2016

NEW RIVER
MARKET REPORT
September 2016

SCOTTSDALE AREA ASSOCIATION OF REALTORS®

Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651

RPR®

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	Sep 2016	Sep 2015	+ / -	YTD 2016	YTD 2015	+ / -
Listing Activity Charts Metrics						
New Listing Count	17	18	-5.6%	194	207	-6.3%
New Listing Volume	$5,892,800	$5,877,294	+0.3%	$70,222,619	$65,556,282	+7.1%
Active Listing Count	66	59	+11.9%	573	614	-6.7%
Active Listing Volume	$27,832,869	$22,106,690	+25.9%	$241,946,475	$214,369,236	+12.9%
Average Listing Price	$421,710	$374,690	+12.5%	$422,245	$349,136	+20.9%
Median Listing Price	$387,500	$349,000	+11%	$384,038	$335,590	+14.4%
Average Listing Price per Sq Ft	$153	$152	+0.4%	$157	$146	+7.6%
Median Listing Price per Sq Ft	$149	$148	+0.7%	$148	$143	+3.7%
Median Days in RPR	78.5	75	+4.7%	60.13	64.66	-7%
Months of Inventory	5.5	4.9	+11.9%	3.5	6.5	-45.6%
Absorption Rate	18.18%	20.34%	-2.2%	28.45%	15.47%	+13%
Sales Activity Charts Metrics						
New Pending Sales Count	10	15	-33.3%	128	180	-28.9%
New Pending Sales Volume	$3,126,195	$4,232,190	-26.1%	$40,440,547	$55,284,835	-26.9%
Pending Sales Count	11	16	-31.3%	136	207	-34.3%
Pending Sales Volume	$3,727,165	$4,505,790	-17.3%	$44,572,189	$66,308,603	-32.8%
Closed Sales Count	11	11	+–	107	163	-34.4%
Closed Sales Volume	$4,266,250	$3,495,060	+22.1%	$36,882,864	$51,820,195	-28.8%
Average Sales Price	$387,841	$317,733	+22.1%	$344,700	$317,915	+8.4%
Median Sales Price	$340,000	$314,900	+8%	$328,012	$316,664	+3.6%
Average Sales Price per Sq Ft	$154	$137	+12.5%	$148	$132	+12%
Median Sales Price per Sq Ft	$149	$122	+22.1%	$147	$128	+14.9%
Distressed Charts Metrics						
Distressed Listing Count	4	2	+100%	27	40	-32.5%

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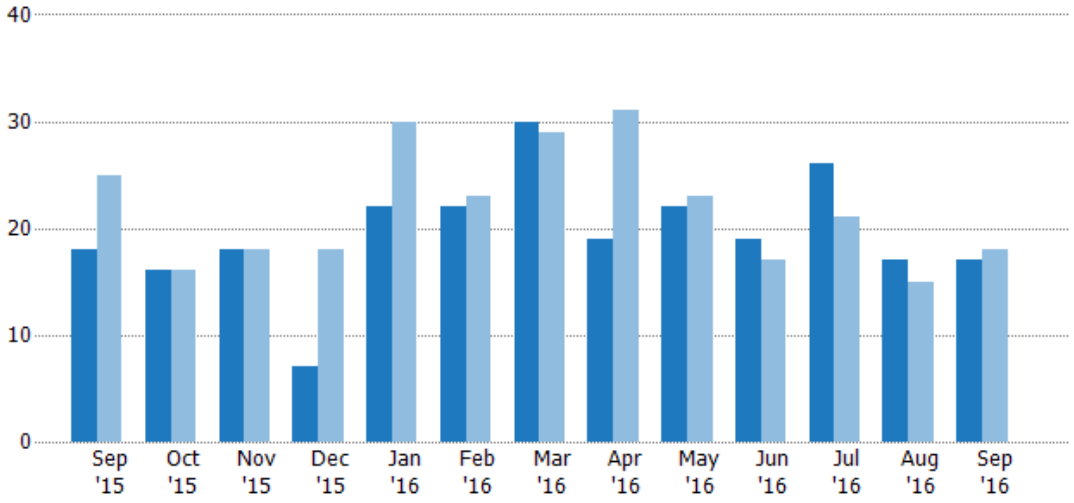
New Listings

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.
Sep '16	17	-5.6%
Sep '15	18	-28%
Sep '14	25	4%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	18	16	18	7	22	22	30	19	22	19	26	17	17
Prior Year	25	16	18	18	30	23	29	31	23	17	21	15	18
Percent Change from Prior Year	-28%	0%	0%	-61%	-27%	-4%	3%	-39%	-4%	12%	24%	13%	-6%

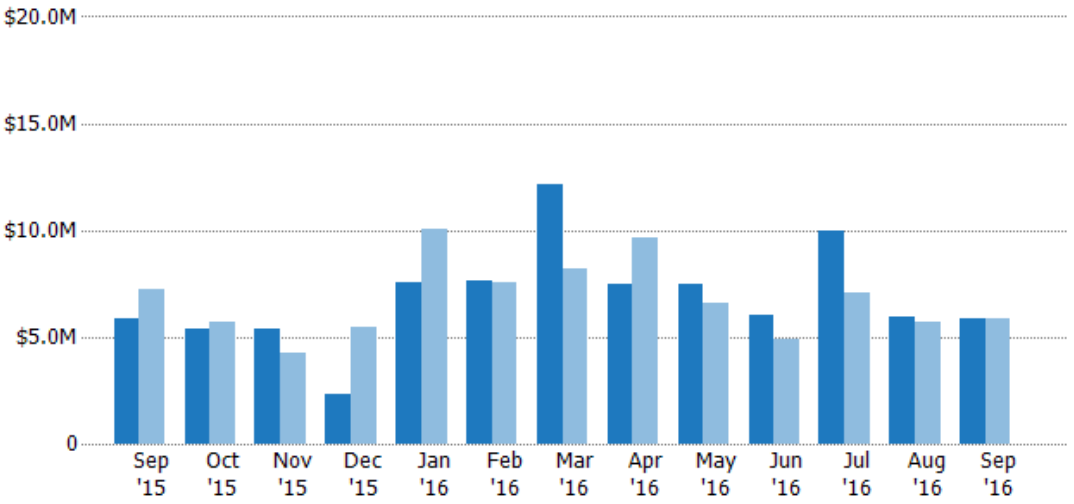
New Listing Volume

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.
Sep '16	$5.89M	0.3%
Sep '15	$5.88M	-19%
Sep '14	$7.25M	-4%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$5.88M	$5.38M	$5.37M	$2.34M	$7.59M	$7.66M	$12.1M	$7.47M	$7.5M	$6.06M	$10M	$5.93M	$5.89M
Prior Year	$7.25M	$5.73M	$4.24M	$5.44M	$10M	$7.55M	$8.23M	$9.64M	$6.56M	$4.91M	$7.05M	$5.72M	$5.88M
Percent Change from Prior Year	-19%	-6%	27%	-57%	-24%	2%	47%	-23%	14%	23%	42%	4%	0%

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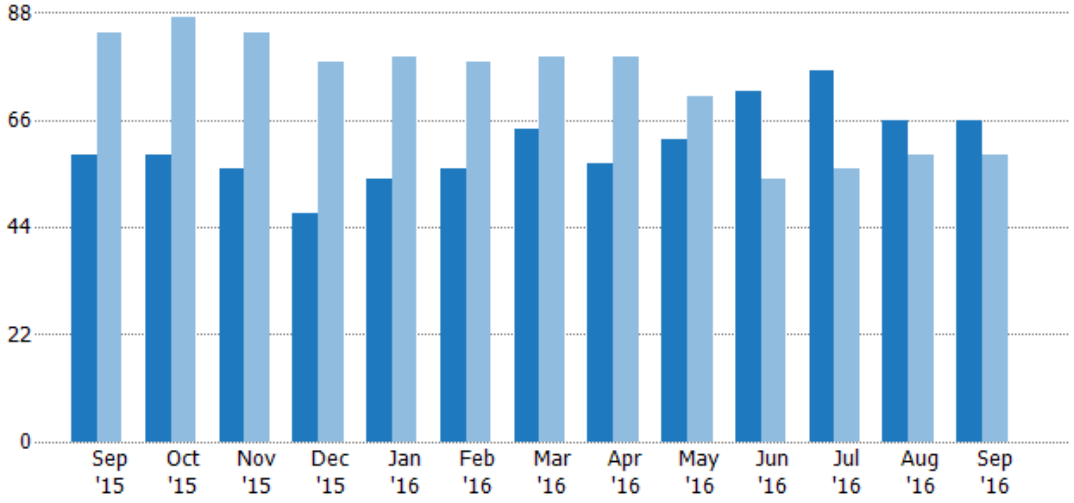
Active Listings

