



2017

NEW RIVER MARKET REPORT

May 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	May 2017	May 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	27	22	+22.7%	129	115	+12.2%
New Listing Volume	\$9,050,049	\$7,504,818	+20.6%	\$62,884,988	\$42,338,281	+48.5%
Active Listing Count	75	62	+21%	357	293	+21.8%
Active Listing Volume	\$45,821,660	\$27,058,273	+69.3%	\$177,086,462	\$125,049,081	+41.6%
Average Listing Price	\$610,955	\$436,424	+40%	\$496,041	\$426,789	+16.2%
Median Listing Price	\$385,000	\$396,650	-2.9%	\$390,458	\$386,262	+1.1%
Average Listing Price per Sq Ft	\$174	\$157	+11.2%	\$173	\$158	+9.7%
Median Listing Price per Sq Ft	\$155	\$146	+6.2%	\$158	\$149	+6.3%
Median Days in RPR	51	62.5	-18.4%	52.89	53.4	-1%
Months of Inventory	4.7	3.1	+51.2%	5.3	3.3	+60%
Absorption Rate	21.33%	32.26%	-10.9%	18.77%	30.03%	-11.3%
Sales Activity Charts Metrics						
New Pending Sales Count	16	12	+33.3%	110	79	+39.2%
New Pending Sales Volume	\$5,906,350	\$3,647,250	+61.9%	\$37,128,138	\$23,970,543	+54.9%
Pending Sales Count	18	15	+20%	89	86	+3.5%
Pending Sales Volume	\$6,814,174	\$4,360,470	+56.3%	\$31,740,686	\$26,942,655	+17.8%
Closed Sales Count	13	13	+/-	89	67	+32.8%
Closed Sales Volume	\$4,802,900	\$4,656,250	+3.1%	\$29,514,677	\$22,789,295	+29.5%
Average Sales Price	\$369,454	\$358,173	+3.1%	\$331,626	\$340,139	-2.5%
Median Sales Price	\$351,000	\$290,000	+21%	\$316,811	\$323,273	-2%
Average Sales Price per Sq Ft	\$153	\$157	-2.8%	\$145	\$152	-4.6%
Median Sales Price per Sq Ft	\$160	\$148	+8.1%	\$144	\$152	-5.1%
Distressed Charts Metrics						
Distressed Listing Count	6	1	+500%	27	14	+92.9%

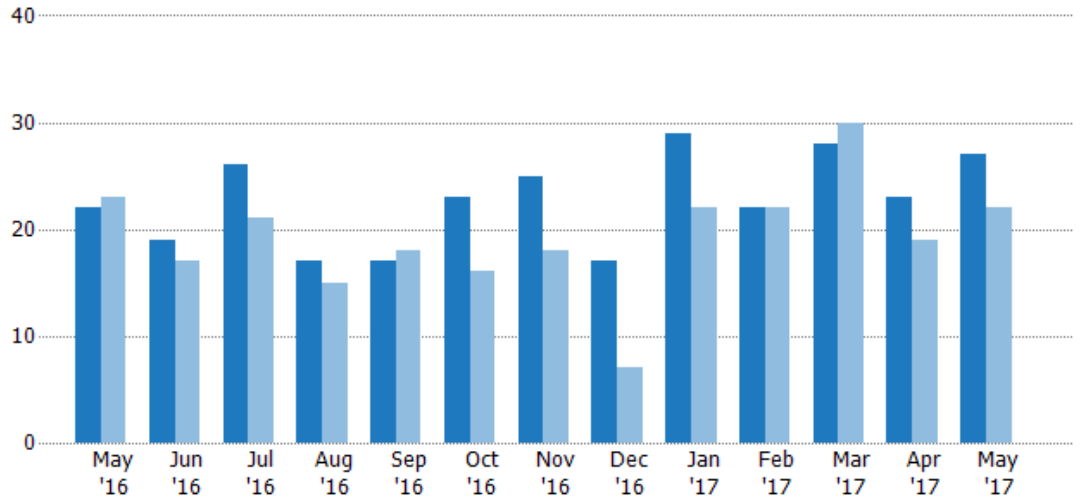
New Listings

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.
May '17	27	22.7%
May '16	22	-4.3%
May '15	23	8.7%



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	22	19	26	17	17	23	25	17	29	22	28	23	27
Prior Year	23	17	21	15	18	16	18	7	22	22	30	19	22
Percent Change from Prior Year	-4%	12%	24%	13%	-6%	44%	39%	143%	32%	0%	-7%	21%	23%

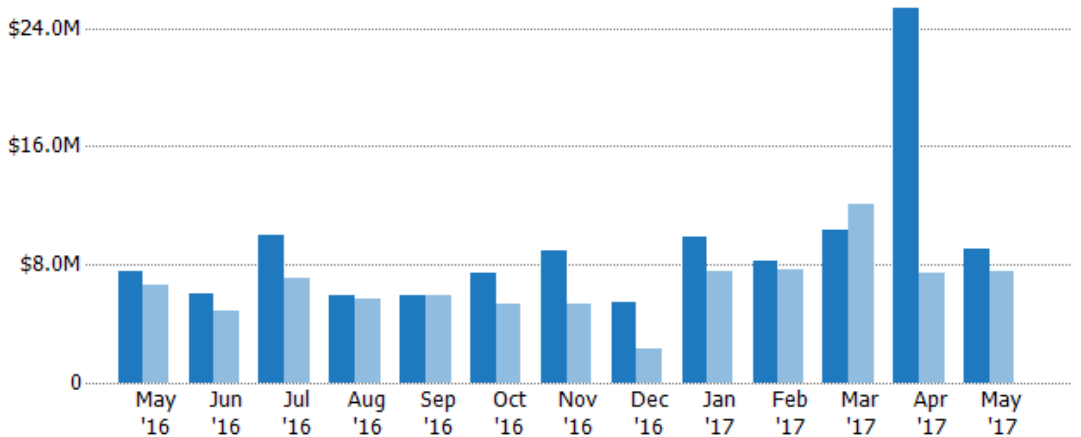
New Listing Volume

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.
May '17	\$9.05M	20.6%
May '16	\$7.5M	14.5%
May '15	\$6.56M	14.1%



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	\$7.5M	\$6.06M	\$10M	\$5.93M	\$5.89M	\$7.38M	\$8.96M	\$5.48M	\$9.85M	\$8.25M	\$10.4M	\$25.4M	\$9.05M
Prior Year	\$6.56M	\$4.91M	\$7.05M	\$5.72M	\$5.88M	\$5.38M	\$5.37M	\$2.34M	\$7.59M	\$7.66M	\$12.1M	\$7.47M	\$7.5M
Percent Change from Prior Year	14%	23%	42%	4%	0%	37%	67%	134%	30%	8%	-14%	240%	21%

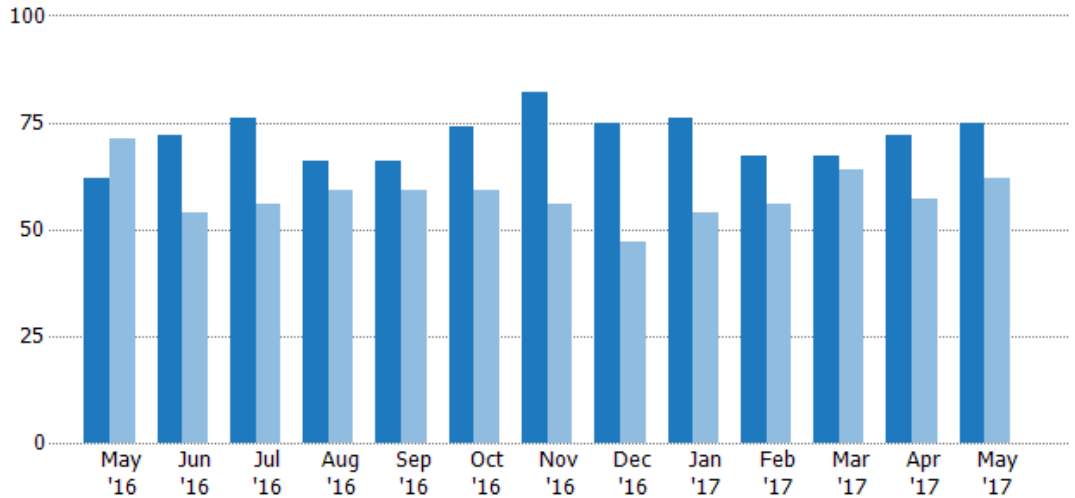
Active Listings

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.
May '17	75	21%
May '16	62	-12.7%
May '15	71	28.2%



Current Year	62	72	76	66	66	74	82	75	76	67	67	72	75
Prior Year	71	54	56	59	59	59	56	47	54	56	64	57	62
Percent Change from Prior Year	-13%	33%	36%	12%	12%	25%	46%	60%	41%	20%	5%	26%	21%

