



2019

NEW RIVER MARKET REPORT

September 2019



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
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	Sep 2019	Sep 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	14	23	-39.1%	221	240	-7.9%
New Listing Volume	\$5,551,789	\$9,170,083	-39.5%	\$91,320,732	\$94,635,810	-3.5%
Active Listing Count	42	73	-42.5%	N/A	N/A	
Active Listing Volume	\$20,330,788	\$30,475,112	-33.3%	N/A	N/A	
Average Listing Price	\$484,066	\$417,467	+16%	\$444,681	\$497,362	-10.6%
Median Listing Price	\$430,000	\$410,000	+4.9%	\$425,392	\$399,796	+6.4%
Average Listing Price per Sq Ft	\$204	\$166	+22.8%	\$183	\$168	+8.9%
Median Listing Price per Sq Ft	\$194	\$167	+15.9%	\$175	\$165	+6%
Median Days in RPR	94	93	+1.1%	59.89	71.11	-15.8%
Months of Inventory	1.6	2.2	-27%	3.3	5.2	-37.3%
Absorption Rate	61.9%	45.21%	+16.7%	30.57%	19.15%	+11.4%
Sales Activity Charts Metrics						
New Pending Sales Count	21	19	+10.5%	243	198	+22.7%
New Pending Sales Volume	\$8,568,129	\$7,487,315	+14.4%	\$95,178,383	\$92,733,701	+2.6%
Pending Sales Count	29	15	+93.3%	N/A	N/A	
Pending Sales Volume	\$27,071,008	\$21,488,749	+26%	N/A	N/A	
Closed Sales Count	13	17	-23.5%	181	177	+2.3%
Closed Sales Volume	\$4,738,200	\$6,208,925	-23.7%	\$69,658,234	\$66,945,682	+4.1%
Average Sales Price	\$364,477	\$365,231	-0.2%	\$384,852	\$378,224	+1.8%
Median Sales Price	\$349,900	\$351,000	-0.3%	\$384,817	\$367,977	+4.6%
Average Sales Price per Sq Ft	\$174	\$149	+17%	\$167	\$158	+5.9%
Median Sales Price per Sq Ft	\$172	\$154	+11.7%	\$165	\$157	+4.7%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

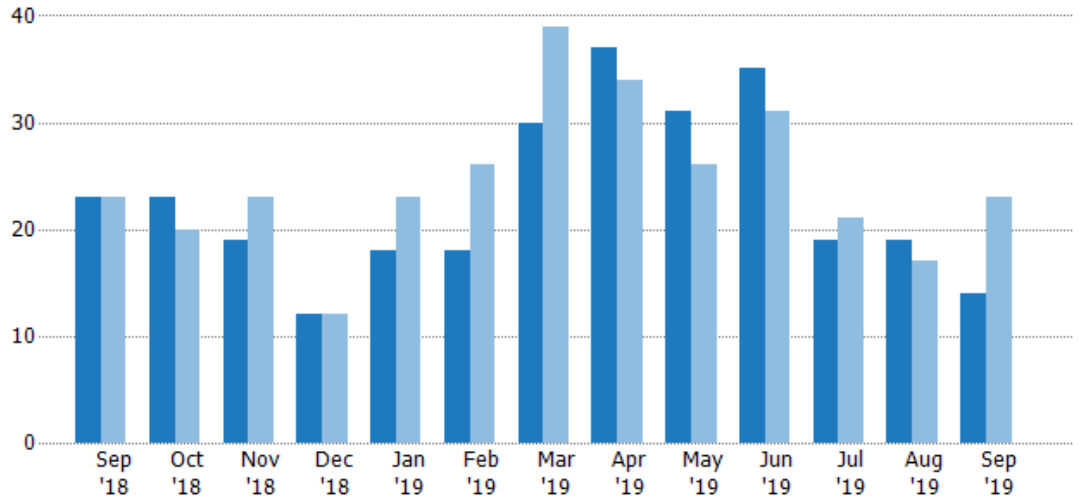
New Listings

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.
Sep '19	14	-39.1%
Sep '18	23	0%
Sep '17	23	-30.4%



Current Year	23	23	19	12	18	18	30	37	31	35	19	19	14
Prior Year	23	20	23	12	23	26	39	34	26	31	21	17	23
Percent Change from Prior Year	0%	15%	-17%	0%	-22%	-31%	-23%	9%	19%	13%	-10%	12%	-39%

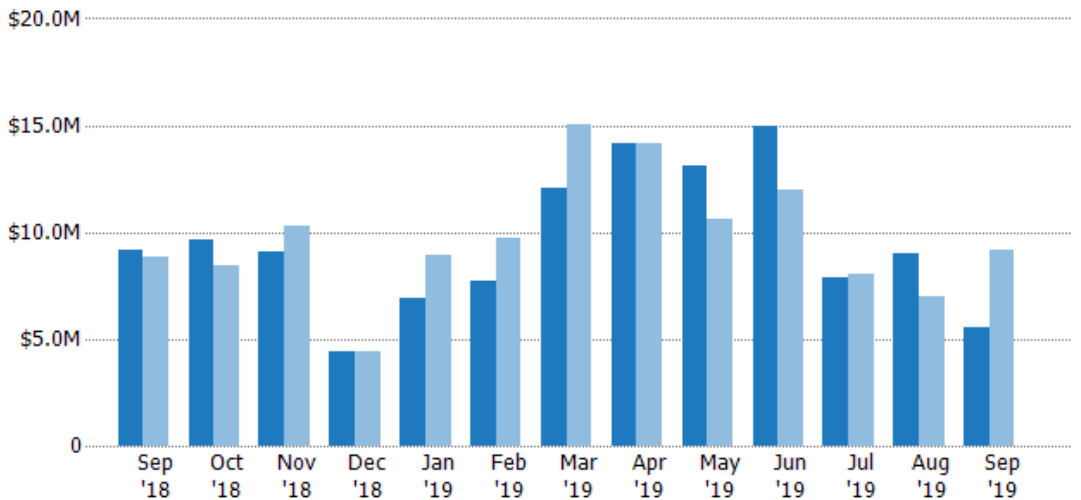
New Listing Volume

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.
Sep '19	\$5.55M	-39.5%
Sep '18	\$9.17M	3.5%
Sep '17	\$8.86M	-27.1%



Current Year	\$9.17M	\$9.63M	\$9.12M	\$4.43M	\$6.93M	\$7.71M	\$12M	\$14.1M	\$13.1M	\$15M	\$7.89M	\$9.01M	\$5.55M
Prior Year	\$8.86M	\$8.47M	\$10.3M	\$4.42M	\$8.93M	\$9.69M	\$15M	\$14.2M	\$10.6M	\$12M	\$8.07M	\$6.98M	\$9.17M
Percent Change from Prior Year	3%	14%	-12%	0%	-22%	-20%	-20%	0%	24%	25%	-2%	29%	-39%

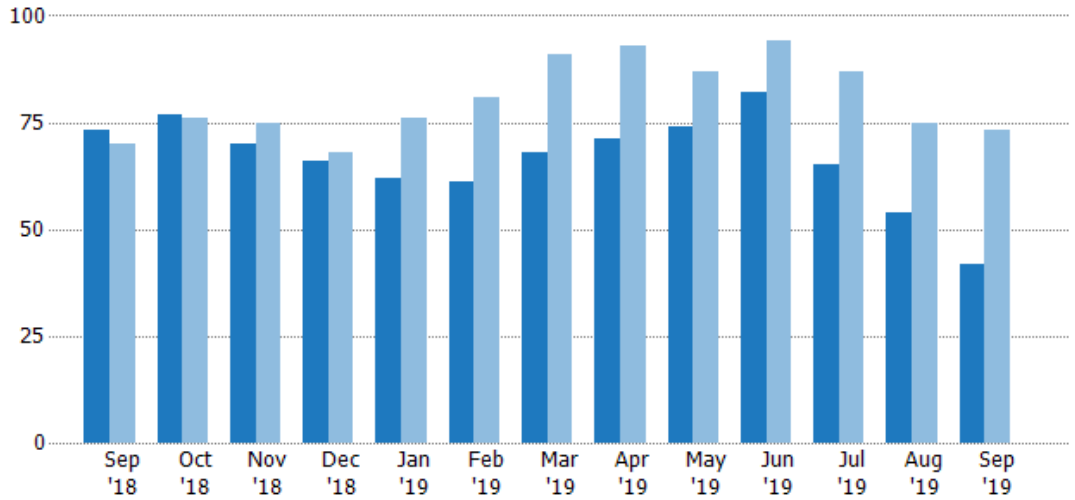
Active Listings

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.
Sep '19	42	-42.5%
Sep '18	73	4.3%
Sep '17	70	-12.9%



Current Year	73	77	70	66	62	61	68	71	74	82	65	54	42
Prior Year	70	76	75	68	76	81	91	93	87	94	87	75	73
Percent Change from Prior Year	4%	1%	-7%	-3%	-18%	-25%	-25%	-24%	-15%	-13%	-25%	-28%	-42%

