



2016

# NEW RIVER MARKET REPORT

December 2016



Scottsdale Area Association of REALTORS®  
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ScottsdaleREALTORS.org  
480-945-2651



## Summary of Key Listing and Sales Metrics

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

Key Metrics	Dec 2016	Dec 2015	+ / -	YTD 2016	YTD 2015	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	17	7	+142.9%	259	248	+4.4%
New Listing Volume	\$5,481,010	\$2,340,813	+134.1%	\$92,043,317	\$78,643,006	+17%
Active Listing Count	75	47	+59.6%	804	776	+3.6%
Active Listing Volume	\$29,592,746	\$18,241,624	+62.2%	\$334,311,612	\$276,372,543	+21%
Average Listing Price	\$394,570	\$388,120	+1.7%	\$415,810	\$356,150	+16.8%
Median Listing Price	\$364,900	\$379,000	-3.7%	\$379,526	\$340,351	+11.5%
Average Listing Price per Sq Ft	\$166	\$159	+4.8%	\$158	\$149	+6%
Median Listing Price per Sq Ft	\$151	\$155	-2.3%	\$148	\$145	+1.8%
Median Days in RPR	67	100	-33%	62.17	67.85	-8.4%
Months of Inventory	10.7	11.8	-8.8%	4.3	6.1	-30.4%
Absorption Rate	9.33%	8.51%	+0.8%	23.51%	16.37%	+7.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	16	10	+60%	163	211	-22.7%
New Pending Sales Volume	\$5,025,495	\$2,909,390	+72.7%	\$51,510,742	\$64,810,845	-20.5%
Pending Sales Count	14	14	+/-	168	250	-32.8%
Pending Sales Volume	\$4,101,420	\$5,230,911	-21.6%	\$54,046,849	\$80,572,334	-32.9%
Closed Sales Count	8	11	-27.3%	132	189	-30.2%
Closed Sales Volume	\$2,779,370	\$3,385,000	-17.9%	\$45,647,222	\$59,520,295	-23.3%
Average Sales Price	\$347,421	\$307,727	+12.9%	\$345,812	\$314,922	+9.8%
Median Sales Price	\$352,235	\$291,000	+21%	\$329,107	\$313,202	+5.1%
Average Sales Price per Sq Ft	\$137	\$145	-5.6%	\$147	\$133	+10.3%
Median Sales Price per Sq Ft	\$129	\$150	-14%	\$146	\$129	+13%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	5	3	+66.7%	43	46	-6.5%

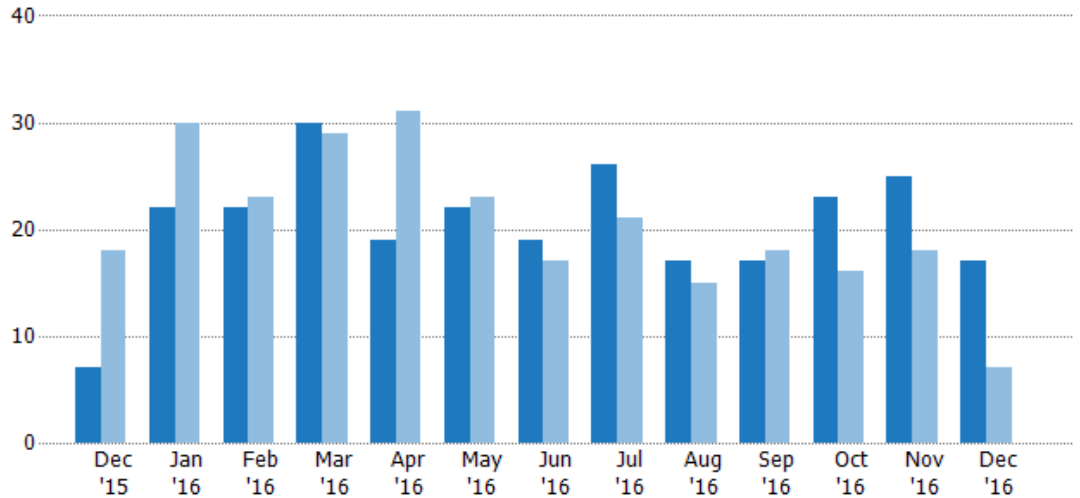
## New Listings

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.
Dec '16	17	142.9%
Dec '15	7	-61.1%
Dec '14	18	-27.8%



Current Year	7	22	22	30	19	22	19	26	17	17	23	25	17
Prior Year	18	30	23	29	31	23	17	21	15	18	16	18	7
Percent Change from Prior Year	-61%	-27%	-4%	3%	-39%	-4%	12%	24%	13%	-6%	44%	39%	143%

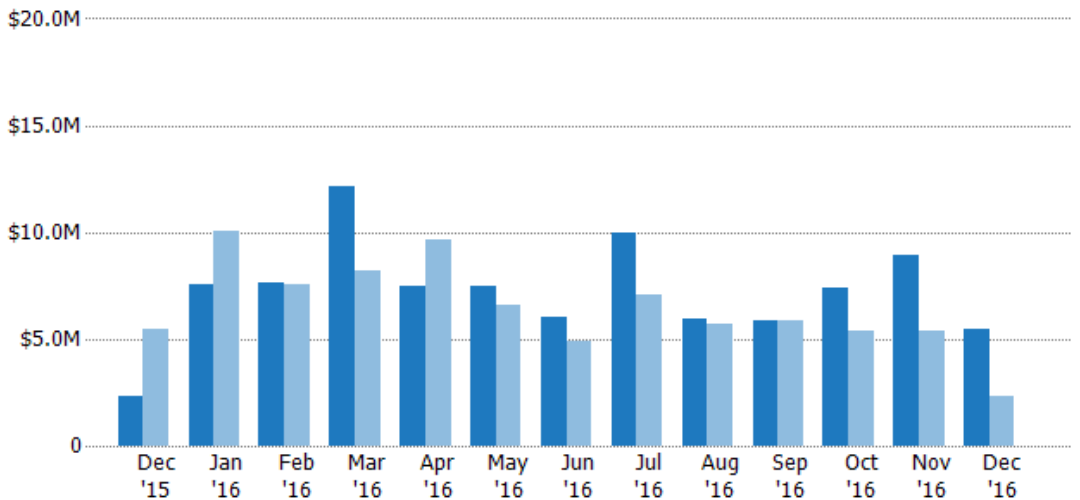
## New Listing Volume

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.
Dec '16	\$5.48M	134.1%
Dec '15	\$2.34M	-57%
Dec '14	\$5.44M	-21.3%



Current Year	\$2.34M	\$7.59M	\$7.66M	\$12.1M	\$7.47M	\$7.5M	\$6.06M	\$10M	\$5.93M	\$5.89M	\$7.38M	\$8.96M	\$5.48M
Prior Year	\$5.44M	\$10M	\$7.55M	\$8.23M	\$9.64M	\$6.56M	\$4.91M	\$7.05M	\$5.72M	\$5.88M	\$5.38M	\$5.37M	\$2.34M
Percent Change from Prior Year	-57%	-24%	2%	47%	-23%	14%	23%	42%	4%	0%	37%	67%	134%

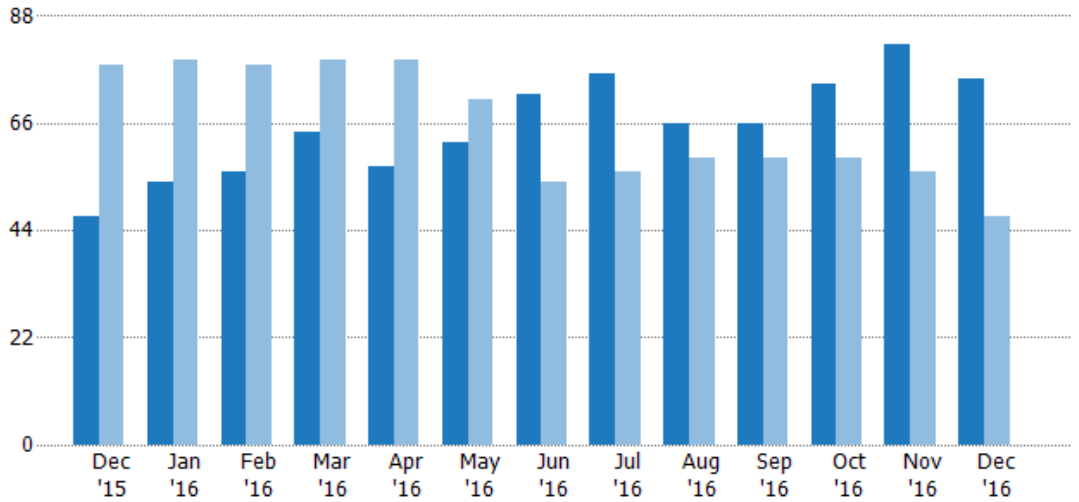
## Active Listings

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.
Dec '16	75	59.6%
Dec '15	47	-39.7%
Dec '14	78	-11.5%



