

2018

NEW RIVER MARKET REPORT

January 2018



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	Jan 2018	Jan 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	16	29	-44.8%	296	314	-5.7%
New Listing Volume	\$6,722,770	\$10,185,900	-34%	\$126,590,842	\$111,371,033	+13.7%
Active Listing Count	–	78	–	904	960	-5.8%
Active Listing Volume	–	\$31,589,128	–	\$484,818,070	\$399,490,672	+21.4%
Average Listing Price	–	\$404,989	–	\$536,303	\$416,136	+28.9%
Median Listing Price	–	\$369,950	–	\$384,994	\$380,949	+1.1%
Average Listing Price per Sq Ft	–	\$167	–	\$172	\$159	+8.2%
Median Listing Price per Sq Ft	–	\$153	–	\$159	\$148	+7.4%
Median Days in RPR	–	71.5	–	58.98	64.31	-8.3%
Months of Inventory	–	7.8	-100%	–	8.7	-100%
Absorption Rate	–	12.82%	–	–	11.54%	–
Sales Activity Charts Metrics						
New Pending Sales Count	14	24	-41.7%	232	206	+12.6%
New Pending Sales Volume	\$5,156,487	\$7,402,394	-30.3%	\$78,239,652	\$64,856,011	+20.6%
Pending Sales Count	–	20	–	215	201	+7%
Pending Sales Volume	–	\$6,721,219	–	\$78,385,525	\$65,112,268	+20.4%
Closed Sales Count	14	17	-17.6%	200	164	+22%
Closed Sales Volume	\$4,580,300	\$5,049,777	-9.3%	\$67,988,818	\$55,923,981	+21.6%
Average Sales Price	\$327,164	\$297,046	+10.1%	\$339,944	\$341,000	-0.3%
Median Sales Price	\$299,450	\$271,000	+10.5%	\$329,273	\$328,864	+0.1%
Average Sales Price per Sq Ft	\$154	\$124	+24.8%	\$149	\$144	+2.9%
Median Sales Price per Sq Ft	\$163	\$122	+33.6%	\$143	\$142	+1%
Distressed Charts Metrics						
Distressed Listing Count	–	5	–	45	44	+2.3%

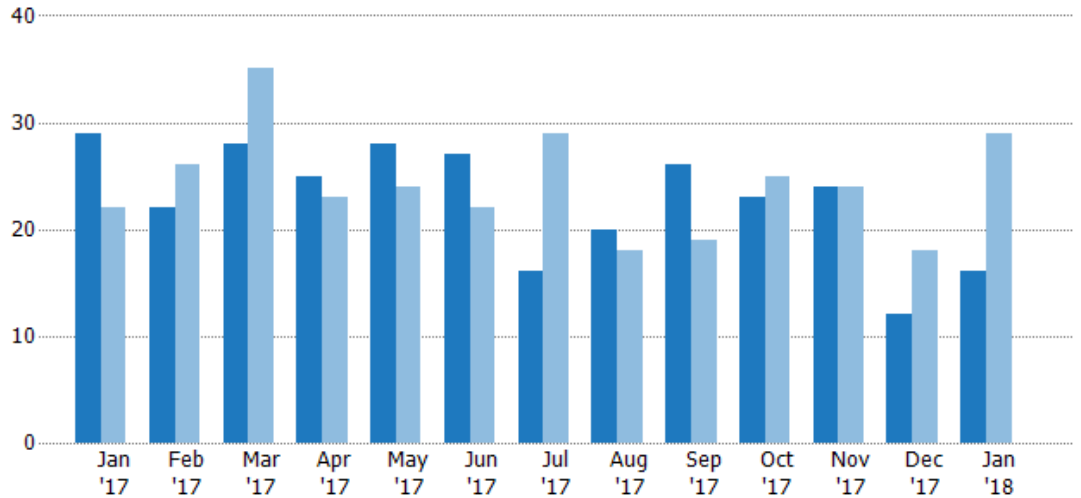
New Listings

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.
Jan '18	16	-44.8%
Jan '17	29	31.8%
Jan '16	22	45.5%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	29	22	28	25	28	27	16	20	26	23	24	12	16
Prior Year	22	26	35	23	24	22	29	18	19	25	24	18	29
Percent Change from Prior Year	32%	-15%	-20%	9%	17%	23%	-45%	11%	37%	-8%	0%	-33%	-45%

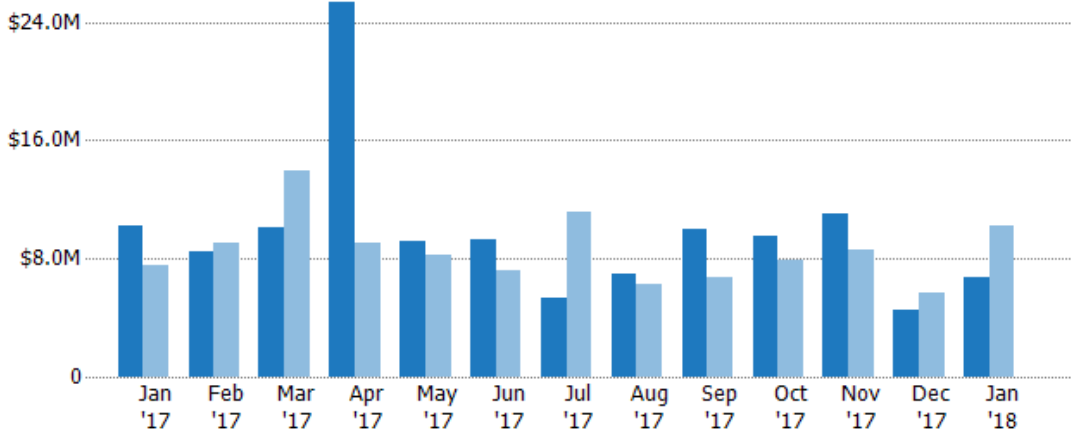
New Listing Volume

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.
Jan '18	\$6.72M	-34%
Jan '17	\$10.2M	34.1%
Jan '16	\$7.59M	39.4%



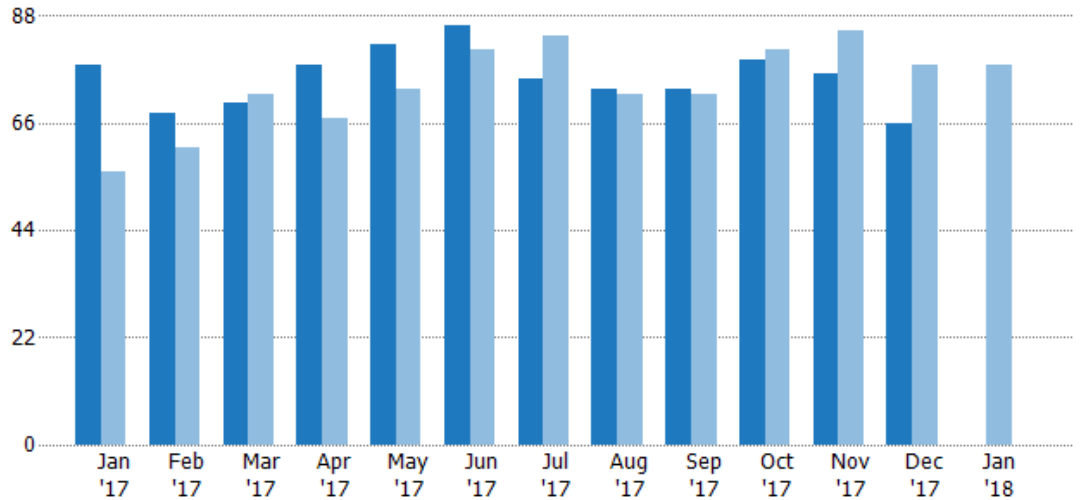
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$10.2M	\$8.43M	\$10.1M	\$25.4M	\$9.13M	\$9.25M	\$5.38M	\$6.95M	\$10M	\$9.52M	\$11M	\$4.47M	\$6.72M
Prior Year	\$7.59M	\$9.02M	\$14M	\$9.04M	\$8.27M	\$7.14M	\$11.1M	\$6.22M	\$6.73M	\$7.84M	\$8.6M	\$5.69M	\$10.2M
Percent Change from Prior Year	34%	-7%	-28%	181%	10%	30%	-52%	12%	49%	21%	28%	-21%	-34%