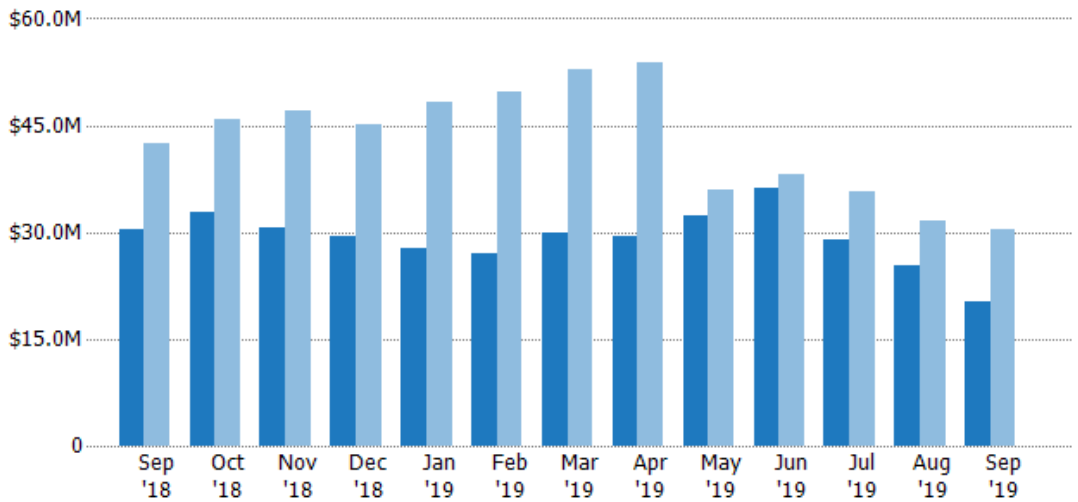
Active Listing Volume

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.
Sep '19	\$20.3M	-33.3%
Sep '18	\$30.5M	-28.1%
Sep '17	\$42.4M	-38.3%



Current Year	\$30.5M	\$32.7M	\$30.6M	\$29.4M	\$27.8M	\$27.1M	\$29.8M	\$29.5M	\$32.4M	\$36.3M	\$29M	\$25.3M	\$20.3M
Prior Year	\$42.4M	\$45.8M	\$47.1M	\$45.1M	\$48.4M	\$49.8M	\$52.8M	\$53.7M	\$36M	\$38M	\$35.8M	\$31.6M	\$30.5M
Percent Change from Prior Year	-28%	-29%	-35%	-35%	-42%	-46%	-44%	-45%	-10%	-5%	-19%	-20%	-33%

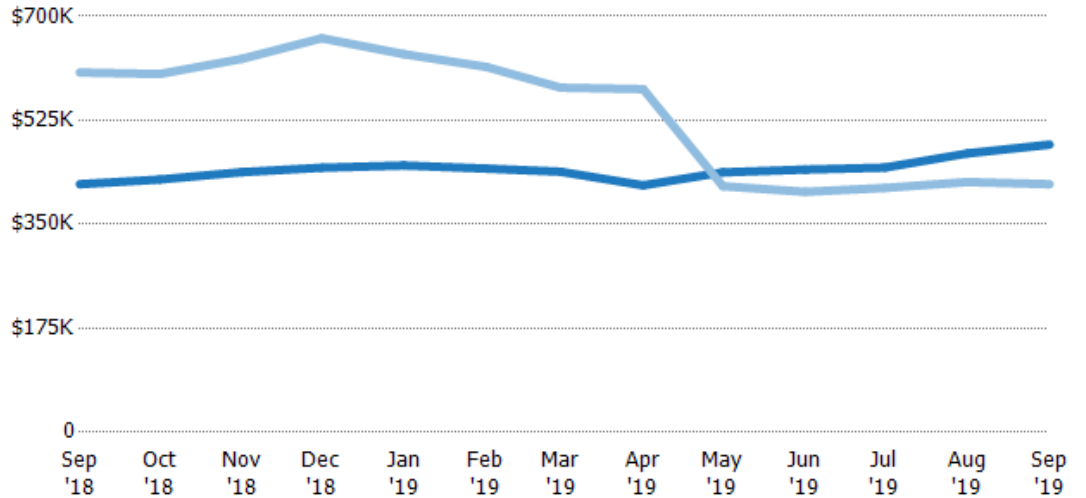
Average Listing Price

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.
Sep '19	\$484K	16%
Sep '18	\$417K	-31.1%
Sep '17	\$605K	-29.2%



Current Year	\$417K	\$425K	\$438K	\$445K	\$449K	\$444K	\$438K	\$416K	\$437K	\$442K	\$445K	\$469K	\$484K
Prior Year	\$605K	\$603K	\$628K	\$663K	\$636K	\$615K	\$580K	\$577K	\$414K	\$405K	\$411K	\$421K	\$417K
Percent Change from Prior Year	-31%	-29%	-30%	-33%	-29%	-28%	-24%	-28%	6%	9%	8%	11%	16%

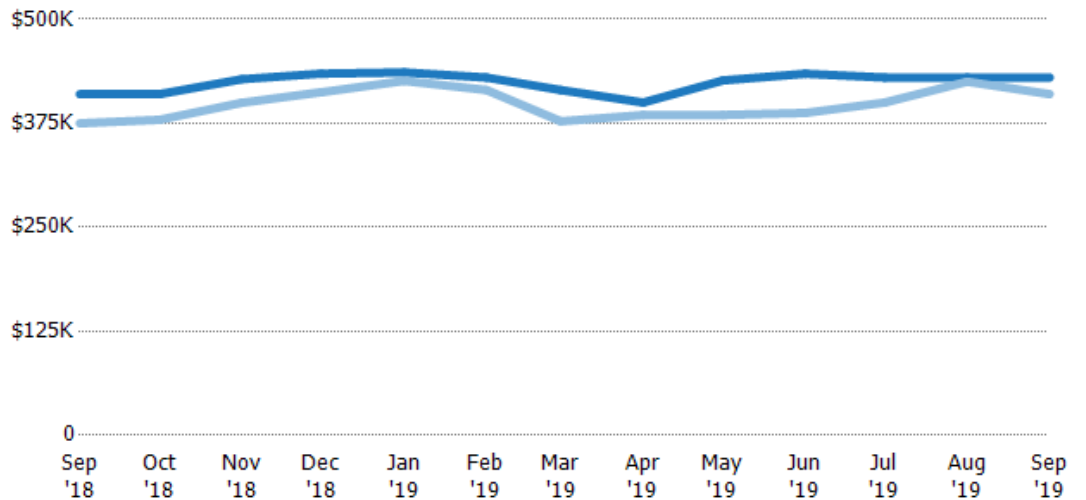
Median Listing Price

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.
Sep '19	\$430K	4.9%
Sep '18	\$410K	9.3%
Sep '17	\$375K	1.3%



Current Year	\$410K	\$410K	\$428K	\$435K	\$436K	\$430K	\$415K	\$400K	\$426K	\$435K	\$430K	\$430K	\$430K
Prior Year	\$375K	\$379K	\$400K	\$412K	\$426K	\$415K	\$377K	\$385K	\$385K	\$387K	\$400K	\$425K	\$410K
Percent Change from Prior Year	9%	8%	7%	5%	2%	4%	10%	4%	11%	12%	8%	1%	5%

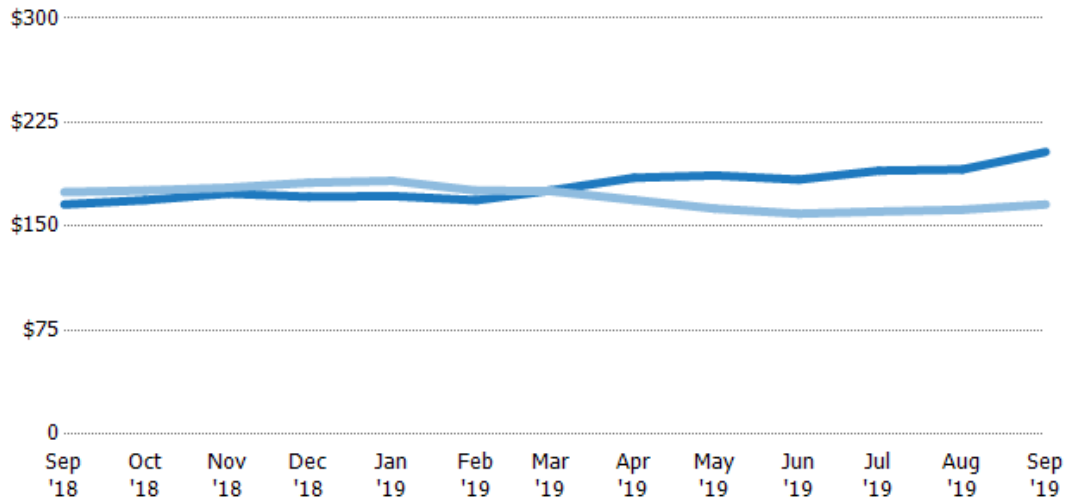
Average Listing Price per Sq Ft

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.
Sep '19	\$204	22.8%
Sep '18	\$166	-5.1%
Sep '17	\$175	-12.7%



