

2021

NEW RIVER
MARKET REPORT
February 2021



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Feb 2021	Feb 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	16	21	-23.8%	38	47	-19.1%
New Listing Volume	\$8,227,750	\$8,419,488	-2.3%	\$18,666,525	\$19,295,277	-3.3%
Active Listing Count	25	35	-28.6%	N/A	N/A	
Active Listing Volume	\$14,516,199	\$16,782,587	-13.5%	N/A	N/A	
Average Listing Price	\$580,648	\$479,502	+21.1%	\$576,635	\$452,156	+27.5%
Median Listing Price	\$499,900	\$475,000	+5.2%	\$497,269	\$432,376	+15%
Average Listing Price per Sq Ft	\$246	\$189	+30.3%	\$253	\$189	+33.8%
Median Listing Price per Sq Ft	\$251	\$193	+30.1%	\$248	\$191	+30.1%
Median Days in RPR	39	47	-17%	41.83	62.45	-33%
Months of Inventory	1.5	2.1	-28.6%	1.6	3.3	-50.4%
Absorption Rate	68%	48.57%	+19.4%	61.11%	30.34%	+30.8%
Sales Activity Charts Metrics						
New Pending Sales Count	15	41	-63.4%	35	69	-49.3%
New Pending Sales Volume	\$7,144,849	\$15,467,170	-53.8%	\$16,207,324	\$26,224,560	-38.2%
Pending Sales Count	-	35	-	N/A	N/A	
Pending Sales Volume	-	\$13,664,270	-	N/A	N/A	
Closed Sales Count	13	16	-18.8%	30	33	-9.1%
Closed Sales Volume	\$5,814,900	\$5,475,887	+6.2%	\$13,415,833	\$12,388,145	+8.3%
Average Sales Price	\$447,300	\$342,243	+30.7%	\$447,194	\$375,398	+19.1%
Median Sales Price	\$450,000	\$345,994	+30.1%	\$447,167	\$371,239	+20.5%
Average Sales Price per Sq Ft	\$251	\$170	+48.2%	\$223	\$168	+32.2%
Median Sales Price per Sq Ft	\$225	\$163	+38.5%	\$213	\$167	+28.2%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

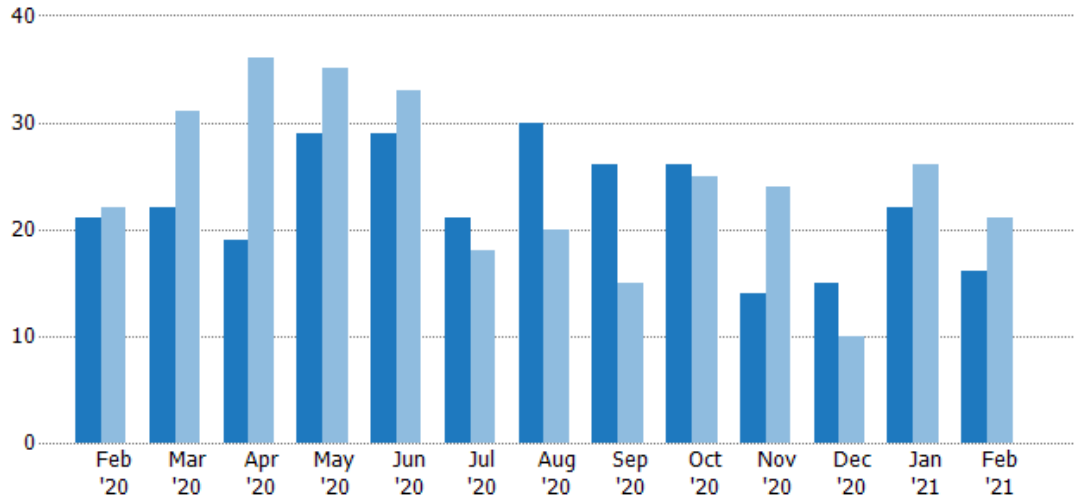
New Listings

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

Month/Year	Count	% Chg.
Feb '21	16	-23.8%
Feb '20	21	-4.5%
Feb '19	22	22.7%



Current Year	21	22	19	29	29	21	30	26	26	14	15	22	16
Prior Year	22	31	36	35	33	18	20	15	25	24	10	26	21
Percent Change from Prior Year	-5%	-29%	-47%	-17%	-12%	17%	50%	73%	4%	-42%	50%	-15%	-24%

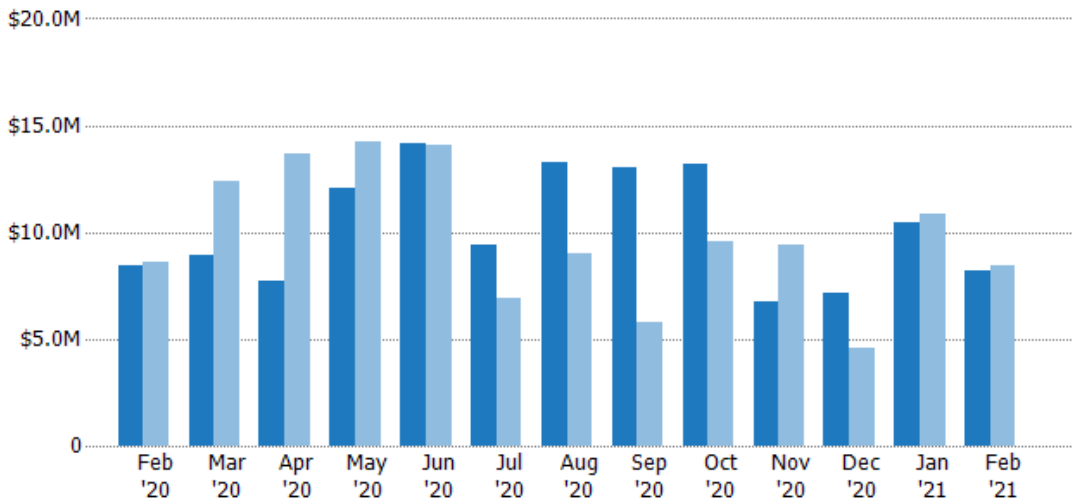
New Listing Volume

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

Month/Year	Volume	% Chg.
Feb '21	\$8.23M	-2.3%
Feb '20	\$8.42M	-2.6%
Feb '19	\$8.64M	15.1%



Current Year	\$8.42M	\$8.91M	\$7.72M	\$12M	\$14.2M	\$9.38M	\$13.3M	\$13.1M	\$13.2M	\$6.75M	\$7.12M	\$10.4M	\$8.23M
Prior Year	\$8.64M	\$12.4M	\$13.7M	\$14.2M	\$14.1M	\$6.9M	\$9M	\$5.78M	\$9.57M	\$9.4M	\$4.56M	\$10.9M	\$8.42M
Percent Change from Prior Year	-3%	-28%	-43%	-15%	1%	36%	48%	126%	37%	-28%	56%	-4%	-2%

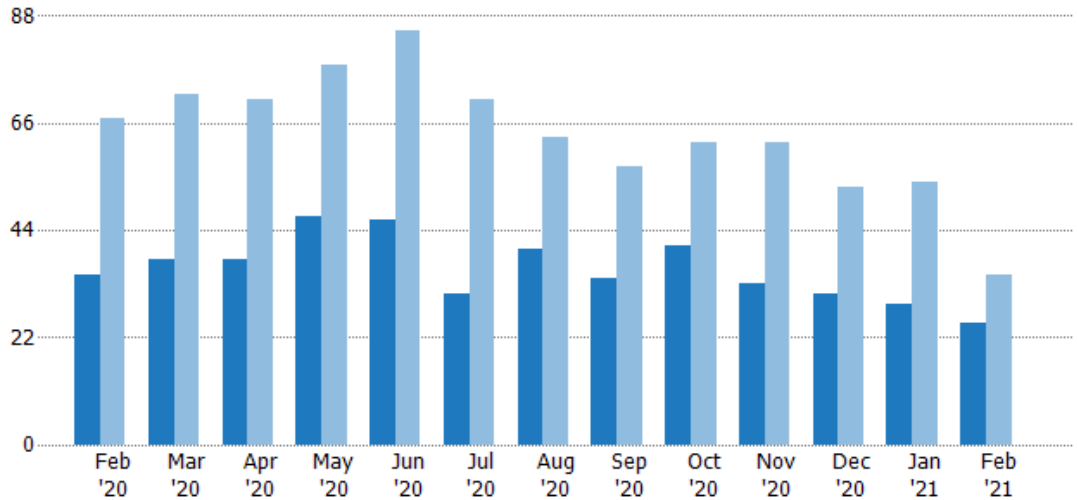
Active Listings

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

Month/Year	Count	% Chg.
Feb '21	25	-28.6%
Feb '20	35	-47.8%
Feb '19	67	28.4%



Current Year	35	38	38	47	46	31	40	34	41	33	31	29	25
Prior Year	67	72	71	78	85	71	63	57	62	62	53	54	35
Percent Change from Prior Year	-48%	-47%	-46%	-40%	-46%	-56%	-37%	-40%	-34%	-47%	-42%	-46%	-29%