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.
Sep '16	66	11.9%
Sep '15	59	-29.8%
Sep '14	84	-33.3%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	59	59	56	47	54	56	64	57	62	72	76	66	66
Prior Year	84	87	84	78	79	78	79	79	71	54	56	59	59
Percent Change from Prior Year	-30%	-32%	-33%	-40%	-32%	-28%	-19%	-28%	-13%	33%	36%	12%	12%

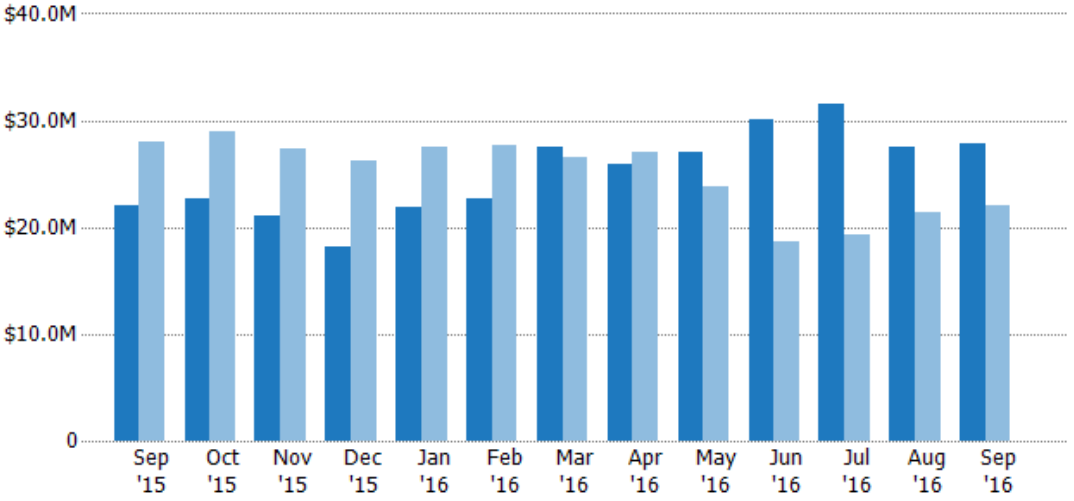
Active Listing Volume

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.
Sep '16	$27.8M	25.9%
Sep '15	$22.1M	-20.9%
Sep '14	$28M	-40.6%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$22.1M	$22.6M	$21.1M	$18.2M	$21.9M	$22.7M	$27.4M	$25.9M	$27.1M	$30M	$31.6M	$27.5M	$27.8M
Prior Year	$28M	$29M	$27.3M	$26.3M	$27.5M	$27.7M	$26.6M	$27.1M	$23.9M	$18.7M	$19.3M	$21.5M	$22.1M
Percent Change from Prior Year	-21%	-22%	-23%	-31%	-21%	-18%	3%	-4%	13%	60%	63%	28%	26%

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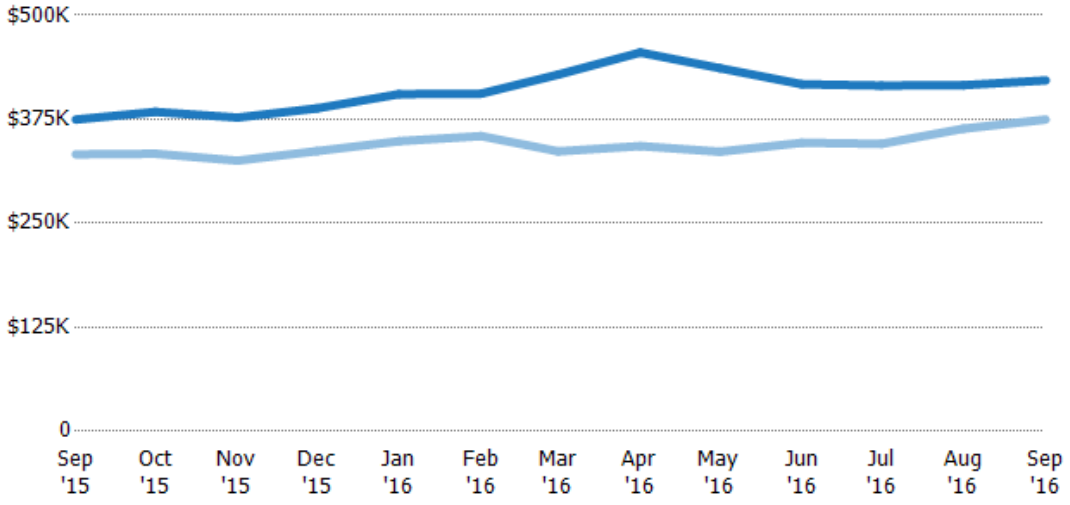
Average Listing Price

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.
Sep '16	$422K	12.5%
Sep '15	$375K	12.6%
Sep '14	$333K	-10.9%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$375K	$384K	$377K	$388K	$405K	$406K	$429K	$455K	$436K	$417K	$416K	$416K	$422K
Prior Year	$333K	$334K	$325K	$337K	$349K	$355K	$336K	$343K	$336K	$347K	$345K	$364K	$375K
Percent Change from Prior Year	13%	15%	16%	15%	16%	14%	27%	33%	30%	20%	20%	14%	13%

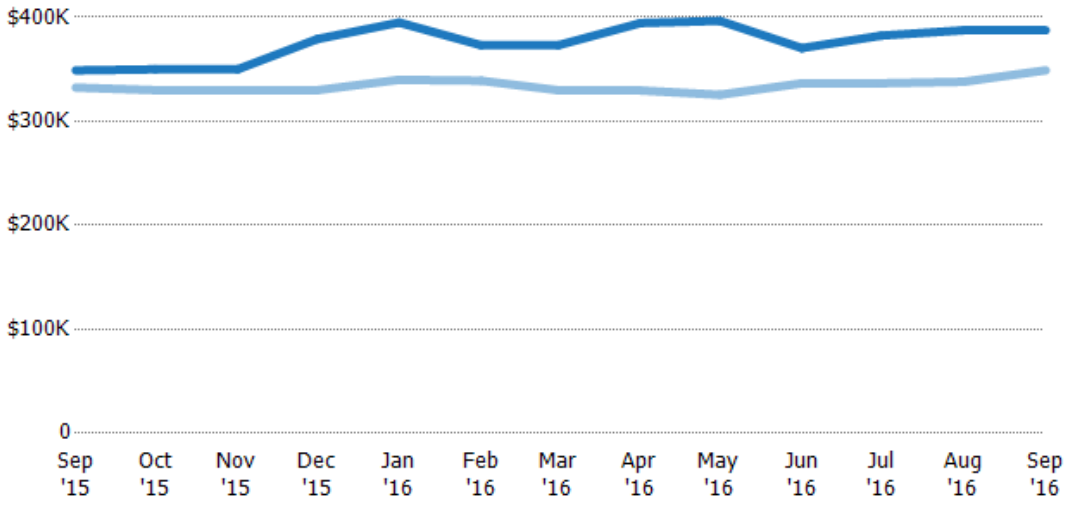
Median Listing Price

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.
Sep '16	$388K	11%
Sep '15	$349K	5%
Sep '14	$332K	-10.3%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$349K	$350K	$350K	$379K	$395K	$373K	$373K	$394K	$397K	$370K	$382K	$388K	$388K
Prior Year	$332K	$330K	$330K	$330K	$340K	$339K	$330K	$330K	$325K	$337K	$337K	$338K	$349K
Percent Change from Prior Year	5%	6%	6%	15%	16%	10%	13%	20%	22%	10%	14%	15%	11%

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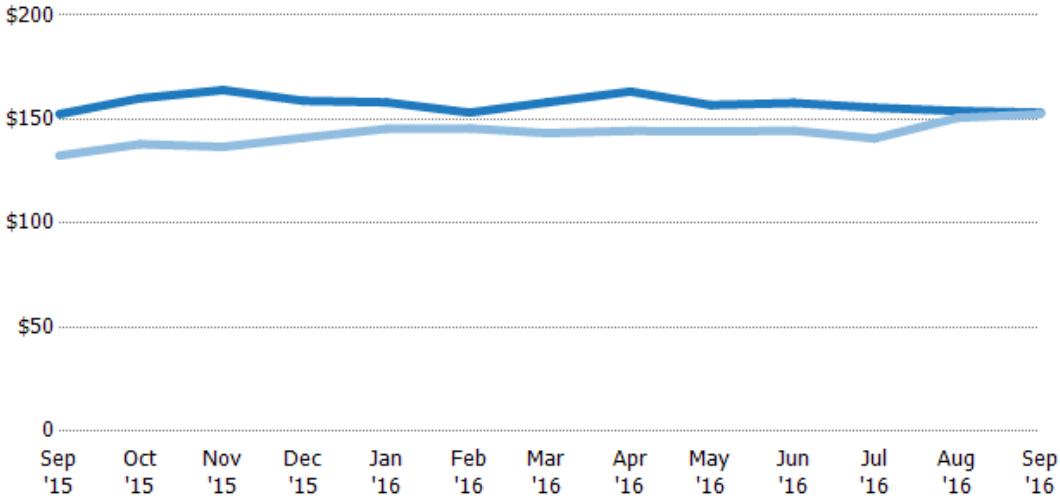
Average Listing Price per Sq Ft

