



2017

NEW RIVER MARKET REPORT

October 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	Oct 2017	Oct 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	23	25	-8%	242	242	+/-
New Listing Volume	\$10,001,139	\$7,835,665	+27.6%	\$104,633,039	\$86,892,324	+20.4%
Active Listing Count	66	79	-16.5%	715	715	+/-
Active Listing Volume	\$43,606,757	\$32,408,634	+34.6%	\$392,372,615	\$301,864,894	+30%
Average Listing Price	\$660,708	\$410,236	+61.1%	\$548,773	\$422,189	+30%
Median Listing Price	\$392,995	\$374,900	+4.8%	\$390,425	\$385,105	+1.4%
Average Listing Price per Sq Ft	\$181	\$155	+16.4%	\$173	\$158	+10%
Median Listing Price per Sq Ft	\$165	\$148	+11.1%	\$159	\$147	+7.7%
Median Days in RPR	52.5	76	-30.9%	59.08	61.24	-3.5%
Months of Inventory	5.5	6.6	-16.5%	5.5	3.9	+41.1%
Absorption Rate	18.18%	15.19%	+3%	18.04%	25.45%	-7.4%
Sales Activity Charts Metrics						
New Pending Sales Count	16	11	+45.5%	195	151	+29.1%
New Pending Sales Volume	\$5,281,999	\$3,777,700	+39.8%	\$65,476,284	\$48,318,147	+35.5%
Pending Sales Count	22	9	+144.4%	183	153	+19.6%
Pending Sales Volume	\$7,623,190	\$3,047,770	+150.1%	\$66,445,706	\$50,224,259	+32.3%
Closed Sales Count	16	11	+45.5%	164	129	+27.1%
Closed Sales Volume	\$5,910,986	\$3,693,488	+60%	\$55,521,185	\$44,617,334	+24.4%
Average Sales Price	\$369,437	\$335,772	+10%	\$338,544	\$345,871	-2.1%
Median Sales Price	\$370,718	\$320,000	+15.8%	\$326,821	\$335,165	-2.5%
Average Sales Price per Sq Ft	\$145	\$146	-1%	\$149	\$147	+0.9%
Median Sales Price per Sq Ft	\$144	\$151	-4.6%	\$142	\$145	-1.9%
Distressed Charts Metrics						
Distressed Listing Count	1	4	-75%	40	30	+33.3%

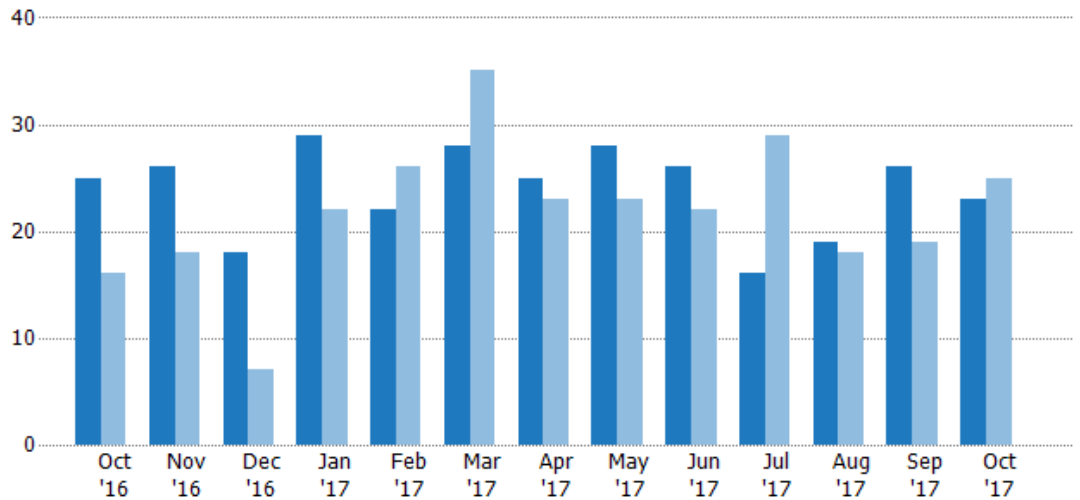
New Listings

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.
Oct '17	23	-8%
Oct '16	25	56.3%
Oct '15	16	6.3%



Current Year	25	26	18	29	22	28	25	28	26	16	19	26	23
Prior Year	16	18	7	22	26	35	23	23	22	29	18	19	25
Percent Change from Prior Year	56%	44%	157%	32%	-15%	-20%	9%	22%	18%	-45%	6%	37%	-8%

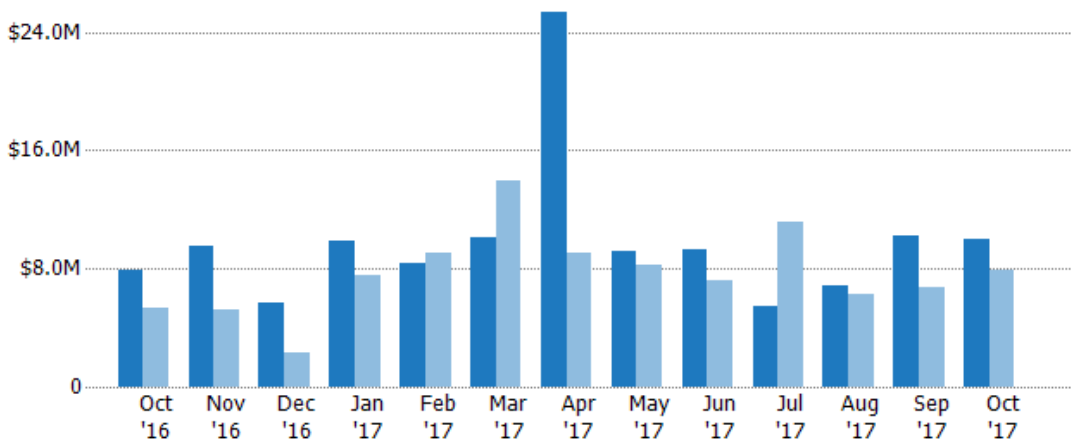
New Listing Volume

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.
Oct '17	\$10M	27.6%
Oct '16	\$7.84M	45.7%
Oct '15	\$5.38M	12.4%



Current Year	\$7.84M	\$9.53M	\$5.7M	\$9.84M	\$8.36M	\$10.1M	\$25.4M	\$9.13M	\$9.26M	\$5.4M	\$6.9M	\$10.2M	\$10M
Prior Year	\$5.38M	\$5.27M	\$2.34M	\$7.59M	\$9.02M	\$14M	\$9.04M	\$8.26M	\$7.14M	\$11.1M	\$6.22M	\$6.73M	\$7.84M
Percent Change from Prior Year	46%	81%	144%	30%	-7%	-27%	181%	10%	30%	-51%	11%	52%	28%

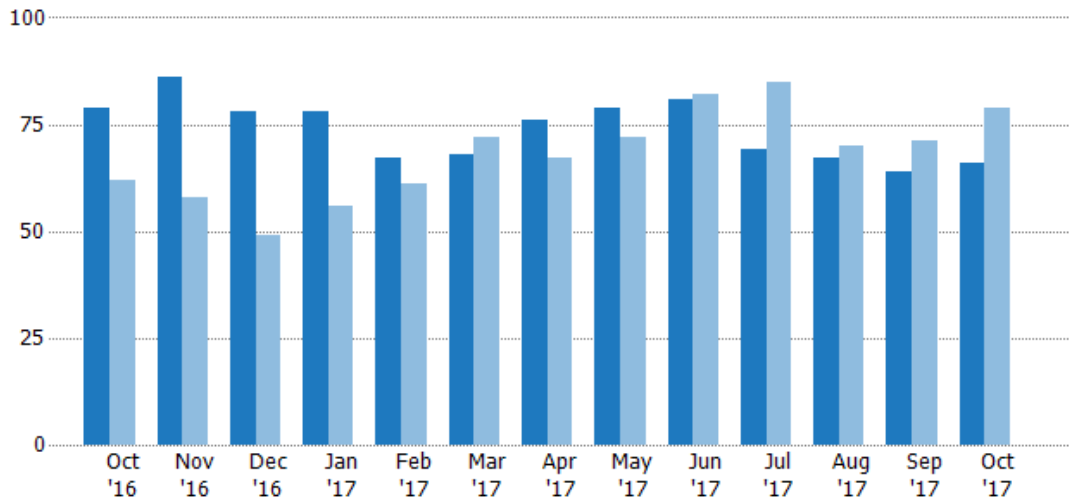
Active Listings

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.
Oct '17	66	-16.5%
Oct '16	79	27.4%
Oct '15	62	46.8%