Current Year	\$166	\$169	\$174	\$171	\$172	\$169	\$176	\$185	\$187	\$184	\$190	\$191	\$204
Prior Year	\$175	\$176	\$178	\$181	\$183	\$176	\$175	\$169	\$163	\$159	\$161	\$162	\$166
Percent Change from Prior Year	-5%	-4%	-2%	-6%	-6%	-4%	0%	10%	15%	15%	18%	18%	23%

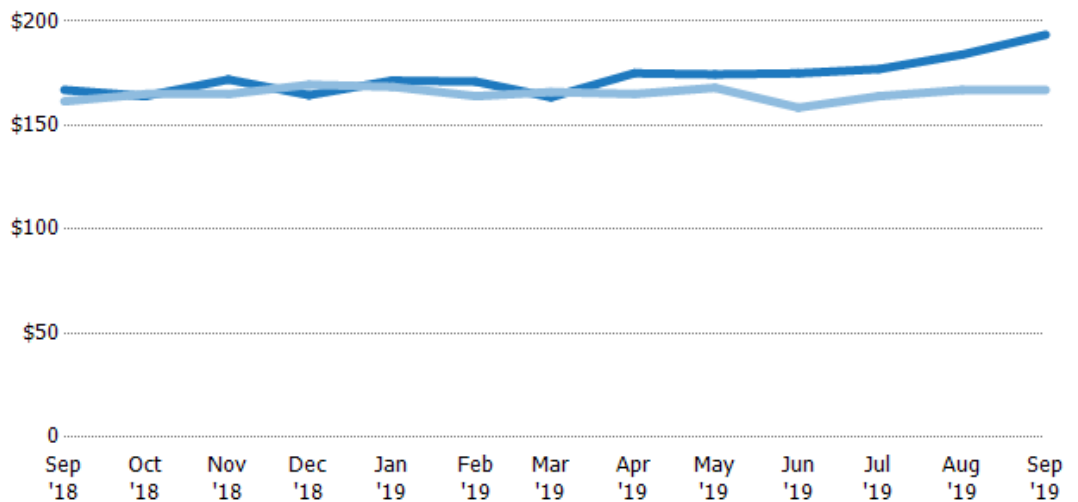
Median Listing Price per Sq Ft

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 '19	\$194	15.9%
Sep '18	\$167	3.4%
Sep '17	\$162	-11.5%



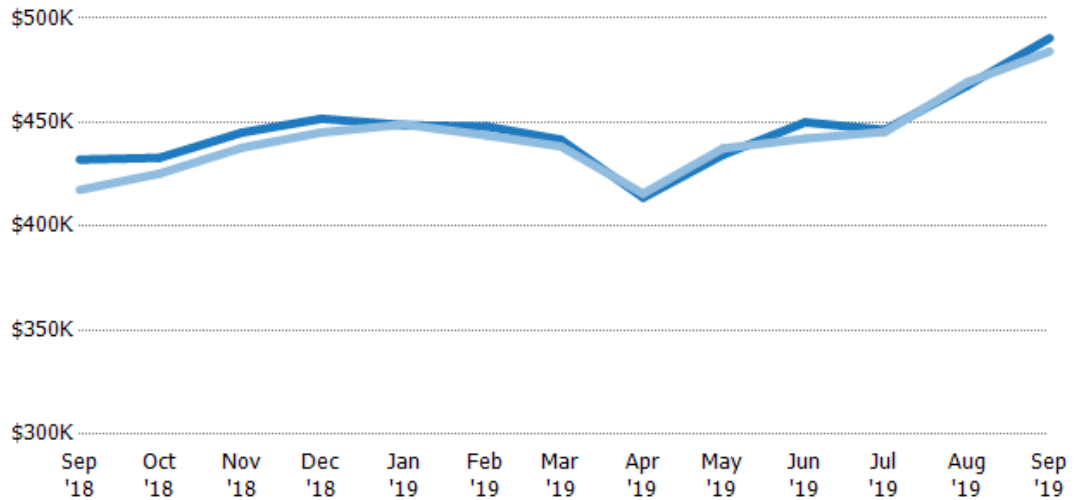
Current Year	\$167	\$164	\$172	\$165	\$172	\$171	\$164	\$175	\$175	\$175	\$177	\$184	\$194
Prior Year	\$162	\$165	\$165	\$170	\$169	\$164	\$166	\$165	\$168	\$159	\$164	\$167	\$167
Percent Change from Prior Year	3%	-1%	4%	-3%	2%	4%	-2%	6%	4%	10%	8%	10%	16%

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



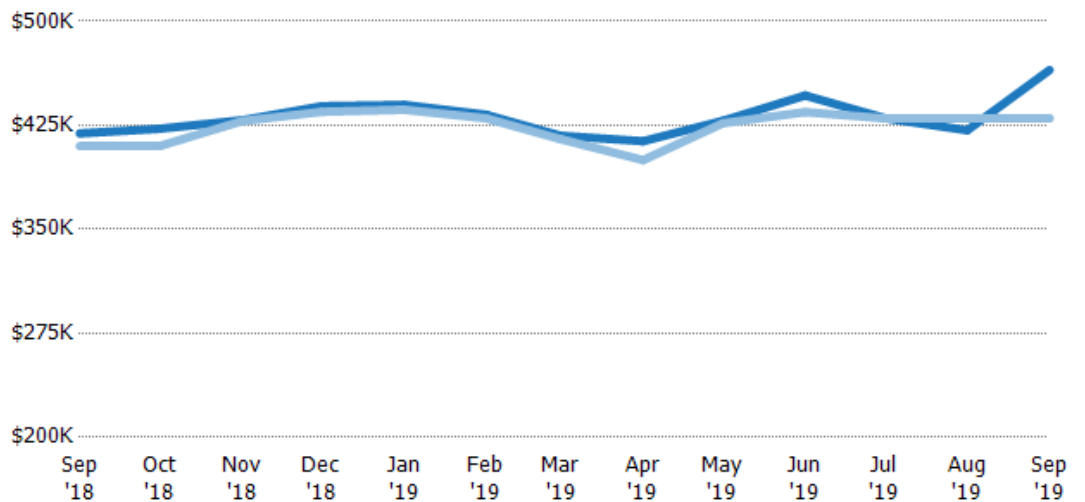
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Avg Est Value	\$432K	\$433K	\$445K	\$452K	\$449K	\$448K	\$442K	\$414K	\$434K	\$450K	\$446K	\$468K	\$490K
Avg Listing Price	\$417K	\$425K	\$438K	\$445K	\$449K	\$444K	\$438K	\$416K	\$437K	\$442K	\$445K	\$469K	\$484K
Avg Listing Price as a % of Avg Est Value	97%	98%	98%	99%	100%	99%	99%	100%	101%	98%	100%	100%	99%

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



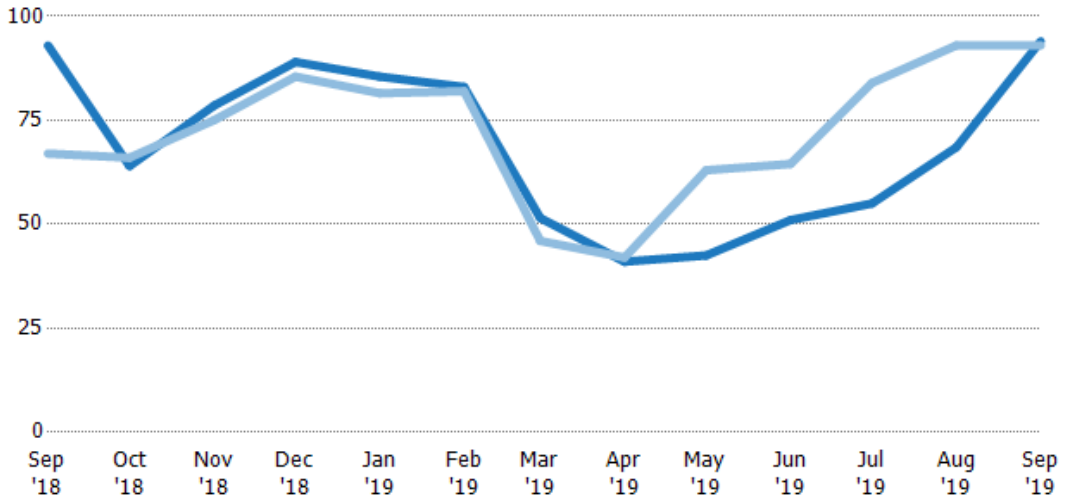
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Median Est Value	\$419K	\$423K	\$429K	\$439K	\$440K	\$433K	\$417K	\$414K	\$428K	\$446K	\$430K	\$421K	\$465K
Median Listing Price	\$410K	\$410K	\$428K	\$435K	\$436K	\$430K	\$415K	\$400K	\$426K	\$435K	\$430K	\$430K	\$430K
Med Listing Price as a % of Med Est Value	98%	97%	100%	99%	99%	99%	99%	97%	100%	97%	100%	102%	92%