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.
Sep '16	$153	0.4%
Sep '15	$152	15.1%
Sep '14	$133	-2.7%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$152	$160	$164	$159	$158	$153	$158	$163	$157	$158	$156	$154	$153
Prior Year	$133	$138	$137	$141	$145	$146	$143	$144	$144	$144	$141	$151	$152
Percent Change from Prior Year	15%	16%	20%	13%	9%	5%	10%	13%	9%	9%	11%	2%	0%

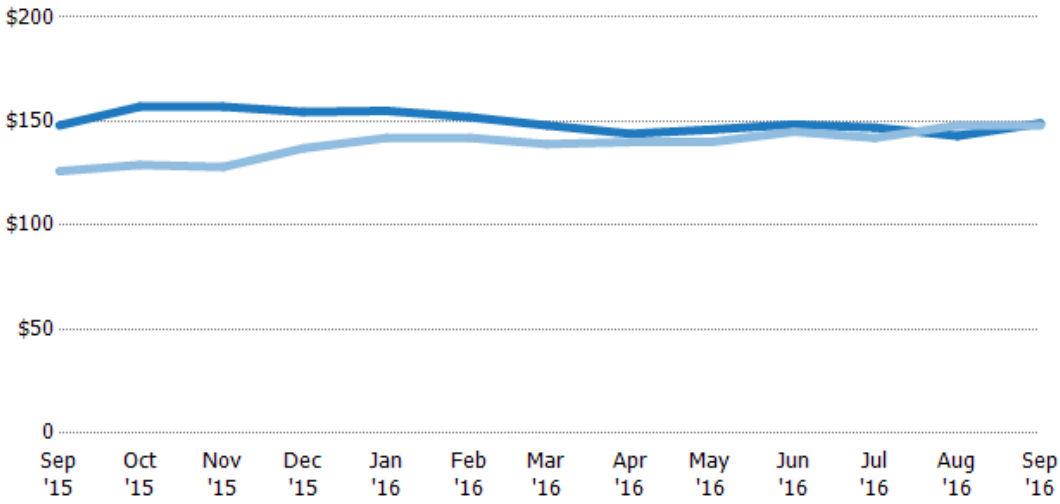
Median Listing Price per Sq Ft

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.
Sep '16	$149	0.7%
Sep '15	$148	17.5%
Sep '14	$126	-8.7%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$148	$157	$157	$155	$155	$152	$148	$144	$146	$149	$147	$143	$149
Prior Year	$126	$129	$128	$137	$142	$142	$139	$140	$140	$145	$142	$148	$148
Percent Change from Prior Year	17%	22%	23%	13%	9%	7%	6%	3%	4%	2%	4%	-3%	1%

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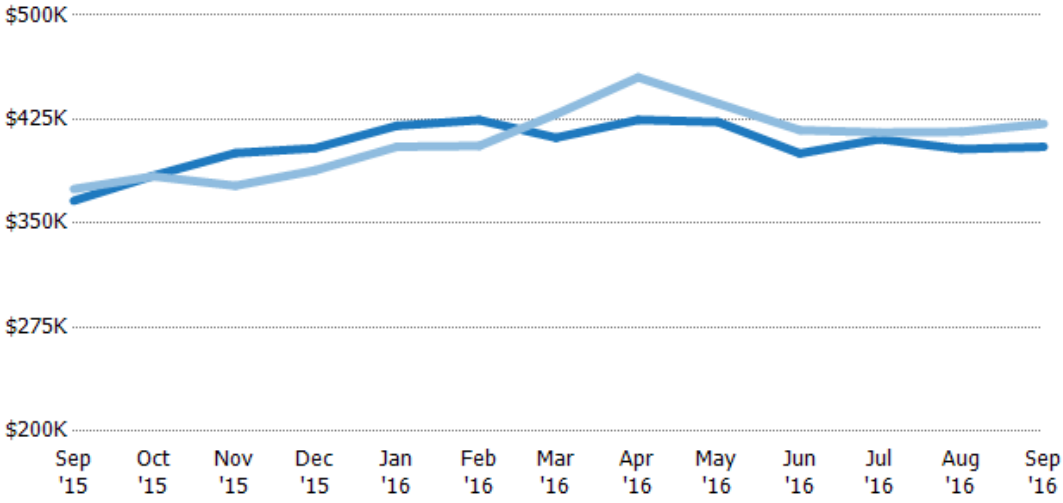
Average Listing Price vs Average Est Value

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



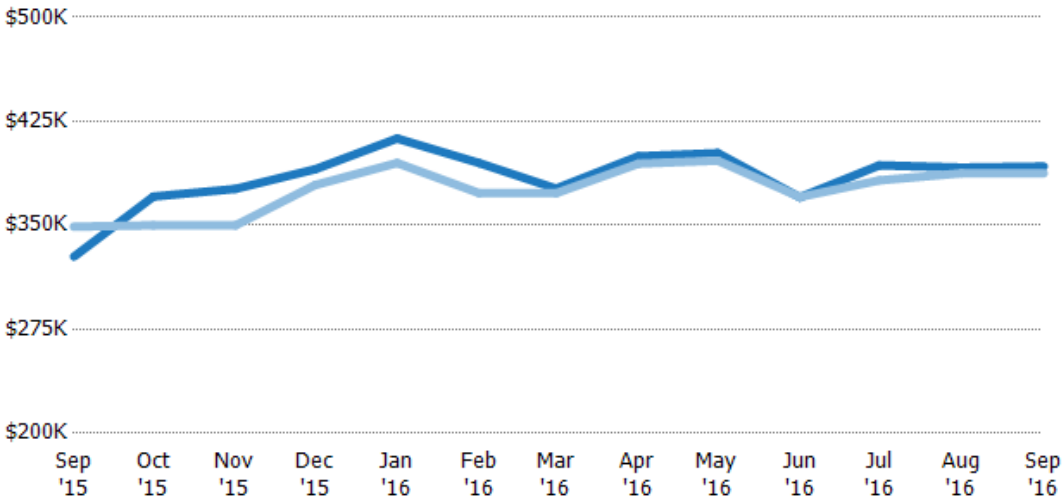
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Avg Est Value	$366K	$384K	$401K	$404K	$420K	$424K	$412K	$425K	$423K	$400K	$411K	$403K	$405K
Avg Listing Price	$375K	$384K	$377K	$388K	$405K	$406K	$429K	$455K	$436K	$417K	$416K	$416K	$422K
Avg Listing Price as a % of Avg Est Value	102%	100%	94%	96%	96%	96%	104%	107%	103%	104%	101%	103%	104%

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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Median Est Value	$327K	$371K	$376K	$390K	$413K	$395K	$376K	$400K	$402K	$370K	$393K	$392K	$392K
Median Listing Price	$349K	$350K	$350K	$379K	$395K	$373K	$373K	$394K	$397K	$370K	$382K	$388K	$388K
Med Listing Price as a % of Med Est Value	107%	94%	93%	97%	96%	94%	99%	99%	99%	100%	97%	99%	99%

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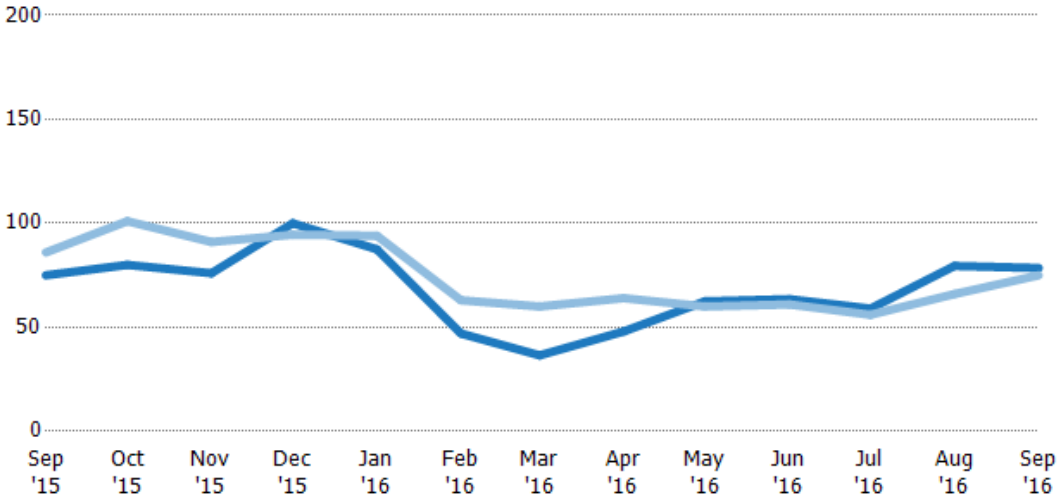
Median Days in RPR