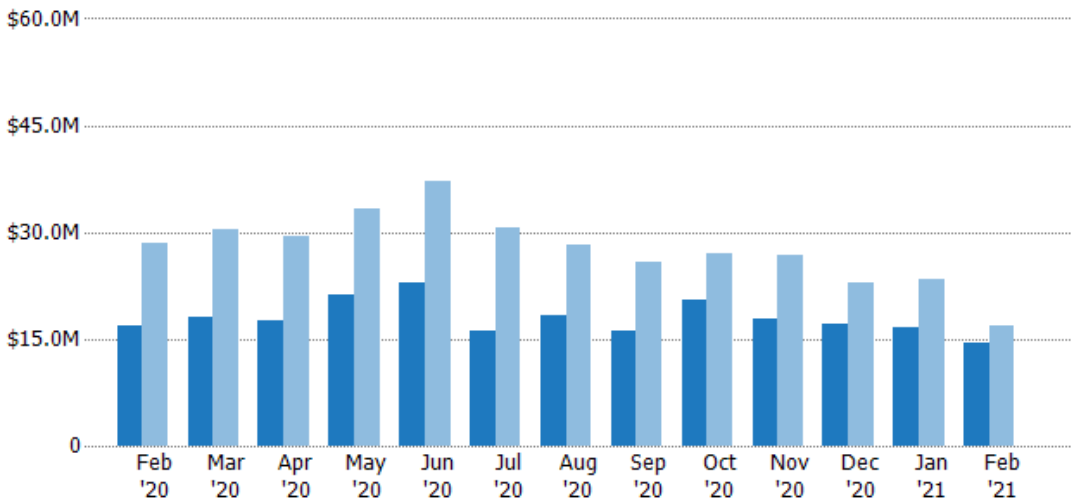
Active Listing Volume

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

Month/Year	Volume	% Chg.
Feb '21	\$14.5M	-13.5%
Feb '20	\$16.8M	-41.1%
Feb '19	\$28.5M	78.3%



Current Year	\$16.8M	\$18M	\$17.6M	\$21.1M	\$22.8M	\$16.1M	\$18.4M	\$16M	\$20.4M	\$17.8M	\$17.2M	\$16.6M	\$14.5M
Prior Year	\$28.5M	\$30.5M	\$29.5M	\$33.3M	\$37.1M	\$30.6M	\$28.1M	\$25.7M	\$26.9M	\$26.7M	\$22.8M	\$23.5M	\$16.8M
Percent Change from Prior Year	-41%	-41%	-40%	-37%	-39%	-47%	-35%	-38%	-24%	-33%	-25%	-29%	-14%

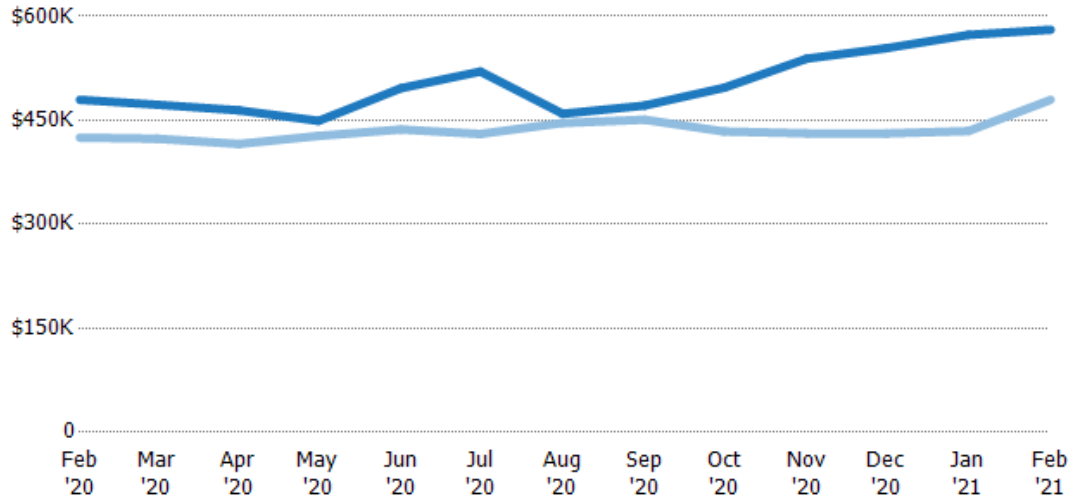
Average Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$581K	21.1%
Feb '20	\$480K	12.8%
Feb '19	\$425K	38.9%



Current Year	\$480K	\$472K	\$464K	\$449K	\$496K	\$520K	\$459K	\$471K	\$497K	\$539K	\$554K	\$573K	\$581K
Prior Year	\$425K	\$423K	\$416K	\$427K	\$437K	\$430K	\$446K	\$451K	\$434K	\$431K	\$431K	\$434K	\$480K
Percent Change from Prior Year	13%	12%	12%	5%	14%	21%	3%	5%	15%	25%	29%	32%	21%

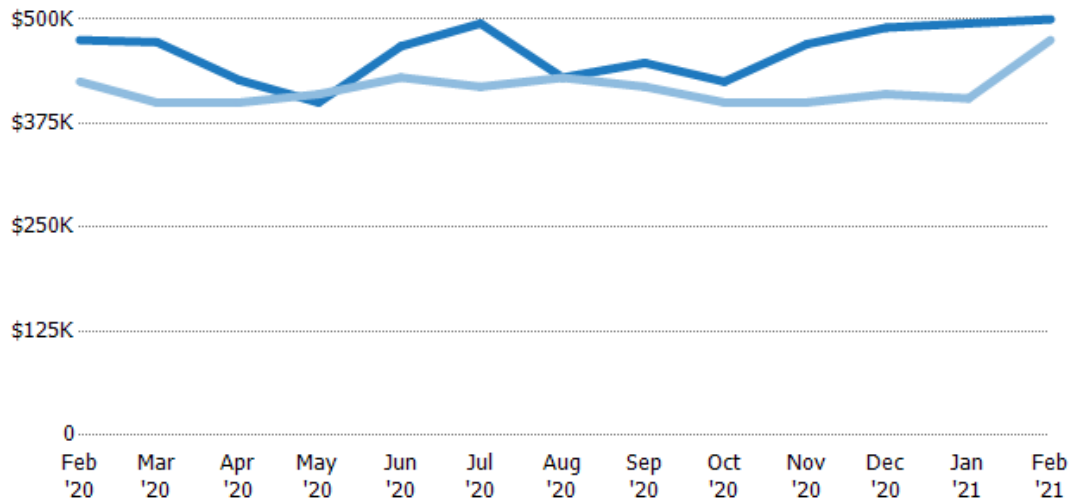
Median Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$500K	5.2%
Feb '20	\$475K	11.8%
Feb '19	\$425K	-5%



