



2019

NEW RIVER MARKET REPORT

November 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	Nov 2019	Nov 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	23	19	+21.1%	281	291	-3.4%
New Listing Volume	\$9,116,800	\$9,119,190	0%	\$112,432,162	\$115,480,779	-2.6%
Active Listing Count	–	75	–	N/A	N/A	
Active Listing Volume	–	\$31,804,716	–	N/A	N/A	
Average Listing Price	–	\$424,063	–	\$433,395	\$477,977	-9.3%
Median Listing Price	–	\$410,000	–	\$416,236	\$395,857	+5.1%
Average Listing Price per Sq Ft	–	\$171	–	\$180	\$167	+7.5%
Median Listing Price per Sq Ft	–	\$165	–	\$172	\$163	+5.1%
Median Days in RPR	–	73	–	57.02	68.95	-17.3%
Months of Inventory	–	4.4	-100%	3.1	5.1	-38.8%
Absorption Rate	–	22.67%	–	32.17%	19.68%	+12.5%
Sales Activity Charts Metrics						
New Pending Sales Count	25	24	+4.2%	305	251	+21.5%
New Pending Sales Volume	\$9,770,629	\$8,781,680	+11.3%	\$116,236,201	\$111,427,272	+4.3%
Pending Sales Count	–	13	–	N/A	N/A	
Pending Sales Volume	–	\$20,822,890	–	N/A	N/A	
Closed Sales Count	13	18	-27.8%	226	221	+2.3%
Closed Sales Volume	\$5,638,875	\$6,287,290	-10.3%	\$84,982,579	\$81,590,132	+4.2%
Average Sales Price	\$433,760	\$349,294	+24.2%	\$376,029	\$369,186	+1.9%
Median Sales Price	\$399,000	\$349,450	+14.2%	\$373,065	\$361,138	+3.3%
Average Sales Price per Sq Ft	\$168	\$153	+10.1%	\$167	\$158	+5.9%
Median Sales Price per Sq Ft	\$171	\$150	+14%	\$164	\$158	+3.9%
Distressed Charts Metrics						
Distressed Listing Count	–	–	–	N/A	N/A	

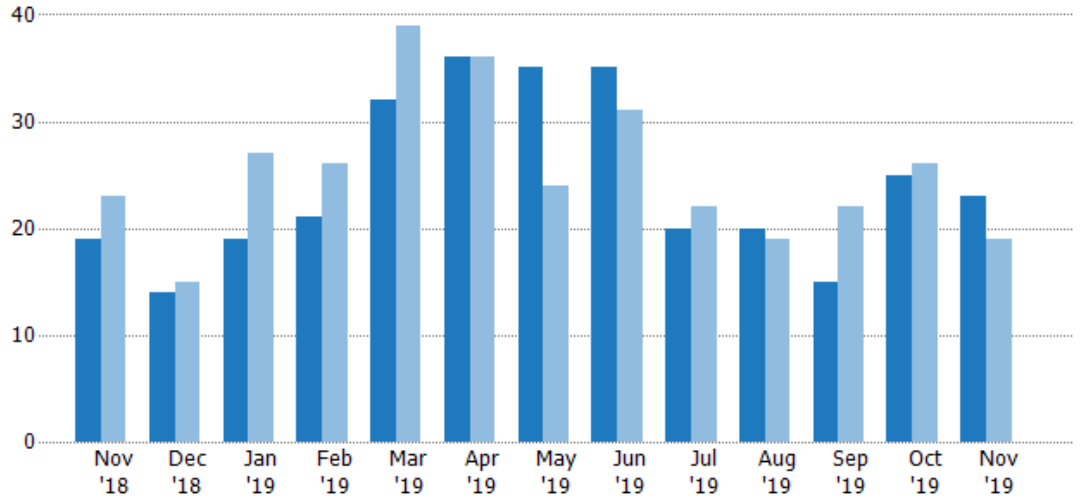
New Listings

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Nov '19	23	21.1%
Nov '18	19	-17.4%
Nov '17	23	8.7%



Current Year	19	14	19	21	32	36	35	35	20	20	15	25	23
Prior Year	23	15	27	26	39	36	24	31	22	19	22	26	19
Percent Change from Prior Year	-17%	-7%	-30%	-19%	-18%	0%	46%	13%	-9%	5%	-32%	-4%	21%

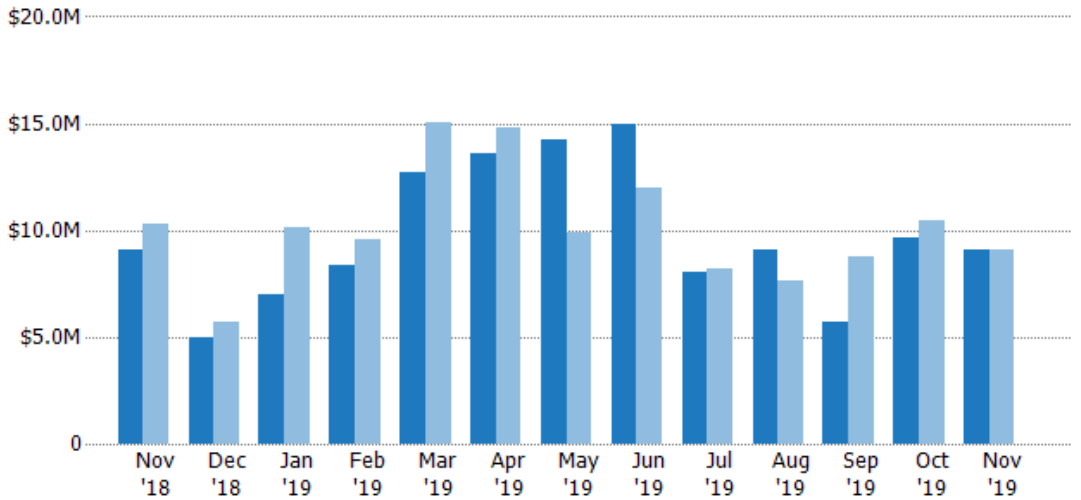
New Listing Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Nov '19	\$9.12M	0%
Nov '18	\$9.12M	-11.3%
Nov '17	\$10.3M	-9.9%



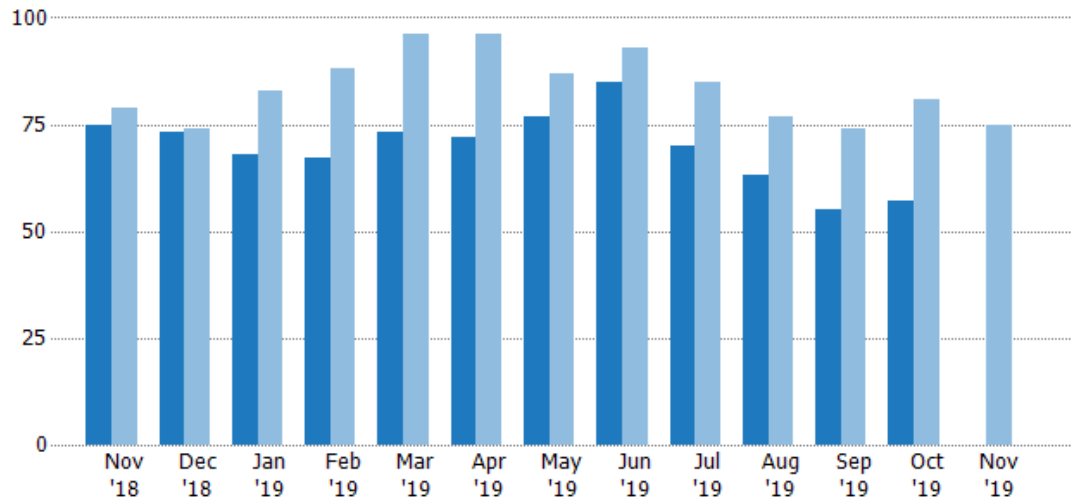
Current Year	\$9.12M	\$4.98M	\$7.02M	\$8.36M	\$12.7M	\$13.6M	\$14.2M	\$14.9M	\$8.06M	\$9.05M	\$5.74M	\$9.63M	\$9.12M
Prior Year	\$10.3M	\$5.68M	\$10.2M	\$9.56M	\$15M	\$14.8M	\$9.86M	\$12M	\$8.19M	\$7.6M	\$8.77M	\$10.4M	\$9.12M
Percent Change from Prior Year	-11%	-12%	-31%	-13%	-15%	-8%	44%	25%	-2%	19%	-35%	-8%	0%

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,
 Mobile/Manufactured, Single Family
 Residence