Current Year	47	54	56	64	57	62	72	76	66	66	74	82	75
Prior Year	78	79	78	79	79	71	54	56	59	59	59	56	47
Percent Change from Prior Year	-40%	-32%	-28%	-19%	-28%	-13%	33%	36%	12%	12%	25%	46%	60%

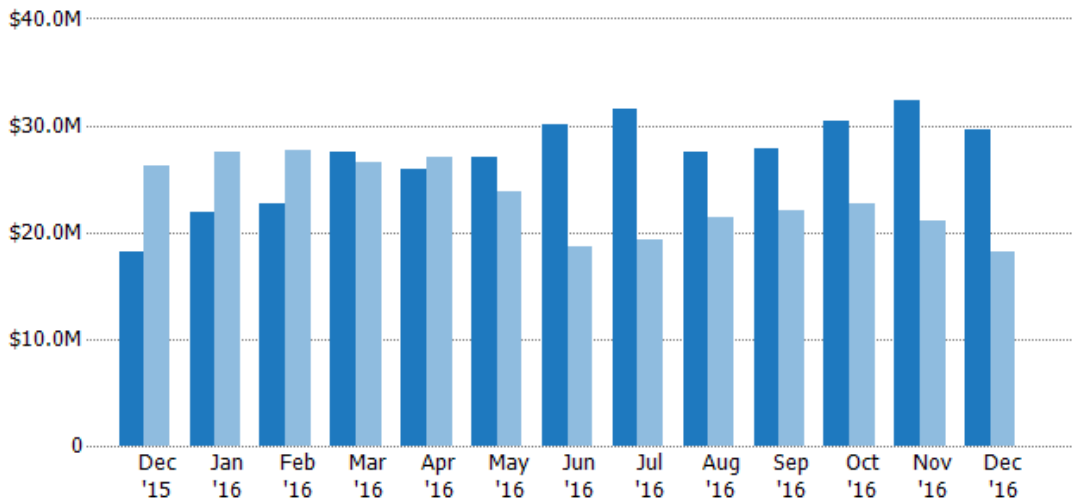
## Active Listing Volume

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.
Dec '16	\$29.6M	62.2%
Dec '15	\$18.2M	-30.6%
Dec '14	\$26.3M	-14.7%



Current Year	\$18.2M	\$21.9M	\$22.7M	\$27.4M	\$25.9M	\$27.1M	\$30M	\$31.6M	\$27.5M	\$27.8M	\$30.4M	\$32.4M	\$29.6M
Prior Year	\$26.3M	\$27.5M	\$27.7M	\$26.6M	\$27.1M	\$23.9M	\$18.7M	\$19.3M	\$21.5M	\$22.1M	\$22.6M	\$21.1M	\$18.2M
Percent Change from Prior Year	-31%	-21%	-18%	3%	-4%	13%	60%	63%	28%	26%	34%	53%	62%

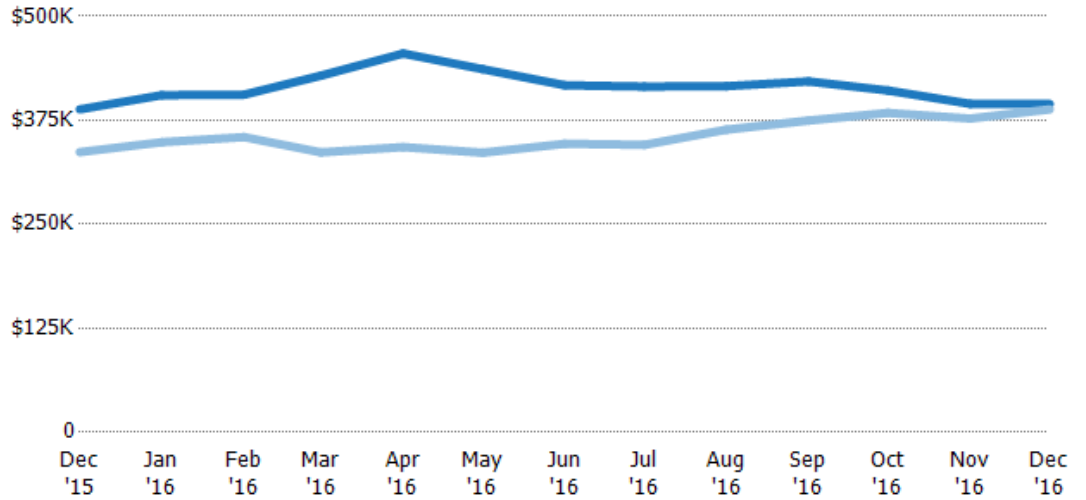
## Average Listing Price

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.
Dec '16	\$395K	1.7%
Dec '15	\$388K	15.2%
Dec '14	\$337K	-3.6%



Current Year	\$388K	\$405K	\$406K	\$429K	\$455K	\$436K	\$417K	\$416K	\$416K	\$422K	\$411K	\$395K	\$395K
Prior Year	\$337K	\$349K	\$355K	\$336K	\$343K	\$336K	\$347K	\$345K	\$364K	\$375K	\$384K	\$377K	\$388K
Percent Change from Prior Year	15%	16%	14%	27%	33%	30%	20%	20%	14%	13%	7%	5%	2%

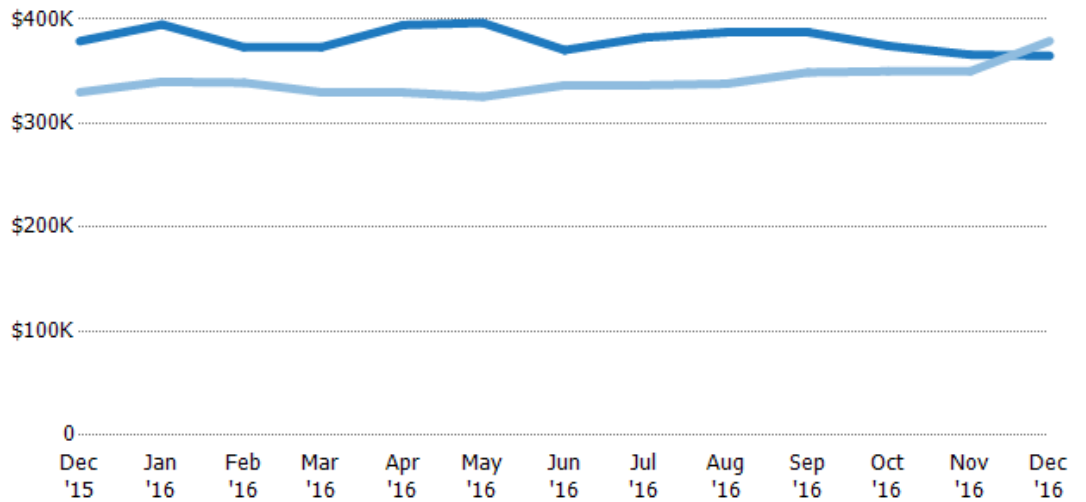
## Median Listing Price

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.
Dec '16	\$365K	-3.7%
Dec '15	\$379K	14.9%
Dec '14	\$330K	3.1%



Current Year	\$379K	\$395K	\$373K	\$373K	\$394K	\$397K	\$370K	\$382K	\$388K	\$388K	\$374K	\$366K	\$365K
Prior Year	\$330K	\$340K	\$339K	\$330K	\$330K	\$325K	\$337K	\$337K	\$338K	\$349K	\$350K	\$350K	\$379K
Percent Change from Prior Year	15%	16%	10%	13%	20%	22%	10%	14%	15%	11%	7%	5%	-4%

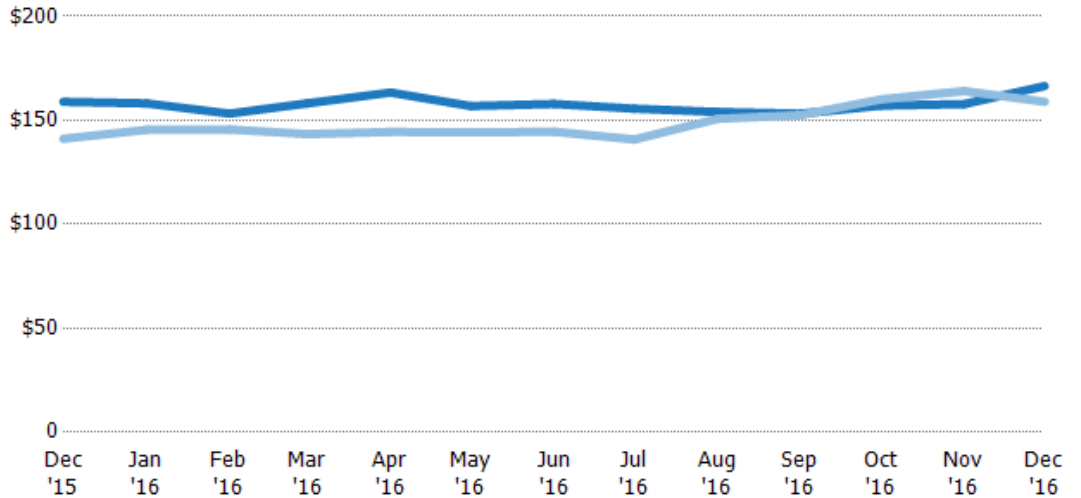
## Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Dec '16	\$166	4.8%
Dec '15	\$159	12.6%
Dec '14	\$141	-4.4%