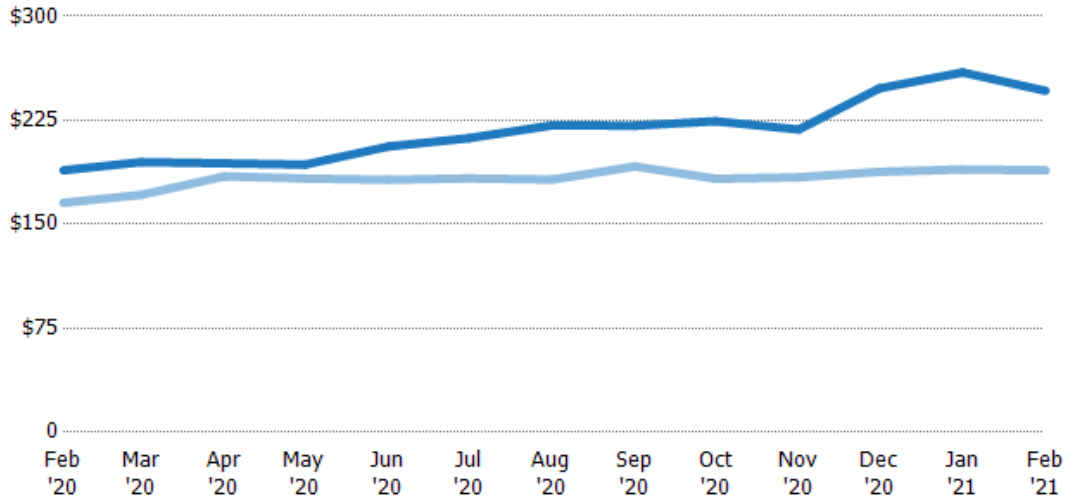
Current Year	\$475K	\$473K	\$427K	\$400K	\$468K	\$495K	\$430K	\$448K	\$425K	\$470K	\$490K	\$495K	\$500K
Prior Year	\$425K	\$400K	\$400K	\$410K	\$430K	\$419K	\$430K	\$419K	\$400K	\$400K	\$410K	\$405K	\$475K
Percent Change from Prior Year	12%	18%	7%	-2%	9%	18%	0%	7%	6%	18%	19%	22%	5%

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



Month/Year	Price/sq ft	% Chg.
Feb '21	\$246	30.3%
Feb '20	\$189	14.1%
Feb '19	\$166	0.8%

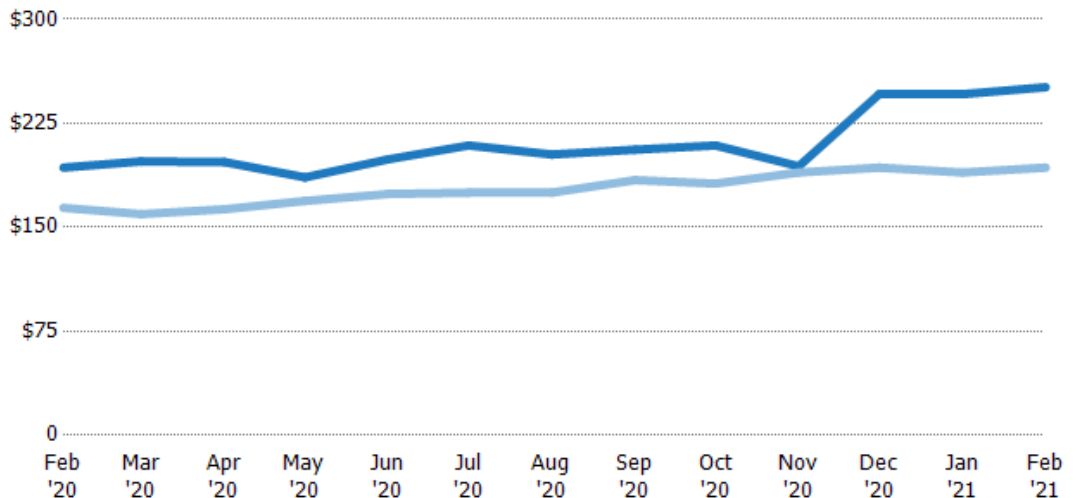
Current Year	\$189	\$195	\$194	\$193	\$206	\$212	\$221	\$221	\$224	\$218	\$248	\$260	\$246
Prior Year	\$166	\$171	\$185	\$183	\$182	\$183	\$182	\$192	\$183	\$184	\$188	\$190	\$189
Percent Change from Prior Year	14%	14%	5%	5%	13%	16%	21%	15%	23%	19%	32%	37%	30%

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



Month/Year	Price/sq ft	% Chg.
Feb '21	\$251	30.1%
Feb '20	\$193	17.7%
Feb '19	\$164	-2.7%

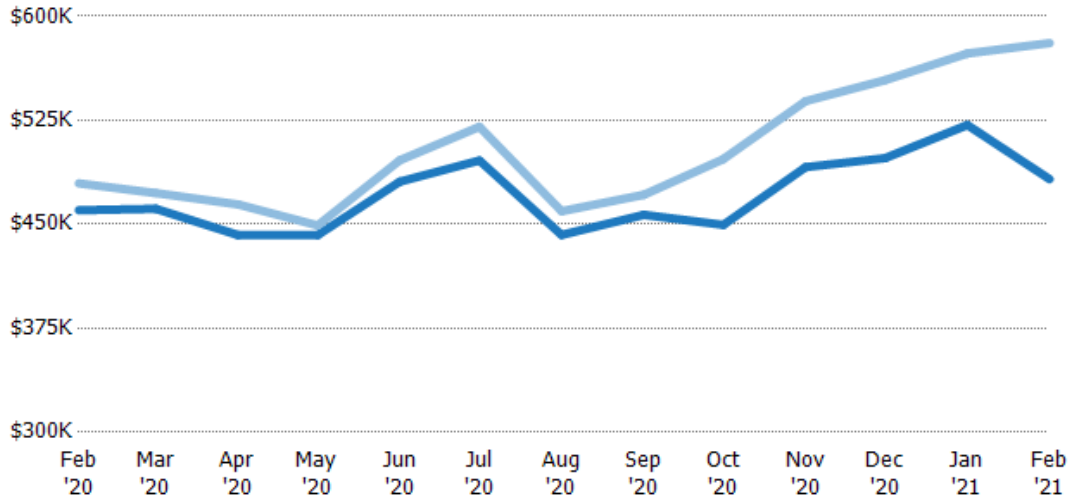
Current Year	\$193	\$198	\$197	\$186	\$199	\$209	\$203	\$206	\$209	\$194	\$246	\$246	\$251
Prior Year	\$164	\$160	\$163	\$169	\$174	\$175	\$175	\$184	\$182	\$190	\$193	\$190	\$193
Percent Change from Prior Year	18%	24%	21%	10%	14%	19%	16%	12%	15%	2%	27%	30%	30%

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



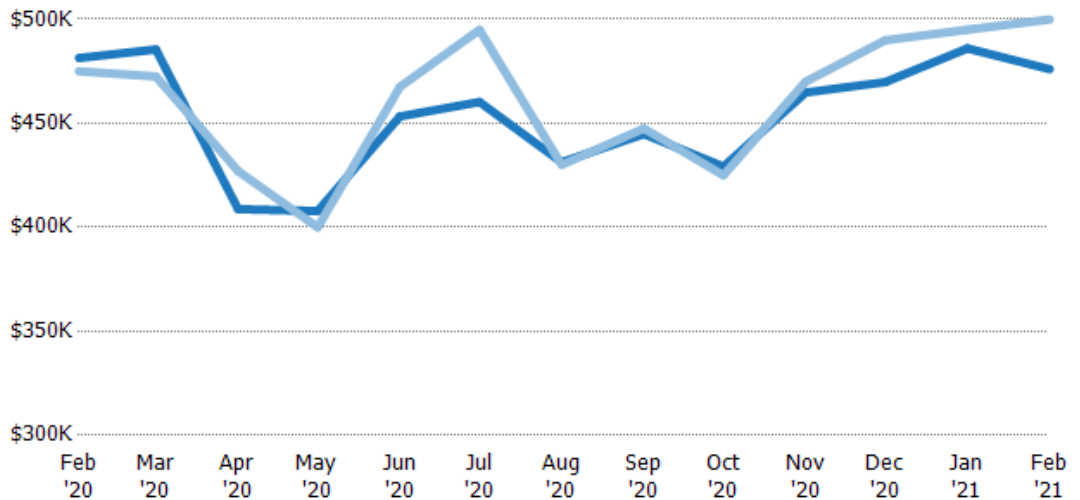
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$460K	\$461K	\$442K	\$442K	\$481K	\$496K	\$442K	\$457K	\$450K	\$491K	\$498K	\$522K	\$483K
Avg Listing Price	\$480K	\$472K	\$464K	\$449K	\$496K	\$520K	\$459K	\$471K	\$497K	\$539K	\$554K	\$573K	\$581K
Avg Listing Price as a % of Avg Est Value	104%	102%	105%	102%	103%	105%	104%	103%	111%	110%	111%	110%	120%