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



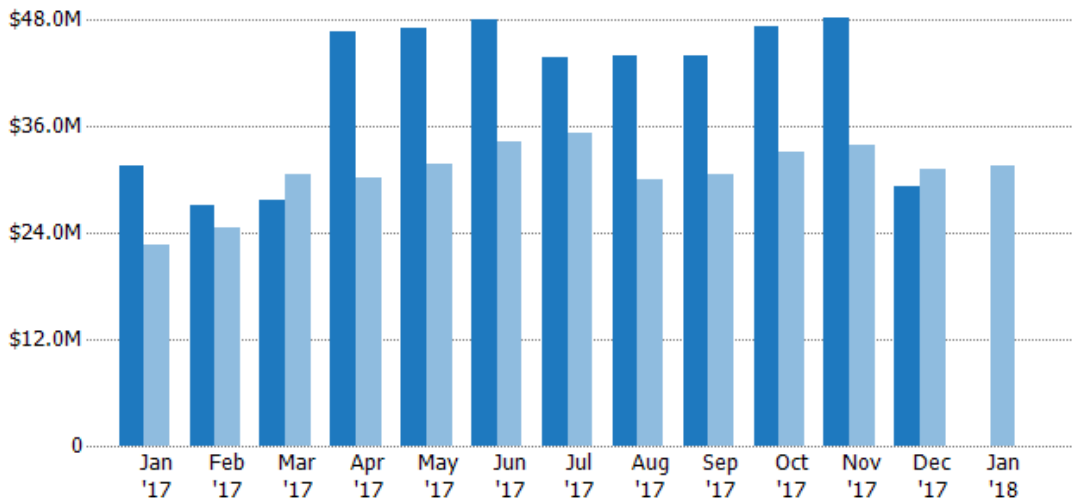
Current Year	78	68	70	78	82	86	75	73	73	79	76	66	-
Prior Year	56	61	72	67	73	81	84	72	72	81	85	78	78
Percent Change from Prior Year	39%	11%	-3%	16%	12%	6%	-11%	1%	1%	-2%	-11%	-15%	-100%

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



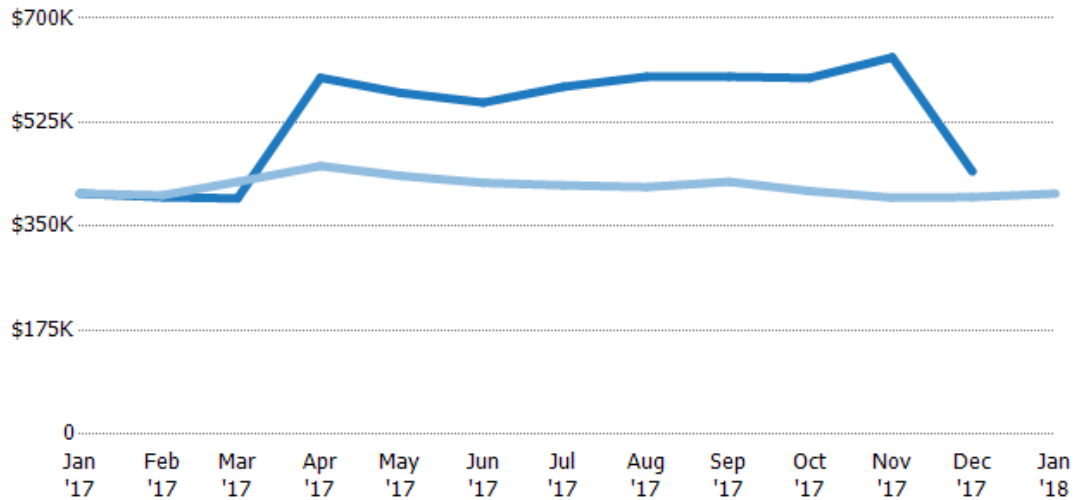
Current Year	\$31.6M	\$27.1M	\$27.8M	\$46.8M	\$47.1M	\$48M	\$43.9M	\$43.9M	\$43.9M	\$47.4M	\$48.2M	\$29.2M	-
Prior Year	\$22.7M	\$24.5M	\$30.6M	\$30.3M	\$31.7M	\$34.3M	\$35.2M	\$29.9M	\$30.6M	\$33.1M	\$33.8M	\$31.1M	\$31.6M
Percent Change from Prior Year	39%	11%	-9%	55%	48%	40%	25%	47%	44%	43%	42%	-6%	-100%

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



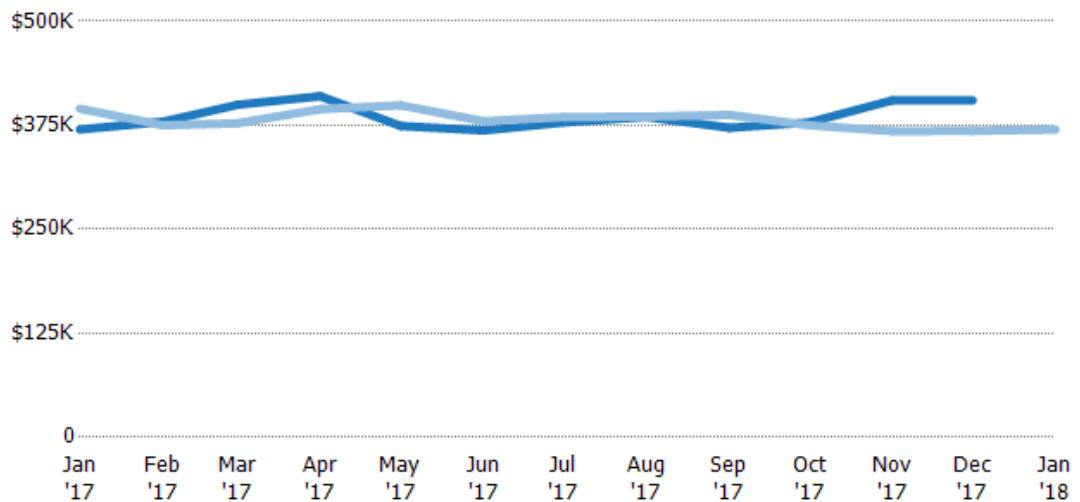
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$405K	\$399K	\$397K	\$600K	\$574K	\$558K	\$585K	\$602K	\$602K	\$600K	\$634K	\$442K	-
Prior Year	\$405K	\$402K	\$425K	\$452K	\$435K	\$423K	\$419K	\$416K	\$425K	\$409K	\$398K	\$399K	\$405K
Percent Change from Prior Year	0%	-1%	-7%	33%	32%	32%	40%	45%	42%	47%	59%	11%	-100%

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



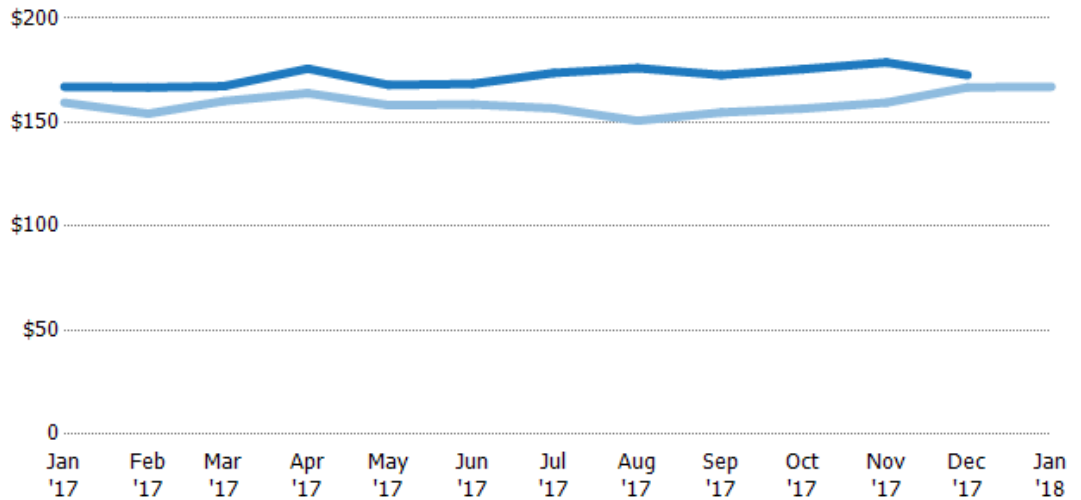
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$370K	\$379K	\$400K	\$410K	\$374K	\$369K	\$378K	\$385K	\$372K	\$378K	\$405K	\$405K	-
Prior Year	\$395K	\$375K	\$377K	\$394K	\$399K	\$380K	\$385K	\$385K	\$388K	\$375K	\$368K	\$368K	\$370K
Percent Change from Prior Year	-6%	1%	6%	4%	-6%	-3%	-2%	0%	-4%	1%	10%	10%	-100%