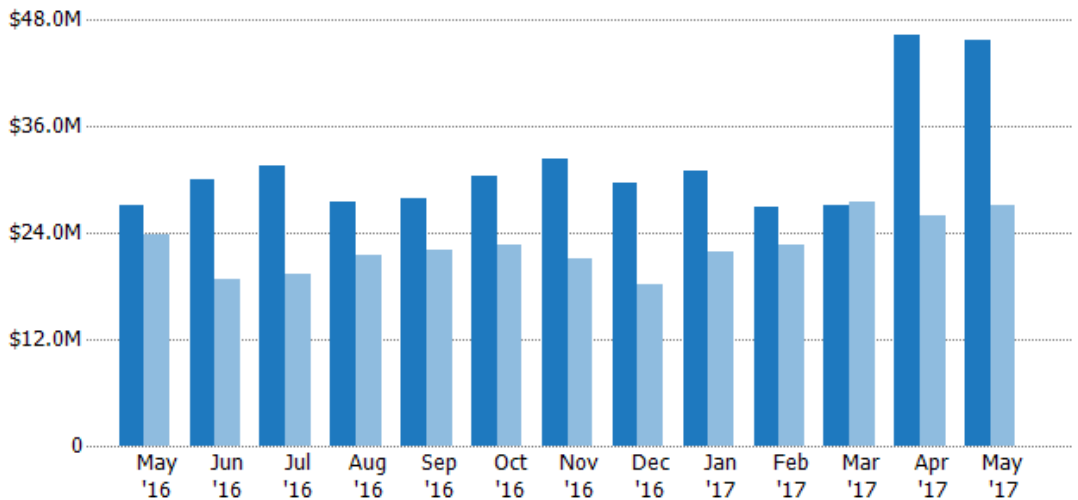
Active Listing Volume

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.
May '17	\$45.8M	69.3%
May '16	\$27.1M	13.4%
May '15	\$23.9M	31.9%



Current Year	\$27.1M	\$30M	\$31.6M	\$27.5M	\$27.8M	\$30.4M	\$32.4M	\$29.6M	\$30.9M	\$26.9M	\$27.1M	\$46.3M	\$45.8M
Prior Year	\$23.9M	\$18.7M	\$19.3M	\$21.5M	\$22.1M	\$22.6M	\$21.1M	\$18.2M	\$21.9M	\$22.7M	\$27.4M	\$25.9M	\$27.1M
Percent Change from Prior Year	13%	60%	63%	28%	26%	34%	53%	62%	41%	19%	-1%	79%	69%

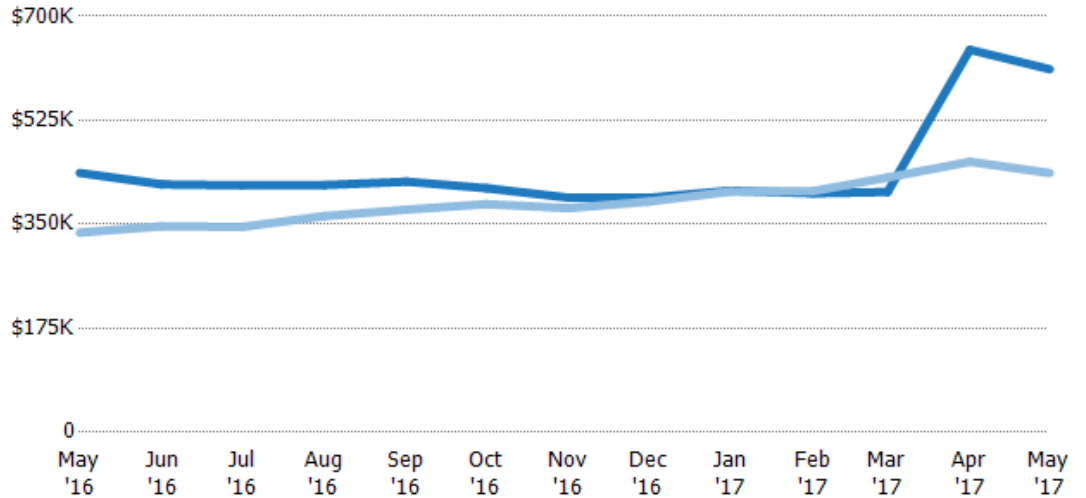
Average Listing Price

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.
May '17	\$611K	40%
May '16	\$436K	29.9%
May '15	\$336K	2.9%



Current Year	\$436K	\$417K	\$416K	\$416K	\$422K	\$411K	\$395K	\$395K	\$407K	\$402K	\$404K	\$644K	\$611K
Prior Year	\$336K	\$347K	\$345K	\$364K	\$375K	\$384K	\$377K	\$388K	\$405K	\$406K	\$429K	\$455K	\$436K
Percent Change from Prior Year	30%	20%	20%	14%	13%	7%	5%	2%	0%	-1%	-6%	41%	40%

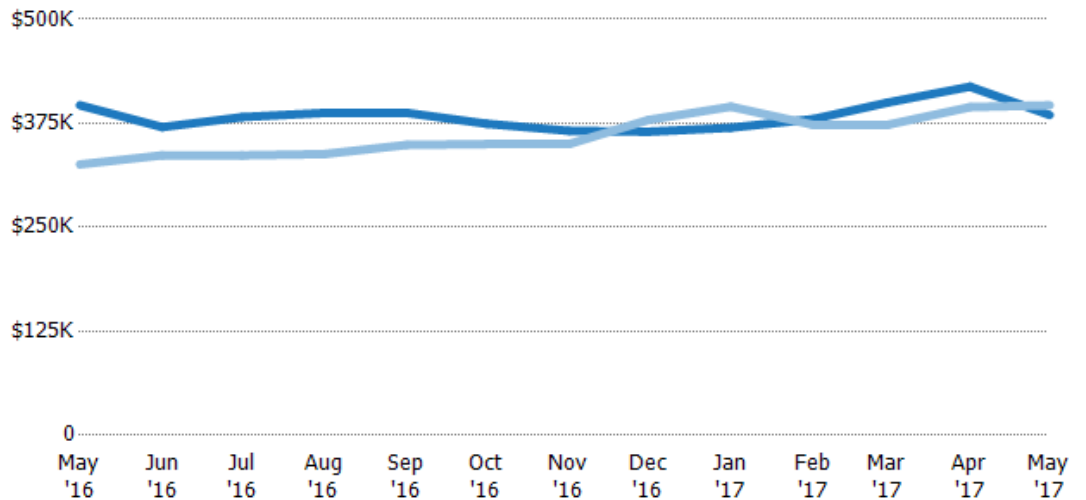
Median Listing Price

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.
May '17	\$385K	-2.9%
May '16	\$397K	21.9%
May '15	\$325K	4.5%



Current Year	\$397K	\$370K	\$382K	\$388K	\$388K	\$374K	\$366K	\$365K	\$370K	\$380K	\$400K	\$419K	\$385K
Prior Year	\$325K	\$337K	\$337K	\$338K	\$349K	\$350K	\$350K	\$379K	\$395K	\$373K	\$373K	\$394K	\$397K
Percent Change from Prior Year	22%	10%	14%	15%	11%	7%	5%	-4%	-6%	2%	7%	6%	-3%

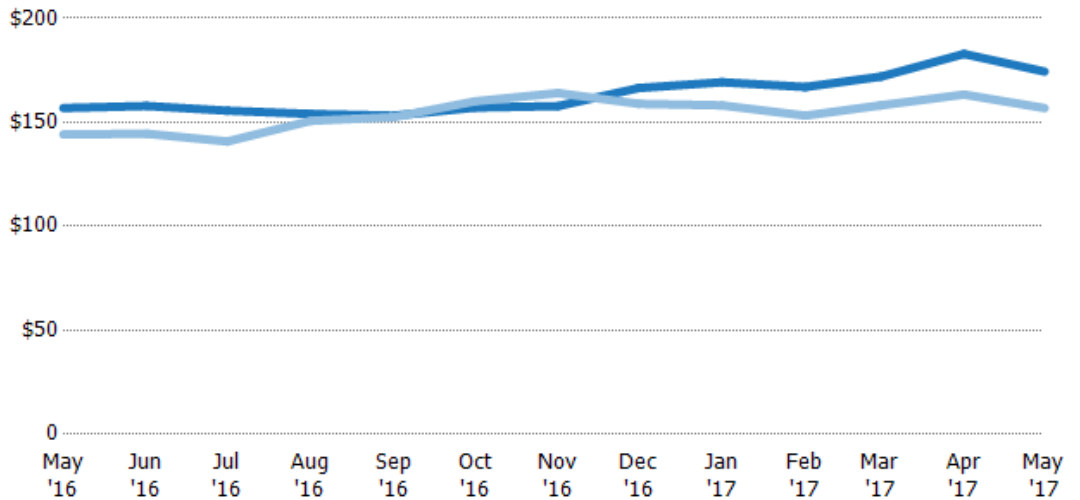
Average Listing Price per Sq Ft

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.
May '17	\$174	11.2%
May '16	\$157	8.8%
May '15	\$144	-6.4%