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



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$481K	\$485K	\$409K	\$408K	\$453K	\$460K	\$431K	\$445K	\$429K	\$465K	\$470K	\$486K	\$476K
Median Listing Price	\$475K	\$473K	\$427K	\$400K	\$468K	\$495K	\$430K	\$448K	\$425K	\$470K	\$490K	\$495K	\$500K
Med Listing Price as a % of Med Est Value	99%	97%	104%	98%	103%	108%	100%	101%	99%	101%	104%	102%	105%

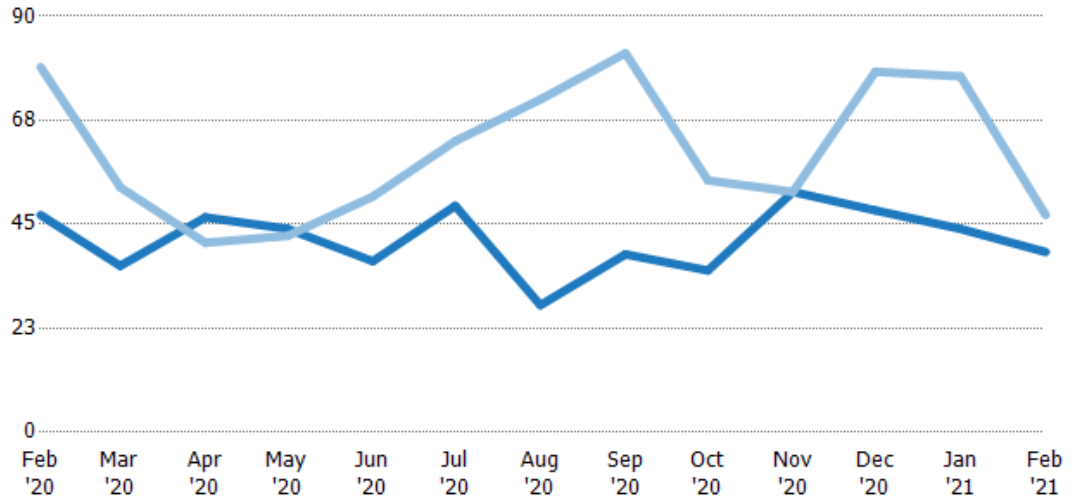
Median Days in RPR

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

Month/Year	Days	% Chg.
Feb '21	39	-17%
Feb '20	47	-40.5%
Feb '19	79	-29.1%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	47	36	46.5	44	37	49	27.5	38.5	35	52	48	44	39
Prior Year	79	53	41	42.5	51	63	72	82	54.5	52	78	77	47
Percent Change from Prior Year	-41%	-32%	13%	4%	-27%	-22%	-62%	-53%	-36%	0%	-38%	-43%	-17%

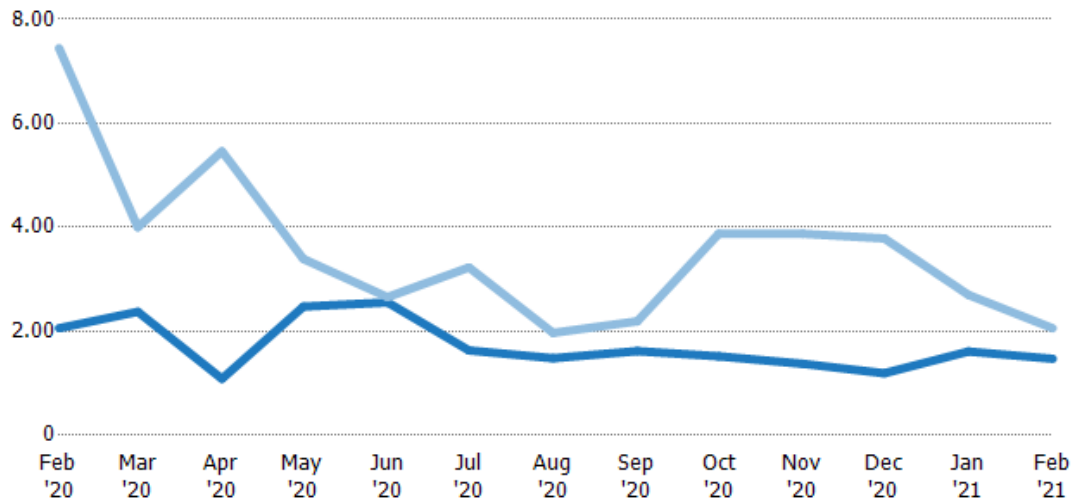
Months of Inventory

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

Month/Year	Months	% Chg.
Feb '21	1.47	-28.6%
Feb '20	2.06	-72.3%
Feb '19	7.44	-32%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	2.06	2.38	1.09	2.47	2.56	1.63	1.48	1.62	1.52	1.38	1.19	1.61	1.47
Prior Year	7.44	4	5.46	3.39	2.66	3.23	1.97	2.19	3.88	3.88	3.79	2.7	2.06
Percent Change from Prior Year	-72%	-41%	-80%	-27%	-4%	-49%	-25%	-26%	-61%	-65%	-69%	-40%	-29%

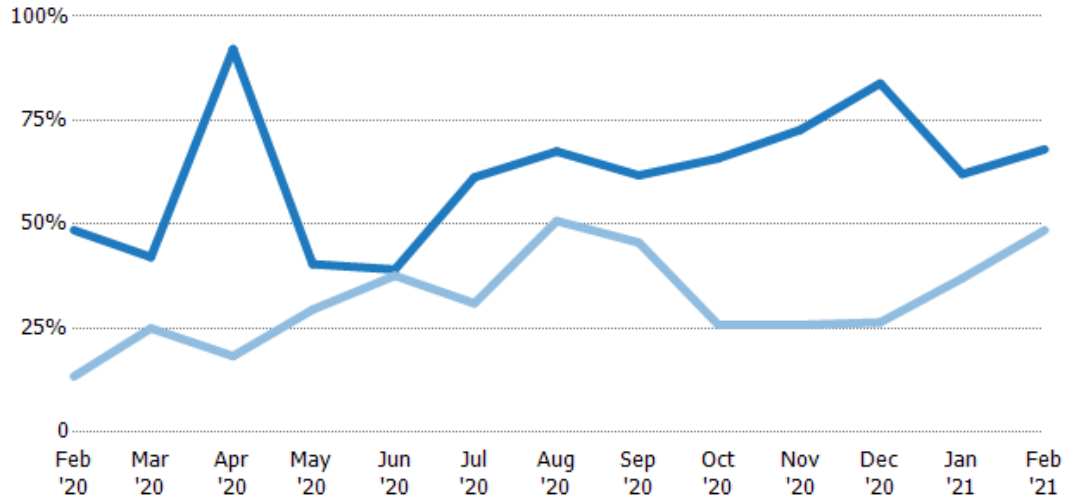
Absorption Rate

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

Month/Year	Rate	Chg.
Feb '21	68%	-19.4%
Feb '20	49%	-35.1%
Feb '19	13%	47.1%



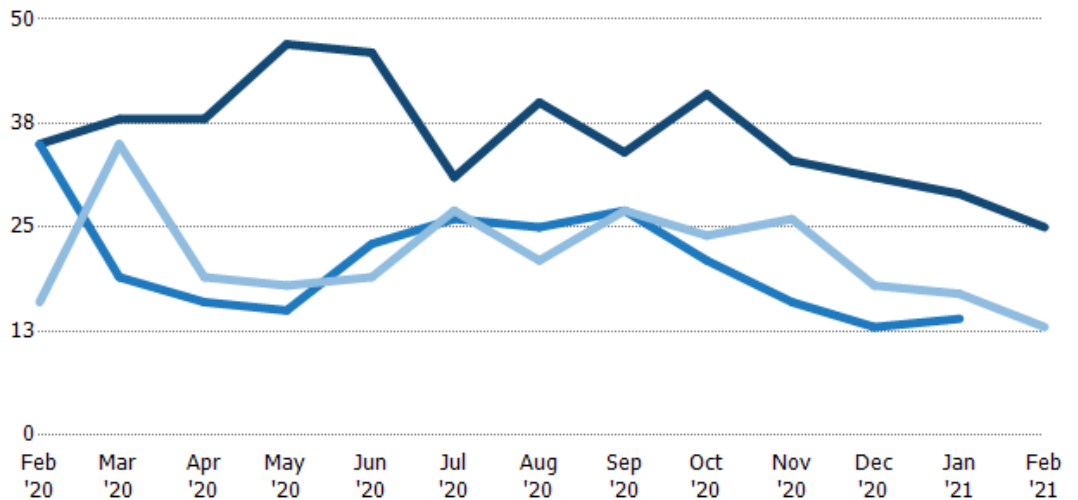
Current Year	49%	42%	92%	40%	39%	61%	68%	62%	66%	73%	84%	62%	68%
Prior Year	13%	25%	18%	29%	38%	31%	51%	46%	26%	26%	26%	37%	49%
Change from Prior Year	-35%	-17%	-74%	-11%	-1%	-30%	-17%	-16%	-40%	-47%	-57%	-25%	-19%