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 '19	94	1.1%
Sep '18	93	38.8%
Sep '17	67	14.9%

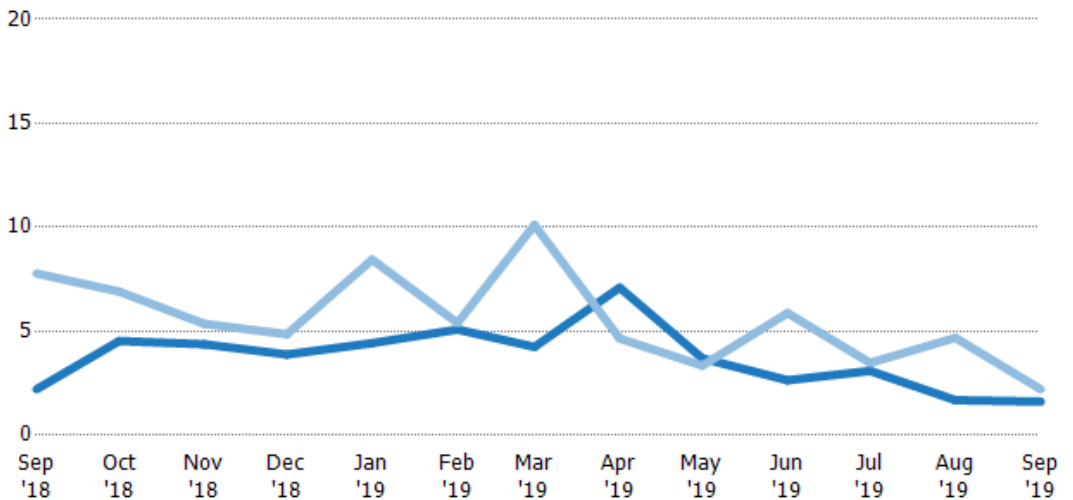
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	93	64	78.5	89	85.5	83	51.5	41	42.5	51	55	68.5	94
Prior Year	67	66	75	85.5	81.5	82	46	42	63	64.5	84	93	93
Percent Change from Prior Year	39%	-3%	5%	4%	5%	1%	12%	-2%	-33%	-21%	-35%	-26%	1%

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 '19	1.62	-27%
Sep '18	2.21	-71.6%
Sep '17	7.78	-44%

	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	2.21	4.53	4.38	3.88	4.43	5.08	4.25	7.1	3.7	2.65	3.1	1.69	1.62
Prior Year	7.78	6.91	5.36	4.86	8.44	5.4	10.1	4.65	3.35	5.88	3.48	4.69	2.21
Percent Change from Prior Year	-72%	-34%	-18%	-20%	-48%	-6%	-58%	53%	11%	-55%	-11%	-64%	-27%

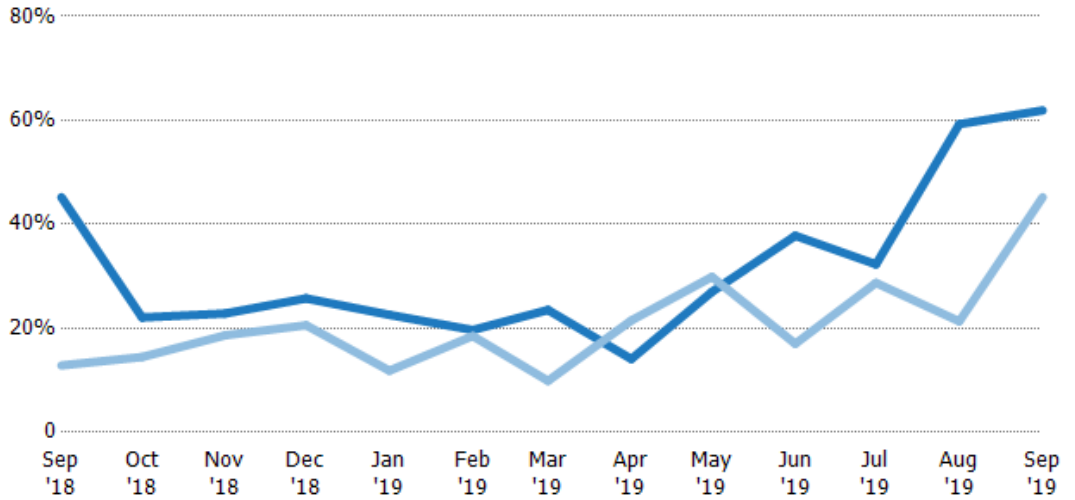
Absorption Rate

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 '19	62%	-16.7%
Sep '18	45%	-32.4%
Sep '17	13%	78.6%



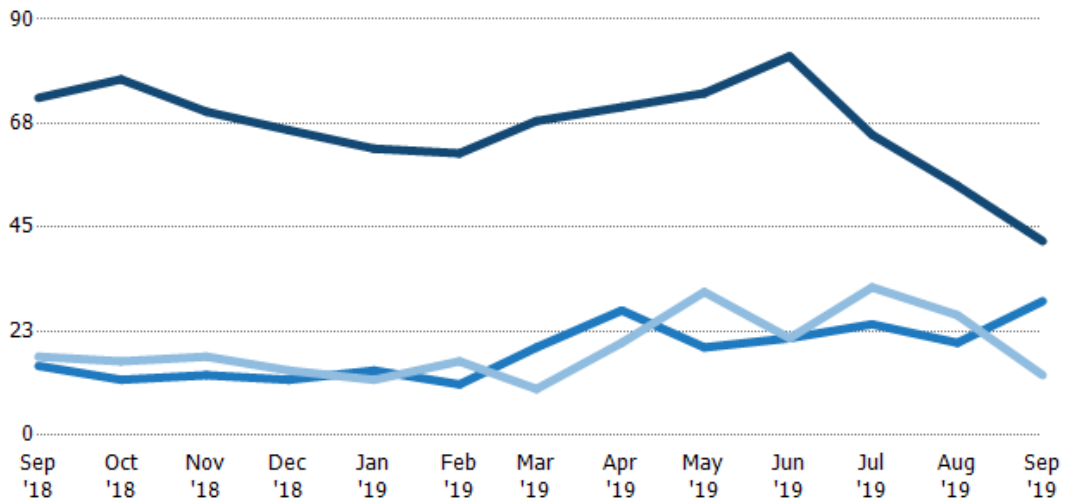
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	45%	22%	23%	26%	23%	20%	24%	14%	27%	38%	32%	59%	62%
Prior Year	13%	14%	19%	21%	12%	19%	10%	22%	30%	17%	29%	21%	45%
Change from Prior Year	-32%	-8%	-4%	-5%	-11%	-1%	-14%	7%	3%	-21%	-4%	-38%	-17%

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



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Active	73	77	70	66	62	61	68	71	74	82	65	54	42
Pending	15	12	13	12	14	11	19	27	19	21	24	20	29
Sold	17	16	17	14	12	16	10	20	31	21	32	26	13

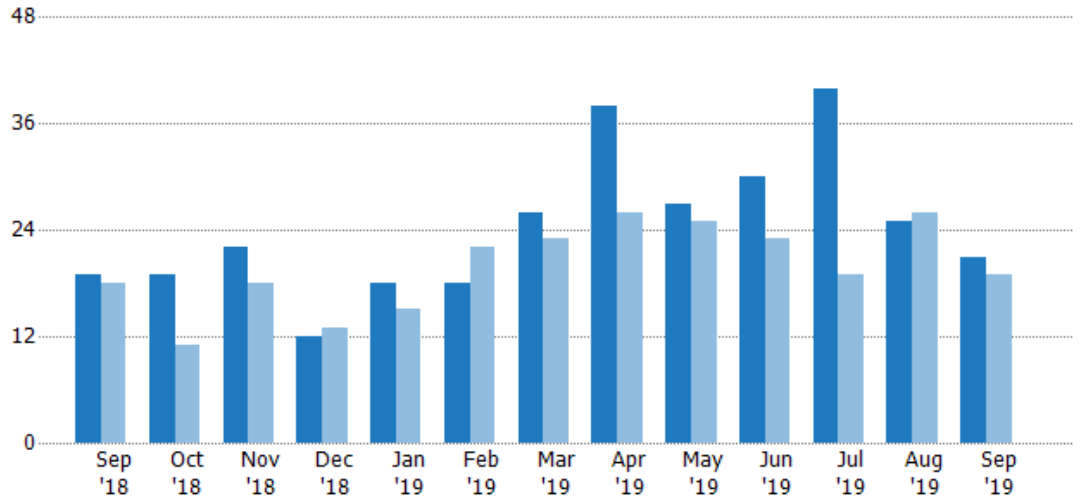
New Pending Sales

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.
Sep '19	21	10.5%
Sep '18	19	5.6%
Sep '17	18	-38.9%