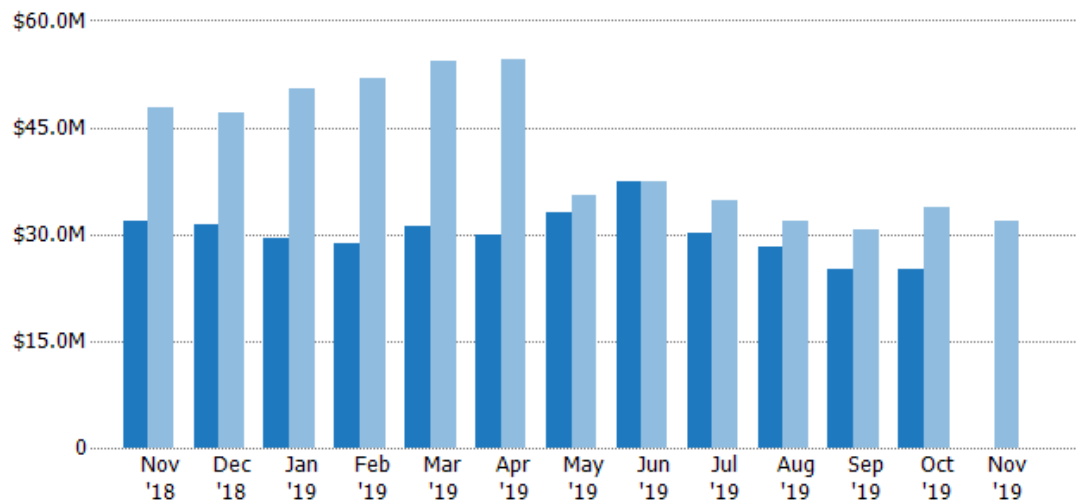
Current Year	75	73	68	67	73	72	77	85	70	63	55	57	-
Prior Year	79	74	83	88	96	96	87	93	85	77	74	81	75
Percent Change from Prior Year	-5%	-1%	-18%	-24%	-24%	-25%	-11%	-9%	-18%	-18%	-26%	-30%	-100%

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,
 Mobile/Manufactured, Single Family
 Residence



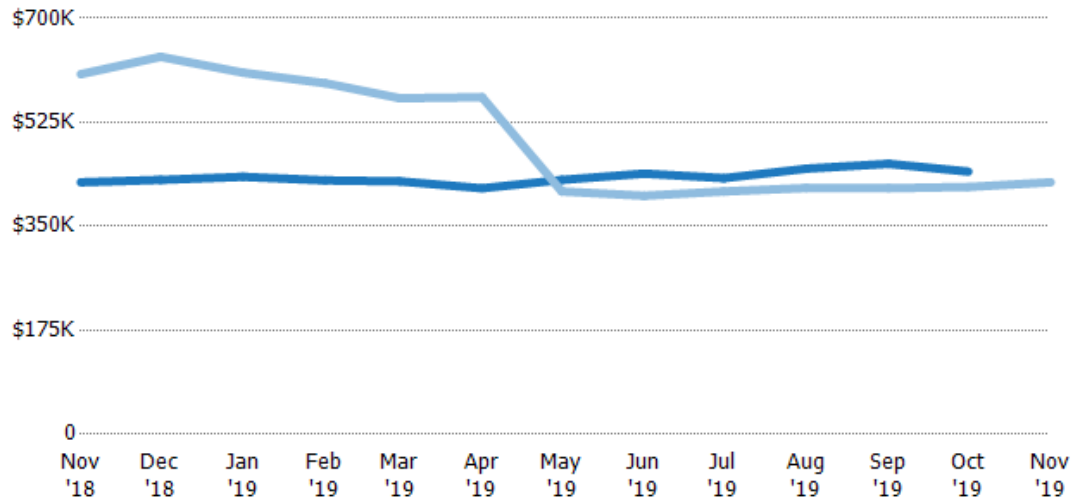
Current Year	\$31.8M	\$31.2M	\$29.5M	\$28.6M	\$31.1M	\$29.8M	\$33M	\$37.3M	\$30.2M	\$28.2M	\$25M	\$25.2M	-
Prior Year	\$47.9M	\$47M	\$50.5M	\$52M	\$54.3M	\$54.5M	\$35.5M	\$37.3M	\$34.7M	\$31.9M	\$30.6M	\$33.7M	\$31.8M
Percent Change from Prior Year	-34%	-34%	-42%	-45%	-43%	-45%	-7%	0%	-13%	-12%	-18%	-25%	-100%

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,
 Mobile/Manufactured, Single Family
 Residence



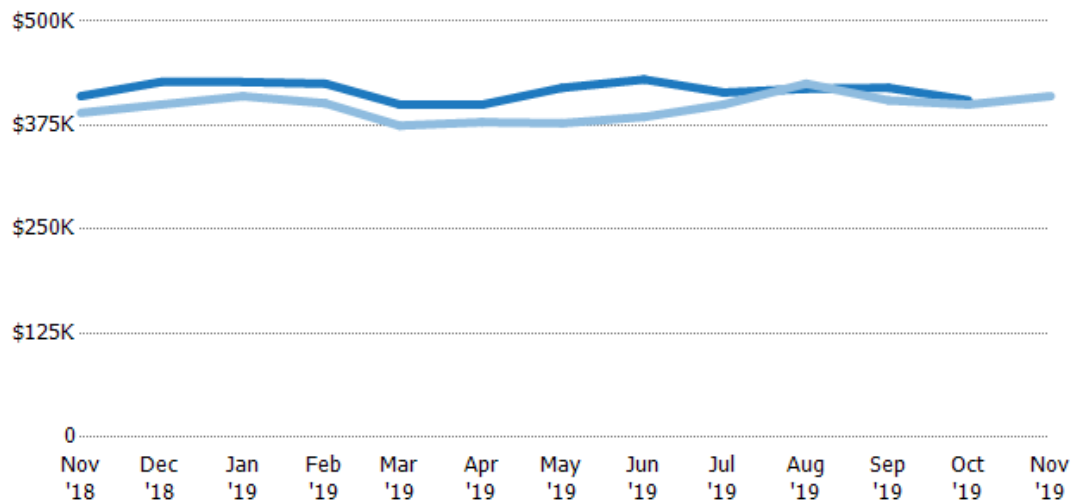
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$424K	\$428K	\$433K	\$427K	\$426K	\$414K	\$428K	\$439K	\$431K	\$447K	\$455K	\$442K	-
Prior Year	\$606K	\$635K	\$609K	\$591K	\$566K	\$567K	\$409K	\$401K	\$409K	\$414K	\$414K	\$416K	\$424K
Percent Change from Prior Year	-30%	-33%	-29%	-28%	-25%	-27%	5%	9%	5%	8%	10%	6%	-100%

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,
 Mobile/Manufactured, Single Family
 Residence



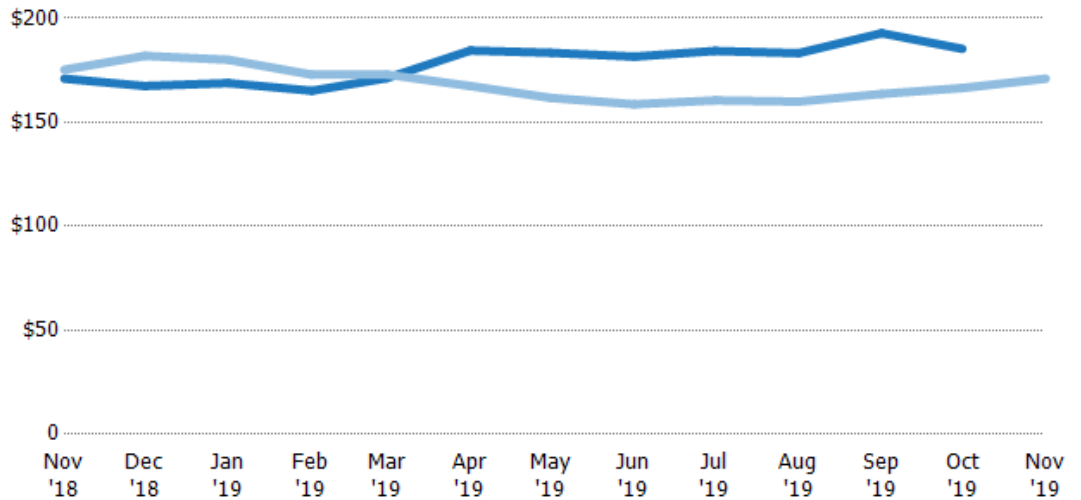
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$410K	\$427K	\$427K	\$425K	\$400K	\$400K	\$420K	\$430K	\$414K	\$419K	\$420K	\$405K	-
Prior Year	\$390K	\$400K	\$410K	\$401K	\$375K	\$379K	\$377K	\$385K	\$400K	\$425K	\$405K	\$400K	\$410K
Percent Change from Prior Year	5%	7%	4%	6%	7%	6%	11%	12%	4%	-1%	4%	1%	-100%

Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

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



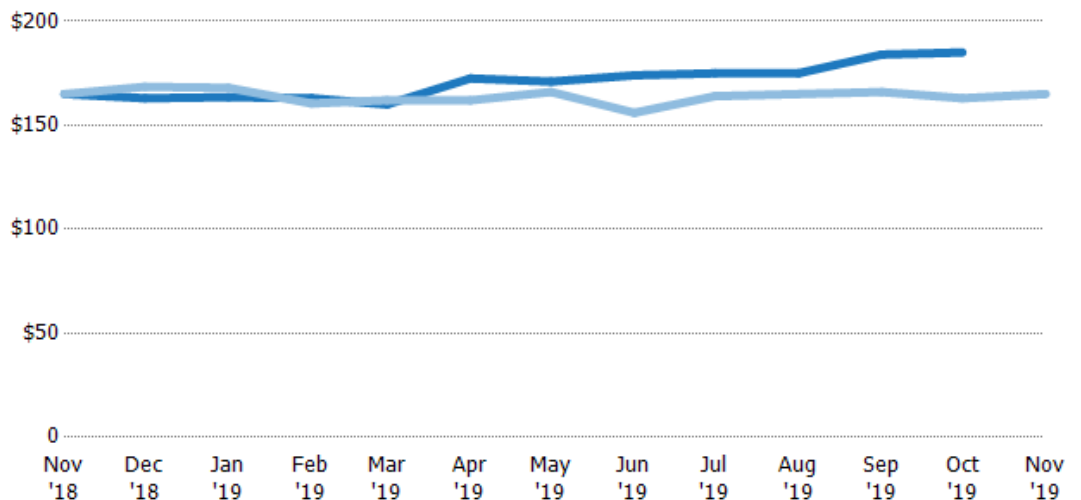
Current Year	\$171	\$167	\$169	\$165	\$171	\$185	\$183	\$182	\$184	\$183	\$193	\$185	-
Prior Year	\$175	\$182	\$180	\$173	\$173	\$167	\$162	\$159	\$161	\$160	\$164	\$166	\$171
Percent Change from Prior Year	-2%	-8%	-6%	-4%	-1%	10%	13%	14%	15%	15%	18%	11%	-100%

Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

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



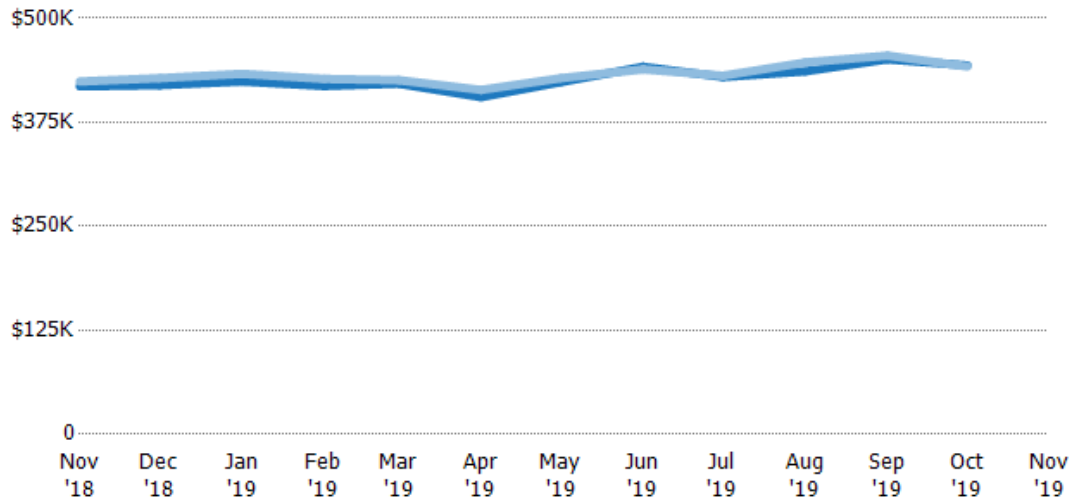
Current Year	\$165	\$163	\$164	\$163	\$160	\$173	\$171	\$174	\$175	\$175	\$184	\$185	-
Prior Year	\$165	\$169	\$168	\$161	\$162	\$162	\$166	\$156	\$164	\$165	\$166	\$163	\$165
Percent Change from Prior Year	0%	-3%	-3%	2%	-1%	6%	3%	12%	7%	6%	11%	13%	-100%

Average Listing Price vs Average Est Value

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

Filters Used

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



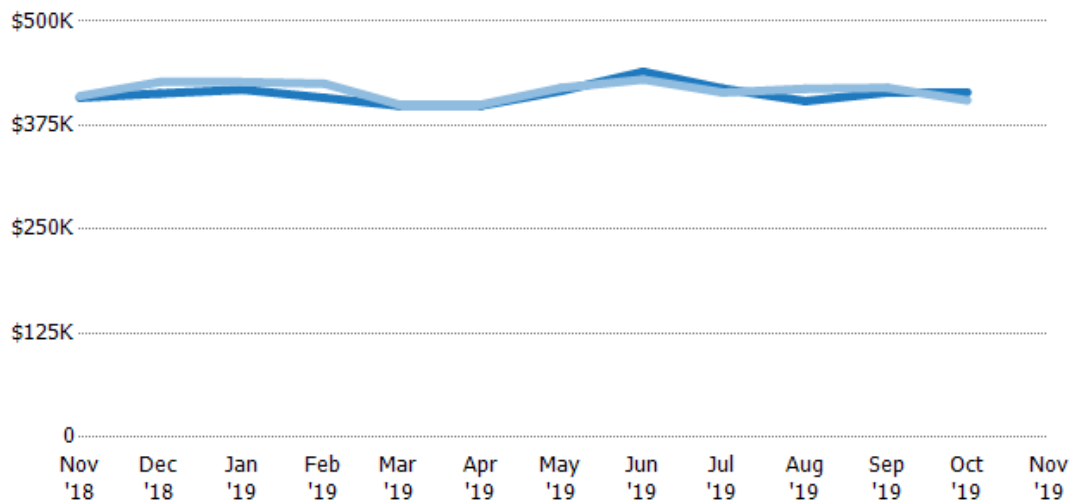
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Avg Est Value	\$418K	\$420K	\$424K	\$419K	\$421K	\$405K	\$423K	\$442K	\$430K	\$436K	\$451K	\$443K	-
Avg Listing Price	\$424K	\$428K	\$433K	\$427K	\$426K	\$414K	\$428K	\$439K	\$431K	\$447K	\$455K	\$442K	-
Avg Listing Price as a % of Avg Est Value	101%	102%	102%	102%	101%	102%	101%	99%	100%	102%	101%	100%	-

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,
Mobile/Manufactured, Single Family
Residence



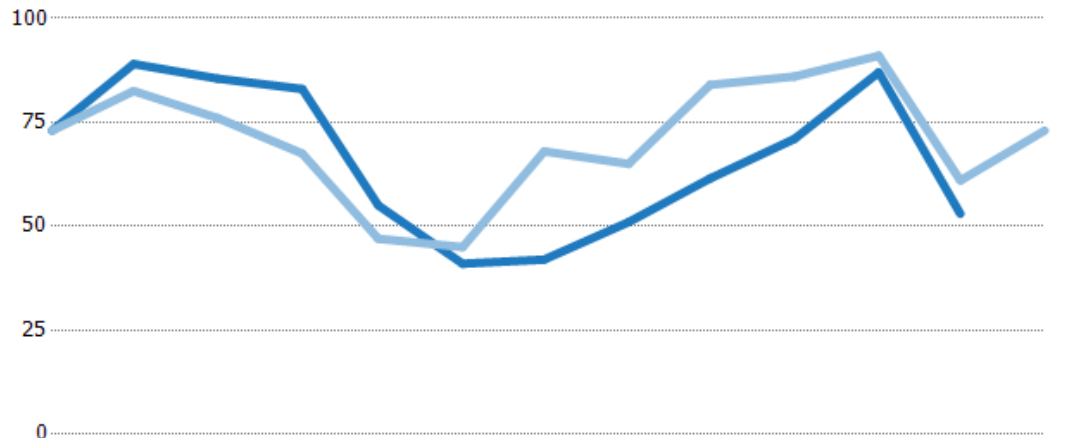
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Median Est Value	\$408K	\$413K	\$418K	\$408K	\$399K	\$399K	\$416K	\$439K	\$419K	\$404K	\$414K	\$414K	-
Median Listing Price	\$410K	\$427K	\$427K	\$425K	\$400K	\$400K	\$420K	\$430K	\$414K	\$419K	\$420K	\$405K	-
Med Listing Price as a % of Med Est Value	100%	103%	102%	104%	100%	100%	101%	98%	99%	104%	101%	98%	-

