



2017

NEW RIVER MARKET REPORT

December 2017



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 2017	Dec 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	12	18	-33.3%	277	286	-3.1%
New Listing Volume	\$4,473,280	\$5,686,010	-21.3%	\$119,768,459	\$102,107,857	+17.3%
Active Listing Count	61	80	-23.8%	897	885	+1.4%
Active Listing Volume	\$27,338,411	\$32,046,320	-14.7%	\$484,420,363	\$369,749,167	+31%
Average Listing Price	\$448,171	\$400,579	+11.9%	\$540,045	\$417,796	+29.3%
Median Listing Price	\$409,900	\$369,750	+10.9%	\$387,867	\$382,123	+1.5%
Average Listing Price per Sq Ft	\$174	\$166	+4.8%	\$172	\$158	+8.8%
Median Listing Price per Sq Ft	\$168	\$151	+11.3%	\$159	\$147	+7.5%
Median Days in RPR	79	74.5	+6%	64.2	63.12	+1.7%
Months of Inventory	4.4	10	-56.4%	6.1	4.4	+37.2%
Absorption Rate	22.95%	10%	+13%	16.39%	22.49%	-6.1%
Sales Activity Charts Metrics						
New Pending Sales Count	16	17	-5.9%	225	181	+24.3%
New Pending Sales Volume	\$5,525,569	\$5,255,495	+5.1%	\$76,200,360	\$57,451,442	+32.6%
Pending Sales Count	27	16	+68.8%	221	181	+22.1%
Pending Sales Volume	\$9,570,359	\$4,796,420	+99.5%	\$80,672,295	\$58,391,049	+38.2%
Closed Sales Count	7	10	-30%	185	147	+25.9%
Closed Sales Volume	\$2,384,000	\$3,324,370	-28.3%	\$63,053,528	\$50,874,204	+23.9%
Average Sales Price	\$340,571	\$332,437	+2.4%	\$340,830	\$346,083	-1.5%
Median Sales Price	\$354,000	\$342,235	+3.4%	\$331,375	\$335,555	-1.2%
Average Sales Price per Sq Ft	\$143	\$149	-3.5%	\$148	\$147	+1%
Median Sales Price per Sq Ft	\$137	\$133	+3.4%	\$142	\$144	-1.5%
Distressed Charts Metrics						
Distressed Listing Count	1	4	-75%	45	39	+15.4%

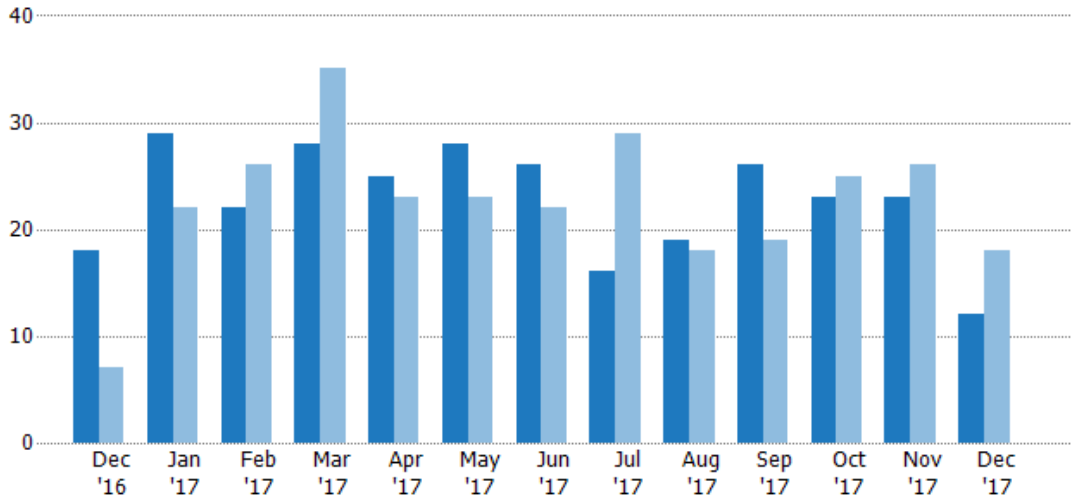
New Listings

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 '17	12	-33.3%
Dec '16	18	157.1%
Dec '15	7	157.1%



Current Year	18	29	22	28	25	28	26	16	19	26	23	23	12
Prior Year	7	22	26	35	23	23	22	29	18	19	25	26	18
Percent Change from Prior Year	157%	32%	-15%	-20%	9%	22%	18%	-45%	6%	37%	-8%	-12%	-33%

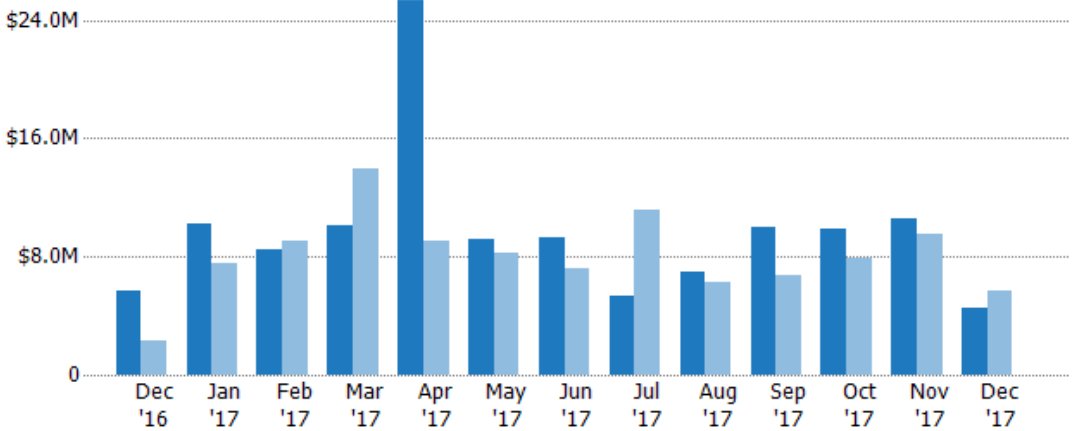
New Listing Volume

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 '17	\$4.47M	-21.3%
Dec '16	\$5.69M	142.9%
Dec '15	\$2.34M	132.3%



Current Year	\$5.69M	\$10.2M	\$8.43M	\$10.1M	\$25.4M	\$9.14M	\$9.25M	\$5.38M	\$6.95M	\$10M	\$9.9M	\$10.5M	\$4.47M
Prior Year	\$2.34M	\$7.59M	\$9.02M	\$14M	\$9.04M	\$8.26M	\$7.14M	\$11.1M	\$6.22M	\$6.73M	\$7.84M	\$9.53M	\$5.69M
Percent Change from Prior Year	143%	34%	-7%	-28%	181%	11%	30%	-52%	12%	49%	26%	11%	-21%

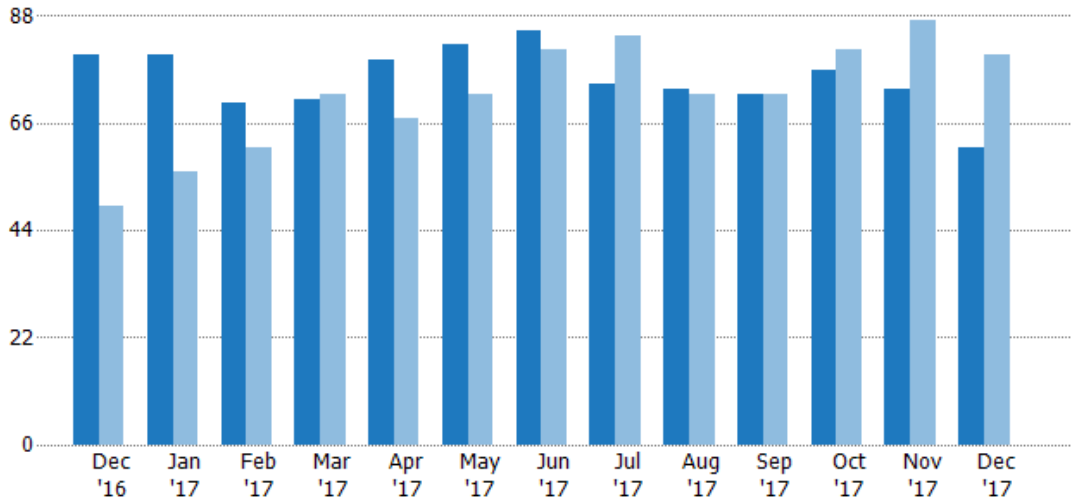
Active Listings

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 '17	61	-23.8%
Dec '16	80	63.3%
Dec '15	49	65.3%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	80	80	70	71	79	82	85	74	73	72	77	73	61
Prior Year	49	56	61	72	67	72	81	84	72	72	81	87	80
Percent Change from Prior Year	63%	43%	15%	-1%	18%	14%	5%	-12%	1%	0%	-5%	-16%	-24%

