



2017

NEW RIVER MARKET REPORT

July 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	Jul 2017	Jul 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	14	29	-51.7%	171	180	-5%
New Listing Volume	\$5,379,323	\$11,146,774	-51.7%	\$78,290,322	\$66,144,539	+18.4%
Active Listing Count	–	85	–	440	493	-10.8%
Active Listing Volume	–	\$35,246,988	–	\$223,271,020	\$207,119,327	+7.8%
Average Listing Price	–	\$414,670	–	\$507,434	\$420,120	+20.8%
Median Listing Price	–	\$379,900	–	\$389,158	\$383,401	+1.5%
Average Listing Price per Sq Ft	–	\$158	–	\$171	\$159	+7.3%
Median Listing Price per Sq Ft	–	\$148	–	\$157	\$148	+5.5%
Median Days in RPR	–	59	–	49.21	53.97	-8.8%
Months of Inventory	–	9.4	-100%	4.9	3.4	+44.8%
Absorption Rate	–	10.59%	–	20.45%	29.61%	-9.2%
Sales Activity Charts Metrics						
New Pending Sales Count	22	16	+37.5%	153	109	+40.4%
New Pending Sales Volume	\$7,613,624	\$5,828,720	+30.6%	\$51,828,096	\$34,288,657	+51.2%
Pending Sales Count	–	16	–	112	117	-4.3%
Pending Sales Volume	–	\$5,725,990	–	\$39,919,773	\$37,935,259	+5.2%
Closed Sales Count	14	11	+27.3%	126	90	+40%
Closed Sales Volume	\$4,076,824	\$4,227,891	-3.6%	\$42,128,000	\$30,864,186	+36.5%
Average Sales Price	\$291,202	\$384,354	-24.2%	\$334,349	\$342,935	-2.5%
Median Sales Price	\$278,750	\$390,000	-28.5%	\$322,655	\$332,559	-3%
Average Sales Price per Sq Ft	\$141	\$145	-2.8%	\$149	\$147	+1.6%
Median Sales Price per Sq Ft	\$133	\$138	-3.6%	\$144	\$144	-0.5%
Distressed Charts Metrics						
Distressed Listing Count	–	4	–	32	21	+52.4%

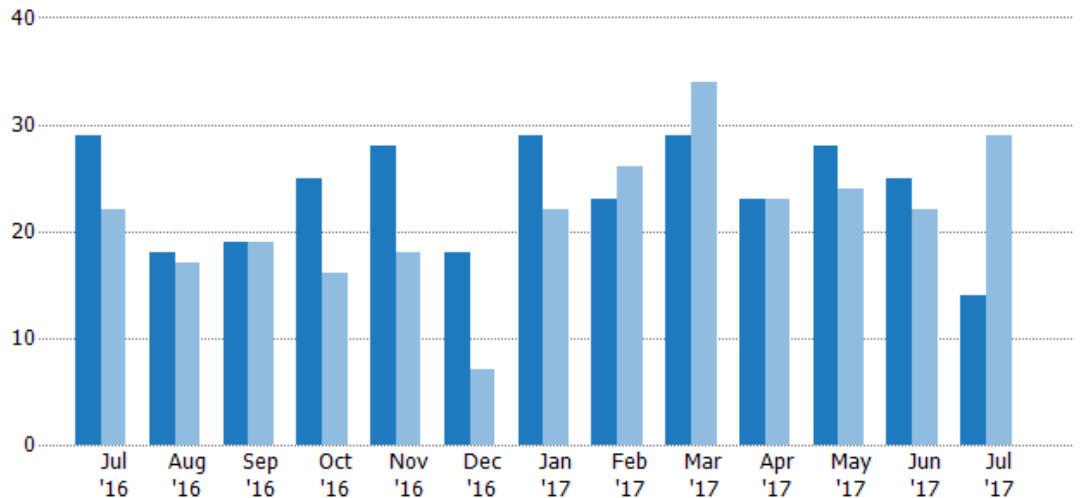
New Listings

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.
Jul '17	14	-51.7%
Jul '16	29	31.8%
Jul '15	22	-22.7%



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	29	18	19	25	28	18	29	23	29	23	28	25	14
Prior Year	22	17	19	16	18	7	22	26	34	23	24	22	29
Percent Change from Prior Year	32%	6%	0%	56%	56%	157%	32%	-12%	-15%	0%	17%	14%	-52%

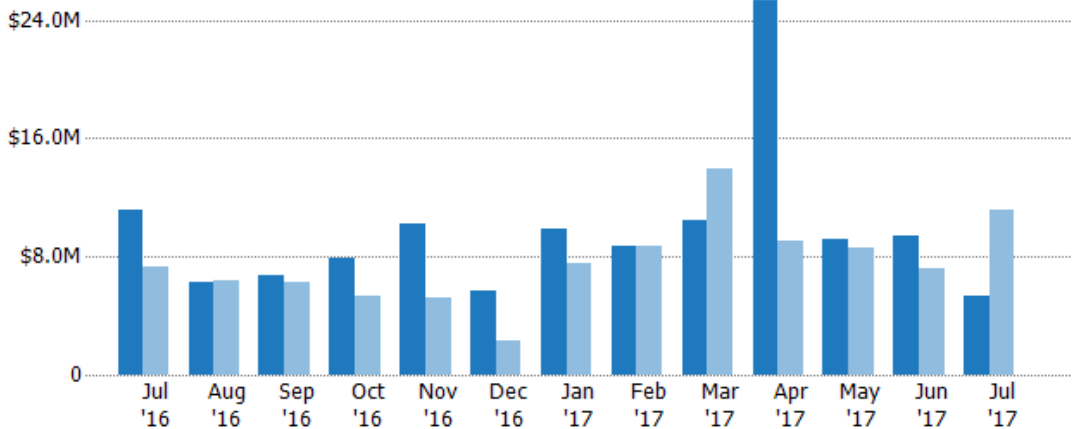
New Listing Volume

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.
Jul '17	\$5.38M	-51.7%
Jul '16	\$11.1M	51.4%
Jul '15	\$7.36M	-25.5%



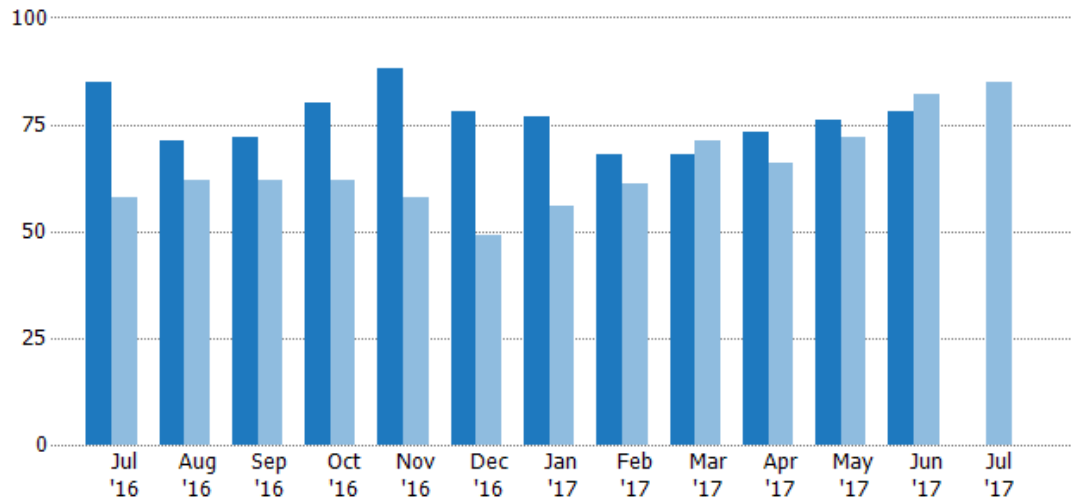
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$11.1M	\$6.22M	\$6.73M	\$7.84M	\$10.2M	\$5.7M	\$9.84M	\$8.7M	\$10.4M	\$25.3M	\$9.19M	\$9.42M	\$5.38M
Prior Year	\$7.36M	\$6.41M	\$6.31M	\$5.38M	\$5.27M	\$2.34M	\$7.59M	\$8.67M	\$14M	\$9.04M	\$8.6M	\$7.14M	\$11.1M
Percent Change from Prior Year	51%	-3%	7%	46%	94%	144%	30%	0%	-25%	180%	7%	32%	-52%