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.
Sep '16	78.5	4.7%
Sep '15	75	-12.8%
Sep '14	86	-29.7%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	75	80	76	100	87.5	47	36.5	48	62.5	63.5	59	79.5	78.5
Prior Year	86	101	91	94.5	94	63	60	64	60	61	56	66	75
Percent Change from Prior Year	-13%	-21%	-16%	6%	-7%	-25%	-39%	-25%	4%	4%	5%	20%	5%

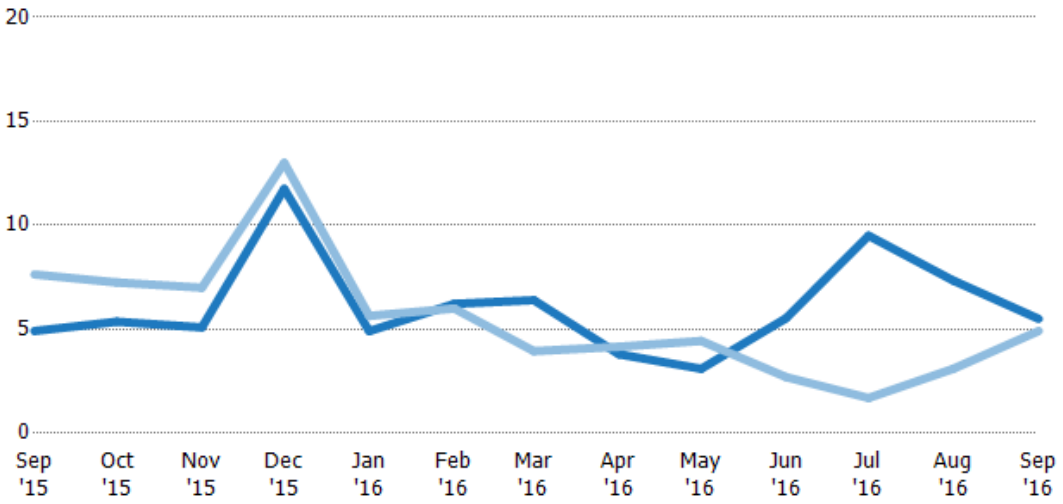
Months of Inventory

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.
Sep '16	5.5	11.9%
Sep '15	4.92	-35.6%
Sep '14	7.64	-65.1%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	4.92	5.36	5.09	11.8	4.91	6.22	6.4	3.8	3.1	5.54	9.5	7.33	5.5
Prior Year	7.64	7.25	7	13	5.64	6	3.95	4.16	4.44	2.7	1.7	3.11	4.92
Percent Change from Prior Year	-36%	-26%	-27%	-10%	-13%	4%	62%	-9%	-30%	105%	460%	136%	12%

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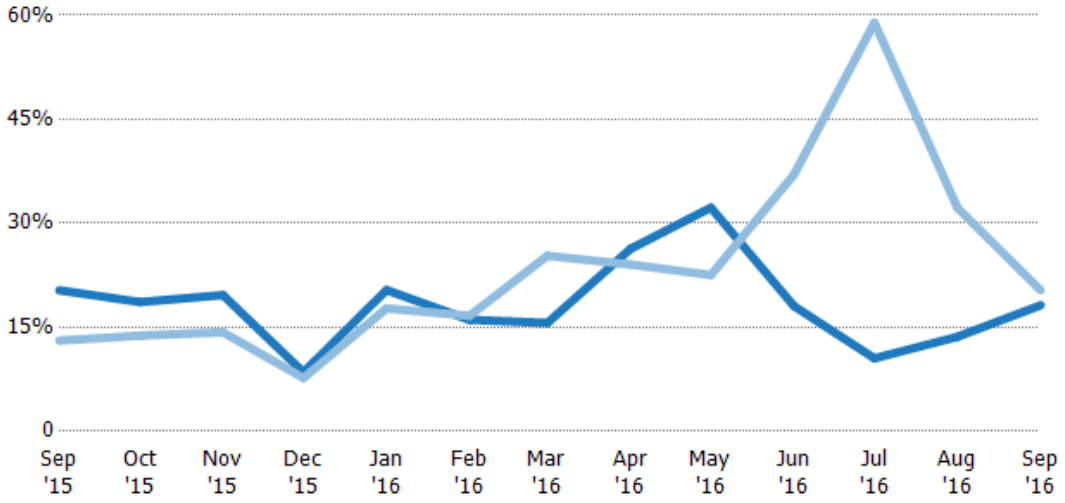
Absorption Rate

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.
Sep '16	18%	2.2%
Sep '15	20%	-7.2%
Sep '14	13%	186.5%



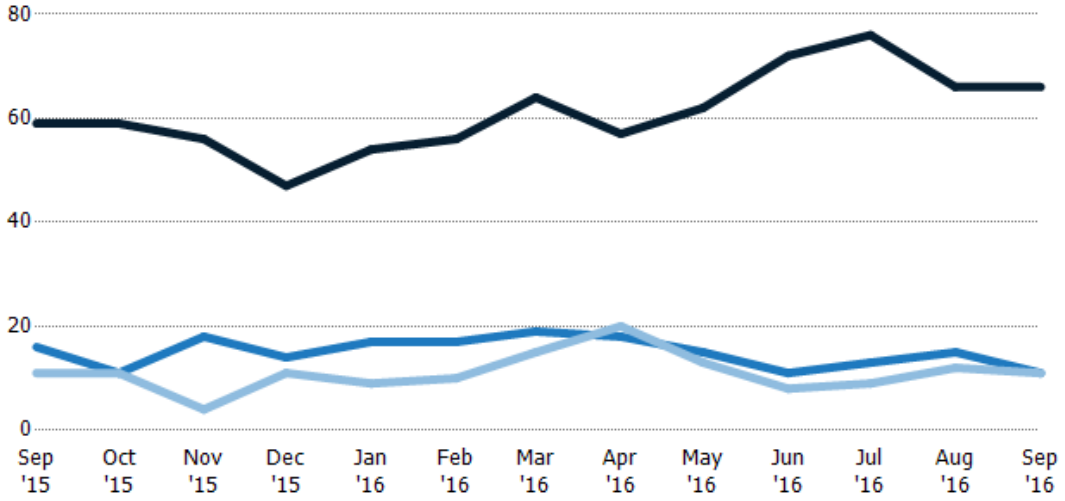
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	20%	19%	20%	9%	20%	16%	16%	26%	32%	18%	11%	14%	18%
Prior Year	13%	14%	14%	8%	18%	17%	25%	24%	23%	37%	59%	32%	20%
Change from Prior Year	-7%	-5%	-5%	-1%	-3%	1%	10%	-2%	-10%	19%	48%	19%	2%

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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Active	59	59	56	47	54	56	64	57	62	72	76	66	66
Pending	16	11	18	14	17	17	19	18	15	11	13	15	11
Sold	11	11	4	11	9	10	15	20	13	8	9	12	11

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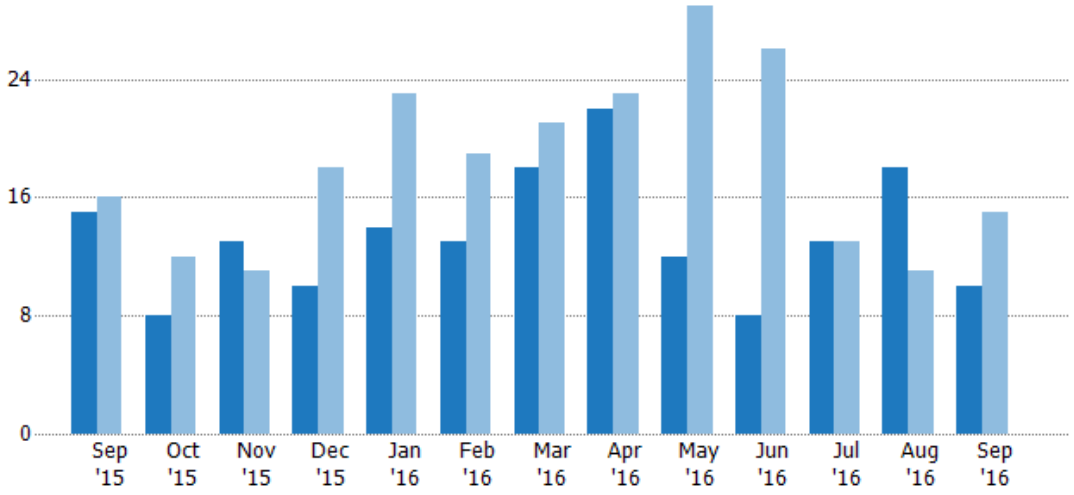
New Pending Sales

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.
Sep '16	10	-33.3%
Sep '15	15	-6.3%
Sep '14	16	12.5%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	15	8	13	10	14	13	18	22	12	8	13	18	10
Prior Year	16	12	11	18	23	19	21	23	29	26	13	11	15
Percent Change from Prior Year	-6%	-33%	18%	-44%	-39%	-32%	-14%	-4%	-59%	-69%	0%	64%	-33%