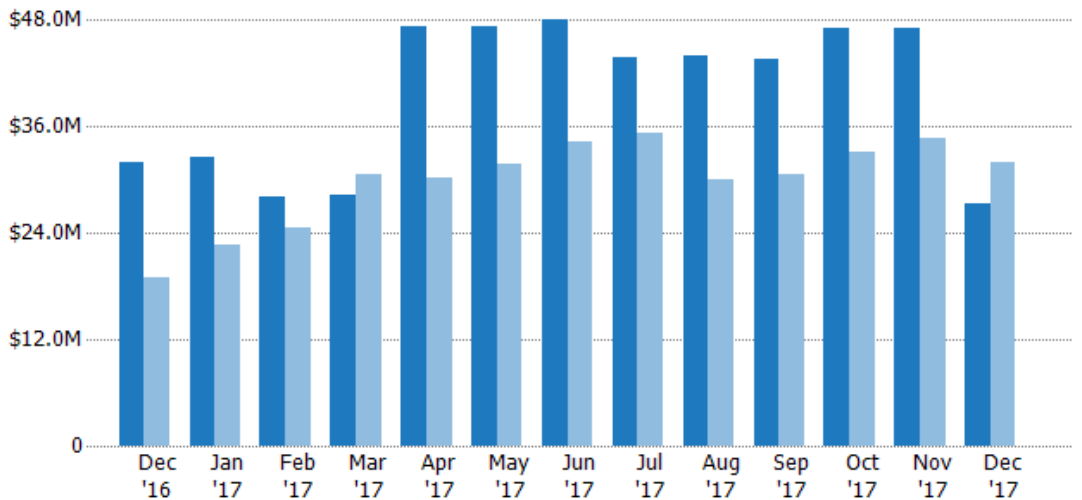
Active Listing Volume

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 '17	\$27.3M	-14.7%
Dec '16	\$32M	68.2%
Dec '15	\$19.1M	44.8%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	\$32M	\$32.5M	\$28M	\$28.3M	\$47.3M	\$47.2M	\$48M	\$43.9M	\$44M	\$43.6M	\$47.2M	\$47.1M	\$27.3M
Prior Year	\$19.1M	\$22.7M	\$24.5M	\$30.6M	\$30.3M	\$31.7M	\$34.3M	\$35.2M	\$29.9M	\$30.6M	\$33.1M	\$34.8M	\$32M
Percent Change from Prior Year	68%	43%	14%	-8%	56%	49%	40%	25%	47%	43%	42%	36%	-15%

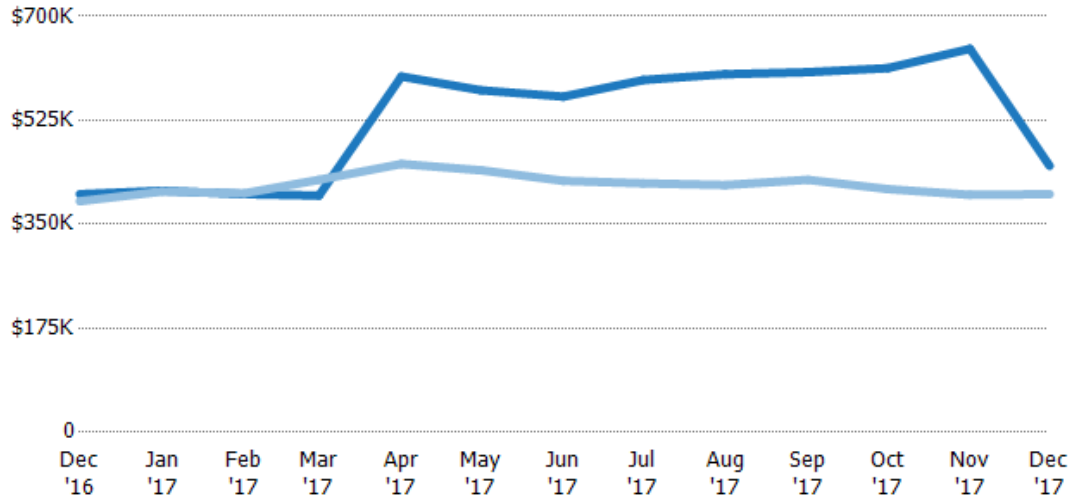
Average Listing Price

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 '17	\$448K	11.9%
Dec '16	\$401K	3%
Dec '15	\$389K	-12.4%



Current Year	\$401K	\$406K	\$401K	\$398K	\$599K	\$575K	\$565K	\$593K	\$603K	\$606K	\$613K	\$645K	\$448K
Prior Year	\$389K	\$405K	\$402K	\$425K	\$452K	\$441K	\$423K	\$419K	\$416K	\$425K	\$409K	\$400K	\$401K
Percent Change from Prior Year	3%	0%	0%	-6%	33%	31%	34%	41%	45%	43%	50%	61%	12%

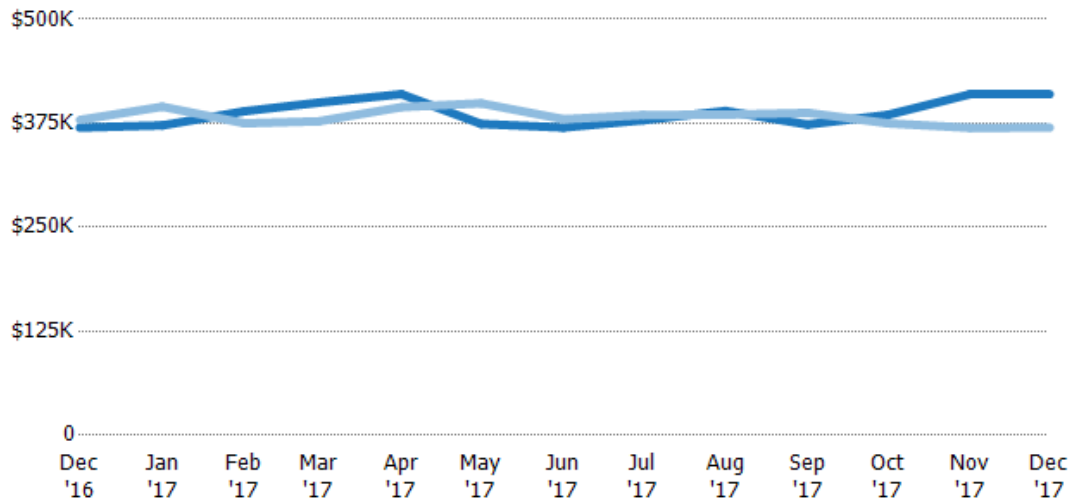
Median Listing Price

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 '17	\$410K	10.9%
Dec '16	\$370K	-2.4%
Dec '15	\$379K	-13%



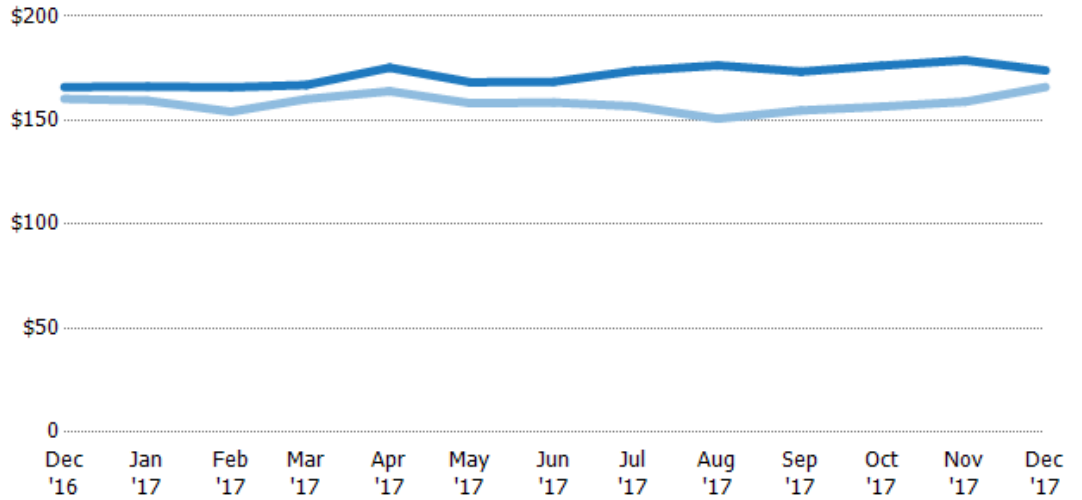
Current Year	\$370K	\$372K	\$390K	\$400K	\$410K	\$374K	\$370K	\$379K	\$390K	\$373K	\$385K	\$410K	\$410K
Prior Year	\$379K	\$395K	\$375K	\$377K	\$394K	\$399K	\$380K	\$385K	\$385K	\$388K	\$375K	\$370K	\$370K
Percent Change from Prior Year	-2%	-6%	4%	6%	4%	-6%	-3%	-2%	1%	-4%	3%	11%	11%