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



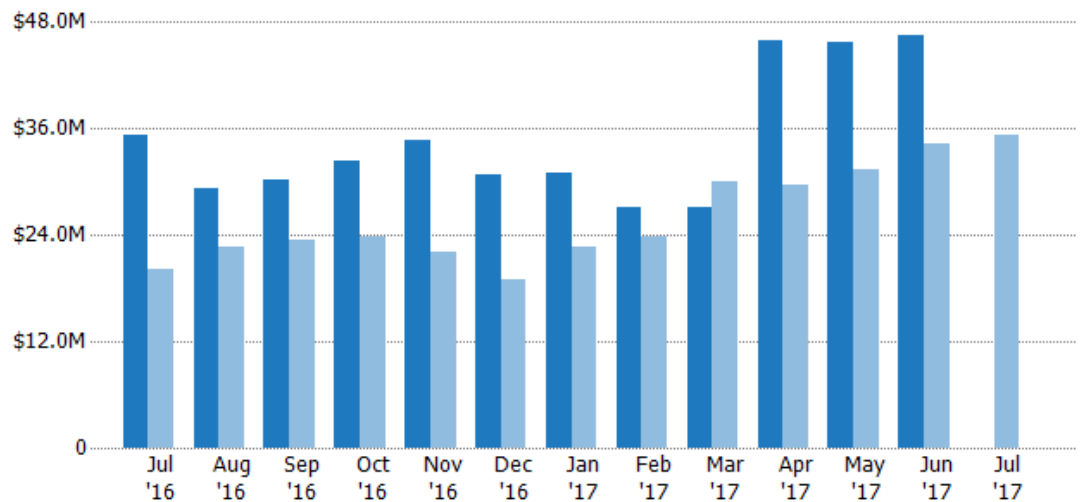
Current Year	85	71	72	80	88	78	77	68	68	73	76	78	-
Prior Year	58	62	62	62	58	49	56	61	71	66	72	82	85
Percent Change from Prior Year	47%	15%	16%	29%	52%	59%	38%	11%	-4%	11%	6%	-5%	-100%

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



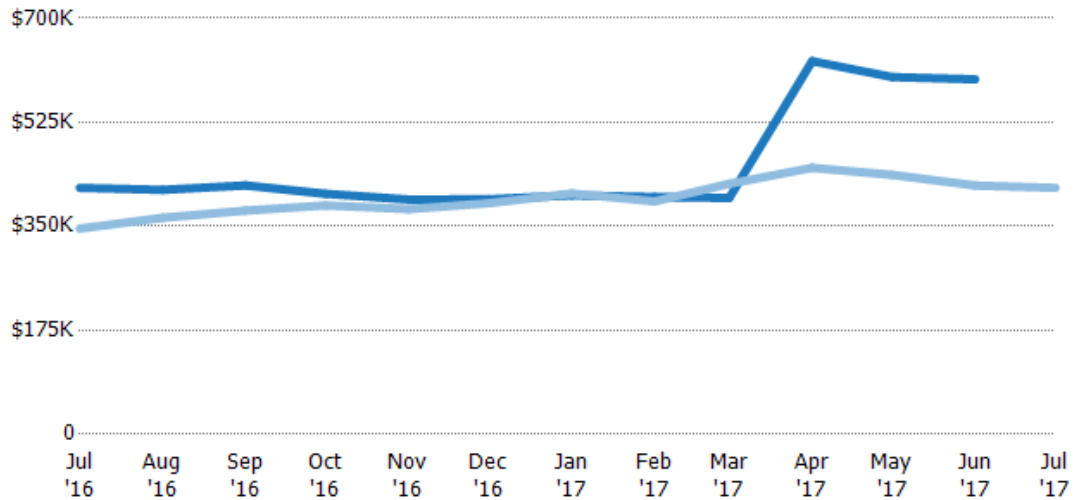
Current Year	\$35.2M	\$29.2M	\$30.1M	\$32.4M	\$34.8M	\$30.8M	\$31M	\$27.1M	\$27.1M	\$45.8M	\$45.7M	\$46.6M	-
Prior Year	\$20.1M	\$22.6M	\$23.3M	\$23.9M	\$22M	\$19.1M	\$22.7M	\$23.9M	\$29.9M	\$29.6M	\$31.4M	\$34.3M	\$35.2M
Percent Change from Prior Year	76%	29%	29%	36%	58%	62%	36%	14%	-10%	55%	45%	36%	-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



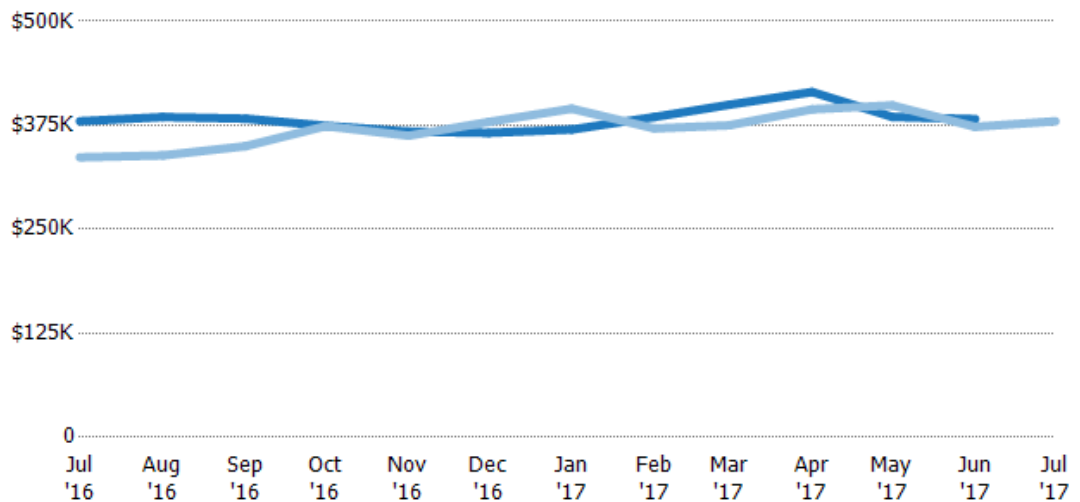
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$415K	\$411K	\$419K	\$405K	\$395K	\$395K	\$402K	\$399K	\$398K	\$628K	\$601K	\$597K	-
Prior Year	\$346K	\$364K	\$376K	\$385K	\$379K	\$389K	\$405K	\$392K	\$422K	\$448K	\$436K	\$419K	\$415K
Percent Change from Prior Year	20%	13%	11%	5%	4%	2%	-1%	2%	-6%	40%	38%	43%	-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



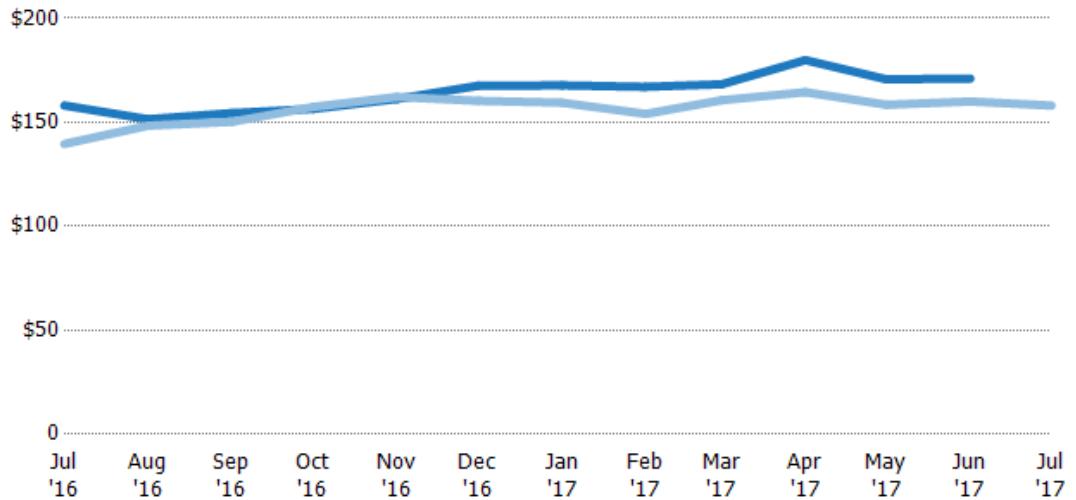
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$380K	\$385K	\$383K	\$374K	\$368K	\$366K	\$370K	\$385K	\$400K	\$415K	\$385K	\$383K	-
Prior Year	\$337K	\$339K	\$350K	\$374K	\$363K	\$379K	\$395K	\$371K	\$375K	\$394K	\$399K	\$373K	\$380K
Percent Change from Prior Year	13%	14%	9%	0%	1%	-3%	-6%	4%	7%	5%	-3%	3%	-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