Current Year	\$159	\$158	\$153	\$158	\$163	\$157	\$158	\$156	\$154	\$153	\$157	\$158	\$166
Prior Year	\$141	\$145	\$146	\$143	\$144	\$144	\$144	\$141	\$151	\$152	\$160	\$164	\$159
Percent Change from Prior Year	13%	9%	5%	10%	13%	9%	9%	11%	2%	0%	-2%	-4%	5%

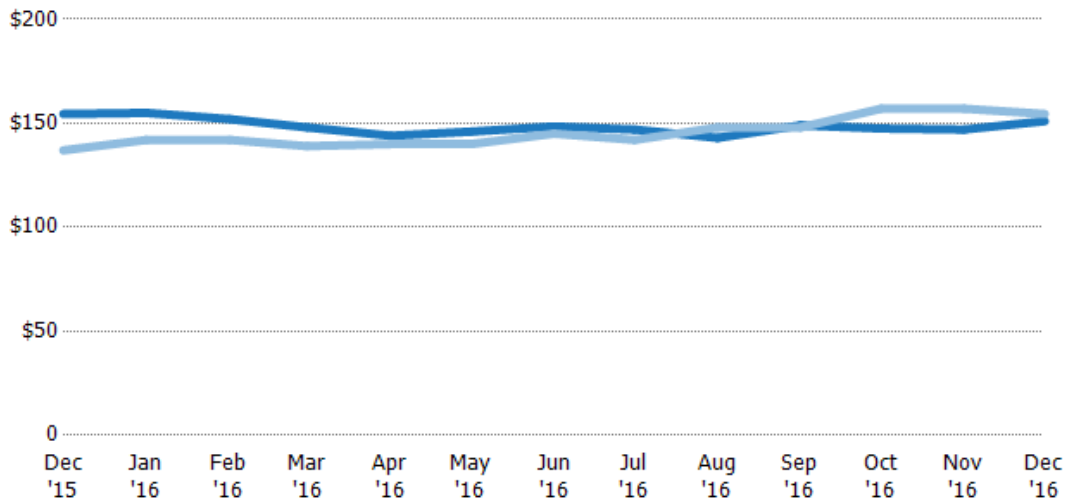
## Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Dec '16	\$151	-2.3%
Dec '15	\$155	12.8%
Dec '14	\$137	-8%



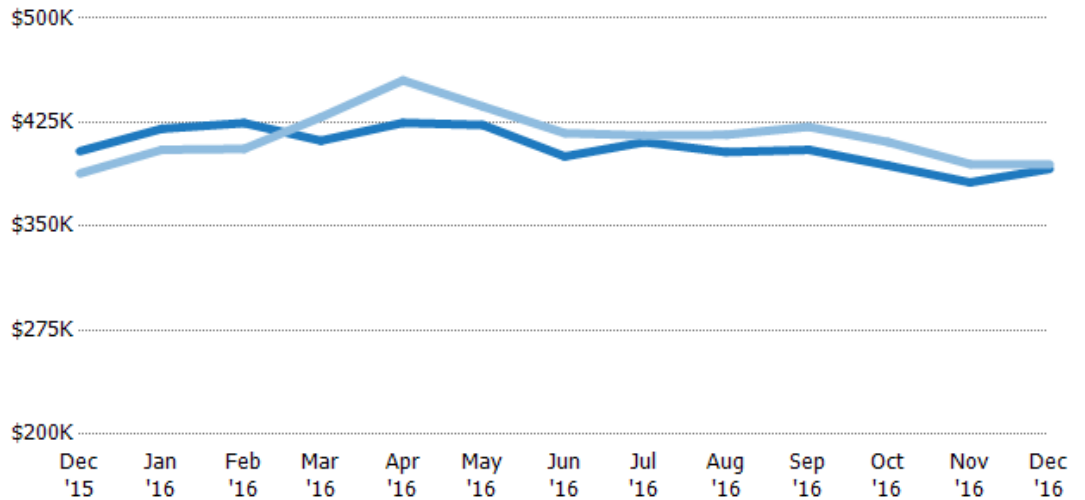
Current Year	\$155	\$155	\$152	\$148	\$144	\$146	\$149	\$147	\$143	\$149	\$148	\$147	\$151
Prior Year	\$137	\$142	\$142	\$139	\$140	\$140	\$145	\$142	\$148	\$148	\$157	\$157	\$155
Percent Change from Prior Year	13%	9%	7%	6%	3%	4%	2%	4%	-3%	1%	-6%	-6%	-2%

## 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



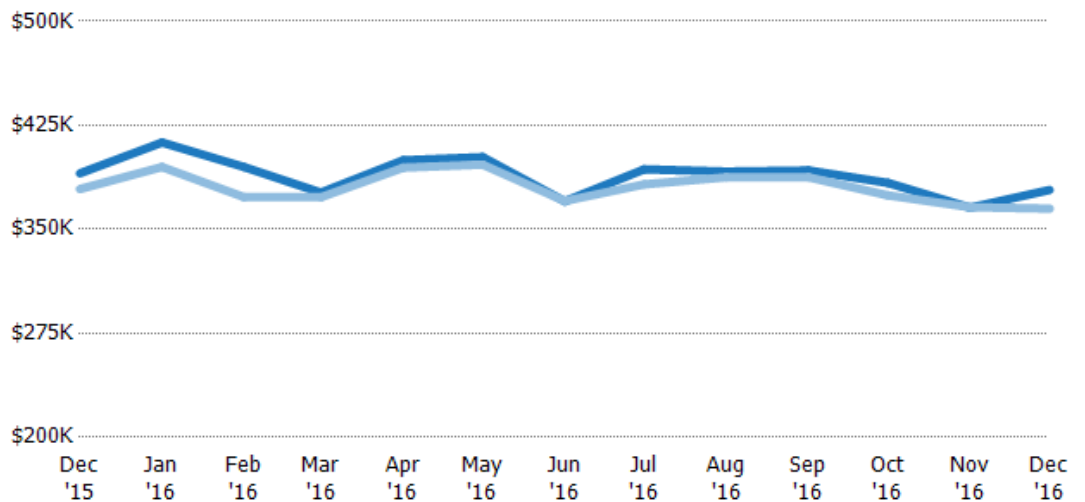
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Avg Est Value	\$404K	\$420K	\$424K	\$412K	\$425K	\$423K	\$400K	\$411K	\$403K	\$405K	\$394K	\$382K	\$391K
Avg Listing Price	\$388K	\$405K	\$406K	\$429K	\$455K	\$436K	\$417K	\$416K	\$416K	\$422K	\$411K	\$395K	\$395K
Avg Listing Price as a % of Avg Est Value	96%	96%	96%	104%	107%	103%	104%	101%	103%	104%	104%	103%	101%

## 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



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Median Est Value	\$390K	\$413K	\$395K	\$376K	\$400K	\$402K	\$370K	\$393K	\$392K	\$392K	\$383K	\$366K	\$378K
Median Listing Price	\$379K	\$395K	\$373K	\$373K	\$394K	\$397K	\$370K	\$382K	\$388K	\$388K	\$374K	\$366K	\$365K
Med Listing Price as a % of Med Est Value	97%	96%	94%	99%	99%	99%	100%	97%	99%	99%	98%	100%	96%

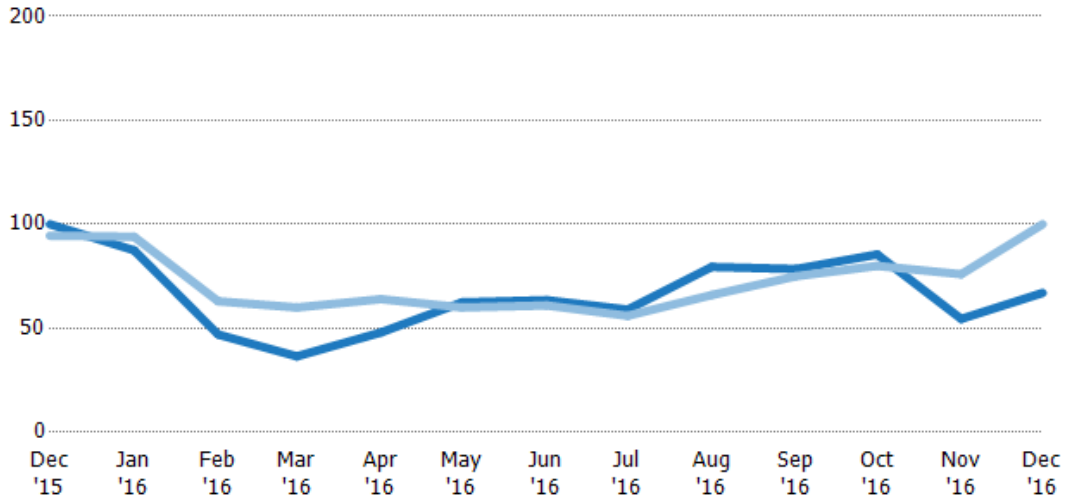
## Median Days in RPR

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.
Dec '16	67	-33%
Dec '15	100	5.8%
Dec '14	94.5	-14.3%



