

2018

NEW RIVER MARKET REPORT

May 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	May 2018	May 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	3	28	-89.3%	129	131	-1.5%
New Listing Volume	\$1,244,000	\$9,131,439	-86.4%	\$50,003,884	\$62,628,966	-20.2%
Active Listing Count	-	83	-	309	384	-19.5%
Active Listing Volume	-	\$47,342,186	-	\$191,591,494	\$183,084,908	+4.6%
Average Listing Price	-	\$570,388	-	\$620,037	\$476,784	+30%
Median Listing Price	-	\$369,900	-	\$394,441	\$385,525	+2.3%
Average Listing Price per Sq Ft	-	\$168	-	\$178	\$168	+6.1%
Median Listing Price per Sq Ft	-	\$149	-	\$165	\$155	+6.4%
Median Days in RPR	-	60	-	47.79	59.07	-19.1%
Months of Inventory	-	5.2	-100%	3.4	5.5	-38.8%
Absorption Rate	-	19.28%	-	29.77%	18.23%	+11.5%
Sales Activity Charts Metrics						
New Pending Sales Count	13	17	-23.5%	99	105	-5.7%
New Pending Sales Volume	\$5,018,590	\$6,208,350	-19.2%	\$38,722,440	\$35,322,114	+9.6%
Pending Sales Count	-	17	-	99	88	+12.5%
Pending Sales Volume	-	\$6,550,250	-	\$37,316,926	\$31,804,714	+17.3%
Closed Sales Count	5	12	-58.3%	75	92	-18.5%
Closed Sales Volume	\$1,789,990	\$4,478,000	-60%	\$27,801,870	\$30,600,500	-9.1%
Average Sales Price	\$357,998	\$373,167	-4.1%	\$370,692	\$332,614	+11.4%
Median Sales Price	\$348,000	\$355,000	-2%	\$365,025	\$317,622	+14.9%
Average Sales Price per Sq Ft	\$161	\$152	+6.1%	\$157	\$147	+7.1%
Median Sales Price per Sq Ft	\$157	\$159	-0.9%	\$160	\$144	+11.3%
Distressed Charts Metrics						
Distressed Listing Count	-	6	-	7	26	-73.1%

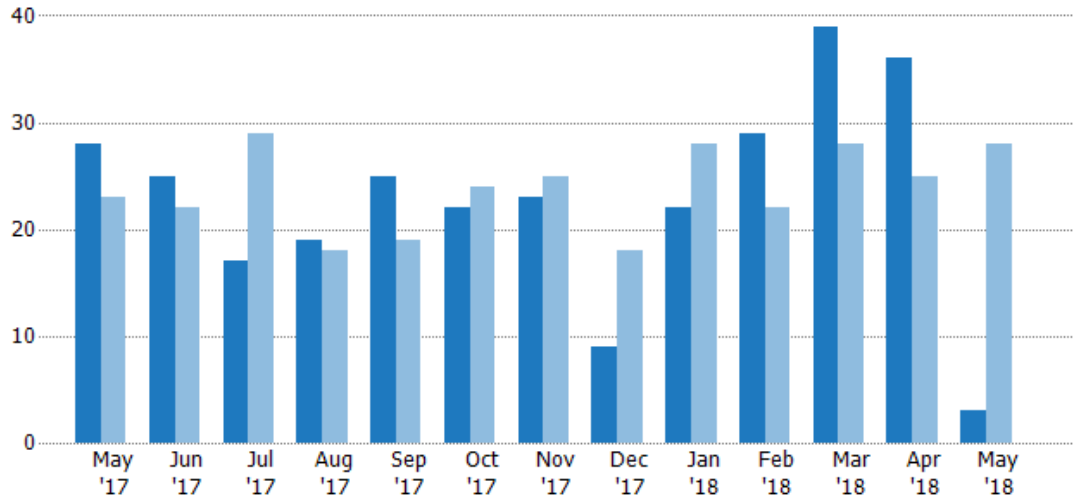
New Listings

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 '18	3	-89.3%
May '17	28	21.7%
May '16	23	0%



Current Year	28	25	17	19	25	22	23	9	22	29	39	36	3
Prior Year	23	22	29	18	19	24	25	18	28	22	28	25	28
Percent Change from Prior Year	22%	14%	-41%	6%	32%	-8%	-8%	-50%	-21%	32%	39%	44%	-89%

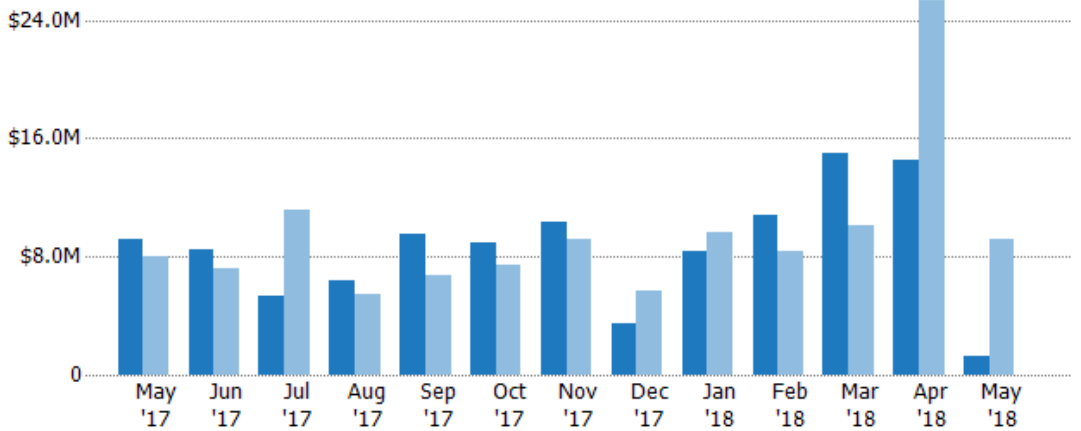
New Listing Volume

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 '18	\$1.24M	-86.4%
May '17	\$9.13M	14.7%
May '16	\$7.96M	-17.6%



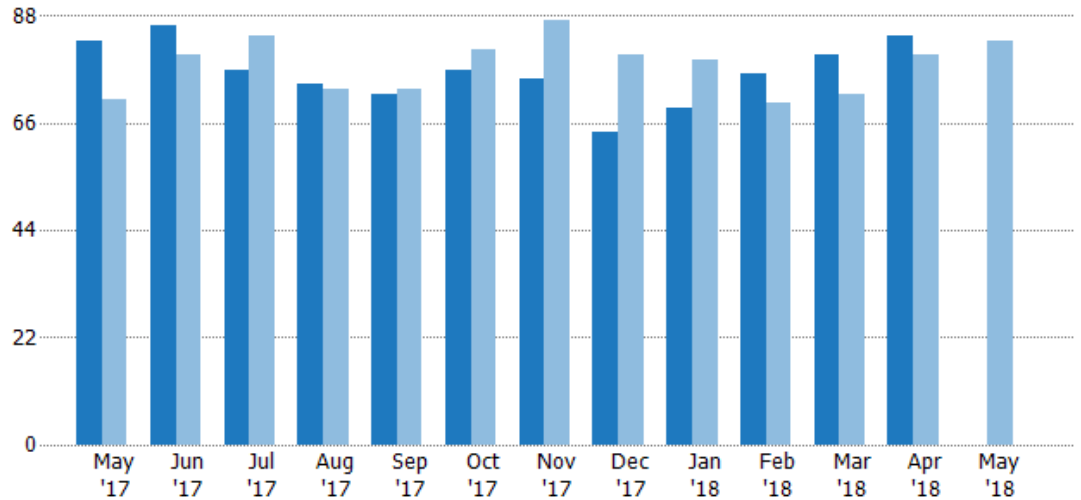
Current Year	\$9.13M	\$8.44M	\$5.34M	\$6.38M	\$9.53M	\$8.99M	\$10.4M	\$3.45M	\$8.4M	\$10.8M	\$15M	\$14.6M	\$1.24M
Prior Year	\$7.96M	\$7.14M	\$11.1M	\$5.41M	\$6.73M	\$7.43M	\$9.23M	\$5.69M	\$9.66M	\$8.36M	\$10.1M	\$25.4M	\$9.13M
Percent Change from Prior Year	15%	18%	-52%	18%	42%	21%	13%	-39%	-13%	29%	48%	-43%	-86%