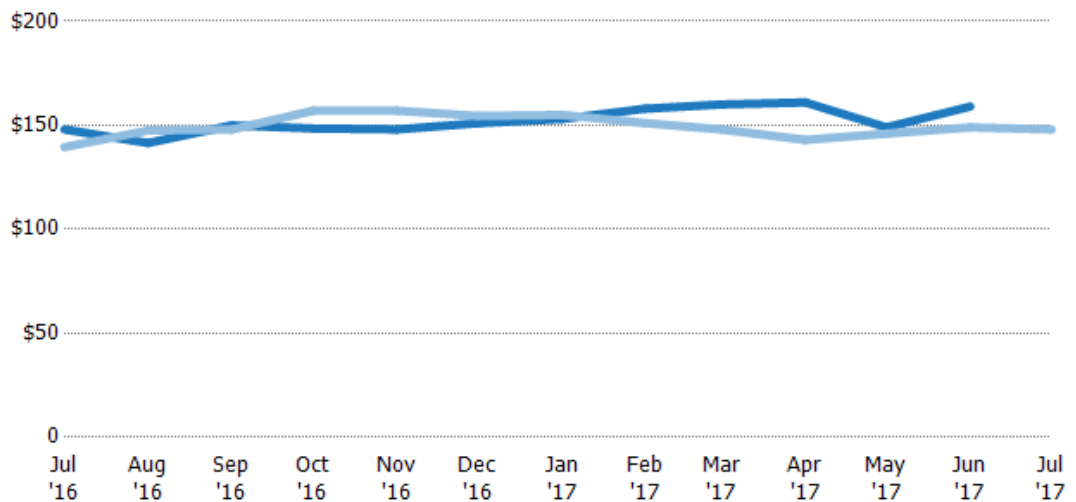
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$158	\$151	\$154	\$156	\$161	\$168	\$168	\$167	\$168	\$180	\$171	\$171	-
Prior Year	\$140	\$148	\$150	\$157	\$162	\$160	\$159	\$154	\$161	\$164	\$158	\$160	\$158
Percent Change from Prior Year	13%	2%	3%	-1%	-1%	5%	5%	8%	5%	9%	8%	7%	-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



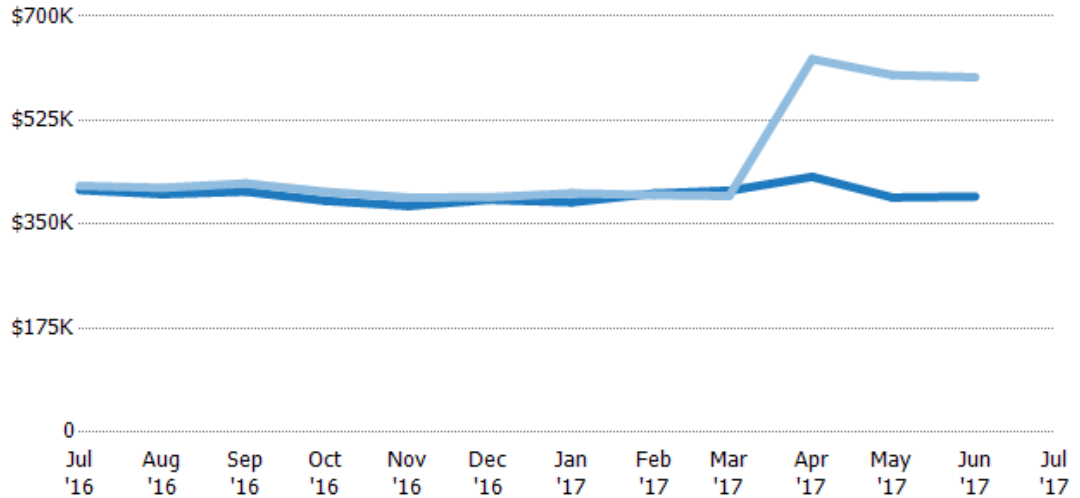
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$148	\$142	\$150	\$149	\$148	\$151	\$153	\$158	\$160	\$161	\$149	\$159	-
Prior Year	\$140	\$148	\$148	\$157	\$157	\$155	\$155	\$151	\$148	\$143	\$146	\$149	\$148
Percent Change from Prior Year	6%	-4%	1%	-5%	-6%	-2%	-1%	5%	8%	13%	2%	7%	-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

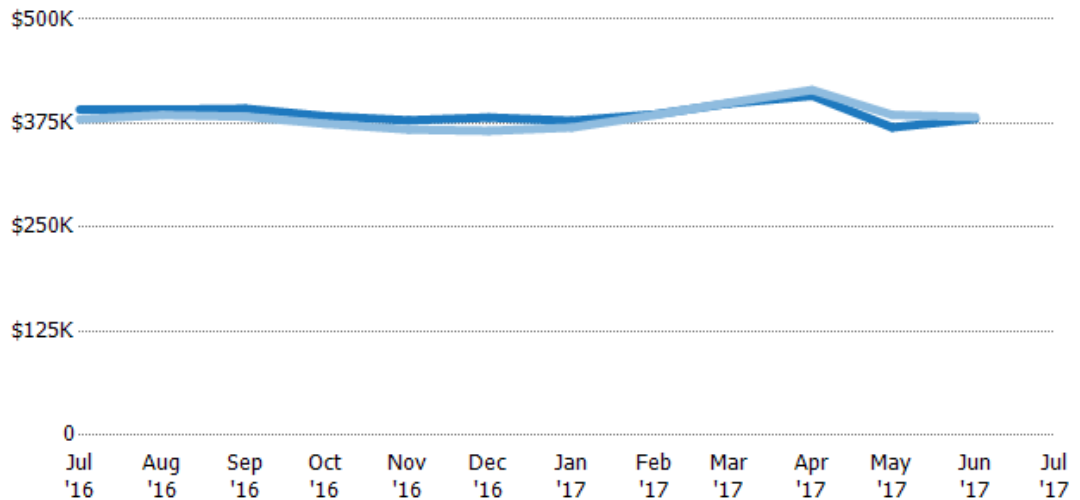


Median Listing Price vs Median Est Value

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

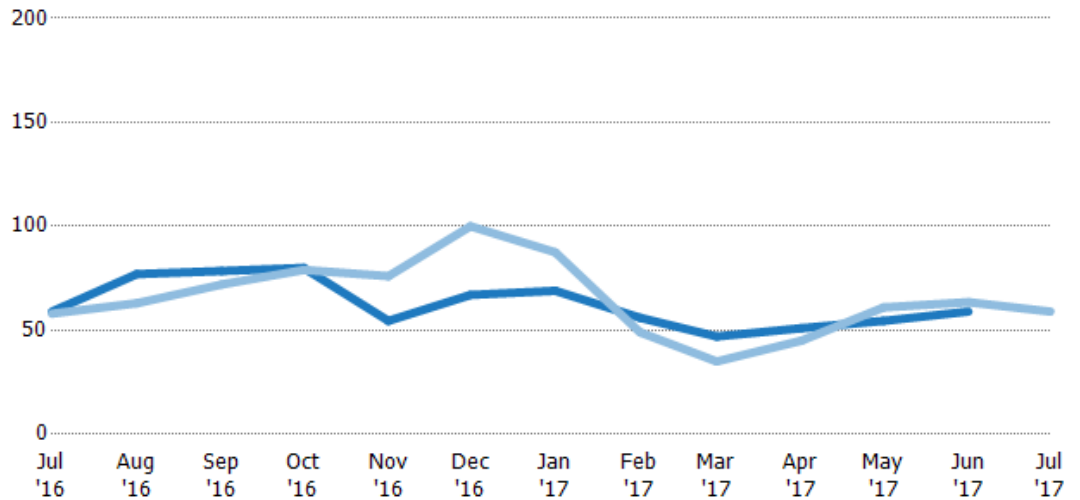


Median Days in RPR

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



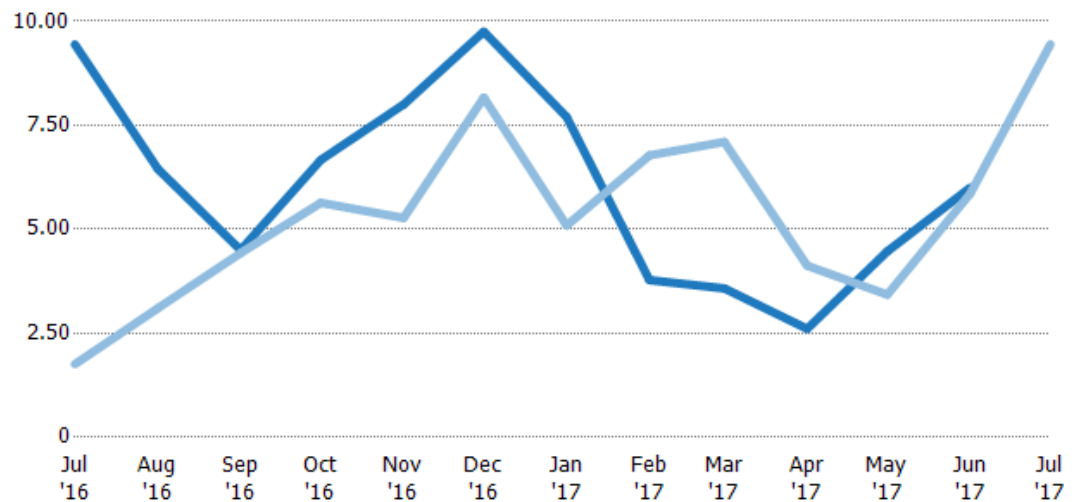
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	59	77	78.5	80	54.5	67	69	56	47	51	54.5	59	-
Prior Year	58	63	72	79	76	100	87.5	49	35	45	61	63.5	59
Percent Change from Prior Year	2%	22%	9%	1%	-28%	-33%	-21%	14%	34%	13%	-11%	-7%	-100%