Current Year	19	19	22	12	18	18	26	38	27	30	40	25	21
Prior Year	18	11	18	13	15	22	23	26	25	23	19	26	19
Percent Change from Prior Year	6%	73%	22%	-8%	20%	-18%	13%	46%	8%	30%	111%	-4%	11%

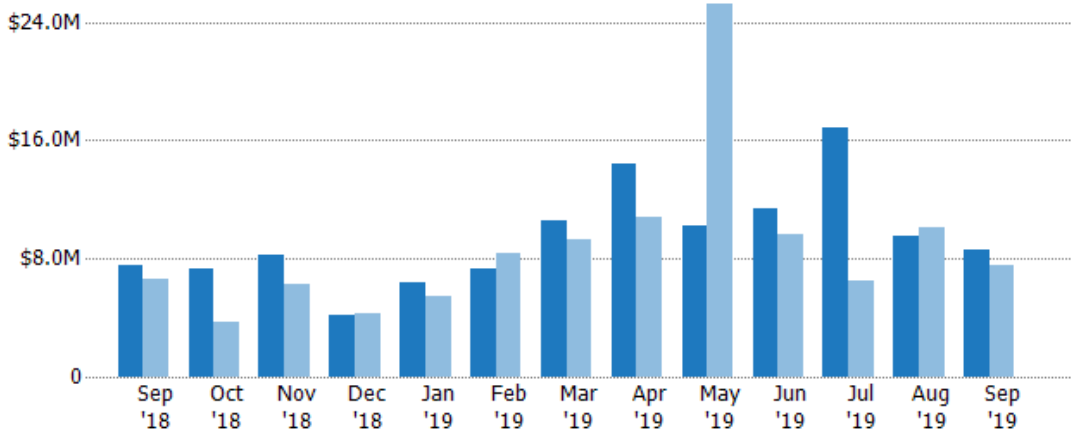
New Pending Sales Volume

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.
Sep '19	\$8.57M	14.4%
Sep '18	\$7.49M	13.1%
Sep '17	\$6.62M	-41.7%



Current Year	\$7.49M	\$7.26M	\$8.23M	\$4.21M	\$6.39M	\$7.33M	\$10.5M	\$14.4M	\$10.2M	\$11.4M	\$16.8M	\$9.57M	\$8.57M
Prior Year	\$6.62M	\$3.73M	\$6.29M	\$4.3M	\$5.42M	\$8.36M	\$9.25M	\$10.8M	\$25.2M	\$9.65M	\$6.48M	\$10.1M	\$7.49M
Percent Change from Prior Year	13%	95%	31%	-2%	18%	-12%	14%	34%	-60%	18%	159%	-5%	14%

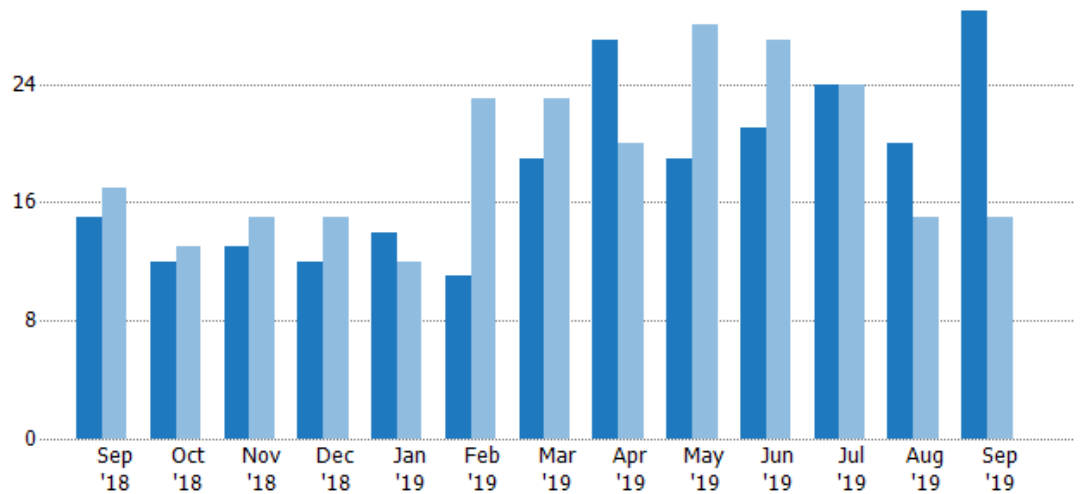
Pending Sales

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.
Sep '19	29	93.3%
Sep '18	15	-11.8%
Sep '17	17	-35.3%



Current Year	15	12	13	12	14	11	19	27	19	21	24	20	29
Prior Year	17	13	15	15	12	23	23	20	28	27	24	15	15
Percent Change from Prior Year	-12%	-8%	-13%	-20%	17%	-52%	-17%	35%	-32%	-22%	0%	33%	93%

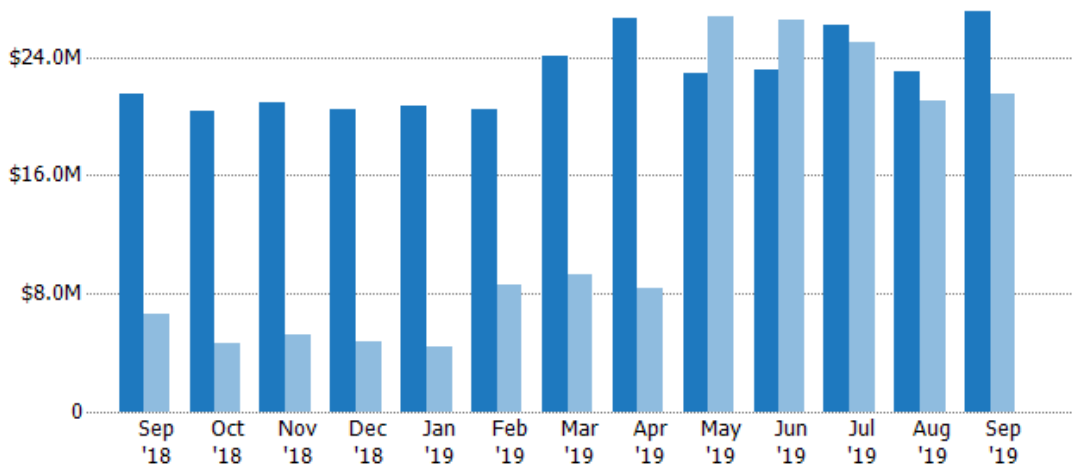
Pending Sales Volume

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.
Sep '19	\$27.1M	26%
Sep '18	\$21.5M	224.5%
Sep '17	\$6.62M	-43.2%



Current Year	\$21.5M	\$20.3M	\$20.9M	\$20.4M	\$20.7M	\$20.4M	\$24M	\$26.6M	\$22.9M	\$23.2M	\$26.2M	\$23M	\$27.1M
Prior Year	\$6.62M	\$4.67M	\$5.2M	\$4.78M	\$4.44M	\$8.56M	\$9.31M	\$8.33M	\$26.7M	\$26.5M	\$25M	\$21.1M	\$21.5M
Percent Change from Prior Year	225%	335%	302%	327%	366%	139%	158%	219%	-14%	-12%	5%	9%	26%

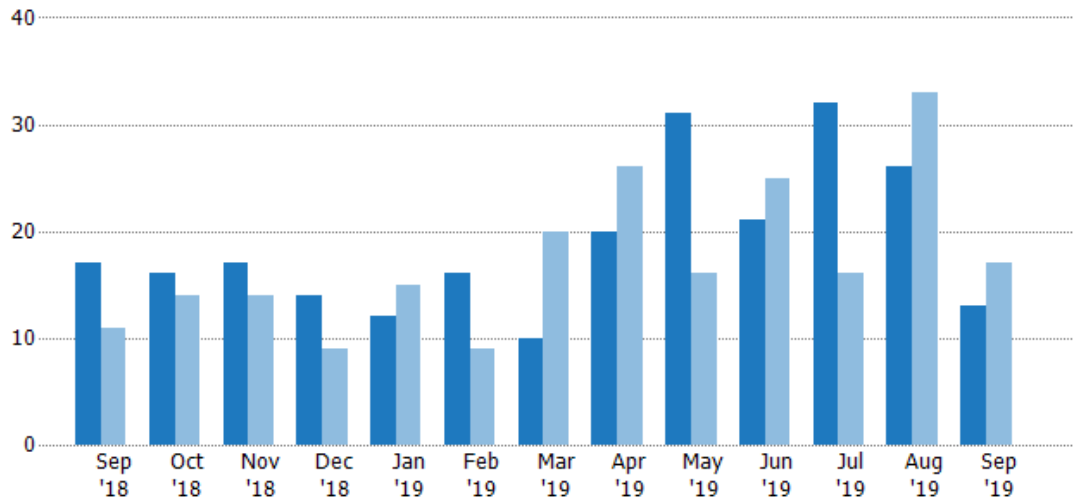
Closed Sales

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.
Sep '19	13	-23.5%
Sep '18	17	54.5%
Sep '17	11	9.1%