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



Active	35	38	38	47	46	31	40	34	41	33	31	29	25
Pending	35	19	16	15	23	26	25	27	21	16	13	14	-
Sold	16	35	19	18	19	27	21	27	24	26	18	17	13

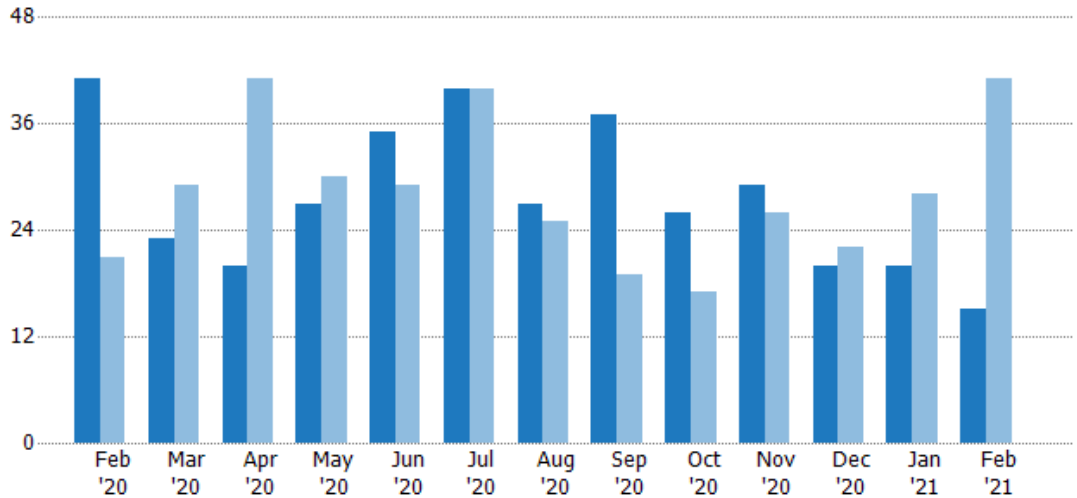
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

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

Month/Year	Count	% Chg.
Feb '21	15	-63.4%
Feb '20	41	95.2%
Feb '19	21	0%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	41	23	20	27	35	40	27	37	26	29	20	20	15
Prior Year	21	29	41	30	29	40	25	19	17	26	22	28	41
Percent Change from Prior Year	95%	-21%	-51%	-10%	21%	0%	8%	95%	53%	12%	-9%	-29%	-63%

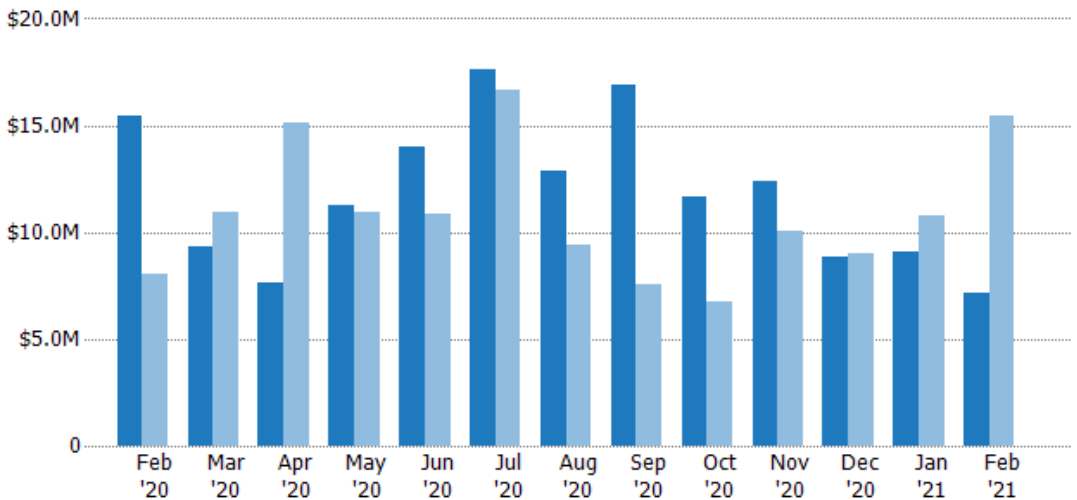
New Pending Sales Volume

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

Month/Year	Volume	% Chg.
Feb '21	\$7.14M	-53.8%
Feb '20	\$15.5M	92.4%
Feb '19	\$8.04M	1.6%



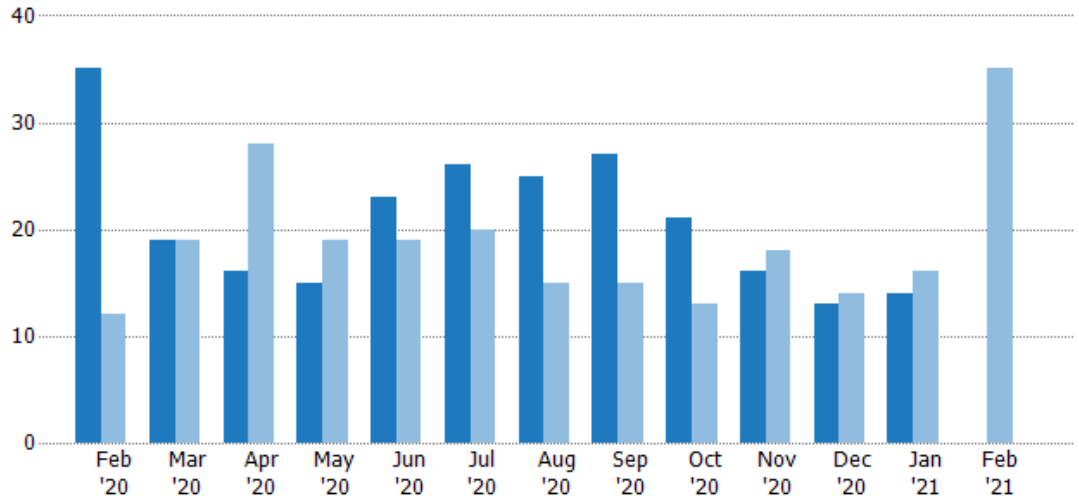
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$15.5M	\$9.32M	\$7.63M	\$11.2M	\$14M	\$17.7M	\$12.8M	\$16.9M	\$11.7M	\$12.4M	\$8.83M	\$9.06M	\$7.14M
Prior Year	\$8.04M	\$10.9M	\$15.1M	\$11M	\$10.9M	\$16.6M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.8M	\$15.5M
Percent Change from Prior Year	92%	-15%	-50%	3%	29%	6%	36%	124%	74%	23%	-2%	-16%	-54%

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



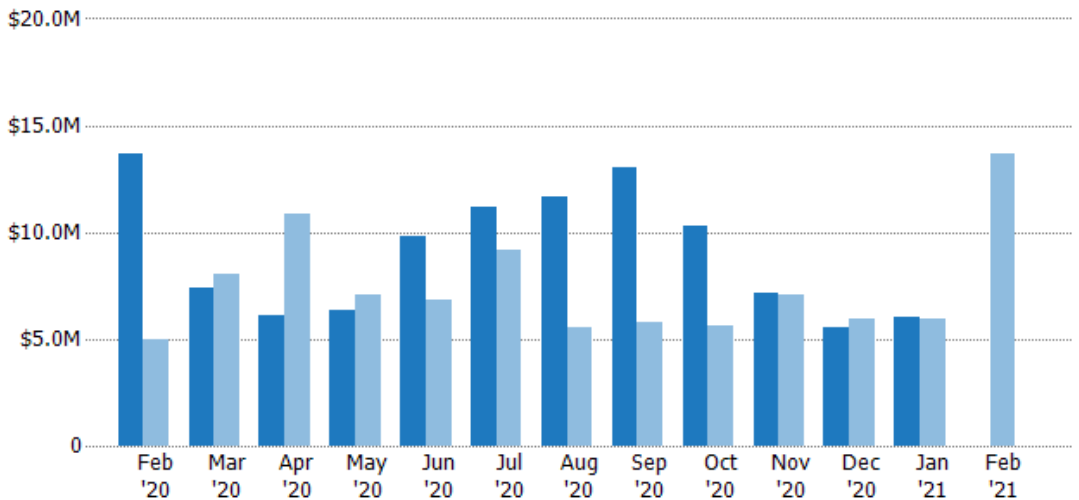
Current Year	35	19	16	15	23	26	25	27	21	16	13	14	-
Prior Year	12	19	28	19	19	20	15	15	13	18	14	16	35
Percent Change from Prior Year	192%	0%	-43%	-21%	21%	30%	67%	80%	62%	-11%	-7%	-13%	-100%