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 '17	\$174	4.8%
Dec '16	\$166	3.5%
Dec '15	\$160	-12.4%

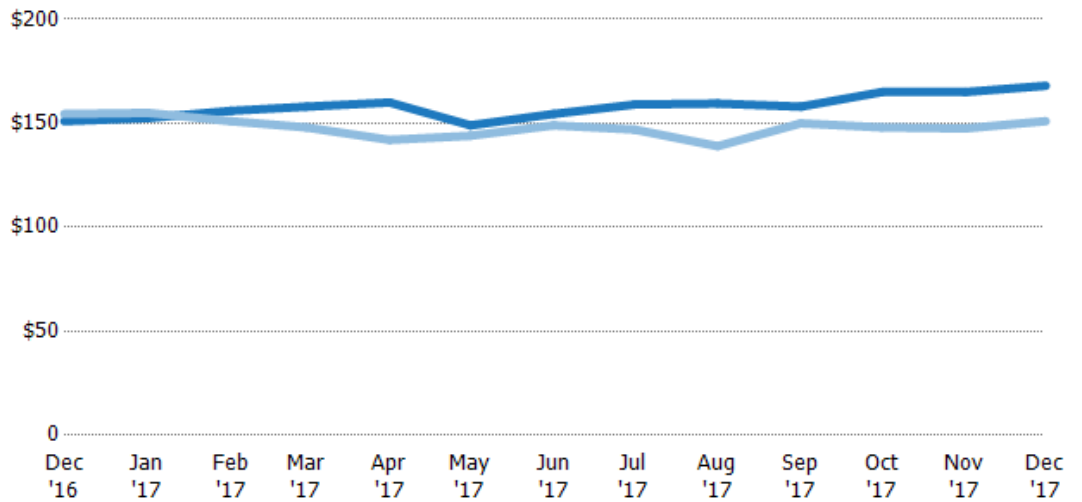
Current Year	\$166	\$166	\$166	\$167	\$175	\$168	\$169	\$174	\$176	\$173	\$176	\$179	\$174
Prior Year	\$160	\$159	\$154	\$160	\$164	\$158	\$159	\$157	\$151	\$155	\$157	\$159	\$166
Percent Change from Prior Year	4%	4%	8%	4%	7%	6%	6%	11%	17%	12%	13%	13%	5%

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 '17	\$168	11.3%
Dec '16	\$151	-2.3%
Dec '15	\$155	-11.3%

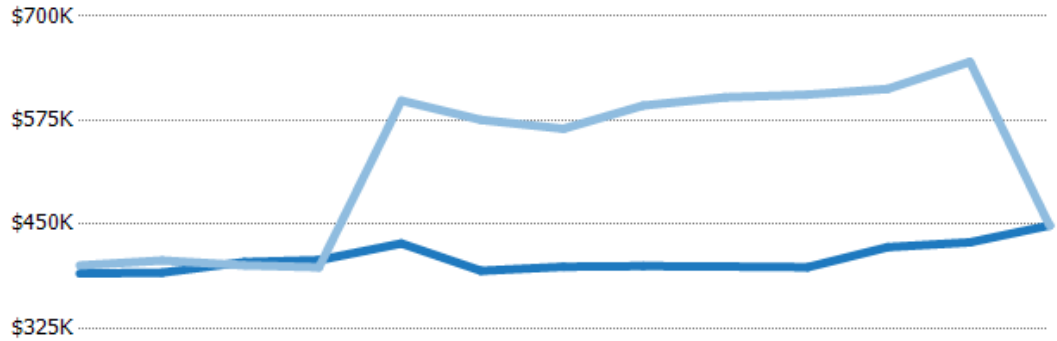
Current Year	\$151	\$153	\$156	\$158	\$160	\$149	\$155	\$159	\$160	\$158	\$165	\$165	\$168
Prior Year	\$155	\$155	\$151	\$148	\$142	\$144	\$149	\$147	\$139	\$150	\$148	\$148	\$151
Percent Change from Prior Year	-2%	-2%	3%	7%	13%	3%	4%	8%	15%	5%	11%	12%	11%

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



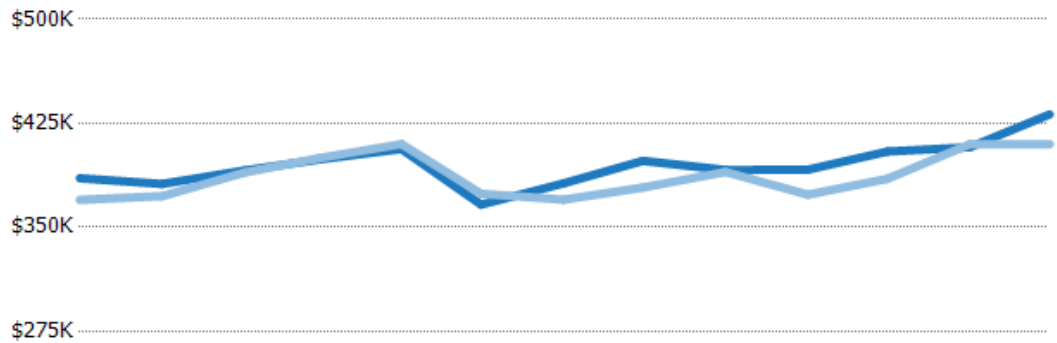
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Avg Est Value	\$391K	\$392K	\$405K	\$407K	\$427K	\$394K	\$399K	\$400K	\$399K	\$398K	\$423K	\$428K	\$449K
Avg Listing Price	\$401K	\$406K	\$401K	\$398K	\$599K	\$575K	\$565K	\$593K	\$603K	\$606K	\$613K	\$645K	\$448K
Avg Listing Price as a % of Avg Est Value	103%	104%	99%	98%	140%	146%	142%	148%	151%	152%	145%	151%	100%

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 '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Median Est Value	\$385K	\$381K	\$391K	\$399K	\$407K	\$366K	\$382K	\$398K	\$391K	\$392K	\$405K	\$408K	\$431K
Median Listing Price	\$370K	\$372K	\$390K	\$400K	\$410K	\$374K	\$370K	\$379K	\$390K	\$373K	\$385K	\$410K	\$410K
Med Listing Price as a % of Med Est Value	96%	98%	100%	100%	101%	102%	97%	95%	100%	95%	95%	101%	95%

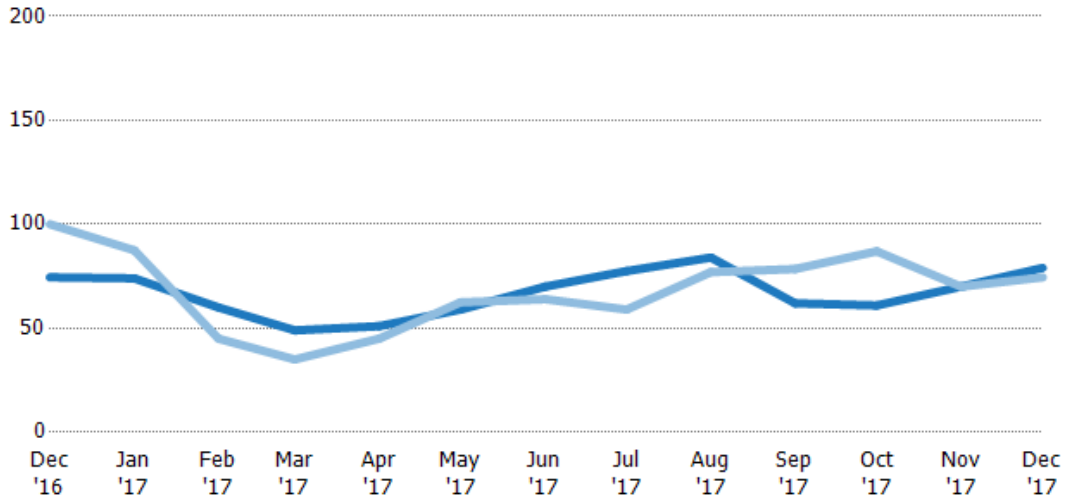
Median Days in RPR

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 '17	79	6%
Dec '16	74.5	-25.5%
Dec '15	100	-4%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	74.5	74	60	49	51	59	70	77.5	84	62	61	70	79
Prior Year	100	87.5	45	35	45	62.5	64	59	77	78.5	87	70	74.5
Percent Change from Prior Year	-26%	-15%	33%	40%	13%	-6%	9%	31%	9%	-21%	-30%	0%	6%