Current Year	79	86	78	78	67	68	76	79	81	69	67	64	66
Prior Year	62	58	49	56	61	72	67	72	82	85	70	71	79
Percent Change from Prior Year	27%	48%	59%	39%	10%	-6%	13%	10%	-1%	-19%	-4%	-10%	-16%

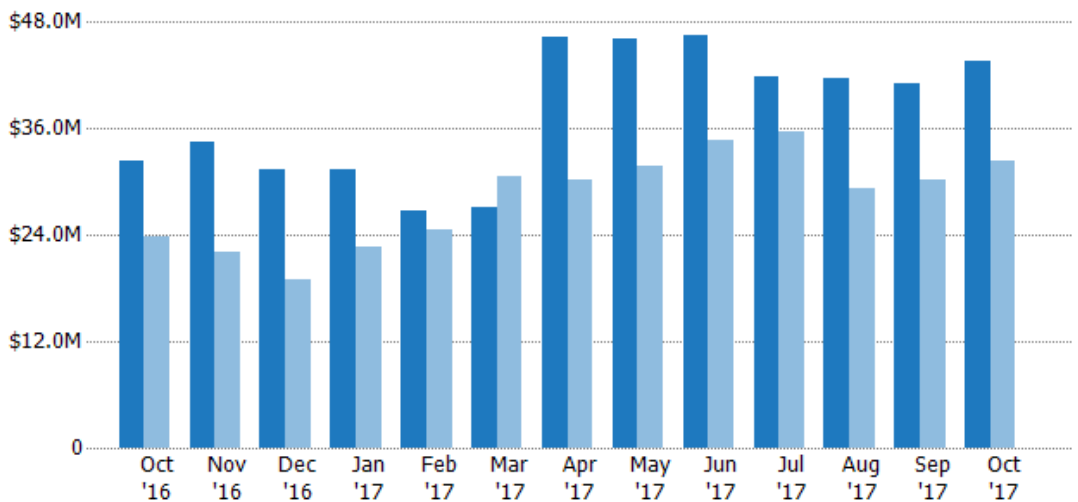
Active Listing Volume

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.
Oct '17	\$43.6M	34.6%
Oct '16	\$32.4M	35.7%
Oct '15	\$23.9M	28.4%



Current Year	\$32.4M	\$34.4M	\$31.3M	\$31.4M	\$26.6M	\$27.2M	\$46.3M	\$46.1M	\$46.5M	\$41.9M	\$41.7M	\$41M	\$43.6M
Prior Year	\$23.9M	\$22M	\$19.1M	\$22.7M	\$24.5M	\$30.6M	\$30.3M	\$31.7M	\$34.6M	\$35.6M	\$29.2M	\$30.2M	\$32.4M
Percent Change from Prior Year	36%	57%	64%	38%	9%	-11%	53%	45%	34%	18%	43%	36%	35%

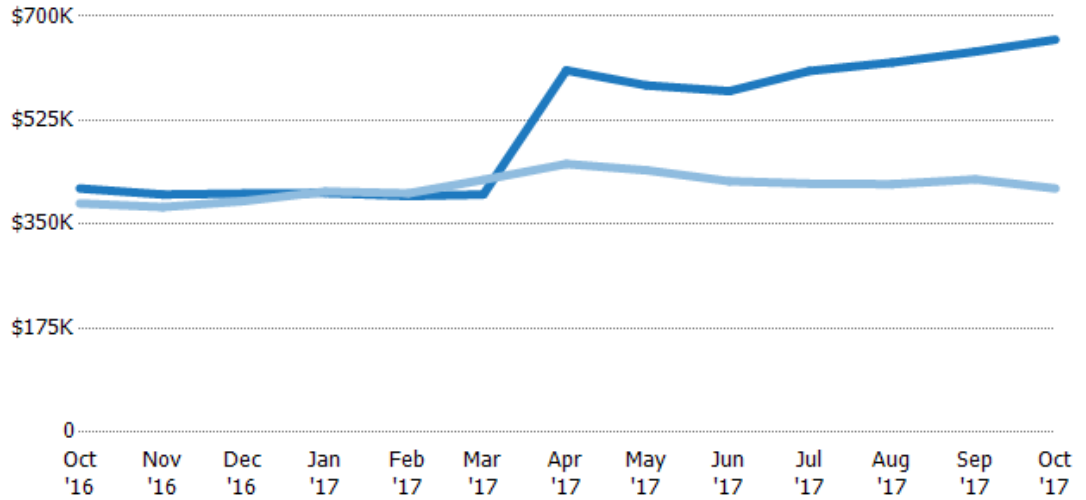
Average Listing Price

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.
Oct '17	\$661K	61.1%
Oct '16	\$410K	6.5%
Oct '15	\$385K	-12.5%



Current Year	\$410K	\$400K	\$402K	\$403K	\$398K	\$400K	\$609K	\$584K	\$574K	\$608K	\$622K	\$640K	\$661K
Prior Year	\$385K	\$379K	\$389K	\$405K	\$402K	\$425K	\$452K	\$441K	\$422K	\$418K	\$418K	\$426K	\$410K
Percent Change from Prior Year	7%	6%	3%	-1%	-1%	-6%	35%	32%	36%	45%	49%	50%	61%

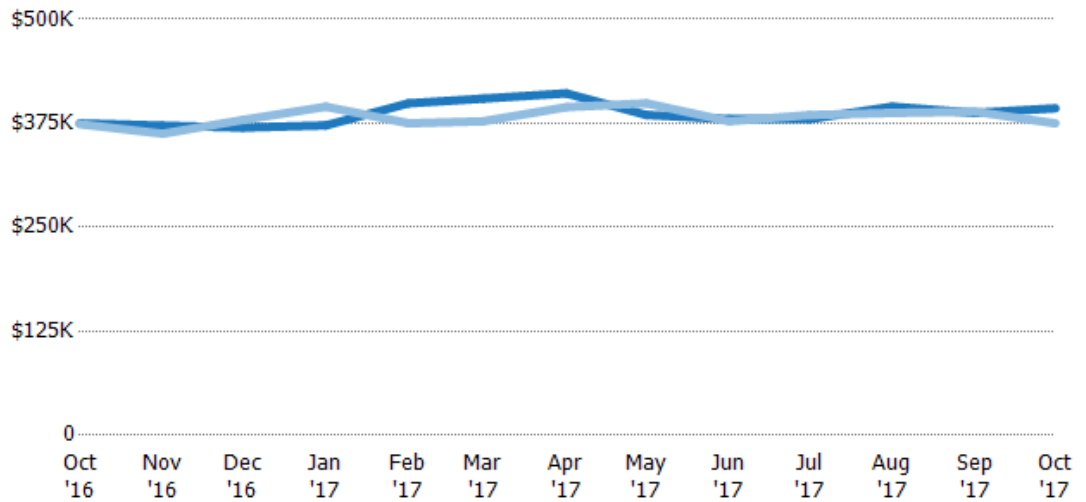
Median Listing Price

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.
Oct '17	\$393K	4.8%
Oct '16	\$375K	0.2%
Oct '15	\$374K	-11.8%



Current Year	\$375K	\$372K	\$370K	\$372K	\$399K	\$405K	\$411K	\$385K	\$380K	\$380K	\$395K	\$388K	\$393K
Prior Year	\$374K	\$363K	\$379K	\$395K	\$375K	\$377K	\$394K	\$399K	\$377K	\$385K	\$388K	\$389K	\$375K
Percent Change from Prior Year	0%	3%	-2%	-6%	6%	7%	4%	-4%	1%	-1%	2%	0%	5%

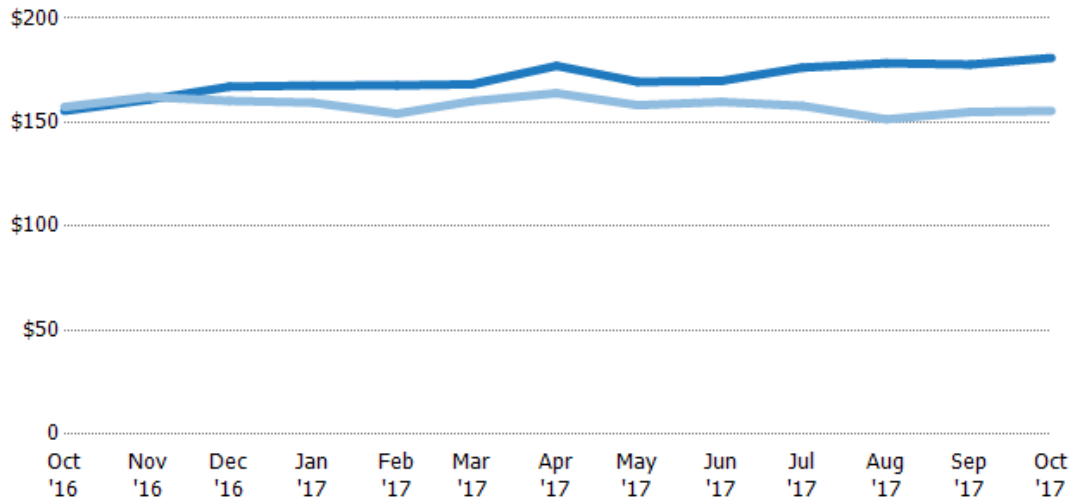
Average Listing Price per Sq Ft

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.
Oct '17	\$181	16.4%
Oct '16	\$155	-1.2%
Oct '15	\$157	-12.5%