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



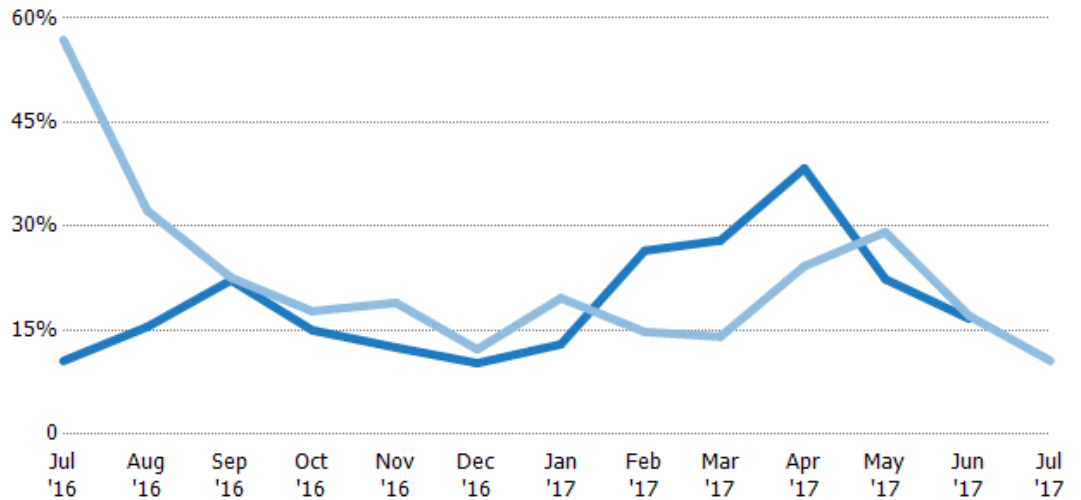
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	9.44	6.45	4.5	6.67	8	9.75	7.7	3.78	3.58	2.61	4.47	6	-
Prior Year	1.76	3.1	4.43	5.64	5.27	8.17	5.09	6.78	7.1	4.13	3.43	5.86	9.44
Percent Change from Prior Year	437%	108%	2%	18%	52%	19%	51%	-44%	-50%	-37%	30%	2%	-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



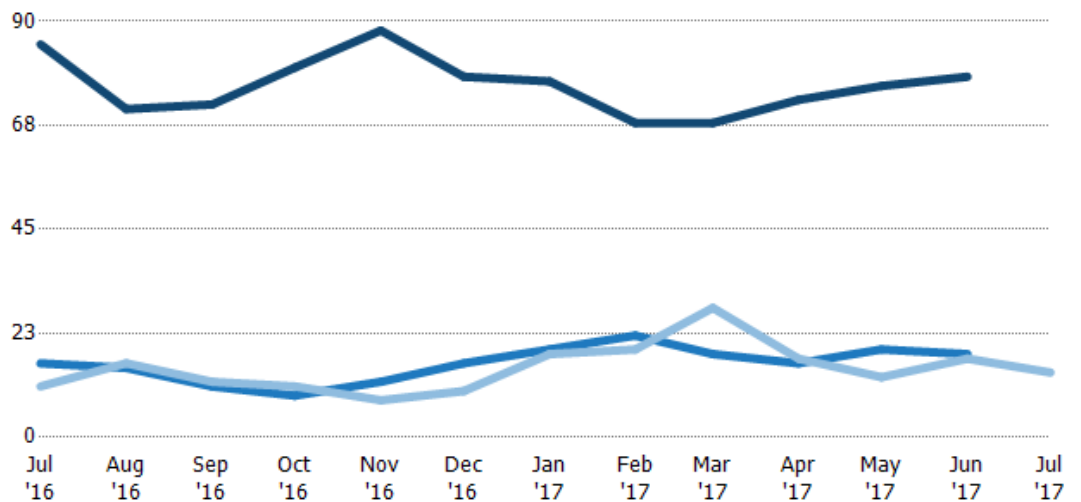
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	11%	15%	22%	15%	13%	10%	13%	26%	28%	38%	22%	17%	-
Prior Year	57%	32%	23%	18%	19%	12%	20%	15%	14%	24%	29%	17%	11%
Change from Prior Year	46%	17%	0%	3%	6%	2%	7%	-12%	-14%	-14%	7%	0%	11%

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



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Active	85	71	72	80	88	78	77	68	68	73	76	78	-
Pending	16	15	11	9	12	16	19	22	18	16	19	18	-
Sold	11	16	12	11	8	10	18	19	28	17	13	17	14

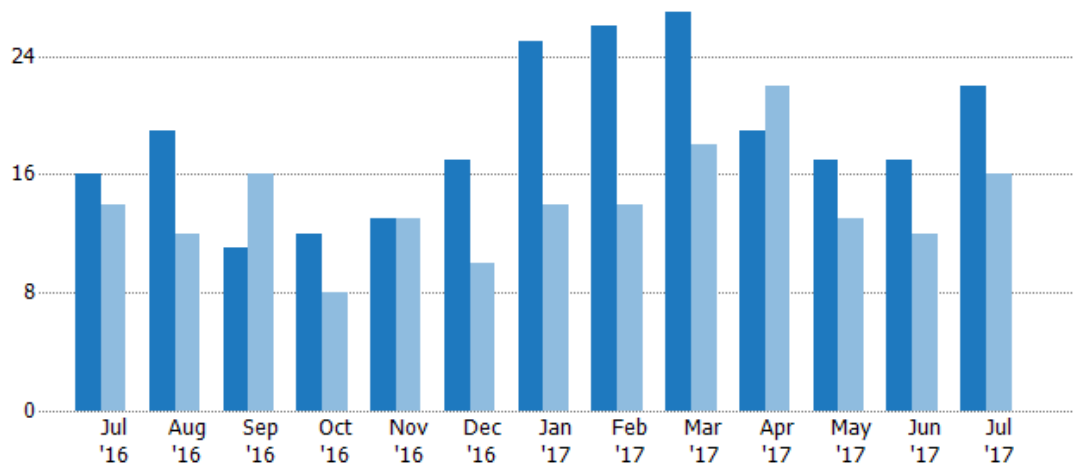
New Pending Sales

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.
Jul '17	22	37.5%
Jul '16	16	14.3%
Jul '15	14	-14.3%



Current Year	16	19	11	12	13	17	25	26	27	19	17	17	22
Prior Year	14	12	16	8	13	10	14	14	18	22	13	12	16
Percent Change from Prior Year	14%	58%	-31%	50%	0%	70%	79%	86%	50%	-14%	31%	42%	38%