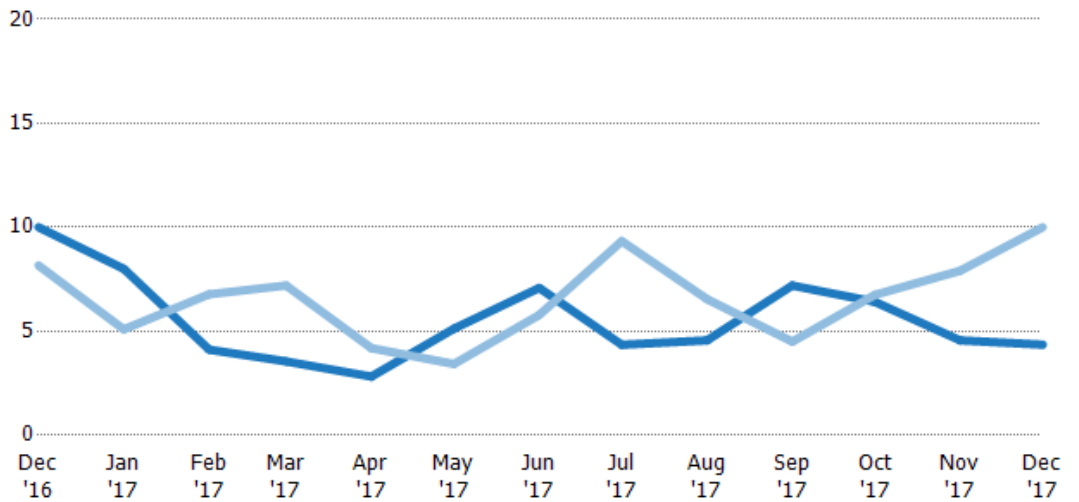
Months of Inventory

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 '17	4.36	-56.4%
Dec '16	10	22.4%
Dec '15	8.17	65.3%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	10	8	4.12	3.55	2.82	5.13	7.08	4.35	4.56	7.2	6.42	4.56	4.36
Prior Year	8.17	5.09	6.78	7.2	4.19	3.43	5.79	9.33	6.55	4.5	6.75	7.91	10
Percent Change from Prior Year	22%	57%	-39%	-51%	-33%	49%	22%	-53%	-30%	60%	-5%	-42%	-56%

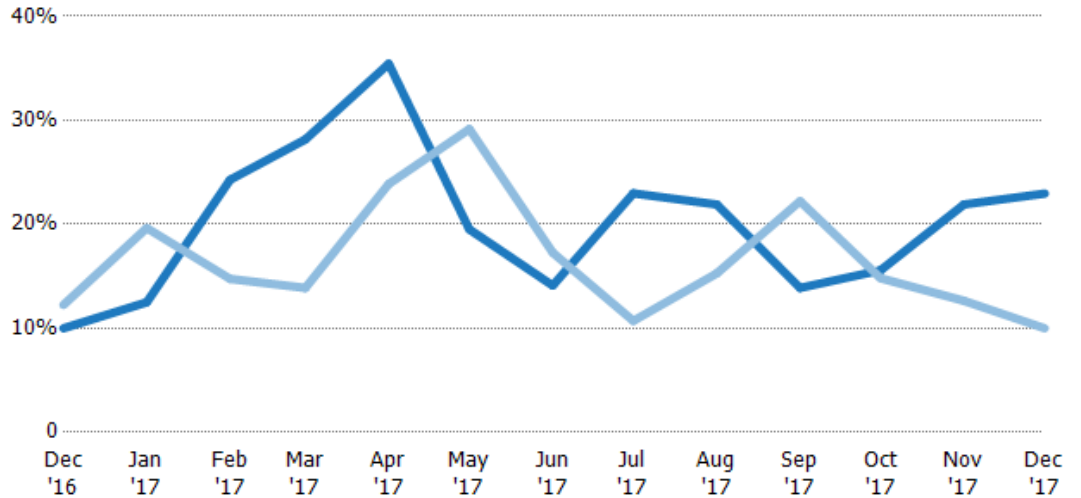
Absorption Rate

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 '17	23%	-13%
Dec '16	10%	2.2%
Dec '15	12%	-39.5%



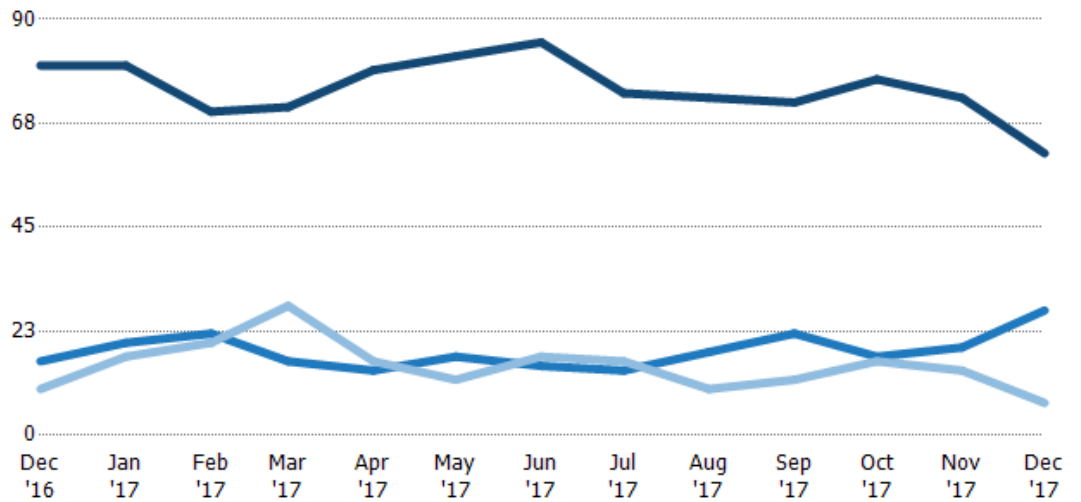
Current Year	10%	13%	24%	28%	35%	20%	14%	23%	22%	14%	16%	22%	23%
Prior Year	12%	20%	15%	14%	24%	29%	17%	11%	15%	22%	15%	13%	10%
Change from Prior Year	2%	7%	-10%	-14%	-12%	10%	3%	-12%	-7%	8%	-1%	-9%	-13%

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	80	80	70	71	79	82	85	74	73	72	77	73	61
Pending	16	20	22	16	14	17	15	14	18	22	17	19	27
Sold	10	17	20	28	16	12	17	16	10	12	16	14	7

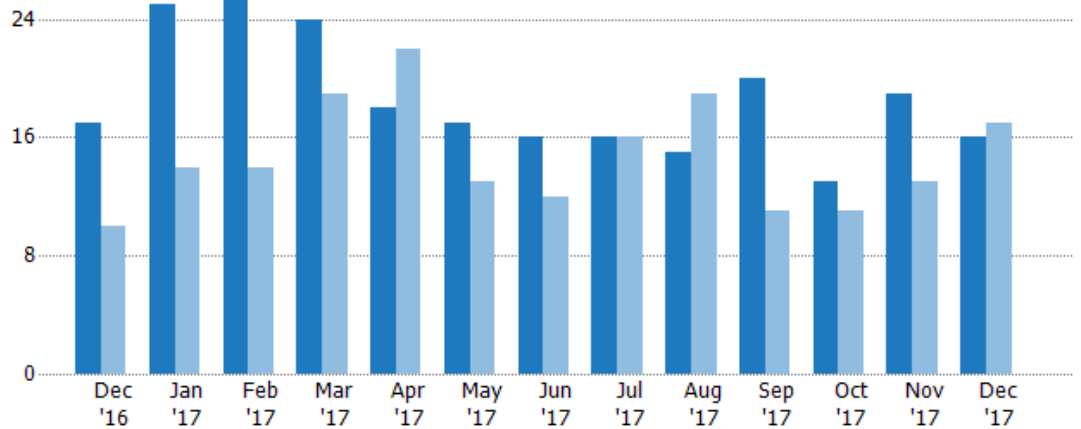
New Pending Sales

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 '17	16	-5.9%
Dec '16	17	70%
Dec '15	10	90%



Current Year	17	25	26	24	18	17	16	16	15	20	13	19	16
Prior Year	10	14	14	19	22	13	12	16	19	11	11	13	17
Percent Change from Prior Year	70%	79%	86%	26%	-18%	31%	33%	0%	-21%	82%	18%	46%	-6%