Current Year	\$155	\$161	\$167	\$168	\$168	\$168	\$177	\$169	\$170	\$176	\$178	\$178	\$181
Prior Year	\$157	\$162	\$160	\$159	\$154	\$160	\$164	\$158	\$160	\$158	\$151	\$155	\$155
Percent Change from Prior Year	-1%	-1%	4%	5%	9%	5%	8%	7%	6%	12%	18%	15%	16%

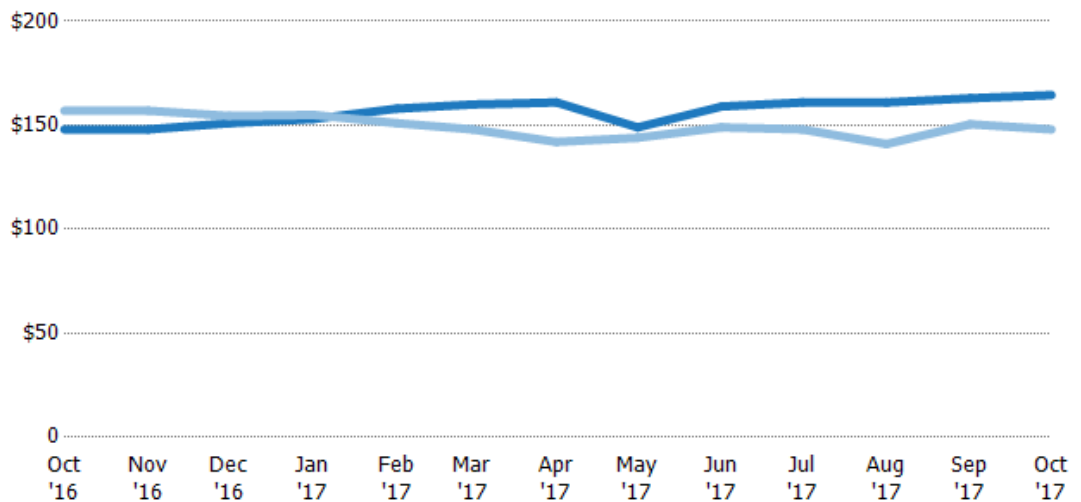
Median Listing Price per Sq Ft

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.
Oct '17	\$165	11.1%
Oct '16	\$148	-5.7%
Oct '15	\$157	-16.6%



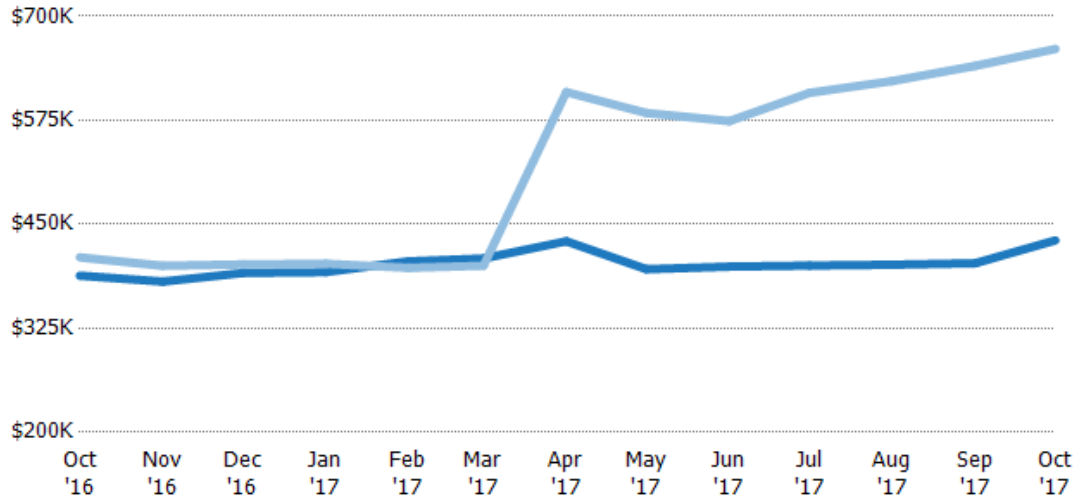
Current Year	\$148	\$148	\$151	\$153	\$158	\$160	\$161	\$149	\$159	\$161	\$161	\$163	\$165
Prior Year	\$157	\$157	\$155	\$155	\$151	\$148	\$142	\$144	\$149	\$148	\$141	\$151	\$148
Percent Change from Prior Year	-6%	-6%	-2%	-1%	5%	8%	13%	3%	7%	9%	14%	8%	11%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

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

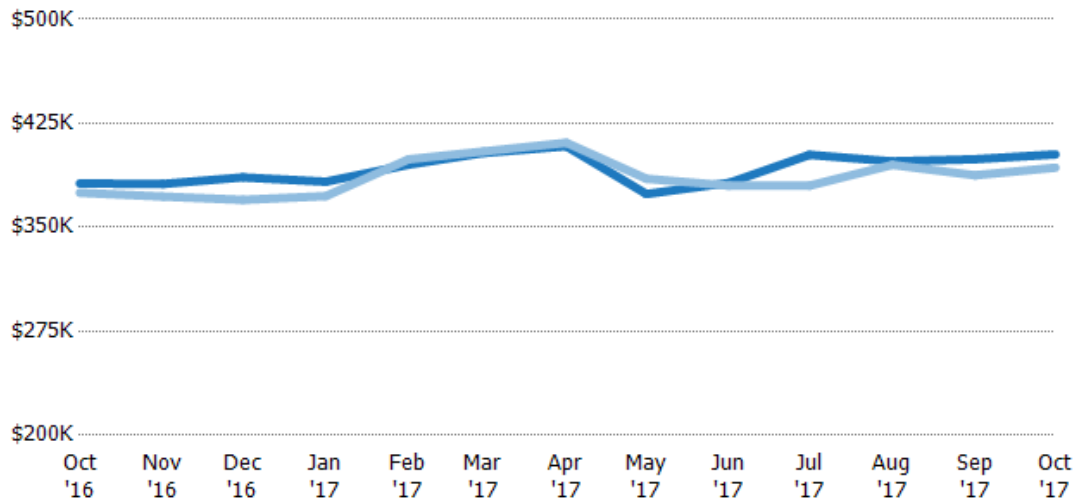


Median Listing Price vs Median Est Value

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



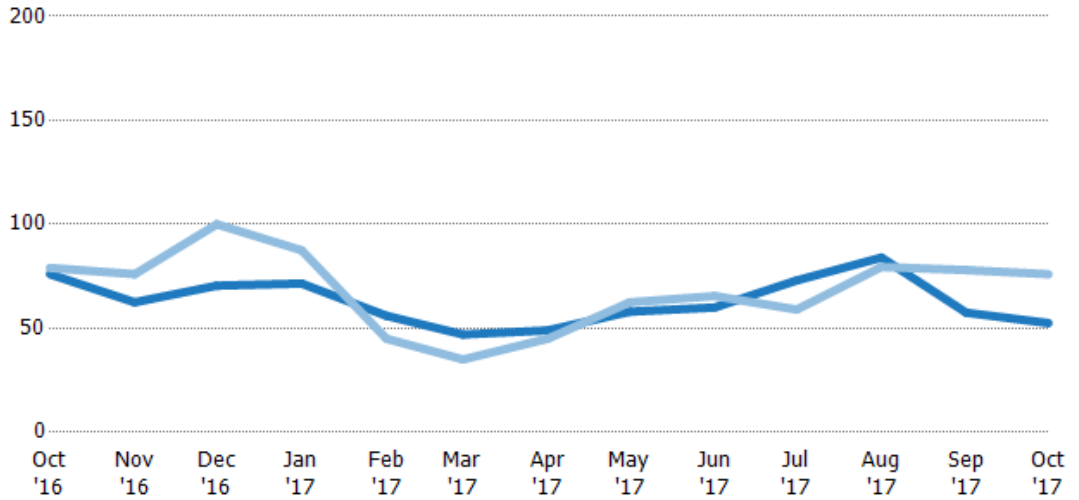
Median Days in RPR

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

Month/ Year	Days	% Chg.
Oct '17	52.5	-30.9%
Oct '16	76	-3.8%
Oct '15	79	7.6%



Current Year	76	62.5	70.5	71.5	56	47	49	58	60	73	84	57.5	52.5
Prior Year	79	76	100	87.5	45	35	45	62.5	65.5	59	79.5	78	76
Percent Change from Prior Year	-4%	-18%	-30%	-18%	24%	34%	9%	-7%	-8%	24%	6%	-26%	-31%