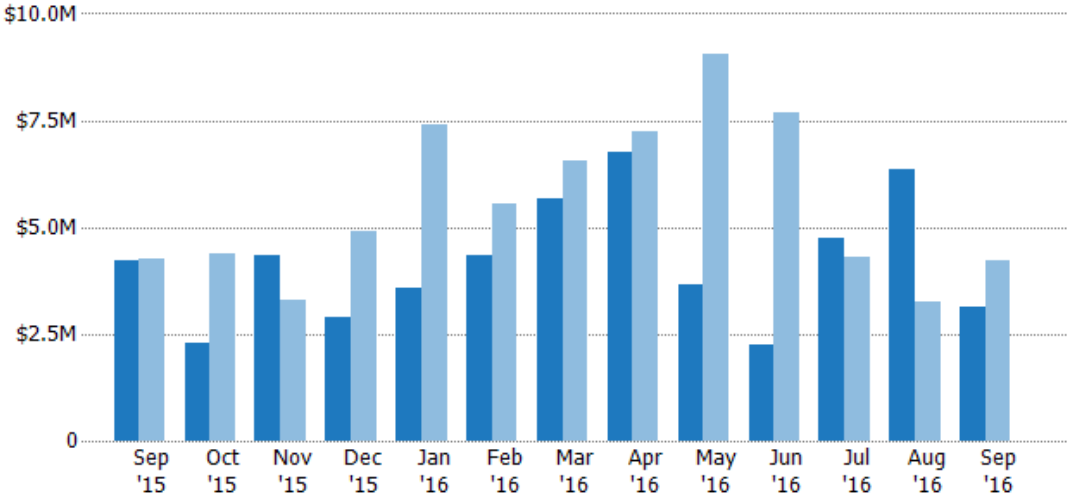
New Pending Sales Volume

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.
Sep '16	$3.13M	-26.1%
Sep '15	$4.23M	-0.3%
Sep '14	$4.24M	45.6%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$4.23M	$2.3M	$4.32M	$2.91M	$3.56M	$4.36M	$5.65M	$6.75M	$3.65M	$2.24M	$4.75M	$6.35M	$3.13M
Prior Year	$4.24M	$4.37M	$3.29M	$4.89M	$7.41M	$5.54M	$6.57M	$7.24M	$9.06M	$7.7M	$4.3M	$3.25M	$4.23M
Percent Change from Prior Year	0%	-47%	31%	-41%	-52%	-21%	-14%	-7%	-60%	-71%	11%	96%	-26%

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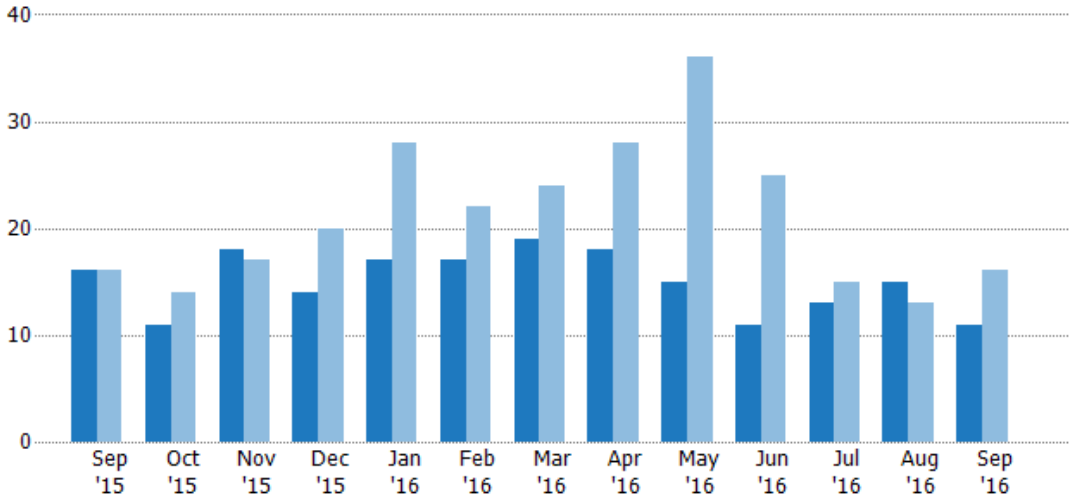
Pending Sales

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.
Sep '16	11	-31.3%
Sep '15	16	0%
Sep '14	16	0%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	16	11	18	14	17	17	19	18	15	11	13	15	11
Prior Year	16	14	17	20	28	22	24	28	36	25	15	13	16
Percent Change from Prior Year	0%	-21%	6%	-30%	-39%	-23%	-21%	-36%	-58%	-56%	-13%	15%	-31%

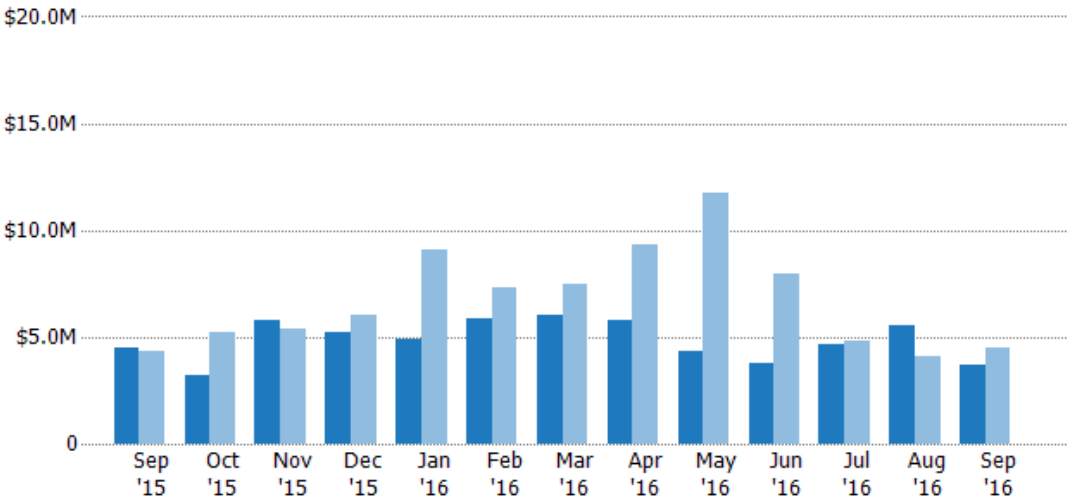
Pending Sales Volume

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.
Sep '16	$3.73M	-17.3%
Sep '15	$4.51M	4.7%
Sep '14	$4.3M	20.5%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$4.51M	$3.24M	$5.79M	$5.23M	$4.89M	$5.88M	$6.05M	$5.76M	$4.36M	$3.74M	$4.65M	$5.51M	$3.73M
Prior Year	$4.3M	$5.25M	$5.36M	$6.04M	$9.09M	$7.32M	$7.47M	$9.3M	$11.8M	$7.97M	$4.81M	$4.09M	$4.51M
Percent Change from Prior Year	5%	-38%	8%	-13%	-46%	-20%	-19%	-38%	-63%	-53%	-3%	35%	-17%

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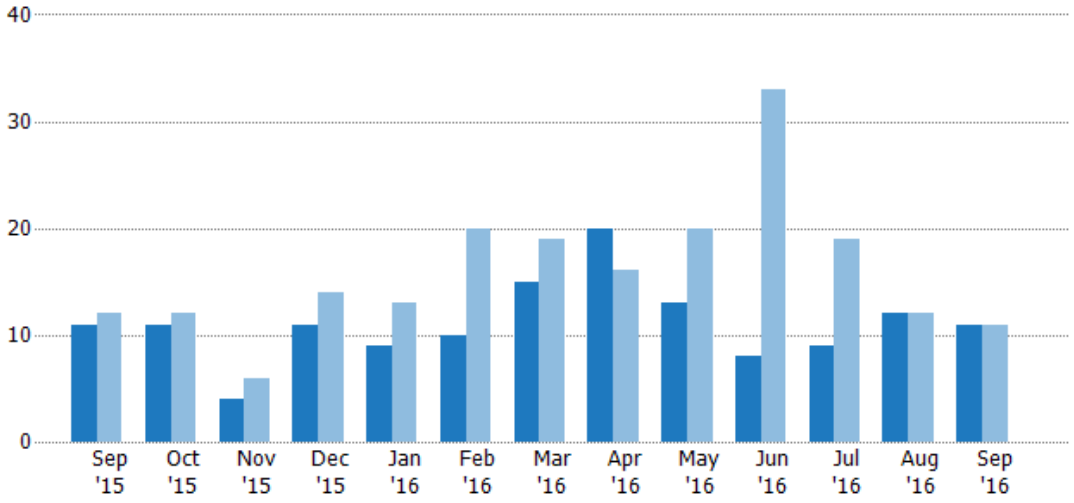
Closed Sales