Current Year	100	87.5	47	36.5	48	62.5	63.5	59	79.5	78.5	85.5	54.5	67
Prior Year	94.5	94	63	60	64	60	61	56	66	75	80	76	100
Percent Change from Prior Year	6%	-7%	-25%	-39%	-25%	4%	4%	5%	20%	5%	7%	-28%	-33%

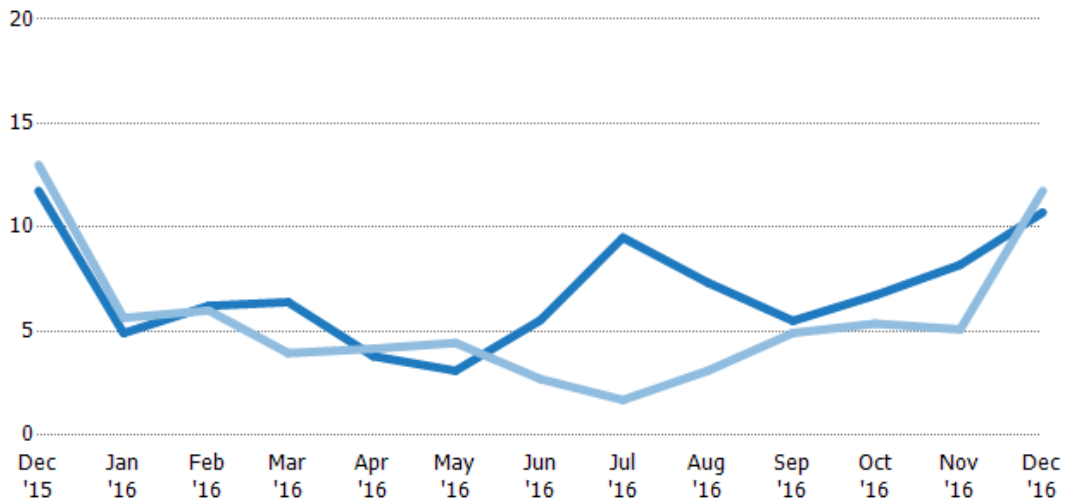
## Months of Inventory

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.
Dec '16	10.7	-8.8%
Dec '15	11.8	-9.6%
Dec '14	13	-51.7%



Current Year	11.8	4.91	6.22	6.4	3.8	3.1	5.54	9.5	7.33	5.5	6.73	8.2	10.7
Prior Year	13	5.64	6	3.95	4.16	4.44	2.7	1.7	3.11	4.92	5.36	5.09	11.8
Percent Change from Prior Year	-10%	-13%	4%	62%	-9%	-30%	105%	460%	136%	12%	25%	61%	-9%



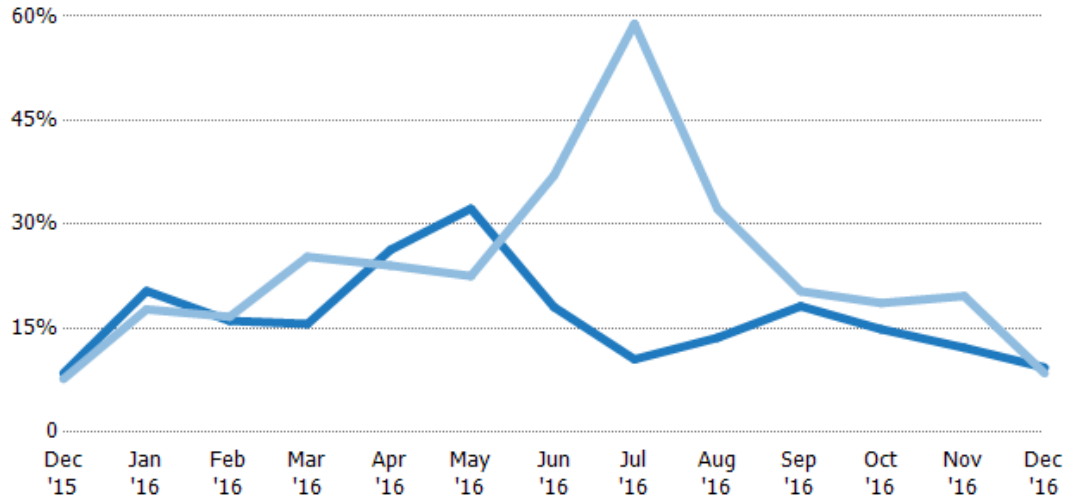
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Dec '16	9%	-0.8%
Dec '15	9%	-0.8%
Dec '14	8%	107.3%



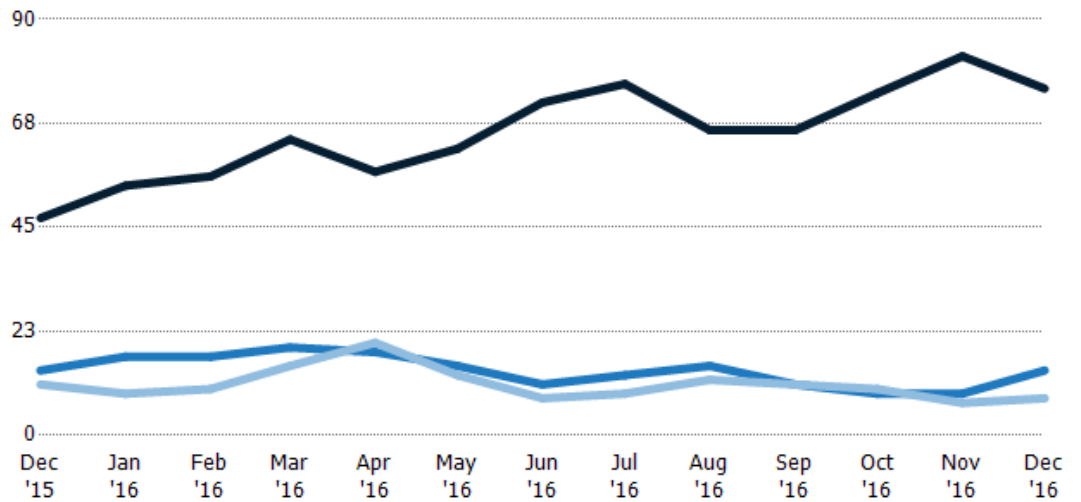
Current Year	9%	20%	16%	16%	26%	32%	18%	11%	14%	18%	15%	12%	9%
Prior Year	8%	18%	17%	25%	24%	23%	37%	59%	32%	20%	19%	20%	9%
Change from Prior Year	-1%	-3%	1%	10%	-2%	-10%	19%	48%	19%	2%	4%	7%	-1%

## 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



Active	47	54	56	64	57	62	72	76	66	66	74	82	75
Pending	14	17	17	19	18	15	11	13	15	11	9	9	14
Sold	11	9	10	15	20	13	8	9	12	11	10	7	8

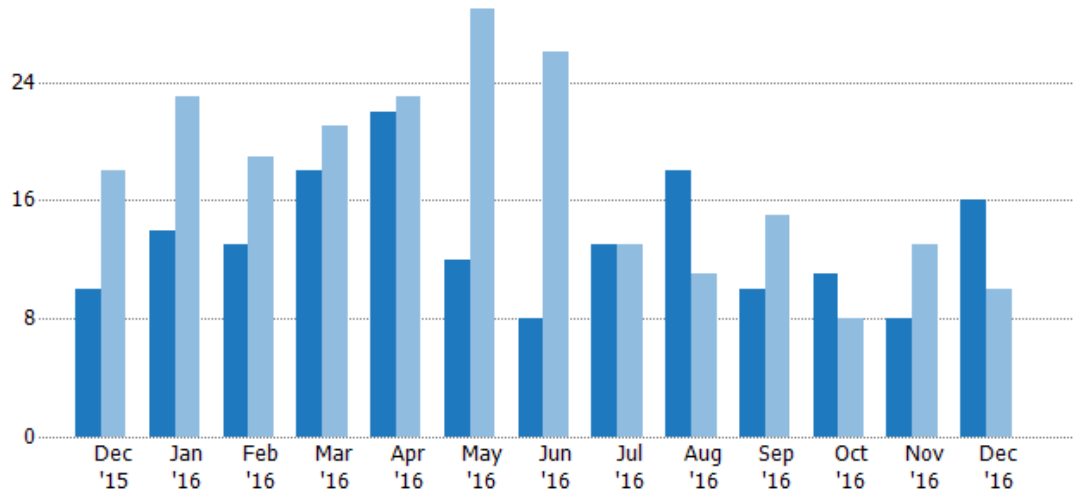
## New Pending Sales

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.
Dec '16	16	60%
Dec '15	10	-44.4%
Dec '14	18	-55.6%



