



2019

NEW RIVER MARKET REPORT

August 2019



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	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	19	17	+11.8%	207	223	-7.2%
New Listing Volume	\$9,192,499	\$6,979,349	+31.7%	\$86,346,992	\$87,739,303	-1.6%
Active Listing Count	49	75	-34.7%	N/A	N/A	
Active Listing Volume	\$23,610,275	\$31,583,943	-25.2%	N/A	N/A	
Average Listing Price	\$481,842	\$421,119	+14.4%	\$442,951	\$504,634	-12.2%
Median Listing Price	\$444,900	\$425,000	+4.7%	\$428,463	\$397,211	+7.9%
Average Listing Price per Sq Ft	\$196	\$162	+21.1%	\$183	\$168	+8.7%
Median Listing Price per Sq Ft	\$190	\$167	+13.8%	\$176	\$165	+6.3%
Median Days in RPR	64	93	-31.2%	55.63	68.36	-18.6%
Months of Inventory	1.5	4.7	-67.3%	3.2	5.2	-38.5%
Absorption Rate	65.31%	21.33%	+44%	31.52%	19.39%	+12.1%
Sales Activity Charts Metrics						
New Pending Sales Count	26	26	+/-	224	184	+21.7%
New Pending Sales Volume	\$9,885,379	\$10,050,274	-1.6%	\$87,300,154	\$87,174,963	+0.1%
Pending Sales Count	25	15	+66.7%	N/A	N/A	
Pending Sales Volume	\$25,027,369	\$21,078,700	+18.7%	N/A	N/A	
Closed Sales Count	27	33	-18.2%	169	162	+4.3%
Closed Sales Volume	\$11,430,049	\$12,806,685	-10.7%	\$65,177,034	\$61,636,757	+5.7%
Average Sales Price	\$423,335	\$388,081	+9.1%	\$385,663	\$380,474	+1.4%
Median Sales Price	\$424,990	\$384,425	+10.6%	\$385,704	\$370,259	+4.2%
Average Sales Price per Sq Ft	\$174	\$165	+5.4%	\$167	\$159	+4.8%
Median Sales Price per Sq Ft	\$153	\$161	-5%	\$164	\$158	+3.9%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

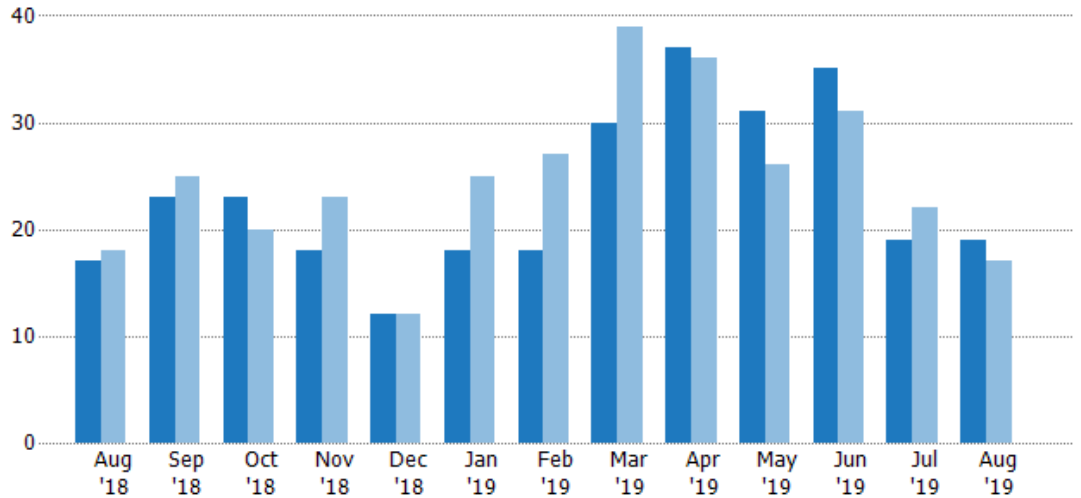
New Listings

The number of new residential 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.
Aug '19	19	11.8%
Aug '18	17	-5.6%
Aug '17	18	-22.2%



Current Year	17	23	23	18	12	18	18	30	37	31	35	19	19
Prior Year	18	25	20	23	12	25	27	39	36	26	31	22	17
Percent Change from Prior Year	-6%	-8%	15%	-22%	0%	-28%	-33%	-23%	3%	19%	13%	-14%	12%

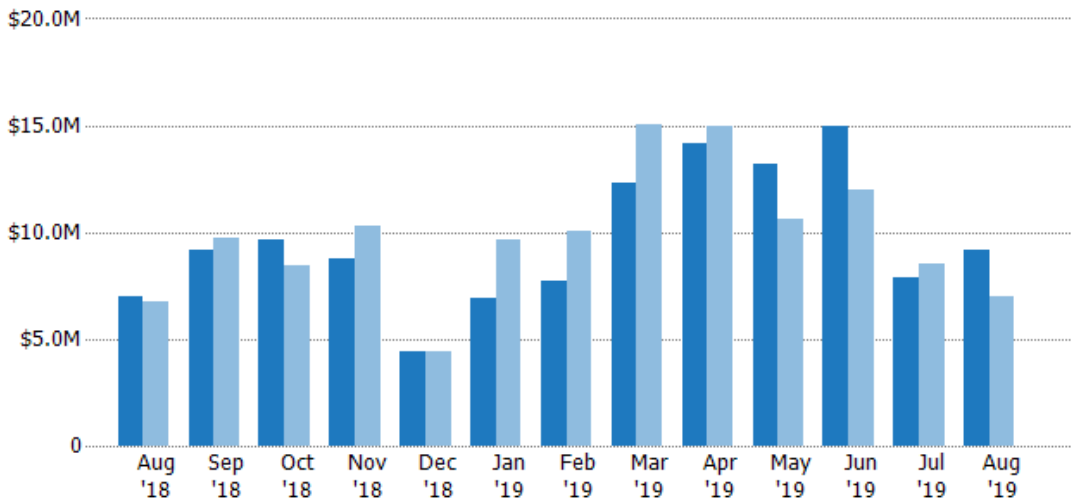
New Listing Volume

The sum of the listing price of residential 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.
Aug '19	\$9.19M	31.7%
Aug '18	\$6.98M	3.1%
Aug '17	\$6.77M	-28.9%



Current Year	\$6.98M	\$9.15M	\$9.63M	\$8.75M	\$4.43M	\$6.93M	\$7.71M	\$12.3M	\$14.1M	\$13.2M	\$15M	\$7.91M	\$9.19M
Prior Year	\$6.77M	\$9.76M	\$8.47M	\$10.3M	\$4.42M	\$9.68M	\$10M	\$15M	\$14.9M	\$10.6M	\$12M	\$8.49M	\$6.98M
Percent Change from Prior Year	3%	-6%	14%	-15%	0%	-28%	-23%	-18%	-5%	24%	25%	-7%	32%

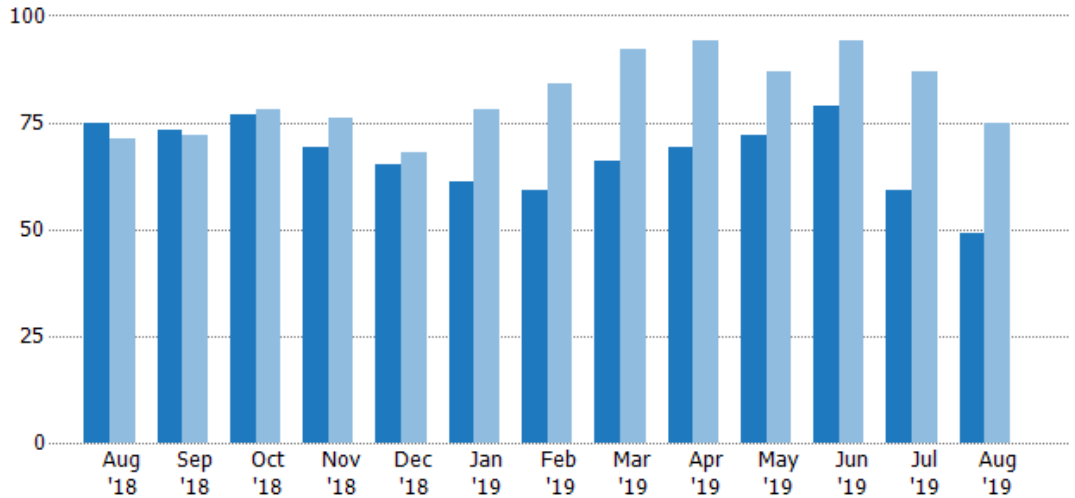
Active Listings

The number of active residential 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.
Aug '19	49	-34.7%
Aug '18	75	5.6%
Aug '17	71	-9.9%