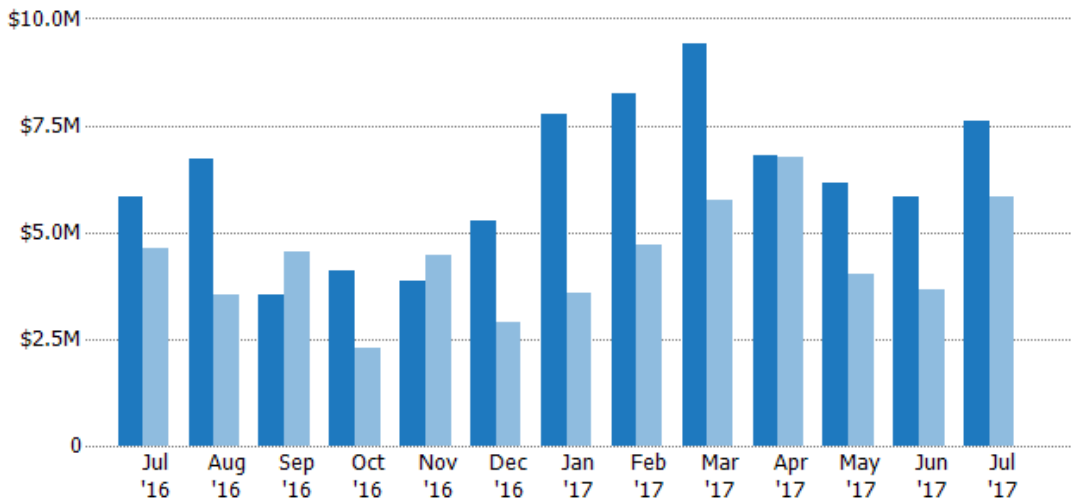
New Pending Sales Volume

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.
Jul '17	\$7.61M	30.6%
Jul '16	\$5.83M	26.4%
Jul '15	\$4.61M	-25.4%



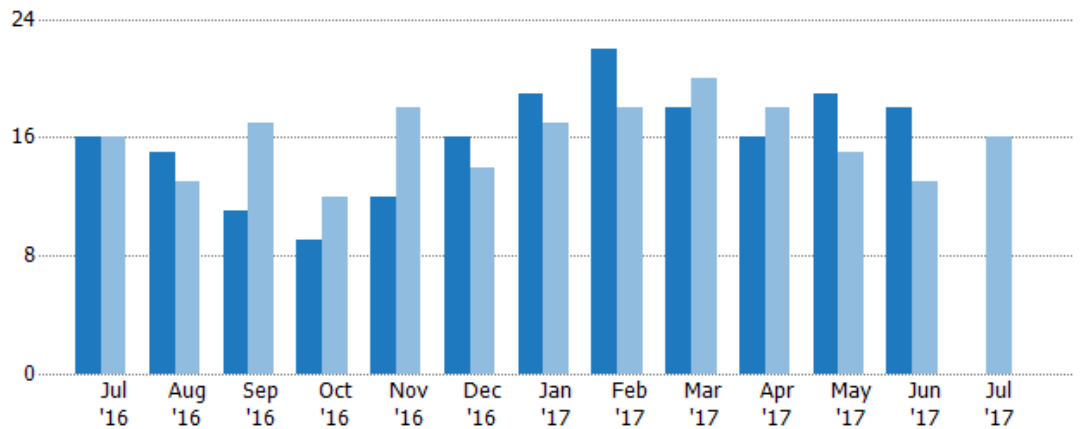
Current Year	\$5.83M	\$6.7M	\$3.55M	\$4.12M	\$3.88M	\$5.26M	\$7.78M	\$8.26M	\$9.4M	\$6.78M	\$6.16M	\$5.84M	\$7.61M
Prior Year	\$4.61M	\$3.54M	\$4.56M	\$2.3M	\$4.47M	\$2.91M	\$3.56M	\$4.72M	\$5.74M	\$6.75M	\$4.03M	\$3.66M	\$5.83M
Percent Change from Prior Year	26%	89%	-22%	79%	-13%	81%	119%	75%	64%	0%	53%	60%	31%

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



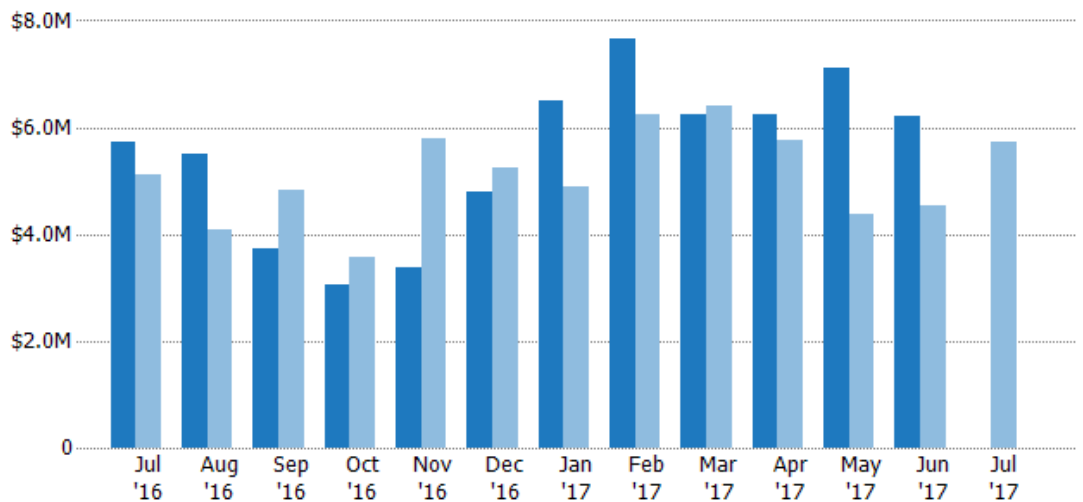
Current Year	16	15	11	9	12	16	19	22	18	16	19	18	-
Prior Year	16	13	17	12	18	14	17	18	20	18	15	13	16
Percent Change from Prior Year	0%	15%	-35%	-25%	-33%	14%	12%	22%	-10%	-11%	27%	38%	-100%

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	\$5.73M	\$5.51M	\$3.73M	\$3.05M	\$3.37M	\$4.8M	\$6.5M	\$7.66M	\$6.23M	\$6.24M	\$7.1M	\$6.2M	-
Prior Year	\$5.12M	\$4.09M	\$4.83M	\$3.57M	\$5.79M	\$5.23M	\$4.89M	\$6.24M	\$6.42M	\$5.76M	\$4.36M	\$4.54M	\$5.73M
Percent Change from Prior Year	12%	35%	-23%	-15%	-42%	-8%	33%	23%	-3%	8%	63%	37%	-100%

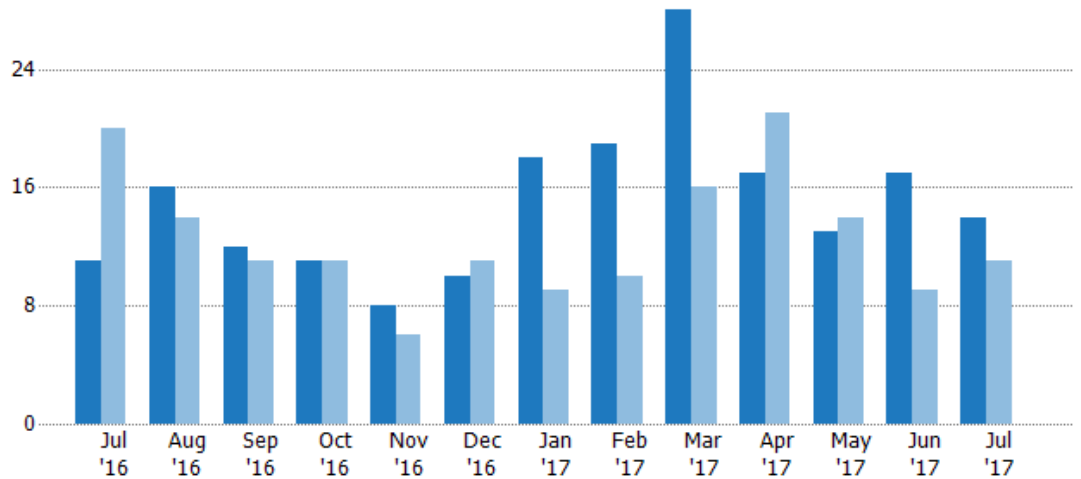
Closed Sales

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.
Jul '17	14	27.3%
Jul '16	11	-45%
Jul '15	20	-70%



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	11	16	12	11	8	10	18	19	28	17	13	17	14
Prior Year	20	14	11	11	6	11	9	10	16	21	14	9	11
Percent Change from Prior Year	-45%	14%	9%	0%	33%	-9%	100%	90%	75%	-19%	-7%	89%	27%