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



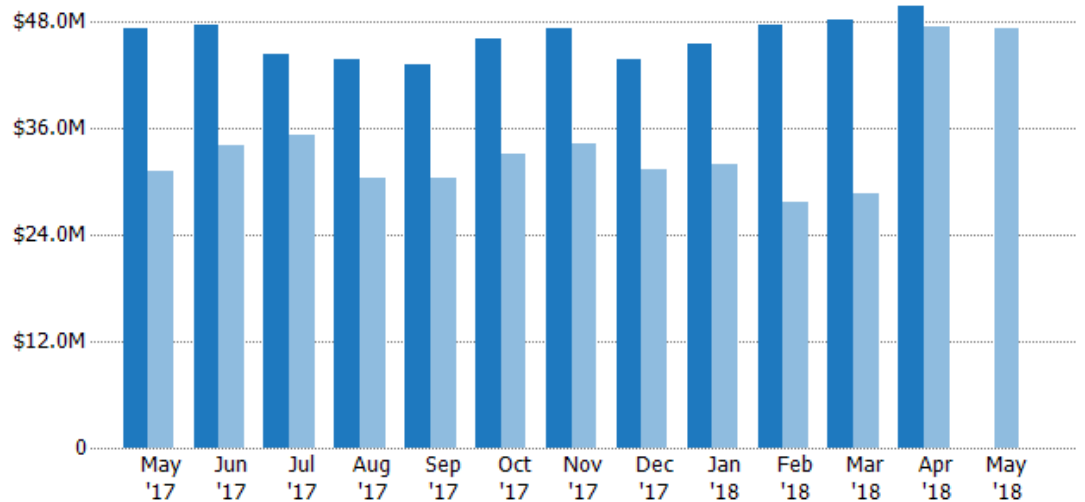
Current Year	83	86	77	74	72	77	75	64	69	76	80	84	-
Prior Year	71	80	84	73	73	81	87	80	79	70	72	80	83
Percent Change from Prior Year	17%	8%	-8%	1%	-1%	-5%	-14%	-20%	-13%	9%	11%	5%	-100%

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



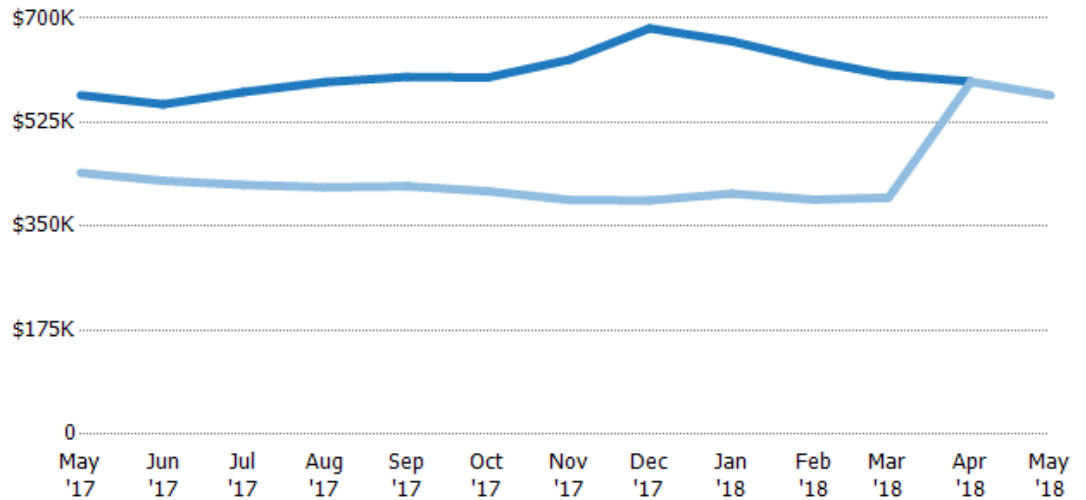
Current Year	\$47.3M	\$47.8M	\$44.3M	\$43.8M	\$43.3M	\$46.2M	\$47.3M	\$43.7M	\$45.6M	\$47.8M	\$48.3M	\$49.9M	-
Prior Year	\$31.2M	\$34.1M	\$35.3M	\$30.3M	\$30.5M	\$33.1M	\$34.3M	\$31.5M	\$32M	\$27.6M	\$28.7M	\$47.5M	\$47.3M
Percent Change from Prior Year	52%	40%	26%	45%	42%	40%	38%	39%	43%	73%	69%	5%	-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



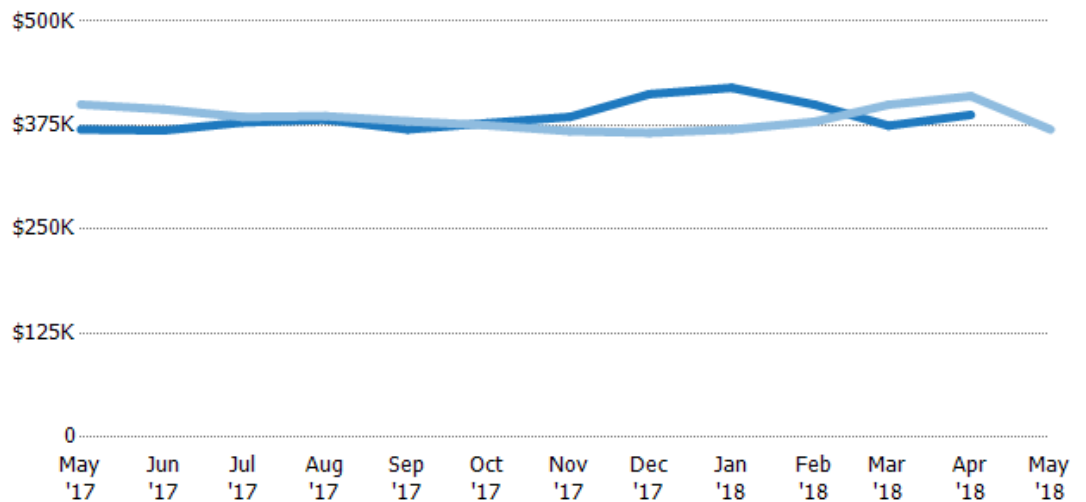
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$570K	\$555K	\$576K	\$593K	\$601K	\$600K	\$630K	\$683K	\$661K	\$628K	\$604K	\$594K	-
Prior Year	\$440K	\$427K	\$420K	\$416K	\$417K	\$409K	\$394K	\$393K	\$405K	\$395K	\$398K	\$593K	\$570K
Percent Change from Prior Year	30%	30%	37%	43%	44%	47%	60%	74%	63%	59%	52%	0%	-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



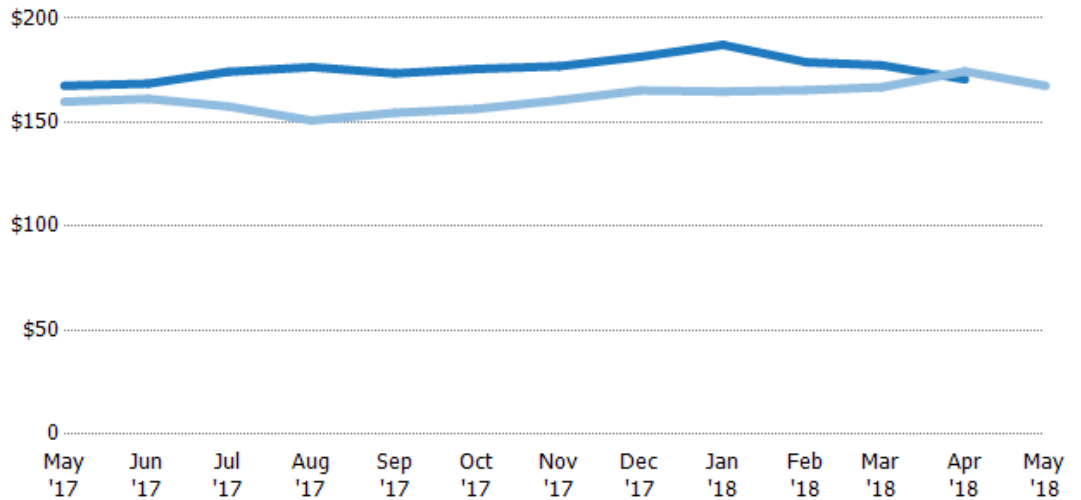
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$370K	\$369K	\$378K	\$382K	\$370K	\$377K	\$385K	\$412K	\$420K	\$400K	\$375K	\$387K	-
Prior Year	\$400K	\$394K	\$385K	\$386K	\$380K	\$375K	\$368K	\$366K	\$370K	\$379K	\$400K	\$410K	\$370K
Percent Change from Prior Year	-8%	-6%	-2%	-1%	-3%	1%	5%	13%	14%	5%	-6%	-5%	-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