Current Year	75	73	77	69	65	61	59	66	69	72	79	59	49
Prior Year	71	72	78	76	68	78	84	92	94	87	94	87	75
Percent Change from Prior Year	6%	1%	-1%	-9%	-4%	-22%	-30%	-28%	-27%	-17%	-16%	-32%	-35%

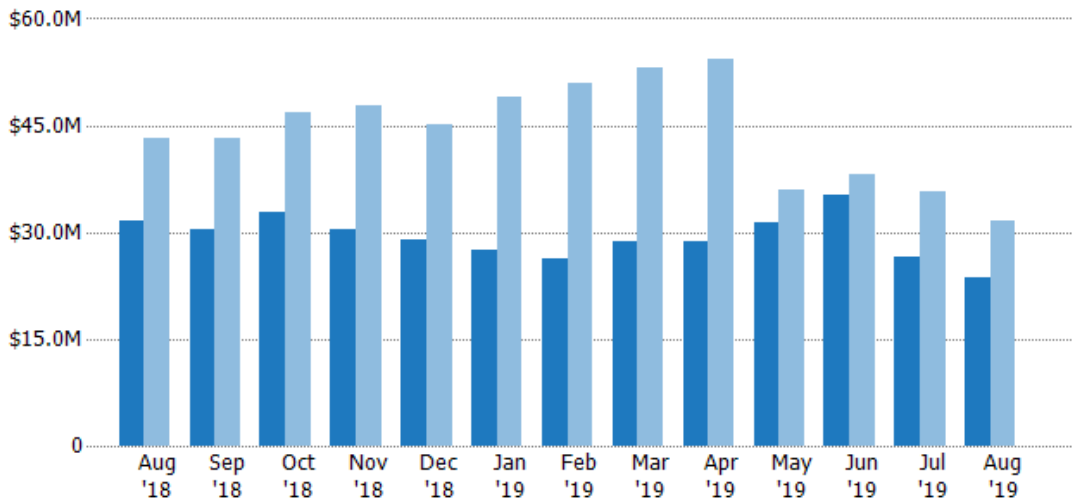
Active Listing Volume

The sum of the listing price of active residential 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.
Aug '19	\$23.6M	-25.2%
Aug '18	\$31.6M	-26.9%
Aug '17	\$43.2M	-38%



Current Year	\$31.6M	\$30.5M	\$32.7M	\$30.3M	\$29M	\$27.5M	\$26.2M	\$28.7M	\$28.7M	\$31.4M	\$35.2M	\$26.4M	\$23.6M
Prior Year	\$43.2M	\$43.3M	\$46.7M	\$47.7M	\$45.1M	\$49.1M	\$50.9M	\$53.1M	\$54.2M	\$36M	\$38M	\$35.8M	\$31.6M
Percent Change from Prior Year	-27%	-30%	-30%	-37%	-36%	-44%	-48%	-46%	-47%	-13%	-7%	-26%	-25%

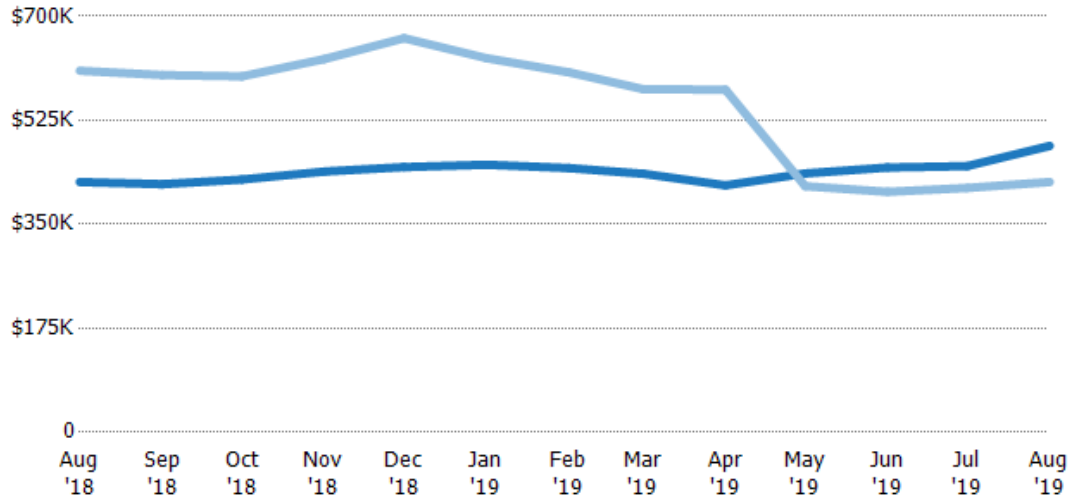
Average Listing Price

The average listing price of active residential 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.
Aug '19	\$482K	14.4%
Aug '18	\$421K	-30.8%
Aug '17	\$608K	-31.2%



Current Year	\$421K	\$417K	\$425K	\$439K	\$446K	\$450K	\$445K	\$435K	\$416K	\$436K	\$446K	\$448K	\$482K
Prior Year	\$608K	\$601K	\$599K	\$628K	\$663K	\$630K	\$606K	\$577K	\$576K	\$414K	\$405K	\$411K	\$421K
Percent Change from Prior Year	-31%	-31%	-29%	-30%	-33%	-28%	-27%	-25%	-28%	5%	10%	9%	14%

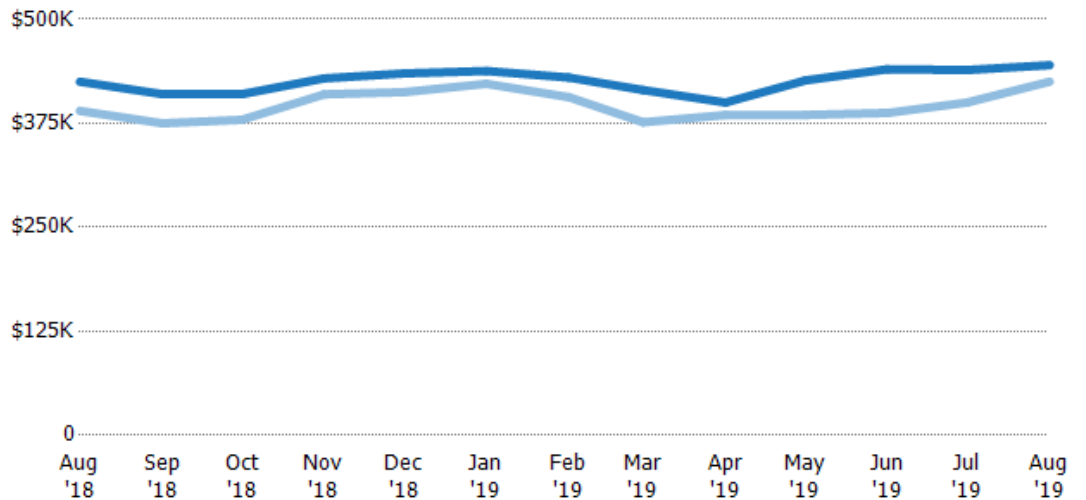
Median Listing Price

The median listing price of active residential 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.
Aug '19	\$445K	4.7%
Aug '18	\$425K	9%
Aug '17	\$390K	-2.7%



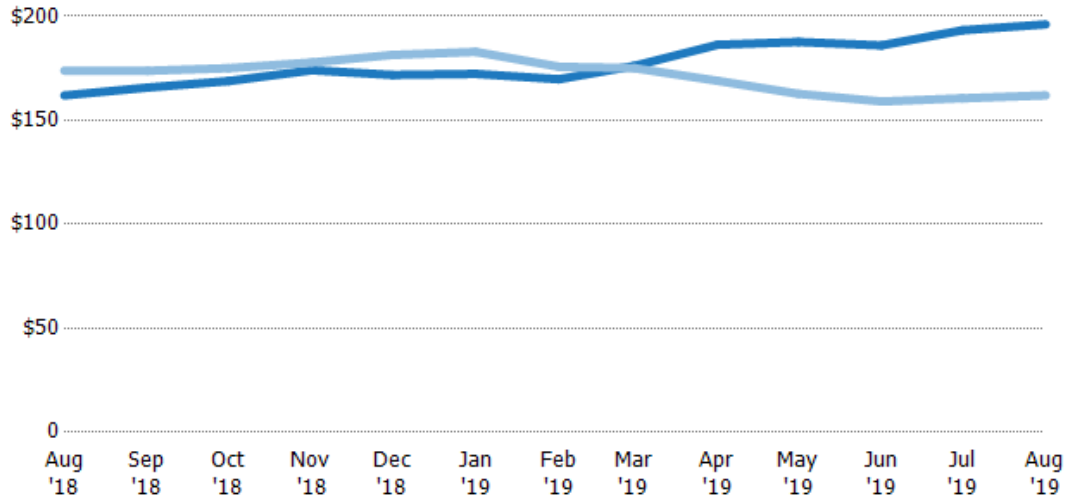
Current Year	\$425K	\$410K	\$410K	\$429K	\$435K	\$438K	\$430K	\$415K	\$400K	\$426K	\$440K	\$439K	\$445K
Prior Year	\$390K	\$375K	\$379K	\$410K	\$412K	\$422K	\$406K	\$376K	\$385K	\$385K	\$387K	\$400K	\$425K
Percent Change from Prior Year	9%	9%	8%	5%	5%	4%	6%	10%	4%	11%	14%	10%	5%