Current Year	17	16	17	14	12	16	10	20	31	21	32	26	13
Prior Year	11	14	14	9	15	9	20	26	16	25	16	33	17
Percent Change from Prior Year	55%	14%	21%	56%	-20%	78%	-50%	-23%	94%	-16%	100%	-21%	-24%

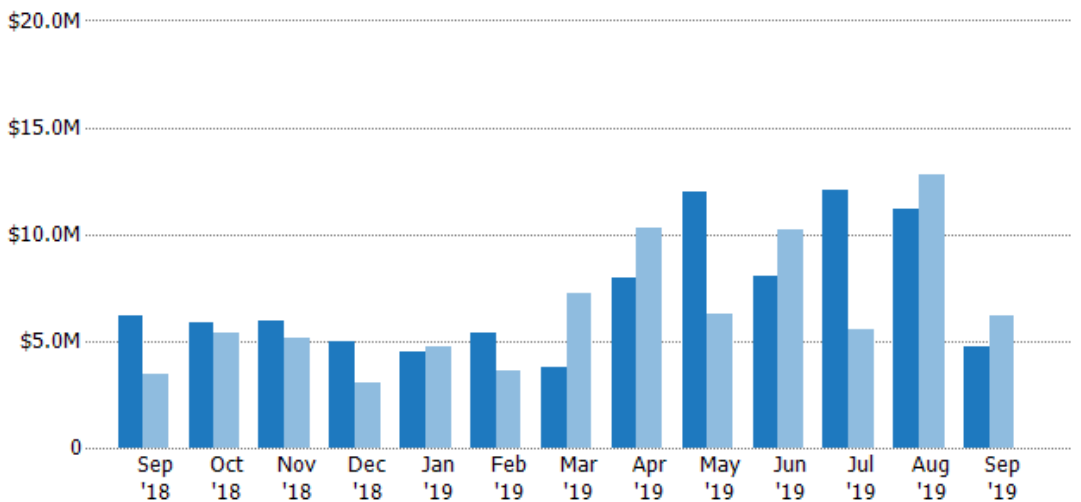
Closed Sales Volume

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.
Sep '19	\$4.74M	-23.7%
Sep '18	\$6.21M	78.8%
Sep '17	\$3.47M	34.7%



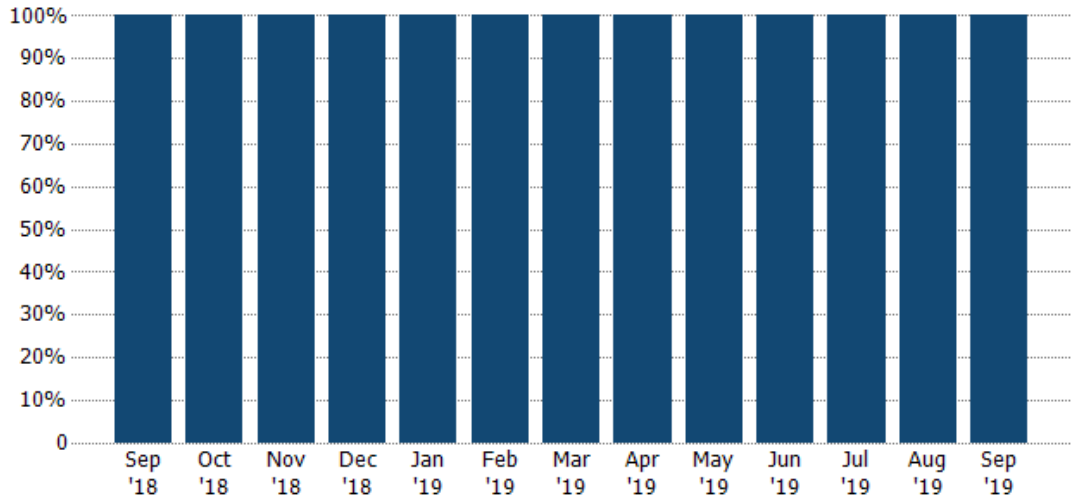
Current Year	\$6.21M	\$5.86M	\$5.95M	\$4.99M	\$4.52M	\$5.39M	\$3.77M	\$7.97M	\$12M	\$8.02M	\$12.1M	\$11.1M	\$4.74M
Prior Year	\$3.47M	\$5.35M	\$5.15M	\$3.05M	\$4.74M	\$3.59M	\$7.23M	\$10.3M	\$6.29M	\$10.2M	\$5.56M	\$12.8M	\$6.21M
Percent Change from Prior Year	79%	10%	16%	64%	-5%	50%	-48%	-22%	91%	-22%	117%	-13%	-24%

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

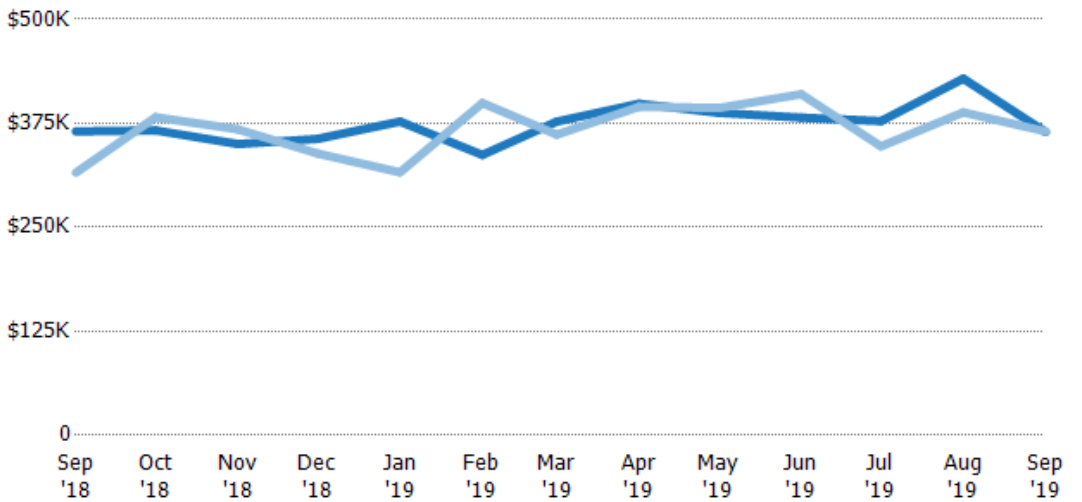
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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



Month/Year	Price	% Chg.
Sep '19	\$364K	-0.2%
Sep '18	\$365K	15.7%
Sep '17	\$316K	23.5%

■ Current Year	\$365K	\$366K	\$350K	\$356K	\$377K	\$337K	\$377K	\$399K	\$388K	\$382K	\$378K	\$429K	\$364K
■ Prior Year	\$316K	\$382K	\$368K	\$339K	\$316K	\$399K	\$361K	\$395K	\$393K	\$410K	\$347K	\$388K	\$365K
Percent Change from Prior Year	16%	-4%	-5%	5%	19%	-16%	4%	1%	-1%	-7%	9%	10%	0%

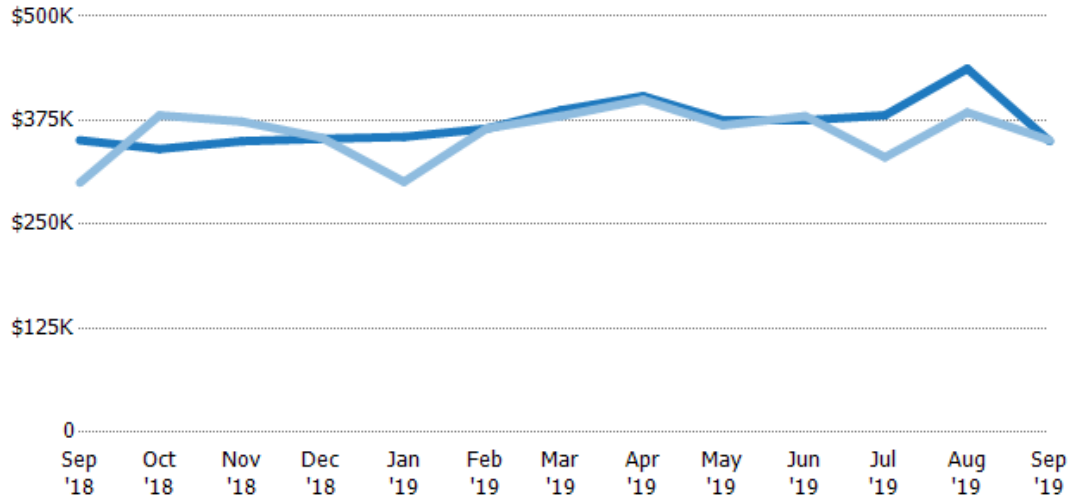
Median Sales Price

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.
Sep '19	\$350K	-0.3%
Sep '18	\$351K	17%
Sep '17	\$300K	25.2%