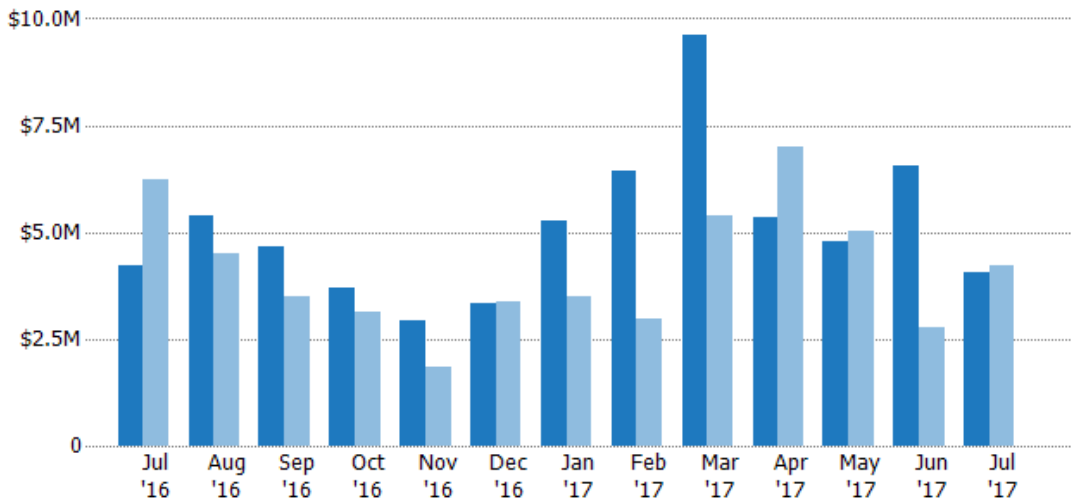
Closed Sales Volume

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.
Jul '17	\$4.08M	-3.6%
Jul '16	\$4.23M	-32.1%
Jul '15	\$6.23M	-71.2%



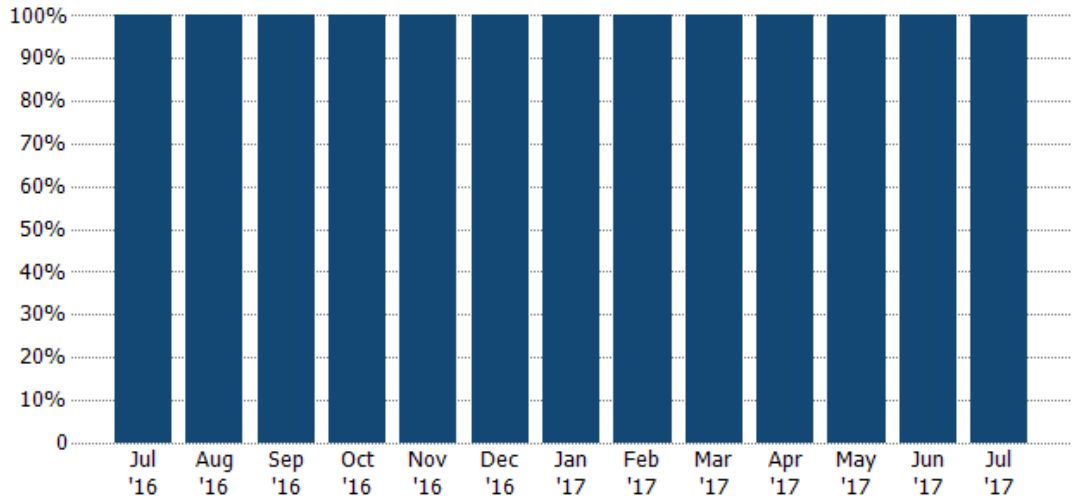
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$4.23M	\$5.38M	\$4.68M	\$3.69M	\$2.93M	\$3.32M	\$5.27M	\$6.43M	\$9.63M	\$5.37M	\$4.8M	\$6.56M	\$4.08M
Prior Year	\$6.23M	\$4.48M	\$3.5M	\$3.15M	\$1.86M	\$3.39M	\$3.5M	\$2.97M	\$5.4M	\$6.98M	\$5.03M	\$2.76M	\$4.23M
Percent Change from Prior Year	-32%	20%	34%	17%	58%	-2%	50%	116%	78%	-23%	-4%	138%	-4%

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

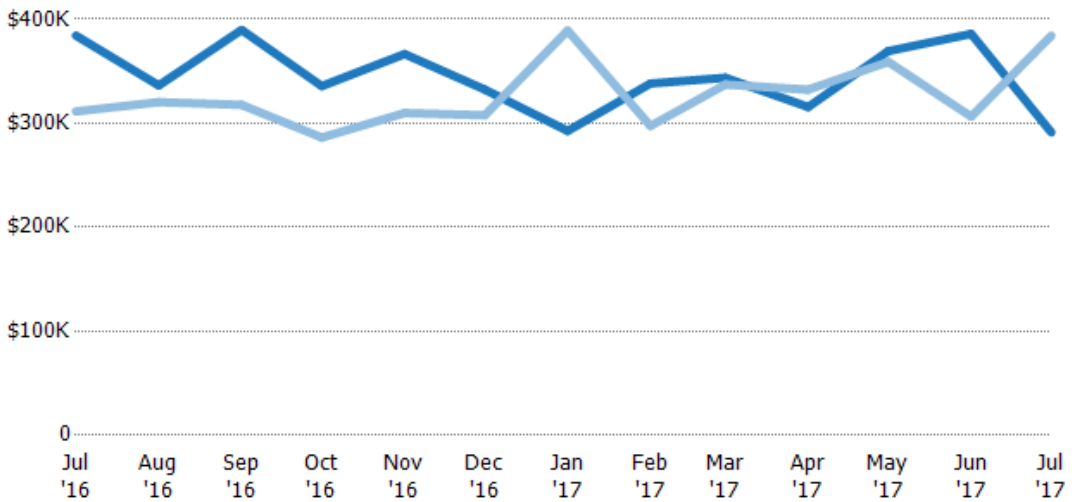
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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



Month/Year	Price	% Chg.
Jul '17	\$291K	-24.2%
Jul '16	\$384K	23.4%
Jul '15	\$311K	-4.1%

■ Current Year

■ Prior Year

Percent Change from Prior Year

\$384K	\$336K	\$390K	\$336K	\$367K	\$332K	\$293K	\$338K	\$344K	\$316K	\$369K	\$386K	\$291K
\$311K	\$320K	\$318K	\$286K	\$310K	\$308K	\$389K	\$297K	\$337K	\$332K	\$359K	\$306K	\$384K
23%	5%	23%	17%	18%	8%	-25%	14%	2%	-5%	3%	26%	-24%

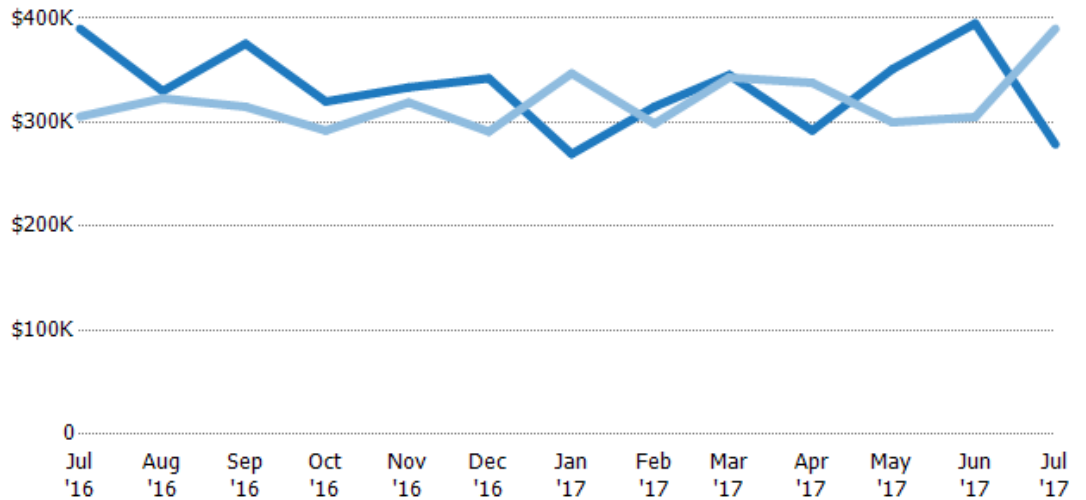
Median Sales Price

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.
Jul '17	\$279K	-28.5%
Jul '16	\$390K	27.7%
Jul '15	\$305K	0.3%



Current Year	\$390K	\$330K	\$376K	\$320K	\$334K	\$342K	\$270K	\$315K	\$346K	\$292K	\$351K	\$395K	\$279K
Prior Year	\$305K	\$323K	\$315K	\$292K	\$319K	\$291K	\$347K	\$299K	\$343K	\$338K	\$300K	\$305K	\$390K
Percent Change from Prior Year	28%	2%	19%	10%	5%	18%	-22%	5%	1%	-14%	17%	30%	-29%