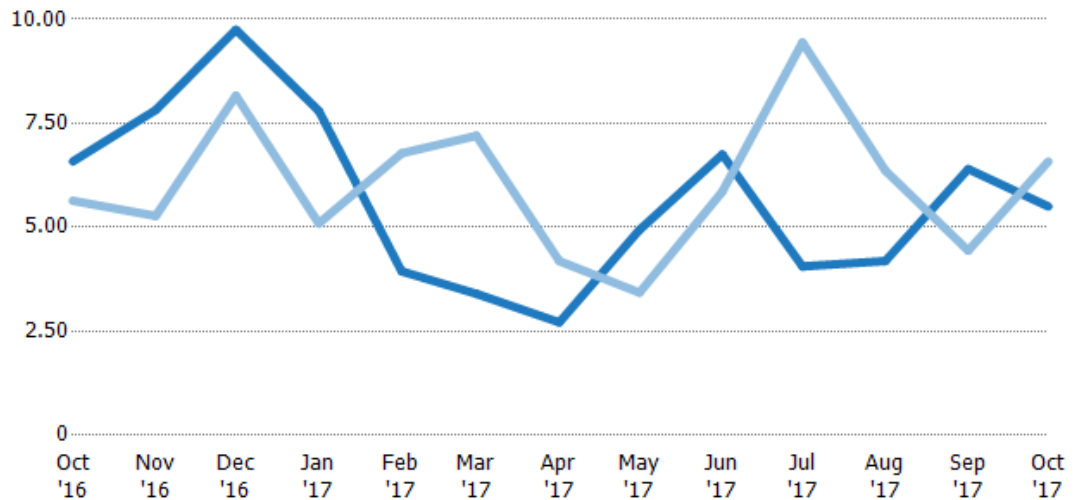
Months of Inventory

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.
Oct '17	5.5	-16.5%
Oct '16	6.58	16.8%
Oct '15	5.64	24.2%



Current Year	6.58	7.82	9.75	7.8	3.94	3.4	2.71	4.94	6.75	4.06	4.19	6.4	5.5
Prior Year	5.64	5.27	8.17	5.09	6.78	7.2	4.19	3.43	5.86	9.44	6.36	4.44	6.58
Percent Change from Prior Year	17%	48%	19%	53%	-42%	-53%	-35%	44%	15%	-57%	-34%	44%	-16%

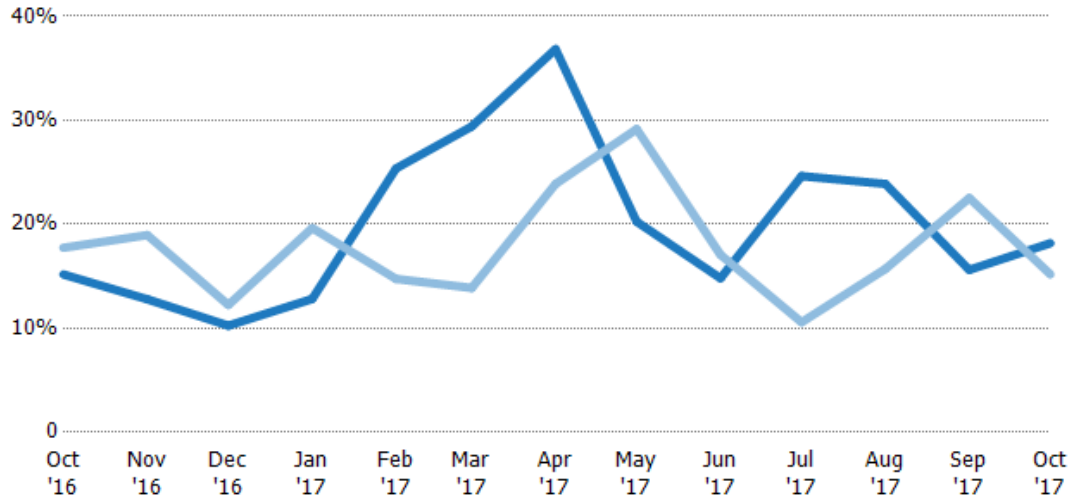
Absorption Rate

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.
Oct '17	18%	-3%
Oct '16	15%	2.6%
Oct '15	18%	-19.5%



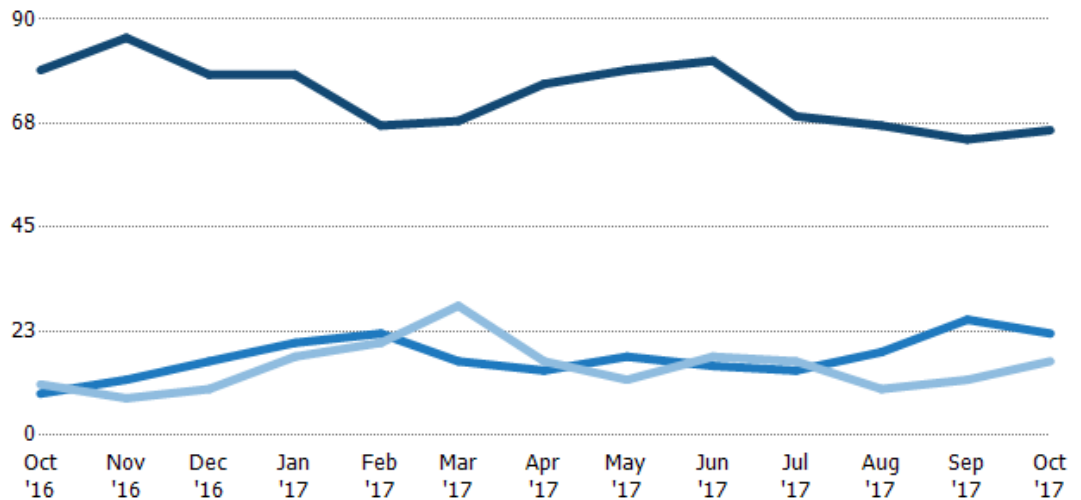
Current Year	15%	13%	10%	13%	25%	29%	37%	20%	15%	25%	24%	16%	18%
Prior Year	18%	19%	12%	20%	15%	14%	24%	29%	17%	11%	16%	23%	15%
Change from Prior Year	3%	6%	2%	7%	-11%	-16%	-13%	9%	2%	-14%	-8%	7%	-3%

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



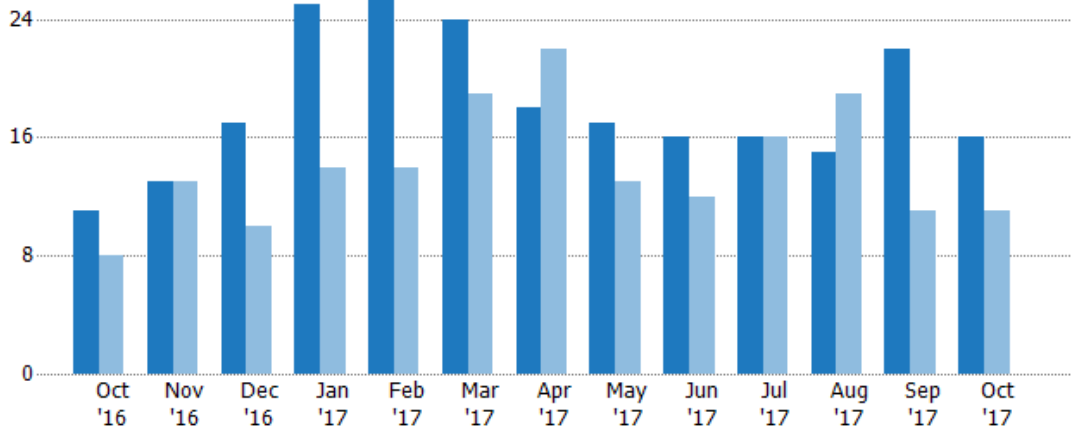
Active	79	86	78	78	67	68	76	79	81	69	67	64	66
Pending	9	12	16	20	22	16	14	17	15	14	18	25	22
Sold	11	8	10	17	20	28	16	12	17	16	10	12	16

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.
Oct '17	16	45.5%
Oct '16	11	37.5%
Oct '15	8	50%