Current Year	\$351K	\$340K	\$350K	\$353K	\$355K	\$365K	\$387K	\$404K	\$375K	\$375K	\$381K	\$437K	\$350K
Prior Year	\$300K	\$381K	\$373K	\$354K	\$301K	\$365K	\$380K	\$399K	\$369K	\$380K	\$331K	\$384K	\$351K
Percent Change from Prior Year	17%	-11%	-6%	0%	18%	0%	2%	1%	2%	-1%	15%	14%	0%

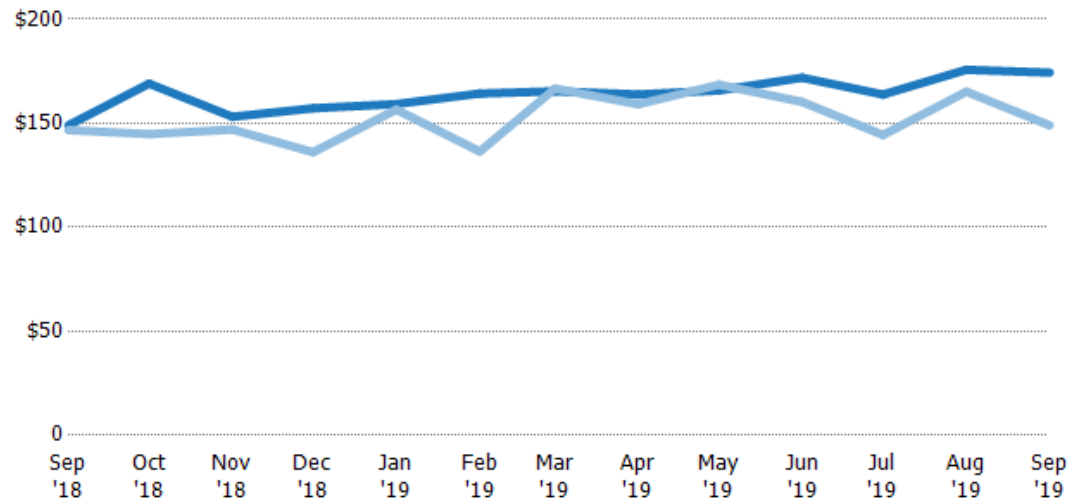
Average Sales Price per Sq Ft

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 '19	\$174	17%
Sep '18	\$149	1.5%
Sep '17	\$147	3.4%



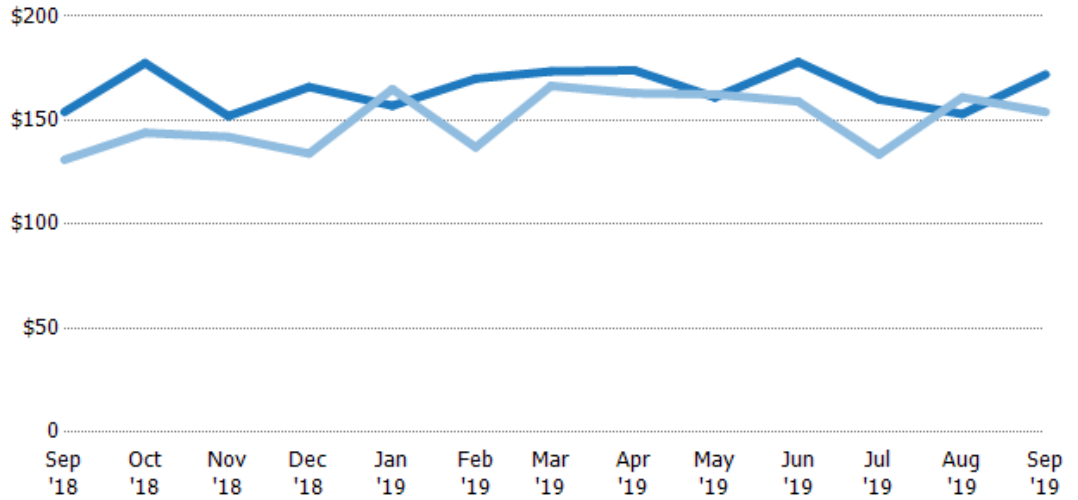
Current Year	\$149	\$169	\$153	\$157	\$159	\$164	\$165	\$164	\$166	\$172	\$164	\$176	\$174
Prior Year	\$147	\$145	\$147	\$136	\$157	\$136	\$167	\$159	\$169	\$160	\$144	\$165	\$149
Percent Change from Prior Year	2%	17%	4%	16%	2%	20%	-1%	3%	-2%	7%	13%	6%	17%

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 '19	\$172	11.7%
Sep '18	\$154	17.6%
Sep '17	\$131	10.7%

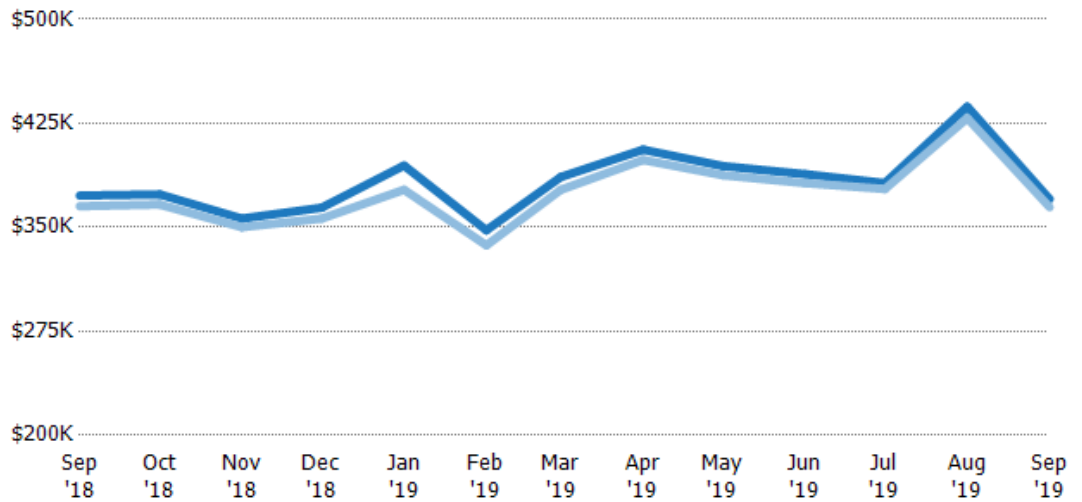
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	\$154	\$178	\$152	\$166	\$157	\$170	\$174	\$174	\$161	\$178	\$160	\$153	\$172
Prior Year	\$131	\$144	\$142	\$134	\$165	\$137	\$167	\$163	\$163	\$159	\$134	\$161	\$154
Percent Change from Prior Year	18%	23%	7%	24%	-5%	24%	4%	7%	-1%	12%	20%	-5%	12%

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



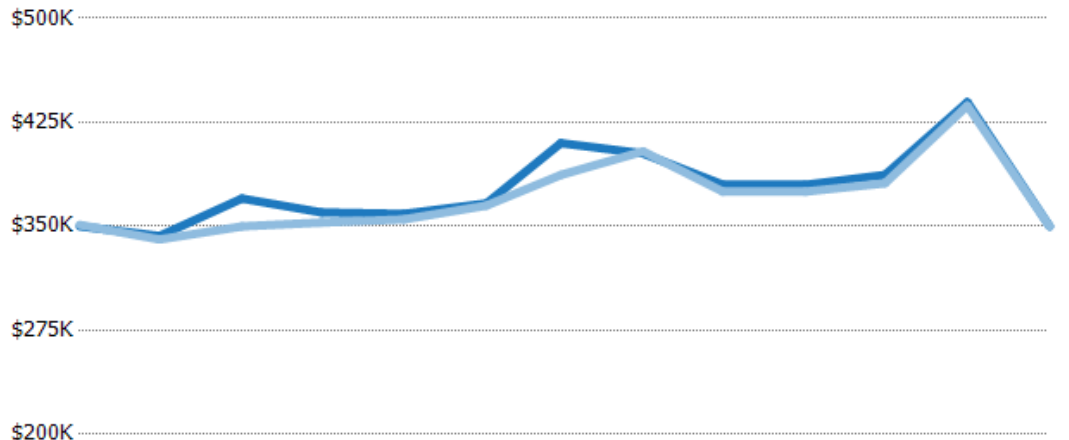
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Avg List Price	\$373K	\$374K	\$356K	\$364K	\$395K	\$348K	\$386K	\$406K	\$394K	\$388K	\$382K	\$437K	\$370K
Avg Sales Price	\$365K	\$366K	\$350K	\$356K	\$377K	\$337K	\$377K	\$399K	\$388K	\$382K	\$378K	\$429K	\$364K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	96%	97%	98%	98%	98%	98%	99%	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