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:
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 Mobile/Manufactured, Single Family
 Residence



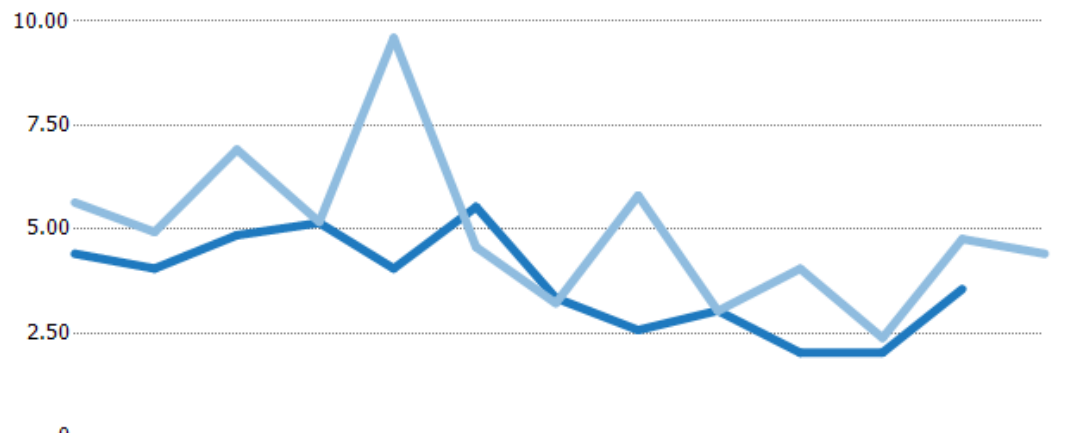
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	73	89	85.5	83	55	41	42	51	61.5	71	87	53	-
Prior Year	73	82.5	76	67.5	47	45	68	65	84	86	91	61	73
Percent Change from Prior Year	0%	8%	13%	23%	17%	-9%	-38%	-22%	-27%	-17%	-4%	-13%	-100%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

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



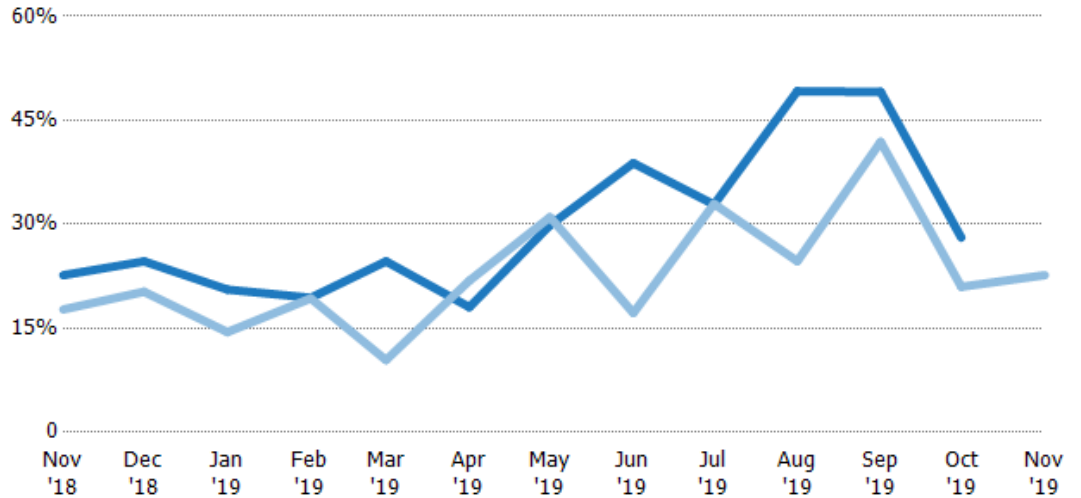
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	4.41	4.06	4.86	5.15	4.06	5.54	3.35	2.58	3.04	2.03	2.04	3.56	-
Prior Year	5.64	4.93	6.92	5.18	9.6	4.57	3.22	5.81	3.04	4.05	2.39	4.76	4.41
Percent Change from Prior Year	-22%	-18%	-30%	0%	-58%	21%	4%	-56%	0%	-50%	-15%	-25%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
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 Mobile/Manufactured, Single Family
 Residence



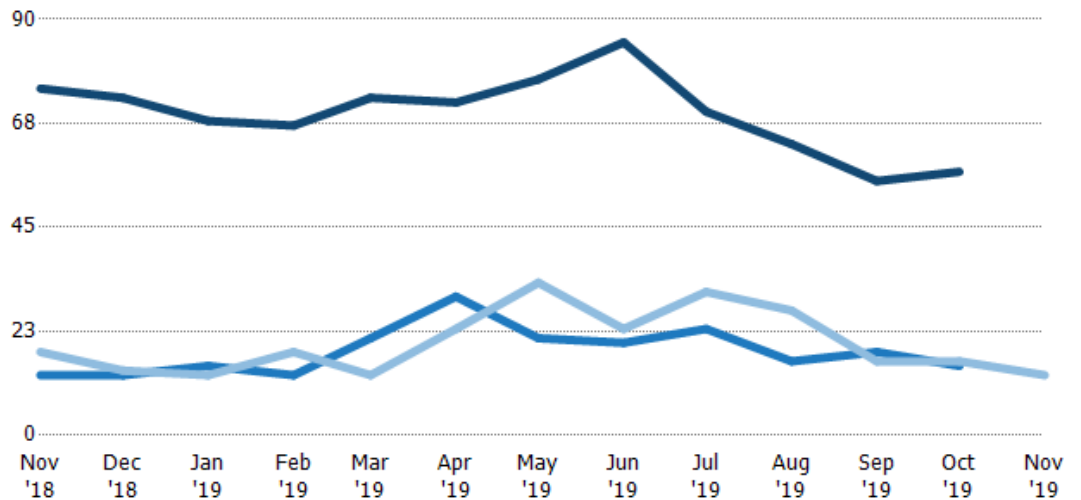
Current Year	23%	25%	21%	19%	25%	18%	30%	39%	33%	49%	49%	28%	-
Prior Year	18%	20%	14%	19%	10%	22%	31%	17%	33%	25%	42%	21%	23%
Change from Prior Year	-5%	-4%	-6%	0%	-14%	4%	1%	-22%	0%	-25%	-7%	-7%	23%

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,
 Mobile/Manufactured, Single Family
 Residence



Active	75	73	68	67	73	72	77	85	70	63	55	57	-
Pending	13	13	15	13	21	30	21	20	23	16	18	15	-
Sold	18	14	13	18	13	23	33	23	31	27	16	16	13

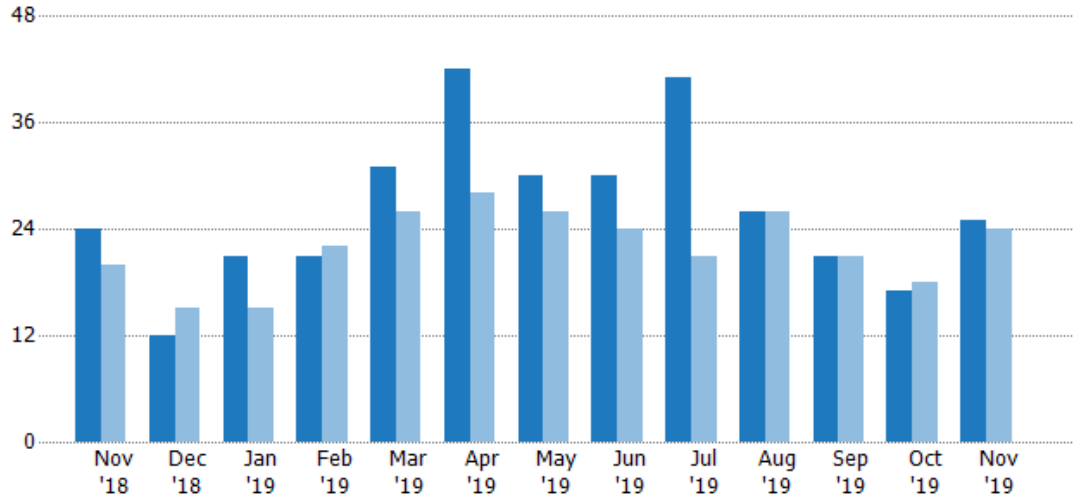
New Pending Sales

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Nov '19	25	4.2%
Nov '18	24	20%
Nov '17	20	-40%



Current Year	24	12	21	21	31	42	30	30	41	26	21	17	25
Prior Year	20	15	15	22	26	28	26	24	21	26	21	18	24
Percent Change from Prior Year	20%	-20%	40%	-5%	19%	50%	15%	25%	95%	0%	0%	-6%	4%

