

2018

NEW RIVER MARKET REPORT

April 2018



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	Apr 2018	Apr 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	36	25	+44%	127	103	+23.3%
New Listing Volume	\$14,575,813	\$25,385,880	-42.6%	\$49,219,874	\$53,497,527	-8%
Active Listing Count	84	80	+5%	316	301	+5%
Active Listing Volume	\$49,861,525	\$47,453,121	+5.1%	\$194,511,244	\$135,742,722	+43.3%
Average Listing Price	\$593,590	\$593,164	+0.1%	\$615,542	\$450,972	+36.5%
Median Listing Price	\$387,500	\$409,950	-5.5%	\$395,359	\$389,834	+1.4%
Average Listing Price per Sq Ft	\$171	\$174	-2.2%	\$177	\$168	+5.5%
Median Listing Price per Sq Ft	\$162	\$160	+1.3%	\$165	\$157	+5.1%
Median Days in RPR	39	51	-23.5%	52.56	58.93	-10.8%
Months of Inventory	3.8	2.9	+33.6%	4	5.4	-26.5%
Absorption Rate	26.19%	35%	-8.8%	25.32%	18.6%	+6.7%
Sales Activity Charts Metrics						
New Pending Sales Count	25	16	+56.3%	89	88	+1.1%
New Pending Sales Volume	\$10,420,789	\$5,674,545	+83.6%	\$34,933,730	\$29,113,764	+20%
Pending Sales Count	30	14	+114.3%	104	71	+46.5%
Pending Sales Volume	\$11,789,966	\$5,662,545	+108.2%	\$39,316,696	\$25,254,464	+55.7%
Closed Sales Count	25	16	+56.3%	70	80	-12.5%
Closed Sales Volume	\$9,717,890	\$5,086,100	+91.1%	\$26,011,880	\$26,122,500	-0.4%
Average Sales Price	\$388,716	\$317,881	+22.3%	\$371,598	\$326,531	+13.8%
Median Sales Price	\$389,000	\$298,450	+30.3%	\$366,241	\$312,015	+17.4%
Average Sales Price per Sq Ft	\$158	\$153	+3.4%	\$157	\$146	+7.6%
Median Sales Price per Sq Ft	\$161	\$145	+11%	\$160	\$141	+13.4%
Distressed Charts Metrics						
Distressed Listing Count	1	5	-80%	7	20	-65%

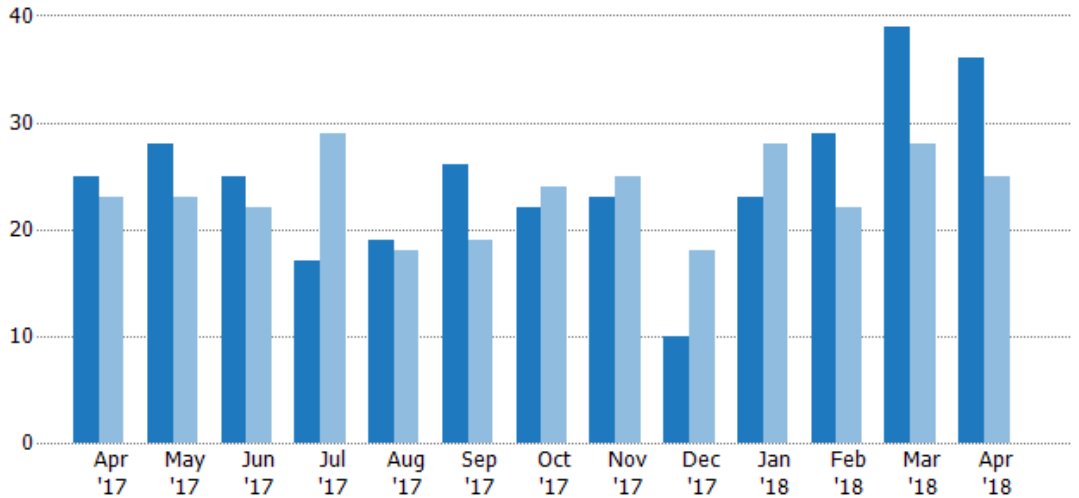
New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

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

Month/Year	Count	% Chg.
Apr '18	36	44%
Apr '17	25	8.7%
Apr '16	23	26.1%



Current Year	25	28	25	17	19	26	22	23	10	23	29	39	36
Prior Year	23	23	22	29	18	19	24	25	18	28	22	28	25
Percent Change from Prior Year	9%	22%	14%	-41%	6%	37%	-8%	-8%	-44%	-18%	32%	39%	44%

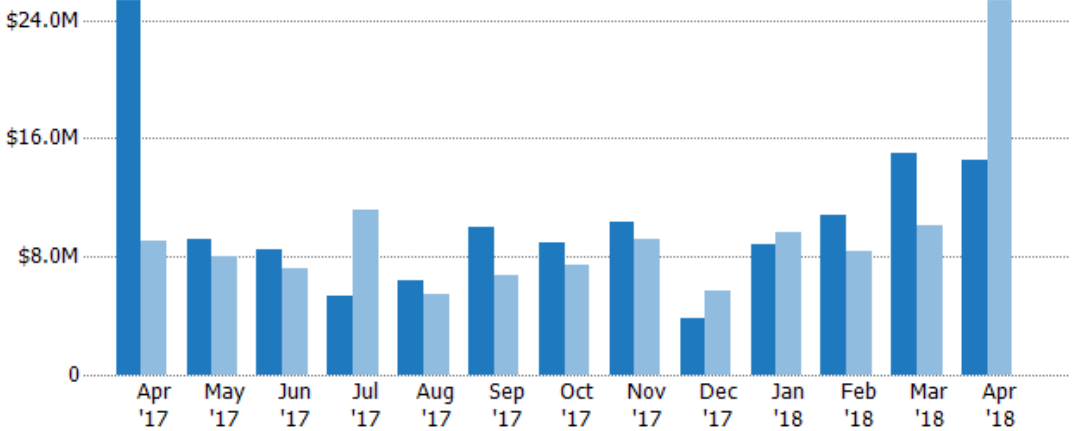
New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Filters Used

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

Month/Year	Volume	% Chg.
Apr '18	\$14.6M	-42.6%
Apr '17	\$25.4M	180.7%
Apr '16	\$9.04M	-2.5%



Current Year	\$25.4M	\$9.13M	\$8.44M	\$5.34M	\$6.38M	\$9.98M	\$8.99M	\$10.4M	\$3.77M	\$8.86M	\$10.8M	\$15M	\$14.6M
Prior Year	\$9.04M	\$7.96M	\$7.14M	\$11.1M	\$5.41M	\$6.73M	\$7.43M	\$9.23M	\$5.69M	\$9.66M	\$8.36M	\$10.1M	\$25.4M
Percent Change from Prior Year	181%	15%	18%	-52%	18%	48%	21%	13%	-34%	-8%	29%	48%	-43%

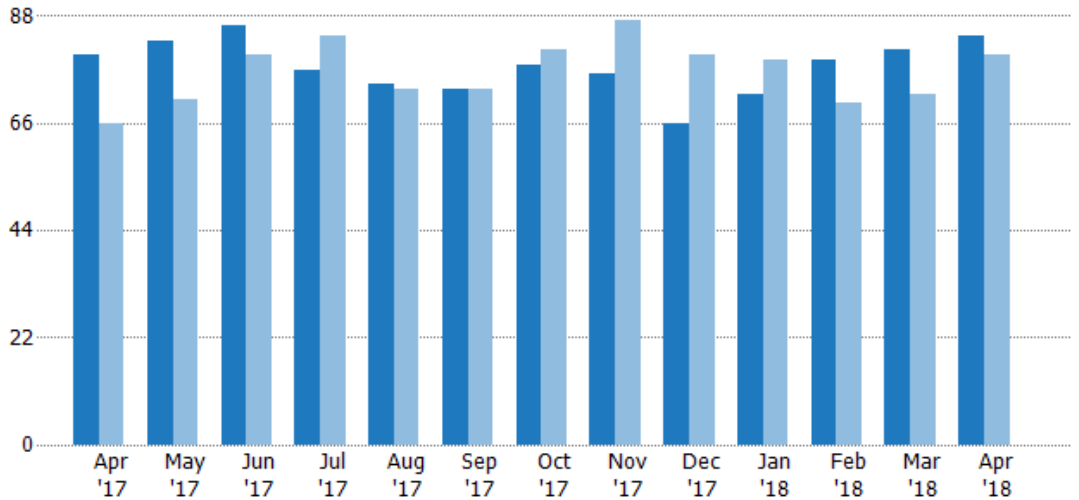
Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/ Year	Count	% Chg.
Apr '18	84	5%
Apr '17	80	21.2%
Apr '16	66	19.7%