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	10	14	13	18	22	12	8	13	18	10	11	8	16
Prior Year	18	23	19	21	23	29	26	13	11	15	8	13	10
Percent Change from Prior Year	-44%	-39%	-32%	-14%	-4%	-59%	-69%	0%	64%	-33%	38%	-38%	60%

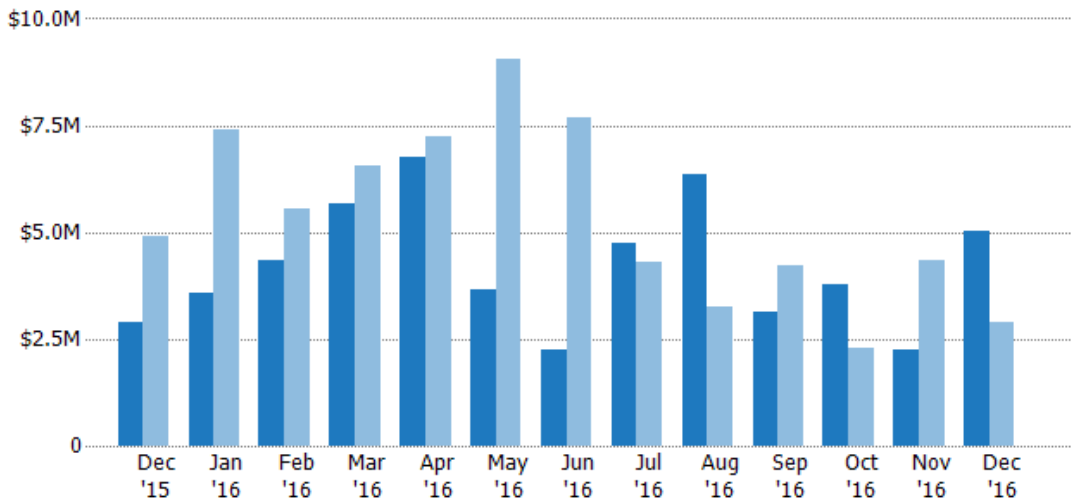
## New Pending Sales Volume

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.
Dec '16	\$5.03M	72.7%
Dec '15	\$2.91M	-40.5%
Dec '14	\$4.89M	-56.4%



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	\$2.91M	\$3.56M	\$4.36M	\$5.65M	\$6.75M	\$3.65M	\$2.24M	\$4.75M	\$6.35M	\$3.13M	\$3.79M	\$2.25M	\$5.03M
Prior Year	\$4.89M	\$7.41M	\$5.54M	\$6.57M	\$7.24M	\$9.06M	\$7.7M	\$4.3M	\$3.25M	\$4.23M	\$2.3M	\$4.32M	\$2.91M
Percent Change from Prior Year	-41%	-52%	-21%	-14%	-7%	-60%	-71%	11%	96%	-26%	65%	-48%	73%

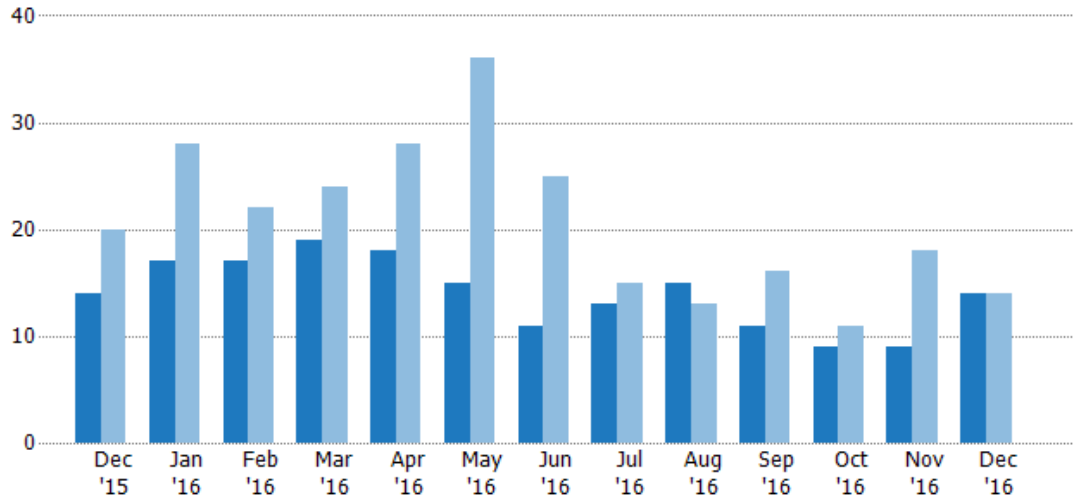
## Pending Sales

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.
Dec '16	14	0%
Dec '15	14	-30%
Dec '14	20	-45%



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	14	17	17	19	18	15	11	13	15	11	9	9	14
Prior Year	20	28	22	24	28	36	25	15	13	16	11	18	14
Percent Change from Prior Year	-30%	-39%	-23%	-21%	-36%	-58%	-56%	-13%	15%	-31%	-18%	-50%	0%

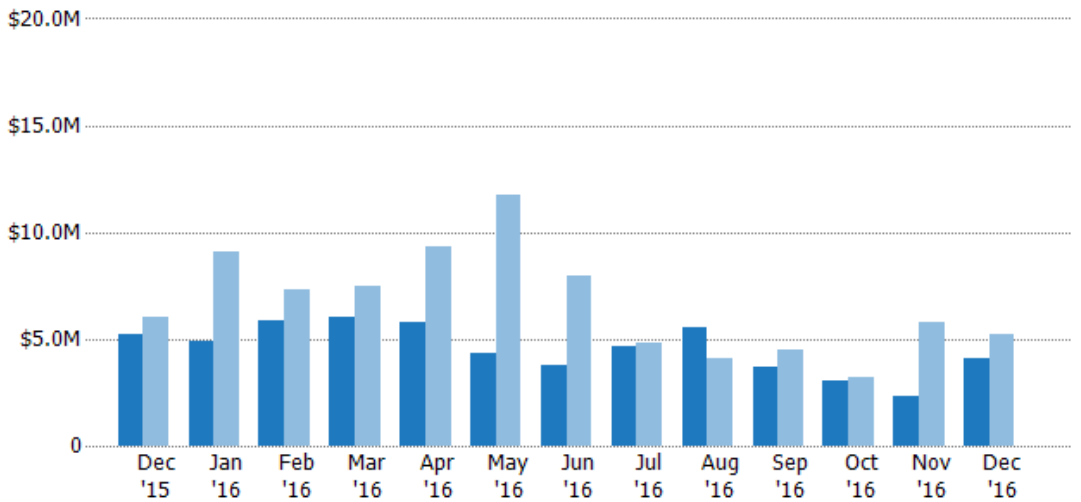
## Pending Sales Volume

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.
Dec '16	\$4.1M	-21.6%
Dec '15	\$5.23M	-13.4%
Dec '14	\$6.04M	-50%



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	\$5.23M	\$4.89M	\$5.88M	\$6.05M	\$5.76M	\$4.36M	\$3.74M	\$4.65M	\$5.51M	\$3.73M	\$3.05M	\$2.33M	\$4.1M
Prior Year	\$6.04M	\$9.09M	\$7.32M	\$7.47M	\$9.3M	\$11.8M	\$7.97M	\$4.81M	\$4.09M	\$4.51M	\$3.24M	\$5.79M	\$5.23M
Percent Change from Prior Year	-13%	-46%	-20%	-19%	-38%	-63%	-53%	-3%	35%	-17%	-6%	-60%	-22%

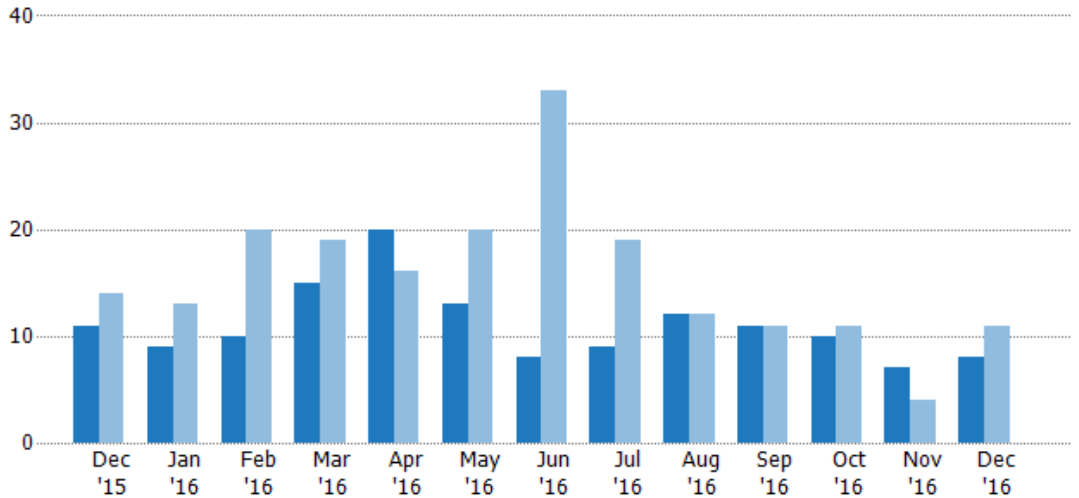
## Closed Sales

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.
Dec '16	8	-27.3%
Dec '15	11	-21.4%
Dec '14	14	-14.3%