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.
Sep '16	11	0%
Sep '15	11	-8.3%
Sep '14	12	0%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	11	11	4	11	9	10	15	20	13	8	9	12	11
Prior Year	12	12	6	14	13	20	19	16	20	33	19	12	11
Percent Change from Prior Year	-8%	-8%	-33%	-21%	-31%	-50%	-21%	25%	-35%	-76%	-53%	0%	0%

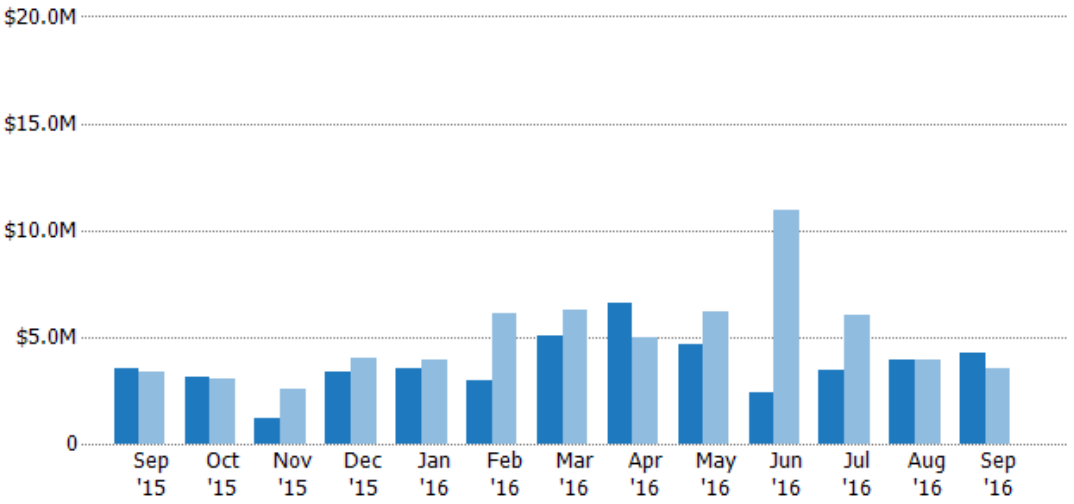
Closed Sales Volume

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.
Sep '16	$4.27M	22.1%
Sep '15	$3.5M	3.5%
Sep '14	$3.38M	5.7%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$3.5M	$3.15M	$1.17M	$3.39M	$3.5M	$2.97M	$5.04M	$6.61M	$4.66M	$2.42M	$3.44M	$3.97M	$4.27M
Prior Year	$3.38M	$3.04M	$2.59M	$3.99M	$3.91M	$6.14M	$6.3M	$4.99M	$6.17M	$10.9M	$5.99M	$3.9M	$3.5M
Percent Change from Prior Year	3%	3%	-55%	-15%	-11%	-52%	-20%	33%	-25%	-78%	-43%	2%	22%

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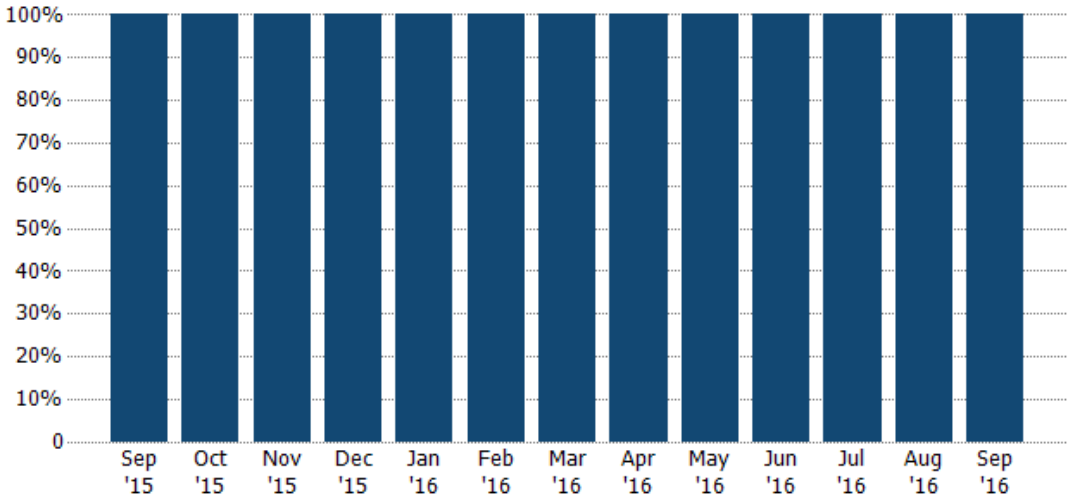
Closed Sales by Property Type

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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

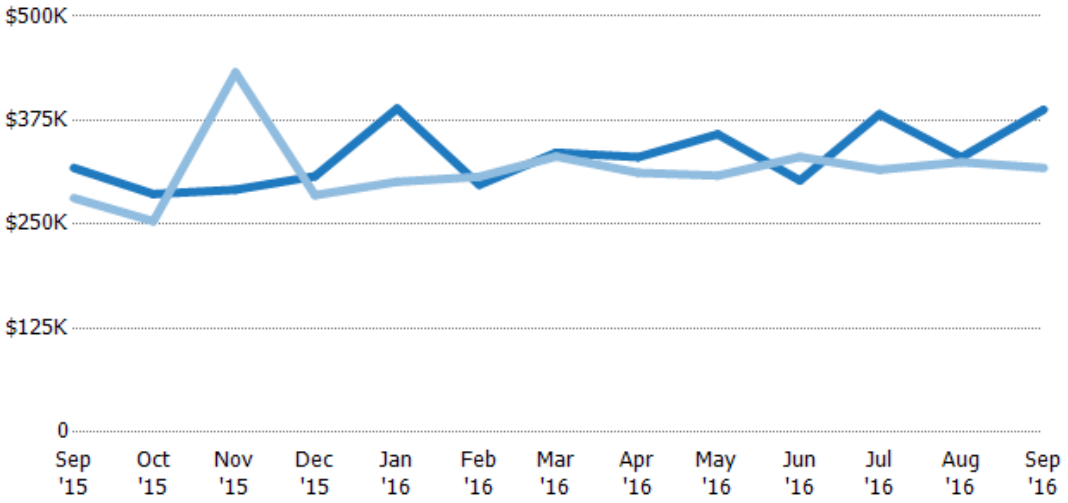
Average Sales Price

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.
Sep '16	$388K	22.1%
Sep '15	$318K	12.9%
Sep '14	$281K	5.7%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$318K	$286K	$292K	$308K	$389K	$297K	$336K	$331K	$358K	$303K	$382K	$330K	$388K
Prior Year	$281K	$254K	$432K	$285K	$301K	$307K	$331K	$312K	$308K	$331K	$316K	$325K	$318K
Percent Change from Prior Year	13%	13%	-33%	8%	29%	-3%	1%	6%	16%	-9%	21%	2%	22%

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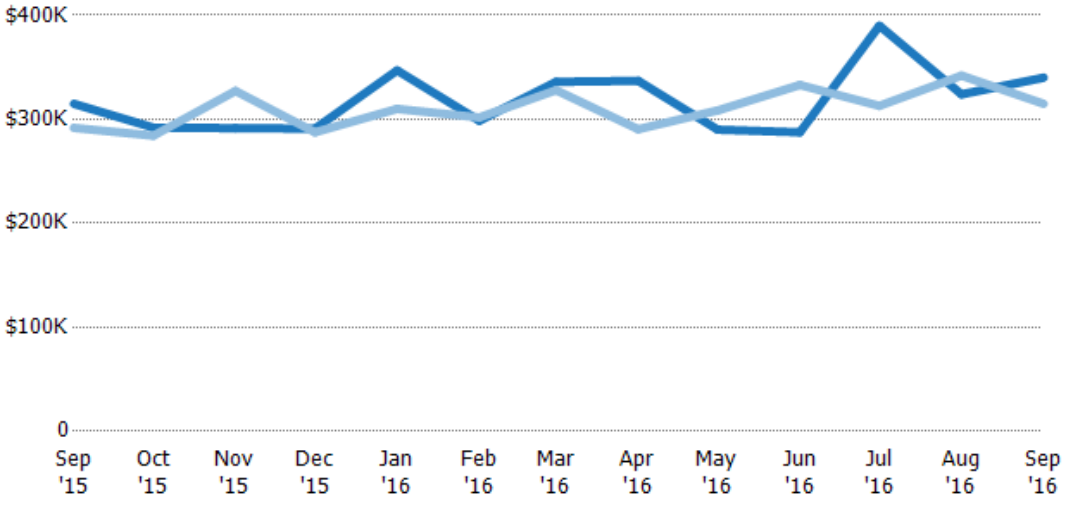
Median Sales Price