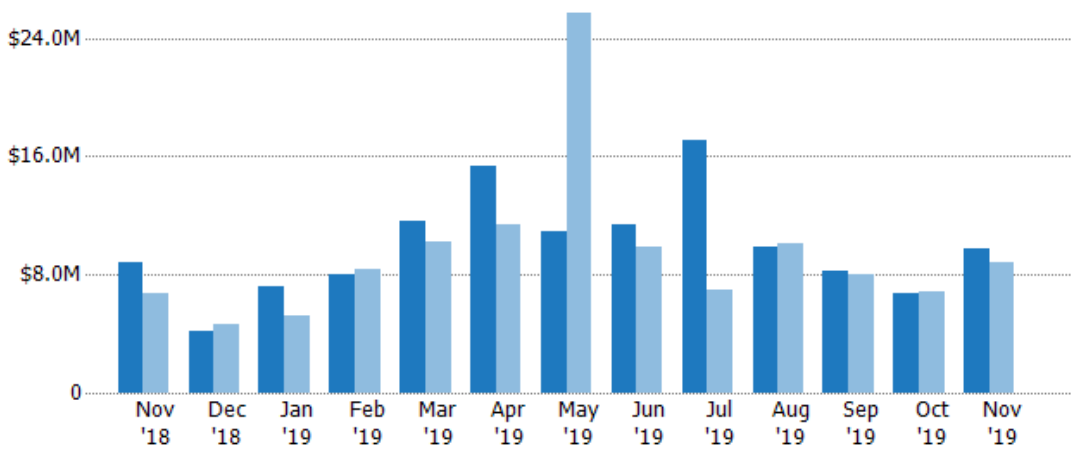
New Pending Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Nov '19	\$9.77M	11.3%
Nov '18	\$8.78M	29.9%
Nov '17	\$6.76M	-42.7%



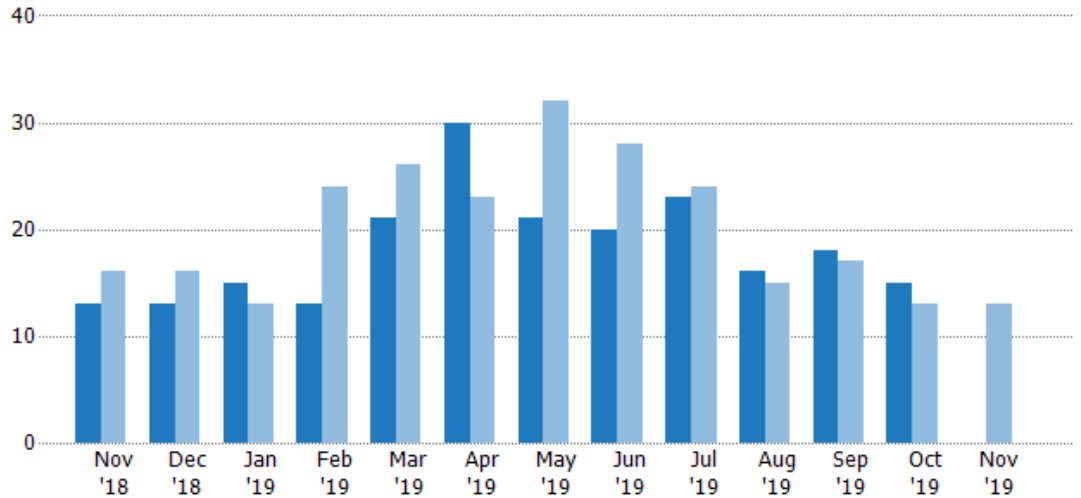
Current Year	\$8.78M	\$4.21M	\$7.14M	\$8.04M	\$11.7M	\$15.4M	\$11M	\$11.4M	\$17M	\$9.87M	\$8.28M	\$6.73M	\$9.77M
Prior Year	\$6.76M	\$4.69M	\$5.26M	\$8.36M	\$10.2M	\$11.4M	\$25.7M	\$9.88M	\$6.93M	\$10.1M	\$7.97M	\$6.85M	\$8.78M
Percent Change from Prior Year	30%	-10%	36%	-4%	14%	36%	-57%	15%	146%	-2%	4%	-2%	11%

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,
 Mobile/Manufactured, Single Family
 Residence



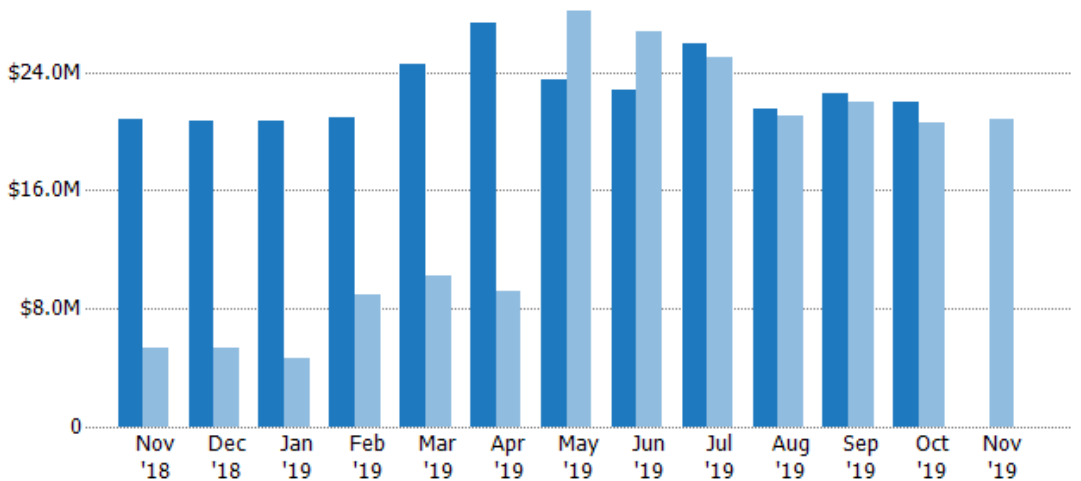
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	13	13	15	13	21	30	21	20	23	16	18	15	-
Prior Year	16	16	13	24	26	23	32	28	24	15	17	13	13
Percent Change from Prior Year	-19%	-19%	15%	-46%	-19%	30%	-34%	-29%	-4%	7%	6%	15%	-100%

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,
 Mobile/Manufactured, Single Family
 Residence



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M	\$27.3M	\$23.5M	\$22.8M	\$25.9M	\$21.5M	\$22.5M	\$22M	-
Prior Year	\$5.36M	\$5.33M	\$4.66M	\$8.9M	\$10.3M	\$9.22M	\$28.1M	\$26.7M	\$25M	\$21.1M	\$22M	\$20.5M	\$20.8M
Percent Change from Prior Year	289%	288%	345%	135%	139%	196%	-16%	-15%	3%	2%	2%	7%	-100%

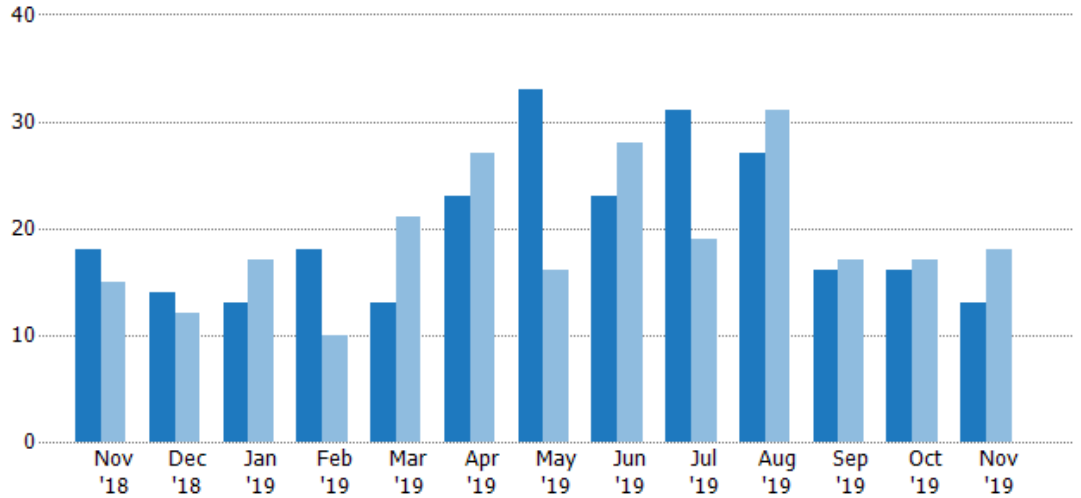
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
Nov '19	13	-27.8%
Nov '18	18	20%
Nov '17	15	-46.7%