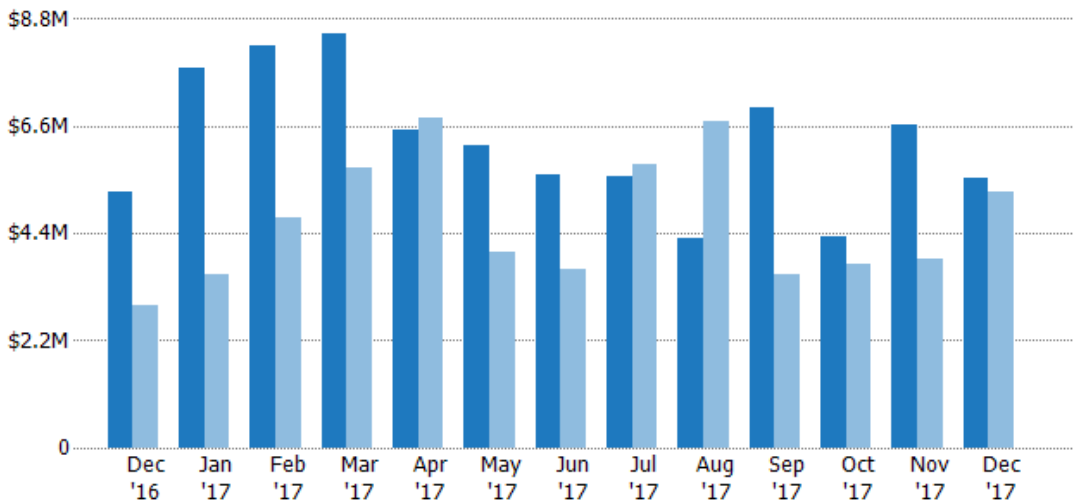
New Pending Sales Volume

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 '17	\$5.53M	5.1%
Dec '16	\$5.26M	80.6%
Dec '15	\$2.91M	79.1%



Current Year	\$5.26M	\$7.78M	\$8.26M	\$8.49M	\$6.53M	\$6.21M	\$5.62M	\$5.57M	\$4.3M	\$6.98M	\$4.32M	\$6.61M	\$5.53M
Prior Year	\$2.91M	\$3.56M	\$4.72M	\$5.74M	\$6.75M	\$4.03M	\$3.66M	\$5.83M	\$6.7M	\$3.55M	\$3.78M	\$3.88M	\$5.26M
Percent Change from Prior Year	81%	119%	75%	48%	-3%	54%	53%	-4%	-36%	97%	14%	70%	5%

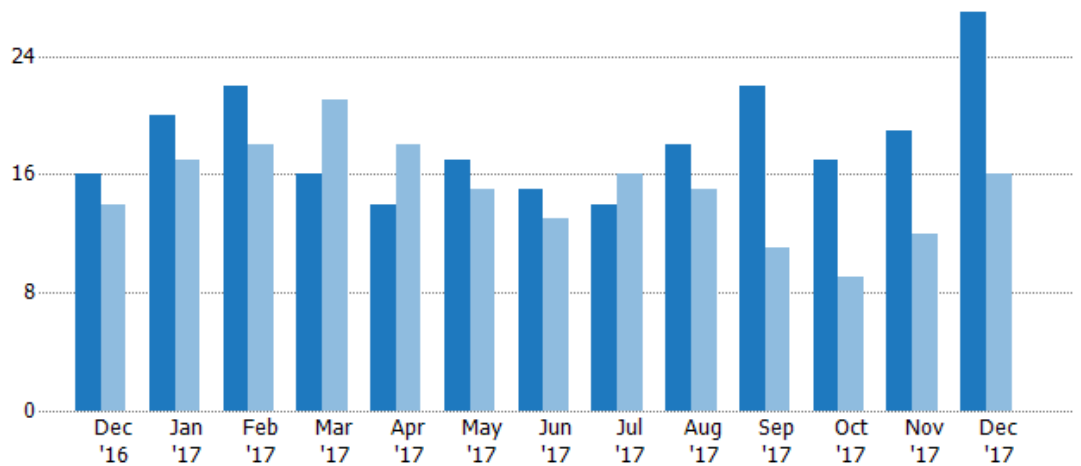
Pending Sales

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 '17	27	68.8%
Dec '16	16	14.3%
Dec '15	14	50%



Current Year	16	20	22	16	14	17	15	14	18	22	17	19	27
Prior Year	14	17	18	21	18	15	13	16	15	11	9	12	16
Percent Change from Prior Year	14%	18%	22%	-24%	-22%	13%	15%	-13%	20%	100%	89%	58%	69%

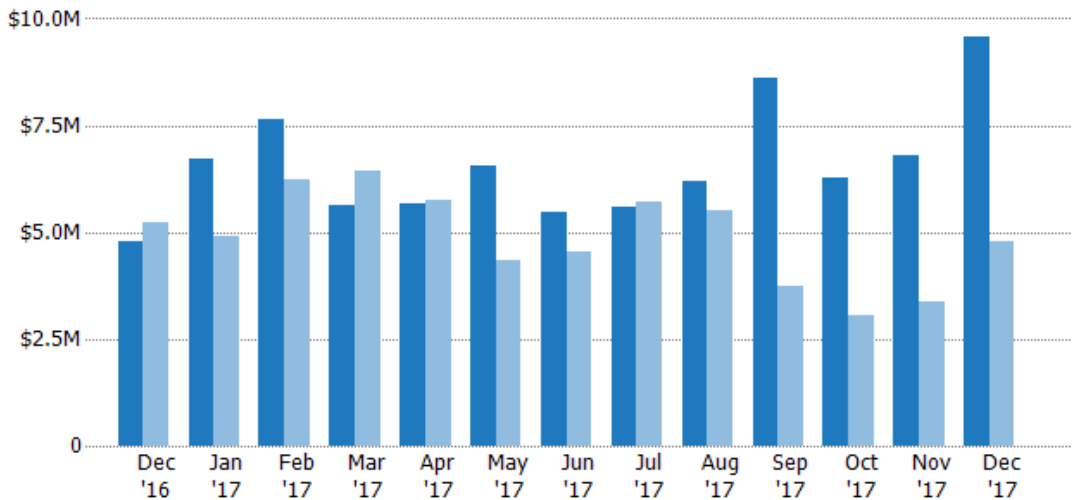
Pending Sales Volume

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 '17	\$9.57M	99.5%
Dec '16	\$4.8M	-8.3%
Dec '15	\$5.23M	21.6%



Current Year	\$4.8M	\$6.72M	\$7.66M	\$5.62M	\$5.66M	\$6.55M	\$5.47M	\$5.57M	\$6.19M	\$8.59M	\$6.26M	\$6.81M	\$9.57M
Prior Year	\$5.23M	\$4.89M	\$6.24M	\$6.42M	\$5.76M	\$4.36M	\$4.54M	\$5.73M	\$5.51M	\$3.73M	\$3.05M	\$3.37M	\$4.8M
Percent Change from Prior Year	-8%	38%	23%	-12%	-2%	50%	21%	-3%	12%	130%	105%	102%	100%

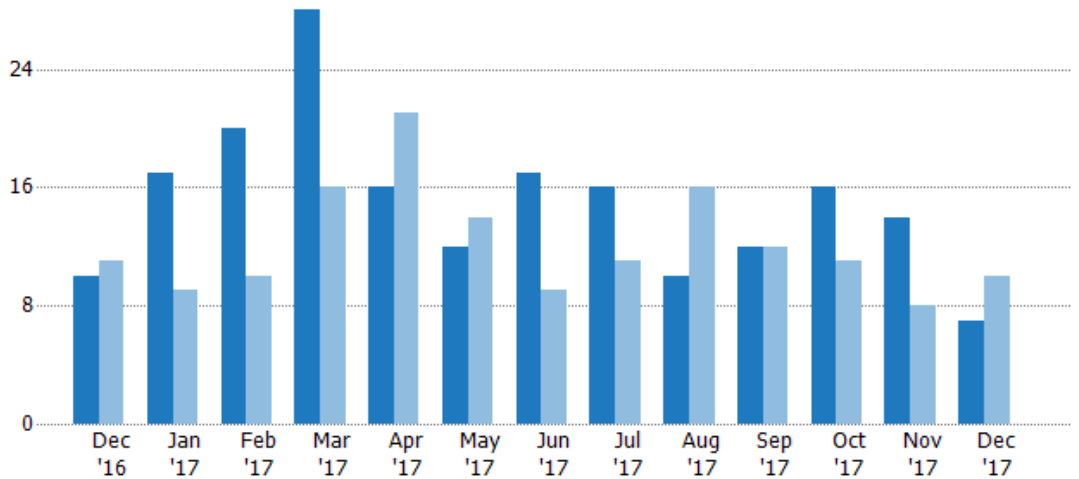
Closed Sales

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 '17	7	-30%
Dec '16	10	-9.1%
Dec '15	11	27.3%