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



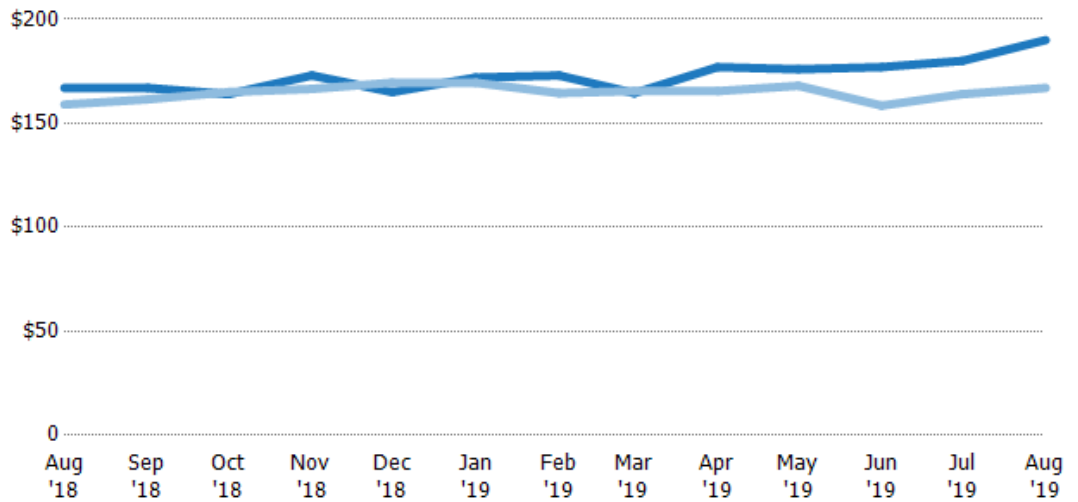
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$162	\$166	\$169	\$174	\$172	\$172	\$170	\$176	\$186	\$188	\$186	\$193	\$196
Prior Year	\$174	\$174	\$175	\$178	\$181	\$183	\$176	\$175	\$169	\$163	\$159	\$161	\$162
Percent Change from Prior Year	-7%	-5%	-4%	-2%	-5%	-6%	-3%	1%	10%	15%	17%	20%	21%

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



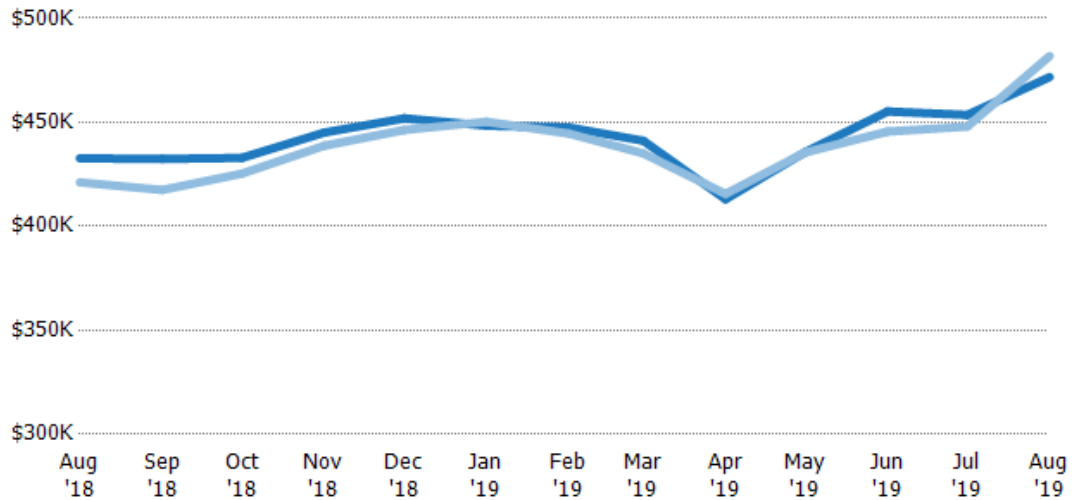
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$167	\$167	\$164	\$173	\$165	\$172	\$173	\$165	\$177	\$176	\$177	\$180	\$190
Prior Year	\$159	\$162	\$165	\$167	\$170	\$170	\$165	\$166	\$166	\$168	\$159	\$164	\$167
Percent Change from Prior Year	5%	3%	-1%	4%	-3%	1%	5%	-1%	7%	5%	12%	10%	14%

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



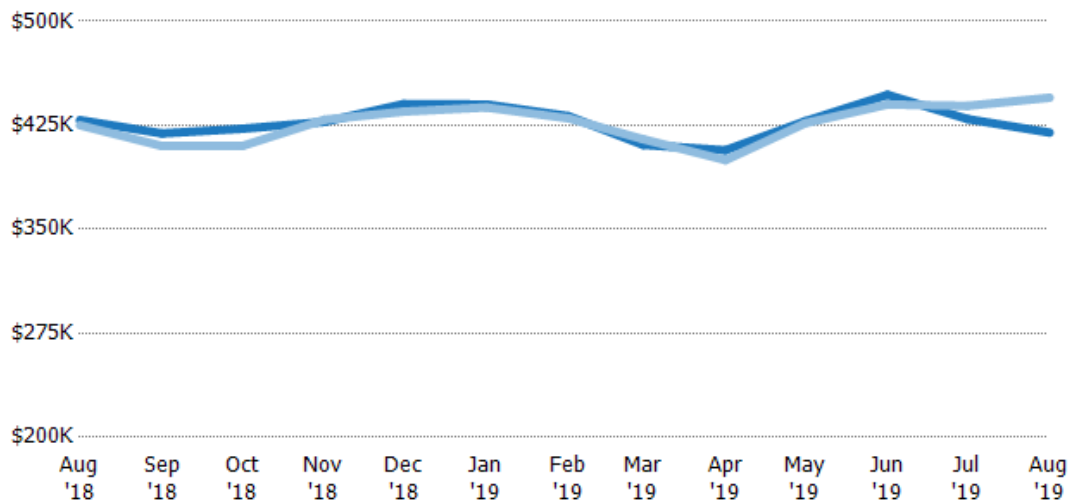
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$433K	\$432K	\$433K	\$445K	\$452K	\$448K	\$448K	\$441K	\$413K	\$436K	\$455K	\$454K	\$472K
Avg Listing Price	\$421K	\$417K	\$425K	\$439K	\$446K	\$450K	\$445K	\$435K	\$416K	\$436K	\$446K	\$448K	\$482K
Avg Listing Price as a % of Avg Est Value	97%	97%	98%	99%	99%	100%	99%	99%	101%	100%	98%	99%	102%

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



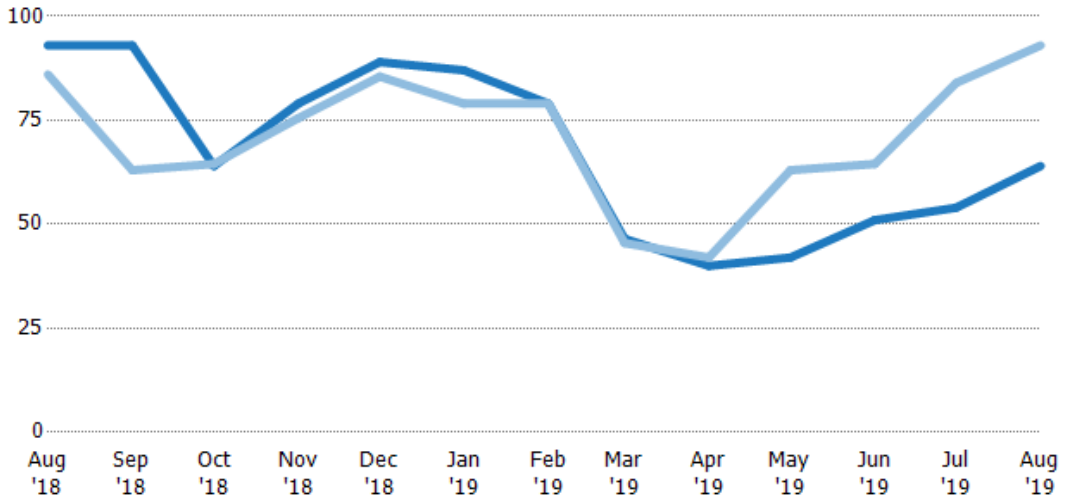
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$429K	\$419K	\$423K	\$427K	\$440K	\$440K	\$432K	\$411K	\$407K	\$428K	\$447K	\$430K	\$420K
Median Listing Price	\$425K	\$410K	\$410K	\$429K	\$435K	\$438K	\$430K	\$415K	\$400K	\$426K	\$440K	\$439K	\$445K
Med Listing Price as a % of Med Est Value	99%	98%	97%	100%	99%	100%	100%	101%	98%	100%	98%	102%	106%