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



Current Year	\$13.7M	\$7.43M	\$6.1M	\$6.32M	\$9.79M	\$11.2M	\$11.6M	\$13.1M	\$10.3M	\$7.19M	\$5.55M	\$5.99M	-
Prior Year	\$4.95M	\$8.02M	\$10.8M	\$7.09M	\$6.79M	\$9.13M	\$5.53M	\$5.78M	\$5.64M	\$7.08M	\$5.92M	\$5.97M	\$13.7M
Percent Change from Prior Year	176%	-7%	-44%	-11%	44%	23%	111%	126%	83%	1%	-6%	0%	-100%

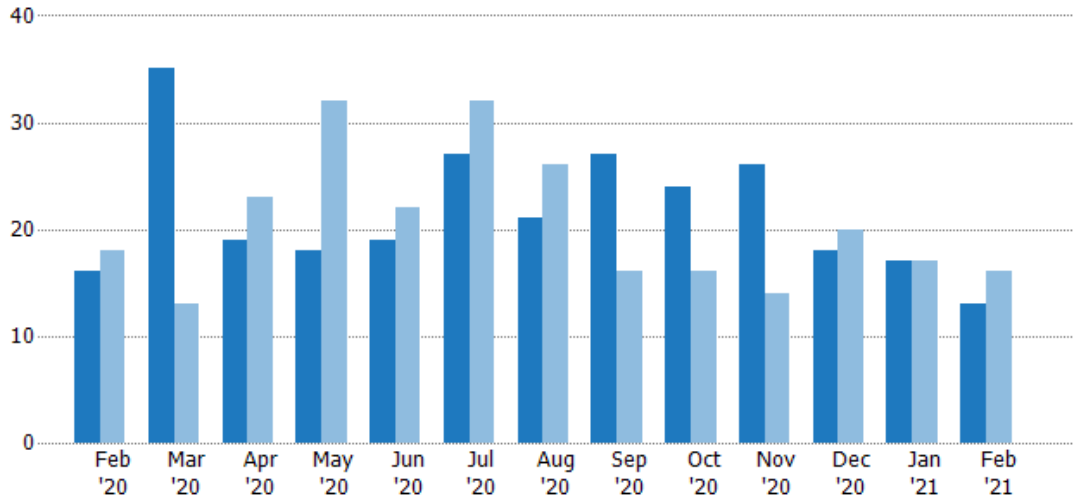
Closed Sales

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

Month/ Year	Count	% Chg.
Feb '21	13	-18.8%
Feb '20	16	-11.1%
Feb '19	18	-50%



Current Year	16	35	19	18	19	27	21	27	24	26	18	17	13
Prior Year	18	13	23	32	22	32	26	16	16	14	20	17	16
Percent Change from Prior Year	-11%	169%	-17%	-44%	-14%	-16%	-19%	69%	50%	86%	-10%	0%	-19%

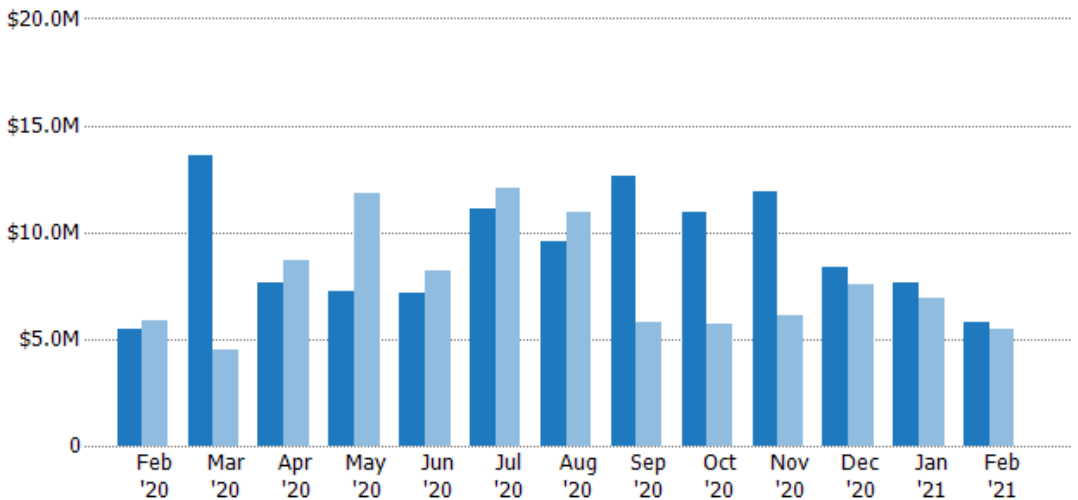
Closed Sales Volume

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

Month/ Year	Volume	% Chg.
Feb '21	\$5.81M	6.2%
Feb '20	\$5.48M	-6.4%
Feb '19	\$5.85M	-40%



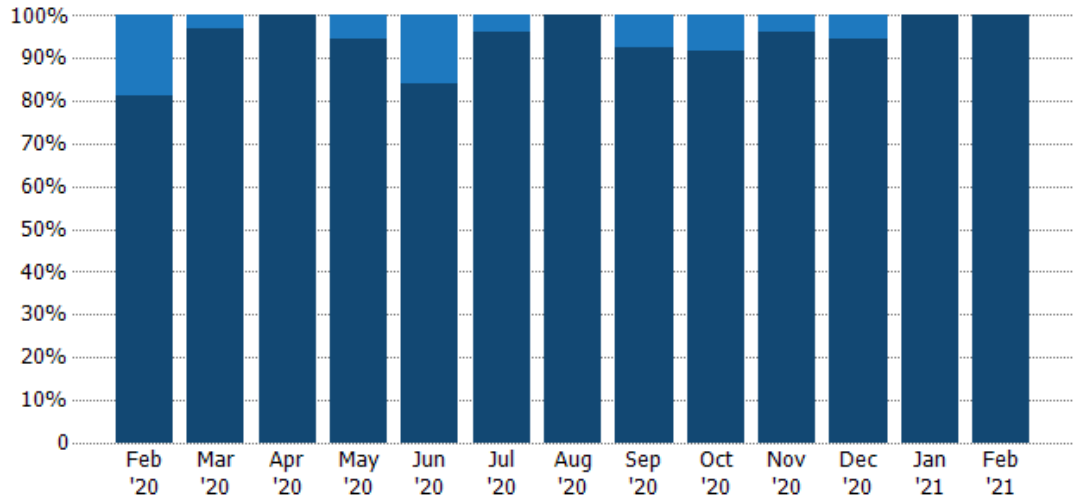
Current Year	\$5.48M	\$13.6M	\$7.63M	\$7.27M	\$7.14M	\$11.1M	\$9.55M	\$12.6M	\$11M	\$11.9M	\$8.34M	\$7.6M	\$5.81M
Prior Year	\$5.85M	\$4.48M	\$8.7M	\$11.8M	\$8.17M	\$12.1M	\$11M	\$5.76M	\$5.7M	\$6.08M	\$7.56M	\$6.91M	\$5.48M
Percent Change from Prior Year	-6%	204%	-12%	-39%	-13%	-8%	-13%	119%	92%	95%	10%	10%	6%