Current Year	80	83	86	77	74	73	78	76	66	72	79	81	84
Prior Year	66	71	80	84	73	73	81	87	80	79	70	72	80
Percent Change from Prior Year	21%	17%	8%	-8%	1%	0%	-4%	-13%	-18%	-9%	13%	13%	5%

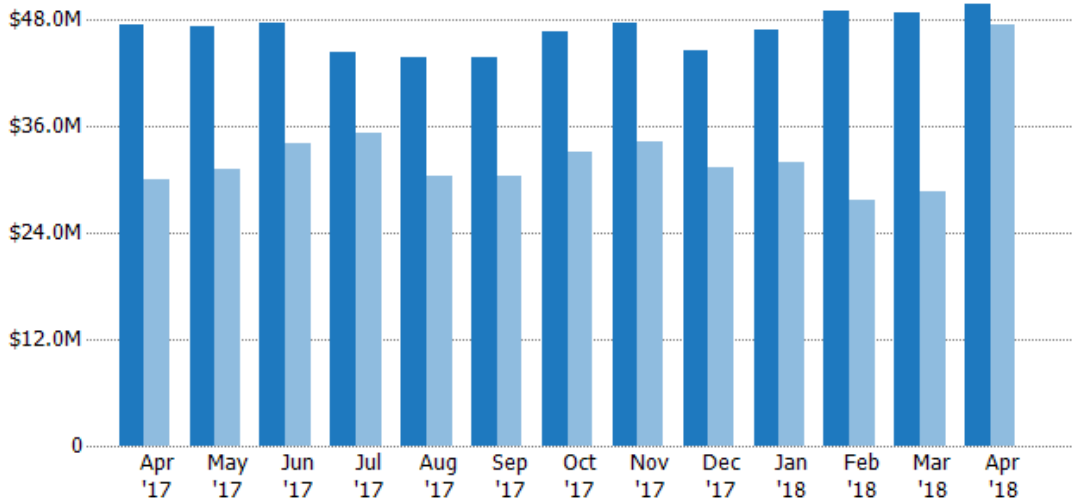
Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '18	\$49.9M	5.1%
Apr '17	\$47.5M	58%
Apr '16	\$30M	-9.2%



Current Year	\$47.5M	\$47.3M	\$47.8M	\$44.3M	\$43.8M	\$43.7M	\$46.7M	\$47.7M	\$44.5M	\$46.9M	\$49M	\$48.8M	\$49.9M
Prior Year	\$30M	\$31.2M	\$34.1M	\$35.3M	\$30.3M	\$30.5M	\$33.1M	\$34.3M	\$31.5M	\$32M	\$27.6M	\$28.7M	\$47.5M
Percent Change from Prior Year	58%	52%	40%	26%	45%	44%	41%	39%	41%	46%	77%	70%	5%

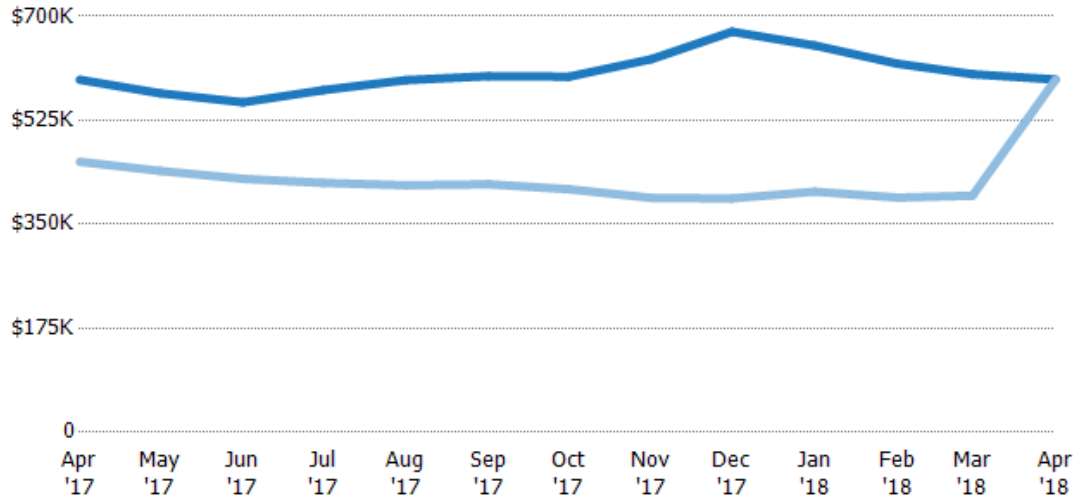
Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Apr '18	\$594K	0.1%
Apr '17	\$593K	30.3%
Apr '16	\$455K	-24.1%



Current Year	\$593K	\$570K	\$555K	\$576K	\$593K	\$599K	\$598K	\$628K	\$674K	\$651K	\$620K	\$603K	\$594K
Prior Year	\$455K	\$440K	\$427K	\$420K	\$416K	\$417K	\$409K	\$394K	\$393K	\$405K	\$395K	\$398K	\$593K
Percent Change from Prior Year	30%	30%	30%	37%	43%	44%	46%	59%	71%	61%	57%	51%	0%

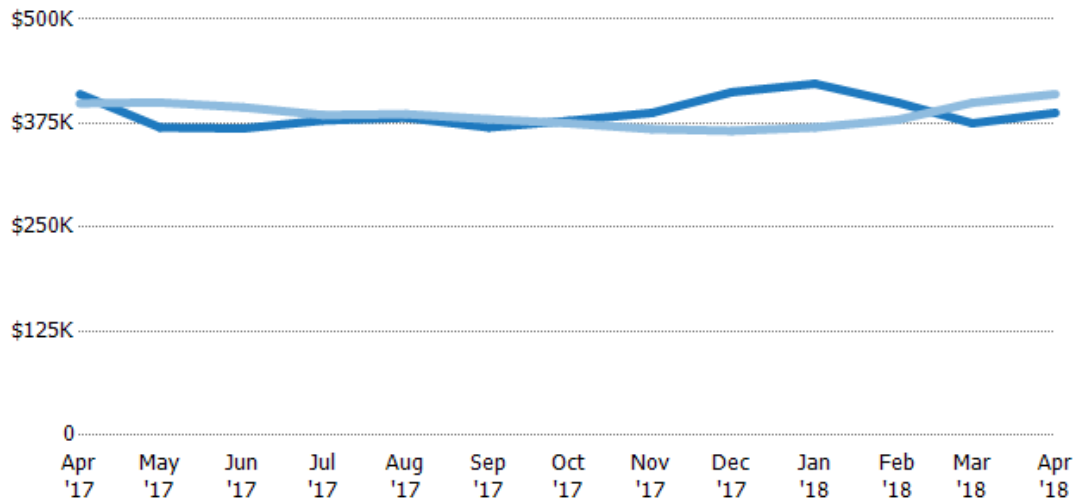
Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Apr '18	\$387K	-5.5%
Apr '17	\$410K	2.8%
Apr '16	\$399K	-18.4%



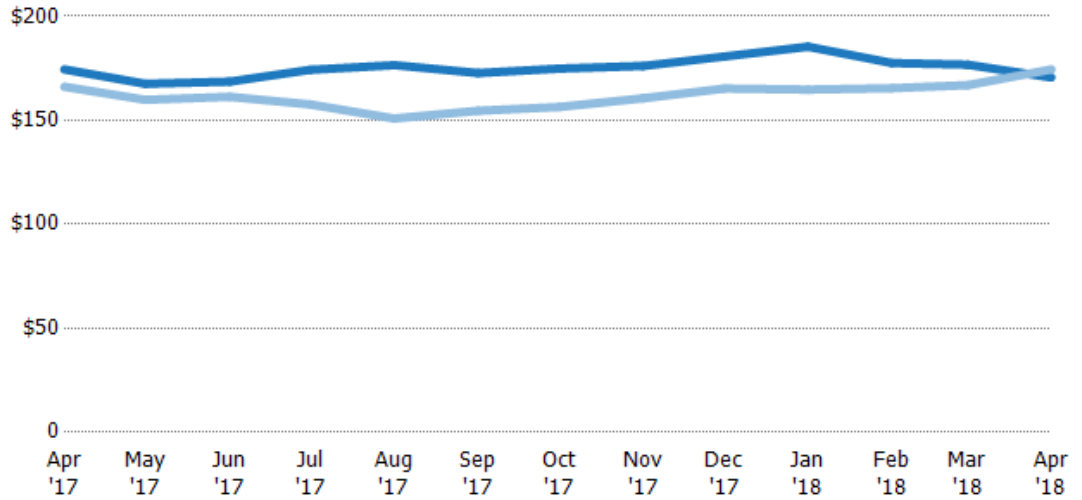
Current Year	\$410K	\$370K	\$369K	\$378K	\$382K	\$370K	\$378K	\$387K	\$412K	\$422K	\$400K	\$375K	\$387K
Prior Year	\$399K	\$400K	\$394K	\$385K	\$386K	\$380K	\$375K	\$368K	\$366K	\$370K	\$379K	\$400K	\$410K
Percent Change from Prior Year	3%	-8%	-6%	-2%	-1%	-3%	1%	5%	13%	14%	5%	-6%	-5%