Current Year	10	17	20	28	16	12	17	16	10	12	16	14	7
Prior Year	11	9	10	16	21	14	9	11	16	12	11	8	10
Percent Change from Prior Year	-9%	89%	100%	75%	-24%	-14%	89%	45%	-38%	0%	45%	75%	-30%

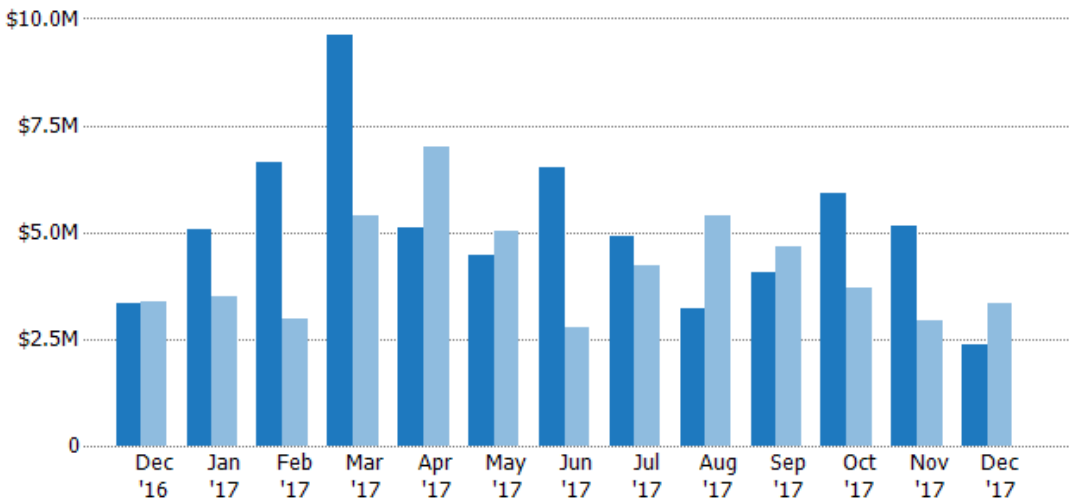
Closed Sales Volume

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 '17	\$2.38M	-28.3%
Dec '16	\$3.32M	-1.8%
Dec '15	\$3.39M	17.9%



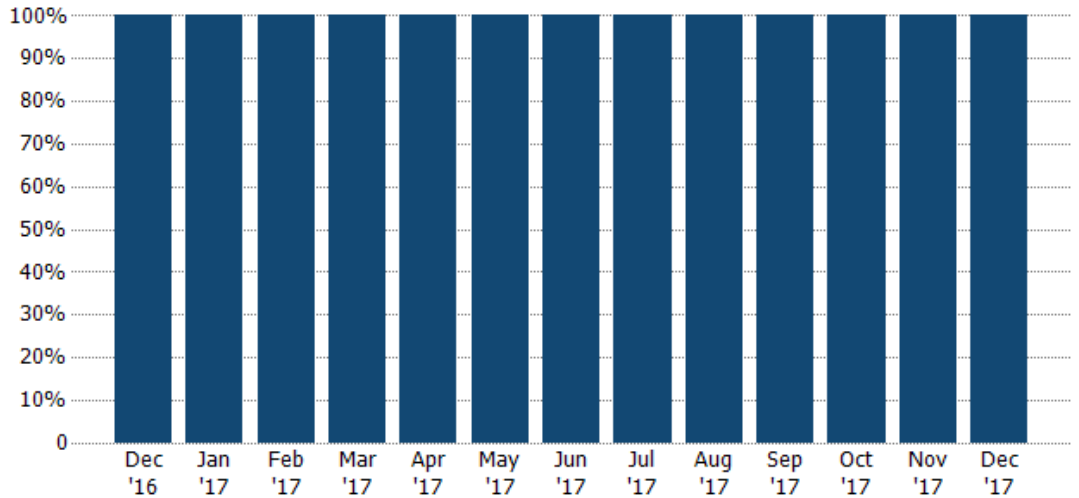
Current Year	\$3.32M	\$5.05M	\$6.64M	\$9.63M	\$5.09M	\$4.48M	\$6.51M	\$4.92M	\$3.23M	\$4.06M	\$5.91M	\$5.15M	\$2.38M
Prior Year	\$3.39M	\$3.5M	\$2.97M	\$5.4M	\$6.98M	\$5.03M	\$2.76M	\$4.23M	\$5.38M	\$4.68M	\$3.69M	\$2.93M	\$3.32M
Percent Change from Prior Year	-2%	44%	123%	78%	-27%	-11%	136%	16%	-40%	-13%	60%	76%	-28%

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

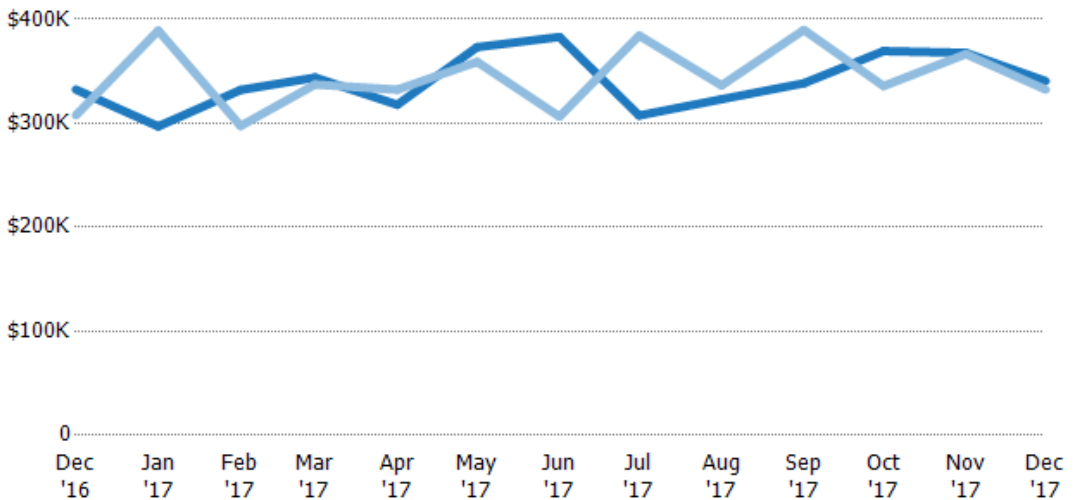
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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

\$332K	\$297K	\$332K	\$344K	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$341K
\$308K	\$389K	\$297K	\$337K	\$332K	\$359K	\$306K	\$384K	\$336K	\$390K	\$336K	\$367K	\$332K
8%	-24%	12%	2%	-4%	4%	25%	-20%	-4%	-13%	10%	0%	2%

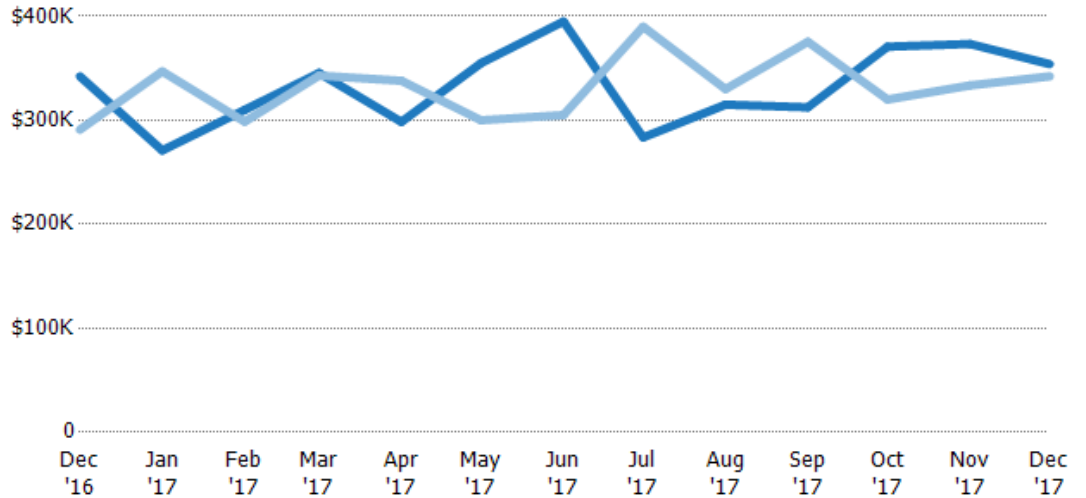
Median Sales Price

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 '17	\$354K	3.4%
Dec '16	\$342K	17.6%
Dec '15	\$291K	-1.2%