Current Year	\$157	\$158	\$156	\$154	\$153	\$157	\$158	\$166	\$169	\$167	\$172	\$183	\$174
Prior Year	\$144	\$144	\$141	\$151	\$152	\$160	\$164	\$159	\$158	\$153	\$158	\$163	\$157
Percent Change from Prior Year	9%	9%	11%	2%	0%	-2%	-4%	5%	7%	9%	9%	12%	11%

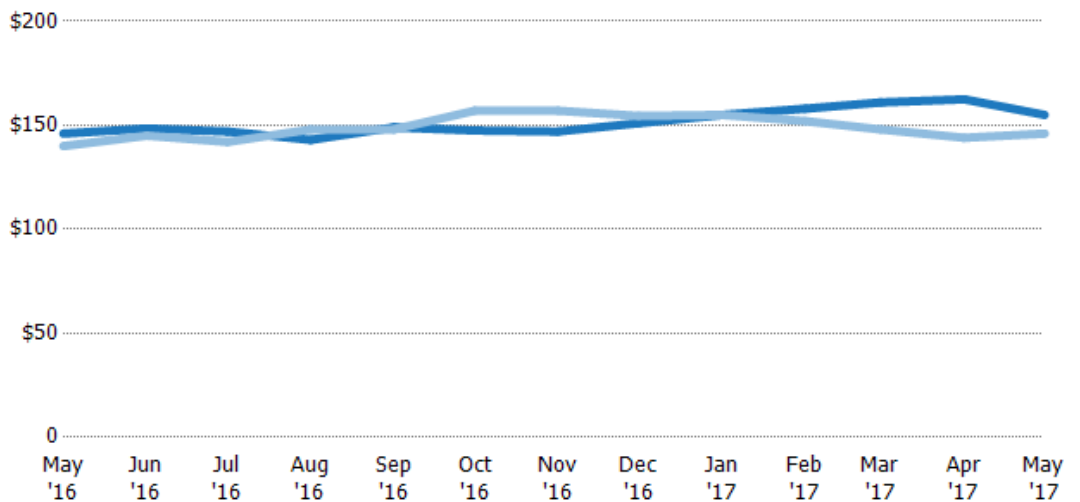
Median Listing Price per Sq Ft

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.
May '17	\$155	6.2%
May '16	\$146	4.3%
May '15	\$140	-5%



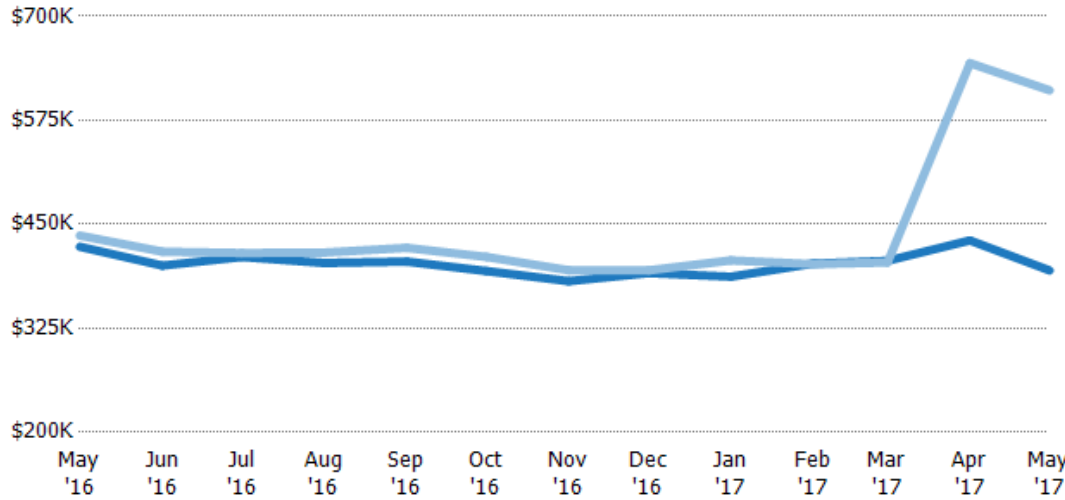
Current Year	\$146	\$149	\$147	\$143	\$149	\$148	\$147	\$151	\$155	\$158	\$161	\$163	\$155
Prior Year	\$140	\$145	\$142	\$148	\$148	\$157	\$157	\$155	\$155	\$152	\$148	\$144	\$146
Percent Change from Prior Year	4%	2%	4%	-3%	1%	-6%	-6%	-2%	0%	4%	9%	13%	6%

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



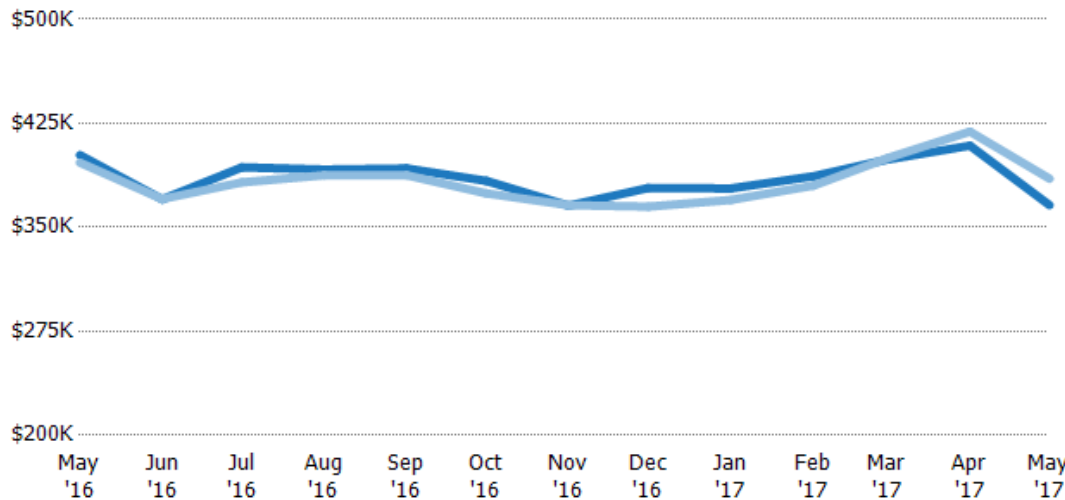
	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Avg Est Value	\$423K	\$400K	\$411K	\$403K	\$405K	\$394K	\$382K	\$391K	\$387K	\$403K	\$406K	\$431K	\$395K
Avg Listing Price	\$436K	\$417K	\$416K	\$416K	\$422K	\$411K	\$395K	\$395K	\$407K	\$402K	\$404K	\$644K	\$611K
Avg Listing Price as a % of Avg Est Value	103%	104%	101%	103%	104%	104%	103%	101%	105%	100%	100%	149%	155%

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



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Median Est Value	\$402K	\$370K	\$393K	\$392K	\$392K	\$383K	\$366K	\$378K	\$378K	\$387K	\$399K	\$409K	\$366K
Median Listing Price	\$397K	\$370K	\$382K	\$388K	\$388K	\$374K	\$366K	\$365K	\$370K	\$380K	\$400K	\$419K	\$385K
Med Listing Price as a % of Med Est Value	99%	100%	97%	99%	99%	98%	100%	96%	98%	98%	100%	102%	105%

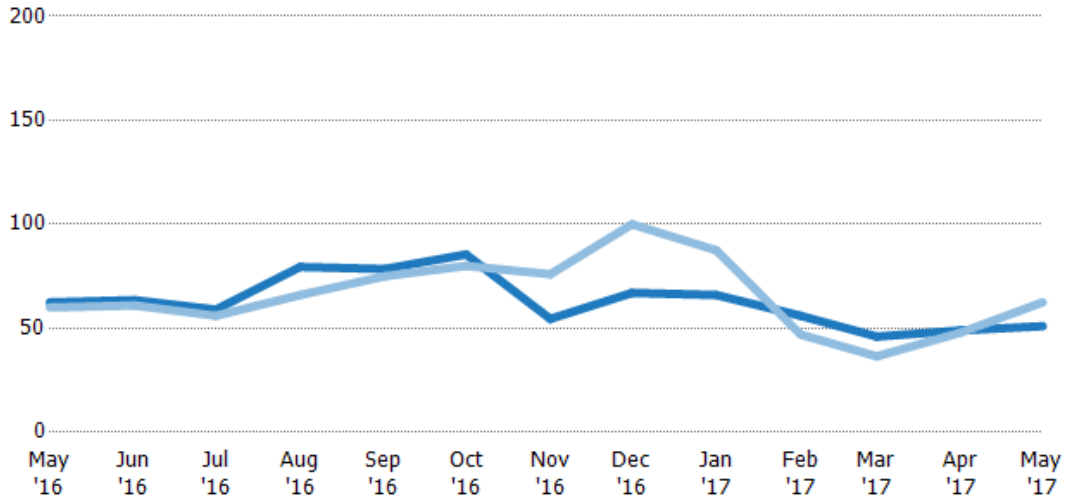
Median Days in RPR

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.
May '17	51	-18.4%
May '16	62.5	4.2%
May '15	60	33.3%