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.
Sep '16	$340K	8%
Sep '15	$315K	7.9%
Sep '14	$292K	2%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$315K	$292K	$292K	$291K	$347K	$299K	$336K	$337K	$290K	$288K	$390K	$324K	$340K
Prior Year	$292K	$284K	$327K	$288K	$310K	$302K	$328K	$290K	$309K	$333K	$313K	$342K	$315K
Percent Change from Prior Year	8%	3%	-11%	1%	12%	-1%	2%	16%	-6%	-14%	25%	-5%	8%

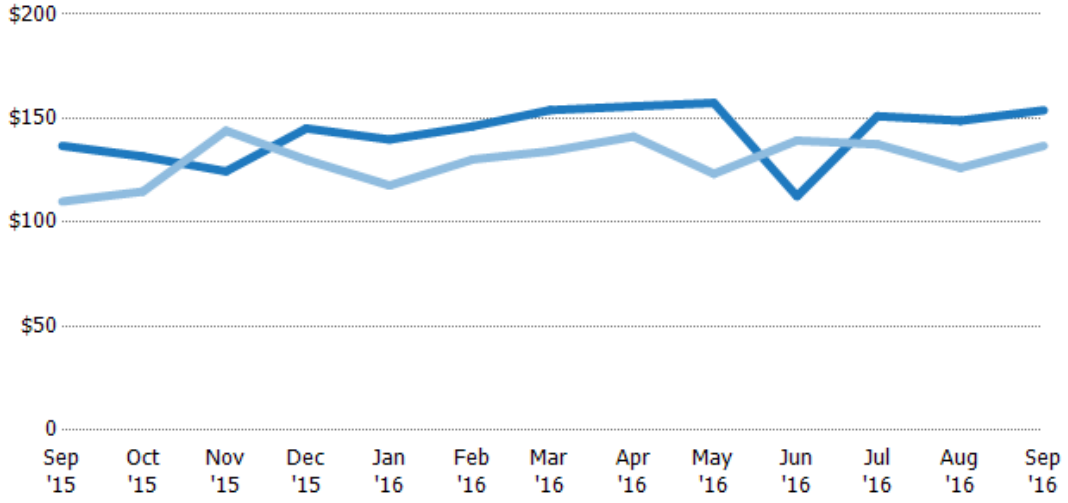
Average Sales Price per Sq Ft

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.
Sep '16	$154	12.5%
Sep '15	$137	24.3%
Sep '14	$110	10.8%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$137	$132	$125	$145	$140	$146	$154	$156	$157	$113	$151	$149	$154
Prior Year	$110	$115	$144	$130	$118	$130	$134	$141	$123	$139	$137	$126	$137
Percent Change from Prior Year	24%	15%	-14%	12%	19%	12%	15%	10%	28%	-19%	10%	18%	13%

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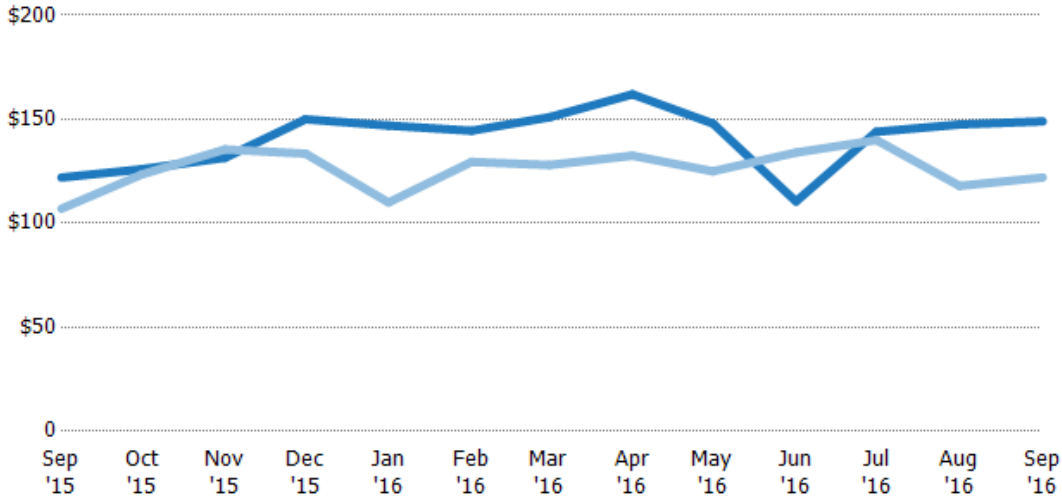
Median Sales Price per Sq Ft

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.
Sep '16	$149	22.1%
Sep '15	$122	14%
Sep '14	$107	18.7%



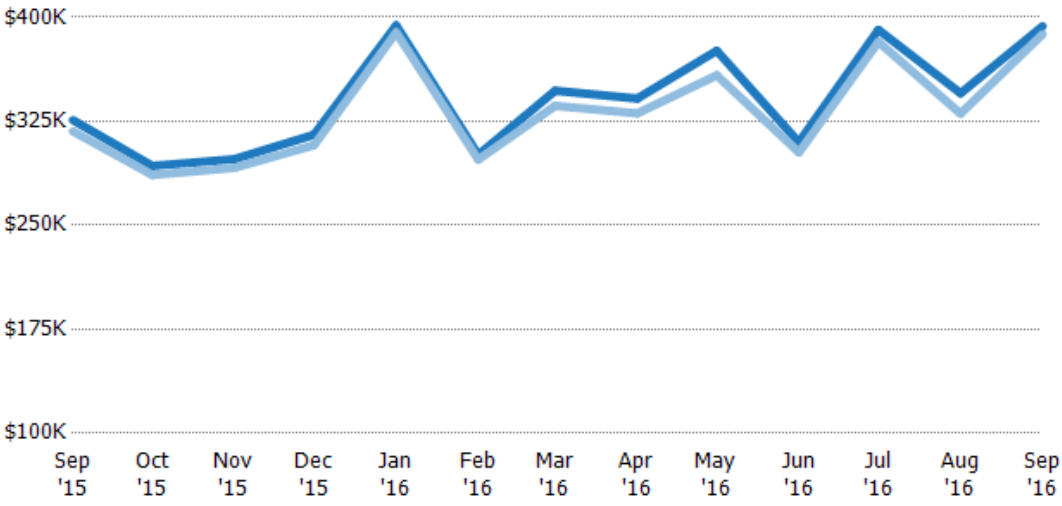
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	$122	$126	$132	$150	$147	$145	$151	$162	$148	$111	$144	$148	$149
Prior Year	$107	$124	$136	$134	$110	$130	$128	$133	$125	$134	$140	$118	$122
Percent Change from Prior Year	14%	2%	-3%	12%	34%	12%	18%	22%	18%	-18%	3%	25%	22%

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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Avg List Price	$326K	$293K	$298K	$315K	$394K	$301K	$347K	$341K	$376K	$310K	$391K	$345K	$394K
Avg Sales Price	$318K	$286K	$292K	$308K	$389K	$297K	$336K	$331K	$358K	$303K	$382K	$330K	$388K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	99%	99%	97%	97%	95%	98%	98%	96%	99%

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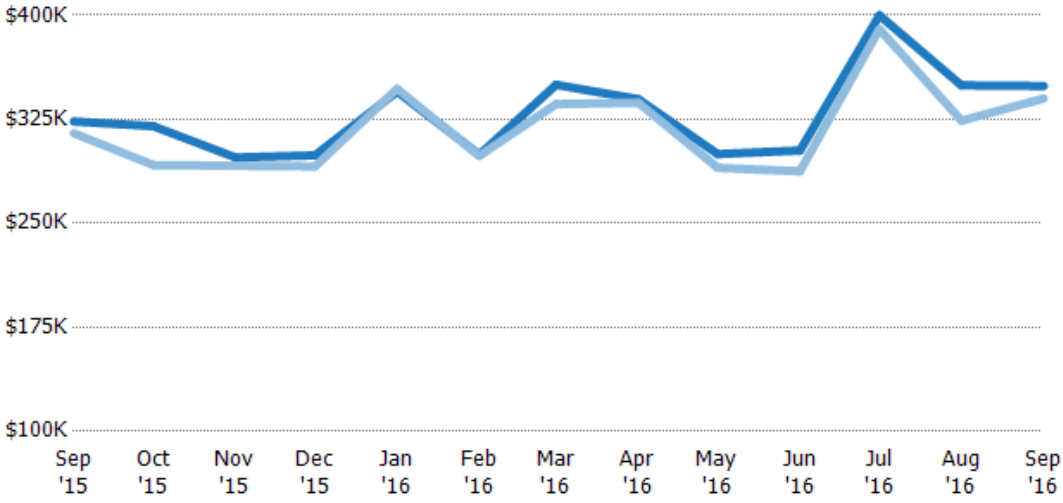
Median Sales Price vs Median Listing Price