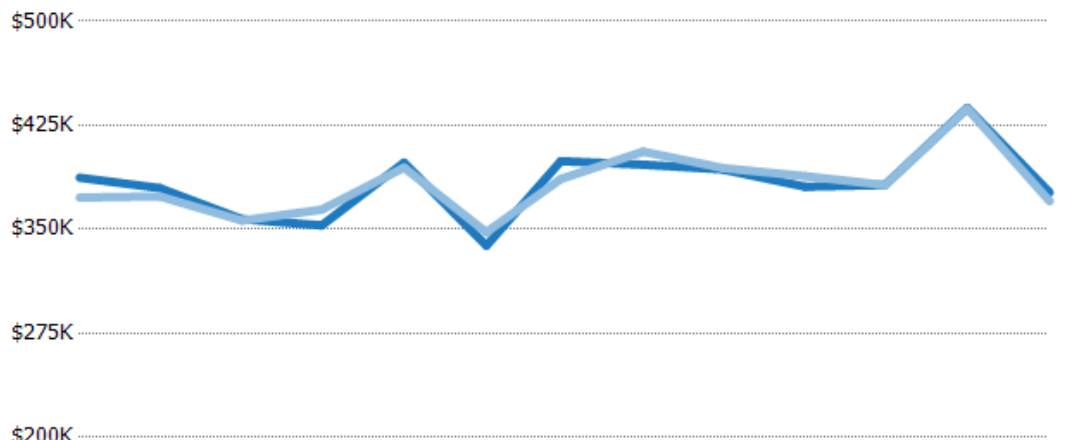
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Median List Price	\$350K	\$343K	\$370K	\$360K	\$359K	\$366K	\$410K	\$403K	\$380K	\$380K	\$387K	\$439K	\$350K
Median Sales Price	\$351K	\$340K	\$350K	\$353K	\$355K	\$365K	\$387K	\$404K	\$375K	\$375K	\$381K	\$437K	\$350K
Med Sales Price as a % of Med List Price	100%	99%	95%	98%	99%	100%	94%	100%	99%	99%	98%	99%	100%

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



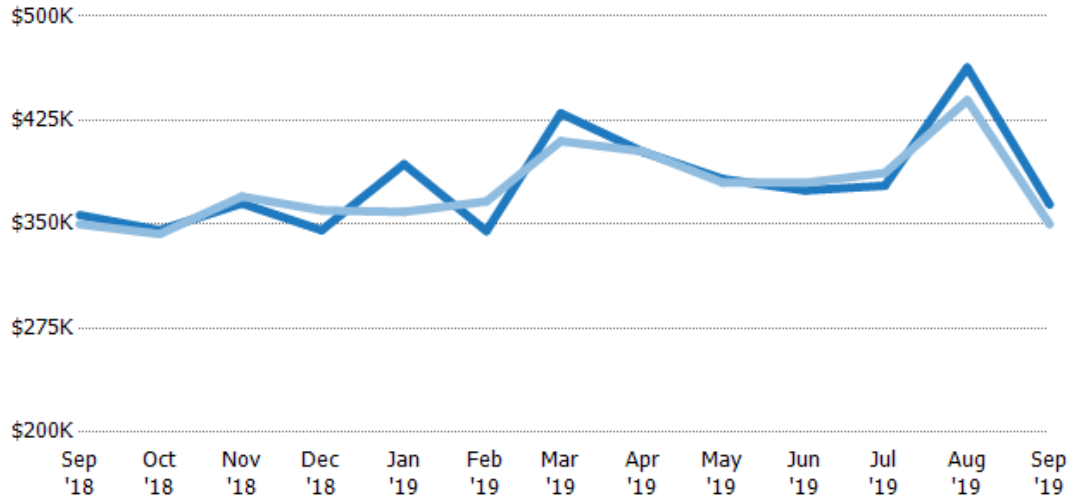
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Avg Est Value	\$387K	\$380K	\$357K	\$353K	\$398K	\$338K	\$399K	\$397K	\$393K	\$381K	\$382K	\$438K	\$376K
Avg Sales Price	\$373K	\$374K	\$356K	\$364K	\$395K	\$348K	\$386K	\$406K	\$394K	\$388K	\$382K	\$437K	\$370K
Avg Sales Price as a % of Avg Est Value	96%	98%	100%	103%	99%	103%	97%	102%	100%	102%	100%	100%	98%

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



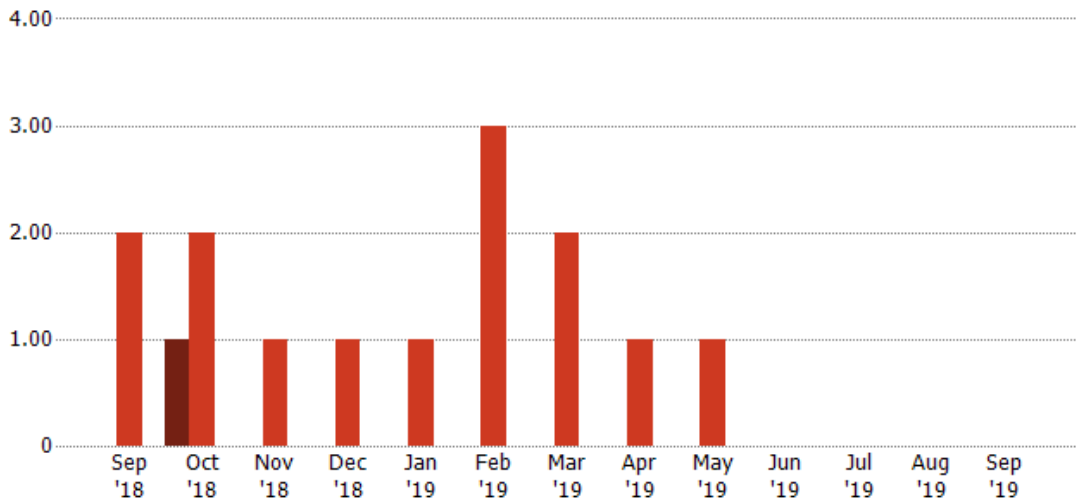
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Median Est Value	\$357K	\$346K	\$365K	\$346K	\$393K	\$345K	\$430K	\$402K	\$383K	\$374K	\$378K	\$463K	\$364K
Median Sales Price	\$350K	\$343K	\$370K	\$360K	\$359K	\$366K	\$410K	\$403K	\$380K	\$380K	\$387K	\$439K	\$350K
Med Sales Price as a % of Med Est Value	98%	99%	101%	104%	91%	106%	95%	100%	99%	101%	102%	95%	96%

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



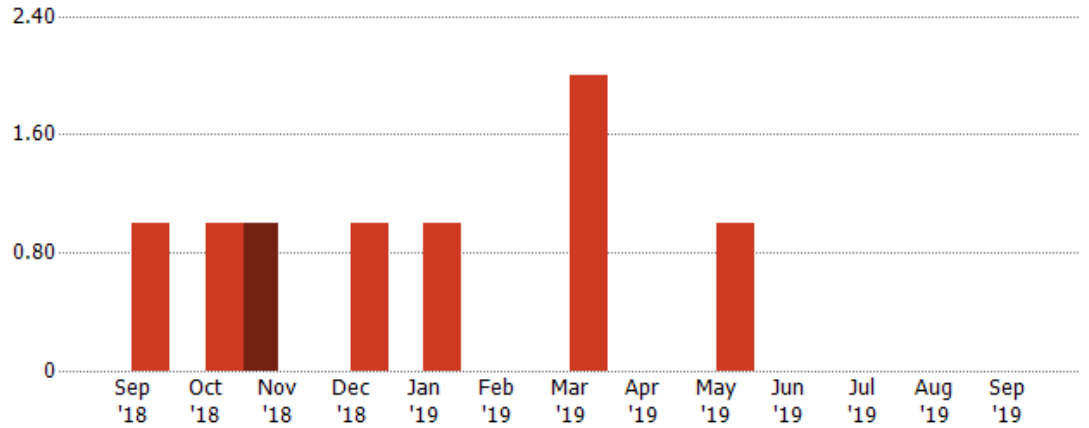
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	-	1	-	-	-	-	-	-	-	-	-	-	-
Prior Year	2	2	1	1	1	3	2	1	1	-	-	-	-
Percent Change from Prior Year	-100%	-50%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-	-	-	-

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



Sales Activity by ZIP

Sep 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	29	\$27,071,008	13	\$4,738,200	\$364,477	\$349,900	\$172	\$167	50