Current Year	\$342K	\$271K	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K
Prior Year	\$291K	\$347K	\$299K	\$343K	\$338K	\$300K	\$305K	\$390K	\$330K	\$376K	\$320K	\$334K	\$342K
Percent Change from Prior Year	18%	-22%	4%	1%	-12%	18%	30%	-27%	-5%	-17%	16%	12%	3%

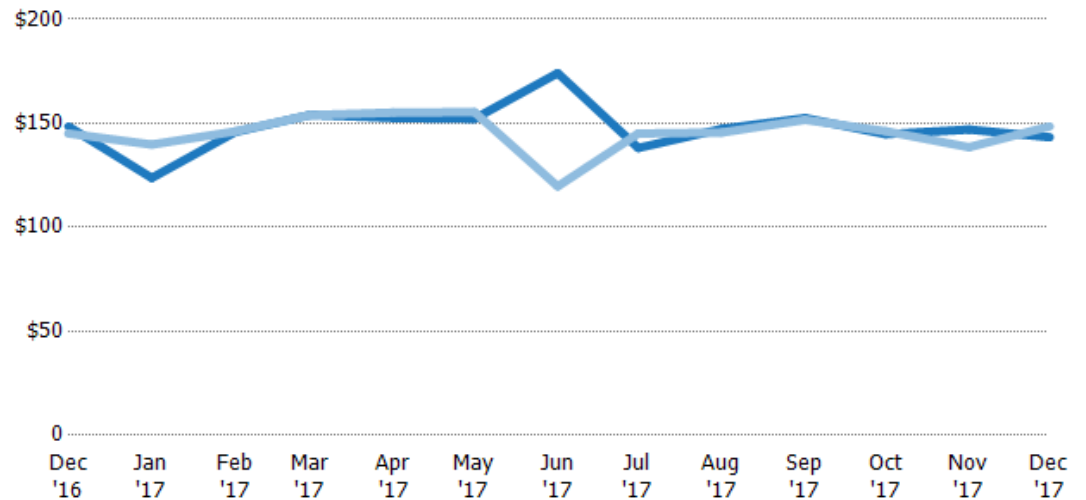
Average Sales Price per Sq Ft

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 '17	\$143	-3.5%
Dec '16	\$149	2.3%
Dec '15	\$145	-10.4%



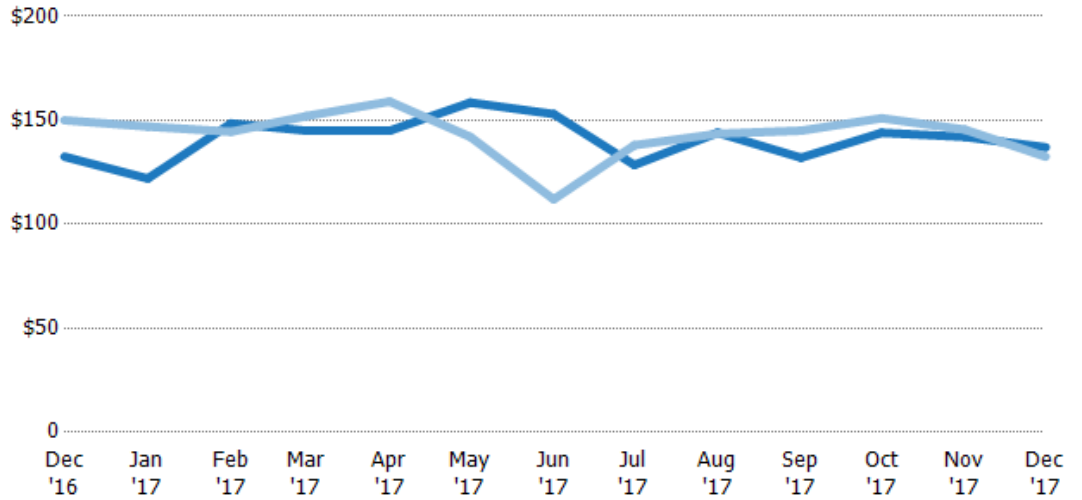
Current Year	\$149	\$124	\$146	\$154	\$153	\$152	\$174	\$138	\$147	\$153	\$145	\$147	\$143
Prior Year	\$145	\$140	\$146	\$154	\$155	\$155	\$120	\$145	\$146	\$152	\$146	\$139	\$149
Percent Change from Prior Year	2%	-11%	0%	0%	-2%	-2%	46%	-5%	1%	1%	-1%	6%	-4%

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 '17	\$137	3.4%
Dec '16	\$133	-11.7%
Dec '15	\$150	-11%

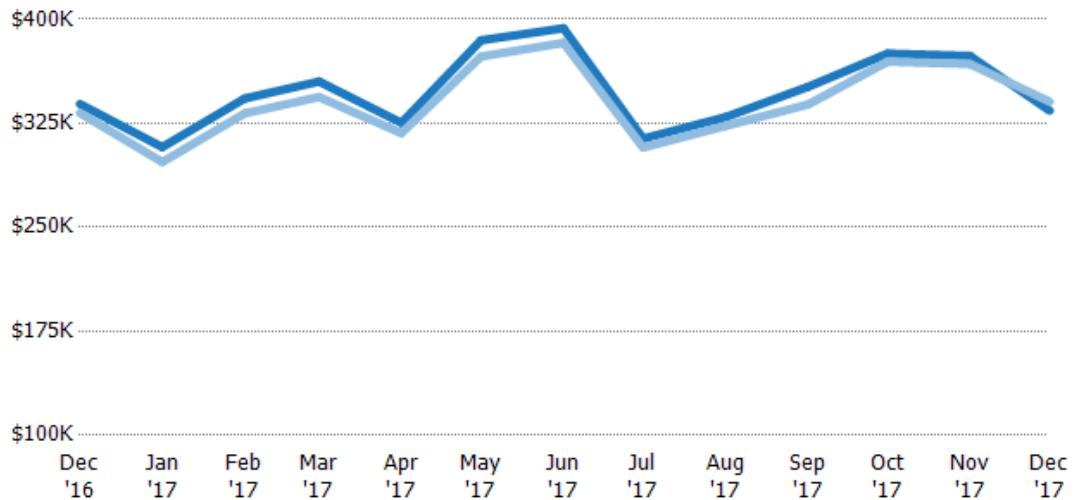
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	\$133	\$122	\$149	\$145	\$145	\$159	\$153	\$129	\$144	\$132	\$144	\$142	\$137
Prior Year	\$150	\$147	\$145	\$152	\$159	\$142	\$112	\$138	\$144	\$145	\$151	\$146	\$133
Percent Change from Prior Year	-12%	-17%	3%	-5%	-9%	12%	37%	-7%	0%	-9%	-5%	-2%	3%

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



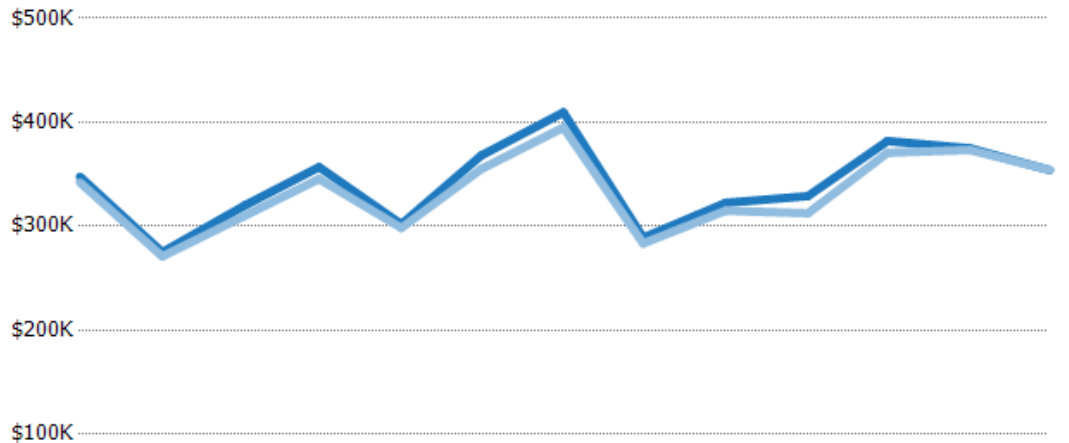
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Dec '16	\$339K	\$332K	98%
Jan '17	\$308K	\$297K	97%
Feb '17	\$343K	\$332K	97%
Mar '17	\$355K	\$344K	97%
Apr '17	\$325K	\$318K	98%
May '17	\$385K	\$373K	97%
Jun '17	\$394K	\$383K	97%
Jul '17	\$314K	\$307K	98%
Aug '17	\$329K	\$323K	98%
Sep '17	\$351K	\$339K	96%
Oct '17	\$375K	\$369K	98%
Nov '17	\$374K	\$368K	98%
Dec '17	\$334K	\$341K	102%

