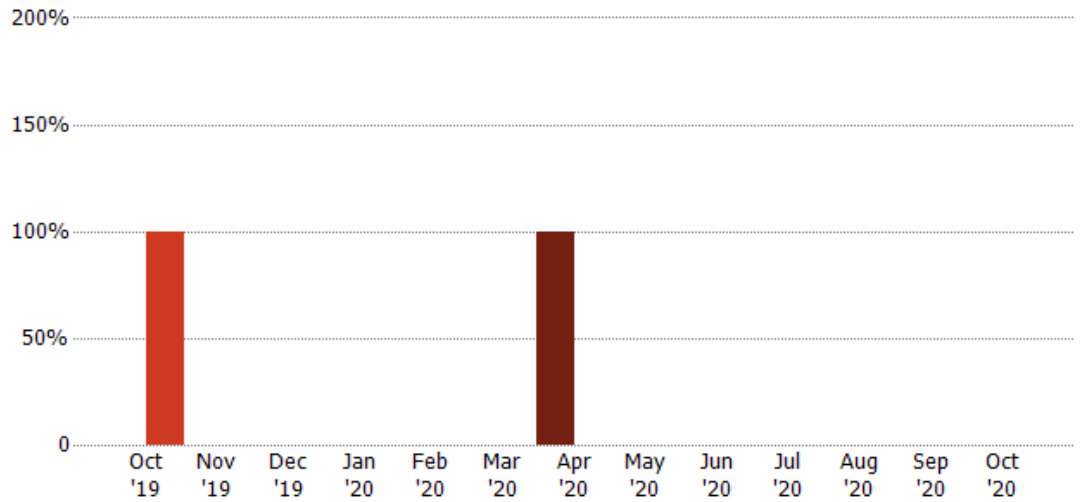
Current Year	2	-	-	-	-	-	-	-	-	-	-	-	-
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## Distressed Sales

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



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



## Sales Activity by ZIP

Oct 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	34	\$15,460,179	18	\$8,080,970	\$448,943	\$447,495	\$202	\$193	15