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, Single
 Family Residence



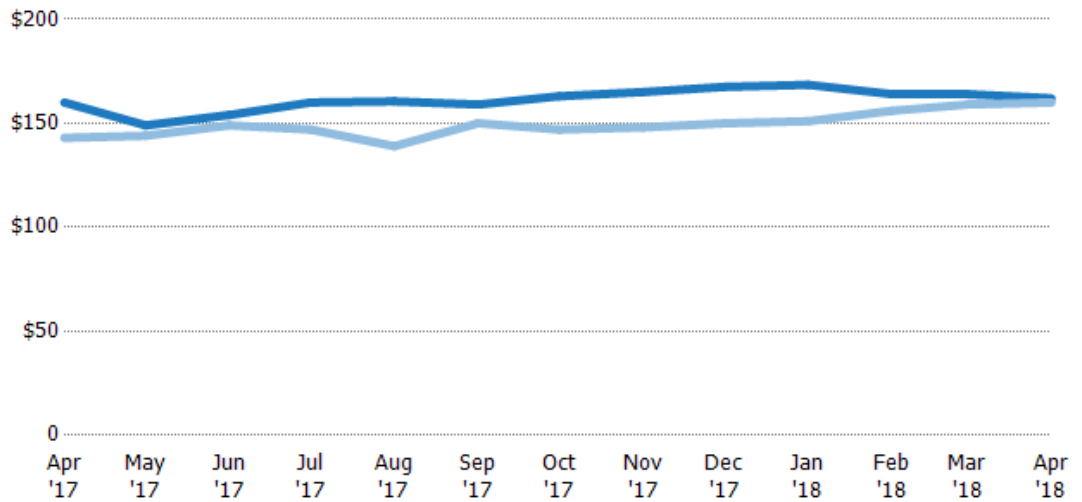
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$174	\$168	\$169	\$174	\$177	\$173	\$175	\$176	\$181	\$185	\$178	\$177	\$171
Prior Year	\$166	\$160	\$161	\$158	\$151	\$155	\$156	\$161	\$165	\$165	\$165	\$167	\$174
Percent Change from Prior Year	5%	5%	5%	11%	17%	12%	12%	10%	9%	13%	7%	6%	-2%

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, Single
 Family Residence



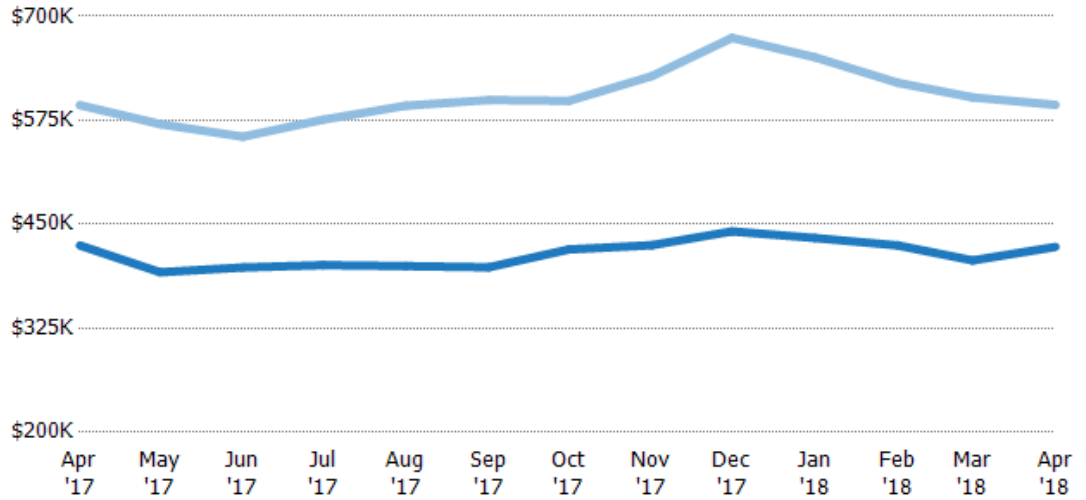
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$160	\$149	\$154	\$160	\$161	\$159	\$163	\$165	\$168	\$169	\$164	\$164	\$162
Prior Year	\$143	\$144	\$149	\$147	\$139	\$150	\$147	\$148	\$150	\$151	\$156	\$159	\$160
Percent Change from Prior Year	12%	3%	3%	9%	15%	6%	11%	11%	12%	12%	5%	3%	1%