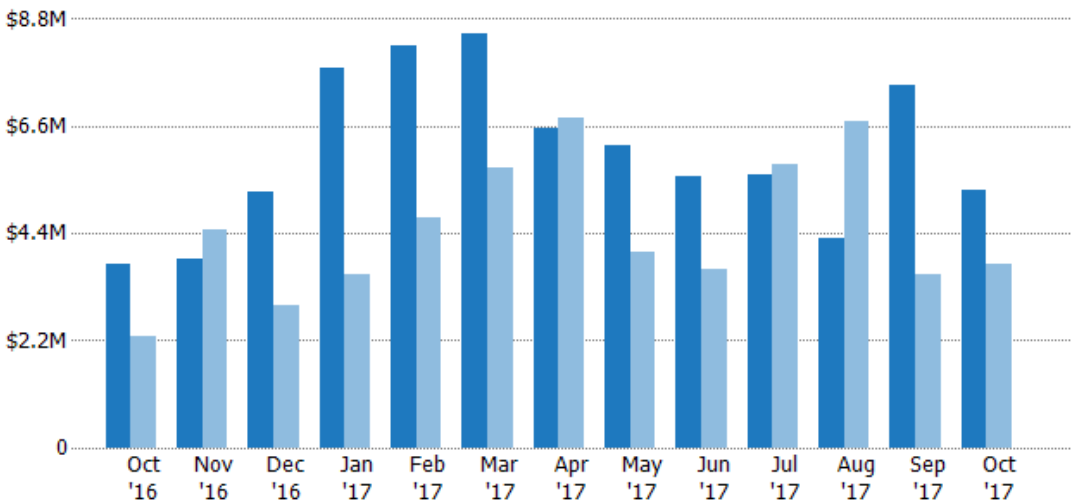
	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	11	13	17	25	26	24	18	17	16	16	15	22	16
Prior Year	8	13	10	14	14	19	22	13	12	16	19	11	11
Percent Change from Prior Year	38%	0%	70%	79%	86%	26%	-18%	31%	33%	0%	-21%	100%	45%

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.
Oct '17	\$5.28M	39.8%
Oct '16	\$3.78M	64.6%
Oct '15	\$2.3M	90.3%

	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	\$3.78M	\$3.88M	\$5.26M	\$7.78M	\$8.26M	\$8.49M	\$6.55M	\$6.21M	\$5.57M	\$5.6M	\$4.3M	\$7.44M	\$5.28M
Prior Year	\$2.3M	\$4.47M	\$2.91M	\$3.56M	\$4.72M	\$5.74M	\$6.75M	\$4.03M	\$3.66M	\$5.83M	\$6.7M	\$3.55M	\$3.78M
Percent Change from Prior Year	65%	-13%	81%	119%	75%	48%	-3%	54%	52%	-4%	-36%	110%	40%

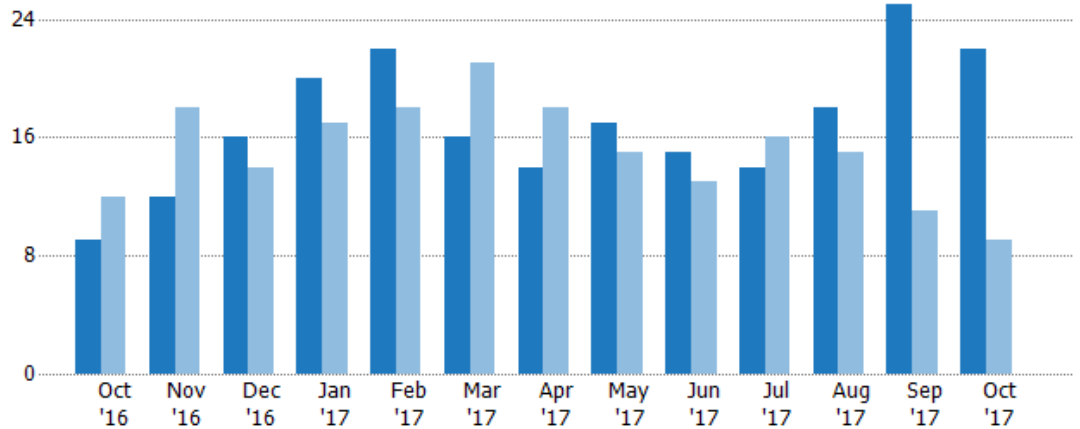
Pending Sales

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.
Oct '17	22	144.4%
Oct '16	9	-25%
Oct '15	12	16.7%



Current Year	9	12	16	20	22	16	14	17	15	14	18	25	22
Prior Year	12	18	14	17	18	21	18	15	13	16	15	11	9
Percent Change from Prior Year	-25%	-33%	14%	18%	22%	-24%	-22%	13%	15%	-13%	20%	127%	144%

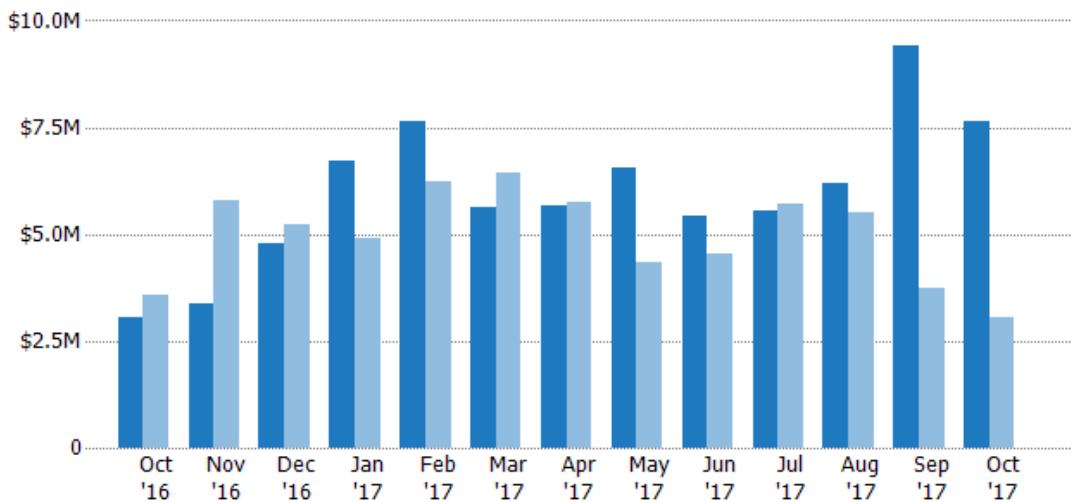
Pending Sales Volume

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.
Oct '17	\$7.62M	150.1%
Oct '16	\$3.05M	-14.5%
Oct '15	\$3.57M	47.1%



Current Year	\$3.05M	\$3.37M	\$4.8M	\$6.72M	\$7.66M	\$5.62M	\$5.68M	\$6.57M	\$5.44M	\$5.57M	\$6.18M	\$9.4M	\$7.62M
Prior Year	\$3.57M	\$5.79M	\$5.23M	\$4.89M	\$6.24M	\$6.42M	\$5.76M	\$4.36M	\$4.54M	\$5.73M	\$5.51M	\$3.73M	\$3.05M
Percent Change from Prior Year	-15%	-42%	-8%	38%	23%	-12%	-2%	51%	20%	-3%	12%	152%	150%

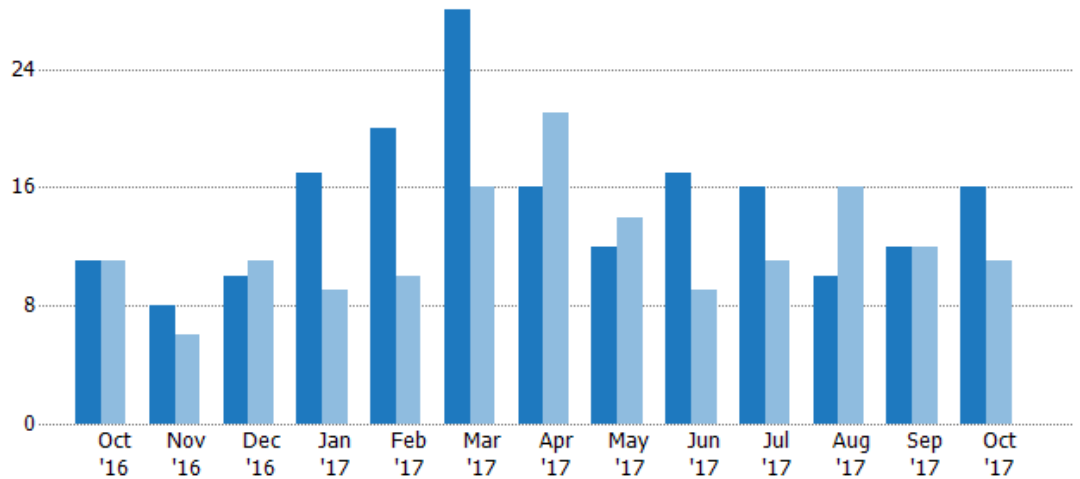
Closed Sales

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.
Oct '17	16	45.5%
Oct '16	11	0%
Oct '15	11	9.1%