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



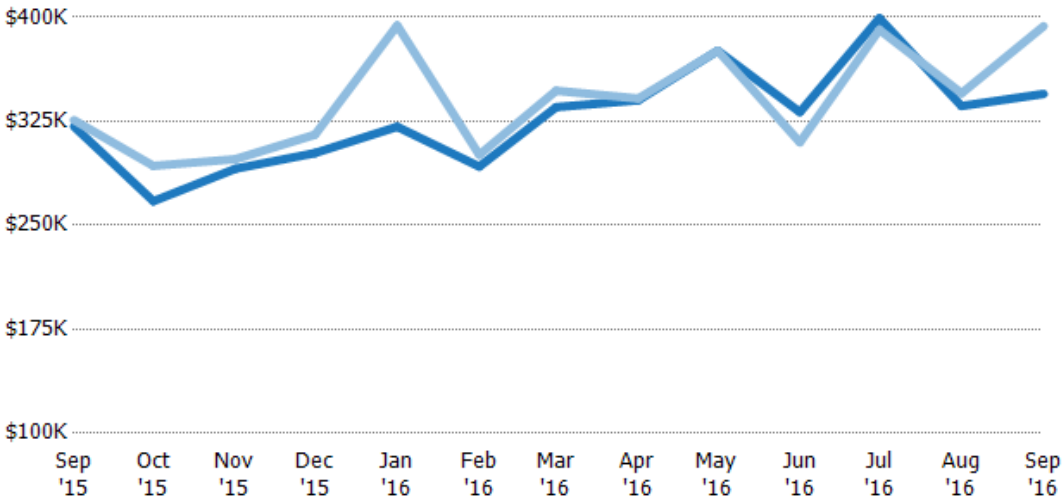
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Median List Price	$323K	$320K	$297K	$299K	$345K	$299K	$350K	$340K	$300K	$302K	$400K	$349K	$349K
Median Sales Price	$315K	$292K	$292K	$291K	$347K	$299K	$336K	$337K	$290K	$288K	$390K	$324K	$340K
Med Sales Price as a % of Med List Price	97%	91%	98%	97%	101%	100%	96%	99%	97%	95%	98%	93%	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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Avg Est Value	$321K	$267K	$291K	$302K	$321K	$292K	$335K	$340K	$376K	$332K	$399K	$336K	$345K
Avg Sales Price	$326K	$293K	$298K	$315K	$394K	$301K	$347K	$341K	$376K	$310K	$391K	$345K	$394K
Avg Sales Price as a % of Avg Est Value	101%	110%	102%	104%	123%	103%	104%	100%	100%	93%	98%	103%	114%

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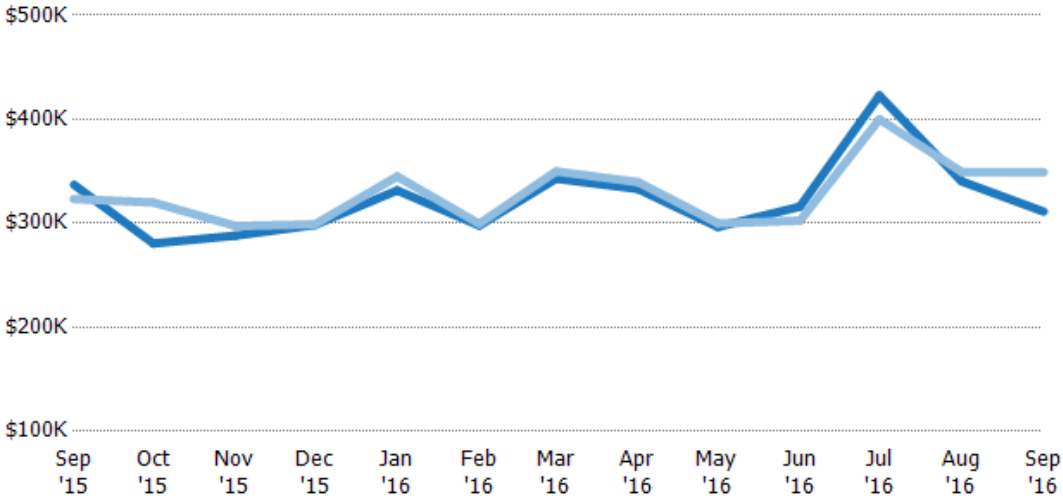
Median Sales Price vs Median Est Value

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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Median Est Value	$337K	$281K	$288K	$298K	$332K	$298K	$343K	$333K	$296K	$316K	$423K	$340K	$311K
Median Sales Price	$323K	$320K	$297K	$299K	$345K	$299K	$350K	$340K	$300K	$302K	$400K	$349K	$349K
Med Sales Price as a % of Med Est Value	96%	114%	103%	100%	104%	101%	102%	102%	101%	96%	95%	103%	112%

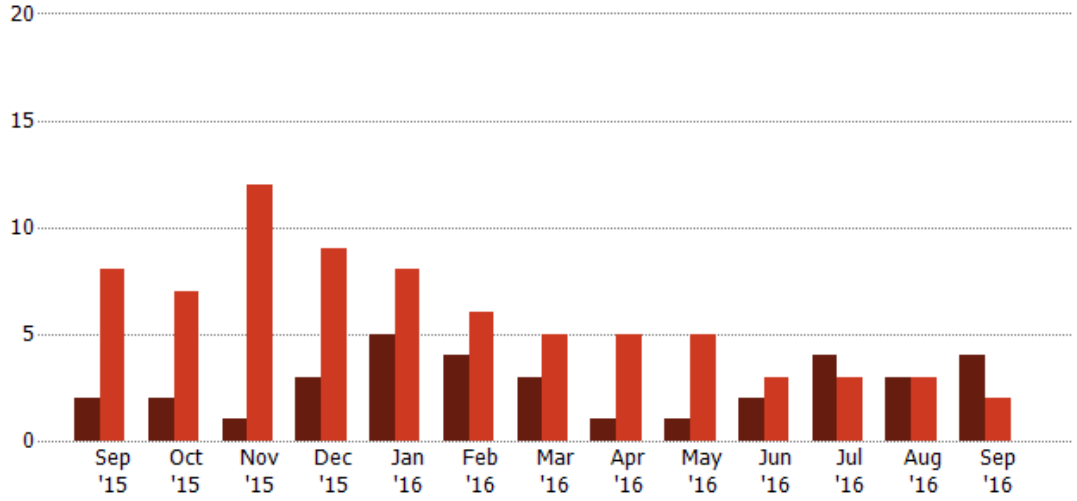
Distressed Listings

The number of distressed single-family, condominum 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.
Sep '16	4	100%
Sep '15	2	-75%
Sep '14	8	25%



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	2	2	1	3	5	4	3	1	1	2	4	3	4
Prior Year	8	7	12	9	8	6	5	5	5	3	3	3	2
Percent Change from Prior Year	-75%	-71%	-92%	-67%	-38%	-33%	-40%	-80%	-80%	-33%	33%	0%	100%

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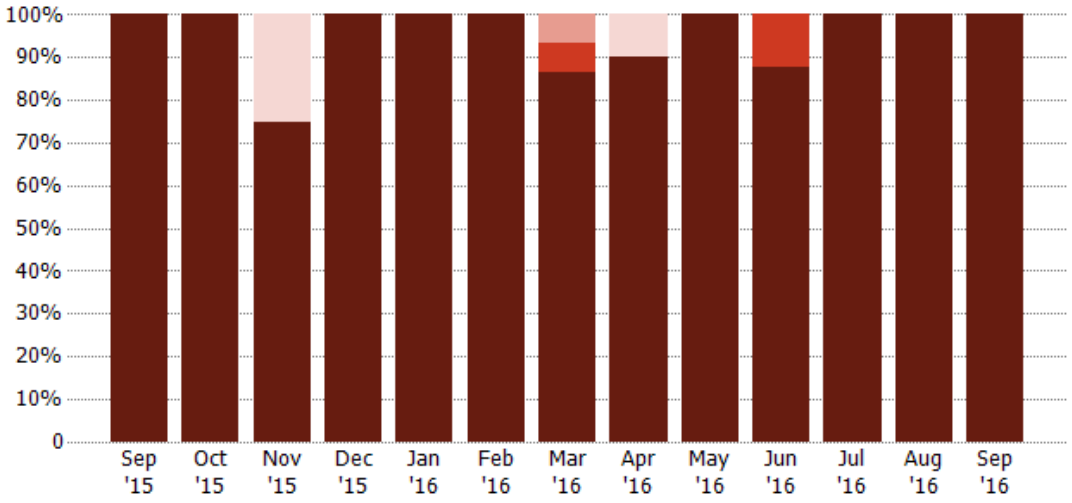
Distressed Sales by Sales Type

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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Pre-Foreclosure	-	-	25%	-	-	-	-	10%	-	-	-	-	-
Short Sale	-	-	-	-	-	-	7%	-	-	-	-	-	-
Foreclosure	-	-	-	-	-	-	7%	-	-	13%	-	-	-
Non-Distressed	100%	100%	75%	100%	100%	100%	87%	90%	100%	88%	100%	100%	100%

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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 %

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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

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