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



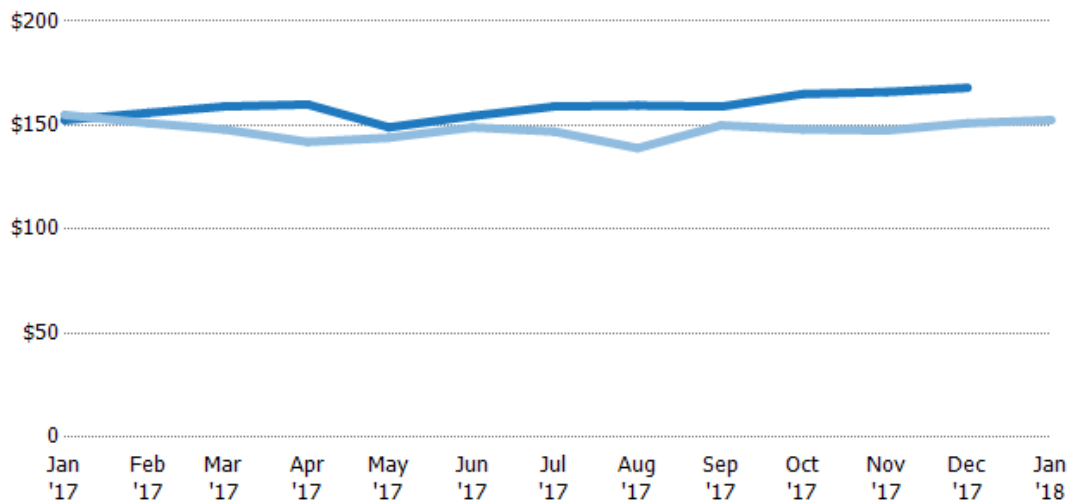
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$167	\$167	\$167	\$176	\$168	\$168	\$174	\$176	\$173	\$176	\$179	\$173	-
Prior Year	\$159	\$154	\$160	\$164	\$158	\$159	\$157	\$151	\$155	\$157	\$159	\$167	\$167
Percent Change from Prior Year	5%	8%	4%	7%	6%	6%	11%	17%	12%	12%	12%	4%	-100%

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



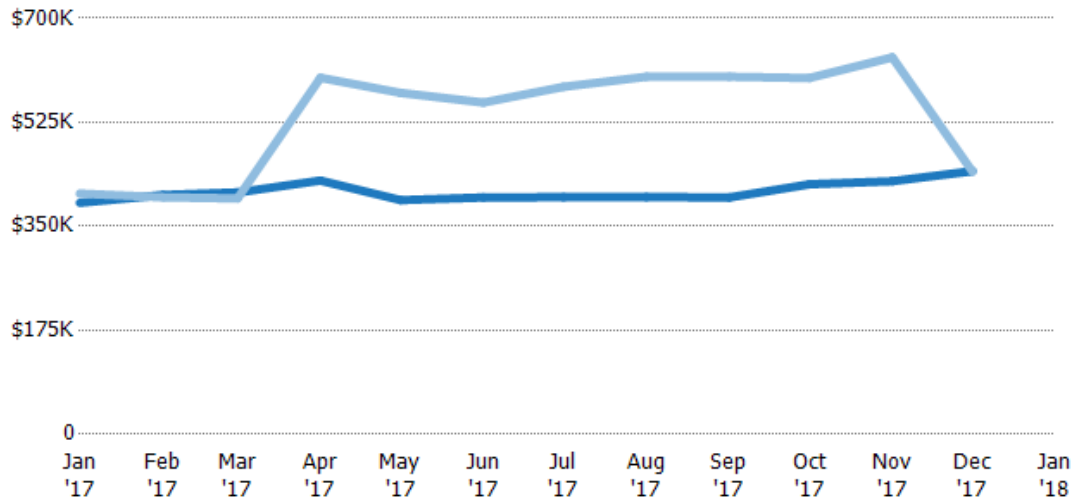
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$153	\$156	\$159	\$160	\$149	\$155	\$159	\$160	\$159	\$165	\$166	\$168	-
Prior Year	\$155	\$151	\$148	\$142	\$144	\$149	\$147	\$139	\$150	\$148	\$148	\$151	\$153
Percent Change from Prior Year	-2%	3%	7%	13%	3%	4%	8%	15%	6%	11%	13%	11%	-100%

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



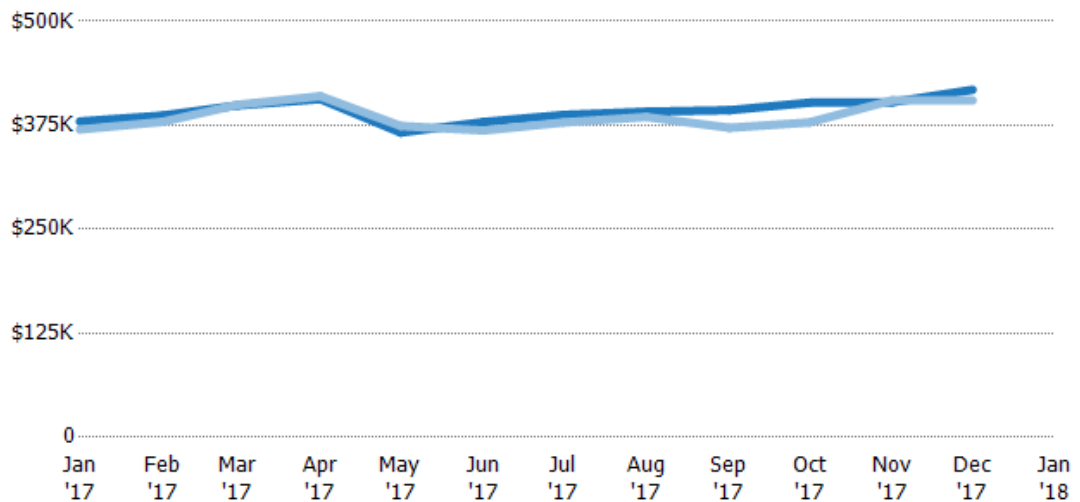
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	\$390K	\$403K	\$407K	\$427K	\$394K	\$398K	\$399K	\$399K	\$399K	\$421K	\$426K	\$443K	-
Avg Listing Price	\$405K	\$399K	\$397K	\$600K	\$574K	\$558K	\$585K	\$602K	\$602K	\$600K	\$634K	\$442K	-
Avg Listing Price as a % of Avg Est Value	104%	99%	98%	141%	146%	140%	147%	151%	151%	143%	149%	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



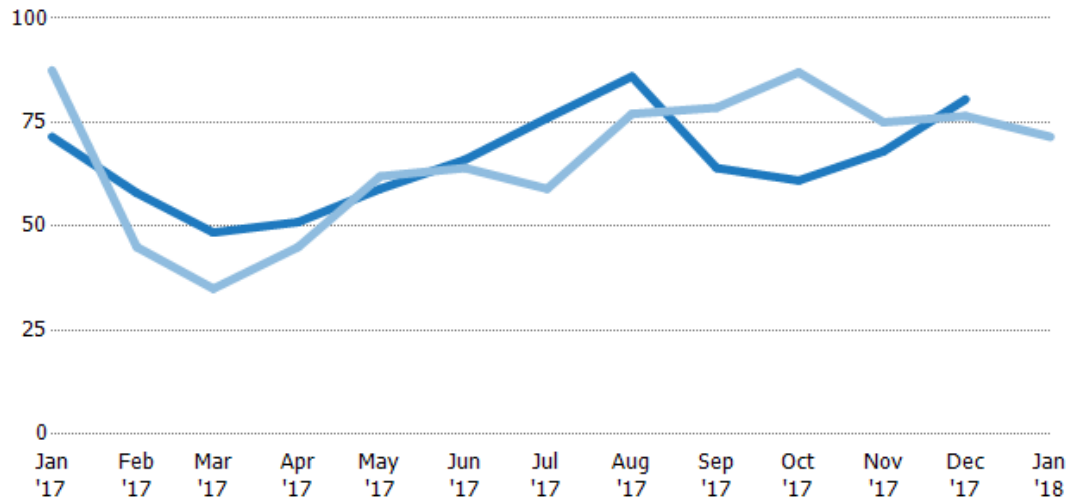
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median Est Value	\$380K	\$387K	\$399K	\$407K	\$366K	\$379K	\$388K	\$391K	\$393K	\$402K	\$403K	\$418K	-
Median Listing Price	\$370K	\$379K	\$400K	\$410K	\$374K	\$369K	\$378K	\$385K	\$372K	\$378K	\$405K	\$405K	-
Med Listing Price as a % of Med Est Value	97%	98%	100%	101%	102%	97%	98%	98%	95%	94%	101%	97%	-