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.
Aug '19	64	-31.2%
Aug '18	93	8.1%
Aug '17	86	-19.8%

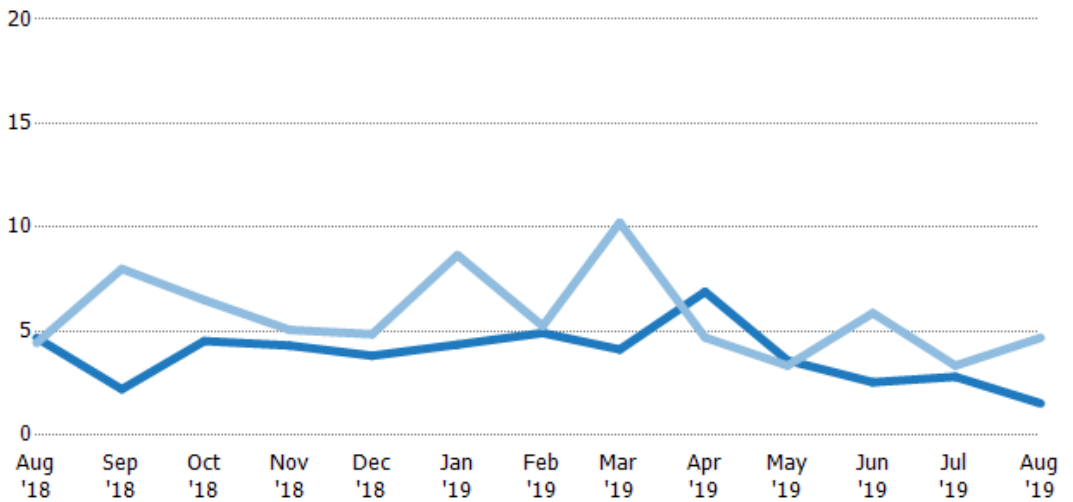
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	93	93	64	79	89	87	79	46.5	40	42	51	54	64
Prior Year	86	63	64.5	75.5	85.5	79	79	45.5	42	63	64.5	84	93
Percent Change from Prior Year	8%	48%	-1%	5%	4%	10%	0%	2%	-5%	-33%	-21%	-36%	-31%

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.
Aug '19	1.53	-67.3%
Aug '18	4.69	5.6%
Aug '17	4.44	31.1%

	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	4.69	2.21	4.53	4.31	3.82	4.36	4.92	4.13	6.9	3.6	2.55	2.81	1.53
Prior Year	4.44	8	6.5	5.07	4.86	8.67	5.25	10.2	4.7	3.35	5.88	3.35	4.69
Percent Change from Prior Year	6%	-72%	-30%	-15%	-21%	-50%	-6%	-60%	47%	8%	-57%	-16%	-67%

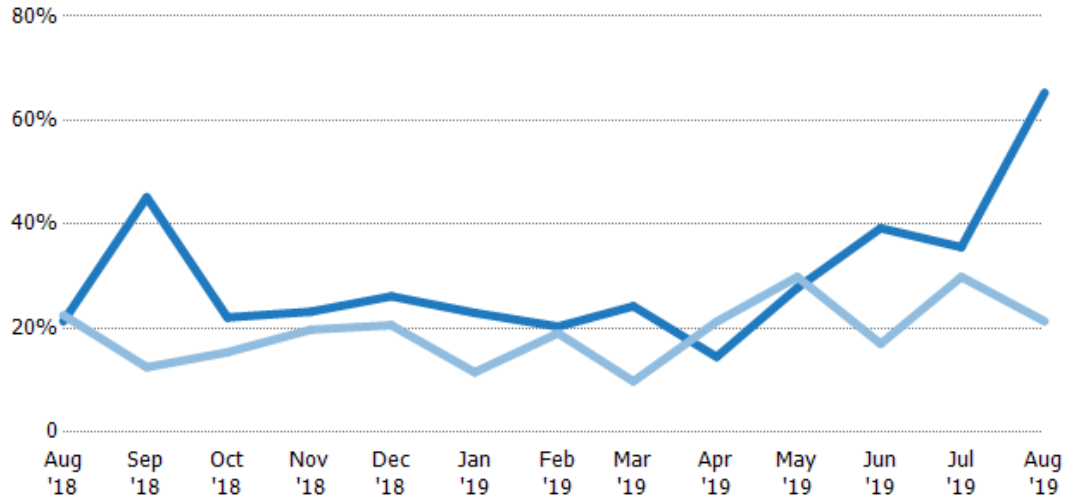
Absorption Rate

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.
Aug '19	65%	-44%
Aug '18	21%	1.2%
Aug '17	23%	-23.7%



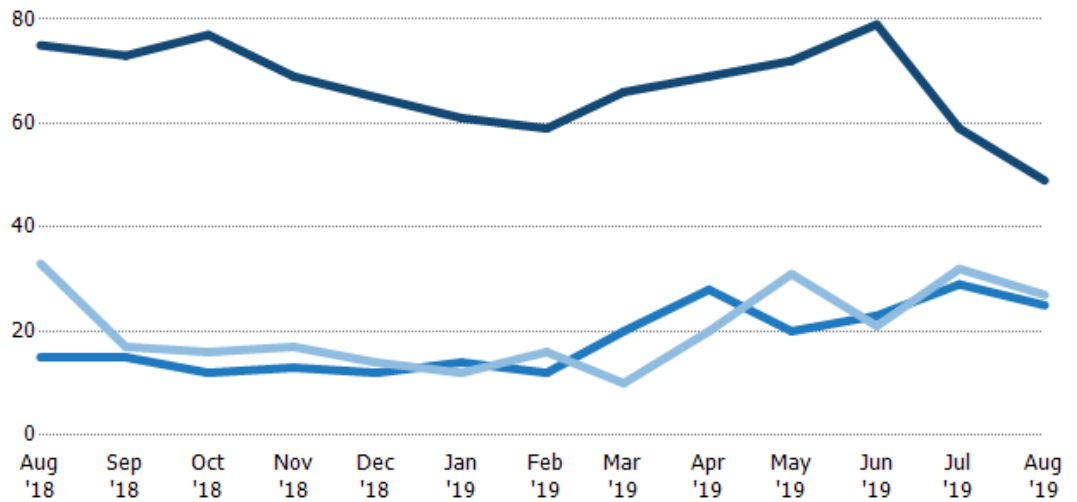
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	21%	45%	22%	23%	26%	23%	20%	24%	14%	28%	39%	36%	65%
Prior Year	23%	13%	15%	20%	21%	12%	19%	10%	21%	30%	17%	30%	21%
Change from Prior Year	1%	-33%	-7%	-3%	-6%	-11%	-1%	-14%	7%	2%	-22%	-6%	-44%

Active/Pending/Sold Units

The number of residential 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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	75	73	77	69	65	61	59	66	69	72	79	59	49
Pending	15	15	12	13	12	14	12	20	28	20	23	29	25
Sold	33	17	16	17	14	12	16	10	20	31	21	32	27

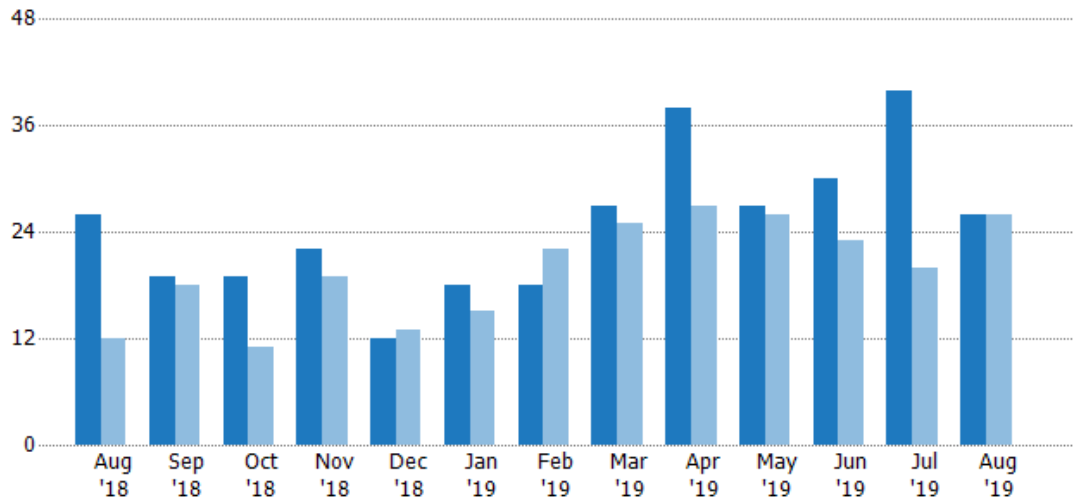
New Pending Sales

The number of residential 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.
Aug '19	26	0%
Aug '18	26	116.7%
Aug '17	12	58.3%