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, Single
 Family Residence

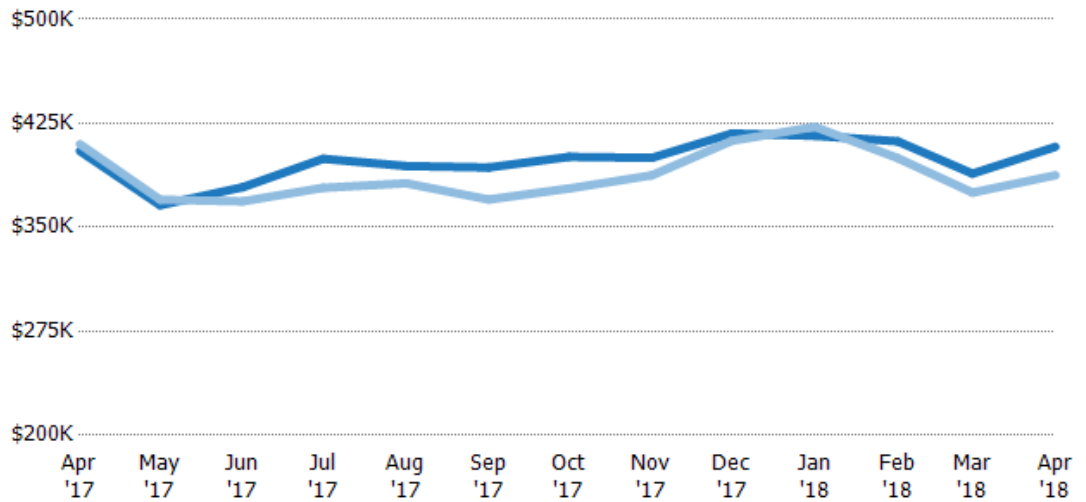


Median Listing Price vs Median Est Value

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, Single
 Family Residence

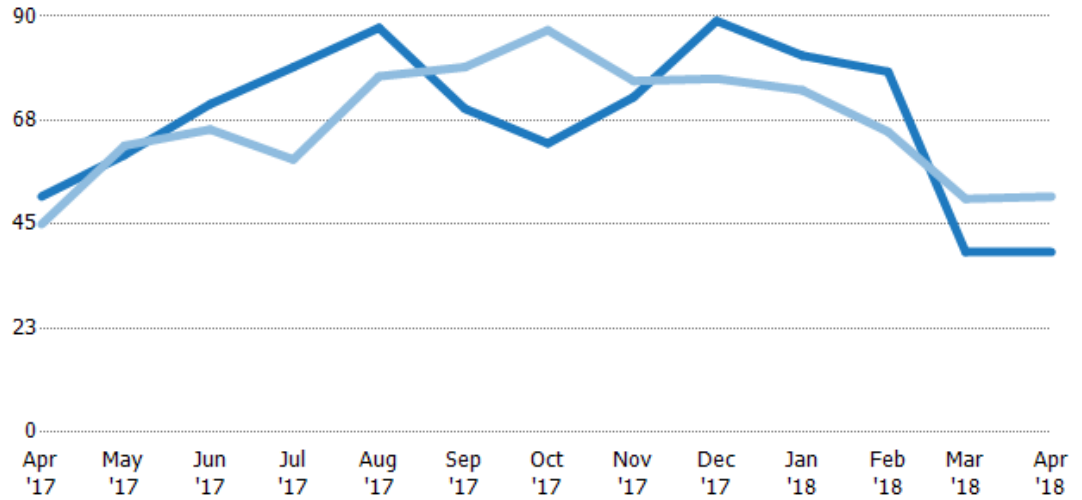


Median Days in RPR

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, Single
 Family Residence



Month/Year	Days	% Chg.
Apr '18	39	-23.5%
Apr '17	51	13.3%
Apr '16	45	42.2%

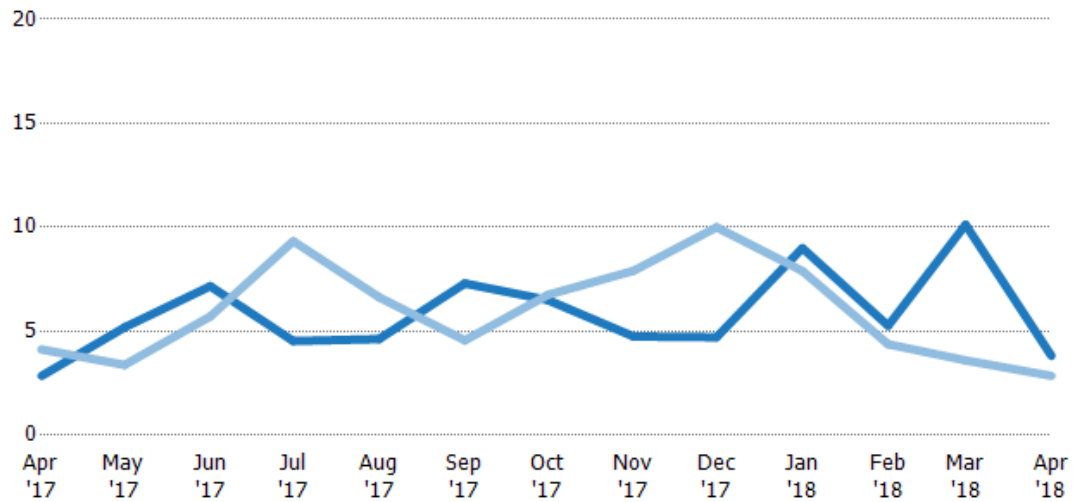
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	51	60	71	79	87.5	70	62.5	72.5	89	81.5	78	39	39
Prior Year	45	62	65.5	59	77	79	87	76	76.5	74	65	50.5	51
Percent Change from Prior Year	13%	-3%	8%	34%	14%	-11%	-28%	-5%	16%	10%	20%	-23%	-24%

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, Single
 Family Residence



Month/Year	Months	% Chg.
Apr '18	3.82	33.6%
Apr '17	2.86	-30.7%
Apr '16	4.13	-4.2%

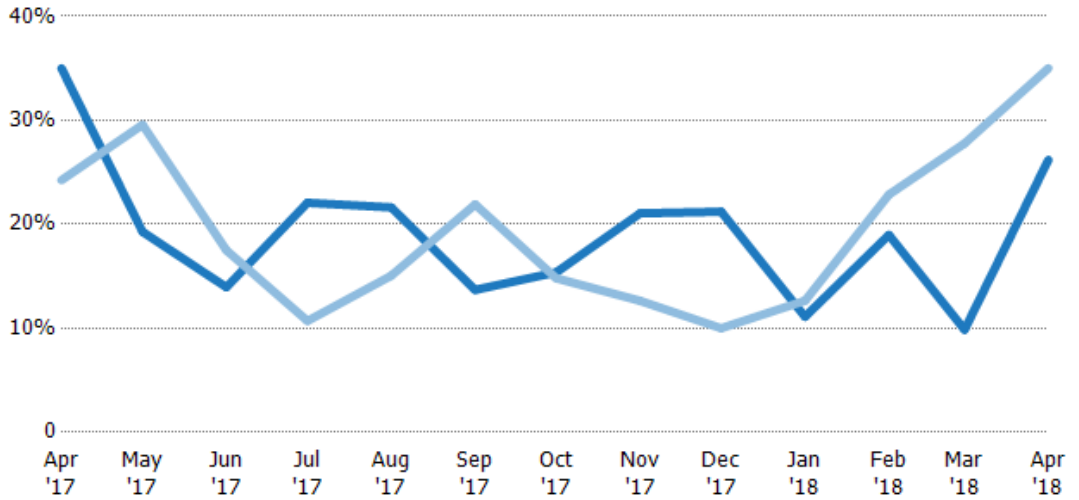
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	2.86	5.19	7.17	4.53	4.63	7.3	6.5	4.75	4.71	9	5.27	10.1	3.82
Prior Year	4.13	3.38	5.71	9.33	6.64	4.56	6.75	7.91	10	7.9	4.38	3.6	2.86
Percent Change from Prior Year	-31%	53%	25%	-51%	-30%	60%	-4%	-40%	-53%	14%	20%	181%	34%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



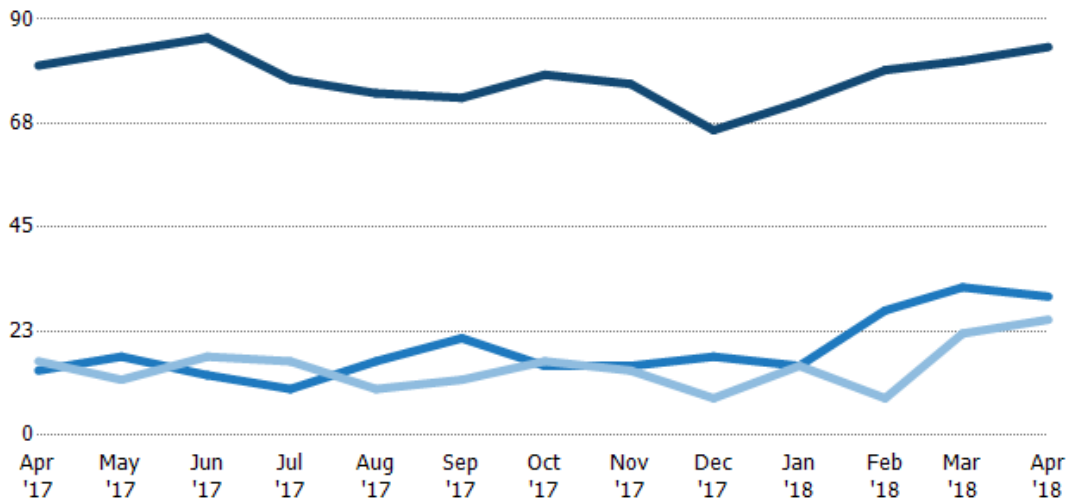
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	35%	19%	14%	22%	22%	14%	15%	21%	21%	11%	19%	10%	26%
Prior Year	24%	30%	18%	11%	15%	22%	15%	13%	10%	13%	23%	28%	35%
Change from Prior Year	-11%	10%	4%	-11%	-7%	8%	-1%	-8%	-11%	2%	4%	18%	9%

Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

Filters Used

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



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Active	80	83	86	77	74	73	78	76	66	72	79	81	84
Pending	14	17	13	10	16	21	15	15	17	15	27	32	30
Sold	16	12	17	16	10	12	16	14	8	15	8	22	25

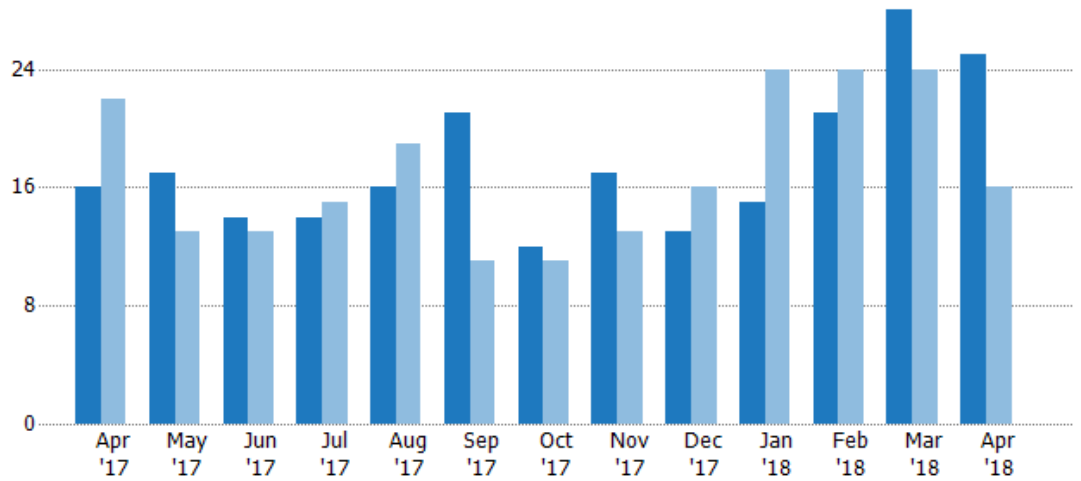
New Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Apr '18	25	56.3%
Apr '17	16	-27.3%
Apr '16	22	13.6%