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



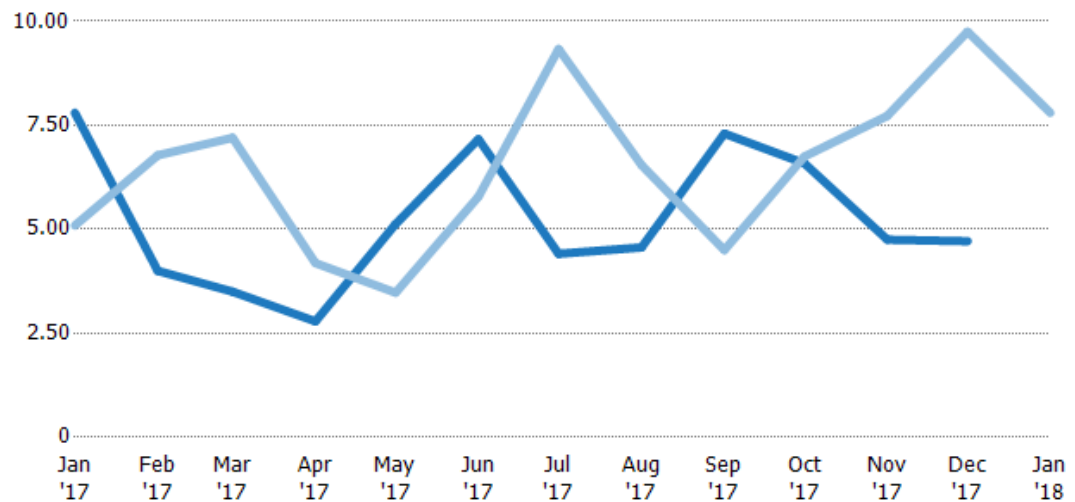
Current Year	71.5	58	48.5	51	59	66	76	86	64	61	68	80.5	-
Prior Year	87.5	45	35	45	62	64	59	77	78.5	87	75	76.5	71.5
Percent Change from Prior Year	-18%	29%	39%	13%	-5%	3%	29%	12%	-18%	-30%	-9%	5%	-100%

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



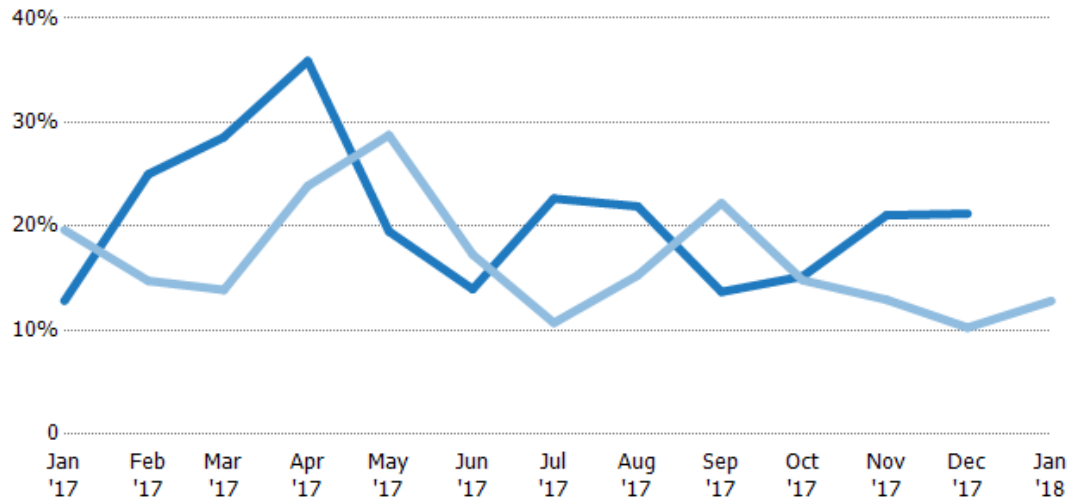
Current Year	7.8	4	3.5	2.79	5.13	7.17	4.41	4.56	7.3	6.58	4.75	4.71	-
Prior Year	5.09	6.78	7.2	4.19	3.48	5.79	9.33	6.55	4.5	6.75	7.73	9.75	7.8
Percent Change from Prior Year	53%	-41%	-51%	-33%	47%	24%	-53%	-30%	62%	-2%	-39%	-52%	-100%

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



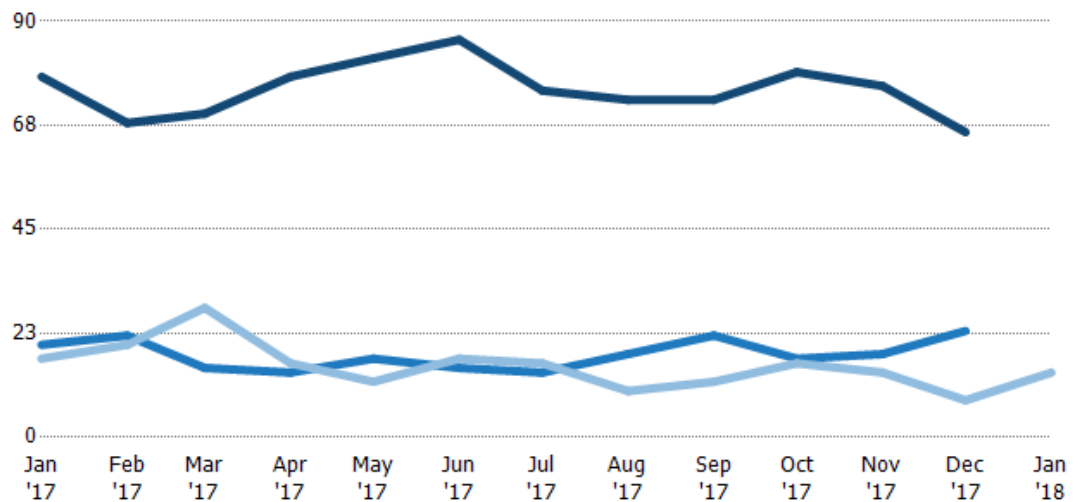
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	13%	25%	29%	36%	20%	14%	23%	22%	14%	15%	21%	21%	-
Prior Year	20%	15%	14%	24%	29%	17%	11%	15%	22%	15%	13%	10%	13%
Change from Prior Year	7%	-10%	-15%	-12%	9%	3%	-12%	-7%	9%	0%	-8%	-11%	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



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Active	78	68	70	78	82	86	75	73	73	79	76	66	-
Pending	20	22	15	14	17	15	14	18	22	17	18	23	-
Sold	17	20	28	16	12	17	16	10	12	16	14	8	14

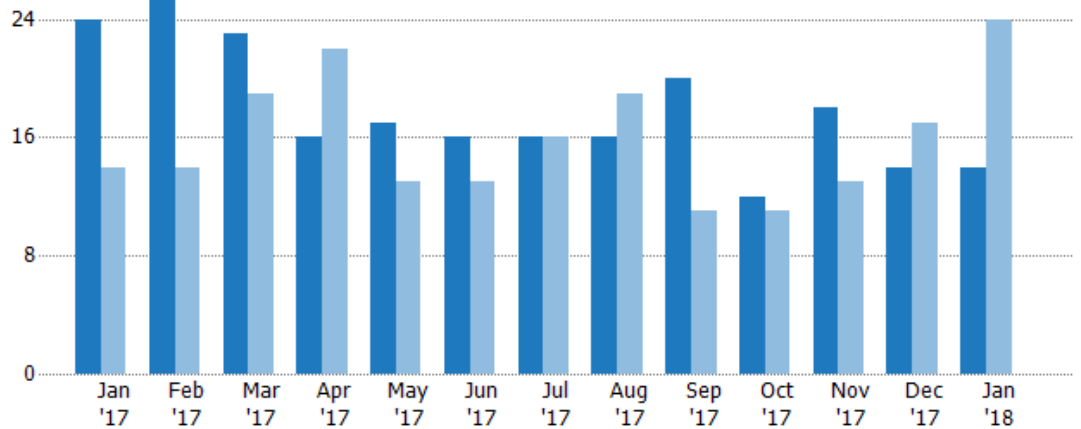
New Pending Sales

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.
Jan '18	14	-41.7%
Jan '17	24	71.4%
Jan '16	14	64.3%