Current Year	26	19	19	22	12	18	18	27	38	27	30	40	26
Prior Year	12	18	11	19	13	15	22	25	27	26	23	20	26
Percent Change from Prior Year	117%	6%	73%	16%	-8%	20%	-18%	8%	41%	4%	30%	100%	0%

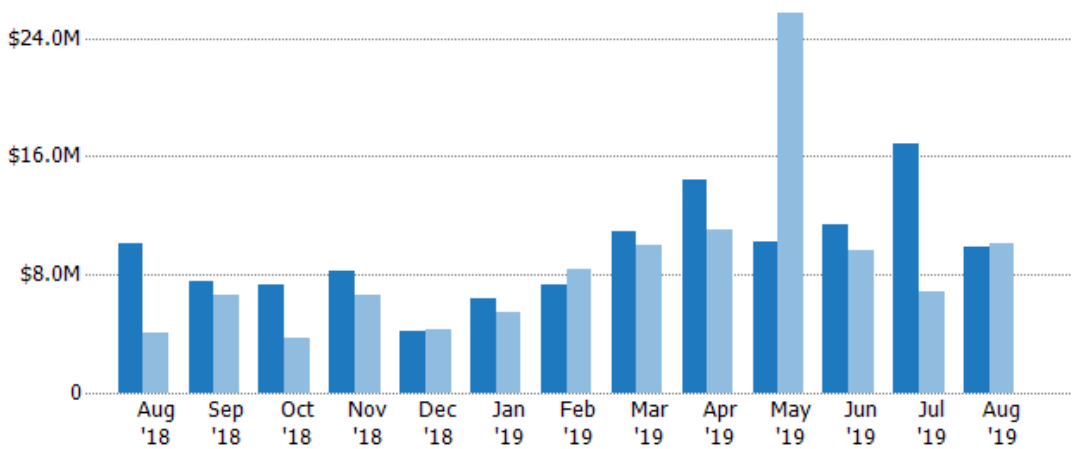
New Pending Sales Volume

The sum of the sales price of residential 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.
Aug '19	\$9.89M	-1.6%
Aug '18	\$10.1M	148.7%
Aug '17	\$4.04M	65.9%



Current Year	\$10.1M	\$7.49M	\$7.26M	\$8.23M	\$4.21M	\$6.39M	\$7.33M	\$10.9M	\$14.4M	\$10.2M	\$11.4M	\$16.8M	\$9.89M
Prior Year	\$4.04M	\$6.62M	\$3.73M	\$6.59M	\$4.3M	\$5.42M	\$8.36M	\$10M	\$11.1M	\$25.7M	\$9.65M	\$6.9M	\$10.1M
Percent Change from Prior Year	149%	13%	95%	25%	-2%	18%	-12%	9%	30%	-60%	18%	144%	-2%

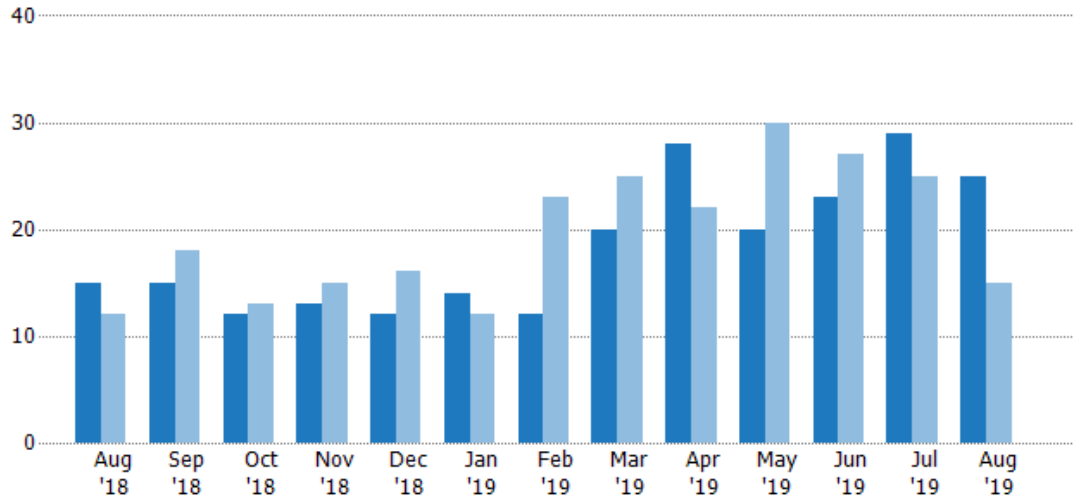
Pending Sales

The number of residential 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.
Aug '19	25	66.7%
Aug '18	15	25%
Aug '17	12	25%



Current Year	15	15	12	13	12	14	12	20	28	20	23	29	25
Prior Year	12	18	13	15	16	12	23	25	22	30	27	25	15
Percent Change from Prior Year	25%	-17%	-8%	-13%	-25%	17%	-48%	-20%	27%	-33%	-15%	16%	67%

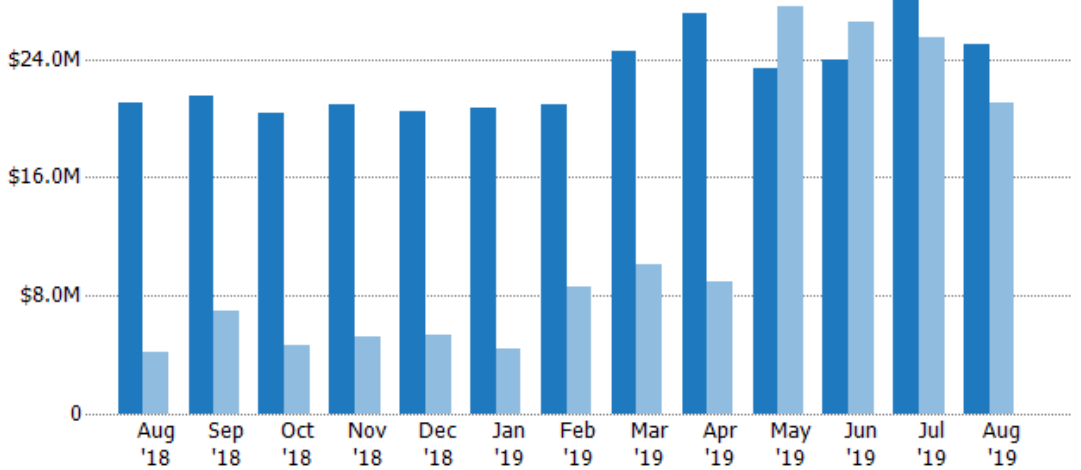
Pending Sales Volume

The sum of the sales price of residential 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.
Aug '19	\$25M	18.7%
Aug '18	\$21.1M	402.4%
Aug '17	\$4.2M	31.4%



Current Year	\$21.1M	\$21.5M	\$20.3M	\$20.9M	\$20.4M	\$20.7M	\$20.9M	\$24.5M	\$27.1M	\$23.4M	\$24M	\$28.2M	\$25M
Prior Year	\$4.2M	\$7.01M	\$4.67M	\$5.2M	\$5.38M	\$4.44M	\$8.56M	\$10.1M	\$8.95M	\$27.6M	\$26.5M	\$25.4M	\$21.1M
Percent Change from Prior Year	402%	207%	335%	302%	280%	366%	144%	144%	203%	-15%	-9%	11%	19%

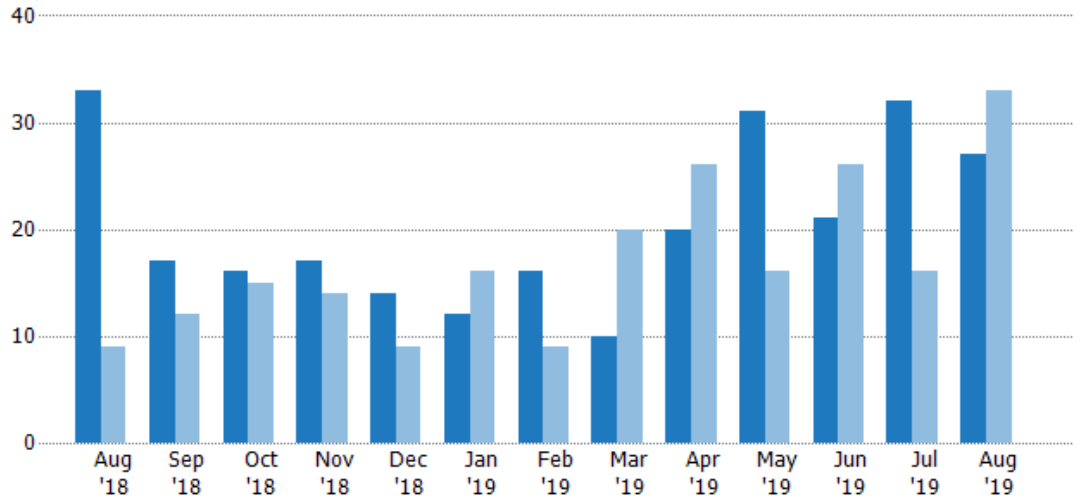
Closed Sales

The total number of residential 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.
Aug '19	27	-18.2%
Aug '18	33	266.7%
Aug '17	9	55.6%



