

**2019**

# **NEW RIVER MARKET REPORT**

December 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	Dec 2019	Dec 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	10	14	-28.6%	292	304	-3.9%
New Listing Volume	\$4,607,390	\$4,983,640	-7.5%	\$116,965,153	\$120,014,419	-2.5%
Active Listing Count	39	73	-46.6%	N/A	N/A	
Active Listing Volume	\$17,604,280	\$31,248,277	-43.7%	N/A	N/A	
Average Listing Price	\$451,392	\$428,059	+5.5%	\$432,956	\$475,202	-8.9%
Median Listing Price	\$418,900	\$426,990	-1.9%	\$416,296	\$398,739	+4.4%
Average Listing Price per Sq Ft	\$194	\$167	+15.8%	\$180	\$166	+8%
Median Listing Price per Sq Ft	\$194	\$163	+19%	\$174	\$163	+6.6%
Median Days in RPR	76	89	-14.6%	60.9	69.9	-12.9%
Months of Inventory	2.8	4.1	-31.3%	3.3	5.1	-35%
Absorption Rate	35.9%	24.66%	+11.2%	30.22%	19.64%	+10.6%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	22	12	+83.3%	328	263	+24.7%
New Pending Sales Volume	\$8,980,350	\$4,211,279	+113.2%	\$125,425,552	\$115,638,551	+8.5%
Pending Sales Count	21	13	+61.5%	N/A	N/A	
Pending Sales Volume	\$8,454,350	\$20,647,090	-59.1%	N/A	N/A	
Closed Sales Count	21	14	+50%	249	236	+5.5%
Closed Sales Volume	\$7,956,600	\$4,987,709	+59.5%	\$93,650,879	\$86,891,741	+7.8%
Average Sales Price	\$378,886	\$356,265	+6.3%	\$376,108	\$368,185	+2.2%
Median Sales Price	\$399,000	\$352,745	+13.1%	\$376,119	\$360,795	+4.2%
Average Sales Price per Sq Ft	\$159	\$157	+1.1%	\$166	\$158	+5.5%
Median Sales Price per Sq Ft	\$161	\$166	-3%	\$164	\$158	+3.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

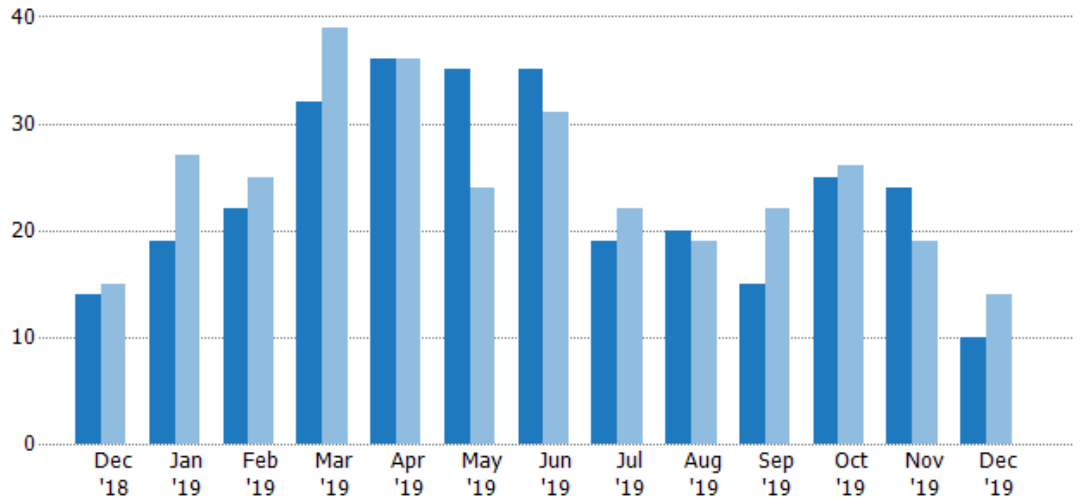
## New Listings

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.
Dec '19	10	-28.6%
Dec '18	14	-6.7%
Dec '17	15	20%



Current Year	14	19	22	32	36	35	35	19	20	15	25	24	10
Prior Year	15	27	25	39	36	24	31	22	19	22	26	19	14
Percent Change from Prior Year	-7%	-30%	-12%	-18%	0%	46%	13%	-14%	5%	-32%	-4%	26%	-29%