Current Year	11	8	10	17	20	28	16	12	17	16	10	12	16
Prior Year	11	6	11	9	10	16	21	14	9	11	16	12	11
Percent Change from Prior Year	0%	33%	-9%	89%	100%	75%	-24%	-14%	89%	45%	-38%	0%	45%

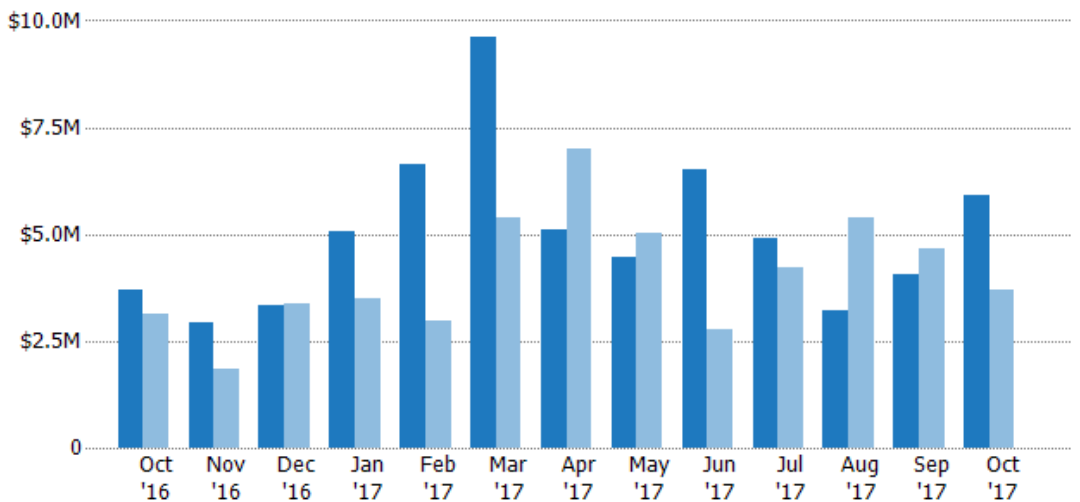
Closed Sales Volume

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.
Oct '17	\$5.91M	60%
Oct '16	\$3.69M	17.3%
Oct '15	\$3.15M	-3.3%



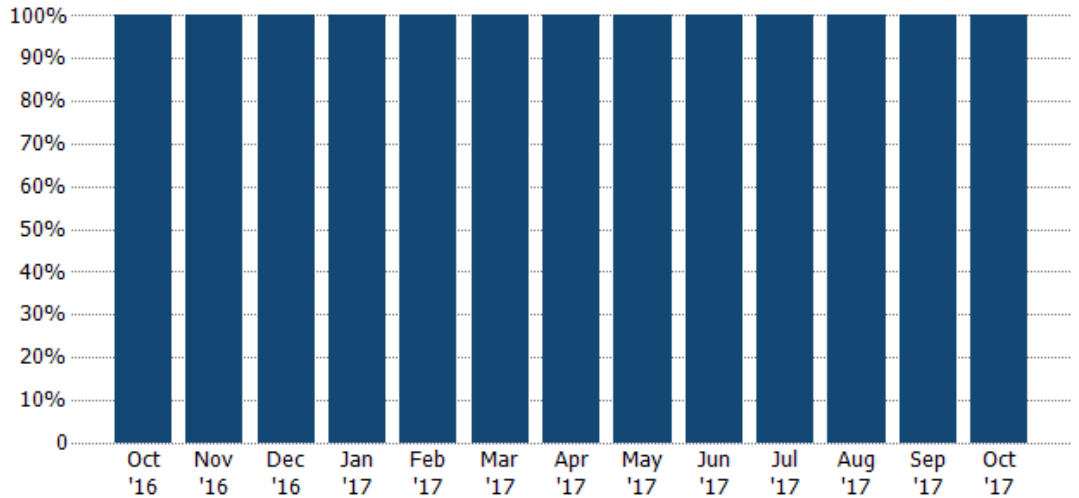
Current Year	\$3.69M	\$2.93M	\$3.32M	\$5.05M	\$6.64M	\$9.63M	\$5.09M	\$4.48M	\$6.51M	\$4.92M	\$3.23M	\$4.06M	\$5.91M
Prior Year	\$3.15M	\$1.86M	\$3.39M	\$3.5M	\$2.97M	\$5.4M	\$6.98M	\$5.03M	\$2.76M	\$4.23M	\$5.38M	\$4.68M	\$3.69M
Percent Change from Prior Year	17%	58%	-2%	44%	123%	78%	-27%	-11%	136%	16%	-40%	-13%	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



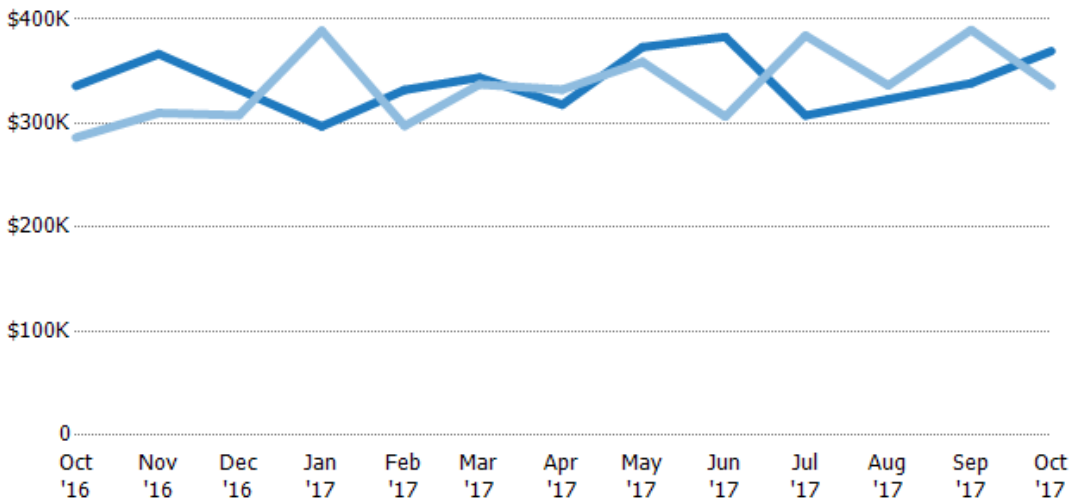
■ Single Family Residence

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

Month/Year	Price	% Chg.
Oct '17	\$369K	10%
Oct '16	\$336K	17.3%
Oct '15	\$286K	-11.4%

	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	\$336K	\$367K	\$332K	\$297K	\$332K	\$344K	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K
Prior Year	\$286K	\$310K	\$308K	\$389K	\$297K	\$337K	\$332K	\$359K	\$306K	\$384K	\$336K	\$390K	\$336K
Percent Change from Prior Year	17%	18%	8%	-24%	12%	2%	-4%	4%	25%	-20%	-4%	-13%	10%

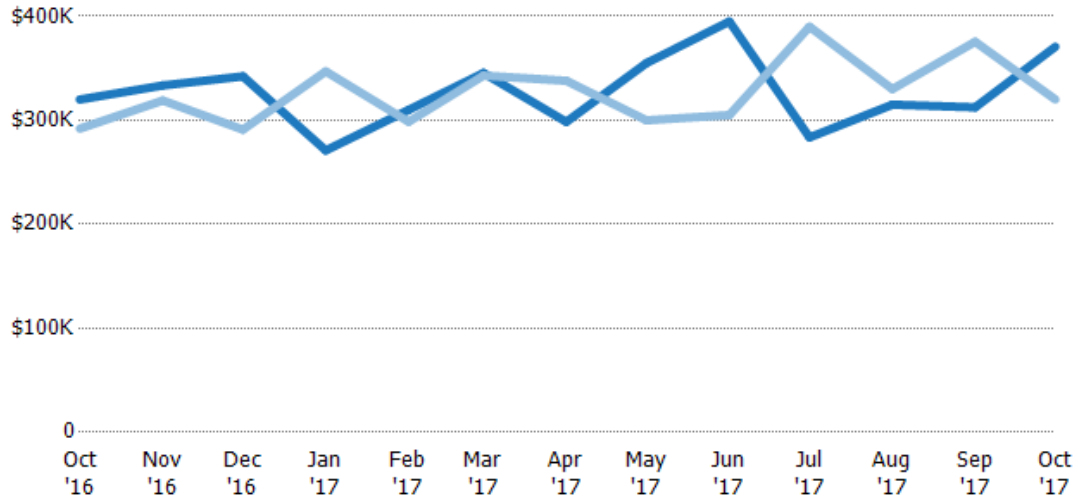
Median Sales Price

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.
Oct '17	\$371K	15.8%
Oct '16	\$320K	9.6%
Oct '15	\$292K	-2.7%