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	11	9	10	15	20	13	8	9	12	11	10	7	8
Prior Year	14	13	20	19	16	20	33	19	12	11	11	4	11
Percent Change from Prior Year	-21%	-31%	-50%	-21%	25%	-35%	-76%	-53%	0%	0%	-9%	75%	-27%

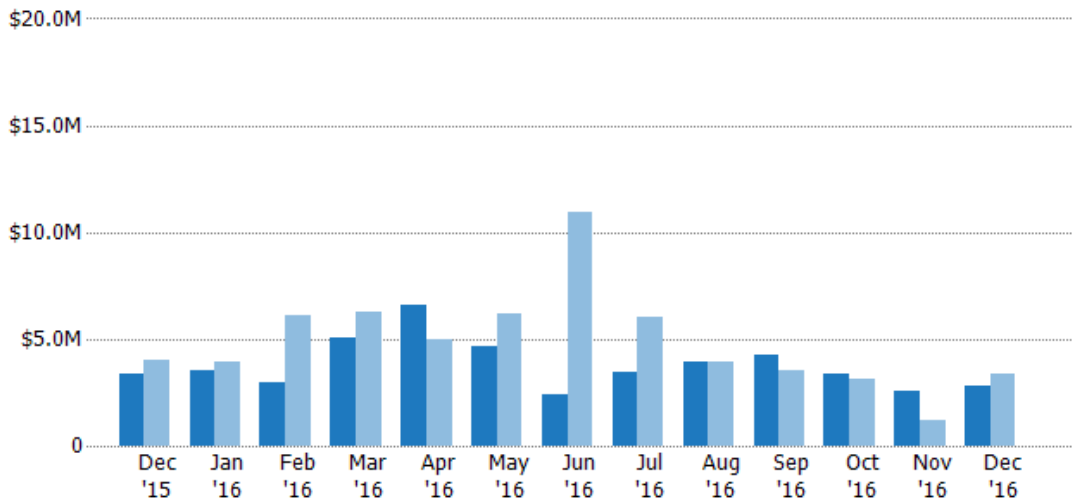
## Closed Sales Volume

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.
Dec '16	\$2.78M	-17.9%
Dec '15	\$3.39M	-15.1%
Dec '14	\$3.99M	-12.6%



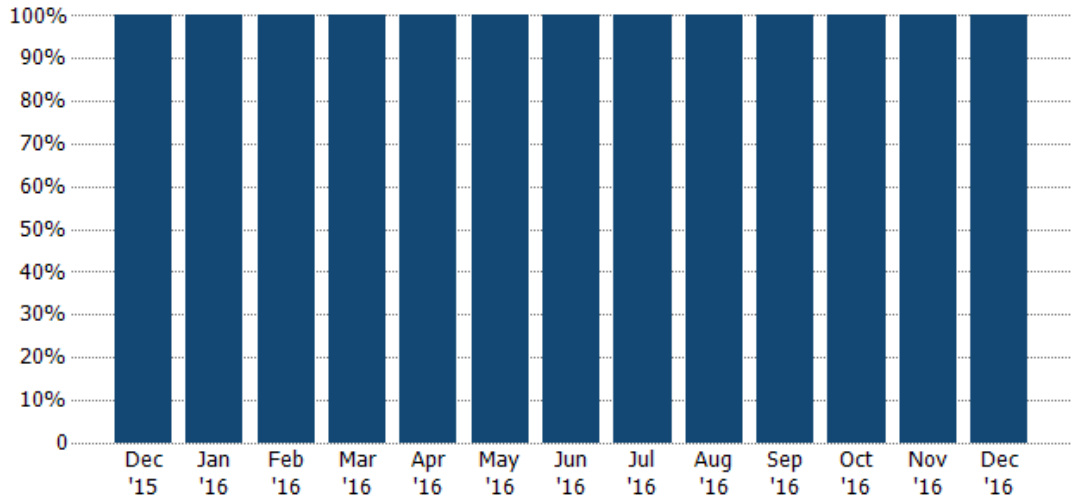
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	\$3.39M	\$3.5M	\$2.97M	\$5.04M	\$6.61M	\$4.66M	\$2.42M	\$3.44M	\$3.97M	\$4.27M	\$3.39M	\$2.59M	\$2.78M
Prior Year	\$3.99M	\$3.91M	\$6.14M	\$6.3M	\$4.99M	\$6.17M	\$10.9M	\$5.99M	\$3.9M	\$3.5M	\$3.15M	\$1.17M	\$3.39M
Percent Change from Prior Year	-15%	-11%	-52%	-20%	33%	-25%	-78%	-43%	2%	22%	8%	122%	-18%

## 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



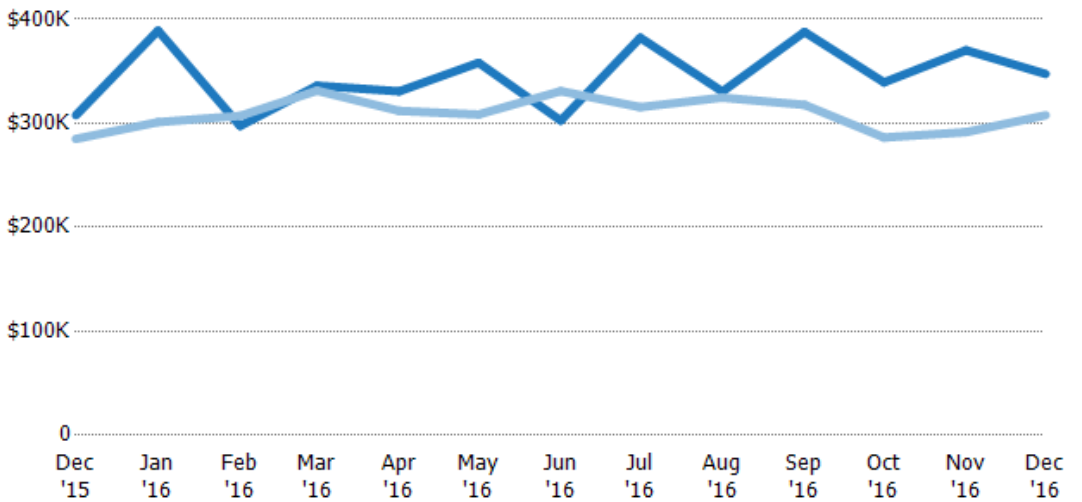
■ Single Family Residence

## 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	\$308K	\$389K	\$297K	\$336K	\$331K	\$358K	\$303K	\$382K	\$330K	\$388K	\$339K	\$370K	\$347K
Prior Year	\$285K	\$301K	\$307K	\$331K	\$312K	\$308K	\$331K	\$316K	\$325K	\$318K	\$286K	\$292K	\$308K
Percent Change from Prior Year	8%	29%	-3%	1%	6%	16%	-9%	21%	2%	22%	19%	27%	13%

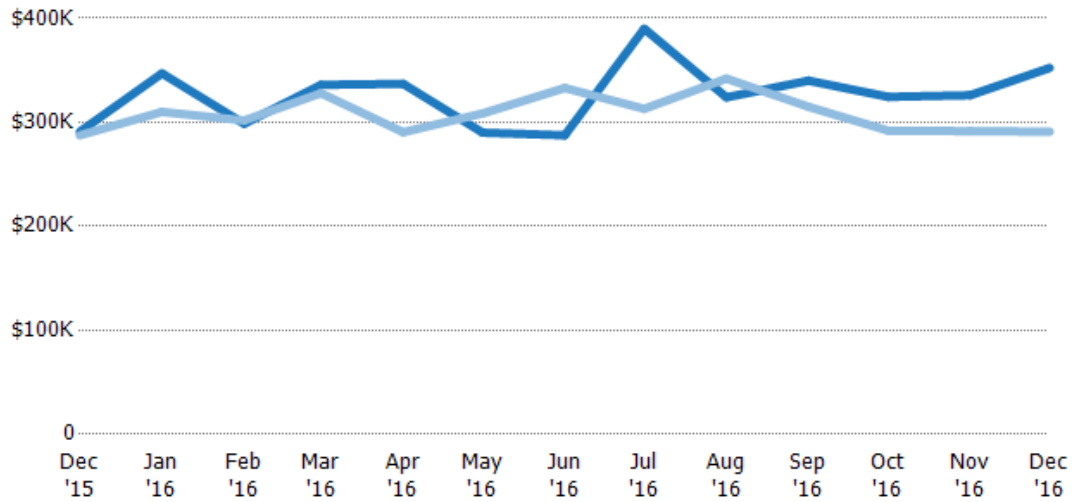
## Median Sales Price

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.
Dec '16	\$352K	21%
Dec '15	\$291K	1.2%
Dec '14	\$288K	4.2%