Current Year	24	26	23	16	17	16	16	16	20	12	18	14	14
Prior Year	14	14	19	22	13	13	16	19	11	11	13	17	24
Percent Change from Prior Year	71%	86%	21%	-27%	31%	23%	0%	-16%	82%	9%	38%	-18%	-42%

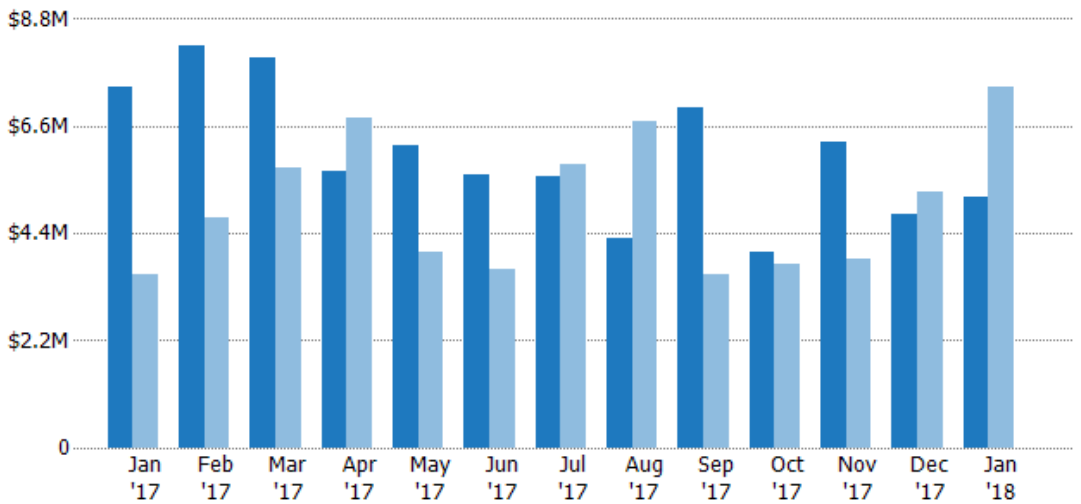
New Pending Sales Volume

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.
Jan '18	\$5.16M	-30.3%
Jan '17	\$7.4M	107.8%
Jan '16	\$3.56M	108%



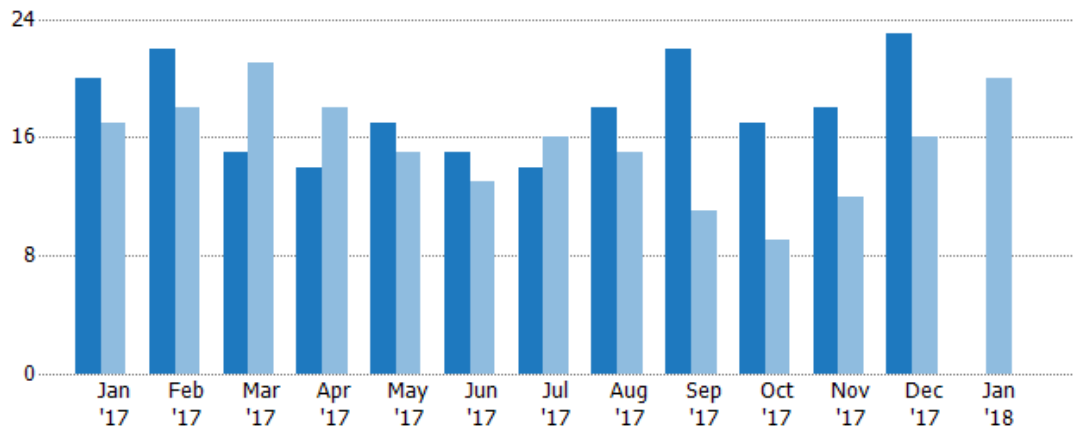
Current Year	\$7.4M	\$8.26M	\$7.99M	\$5.67M	\$6.21M	\$5.62M	\$5.57M	\$4.31M	\$6.98M	\$4.02M	\$6.27M	\$4.79M	\$5.16M
Prior Year	\$3.56M	\$4.72M	\$5.74M	\$6.75M	\$4.03M	\$3.66M	\$5.83M	\$6.7M	\$3.55M	\$3.78M	\$3.88M	\$5.26M	\$7.4M
Percent Change from Prior Year	108%	75%	39%	-16%	54%	53%	-4%	-36%	97%	6%	62%	-9%	-30%

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



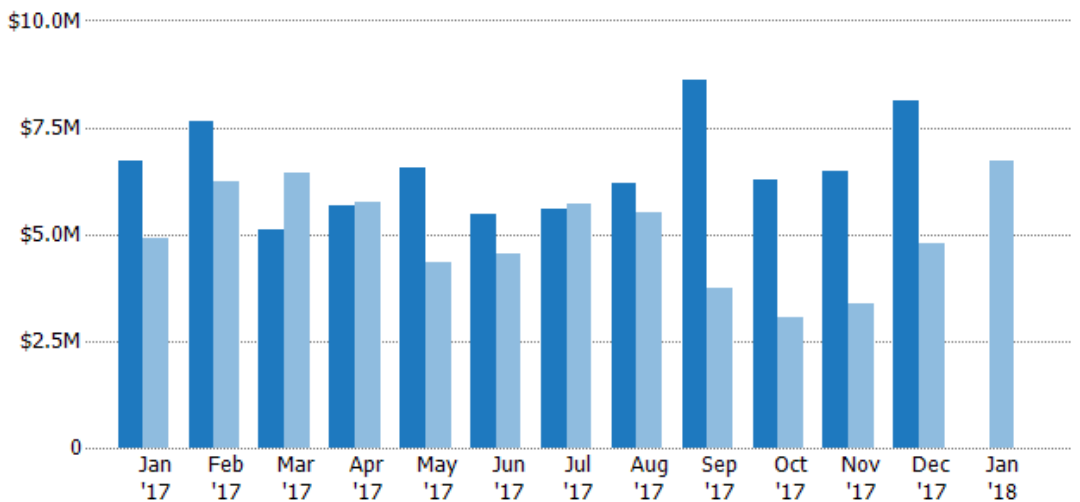
Current Year	20	22	15	14	17	15	14	18	22	17	18	23	-
Prior Year	17	18	21	18	15	13	16	15	11	9	12	16	20
Percent Change from Prior Year	18%	22%	-29%	-22%	13%	15%	-13%	20%	100%	89%	50%	44%	-100%

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



Current Year	\$6.72M	\$7.66M	\$5.12M	\$5.66M	\$6.55M	\$5.47M	\$5.57M	\$6.19M	\$8.59M	\$6.26M	\$6.47M	\$8.12M	-
Prior Year	\$4.89M	\$6.24M	\$6.42M	\$5.76M	\$4.36M	\$4.54M	\$5.73M	\$5.51M	\$3.73M	\$3.05M	\$3.37M	\$4.8M	\$6.72M
Percent Change from Prior Year	38%	23%	-20%	-2%	50%	21%	-3%	12%	130%	105%	92%	69%	-100%

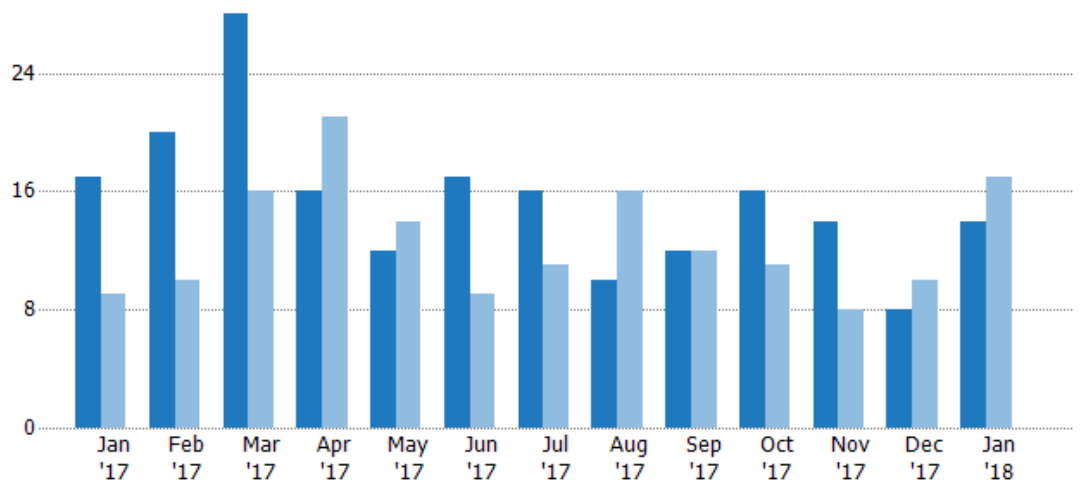
Closed Sales

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.
Jan '18	14	-17.6%
Jan '17	17	88.9%
Jan '16	9	44.4%