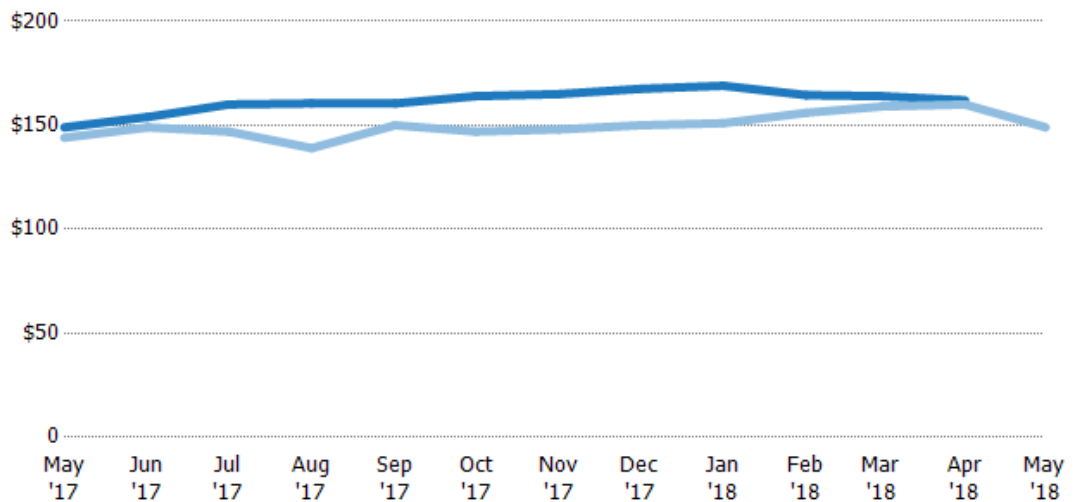
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$168	\$169	\$174	\$177	\$174	\$176	\$177	\$181	\$187	\$179	\$177	\$171	-
Prior Year	\$160	\$161	\$158	\$151	\$155	\$156	\$161	\$165	\$165	\$165	\$167	\$174	\$168
Percent Change from Prior Year	5%	5%	11%	17%	12%	12%	10%	10%	14%	8%	6%	-2%	-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



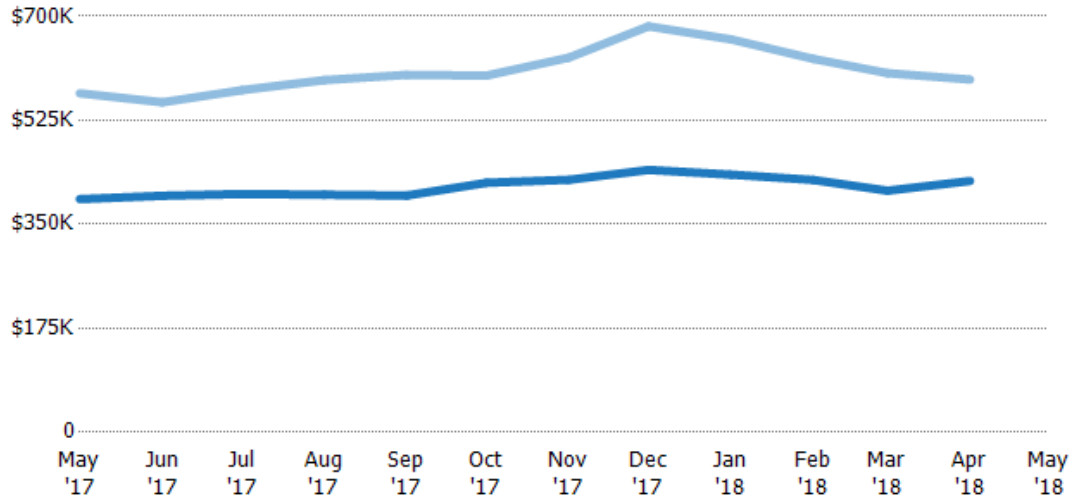
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$149	\$154	\$160	\$161	\$161	\$164	\$165	\$168	\$169	\$165	\$164	\$162	-
Prior Year	\$144	\$149	\$147	\$139	\$150	\$147	\$148	\$150	\$151	\$156	\$159	\$160	\$149
Percent Change from Prior Year	3%	3%	9%	15%	7%	12%	11%	12%	12%	5%	3%	1%	-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



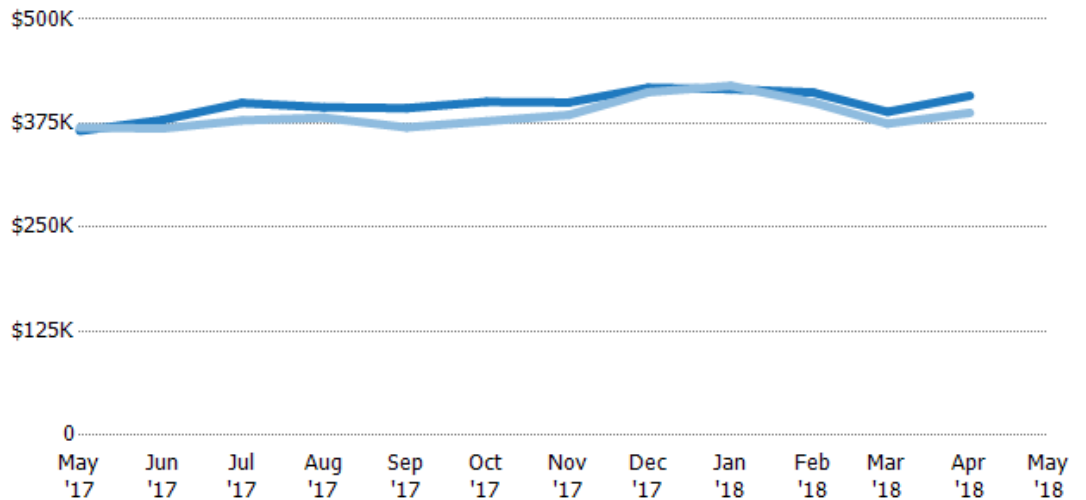
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg Est Value	\$392K	\$398K	\$401K	\$400K	\$398K	\$420K	\$425K	\$441K	\$434K	\$425K	\$407K	\$423K	-
Avg Listing Price	\$570K	\$555K	\$576K	\$593K	\$601K	\$600K	\$630K	\$683K	\$661K	\$628K	\$604K	\$594K	-
Avg Listing Price as a % of Avg Est Value	145%	140%	144%	148%	151%	143%	148%	155%	153%	148%	149%	140%	-

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



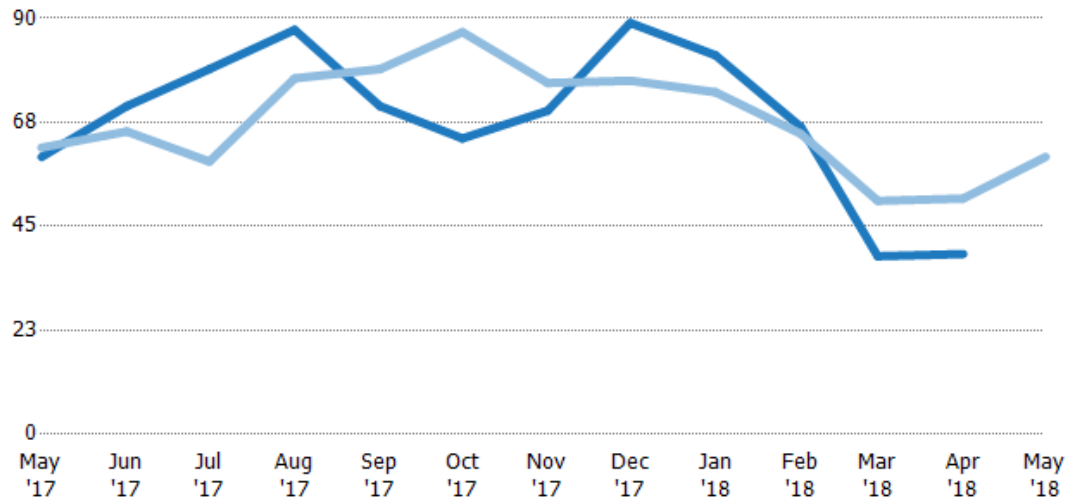
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median Est Value	\$366K	\$379K	\$399K	\$394K	\$393K	\$401K	\$400K	\$418K	\$416K	\$412K	\$389K	\$408K	-
Median Listing Price	\$370K	\$369K	\$378K	\$382K	\$370K	\$377K	\$385K	\$412K	\$420K	\$400K	\$375K	\$387K	-
Med Listing Price as a % of Med Est Value	101%	97%	95%	97%	94%	94%	96%	99%	101%	97%	96%	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