Current Year	62.5	63.5	59	79.5	78.5	85.5	54.5	67	66	56	46	49	51
Prior Year	60	61	56	66	75	80	76	100	87.5	47	36.5	48	62.5
Percent Change from Prior Year	4%	4%	5%	20%	5%	7%	-28%	-33%	-25%	19%	26%	2%	-18%

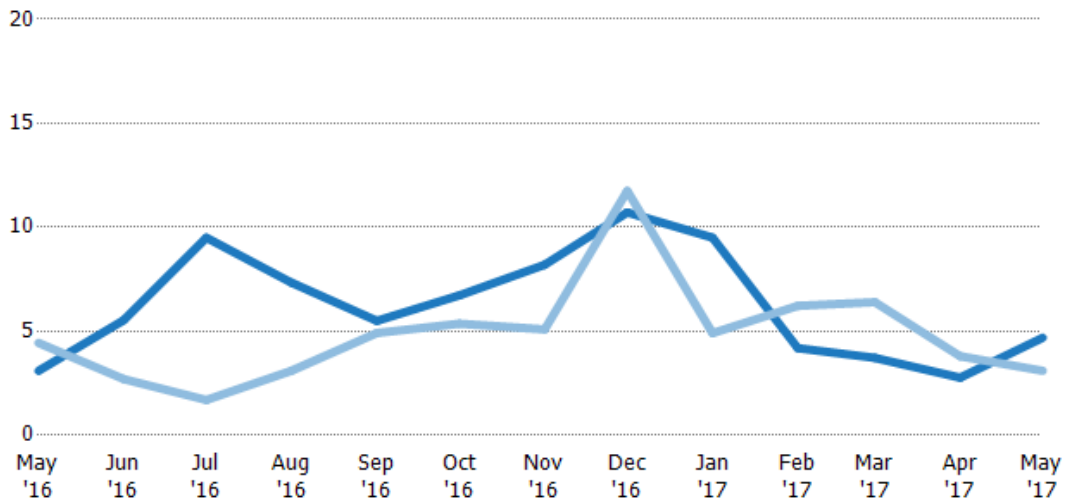
Months of Inventory

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.
May '17	4.69	51.2%
May '16	3.1	-30.1%
May '15	4.44	86.4%



Current Year	3.1	5.54	9.5	7.33	5.5	6.73	8.2	10.7	9.5	4.19	3.72	2.77	4.69
Prior Year	4.44	2.7	1.7	3.11	4.92	5.36	5.09	11.8	4.91	6.22	6.4	3.8	3.1
Percent Change from Prior Year	-30%	105%	460%	136%	12%	25%	61%	-9%	94%	-33%	-42%	-27%	51%

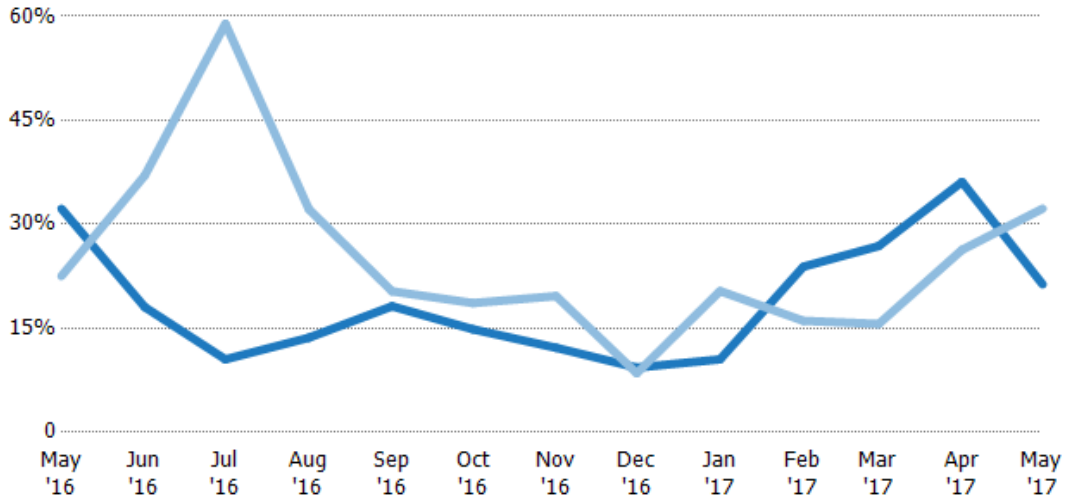
Absorption Rate

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.
May '17	21%	10.9%
May '16	32%	-9.7%
May '15	23%	-46.4%



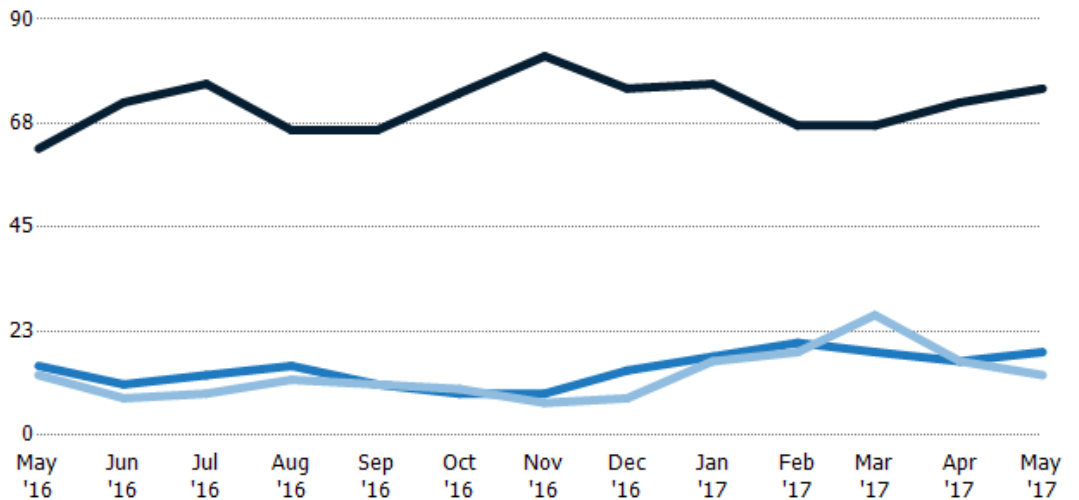
Current Year	32%	18%	11%	14%	18%	15%	12%	9%	11%	24%	27%	36%	21%
Prior Year	23%	37%	59%	32%	20%	19%	20%	9%	20%	16%	16%	26%	32%
Change from Prior Year	-10%	19%	48%	19%	2%	4%	7%	-1%	10%	-8%	-11%	-10%	11%

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



Active	62	72	76	66	66	74	82	75	76	67	67	72	75
Pending	15	11	13	15	11	9	9	14	17	20	18	16	18
Sold	13	8	9	12	11	10	7	8	16	18	26	16	13

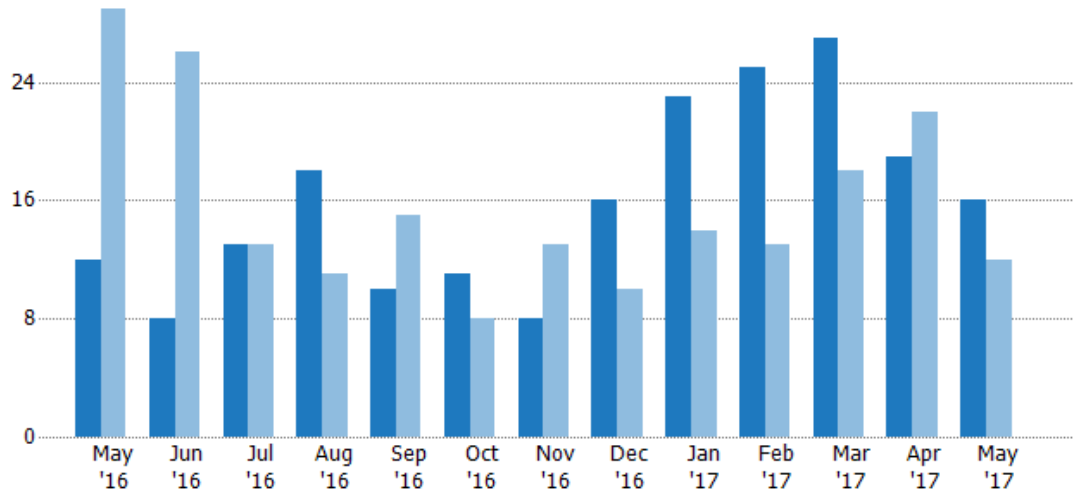
New Pending Sales

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.
May '17	16	33.3%
May '16	12	-58.6%
May '15	29	-37.9%