Current Year	17	20	28	16	12	17	16	10	12	16	14	8	14
Prior Year	9	10	16	21	14	9	11	16	12	11	8	10	17
Percent Change from Prior Year	89%	100%	75%	-24%	-14%	89%	45%	-38%	0%	45%	75%	-20%	-18%

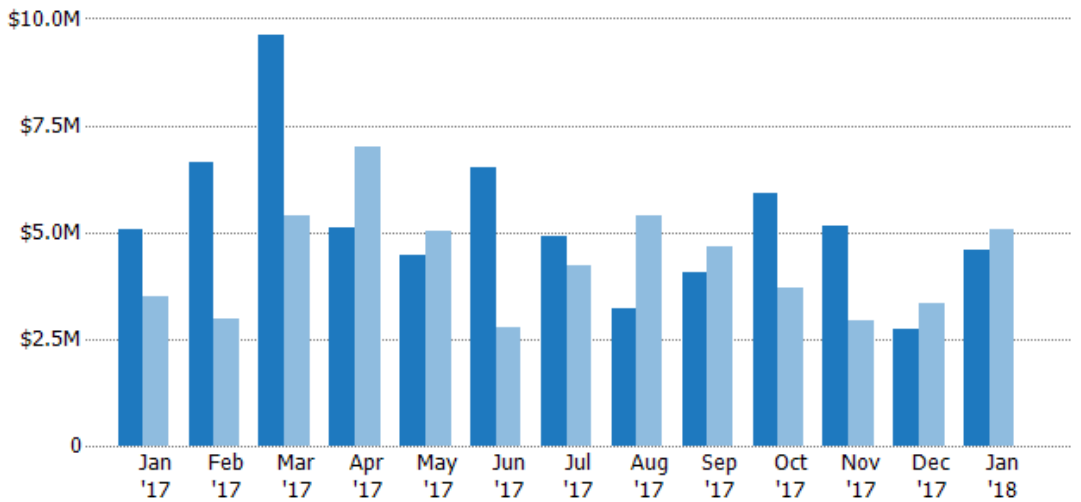
Closed Sales Volume

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.
Jan '18	\$4.58M	-9.3%
Jan '17	\$5.05M	44.2%
Jan '16	\$3.5M	11.8%



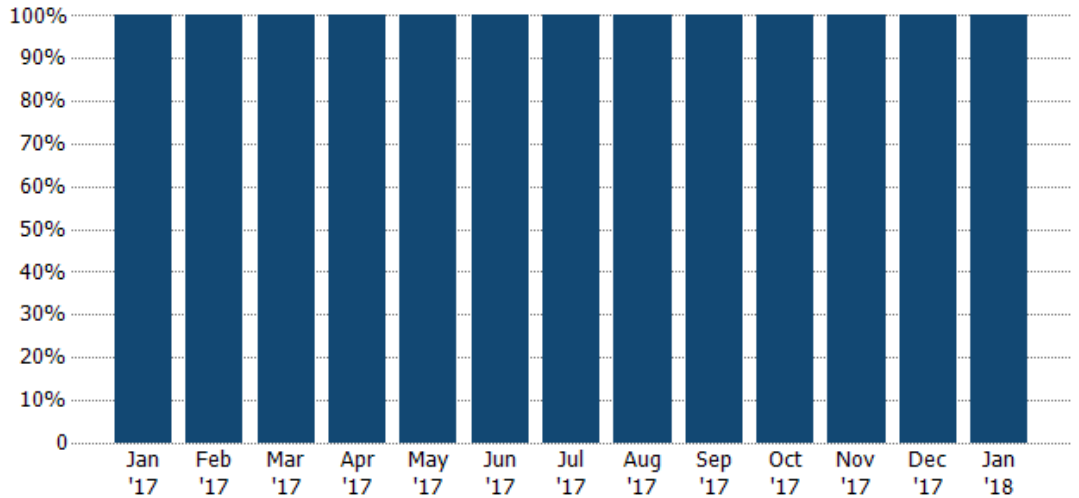
Current Year	\$5.05M	\$6.64M	\$9.63M	\$5.09M	\$4.48M	\$6.51M	\$4.92M	\$3.23M	\$4.06M	\$5.91M	\$5.15M	\$2.74M	\$4.58M
Prior Year	\$3.5M	\$2.97M	\$5.4M	\$6.98M	\$5.03M	\$2.76M	\$4.23M	\$5.38M	\$4.68M	\$3.69M	\$2.93M	\$3.32M	\$5.05M
Percent Change from Prior Year	44%	123%	78%	-27%	-11%	136%	16%	-40%	-13%	60%	76%	-18%	-9%

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

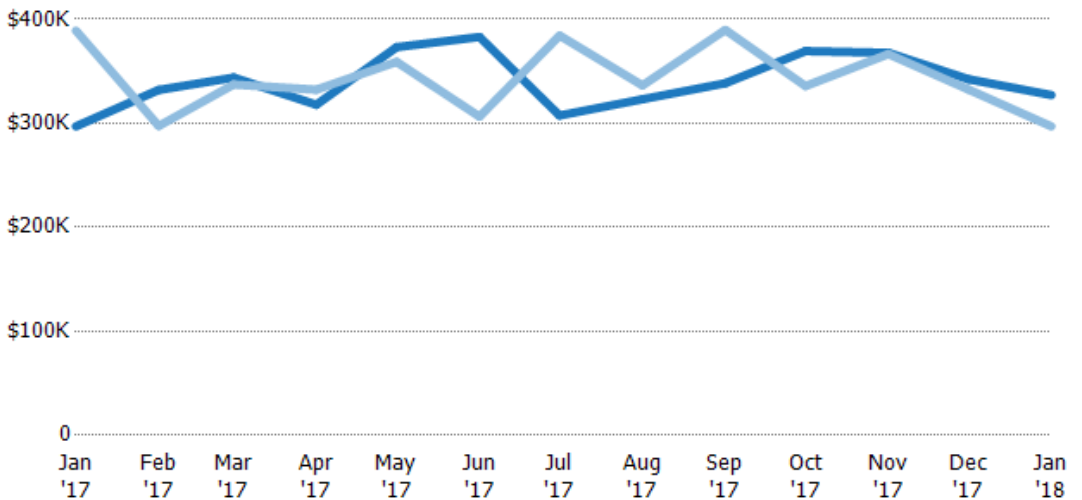
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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	\$297K	\$332K	\$344K	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$327K
Prior Year	\$389K	\$297K	\$337K	\$332K	\$359K	\$306K	\$384K	\$336K	\$390K	\$336K	\$367K	\$332K	\$297K
Percent Change from Prior Year	-24%	12%	2%	-4%	4%	25%	-20%	-4%	-13%	10%	0%	3%	10%

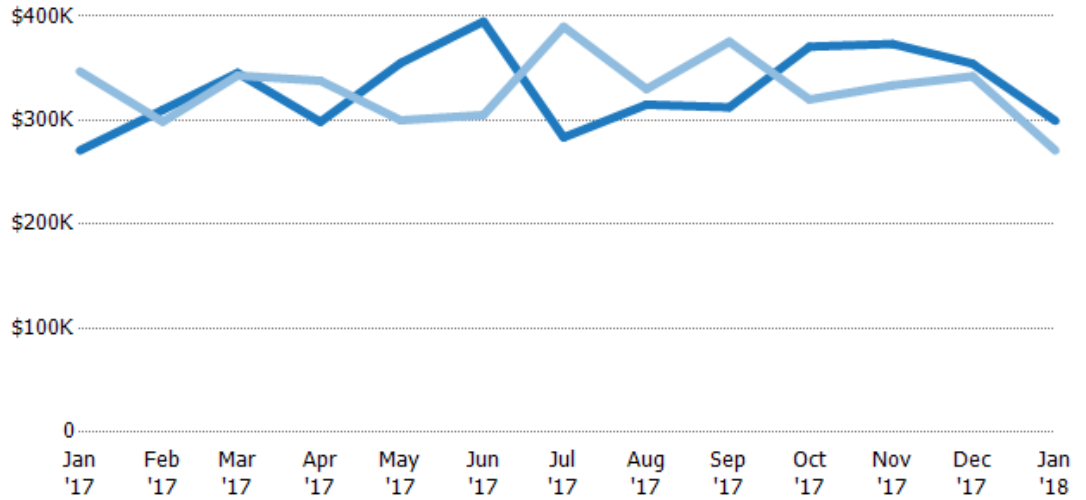
Median Sales Price

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.
Jan '18	\$299K	10.5%
Jan '17	\$271K	-21.9%
Jan '16	\$347K	-10.7%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$271K	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K	\$299K
Prior Year	\$347K	\$299K	\$343K	\$338K	\$300K	\$305K	\$390K	\$330K	\$376K	\$320K	\$334K	\$342K	\$271K
Percent Change from Prior Year	-22%	4%	1%	-12%	18%	30%	-27%	-5%	-17%	16%	12%	4%	10%