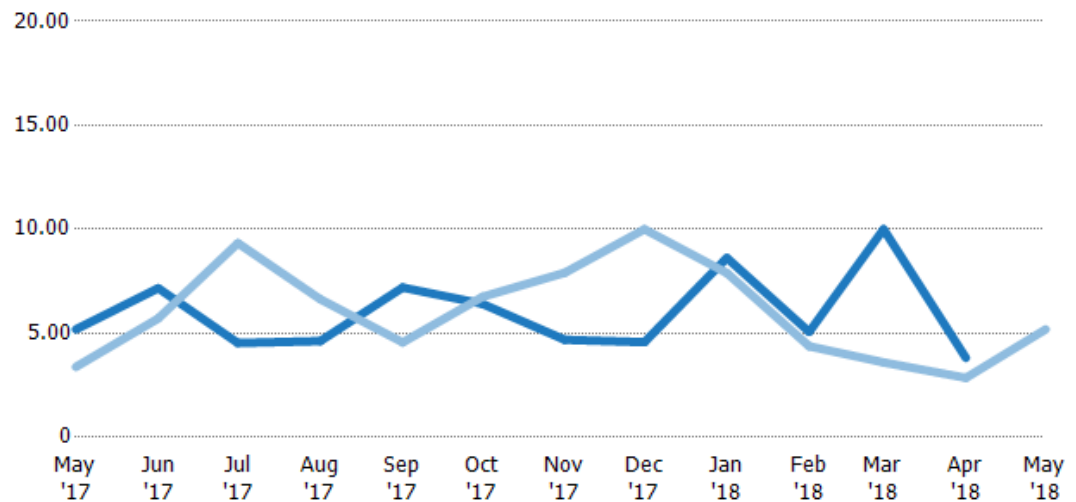
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	60	71	79	87.5	71	64	70	89	82	66.5	38.5	39	-
Prior Year	62	65.5	59	77	79	87	76	76.5	74	65	50.5	51	60
Percent Change from Prior Year	-3%	8%	34%	14%	-10%	-26%	-8%	16%	11%	2%	-24%	-24%	-100%

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



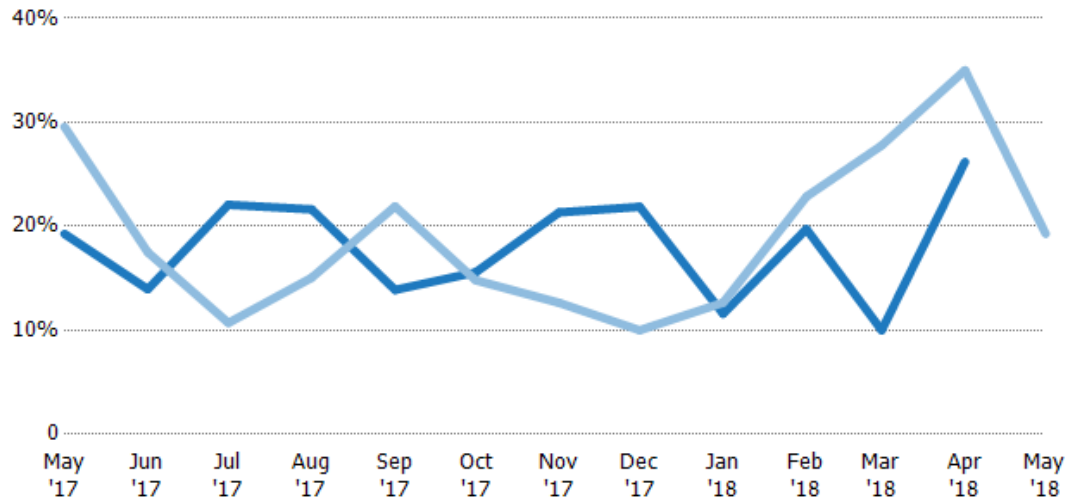
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	5.19	7.17	4.53	4.63	7.2	6.42	4.69	4.57	8.63	5.07	10	3.82	-
Prior Year	3.38	5.71	9.33	6.64	4.56	6.75	7.91	10	7.9	4.38	3.6	2.86	5.19
Percent Change from Prior Year	53%	25%	-51%	-30%	58%	-5%	-41%	-54%	9%	16%	178%	34%	-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



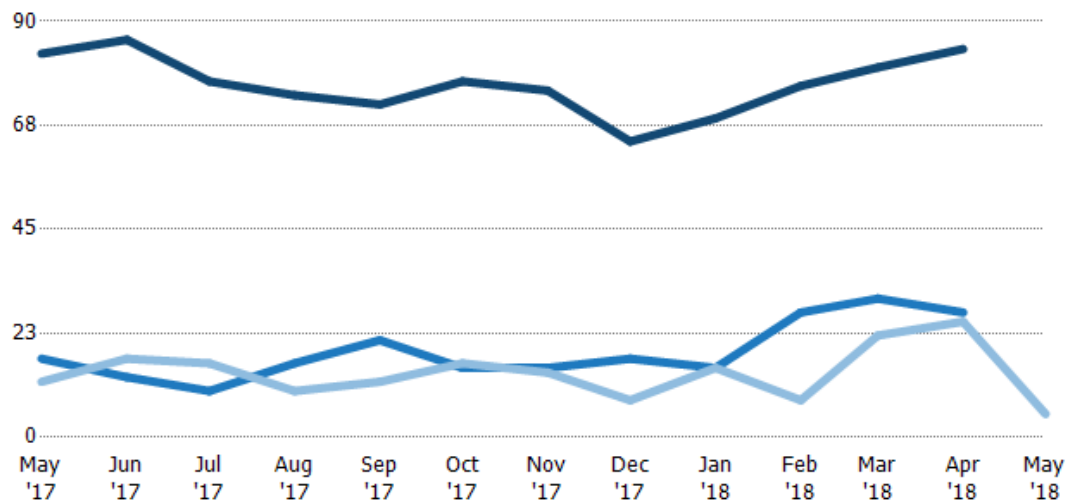
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	19%	14%	22%	22%	14%	16%	21%	22%	12%	20%	10%	26%	-
Prior Year	30%	18%	11%	15%	22%	15%	13%	10%	13%	23%	28%	35%	19%
Change from Prior Year	10%	4%	-11%	-7%	8%	-1%	-9%	-12%	1%	3%	18%	9%	19%

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



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Active	83	86	77	74	72	77	75	64	69	76	80	84	-
Pending	17	13	10	16	21	15	15	17	15	27	30	27	-
Sold	12	17	16	10	12	16	14	8	15	8	22	25	5

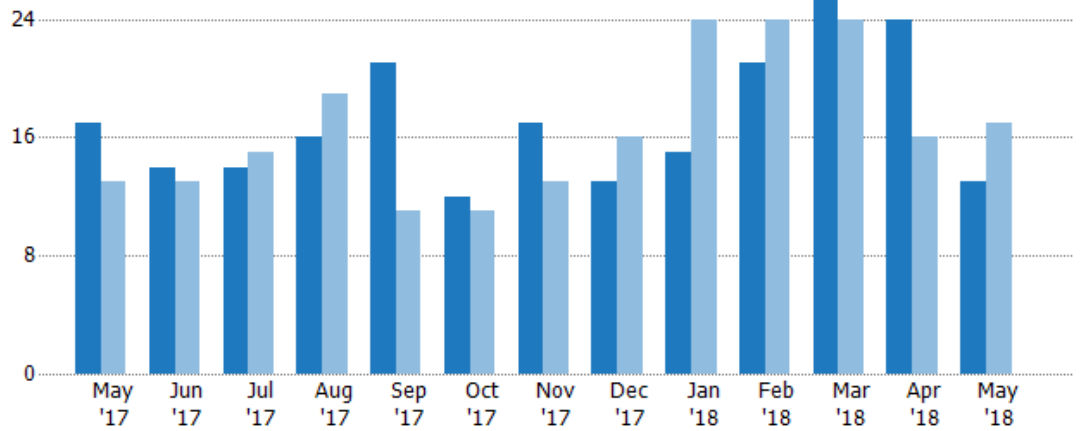
New Pending Sales

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 '18	13	-23.5%
May '17	17	30.8%
May '16	13	107.7%



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	17	14	14	16	21	12	17	13	15	21	26	24	13
Prior Year	13	13	15	19	11	11	13	16	24	24	24	16	17
Percent Change from Prior Year	31%	8%	-7%	-16%	91%	9%	31%	-19%	-38%	-13%	8%	50%	-24%