Current Year	\$320K	\$334K	\$342K	\$271K	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K
Prior Year	\$292K	\$319K	\$291K	\$347K	\$299K	\$343K	\$338K	\$300K	\$305K	\$390K	\$330K	\$376K	\$320K
Percent Change from Prior Year	10%	5%	18%	-22%	4%	1%	-12%	18%	30%	-27%	-5%	-17%	16%

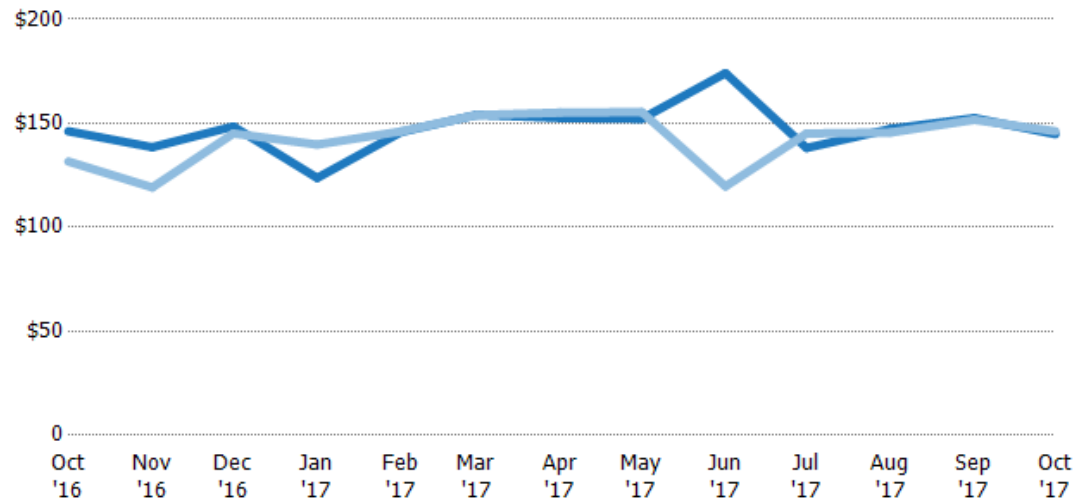
Average Sales Price per Sq Ft

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.
Oct '17	\$145	-1%
Oct '16	\$146	11%
Oct '15	\$132	-12.8%



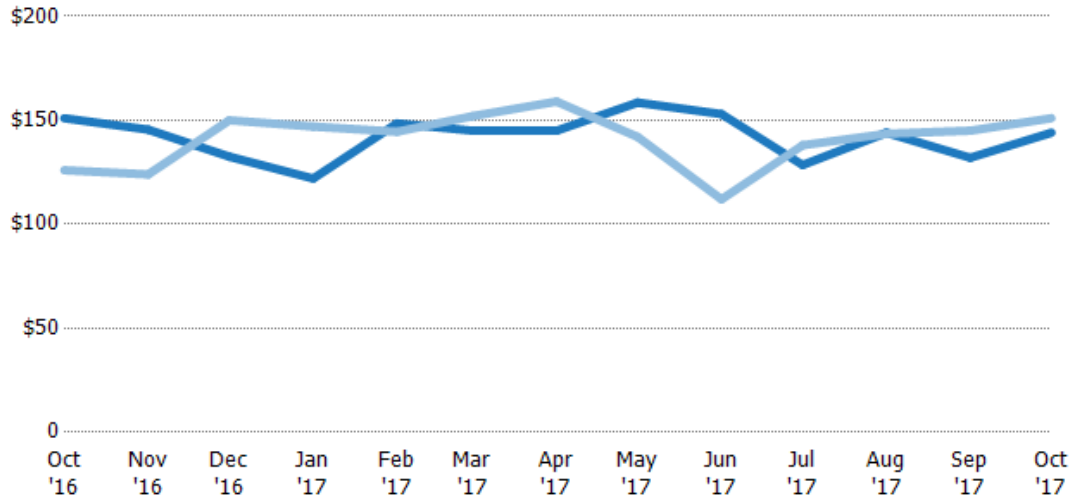
Current Year	\$146	\$139	\$149	\$124	\$146	\$154	\$153	\$152	\$174	\$138	\$147	\$153	\$145
Prior Year	\$132	\$119	\$145	\$140	\$146	\$154	\$155	\$155	\$120	\$145	\$146	\$152	\$146
Percent Change from Prior Year	11%	16%	2%	-11%	0%	0%	-2%	-2%	46%	-5%	1%	1%	-1%

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.
Oct '17	\$144	-4.6%
Oct '16	\$151	19.8%
Oct '15	\$126	-2%

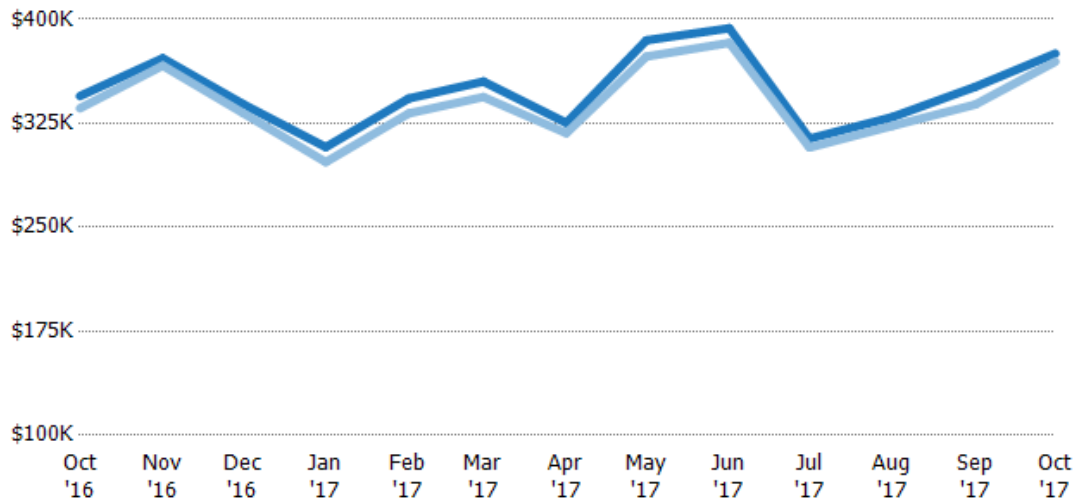
	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	\$151	\$146	\$133	\$122	\$149	\$145	\$145	\$159	\$153	\$129	\$144	\$132	\$144
Prior Year	\$126	\$124	\$150	\$147	\$145	\$152	\$159	\$142	\$112	\$138	\$144	\$145	\$151
Percent Change from Prior Year	20%	17%	-12%	-17%	3%	-5%	-9%	12%	37%	-7%	0%	-9%	-5%

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



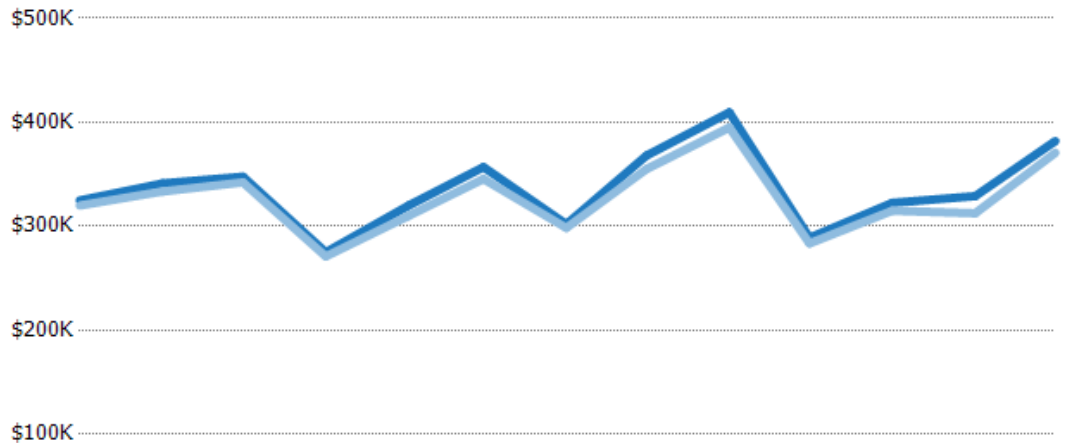
	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Avg List Price	\$345K	\$372K	\$339K	\$308K	\$343K	\$355K	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K
Avg Sales Price	\$336K	\$367K	\$332K	\$297K	\$332K	\$344K	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K
Avg Sales Price as a % of Avg List Price	97%	99%	98%	97%	97%	97%	98%	97%	97%	98%	98%	96%	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