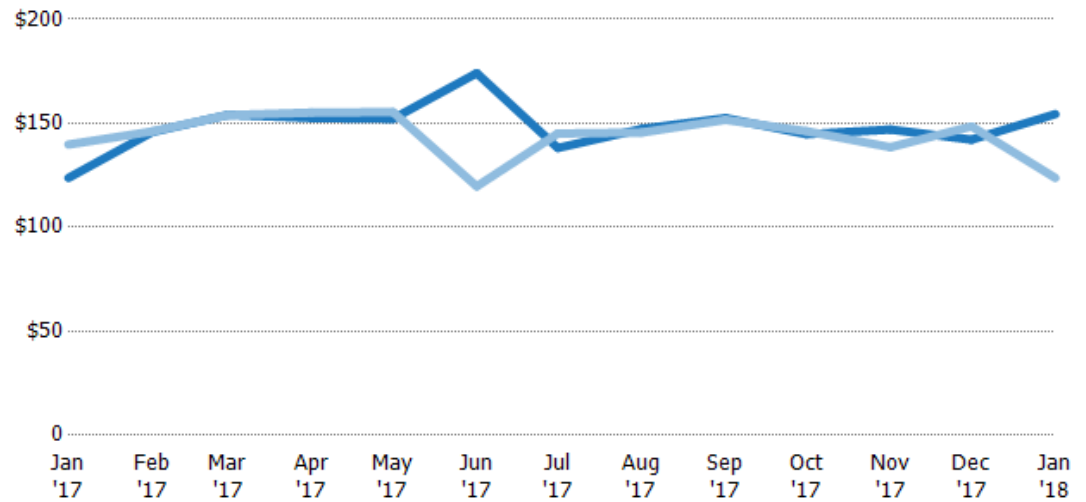
Average Sales Price per Sq Ft

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.
Jan '18	\$154	24.8%
Jan '17	\$124	-11.5%
Jan '16	\$140	-15.8%



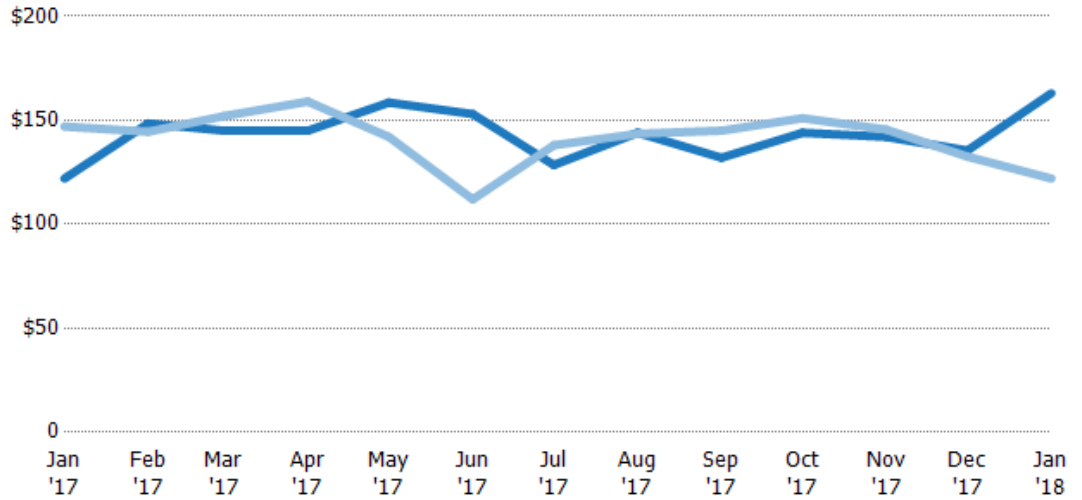
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$124	\$146	\$154	\$153	\$152	\$174	\$138	\$147	\$153	\$145	\$147	\$142	\$154
Prior Year	\$140	\$146	\$154	\$155	\$155	\$120	\$145	\$146	\$152	\$146	\$139	\$149	\$124
Percent Change from Prior Year	-11%	0%	0%	-2%	-2%	46%	-5%	1%	1%	-1%	6%	-4%	25%

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.
Jan '18	\$163	33.6%
Jan '17	\$122	-17%
Jan '16	\$147	-25.2%

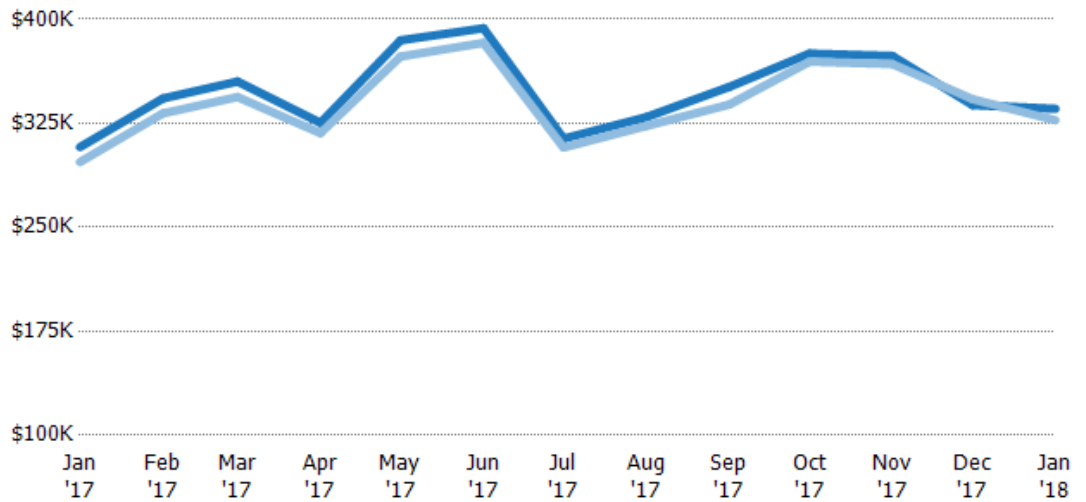
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$122	\$149	\$145	\$145	\$159	\$153	\$129	\$144	\$132	\$144	\$142	\$136	\$163
Prior Year	\$147	\$145	\$152	\$159	\$142	\$112	\$138	\$144	\$145	\$151	\$146	\$133	\$122
Percent Change from Prior Year	-17%	3%	-5%	-9%	12%	37%	-7%	0%	-9%	-5%	-2%	2%	34%

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
Jan '18	\$335K	\$327K	98%
Jan '17	\$308K	\$297K	97%

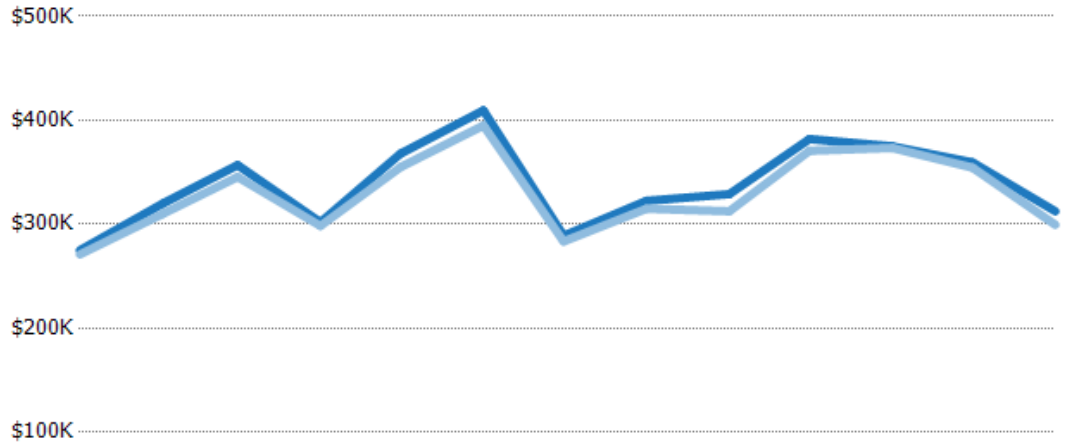
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg List Price	\$308K	\$343K	\$355K	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$338K	\$335K
Avg Sales Price	\$297K	\$332K	\$344K	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$327K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	98%	97%	97%	98%	98%	96%	98%	98%	101%	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