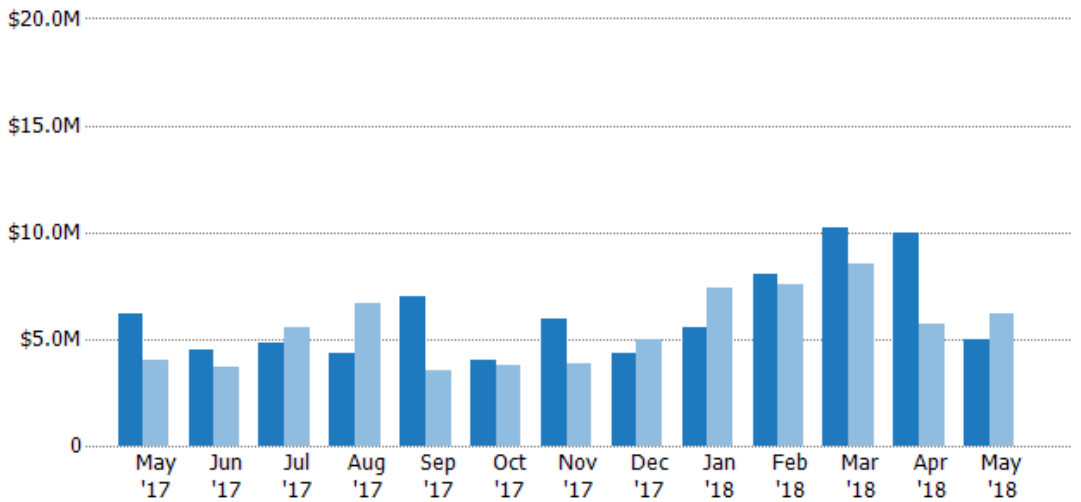
New Pending Sales Volume

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 '18	\$5.02M	-19.2%
May '17	\$6.21M	54.2%
May '16	\$4.03M	94.1%



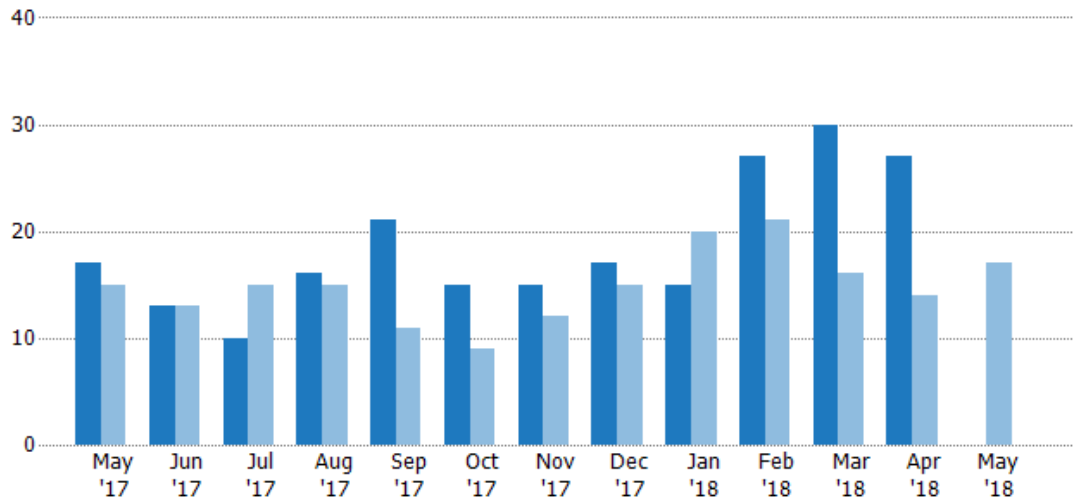
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$6.21M	\$4.49M	\$4.79M	\$4.31M	\$6.99M	\$4.02M	\$5.92M	\$4.3M	\$5.51M	\$8.06M	\$10.2M	\$9.96M	\$5.02M
Prior Year	\$4.03M	\$3.66M	\$5.52M	\$6.7M	\$3.55M	\$3.78M	\$3.88M	\$4.96M	\$7.4M	\$7.55M	\$8.49M	\$5.67M	\$6.21M
Percent Change from Prior Year	54%	23%	-13%	-36%	97%	6%	53%	-13%	-26%	7%	20%	76%	-19%

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



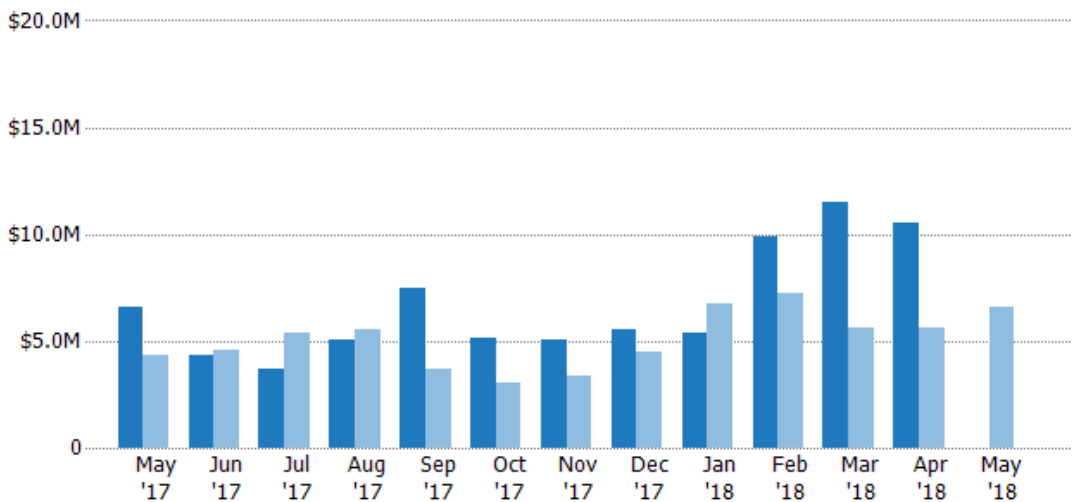
Current Year	17	13	10	16	21	15	15	17	15	27	30	27	-
Prior Year	15	13	15	15	11	9	12	15	20	21	16	14	17
Percent Change from Prior Year	13%	0%	-33%	7%	91%	67%	25%	13%	-25%	29%	88%	93%	-100%

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	\$6.55M	\$4.35M	\$3.67M	\$5.09M	\$7.49M	\$5.16M	\$5.03M	\$5.53M	\$5.37M	\$9.9M	\$11.5M	\$10.6M	-
Prior Year	\$4.36M	\$4.54M	\$5.42M	\$5.51M	\$3.73M	\$3.05M	\$3.37M	\$4.5M	\$6.72M	\$7.25M	\$5.62M	\$5.66M	\$6.55M
Percent Change from Prior Year	50%	-4%	-32%	-8%	101%	69%	49%	23%	-20%	37%	104%	86%	-100%

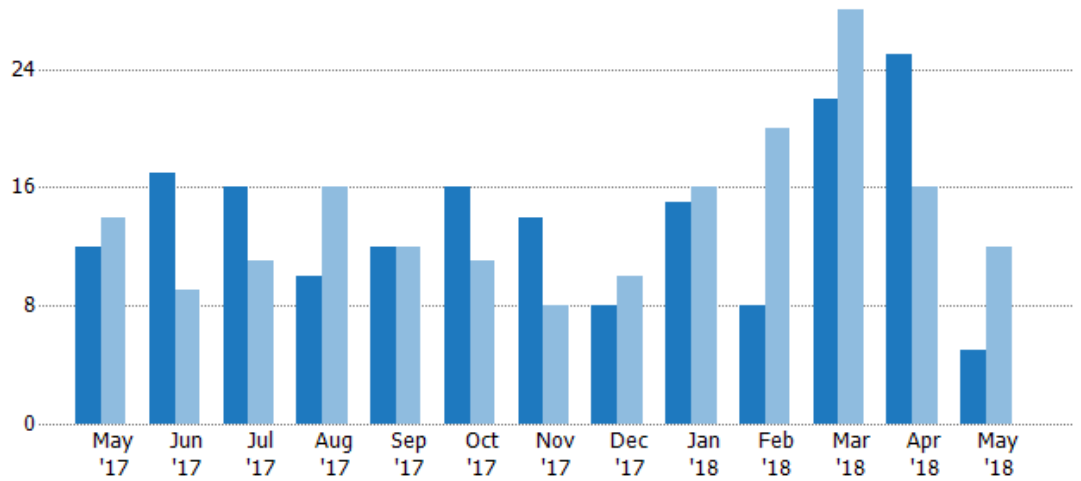
Closed Sales

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.
May '18	5	-58.3%
May '17	12	-14.3%
May '16	14	57.1%