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	12	8	13	18	10	11	8	16	23	25	27	19	16
Prior Year	29	26	13	11	15	8	13	10	14	13	18	22	12
Percent Change from Prior Year	-59%	-69%	0%	64%	-33%	38%	-38%	60%	64%	92%	50%	-14%	33%

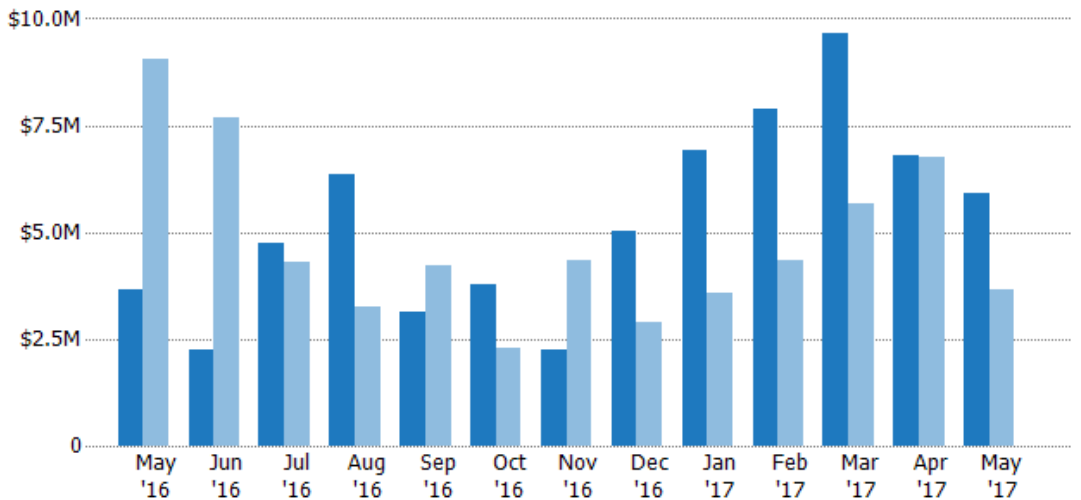
New Pending Sales Volume

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.
May '17	\$5.91M	61.9%
May '16	\$3.65M	-59.8%
May '15	\$9.06M	-46.3%



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	\$3.65M	\$2.24M	\$4.75M	\$6.35M	\$3.13M	\$3.79M	\$2.25M	\$5.03M	\$6.91M	\$7.88M	\$9.64M	\$6.8M	\$5.91M
Prior Year	\$9.06M	\$7.7M	\$4.3M	\$3.25M	\$4.23M	\$2.3M	\$4.32M	\$2.91M	\$3.56M	\$4.36M	\$5.65M	\$6.75M	\$3.65M
Percent Change from Prior Year	-60%	-71%	11%	96%	-26%	65%	-48%	73%	94%	81%	71%	1%	62%

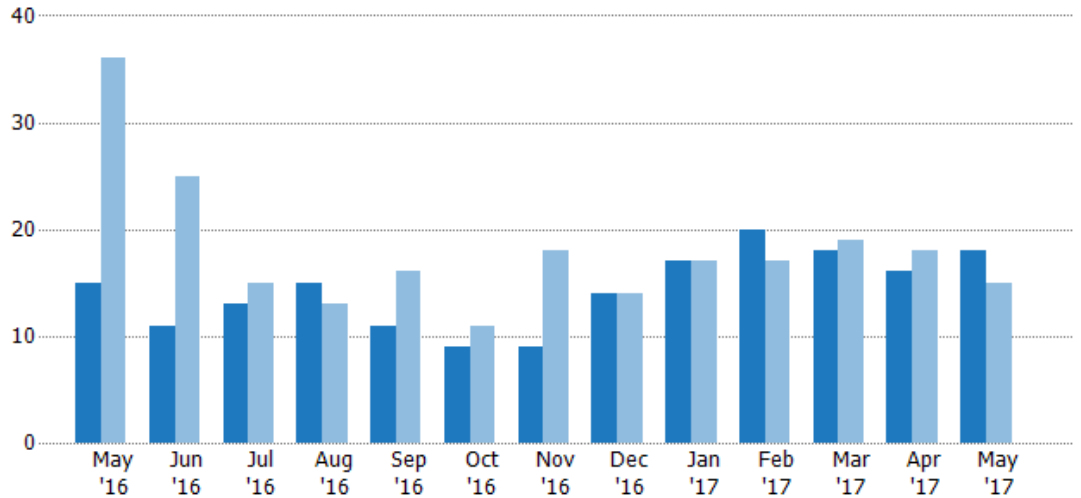
Pending Sales

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.
May '17	18	20%
May '16	15	-58.3%
May '15	36	-52.8%



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	15	11	13	15	11	9	9	14	17	20	18	16	18
Prior Year	36	25	15	13	16	11	18	14	17	17	19	18	15
Percent Change from Prior Year	-58%	-56%	-13%	15%	-31%	-18%	-50%	0%	0%	18%	-5%	-11%	20%

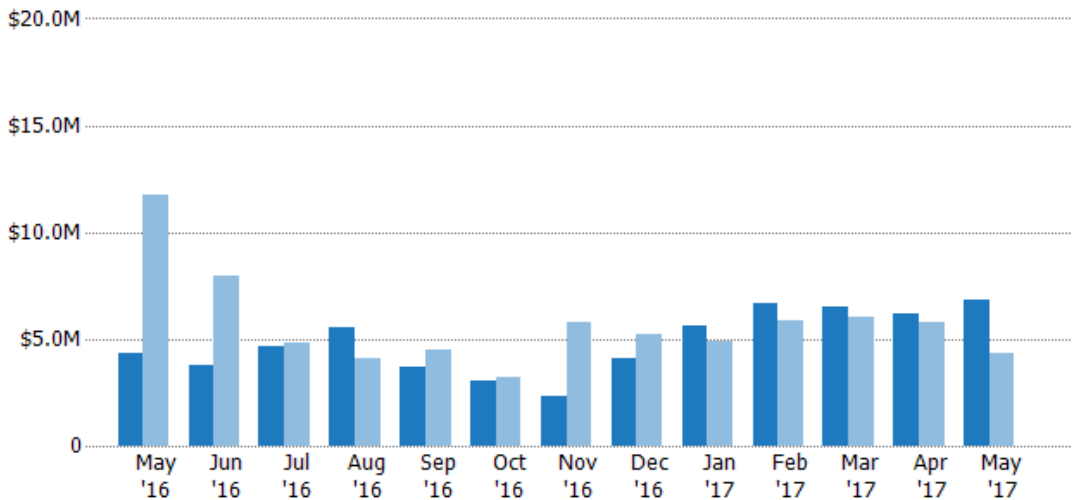
Pending Sales Volume

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.
May '17	\$6.81M	56.3%
May '16	\$4.36M	-62.9%
May '15	\$11.8M	-59.2%



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	\$4.36M	\$3.74M	\$4.65M	\$5.51M	\$3.73M	\$3.05M	\$2.33M	\$4.1M	\$5.62M	\$6.63M	\$6.47M	\$6.2M	\$6.81M
Prior Year	\$11.8M	\$7.97M	\$4.81M	\$4.09M	\$4.51M	\$3.24M	\$5.79M	\$5.23M	\$4.89M	\$5.88M	\$6.05M	\$5.76M	\$4.36M
Percent Change from Prior Year	-63%	-53%	-3%	35%	-17%	-6%	-60%	-22%	15%	13%	7%	8%	56%