Current Year	\$291K	\$347K	\$299K	\$336K	\$337K	\$290K	\$288K	\$390K	\$324K	\$340K	\$325K	\$326K	\$352K
Prior Year	\$288K	\$310K	\$302K	\$328K	\$290K	\$309K	\$333K	\$313K	\$342K	\$315K	\$292K	\$292K	\$291K
Percent Change from Prior Year	1%	12%	-1%	2%	16%	-6%	-14%	25%	-5%	8%	11%	12%	21%

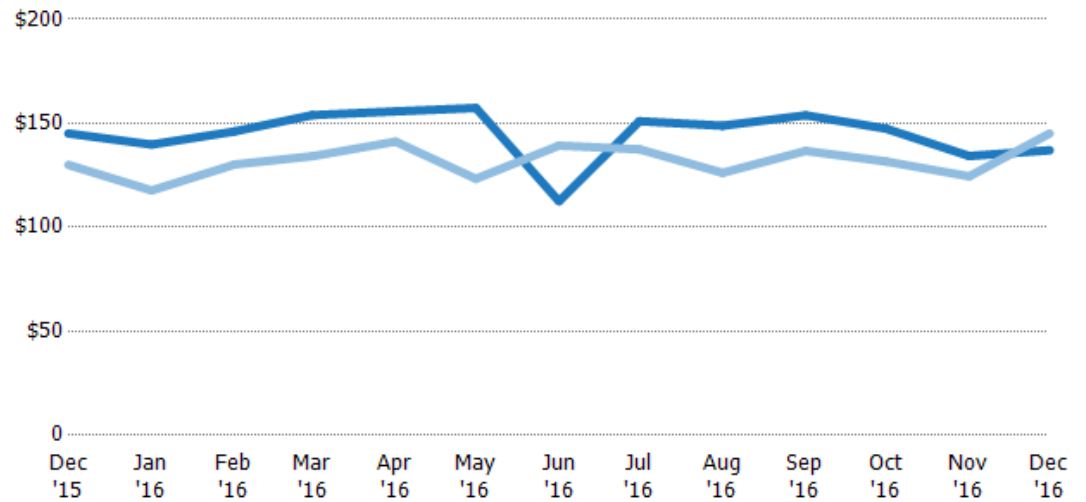
## Average Sales Price per Sq Ft

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.
Dec '16	\$137	-5.6%
Dec '15	\$145	11.6%
Dec '14	\$130	0.3%



Current Year	\$145	\$140	\$146	\$154	\$156	\$157	\$113	\$151	\$149	\$154	\$147	\$134	\$137
Prior Year	\$130	\$118	\$130	\$134	\$141	\$123	\$139	\$137	\$126	\$137	\$132	\$125	\$145
Percent Change from Prior Year	12%	19%	12%	15%	10%	28%	-19%	10%	18%	13%	12%	8%	-6%

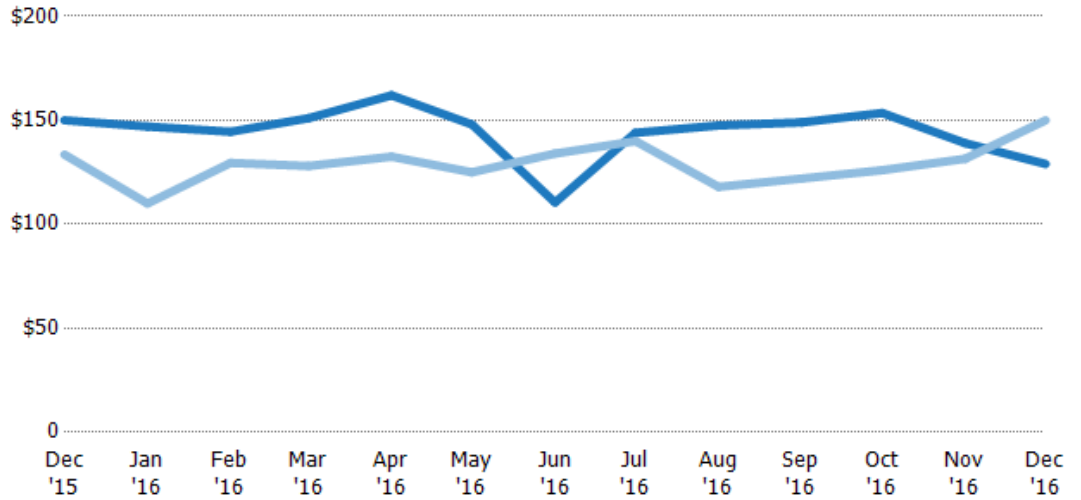
## Median Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Dec '16	\$129	-14%
Dec '15	\$150	12.4%
Dec '14	\$134	-4.5%



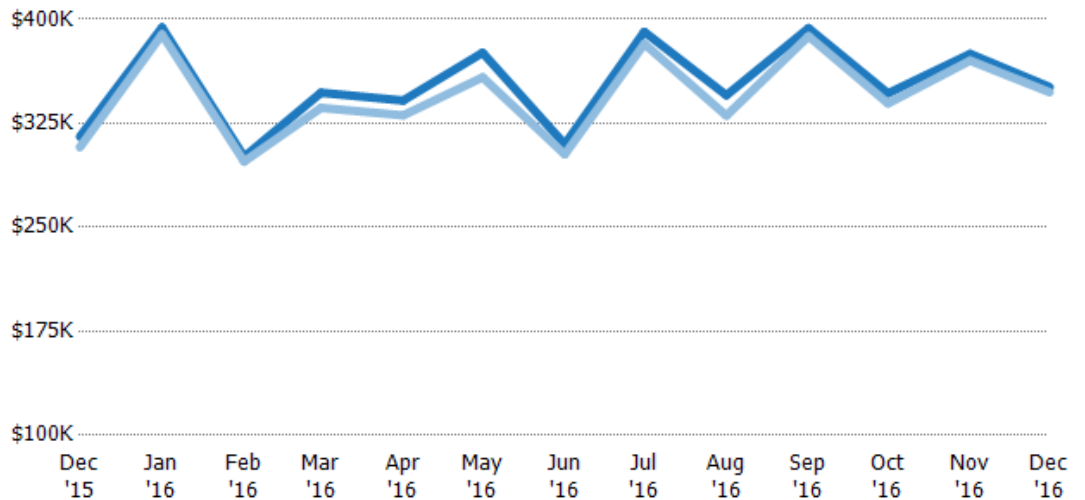
Current Year	\$150	\$147	\$145	\$151	\$162	\$148	\$111	\$144	\$148	\$149	\$154	\$139	\$129
Prior Year	\$134	\$110	\$130	\$128	\$133	\$125	\$134	\$140	\$118	\$122	\$126	\$132	\$150
Percent Change from Prior Year	12%	34%	12%	18%	22%	18%	-18%	3%	25%	22%	22%	6%	-14%

## 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



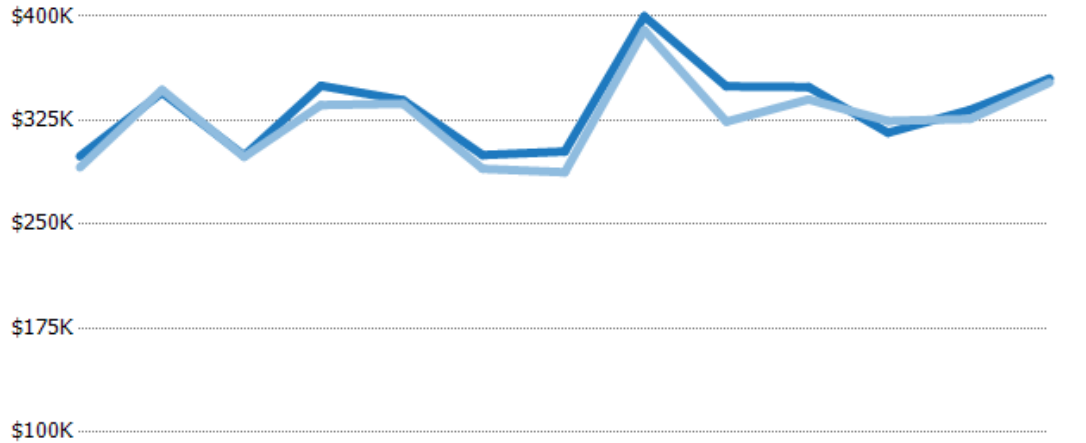
Avg List Price	\$315K	\$394K	\$301K	\$347K	\$341K	\$376K	\$310K	\$391K	\$345K	\$394K	\$347K	\$375K	\$351K
Avg Sales Price	\$308K	\$389K	\$297K	\$336K	\$331K	\$358K	\$303K	\$382K	\$330K	\$388K	\$339K	\$370K	\$347K
Avg Sales Price as a % of Avg List Price	98%	99%	99%	97%	97%	95%	98%	98%	96%	99%	98%	99%	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, Single  
Family Residence