Current Year	16	17	14	14	16	21	12	17	13	15	21	28	25
Prior Year	22	13	13	15	19	11	11	13	16	24	24	24	16
Percent Change from Prior Year	-27%	31%	8%	-7%	-16%	91%	9%	31%	-19%	-38%	-13%	17%	56%

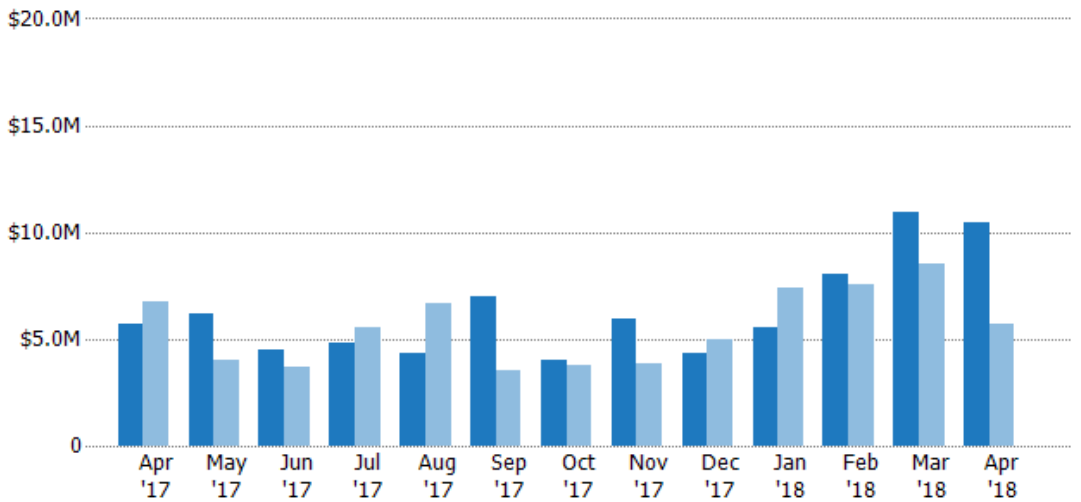
New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '18	\$10.4M	83.6%
Apr '17	\$5.67M	-16%
Apr '16	\$6.75M	12.2%



Current Year	\$5.67M	\$6.21M	\$4.49M	\$4.79M	\$4.31M	\$6.99M	\$4.02M	\$5.92M	\$4.3M	\$5.51M	\$8.06M	\$10.9M	\$10.4M
Prior Year	\$6.75M	\$4.03M	\$3.66M	\$5.52M	\$6.7M	\$3.55M	\$3.78M	\$3.88M	\$4.96M	\$7.4M	\$7.55M	\$8.49M	\$5.67M
Percent Change from Prior Year	-16%	54%	23%	-13%	-36%	97%	6%	53%	-13%	-26%	7%	29%	84%

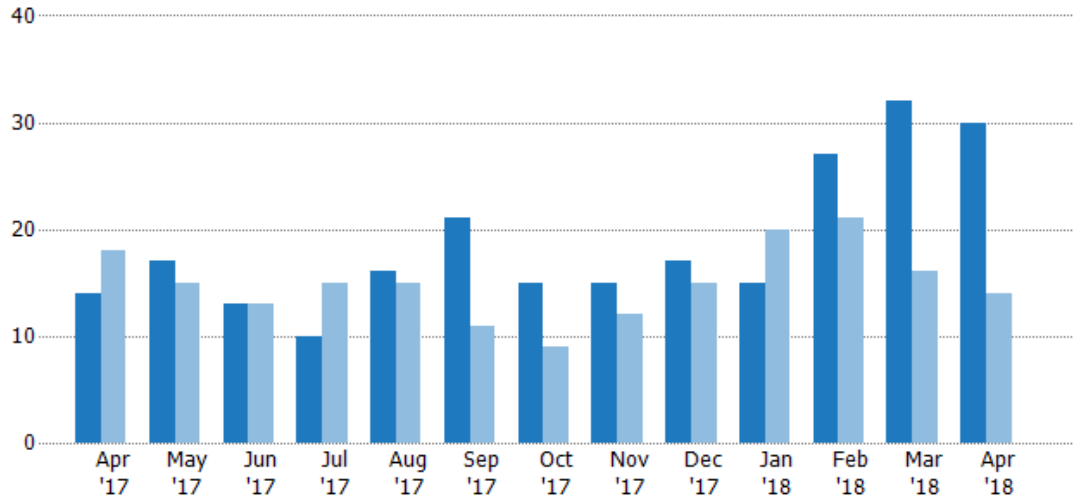
Pending Sales

The number of single-family, condominium and townhome 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, Single Family Residence

Month/Year	Count	% Chg.
Apr '18	30	114.3%
Apr '17	14	-22.2%
Apr '16	18	72.2%



Current Year	14	17	13	10	16	21	15	15	17	15	27	32	30
Prior Year	18	15	13	15	15	11	9	12	15	20	21	16	14
Percent Change from Prior Year	-22%	13%	0%	-33%	7%	91%	67%	25%	13%	-25%	29%	100%	114%

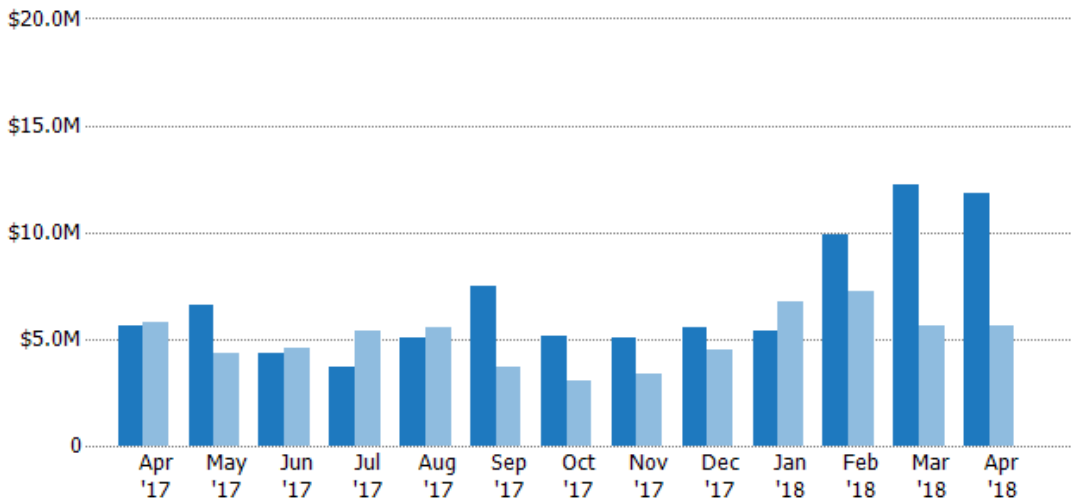
Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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, Single Family Residence

Month/Year	Volume	% Chg.
Apr '18	\$11.8M	108.2%
Apr '17	\$5.66M	-1.8%
Apr '16	\$5.76M	78.5%



Current Year	\$5.66M	\$6.55M	\$4.35M	\$3.67M	\$5.09M	\$7.49M	\$5.16M	\$5.03M	\$5.53M	\$5.37M	\$9.9M	\$12.3M	\$11.8M
Prior Year	\$5.76M	\$4.36M	\$4.54M	\$5.42M	\$5.51M	\$3.73M	\$3.05M	\$3.37M	\$4.5M	\$6.72M	\$7.25M	\$5.62M	\$5.66M
Percent Change from Prior Year	-2%	50%	-4%	-32%	-8%	101%	69%	49%	23%	-20%	37%	118%	108%

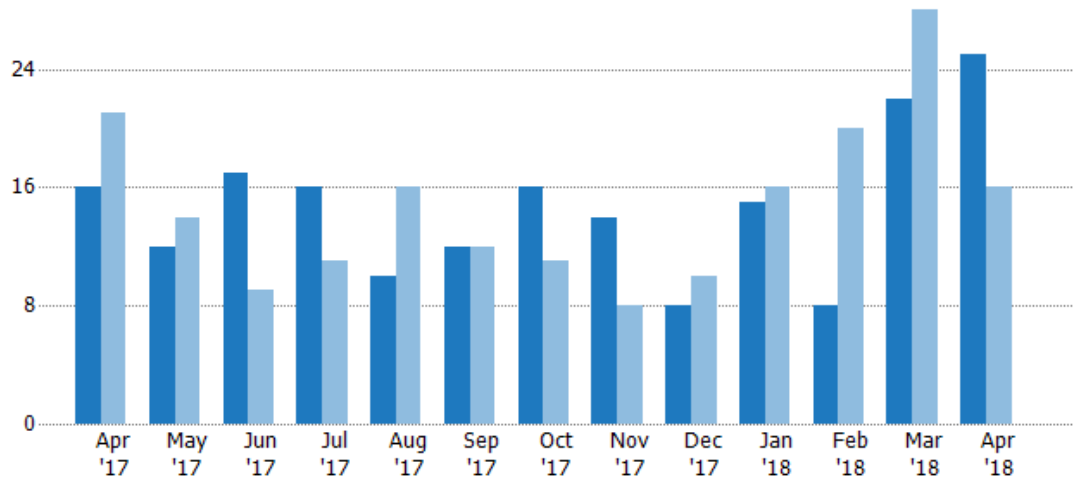
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
Apr '18	25	56.3%
Apr '17	16	-23.8%
Apr '16	21	-19%