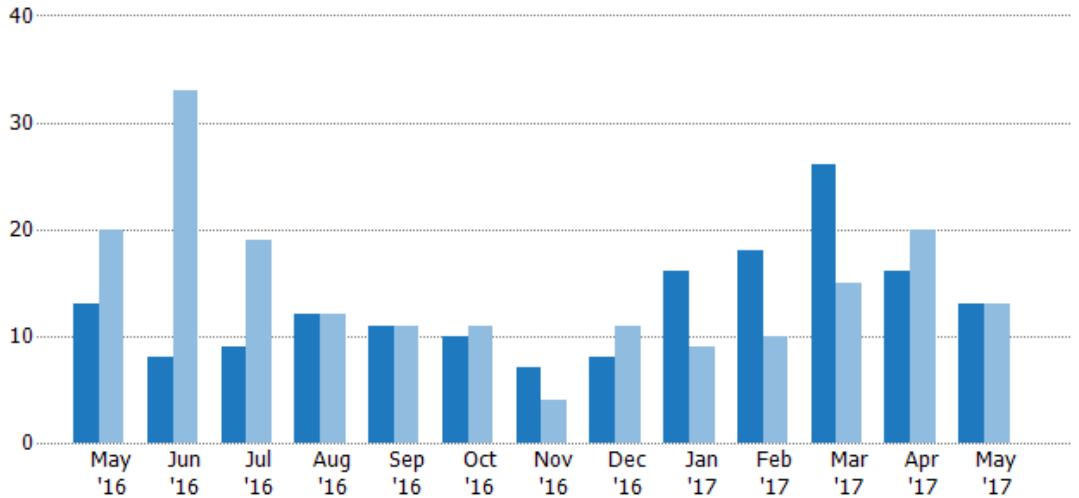
Closed Sales

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.
May '17	13	0%
May '16	13	-35%
May '15	20	-40%



Current Year	13	8	9	12	11	10	7	8	16	18	26	16	13
Prior Year	20	33	19	12	11	11	4	11	9	10	15	20	13
Percent Change from Prior Year	-35%	-76%	-53%	0%	0%	-9%	75%	-27%	78%	80%	73%	-20%	0%

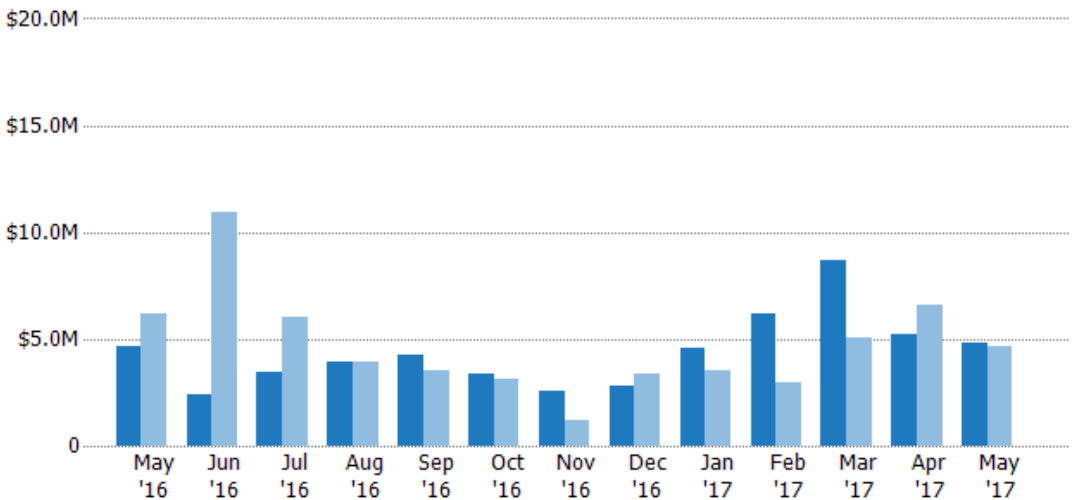
Closed Sales Volume

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.
May '17	\$4.8M	3.1%
May '16	\$4.66M	-24.5%
May '15	\$6.17M	-46.1%



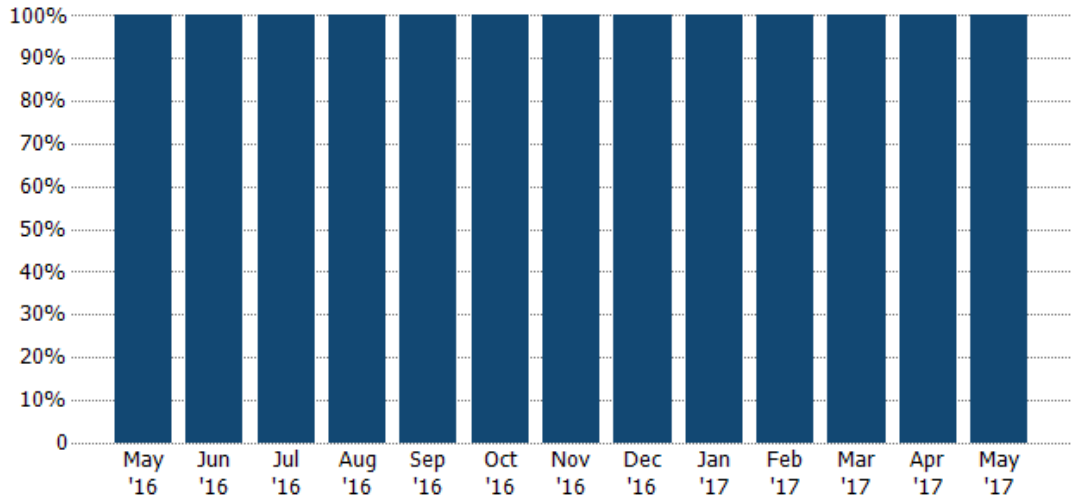
Current Year	\$4.66M	\$2.42M	\$3.44M	\$3.97M	\$4.27M	\$3.39M	\$2.59M	\$2.78M	\$4.6M	\$6.2M	\$8.71M	\$5.2M	\$4.8M
Prior Year	\$6.17M	\$10.9M	\$5.99M	\$3.9M	\$3.5M	\$3.15M	\$1.17M	\$3.39M	\$3.5M	\$2.97M	\$5.04M	\$6.61M	\$4.66M
Percent Change from Prior Year	-25%	-78%	-43%	2%	22%	8%	122%	-18%	31%	108%	73%	-21%	3%

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

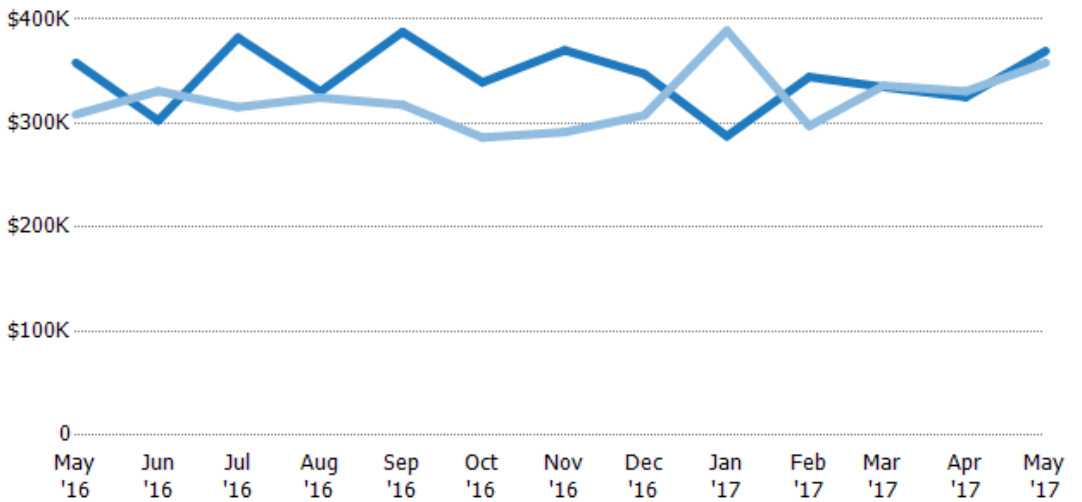
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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.
May '17	\$369K	3.1%
May '16	\$358K	16.1%
May '15	\$308K	-10.2%