Current Year	12	17	16	10	12	16	14	8	15	8	22	25	5
Prior Year	14	9	11	16	12	11	8	10	16	20	28	16	12
Percent Change from Prior Year	-14%	89%	45%	-38%	0%	45%	75%	-20%	-6%	-60%	-21%	56%	-58%

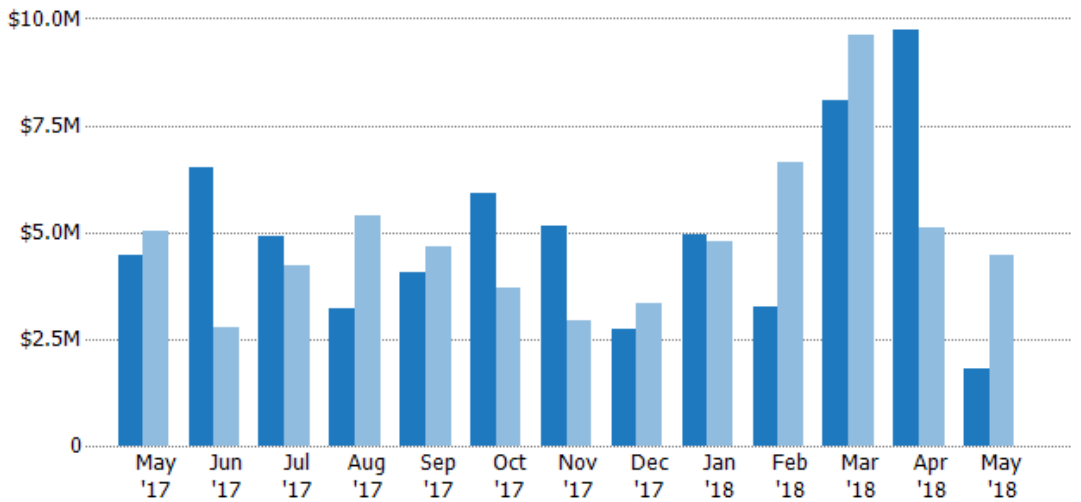
Closed Sales Volume

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 '18	\$1.79M	-60%
May '17	\$4.48M	-10.9%
May '16	\$5.03M	35.2%



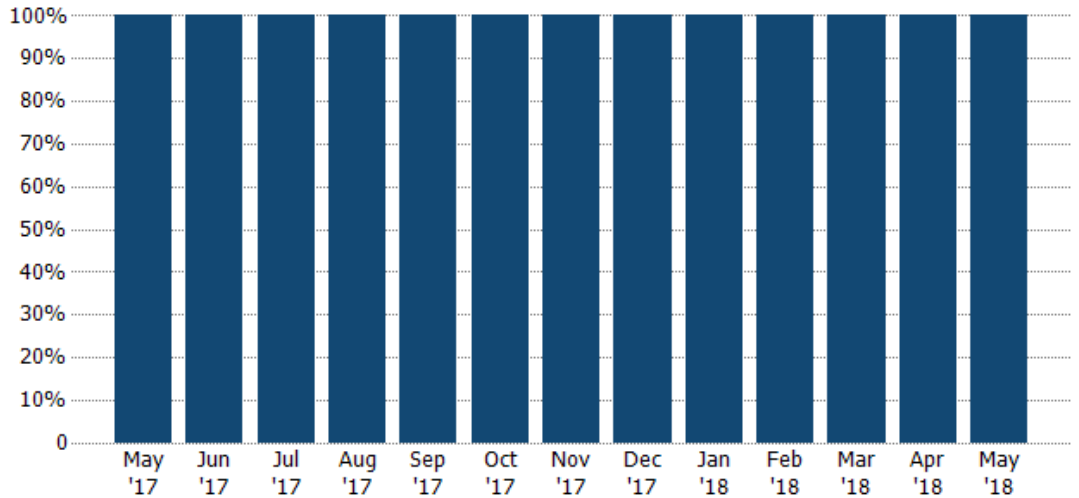
Current Year	\$4.48M	\$6.51M	\$4.92M	\$3.23M	\$4.06M	\$5.91M	\$5.15M	\$2.74M	\$4.96M	\$3.24M	\$8.09M	\$9.72M	\$1.79M
Prior Year	\$5.03M	\$2.76M	\$4.23M	\$5.38M	\$4.68M	\$3.69M	\$2.93M	\$3.32M	\$4.76M	\$6.64M	\$9.63M	\$5.09M	\$4.48M
Percent Change from Prior Year	-11%	136%	16%	-40%	-13%	60%	76%	-18%	4%	-51%	-16%	91%	-60%

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

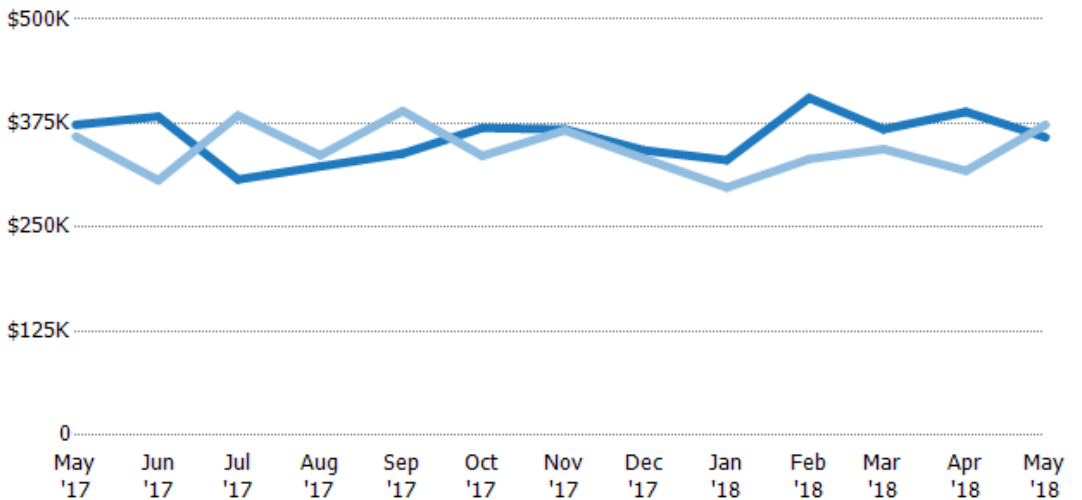
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$331K	\$406K	\$368K	\$389K	\$358K
Prior Year	\$359K	\$306K	\$384K	\$336K	\$390K	\$336K	\$367K	\$332K	\$298K	\$332K	\$344K	\$318K	\$373K
Percent Change from Prior Year	4%	25%	-20%	-4%	-13%	10%	0%	3%	11%	22%	7%	22%	-4%

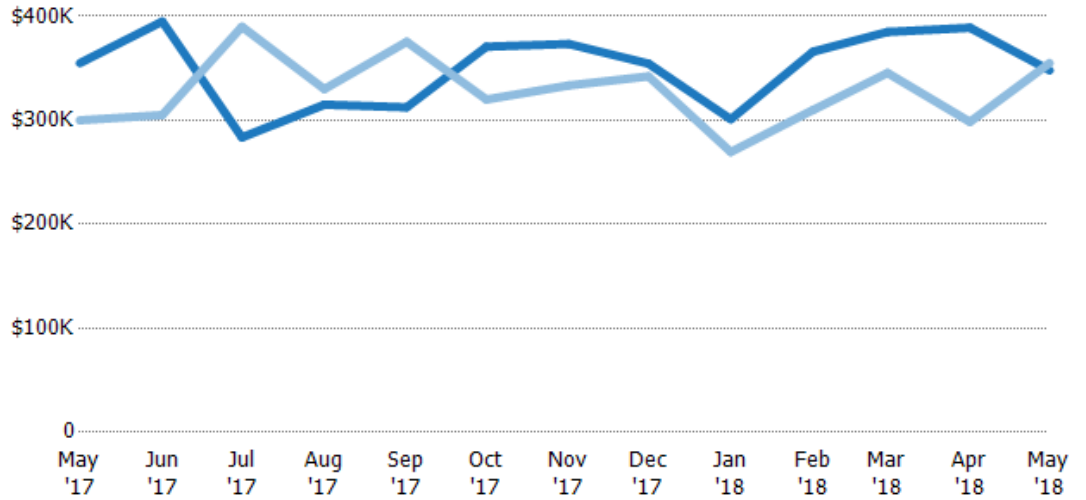
Median Sales Price

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 '18	\$348K	-2%
May '17	\$355K	18.3%
May '16	\$300K	2.8%