Current Year	16	12	17	16	10	12	16	14	8	15	8	22	25
Prior Year	21	14	9	11	16	12	11	8	10	16	20	28	16
Percent Change from Prior Year	-24%	-14%	89%	45%	-38%	0%	45%	75%	-20%	-6%	-60%	-21%	56%

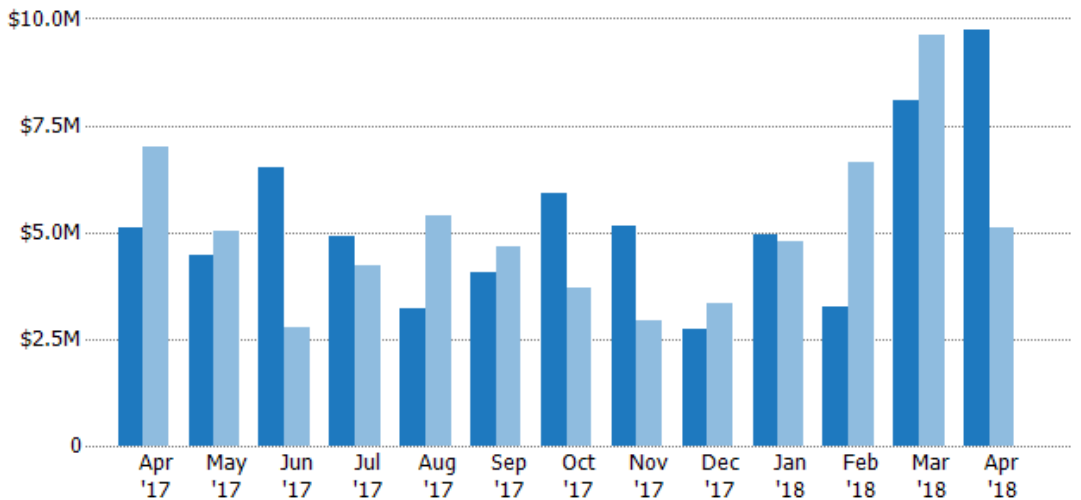
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/Year	Volume	% Chg.
Apr '18	\$9.72M	91.1%
Apr '17	\$5.09M	-27.1%
Apr '16	\$6.98M	-24.5%



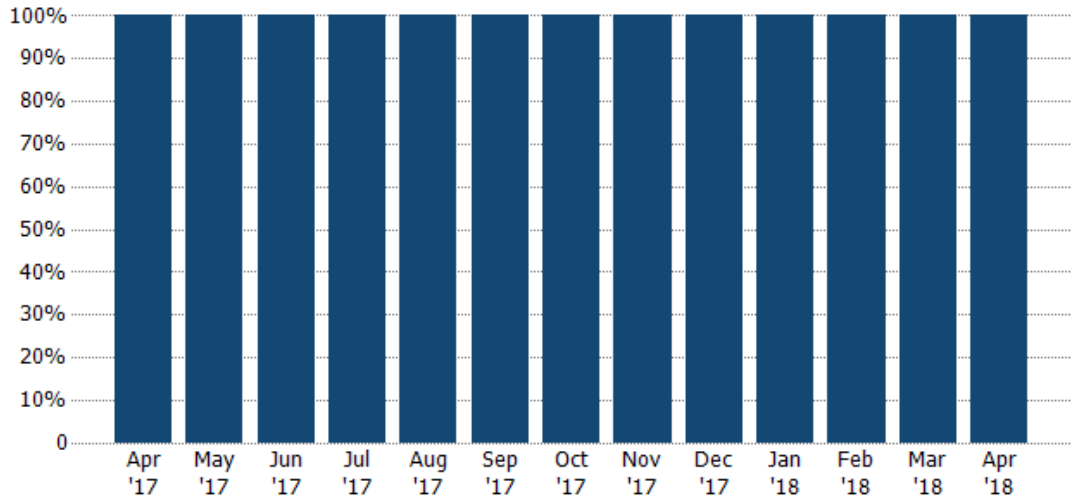
Current Year	\$5.09M	\$4.48M	\$6.51M	\$4.92M	\$3.23M	\$4.06M	\$5.91M	\$5.15M	\$2.74M	\$4.96M	\$3.24M	\$8.09M	\$9.72M
Prior Year	\$6.98M	\$5.03M	\$2.76M	\$4.23M	\$5.38M	\$4.68M	\$3.69M	\$2.93M	\$3.32M	\$4.76M	\$6.64M	\$9.63M	\$5.09M
Percent Change from Prior Year	-27%	-11%	136%	16%	-40%	-13%	60%	76%	-18%	4%	-51%	-16%	91%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

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



■ Single Family Residence

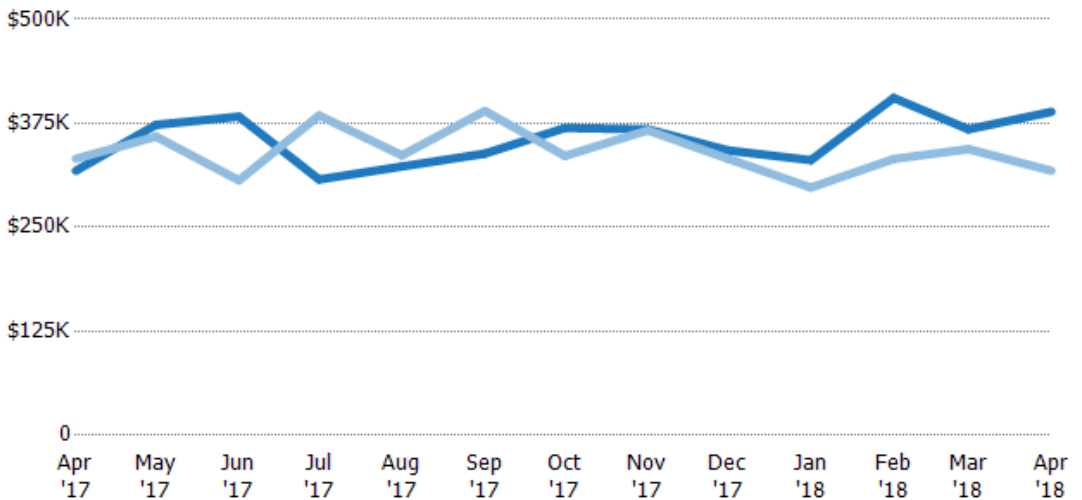
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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



■ Current Year

■ Prior Year

Percent Change from Prior Year

Current Year	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$331K	\$406K	\$368K	\$389K
Prior Year	\$332K	\$359K	\$306K	\$384K	\$336K	\$390K	\$336K	\$367K	\$332K	\$298K	\$332K	\$344K	\$318K
Percent Change from Prior Year	-4%	4%	25%	-20%	-4%	-13%	10%	0%	3%	11%	22%	7%	22%

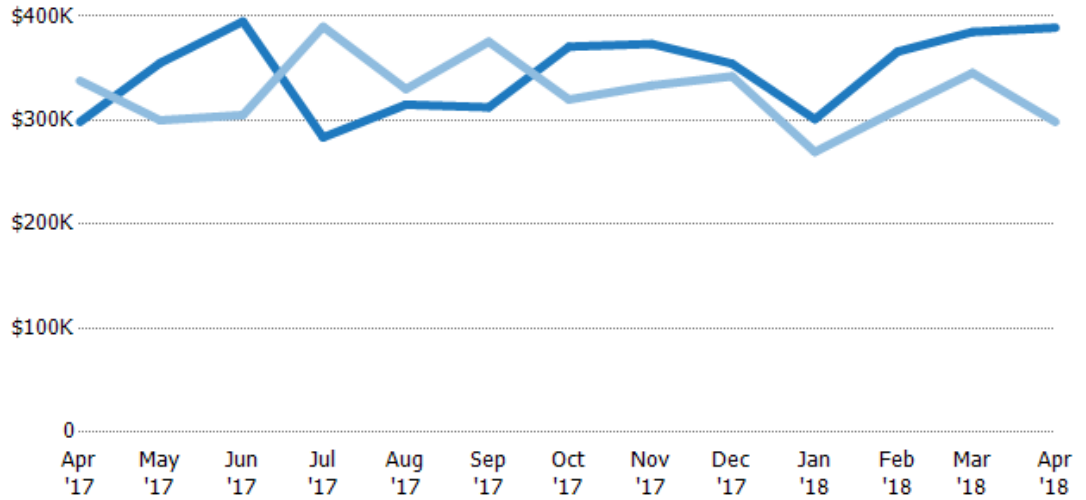
Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/ Year	Price	% Chg.
Apr '18	\$389K	30.3%
Apr '17	\$298K	-11.7%
Apr '16	\$338K	-16.3%