Current Year	18	14	13	18	13	23	33	23	31	27	16	16	13
Prior Year	15	12	17	10	21	27	16	28	19	31	17	17	18
Percent Change from Prior Year	20%	17%	-24%	80%	-38%	-15%	106%	-18%	63%	-13%	-6%	-6%	-28%

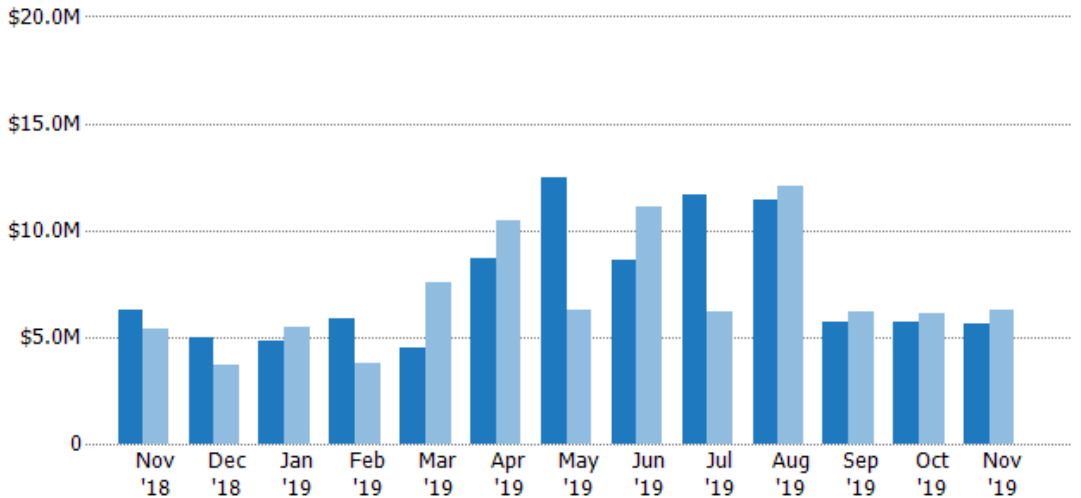
Closed Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Nov '19	\$5.64M	-10.3%
Nov '18	\$6.29M	17.2%
Nov '17	\$5.36M	-45.3%



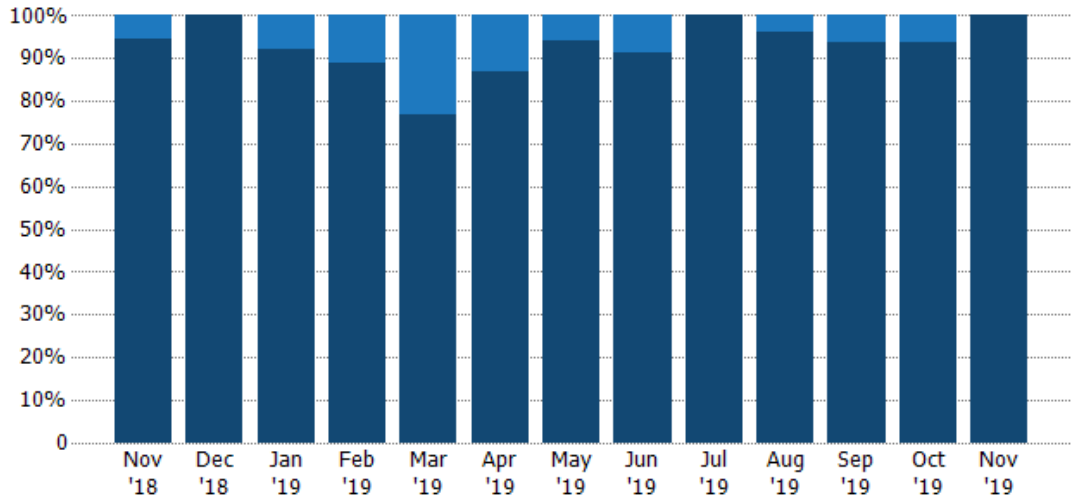
Current Year	\$6.29M	\$4.99M	\$4.78M	\$5.85M	\$4.48M	\$8.7M	\$12.4M	\$8.56M	\$11.7M	\$11.4M	\$5.69M	\$5.7M	\$5.64M
Prior Year	\$5.36M	\$3.66M	\$5.42M	\$3.8M	\$7.57M	\$10.5M	\$6.29M	\$11.1M	\$6.21M	\$12.1M	\$6.21M	\$6.13M	\$6.29M
Percent Change from Prior Year	17%	36%	-12%	54%	-41%	-17%	98%	-23%	88%	-5%	-8%	-7%	-10%

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,
 Mobile/Manufactured, Single Family
 Residence



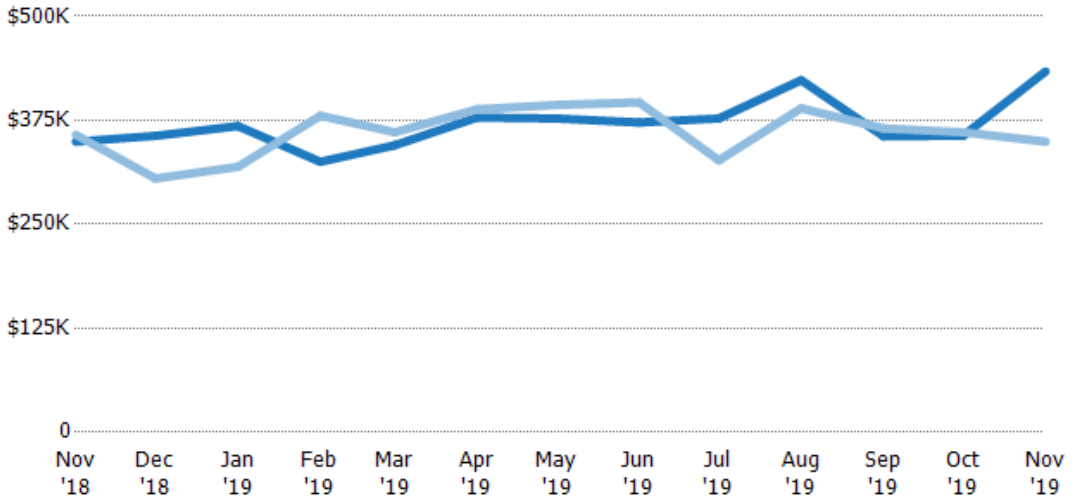
Mobile/Manufactured	6%	-	8%	11%	23%	13%	6%	9%	-	4%	6%	6%	-
Single Family Residence	94%	100%	92%	89%	77%	87%	94%	91%	100%	96%	94%	94%	100%

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,
 Mobile/Manufactured, Single Family
 Residence



Current Year	\$349K	\$356K	\$368K	\$325K	\$345K	\$378K	\$377K	\$372K	\$377K	\$423K	\$356K	\$357K	\$434K
Prior Year	\$358K	\$305K	\$319K	\$380K	\$361K	\$388K	\$393K	\$397K	\$327K	\$389K	\$365K	\$361K	\$349K
Percent Change from Prior Year	-2%	17%	15%	-15%	-4%	-3%	-4%	-6%	15%	9%	-3%	-1%	24%

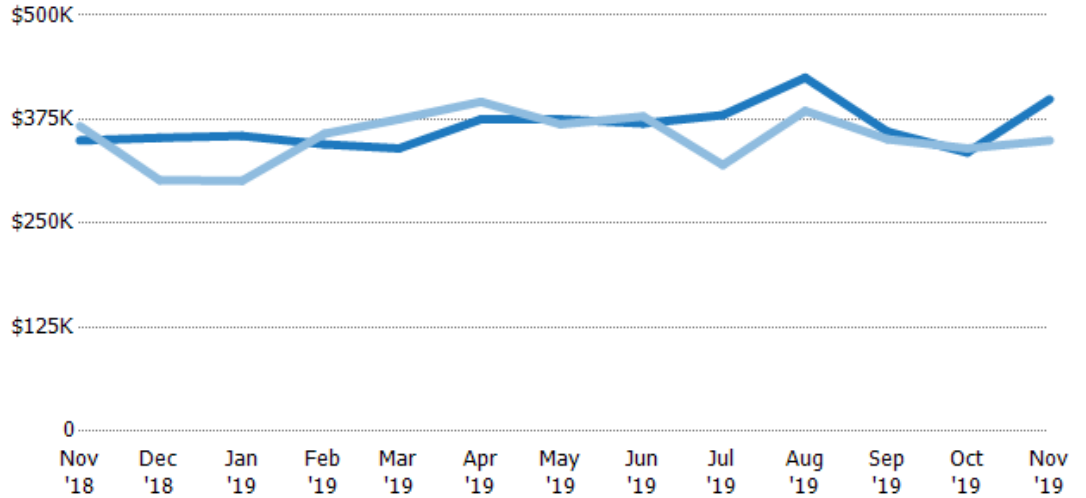
Median Sales Price

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Nov '19	\$399K	14.2%
Nov '18	\$349K	-4.7%
Nov '17	\$367K	-9.1%