Current Year	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K	\$301K	\$366K	\$385K	\$389K	\$348K
Prior Year	\$300K	\$305K	\$390K	\$330K	\$376K	\$320K	\$334K	\$342K	\$270K	\$310K	\$346K	\$298K	\$355K
Percent Change from Prior Year	18%	30%	-27%	-5%	-17%	16%	12%	4%	12%	18%	11%	30%	-2%

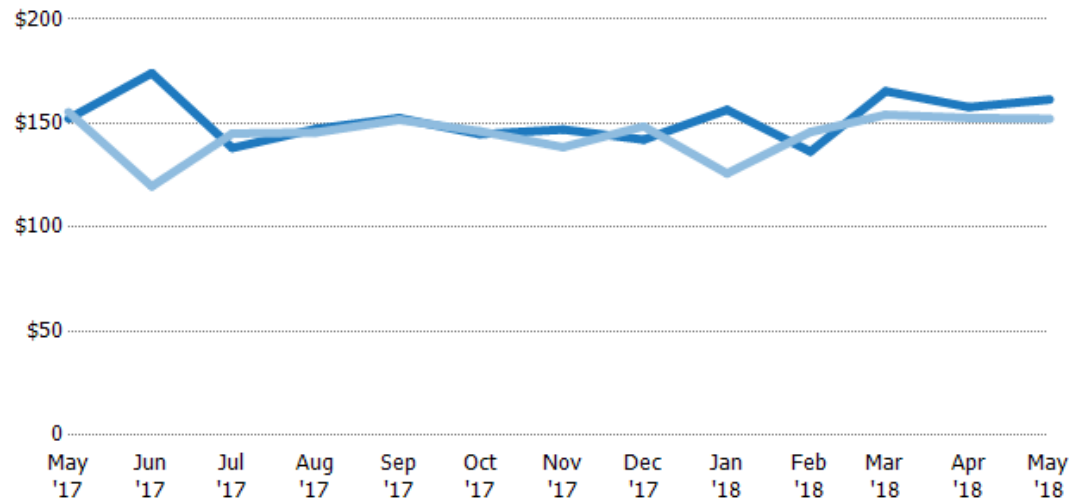
Average Sales Price per Sq Ft

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 '18	\$161	6.1%
May '17	\$152	-2.1%
May '16	\$155	-19.4%



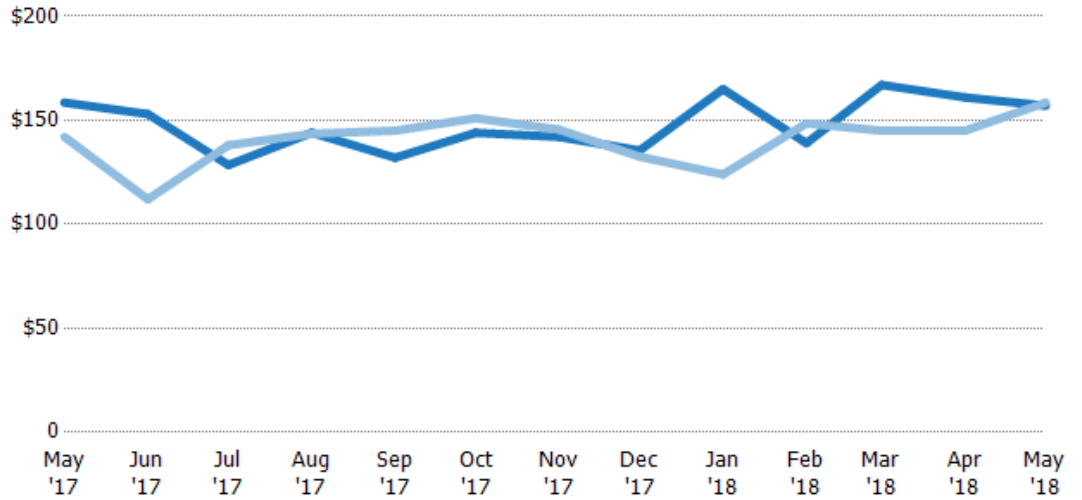
Current Year	\$152	\$174	\$138	\$147	\$153	\$145	\$147	\$142	\$156	\$136	\$165	\$158	\$161
Prior Year	\$155	\$120	\$145	\$146	\$152	\$146	\$139	\$149	\$126	\$146	\$154	\$153	\$152
Percent Change from Prior Year	-2%	46%	-5%	1%	1%	-1%	6%	-4%	24%	-6%	7%	3%	6%

Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

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



Month/Year	Price/sq ft	% Chg.
May '18	\$157	-0.9%
May '17	\$159	11.6%
May '16	\$142	-12%

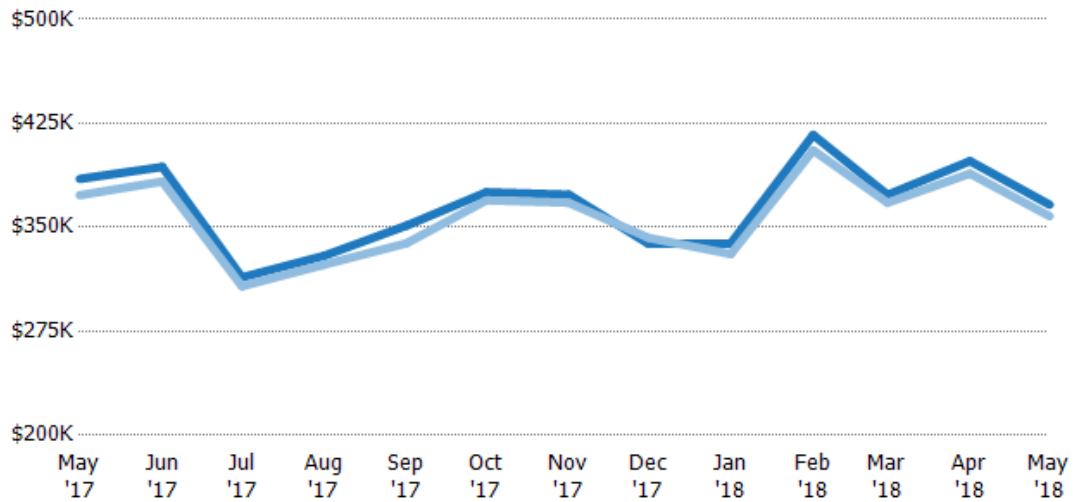
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$159	\$153	\$129	\$144	\$132	\$144	\$142	\$136	\$165	\$139	\$167	\$161	\$157
Prior Year	\$142	\$112	\$138	\$144	\$145	\$151	\$146	\$133	\$124	\$149	\$145	\$145	\$159
Percent Change from Prior Year	12%	37%	-7%	0%	-9%	-5%	-2%	2%	33%	-6%	15%	11%	-1%

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



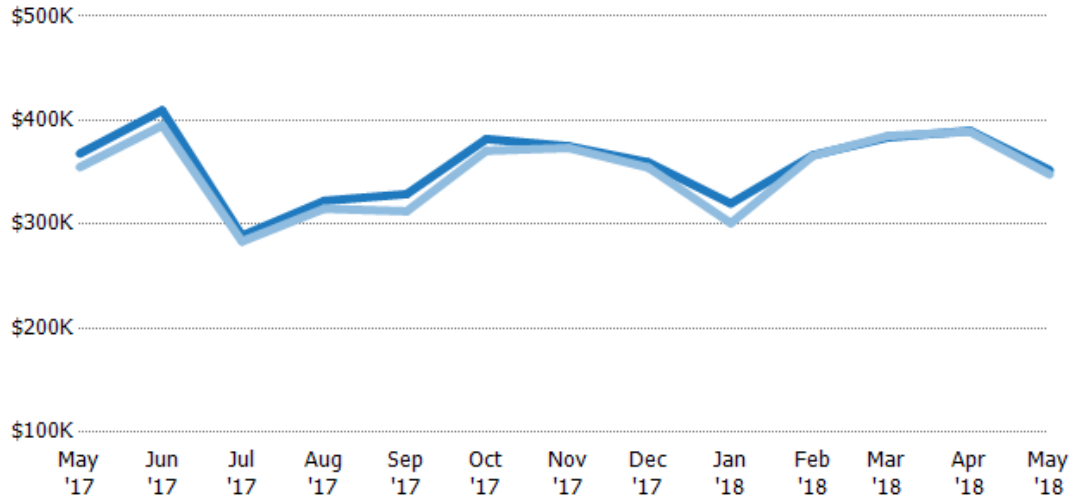
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg List Price	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$338K	\$338K	\$417K	\$373K	\$398K	\$366K
Avg Sales Price	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$331K	\$406K	\$368K	\$389K	\$358K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	98%	96%	98%	98%	101%	98%	97%	98%	98%	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