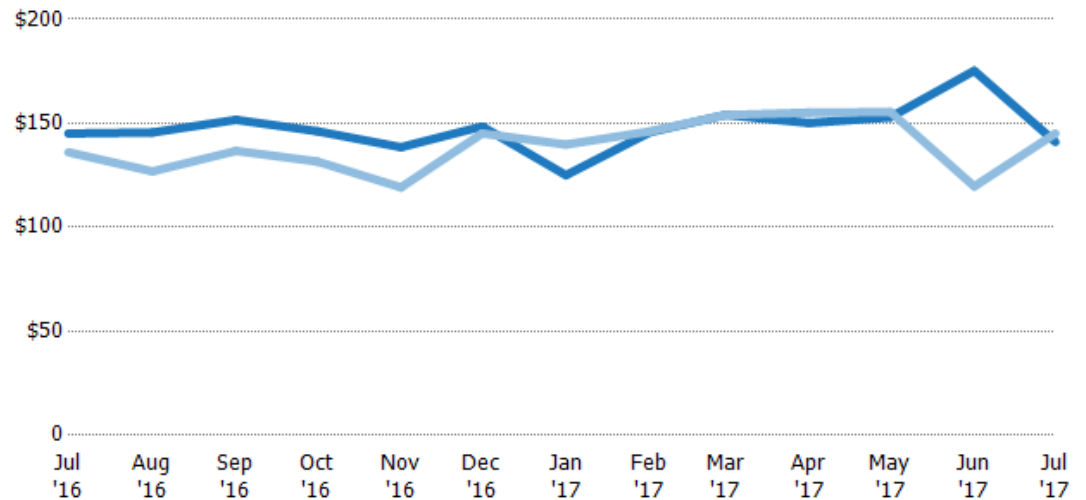
Average Sales Price per Sq Ft

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.
Jul '17	\$141	-2.8%
Jul '16	\$145	6.6%
Jul '15	\$136	7.2%



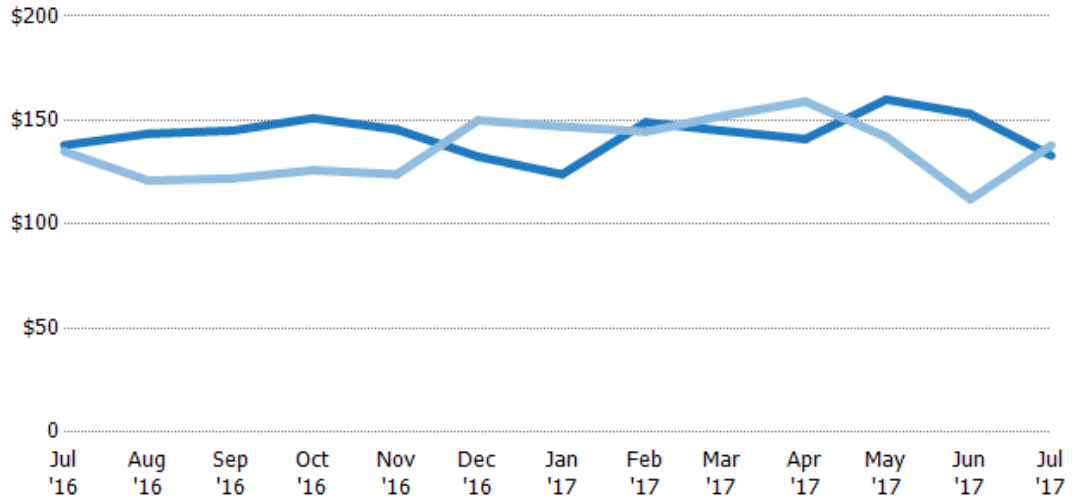
Current Year	\$145	\$146	\$152	\$146	\$139	\$149	\$125	\$146	\$154	\$150	\$153	\$175	\$141
Prior Year	\$136	\$127	\$137	\$132	\$119	\$145	\$140	\$146	\$154	\$155	\$155	\$120	\$145
Percent Change from Prior Year	7%	15%	11%	11%	16%	2%	-11%	0%	0%	-3%	-2%	46%	-3%

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



Month/Year	Price/sq ft	% Chg.
Jul '17	\$133	-3.6%
Jul '16	\$138	2.2%
Jul '15	\$135	11.5%

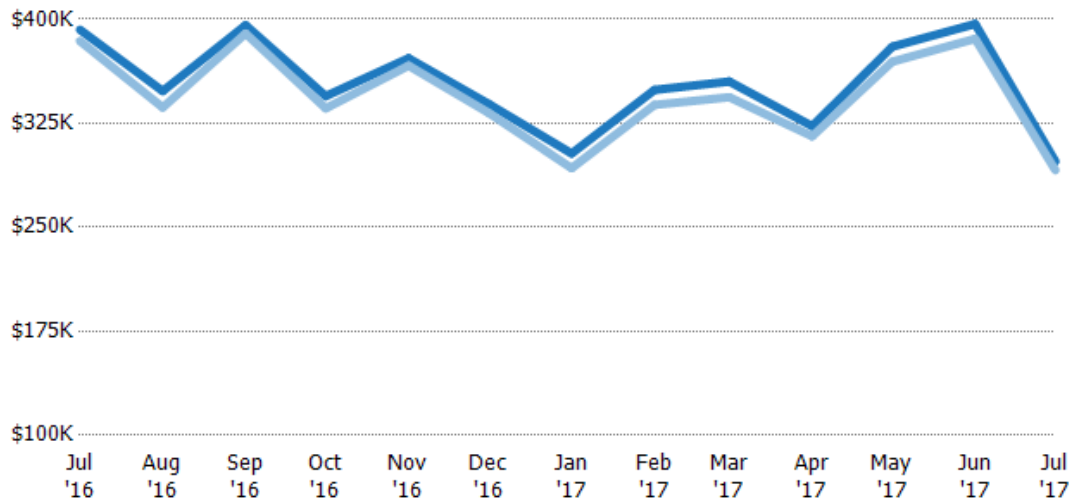
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$138	\$144	\$145	\$151	\$146	\$133	\$124	\$149	\$145	\$141	\$160	\$153	\$133
Prior Year	\$135	\$121	\$122	\$126	\$124	\$150	\$147	\$145	\$152	\$159	\$142	\$112	\$138
Percent Change from Prior Year	2%	19%	19%	20%	17%	-12%	-16%	3%	-5%	-11%	13%	37%	-4%

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



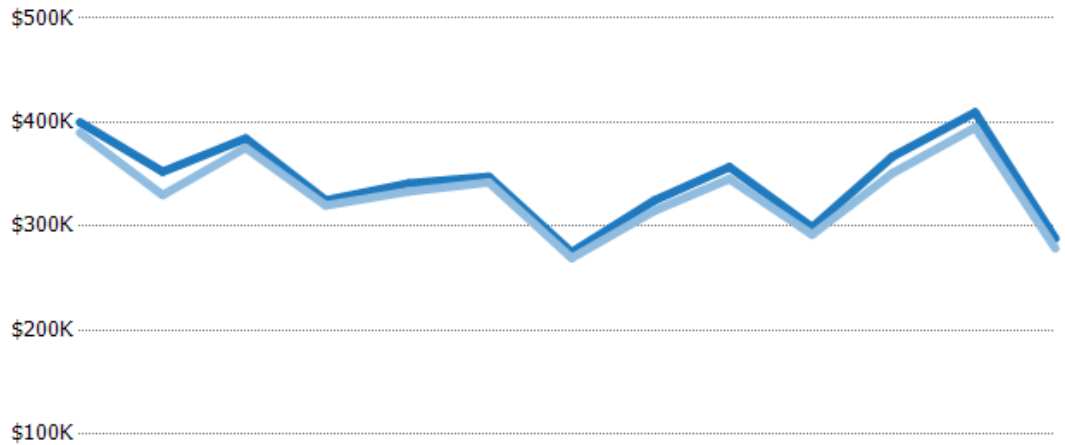
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Avg List Price	\$393K	\$348K	\$396K	\$345K	\$372K	\$339K	\$303K	\$349K	\$355K	\$323K	\$380K	\$397K	\$297K
Avg Sales Price	\$384K	\$336K	\$390K	\$336K	\$367K	\$332K	\$293K	\$338K	\$344K	\$316K	\$369K	\$386K	\$291K
Avg Sales Price as a % of Avg List Price	98%	97%	98%	97%	99%	98%	97%	97%	97%	98%	97%	97%	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