Current Year	\$349K	\$353K	\$355K	\$345K	\$340K	\$375K	\$375K	\$370K	\$380K	\$425K	\$360K	\$335K	\$399K
Prior Year	\$367K	\$302K	\$301K	\$357K	\$375K	\$396K	\$369K	\$378K	\$320K	\$385K	\$351K	\$340K	\$349K
Percent Change from Prior Year	-5%	17%	18%	-4%	-9%	-5%	2%	-2%	19%	10%	3%	-1%	14%

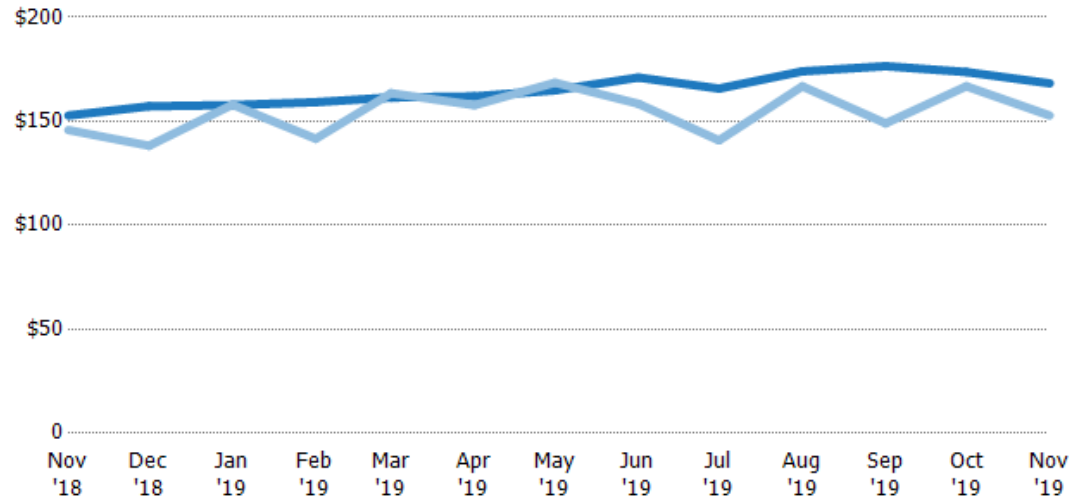
Average Sales Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Nov '19	\$168	10.1%
Nov '18	\$153	4.8%
Nov '17	\$146	-5%



Current Year	\$153	\$157	\$158	\$159	\$161	\$162	\$165	\$171	\$166	\$174	\$177	\$174	\$168
Prior Year	\$146	\$138	\$158	\$142	\$163	\$158	\$169	\$158	\$141	\$167	\$149	\$167	\$153
Percent Change from Prior Year	5%	14%	0%	12%	-1%	3%	-2%	8%	18%	4%	18%	4%	10%

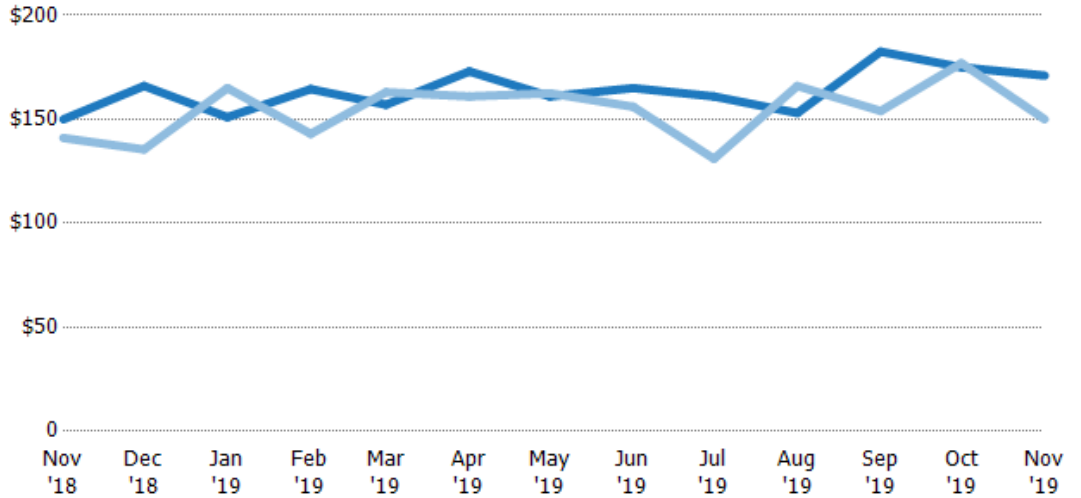
Median Sales Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Nov '19	\$171	14%
Nov '18	\$150	6.4%
Nov '17	\$141	3.2%



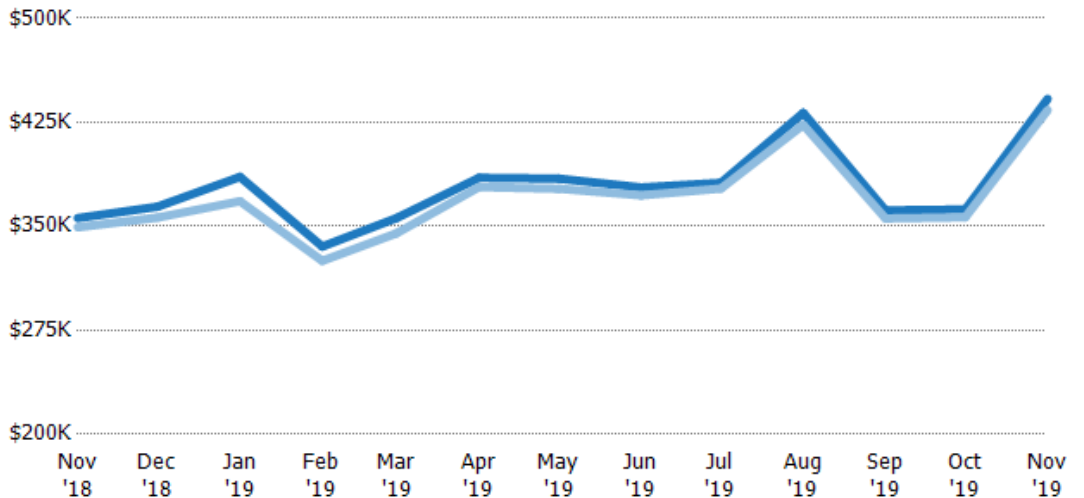
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$150	\$166	\$151	\$165	\$157	\$173	\$161	\$165	\$161	\$153	\$183	\$175	\$171
Prior Year	\$141	\$136	\$165	\$143	\$163	\$161	\$163	\$156	\$131	\$166	\$154	\$177	\$150
Percent Change from Prior Year	6%	23%	-8%	15%	-4%	7%	-1%	6%	23%	-8%	19%	-1%	14%

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,
 Mobile/Manufactured, Single Family
 Residence



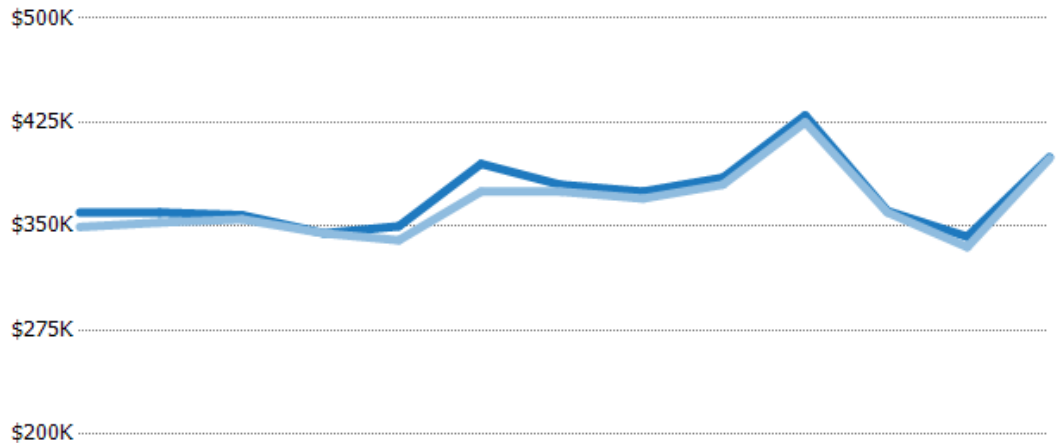
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Avg List Price	\$356K	\$364K	\$386K	\$335K	\$356K	\$385K	\$384K	\$378K	\$381K	\$432K	\$361K	\$362K	\$442K
Avg Sales Price	\$349K	\$356K	\$368K	\$325K	\$345K	\$378K	\$377K	\$372K	\$377K	\$423K	\$356K	\$357K	\$434K
Avg Sales Price as a % of Avg List Price	98%	98%	95%	97%	97%	98%	98%	98%	99%	98%	98%	98%	98%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