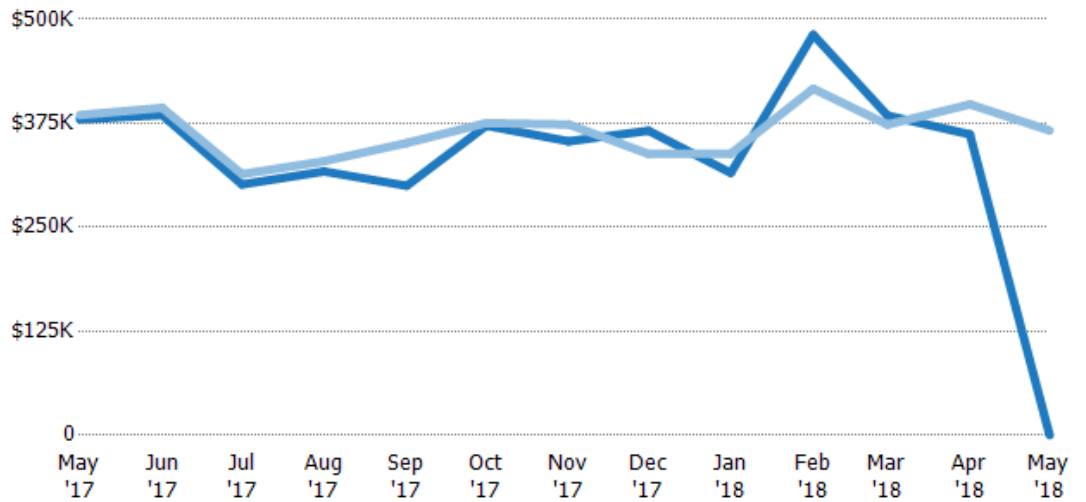


Average Sales Price vs Average Est Value

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



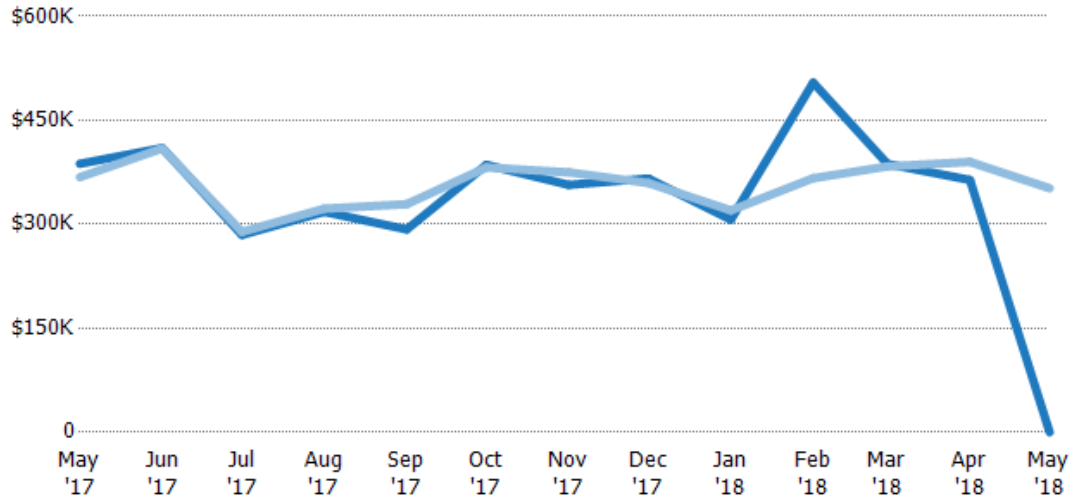
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg Est Value	\$380K	\$385K	\$301K	\$317K	\$300K	\$372K	\$353K	\$366K	\$315K	\$482K	\$384K	\$362K	\$0
Avg Sales Price	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$338K	\$338K	\$417K	\$373K	\$398K	\$366K
Avg Sales Price as a % of Avg Est Value	101%	102%	104%	104%	117%	101%	106%	92%	107%	87%	97%	110%	100%

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



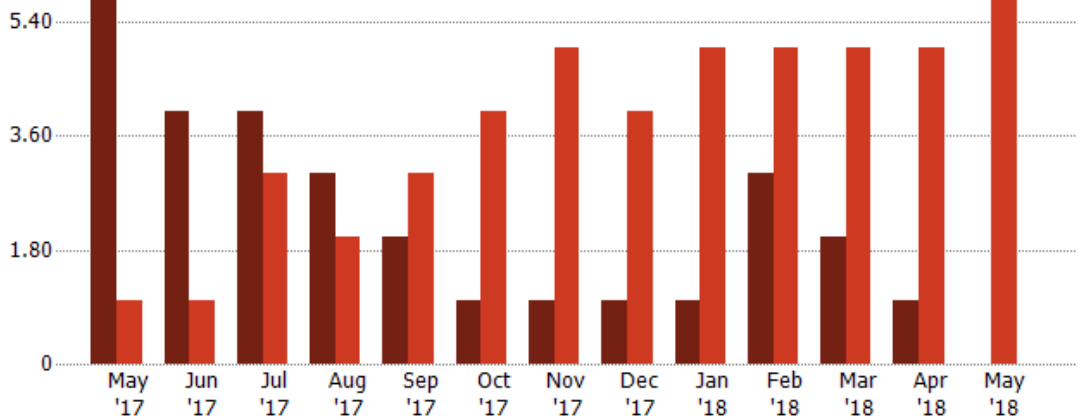
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median Est Value	\$387K	\$410K	\$285K	\$318K	\$293K	\$386K	\$357K	\$366K	\$307K	\$504K	\$387K	\$364K	\$0
Median Sales Price	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$360K	\$320K	\$367K	\$383K	\$390K	\$352K
Med Sales Price as a % of Med Est Value	95%	100%	101%	101%	112%	99%	105%	98%	104%	73%	99%	107%	100%

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



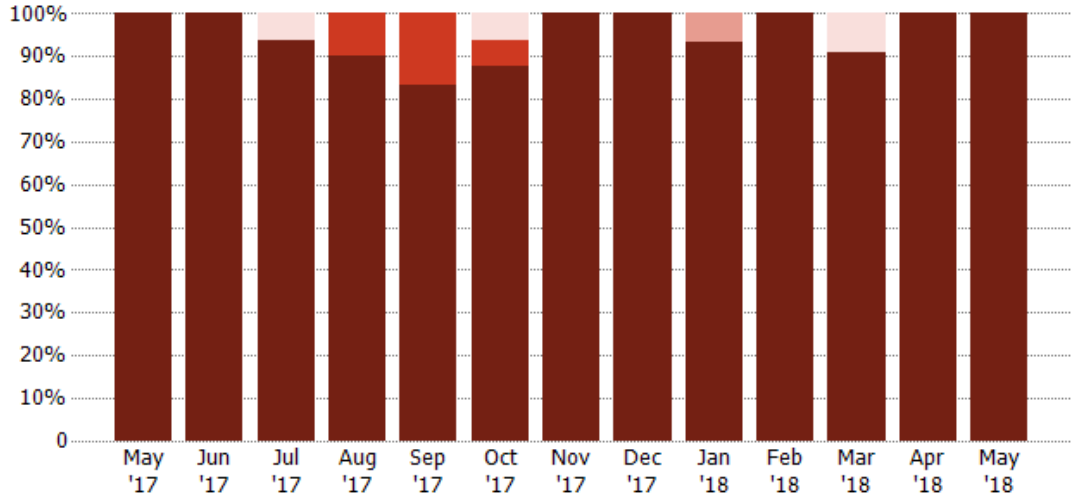
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	6	4	4	3	2	1	1	1	1	3	2	1	-
Prior Year	1	1	3	2	3	4	5	4	5	5	5	5	6
Percent Change from Prior Year	500%	300%	33%	50%	-33%	-75%	-80%	-75%	-80%	-40%	-60%	-80%	-100%

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	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Pre-Foreclosure	-	-	6%	-	-	6%	-	-	-	-	9%	-	-
Short Sale	-	-	-	-	-	-	-	-	7%	-	-	-	-
Foreclosure	-	-	-	10%	17%	6%	-	-	-	-	-	-	-
Non-Distressed	100%	100%	94%	90%	83%	88%	100%	100%	93%	100%	91%	100%	100%



Sales Activity by ZIP

May 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			5	\$1,789,990	\$366,278	\$352,000	\$158	\$152	69