Current Year	33	17	16	17	14	12	16	10	20	31	21	32	27
Prior Year	9	12	15	14	9	16	9	20	26	16	26	16	33
Percent Change from Prior Year	267%	42%	7%	21%	56%	-25%	78%	-50%	-23%	94%	-19%	100%	-18%

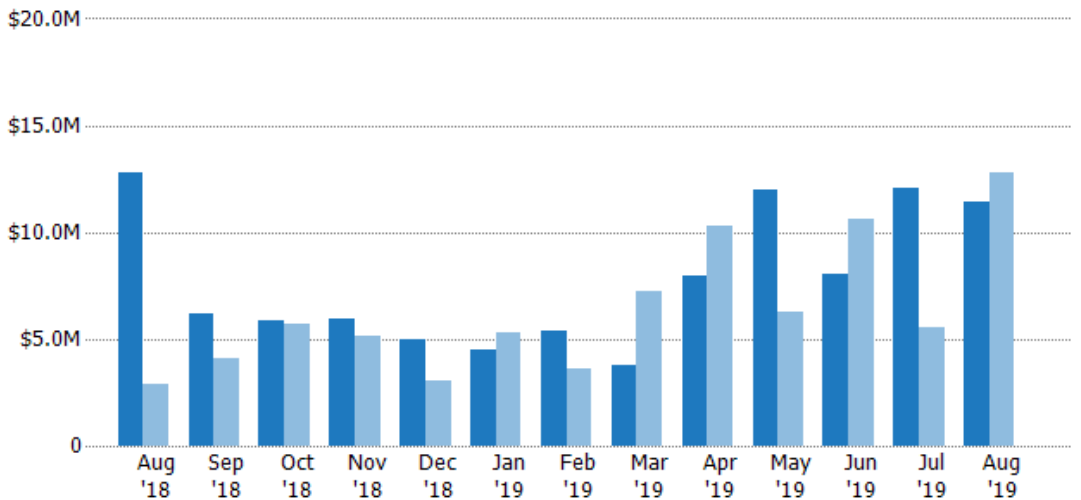
Closed Sales Volume

The sum of the sales price of residential 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.
Aug '19	\$11.4M	-10.7%
Aug '18	\$12.8M	346.5%
Aug '17	\$2.87M	59.3%



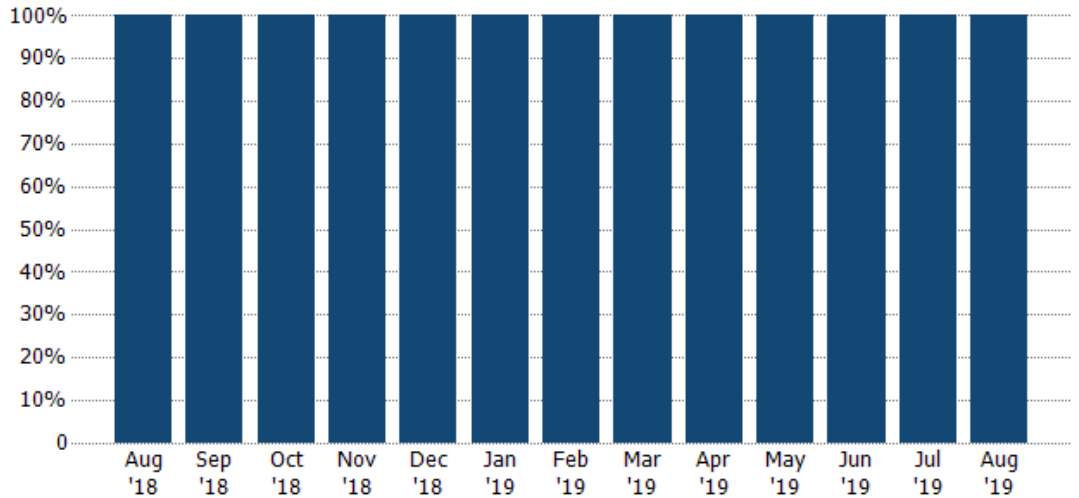
Current Year	\$12.8M	\$6.21M	\$5.86M	\$5.95M	\$4.99M	\$4.52M	\$5.39M	\$3.77M	\$7.97M	\$12M	\$8.02M	\$12.1M	\$11.4M
Prior Year	\$2.87M	\$4.06M	\$5.72M	\$5.15M	\$3.05M	\$5.3M	\$3.59M	\$7.23M	\$10.3M	\$6.29M	\$10.6M	\$5.56M	\$12.8M
Percent Change from Prior Year	347%	53%	3%	16%	64%	-15%	50%	-48%	-22%	91%	-24%	117%	-11%

Closed Sales by Property Type

The percentage of residential 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

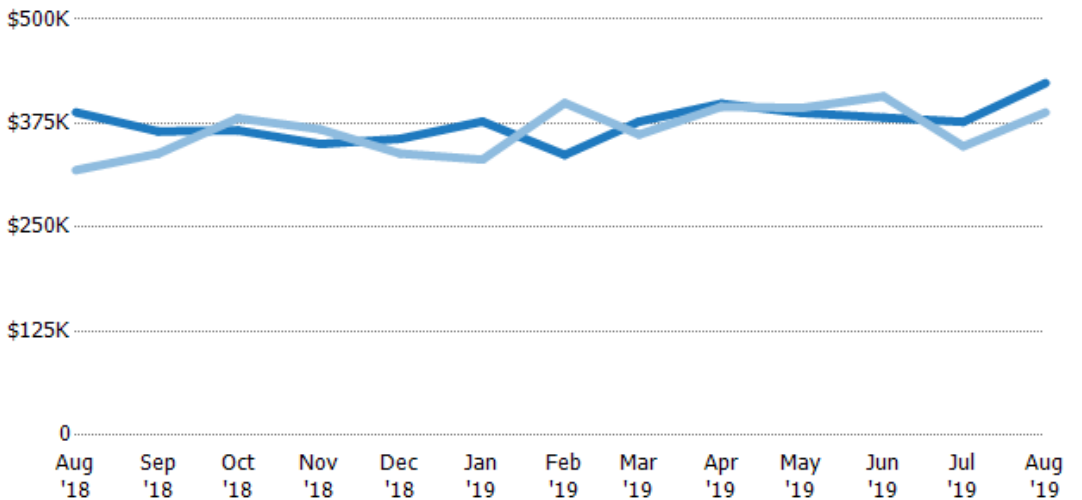
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

Average Sales Price

The average sales price of the residential 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	\$388K	\$365K	\$366K	\$350K	\$356K	\$377K	\$337K	\$377K	\$399K	\$388K	\$382K	\$377K	\$423K
Prior Year	\$319K	\$339K	\$381K	\$368K	\$339K	\$331K	\$399K	\$361K	\$395K	\$393K	\$407K	\$347K	\$388K
Percent Change from Prior Year	22%	8%	-4%	-5%	5%	14%	-16%	4%	1%	-1%	-6%	8%	9%

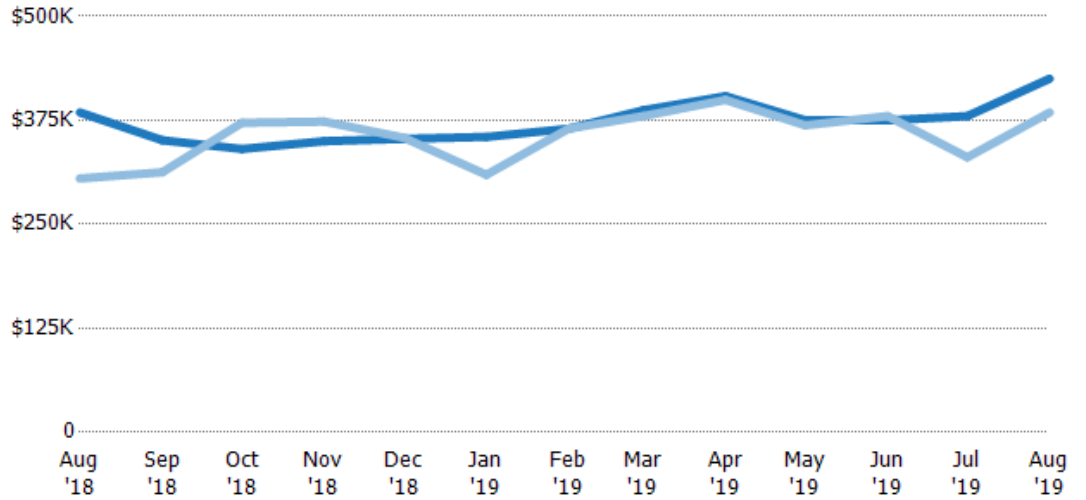
Median Sales Price

The median sales price of the residential 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.
Aug '19	\$425K	10.6%
Aug '18	\$384K	26%
Aug '17	\$305K	6.2%