Current Year	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K	\$301K	\$366K	\$385K	\$389K
Prior Year	\$338K	\$300K	\$305K	\$390K	\$330K	\$376K	\$320K	\$334K	\$342K	\$270K	\$310K	\$346K	\$298K
Percent Change from Prior Year	-12%	18%	30%	-27%	-5%	-17%	16%	12%	4%	12%	18%	11%	30%

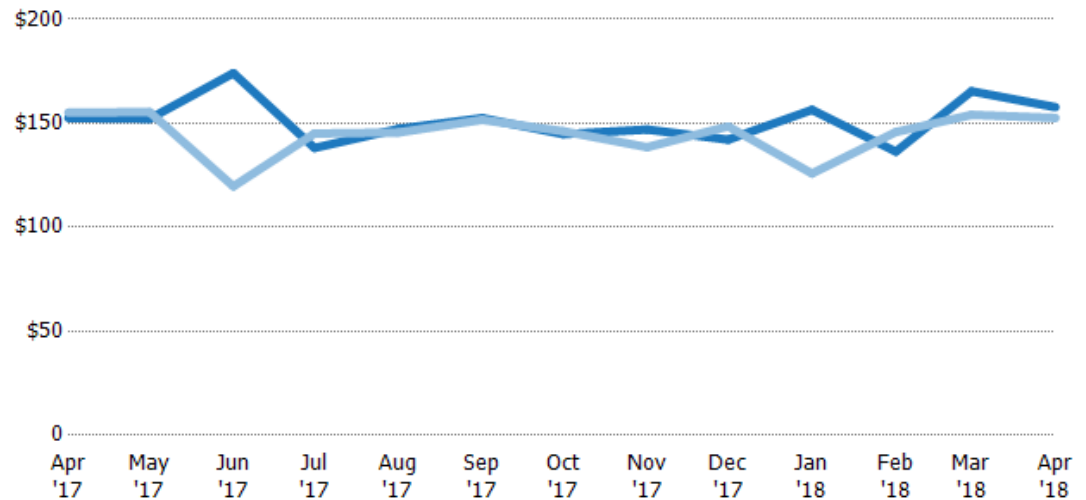
Average Sales Price per Sq Ft

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, Single
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '18	\$158	3.4%
Apr '17	\$153	-1.7%
Apr '16	\$155	-10.9%



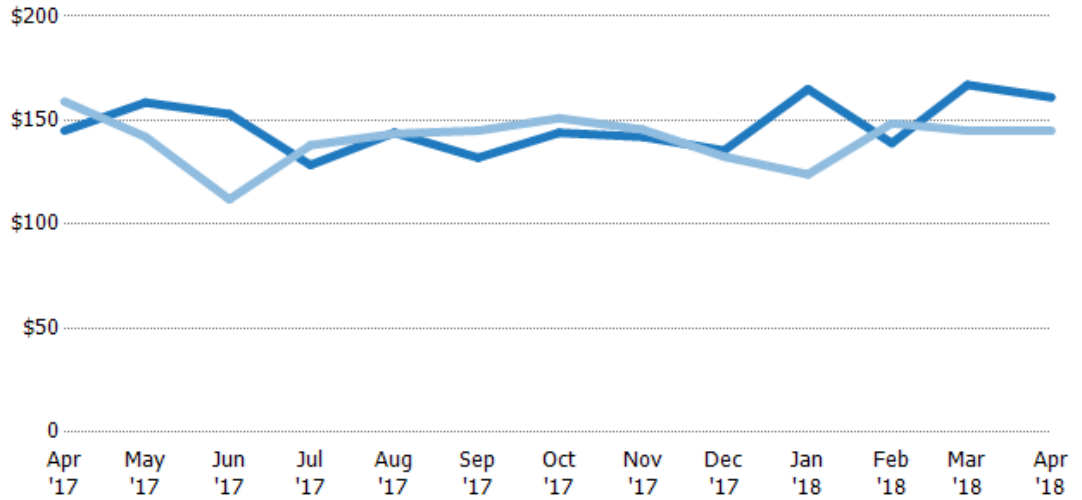
Current Year	\$153	\$152	\$174	\$138	\$147	\$153	\$145	\$147	\$142	\$156	\$136	\$165	\$158
Prior Year	\$155	\$155	\$120	\$145	\$146	\$152	\$146	\$139	\$149	\$126	\$146	\$154	\$153
Percent Change from Prior Year	-2%	-2%	46%	-5%	1%	1%	-1%	6%	-4%	24%	-6%	7%	3%

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, Single
 Family Residence



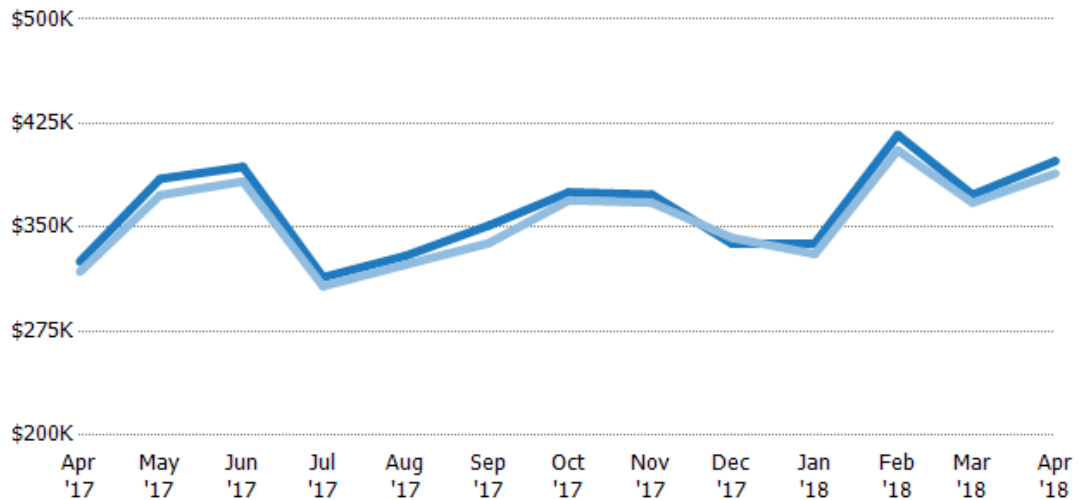
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$145	\$159	\$153	\$129	\$144	\$132	\$144	\$142	\$136	\$165	\$139	\$167	\$161
Prior Year	\$159	\$142	\$112	\$138	\$144	\$145	\$151	\$146	\$133	\$124	\$149	\$145	\$145
Percent Change from Prior Year	-9%	12%	37%	-7%	0%	-9%	-5%	-2%	2%	33%	-6%	15%	11%

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, Single
 Family Residence



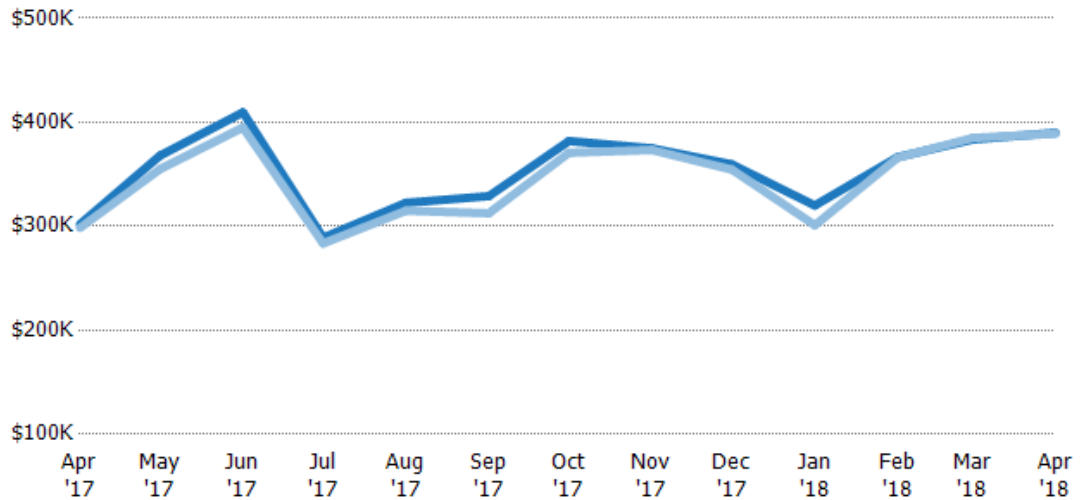
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Avg List Price	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$338K	\$338K	\$417K	\$373K	\$398K
Avg Sales Price	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$331K	\$406K	\$368K	\$389K
Avg Sales Price as a % of Avg List Price	98%	97%	97%	98%	98%	96%	98%	98%	101%	98%	97%	98%	98%