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



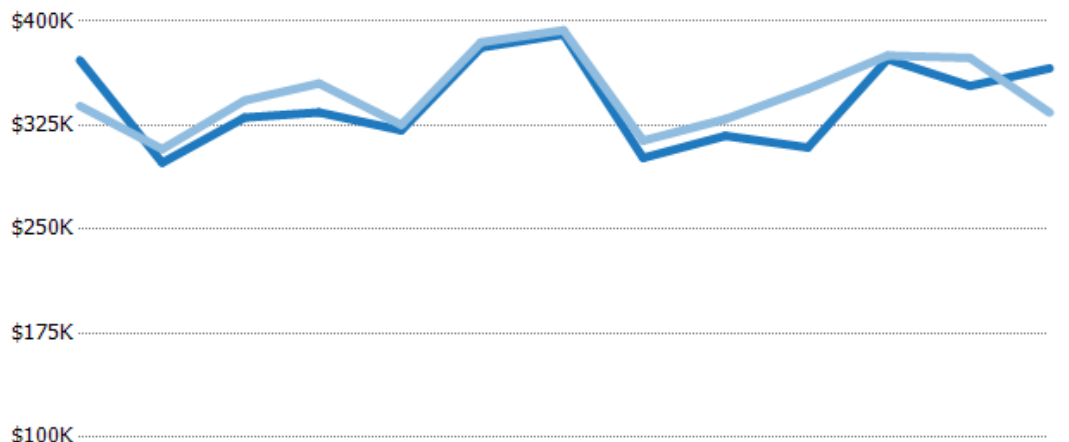
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Median List Price	\$348K	\$275K	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$354K
Median Sales Price	\$342K	\$271K	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K
Med Sales Price as a % of Med List Price	98%	99%	97%	97%	99%	96%	96%	98%	98%	95%	97%	100%	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, Single
Family Residence



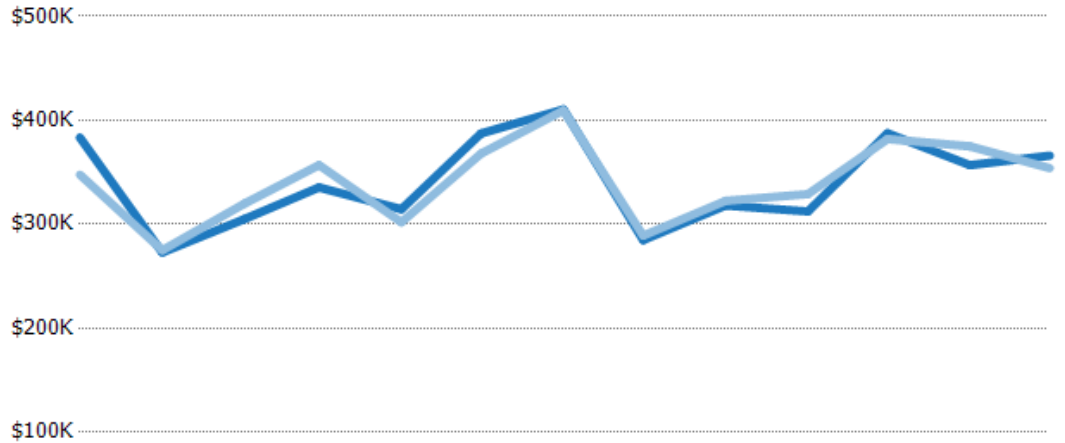
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Avg Est Value	\$372K	\$298K	\$331K	\$334K	\$321K	\$381K	\$391K	\$301K	\$317K	\$309K	\$373K	\$353K	\$366K
Avg Sales Price	\$339K	\$308K	\$343K	\$355K	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$334K
Avg Sales Price as a % of Avg Est Value	91%	103%	104%	106%	101%	101%	101%	104%	104%	114%	101%	106%	91%

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



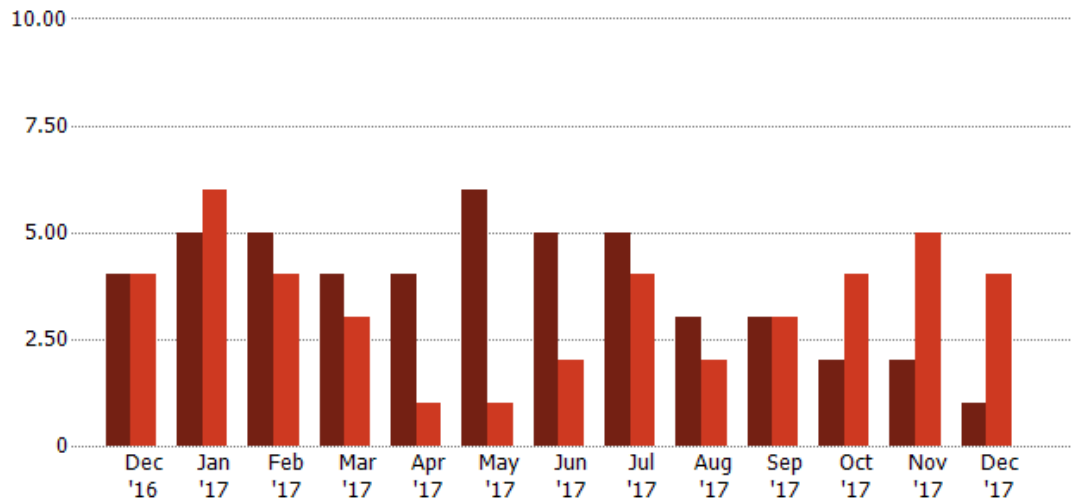
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Median Est Value	\$383K	\$273K	\$305K	\$335K	\$314K	\$387K	\$410K	\$285K	\$318K	\$312K	\$388K	\$357K	\$366K
Median Sales Price	\$348K	\$275K	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$354K
Med Sales Price as a % of Med Est Value	91%	101%	105%	106%	96%	95%	100%	101%	101%	105%	99%	105%	97%

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 '17	1	-75%
Dec '16	4	0%
Dec '15	4	125%

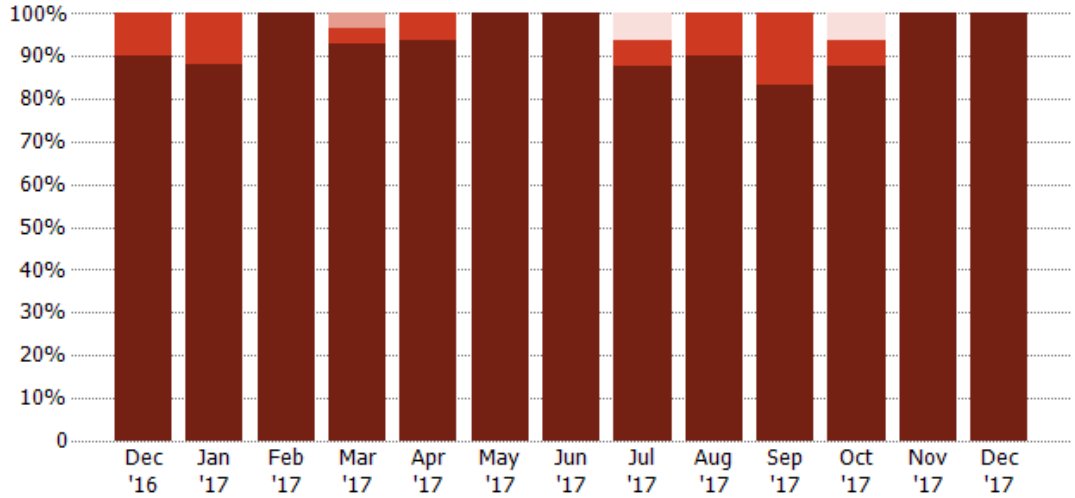
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	4	5	5	4	4	6	5	5	3	3	2	2	1
Prior Year	4	6	4	3	1	1	2	4	2	3	4	5	4
Percent Change from Prior Year	0%	-17%	25%	33%	300%	500%	150%	25%	50%	0%	-50%	-60%	-75%

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



Sales Type	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Pre-Foreclosure	-	-	-	-	-	-	-	6%	-	-	6%	-	-
Short Sale	-	-	-	4%	-	-	-	-	-	-	-	-	-
Foreclosure	10%	12%	-	4%	6%	-	-	6%	10%	17%	6%	-	-
Non-Distressed	90%	88%	100%	93%	94%	100%	100%	88%	90%	83%	88%	100%	100%

Listing Activity by ZIP

Dec 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	61	\$27,338,411	\$448,171	\$409,900	\$174	\$168	9	11.47 %



Sales Activity by ZIP

Dec 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	Median Days In RPR
85087	27	\$9,570,359	7	\$2,384,000	\$334,143	\$354,000	\$144	\$137	49