Current Year	\$384K	\$351K	\$340K	\$350K	\$353K	\$355K	\$365K	\$387K	\$404K	\$375K	\$375K	\$380K	\$425K
Prior Year	\$305K	\$313K	\$372K	\$373K	\$354K	\$310K	\$365K	\$380K	\$399K	\$369K	\$380K	\$331K	\$384K
Percent Change from Prior Year	26%	12%	-8%	-6%	0%	15%	0%	2%	1%	2%	-1%	15%	11%

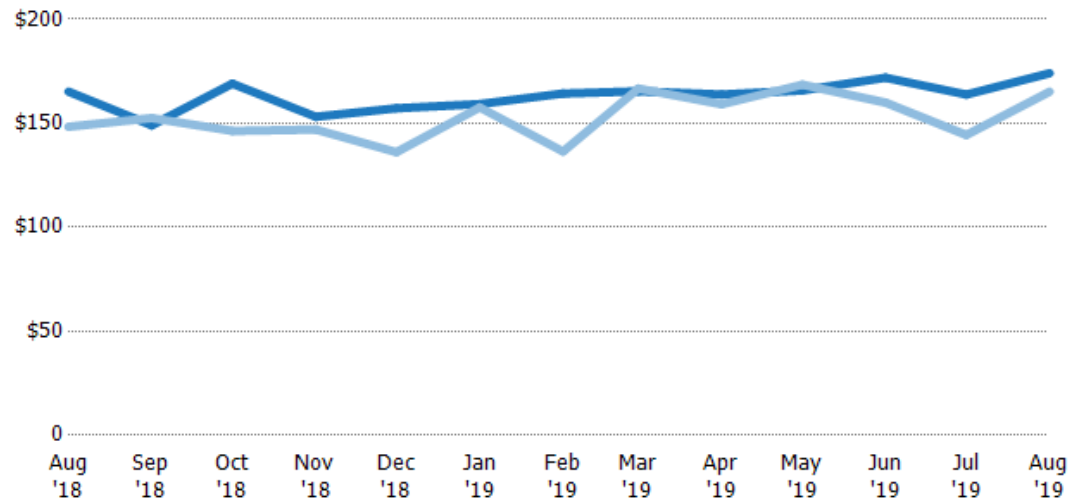
Average Sales Price per Sq Ft

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.
Aug '19	\$174	5.4%
Aug '18	\$165	11.4%
Aug '17	\$148	-1.8%



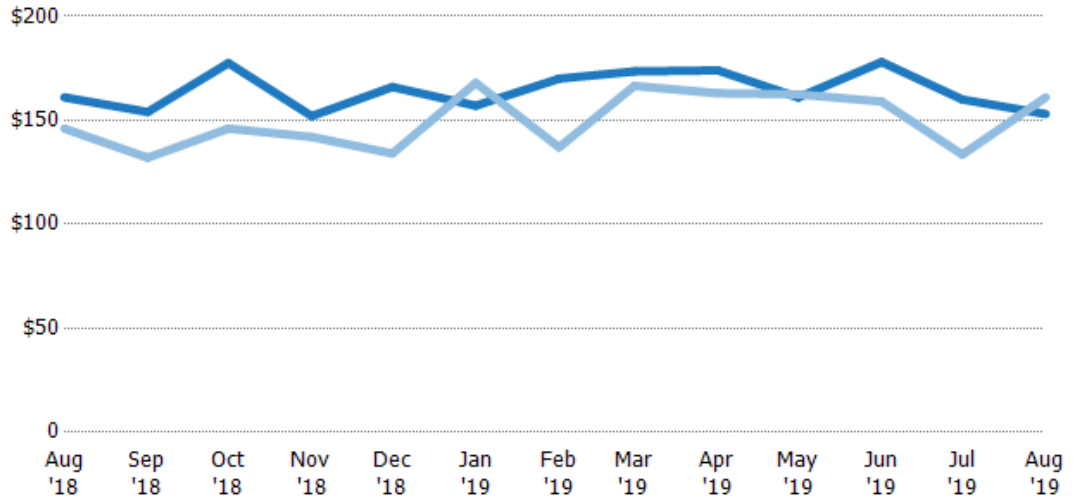
Current Year	\$165	\$149	\$169	\$153	\$157	\$159	\$164	\$165	\$164	\$166	\$172	\$164	\$174
Prior Year	\$148	\$153	\$146	\$147	\$136	\$158	\$136	\$167	\$159	\$169	\$160	\$144	\$165
Percent Change from Prior Year	11%	-2%	16%	4%	16%	1%	20%	-1%	3%	-2%	7%	13%	5%

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



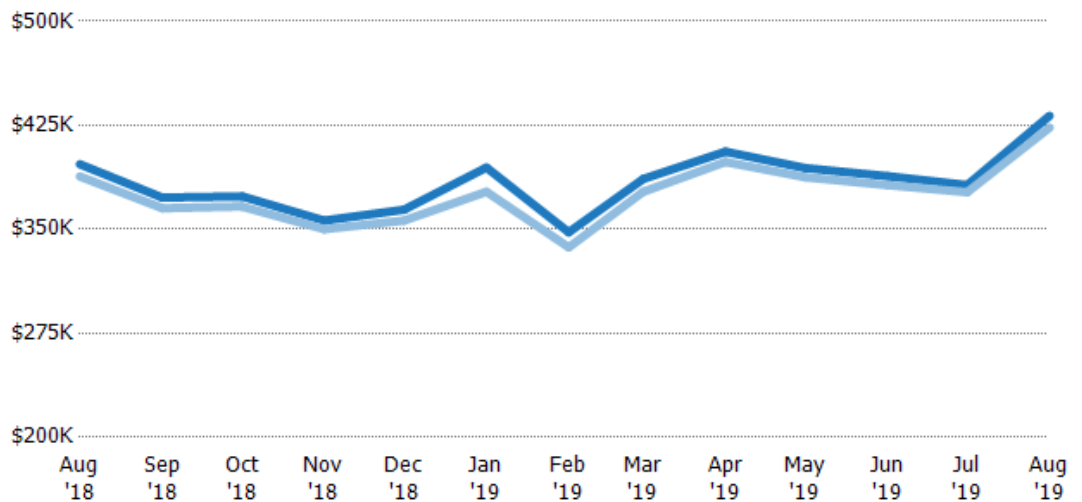
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$161	\$154	\$178	\$152	\$166	\$157	\$170	\$174	\$174	\$161	\$178	\$160	\$153
Prior Year	\$146	\$132	\$146	\$142	\$134	\$168	\$137	\$167	\$163	\$163	\$159	\$134	\$161
Percent Change from Prior Year	10%	17%	22%	7%	24%	-7%	24%	4%	7%	-1%	12%	20%	-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



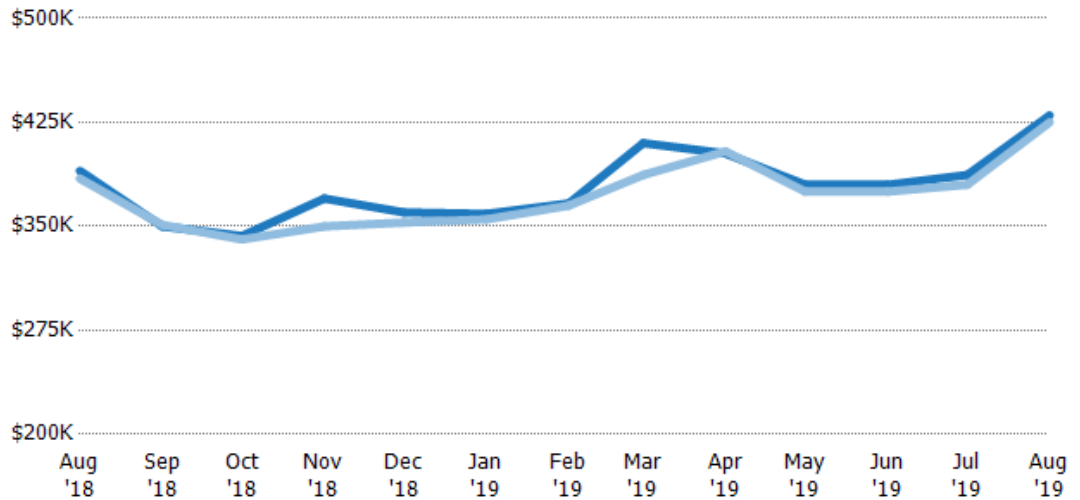
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg List Price	\$397K	\$373K	\$374K	\$356K	\$364K	\$395K	\$348K	\$386K	\$406K	\$394K	\$388K	\$382K	\$432K
Avg Sales Price	\$388K	\$365K	\$366K	\$350K	\$356K	\$377K	\$337K	\$377K	\$399K	\$388K	\$382K	\$377K	\$423K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	96%	97%	98%	98%	98%	98%	99%	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