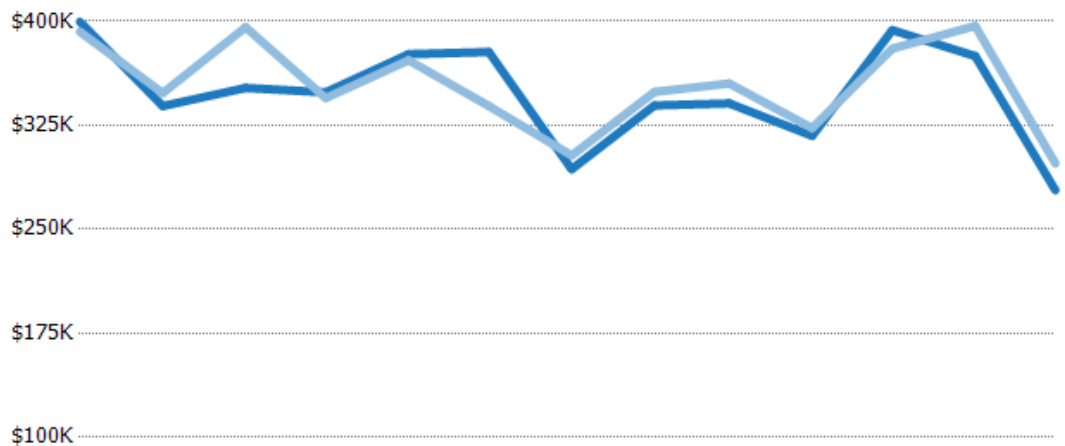
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Median List Price	\$400K	\$352K	\$384K	\$325K	\$341K	\$348K	\$275K	\$325K	\$357K	\$299K	\$367K	\$410K	\$288K
Median Sales Price	\$390K	\$330K	\$376K	\$320K	\$334K	\$342K	\$270K	\$315K	\$346K	\$292K	\$351K	\$395K	\$279K
Med Sales Price as a % of Med List Price	98%	94%	98%	98%	98%	98%	98%	97%	97%	98%	96%	96%	97%

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



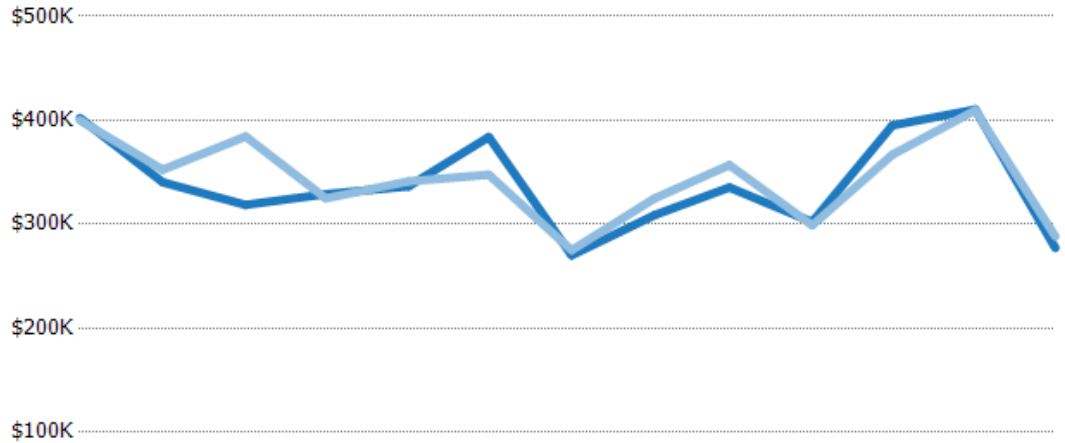
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Avg Est Value	\$400K	\$339K	\$352K	\$349K	\$376K	\$378K	\$293K	\$339K	\$341K	\$317K	\$394K	\$375K	\$278K
Avg Sales Price	\$393K	\$348K	\$396K	\$345K	\$372K	\$339K	\$303K	\$349K	\$355K	\$323K	\$380K	\$397K	\$297K
Avg Sales Price as a % of Avg Est Value	98%	103%	112%	99%	99%	90%	103%	103%	104%	102%	97%	106%	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



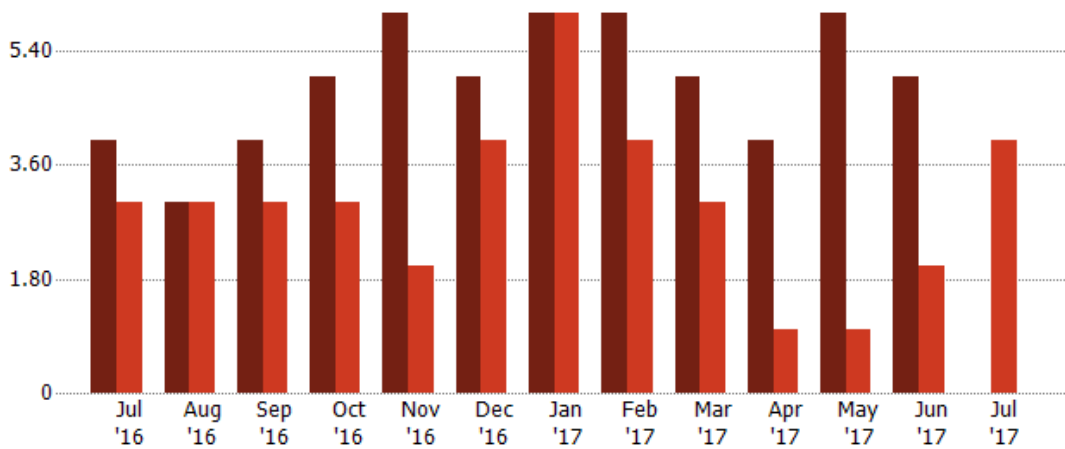
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Median Est Value	\$402K	\$340K	\$319K	\$329K	\$336K	\$384K	\$270K	\$309K	\$335K	\$302K	\$395K	\$410K	\$277K
Median Sales Price	\$400K	\$352K	\$384K	\$325K	\$341K	\$348K	\$275K	\$325K	\$357K	\$299K	\$367K	\$410K	\$288K
Med Sales Price as a % of Med Est Value	99%	104%	121%	99%	101%	91%	102%	105%	106%	99%	93%	100%	104%

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



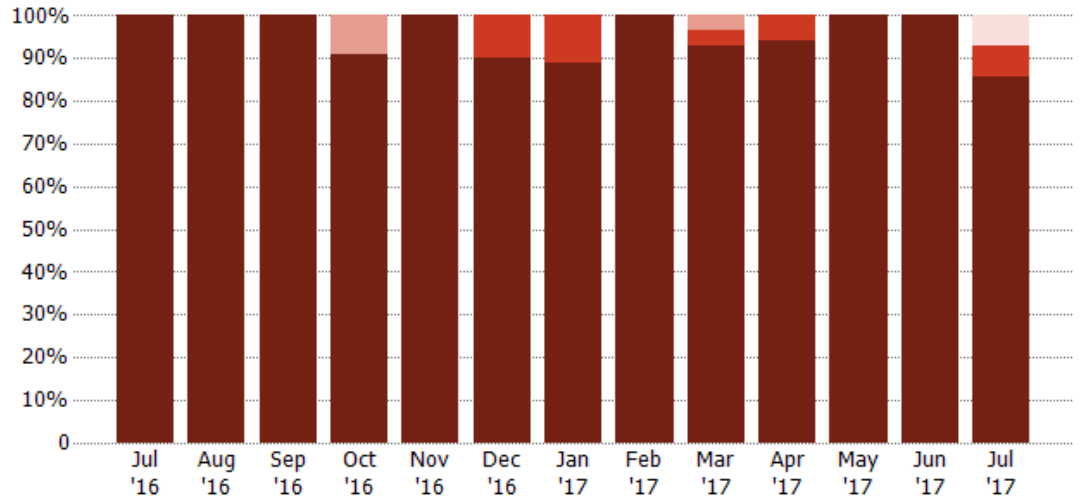
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	4	3	4	5	6	5	6	6	5	4	6	5	-
Prior Year	3	3	3	3	2	4	6	4	3	1	1	2	4
Percent Change from Prior Year	33%	0%	33%	67%	200%	25%	0%	50%	67%	300%	500%	150%	-100%

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	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Pre-Foreclosure	-	-	-	-	-	-	-	-	-	-	-	-	7%
Short Sale	-	-	-	9%	-	-	-	-	4%	-	-	-	-
Foreclosure	-	-	-	-	-	10%	11%	-	4%	6%	-	-	7%
Non-Distressed	100%	100%	100%	91%	100%	90%	89%	100%	93%	94%	100%	100%	86%



Sales Activity by ZIP

Jul 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			14	\$4,076,824	\$297,419	\$288,130	\$139	\$131	56