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



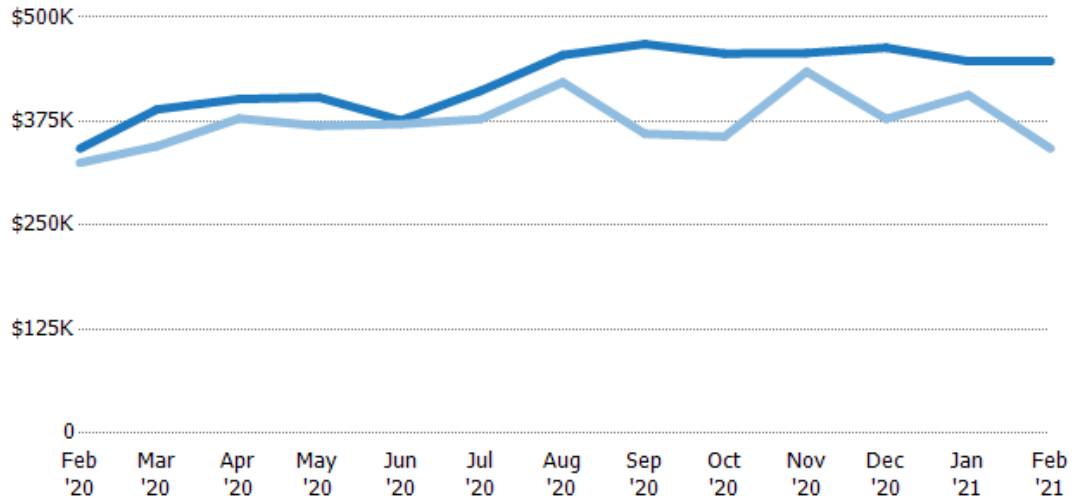
Mobile/Manufactured	19%	3%	-	6%	16%	4%	-	7%	8%	4%	6%	-	-
Single Family Residence	81%	97%	100%	94%	84%	96%	100%	93%	92%	96%	94%	100%	100%

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



Month/Year	Price	% Chg.
Feb '21	\$447K	30.7%
Feb '20	\$342K	5.3%
Feb '19	\$325K	20%

Current Year	\$342K	\$389K	\$402K	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K	\$447K	\$447K
Prior Year	\$325K	\$345K	\$378K	\$370K	\$372K	\$378K	\$422K	\$360K	\$357K	\$435K	\$378K	\$407K	\$342K
Percent Change from Prior Year	5%	13%	6%	9%	1%	9%	8%	30%	28%	5%	23%	10%	31%

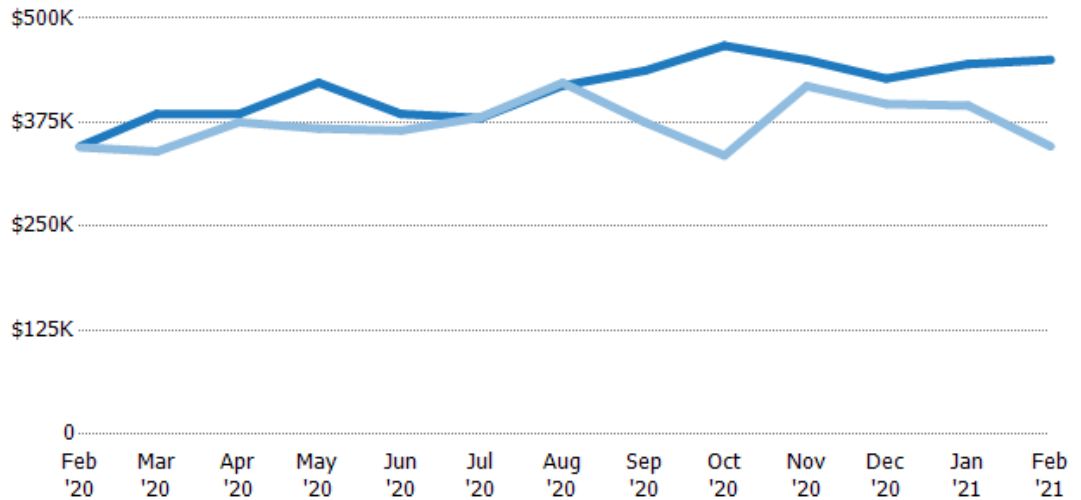
Median Sales Price

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

Month/ Year	Price	% Chg.
Feb '21	\$450K	30.1%
Feb '20	\$346K	0.3%
Feb '19	\$345K	5.8%



Current Year	\$346K	\$385K	\$385K	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K	\$445K	\$450K
Prior Year	\$345K	\$340K	\$375K	\$367K	\$365K	\$381K	\$422K	\$375K	\$335K	\$419K	\$397K	\$395K	\$346K
Percent Change from Prior Year	0%	13%	3%	15%	5%	0%	-1%	17%	39%	8%	8%	13%	30%

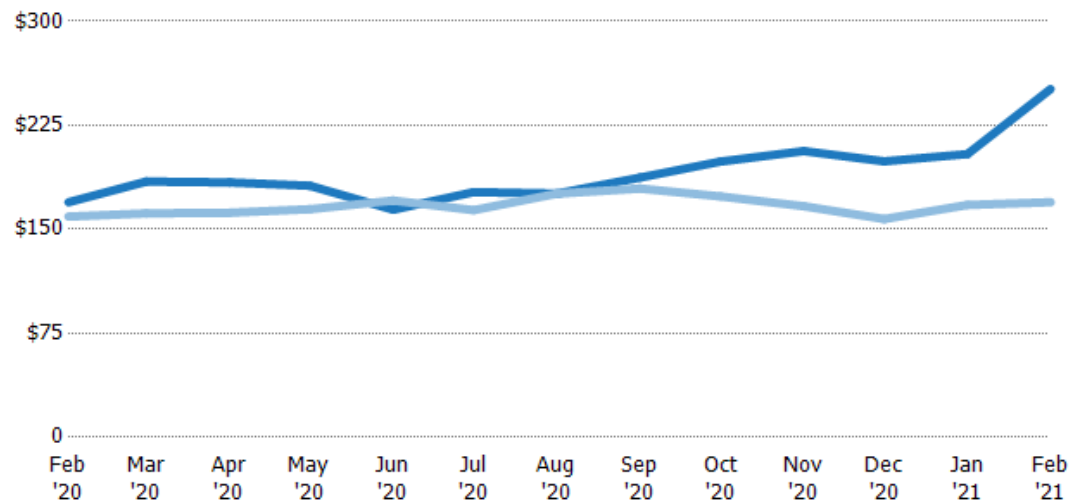
Average Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$251	48.2%
Feb '20	\$170	6.5%
Feb '19	\$159	-9.3%



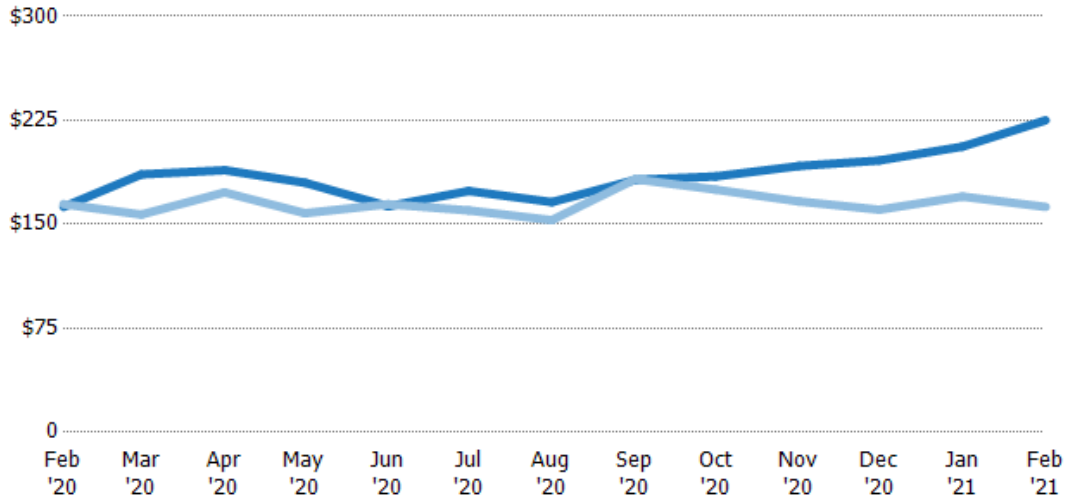
Current Year	\$170	\$184	\$184	\$181	\$164	\$177	\$176	\$187	\$199	\$206	\$199	\$204	\$251
Prior Year	\$159	\$161	\$162	\$164	\$171	\$164	\$176	\$179	\$174	\$167	\$157	\$168	\$170
Percent Change from Prior Year	6%	14%	13%	10%	-4%	8%	0%	4%	14%	24%	26%	22%	48%