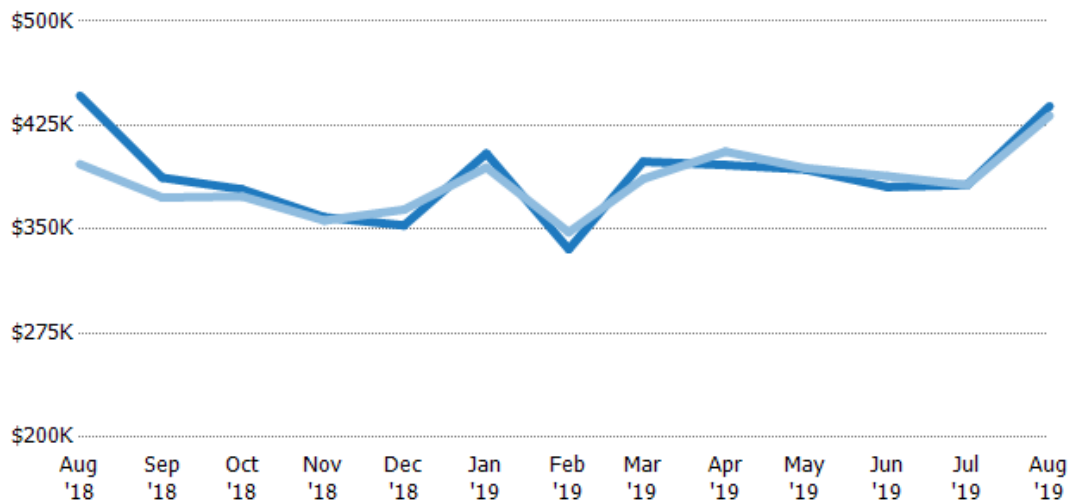


Average Sales Price vs Average Est Value

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

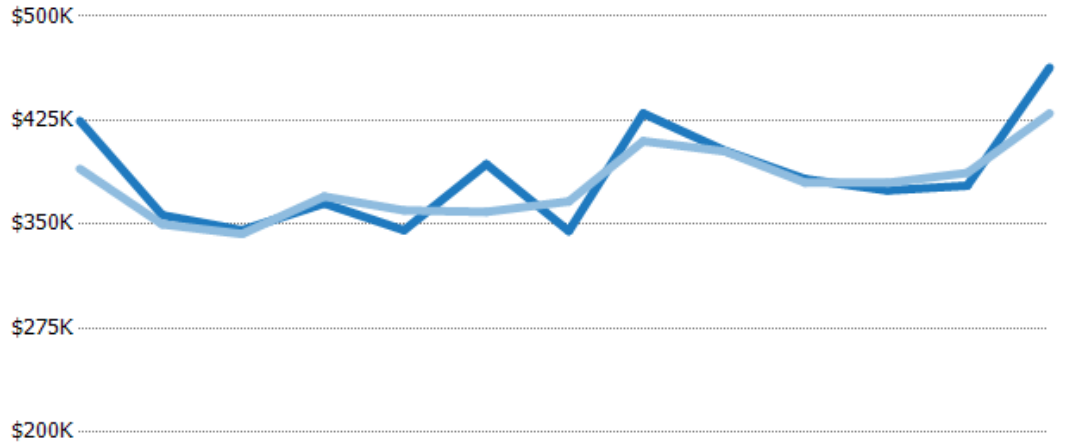


Median Sales Price vs Median Est Value

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



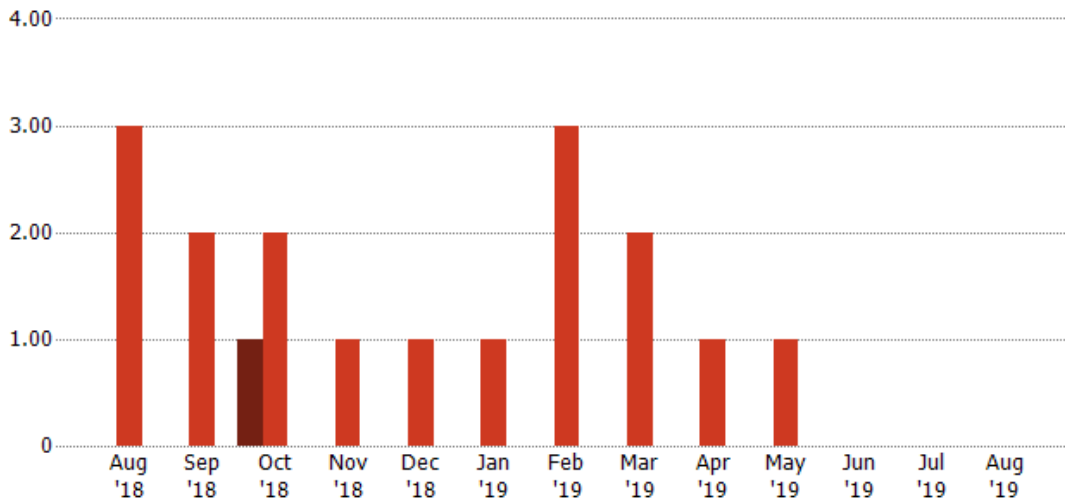
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$424K	\$357K	\$346K	\$365K	\$346K	\$393K	\$345K	\$430K	\$403K	\$383K	\$374K	\$378K	\$463K
Median Sales Price	\$390K	\$350K	\$343K	\$370K	\$360K	\$359K	\$366K	\$410K	\$403K	\$380K	\$380K	\$387K	\$430K
Med Sales Price as a % of Med Est Value	92%	98%	99%	101%	104%	91%	106%	95%	100%	99%	101%	102%	93%

Distressed Listings

The number of distressed residential 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



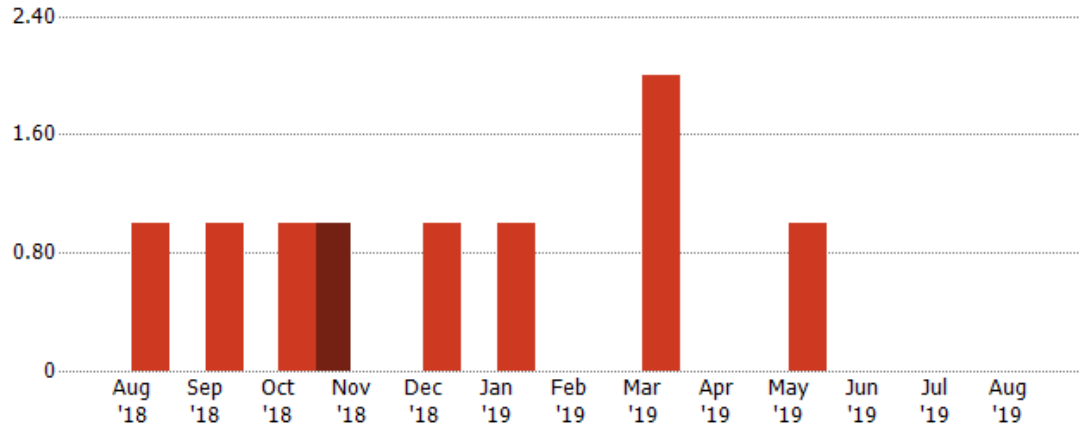
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	-	-	1	-	-	-	-	-	-	-	-	-	-
Prior Year	3	2	2	1	1	1	3	2	1	1	-	-	-
Percent Change from Prior Year	-100%	-100%	-50%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-	-	-

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



Current Year	-	-	-	1	-	-	-	-	-	-	-	-	-
Prior Year	1	1	1	-	1	1	-	2	-	1	-	-	-
Percent Change from Prior Year	-100%	-100%	-100%	100%	-100%	-100%	-	-100%	-	-100%	-	-	-



Sales Activity by ZIP

Aug 2019

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	25	\$25,027,369	27	\$11,430,049	\$423,335	\$424,990	\$168	\$151	55