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



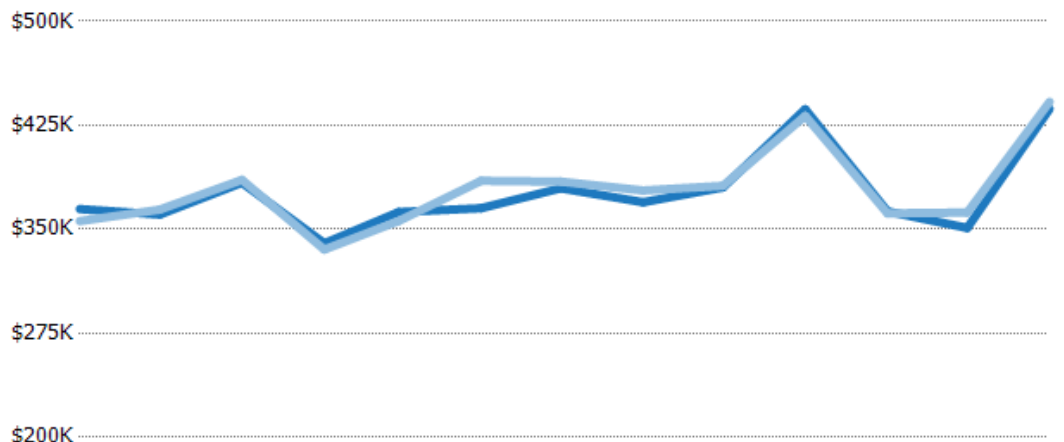
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Median List Price	\$360K	\$360K	\$358K	\$345K	\$350K	\$395K	\$380K	\$375K	\$385K	\$430K	\$361K	\$343K	\$400K
Median Sales Price	\$349K	\$353K	\$355K	\$345K	\$340K	\$375K	\$375K	\$370K	\$380K	\$425K	\$360K	\$335K	\$399K
Med Sales Price as a % of Med List Price	97%	98%	99%	100%	97%	95%	99%	99%	99%	99%	100%	98%	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,
Mobile/Manufactured, Single Family
Residence



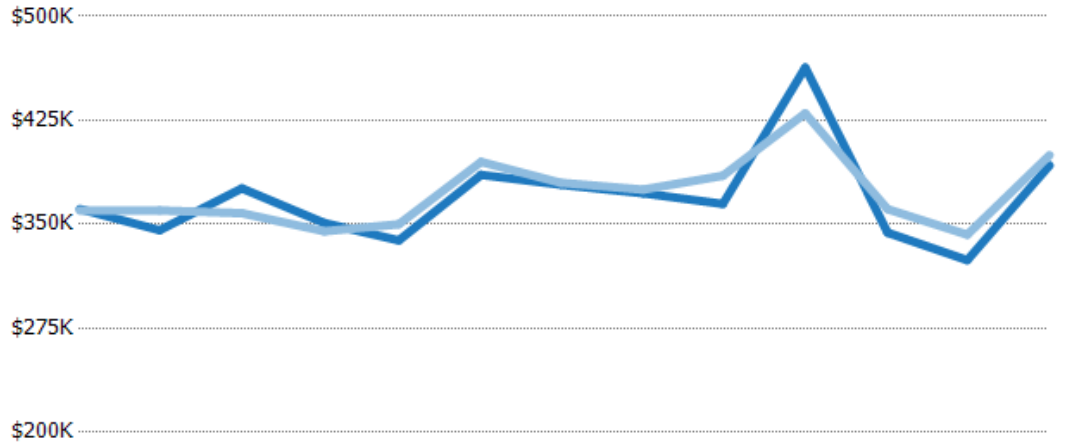
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Avg Est Value	\$365K	\$361K	\$384K	\$340K	\$362K	\$365K	\$380K	\$369K	\$380K	\$437K	\$363K	\$351K	\$437K
Avg Sales Price	\$356K	\$364K	\$386K	\$335K	\$356K	\$385K	\$384K	\$378K	\$381K	\$432K	\$361K	\$362K	\$442K
Avg Sales Price as a % of Avg Est Value	98%	101%	101%	99%	98%	105%	101%	102%	100%	99%	100%	103%	101%

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,
 Mobile/Manufactured, Single Family
 Residence



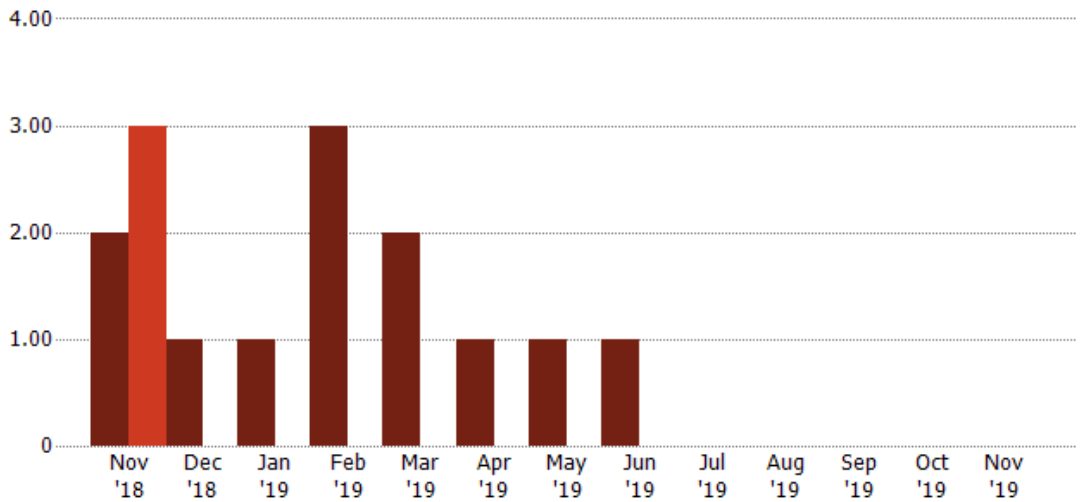
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Median Est Value	\$361K	\$346K	\$376K	\$351K	\$338K	\$386K	\$379K	\$372K	\$365K	\$463K	\$344K	\$324K	\$393K
Median Sales Price	\$360K	\$360K	\$358K	\$345K	\$350K	\$395K	\$380K	\$375K	\$385K	\$430K	\$361K	\$343K	\$400K
Med Sales Price as a % of Med Est Value	100%	104%	95%	98%	103%	102%	100%	101%	106%	93%	105%	106%	102%

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,
 Mobile/Manufactured, Single Family
 Residence



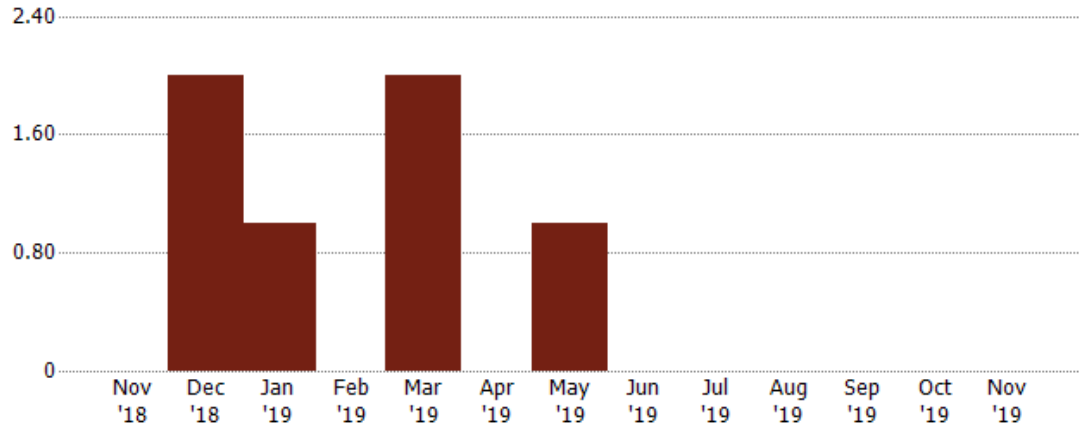
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	2	1	1	3	2	1	1	1	-	-	-	-	-
Prior Year	3	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-33%	100%	100%	100%	100%	100%	100%	100%	-	-	-	-	-

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,
 Mobile/Manufactured, Single Family
 Residence



■ Current Year

Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
-	2	1	-	2	-	1	-	-	-	-	-	-



Sales Activity by ZIP

Nov 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			13	\$5,638,875	\$433,760	\$399,000	\$166	\$166	73