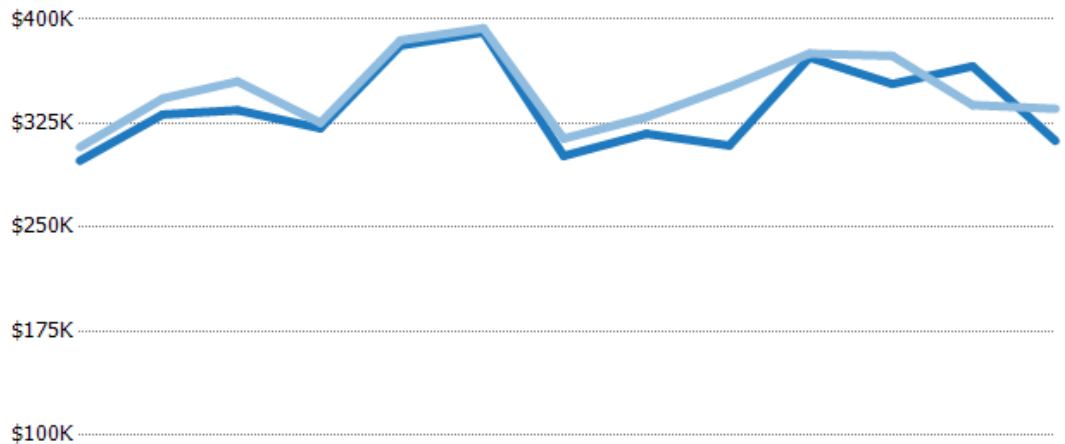
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median List Price	\$275K	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$360K	\$313K
Median Sales Price	\$271K	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K	\$299K
Med Sales Price as a % of Med List Price	99%	97%	97%	99%	96%	96%	98%	98%	95%	97%	100%	99%	96%

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



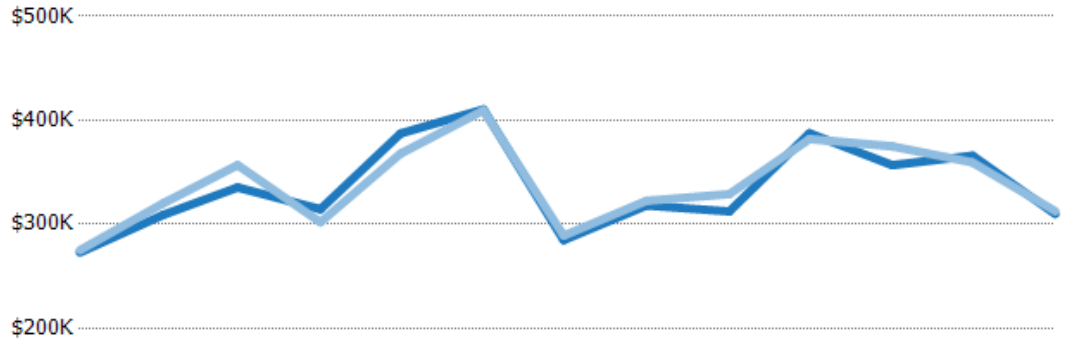
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	\$298K	\$331K	\$334K	\$321K	\$381K	\$391K	\$301K	\$317K	\$309K	\$372K	\$353K	\$366K	\$312K
Avg Sales Price	\$308K	\$343K	\$355K	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$338K	\$335K
Avg Sales Price as a % of Avg Est Value	103%	103%	106%	101%	101%	101%	104%	104%	114%	101%	106%	92%	107%

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



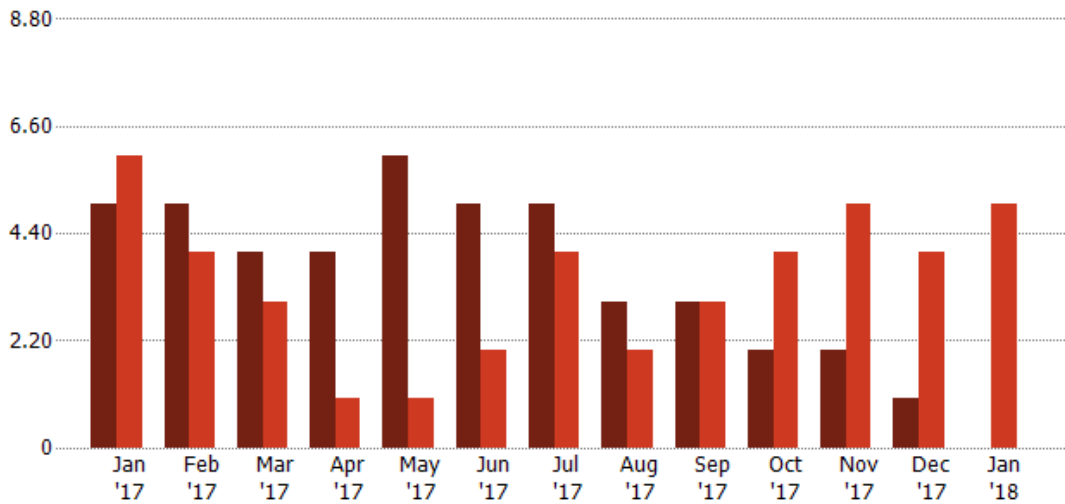
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median Est Value	\$273K	\$309K	\$335K	\$314K	\$387K	\$410K	\$285K	\$318K	\$312K	\$388K	\$357K	\$366K	\$310K
Median Sales Price	\$275K	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$360K	\$313K
Med Sales Price as a % of Med Est Value	101%	104%	106%	96%	95%	100%	101%	101%	105%	99%	105%	98%	101%

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



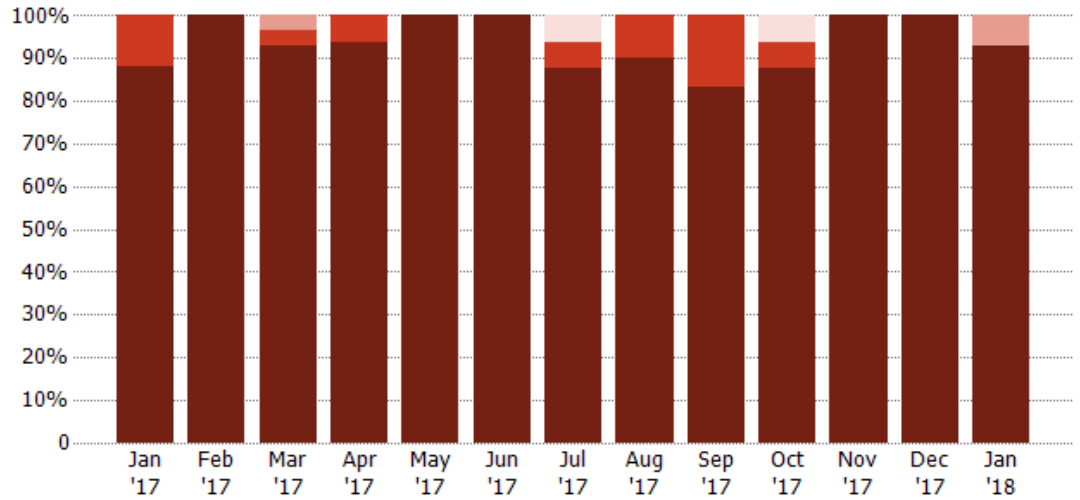
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	5	5	4	4	6	5	5	3	3	2	2	1	-
Prior Year	6	4	3	1	1	2	4	2	3	4	5	4	5
Percent Change from Prior Year	-17%	25%	33%	300%	500%	150%	25%	50%	0%	-50%	-60%	-75%	-100%

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	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Pre-Foreclosure	-	-	-	-	-	-	6%	-	-	6%	-	-	-
Short Sale	-	-	4%	-	-	-	-	-	-	-	-	-	7%
Foreclosure	12%	-	4%	6%	-	-	6%	10%	17%	6%	-	-	-
Non-Distressed	88%	100%	93%	94%	100%	100%	88%	90%	83%	88%	100%	100%	93%



Sales Activity by ZIP

Jan 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			14	\$4,580,300	\$335,436	\$312,500	\$153	\$151	86