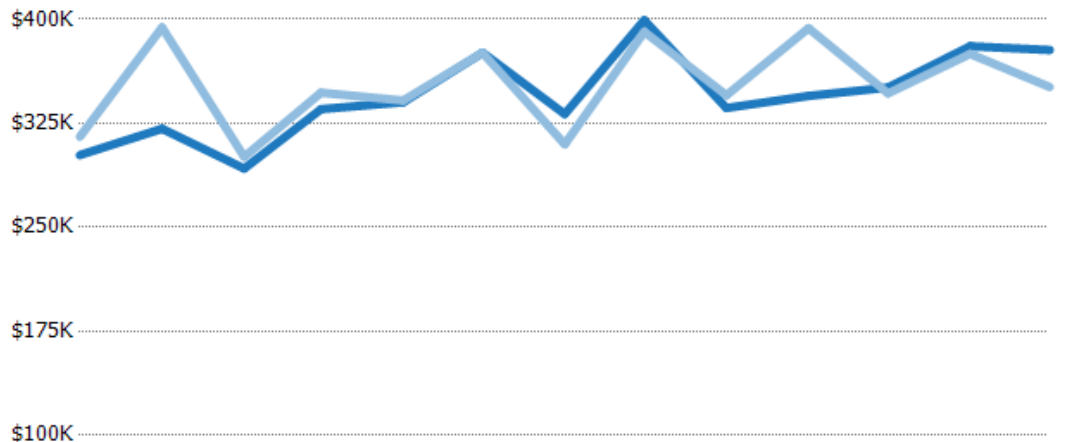
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Median List Price	\$299K	\$345K	\$299K	\$350K	\$340K	\$300K	\$302K	\$400K	\$349K	\$349K	\$316K	\$333K	\$355K
Median Sales Price	\$291K	\$347K	\$299K	\$336K	\$337K	\$290K	\$288K	\$390K	\$324K	\$340K	\$325K	\$326K	\$352K
Med Sales Price as a % of Med List Price	97%	101%	100%	96%	99%	97%	95%	98%	93%	97%	103%	98%	99%

## 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



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Avg Est Value	\$302K	\$321K	\$292K	\$335K	\$340K	\$376K	\$332K	\$399K	\$336K	\$345K	\$351K	\$381K	\$378K
Avg Sales Price	\$315K	\$394K	\$301K	\$347K	\$341K	\$376K	\$310K	\$391K	\$345K	\$394K	\$347K	\$375K	\$351K
Avg Sales Price as a % of Avg Est Value	104%	123%	103%	104%	100%	100%	93%	98%	103%	114%	99%	99%	93%

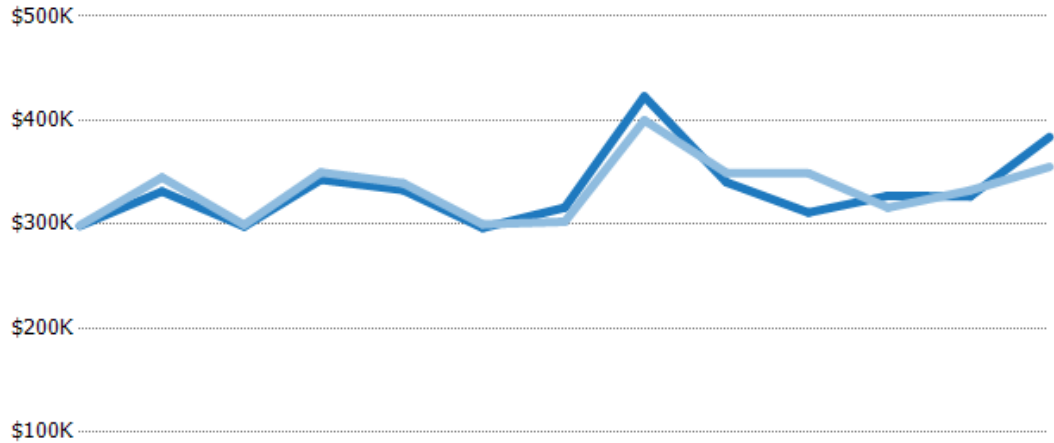


## Median Sales Price vs Median Est Value

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



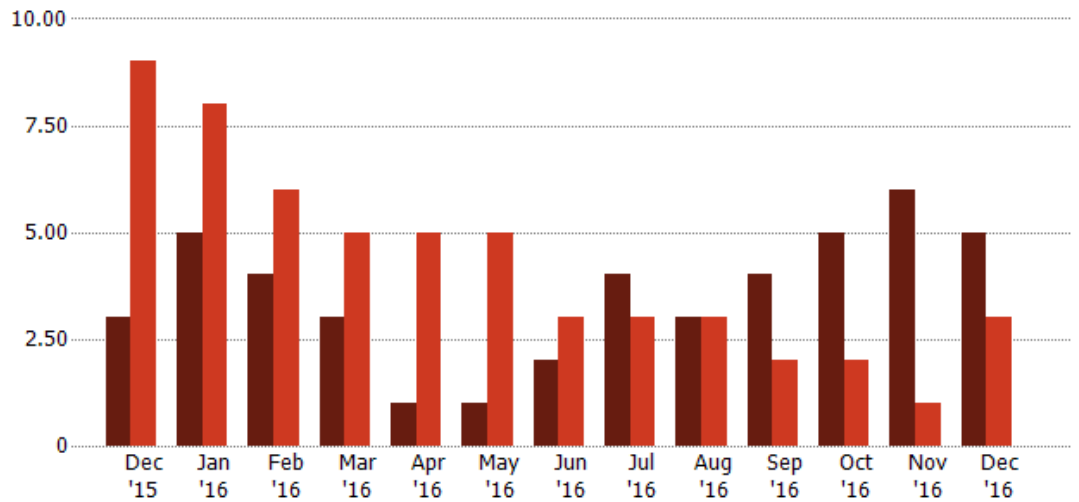
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Median Est Value	\$298K	\$332K	\$298K	\$343K	\$333K	\$296K	\$316K	\$423K	\$340K	\$311K	\$327K	\$327K	\$384K
Median Sales Price	\$299K	\$345K	\$299K	\$350K	\$340K	\$300K	\$302K	\$400K	\$349K	\$349K	\$316K	\$333K	\$355K
Med Sales Price as a % of Med Est Value	100%	104%	101%	102%	102%	101%	96%	95%	103%	112%	97%	102%	93%

## 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.
Dec '16	5	66.7%
Dec '15	3	-66.7%
Dec '14	9	0%

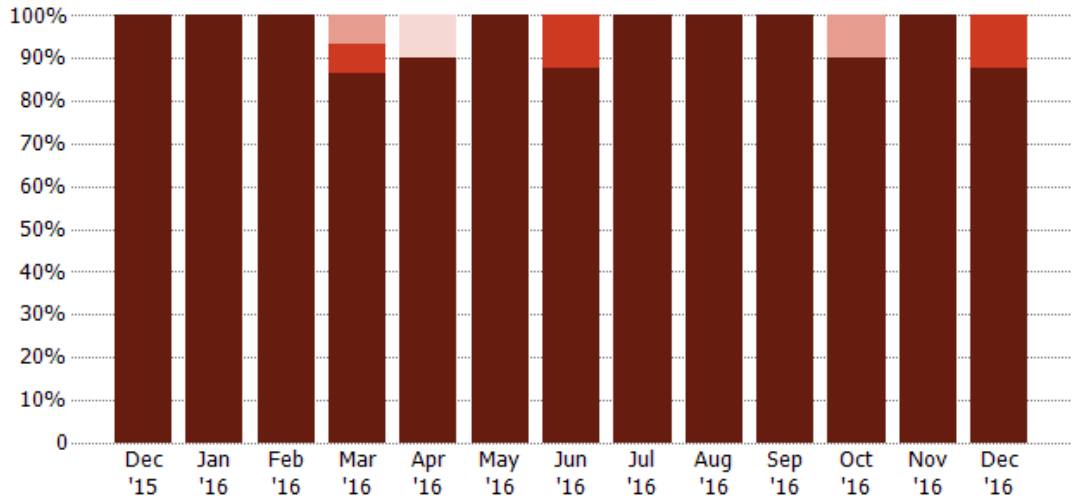
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	3	5	4	3	1	1	2	4	3	4	5	6	5
Prior Year	9	8	6	5	5	5	3	3	3	2	2	1	3
Percent Change from Prior Year	-67%	-38%	-33%	-40%	-80%	-80%	-33%	33%	0%	100%	150%	500%	67%

## 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



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Pre-Foreclosure	-	-	-	-	10%	-	-	-	-	-	-	-	-
Short Sale	-	-	-	7%	-	-	-	-	-	-	10%	-	-
Foreclosure	-	-	-	7%	-	-	13%	-	-	-	-	-	13%
Non-Distressed	100%	100%	100%	87%	90%	100%	88%	100%	100%	100%	90%	100%	88%

## Listing Activity by ZIP

May 2017

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	75	\$45,821,660	\$610,955	\$385,000	\$174	\$155	6	17.33 %

## Sales Activity by ZIP

May 2017

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	Avg Days In RPR
85087	18	\$6,814,174	13	\$4,802,900	\$380,273	\$367,000	\$148	\$153	76