Current Year

\$358K \$303K \$382K \$330K \$388K \$339K \$370K \$347K \$288K \$344K \$335K \$325K \$369K

Prior Year

\$308K \$331K \$316K \$325K \$318K \$286K \$292K \$308K \$389K \$297K \$336K \$331K \$358K

Percent Change from Prior Year

16% -9% 21% 2% 22% 19% 27% 13% -26% 16% 0% -2% 3%

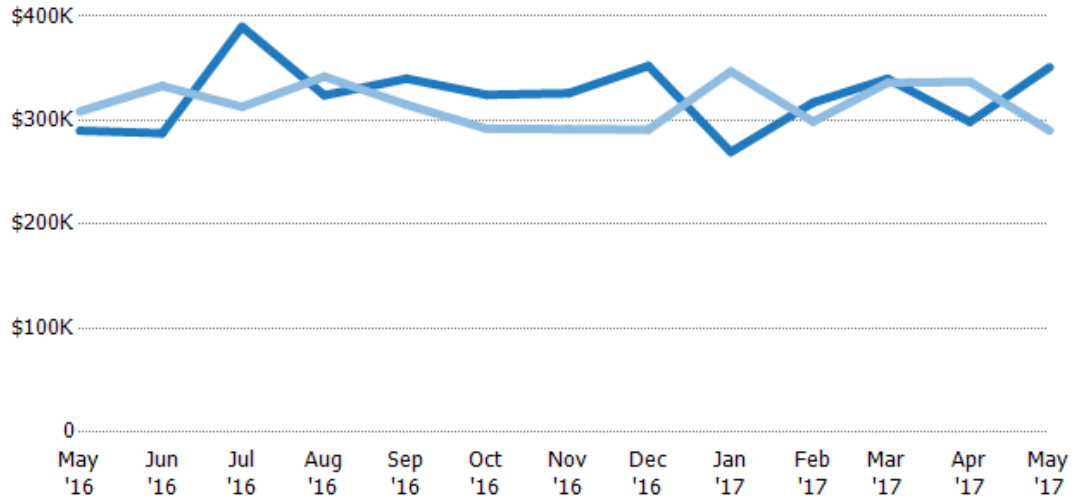
Median Sales Price

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.
May '17	\$351K	21%
May '16	\$290K	-6%
May '15	\$309K	-10%



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	\$290K	\$288K	\$390K	\$324K	\$340K	\$325K	\$326K	\$352K	\$270K	\$317K	\$340K	\$298K	\$351K
Prior Year	\$309K	\$333K	\$313K	\$342K	\$315K	\$292K	\$292K	\$291K	\$347K	\$299K	\$336K	\$337K	\$290K
Percent Change from Prior Year	-6%	-14%	25%	-5%	8%	11%	12%	21%	-22%	6%	1%	-11%	21%

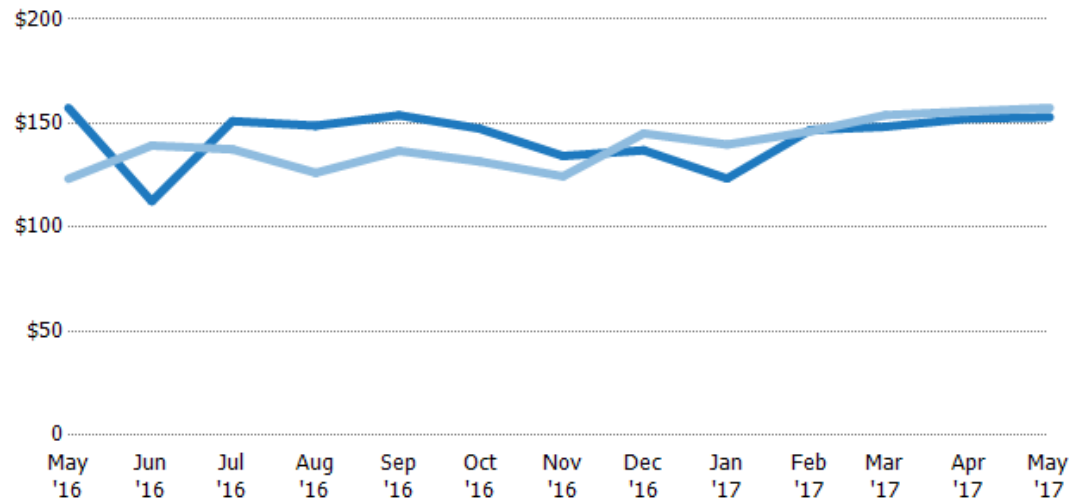
Average Sales Price per Sq Ft

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.
May '17	\$153	-2.8%
May '16	\$157	27.6%
May '15	\$123	-4.3%



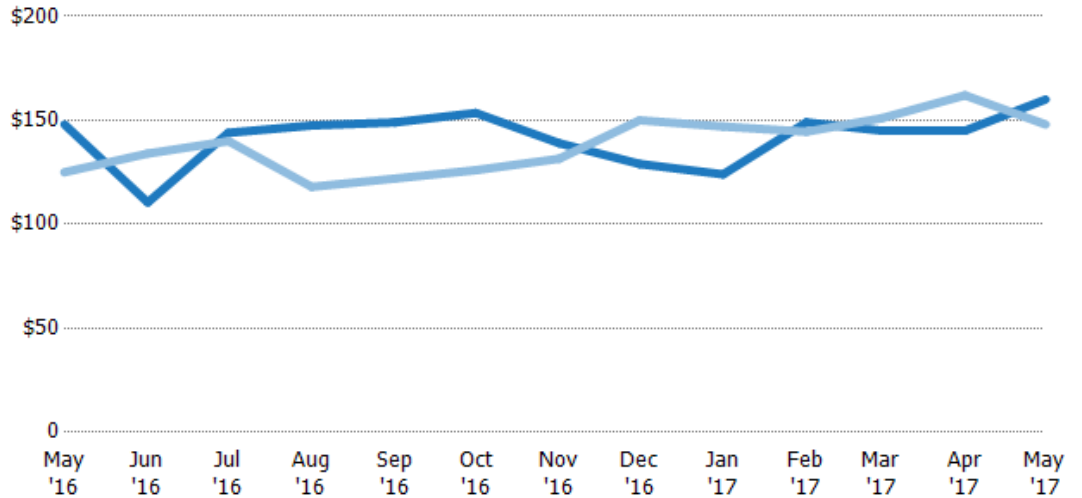
	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	\$157	\$113	\$151	\$149	\$154	\$147	\$134	\$137	\$123	\$147	\$148	\$152	\$153
Prior Year	\$123	\$139	\$137	\$126	\$137	\$132	\$125	\$145	\$140	\$146	\$154	\$156	\$157
Percent Change from Prior Year	28%	-19%	10%	18%	13%	12%	8%	-6%	-12%	0%	-4%	-2%	-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



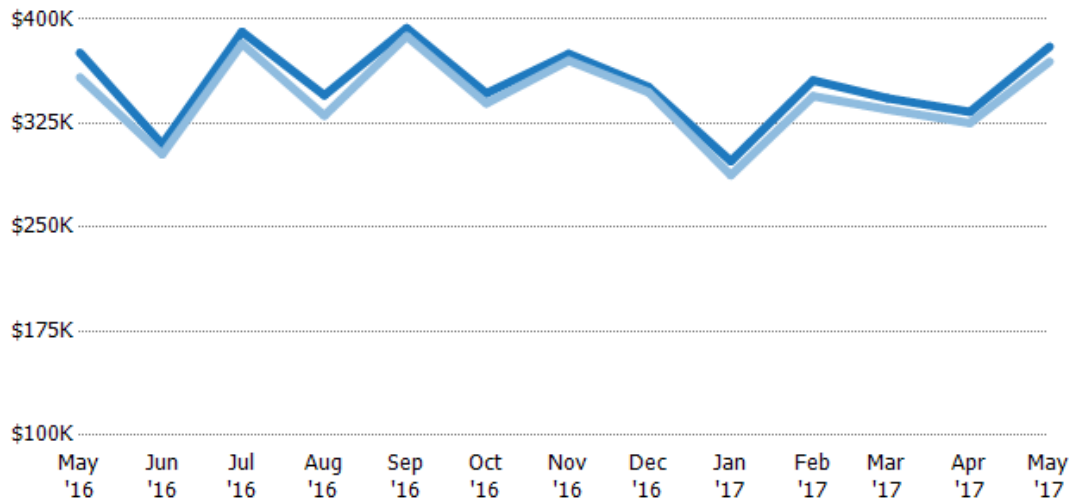
	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	\$148	\$111	\$144	\$148	\$149	\$154	\$139	\$129	\$124	\$149	\$145	\$145	\$160
Prior Year	\$125	\$134	\$140	\$118	\$122	\$126	\$132	\$150	\$147	\$145	\$151	\$162	\$148
Percent Change from Prior Year	18%	-18%	3%	25%	22%	22%	6%	-14%	-16%	3%	-4%	-10%	8%