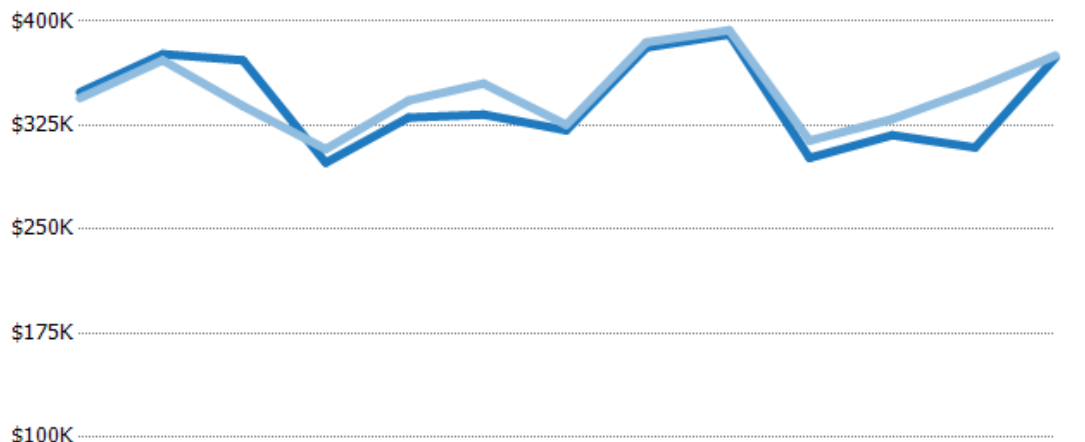
	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Median List Price	\$325K	\$341K	\$348K	\$275K	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K
Median Sales Price	\$320K	\$334K	\$342K	\$271K	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K
Med Sales Price as a % of Med List Price	98%	98%	98%	99%	97%	97%	99%	96%	96%	98%	98%	95%	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



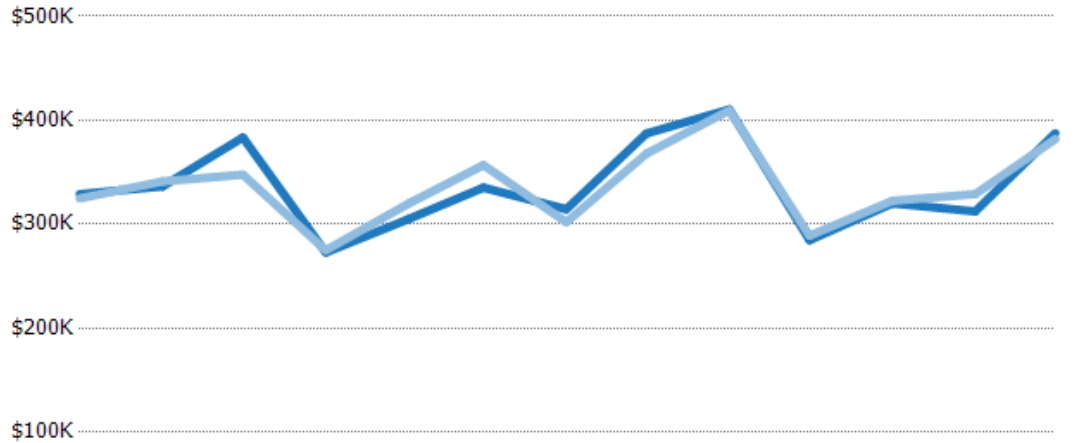
	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Avg Est Value	\$349K	\$376K	\$372K	\$298K	\$331K	\$333K	\$321K	\$381K	\$391K	\$301K	\$318K	\$309K	\$374K
Avg Sales Price	\$345K	\$372K	\$339K	\$308K	\$343K	\$355K	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K
Avg Sales Price as a % of Avg Est Value	99%	99%	91%	103%	104%	107%	101%	101%	101%	104%	104%	114%	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



	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Median Est Value	\$329K	\$336K	\$383K	\$273K	\$305K	\$335K	\$314K	\$387K	\$410K	\$285K	\$320K	\$312K	\$388K
Median Sales Price	\$325K	\$341K	\$348K	\$275K	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K
Med Sales Price as a % of Med Est Value	99%	101%	91%	101%	105%	106%	96%	95%	100%	101%	101%	105%	99%

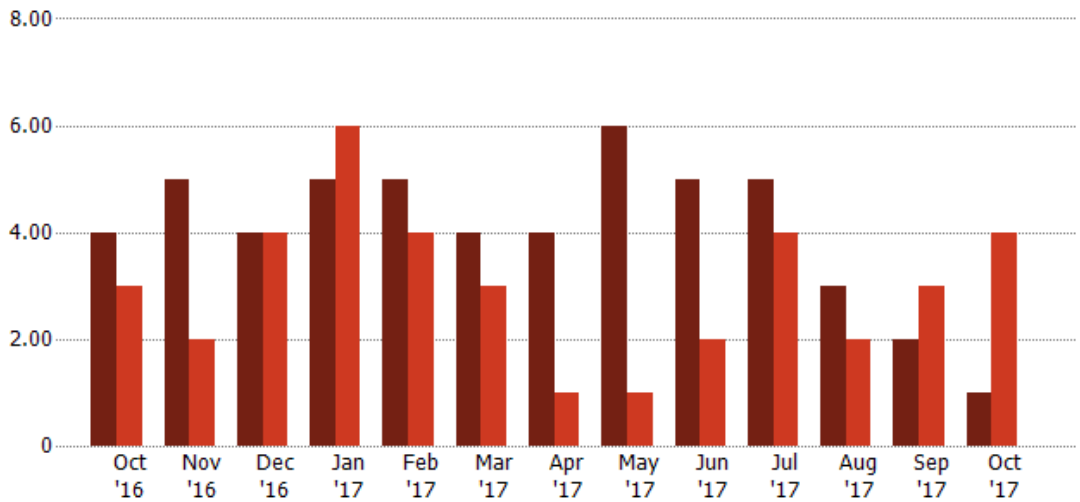
Distressed Listings

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.
Oct '17	1	-75%
Oct '16	4	33.3%
Oct '15	3	133.3%



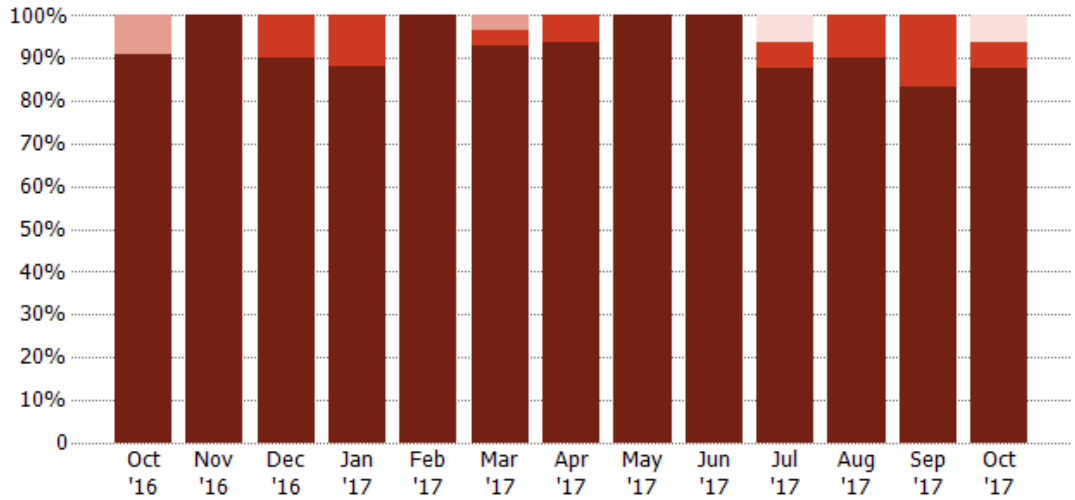
	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	4	5	4	5	5	4	4	6	5	5	3	2	1
Prior Year	3	2	4	6	4	3	1	1	2	4	2	3	4
Percent Change from Prior Year	33%	150%	0%	-17%	25%	33%	300%	500%	150%	25%	50%	-33%	-75%

Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

Filters Used

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



Sales Type	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Pre-Foreclosure	-	-	-	-	-	-	-	-	-	6%	-	-	6%
Short Sale	9%	-	-	-	-	4%	-	-	-	-	-	-	-
Foreclosure	-	-	10%	12%	-	4%	6%	-	-	6%	10%	17%	6%
Non-Distressed	91%	100%	90%	88%	100%	93%	94%	100%	100%	88%	90%	83%	88%



Listing Activity by ZIP

Oct 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	66	\$43,606,757	\$660,708	\$392,995	\$181	\$165	4	24.24 %



Sales Activity by ZIP

Oct 2017

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85087	22	\$7,623,190	16	\$5,910,986	\$375,269	\$381,950	\$143	\$144	70