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, Single
Family Residence

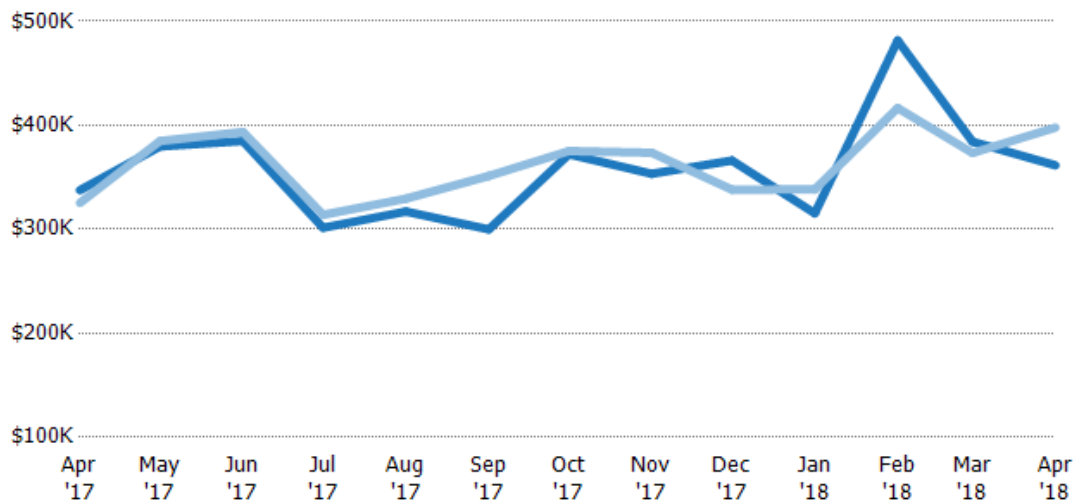


Average Sales Price vs Average Est Value

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, Single
Family Residence

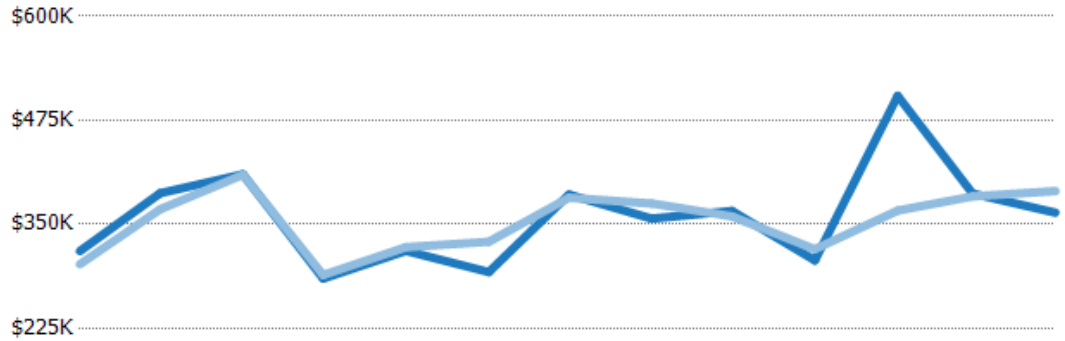


Median Sales Price vs Median Est Value

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, Single
 Family Residence



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Median Est Value	\$318K	\$387K	\$410K	\$285K	\$318K	\$293K	\$386K	\$357K	\$366K	\$307K	\$504K	\$387K	\$364K
Median Sales Price	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$360K	\$320K	\$367K	\$383K	\$390K
Med Sales Price as a % of Med Est Value	95%	95%	100%	101%	101%	112%	99%	105%	98%	104%	73%	99%	107%

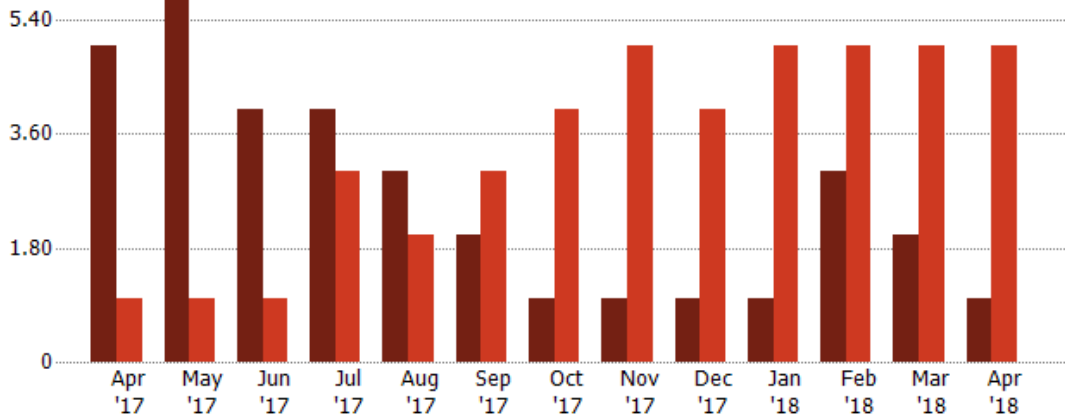
Distressed Listings

The number of distressed single-family, condominium and townhome 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, Single
 Family Residence

Month/Year	Count	% Chg.
Apr '18	1	-80%
Apr '17	5	400%
Apr '16	1	400%



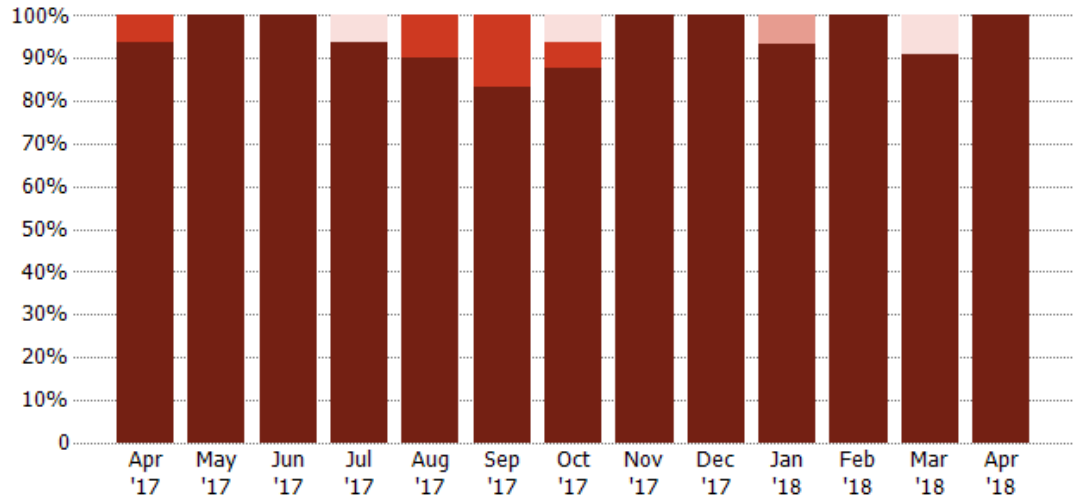
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	5	6	4	4	3	2	1	1	1	1	3	2	1
Prior Year	1	1	1	3	2	3	4	5	4	5	5	5	5
Percent Change from Prior Year	400%	500%	300%	33%	50%	-33%	-75%	-80%	-75%	-80%	-40%	-60%	-80%

Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

Filters Used

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



Pre-Foreclosure	-	-	-	6%	-	-	6%	-	-	-	-	9%	-
Short Sale	-	-	-	-	-	-	-	-	-	7%	-	-	-
Foreclosure	6%	-	-	-	10%	17%	6%	-	-	-	-	-	-
Non-Distressed	94%	100%	100%	94%	90%	83%	88%	100%	100%	93%	100%	91%	100%

Listing Activity by ZIP

Apr 2018

ZIP	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
85087	84	\$49,861,525	\$593,590	\$387,500	\$171	\$162	3	29.76 %

Sales Activity by ZIP

Apr 2018

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	30	\$11,789,966	25	\$9,717,890	\$397,760	\$389,900	\$154	\$160	67