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



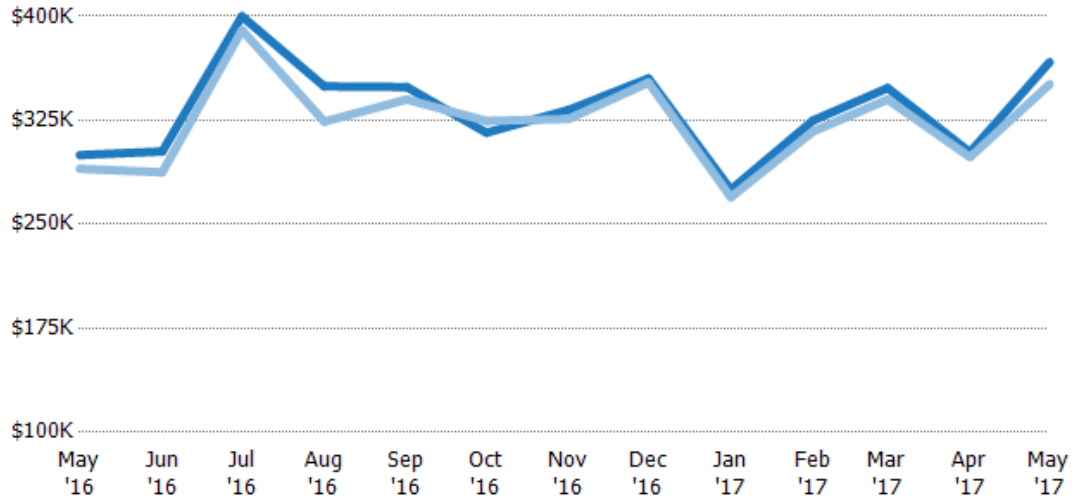
	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Avg List Price	\$376K	\$310K	\$391K	\$345K	\$394K	\$347K	\$375K	\$351K	\$298K	\$356K	\$343K	\$333K	\$380K
Avg Sales Price	\$358K	\$303K	\$382K	\$330K	\$388K	\$339K	\$370K	\$347K	\$288K	\$344K	\$335K	\$325K	\$369K
Avg Sales Price as a % of Avg List Price	95%	98%	98%	96%	99%	98%	99%	99%	97%	97%	98%	98%	97%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

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

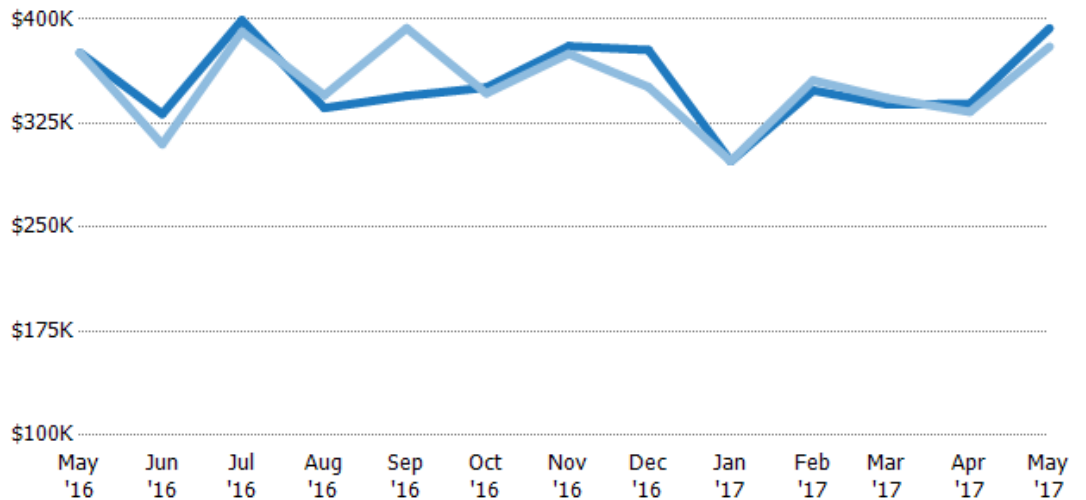


Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

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

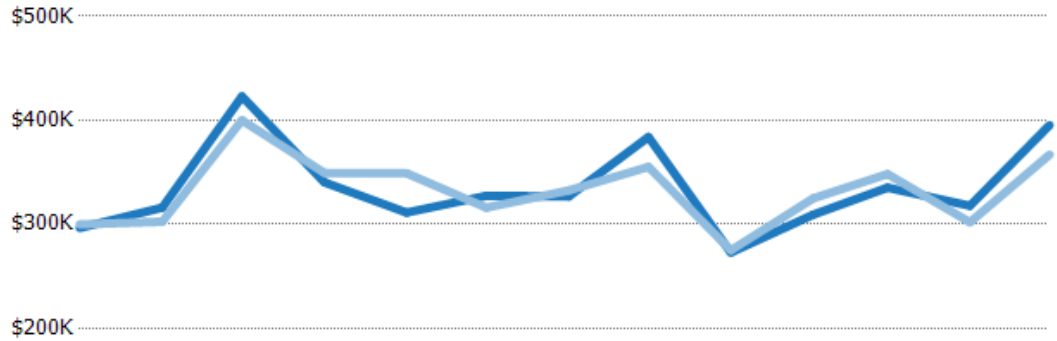


Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

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



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Median Est Value	\$296K	\$316K	\$423K	\$340K	\$311K	\$327K	\$327K	\$384K	\$273K	\$309K	\$335K	\$318K	\$395K
Median Sales Price	\$300K	\$302K	\$400K	\$349K	\$349K	\$316K	\$333K	\$355K	\$275K	\$325K	\$348K	\$302K	\$367K
Med Sales Price as a % of Med Est Value	101%	96%	95%	103%	112%	97%	102%	93%	101%	105%	104%	95%	93%

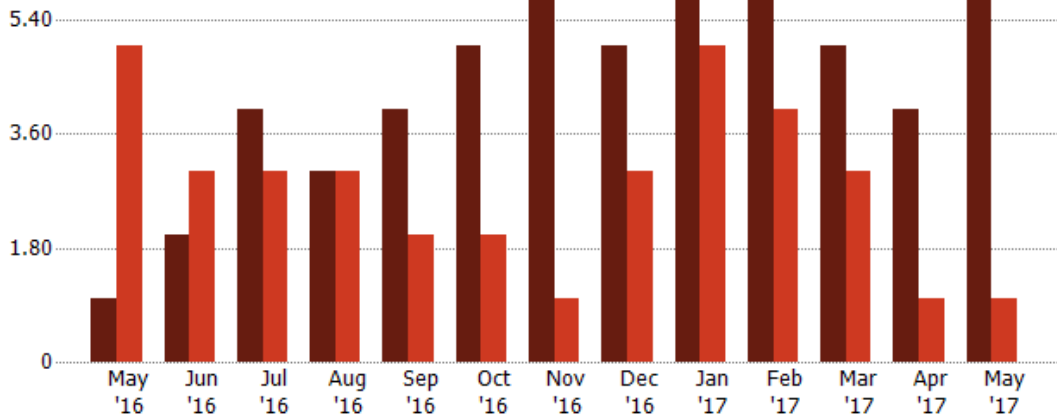
Distressed Listings

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.
May '17	6	500%
May '16	1	-80%
May '15	5	0%



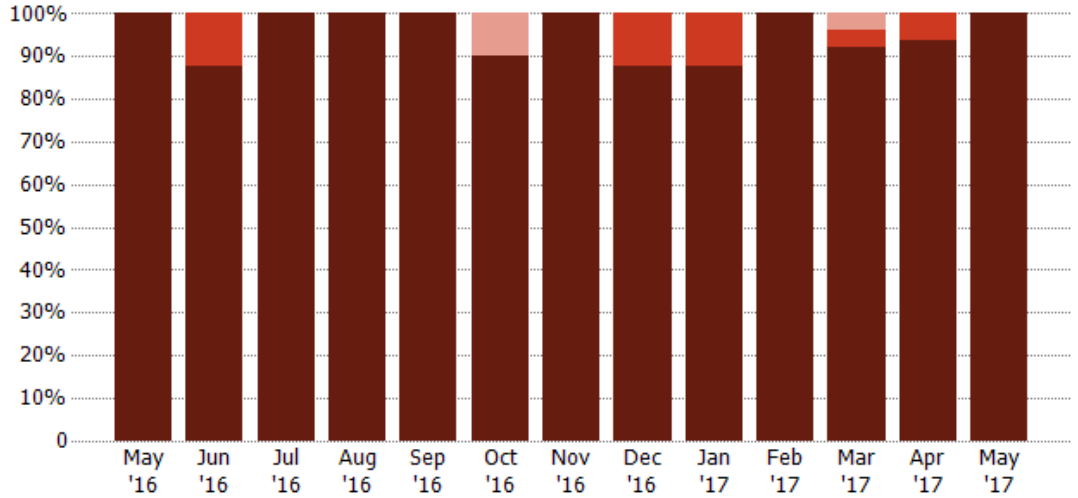
	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	1	2	4	3	4	5	6	5	6	6	5	4	6
Prior Year	5	3	3	3	2	2	1	3	5	4	3	1	1
Percent Change from Prior Year	-80%	-33%	33%	0%	100%	150%	500%	67%	20%	50%	67%	300%	500%

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



	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Short Sale	-	-	-	-	-	10%	-	-	-	-	4%	-	-
Foreclosure	-	13%	-	-	-	-	-	13%	13%	-	4%	6%	-
Non-Distressed	100%	88%	100%	100%	100%	90%	100%	88%	88%	100%	92%	94%	100%



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