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



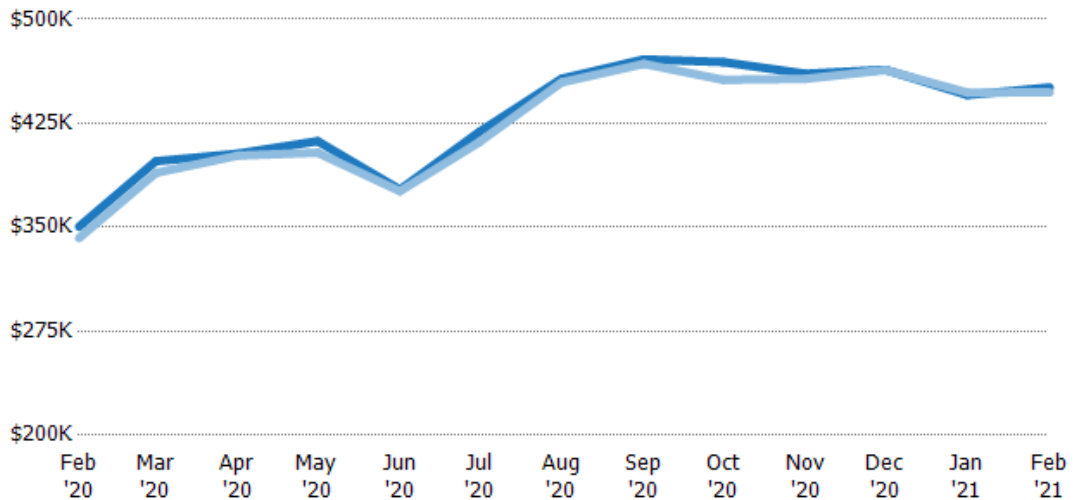
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$163	\$186	\$189	\$180	\$163	\$174	\$166	\$182	\$185	\$192	\$196	\$206	\$225
Prior Year	\$165	\$157	\$173	\$158	\$165	\$160	\$153	\$183	\$175	\$167	\$161	\$170	\$163
Percent Change from Prior Year	-1%	18%	9%	14%	-1%	9%	8%	0%	5%	15%	22%	21%	38%

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



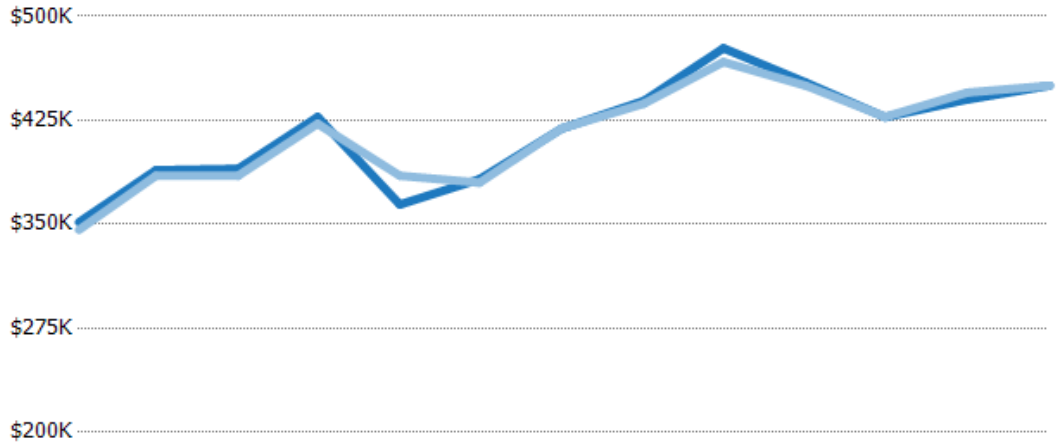
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg List Price	\$350K	\$398K	\$403K	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K	\$445K	\$451K
Avg Sales Price	\$342K	\$389K	\$402K	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K	\$447K	\$447K
Avg Sales Price as a % of Avg List Price	98%	98%	100%	98%	100%	98%	99%	99%	97%	99%	100%	100%	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



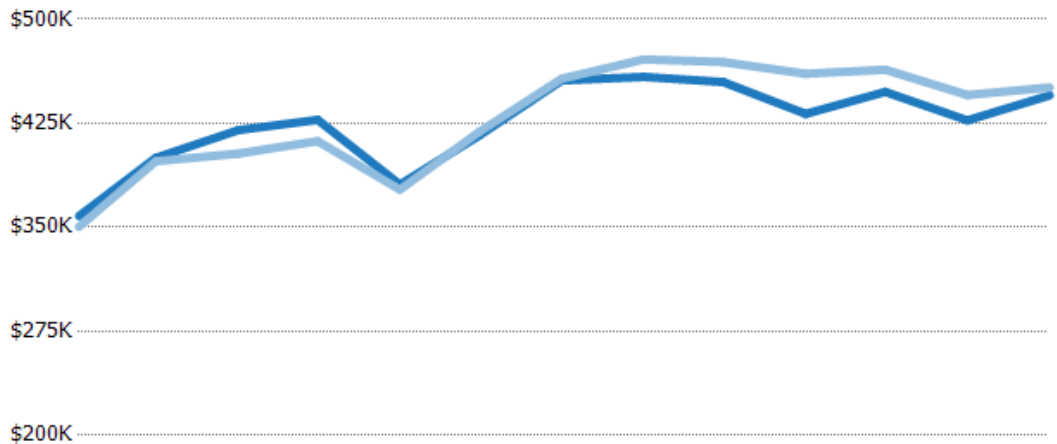
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$352K	\$389K	\$390K	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K	\$440K	\$450K
Median Sales Price	\$346K	\$385K	\$385K	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K	\$445K	\$450K
Med Sales Price as a % of Med List Price	98%	99%	99%	99%	106%	99%	100%	100%	98%	100%	100%	101%	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



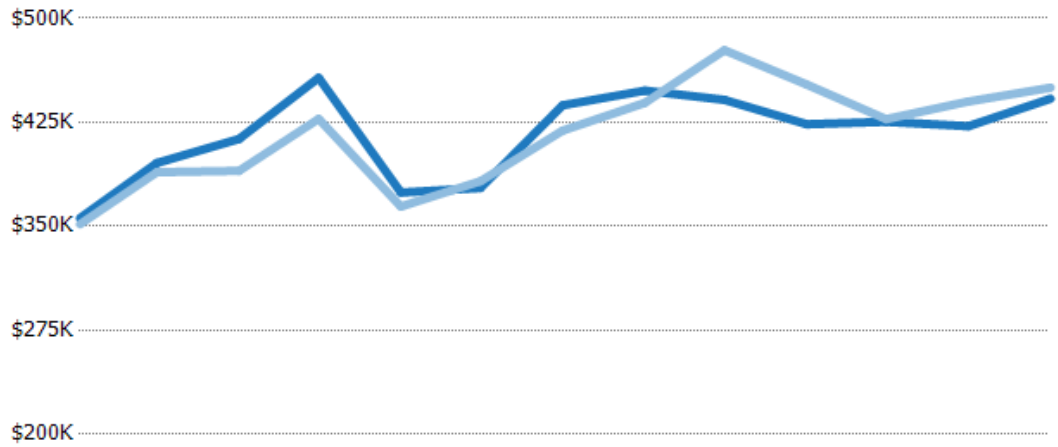
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$358K	\$400K	\$420K	\$427K	\$381K	\$416K	\$456K	\$458K	\$455K	\$432K	\$448K	\$427K	\$445K
Avg Sales Price	\$350K	\$398K	\$403K	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K	\$445K	\$451K
Avg Sales Price as a % of Avg Est Value	98%	99%	96%	96%	99%	101%	100%	103%	103%	107%	104%	104%	101%

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



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$356K	\$396K	\$413K	\$457K	\$374K	\$378K	\$437K	\$448K	\$441K	\$424K	\$425K	\$422K	\$442K
Median Sales Price	\$352K	\$389K	\$390K	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K	\$440K	\$450K
Med Sales Price as a % of Med Est Value	99%	98%	94%	94%	97%	101%	96%	98%	108%	107%	100%	104%	102%



Sales Activity by ZIP

Feb 2021

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			13	\$5,814,900	\$447,300	\$450,000	\$248	\$225	35