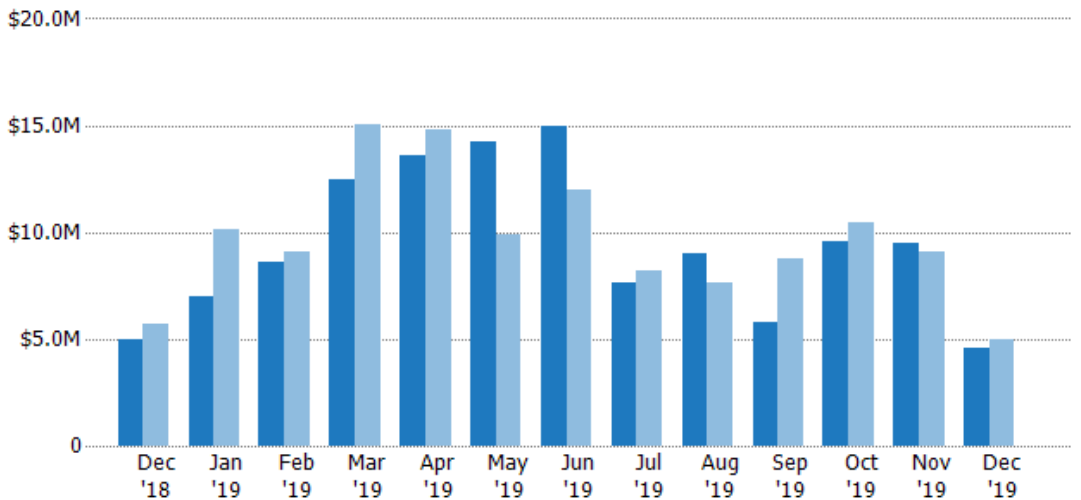
## New Listing Volume

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.
Dec '19	\$4.61M	-7.5%
Dec '18	\$4.98M	-12.3%
Dec '17	\$5.68M	9.2%



Current Year	\$4.98M	\$7.02M	\$8.64M	\$12.5M	\$13.6M	\$14.2M	\$14.9M	\$7.67M	\$9M	\$5.75M	\$9.61M	\$9.48M	\$4.61M
Prior Year	\$5.68M	\$10.2M	\$9.11M	\$15M	\$14.8M	\$9.86M	\$12M	\$8.19M	\$7.6M	\$8.77M	\$10.4M	\$9.12M	\$4.98M
Percent Change from Prior Year	-12%	-31%	-5%	-17%	-8%	44%	25%	-6%	18%	-35%	-8%	4%	-8%

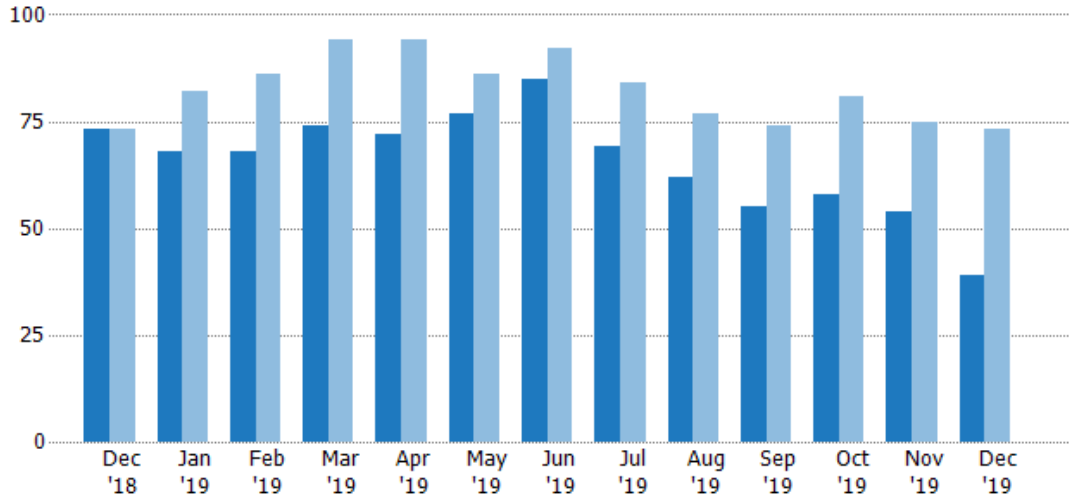
## Active Listings

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

Month/ Year	Count	% Chg.
Dec '19	39	-46.6%
Dec '18	73	0%
Dec '17	73	4.1%



Current Year	73	68	68	74	72	77	85	69	62	55	58	54	39
Prior Year	73	82	86	94	94	86	92	84	77	74	81	75	73
Percent Change from Prior Year	0%	-17%	-21%	-21%	-23%	-10%	-8%	-18%	-19%	-26%	-28%	-28%	-47%

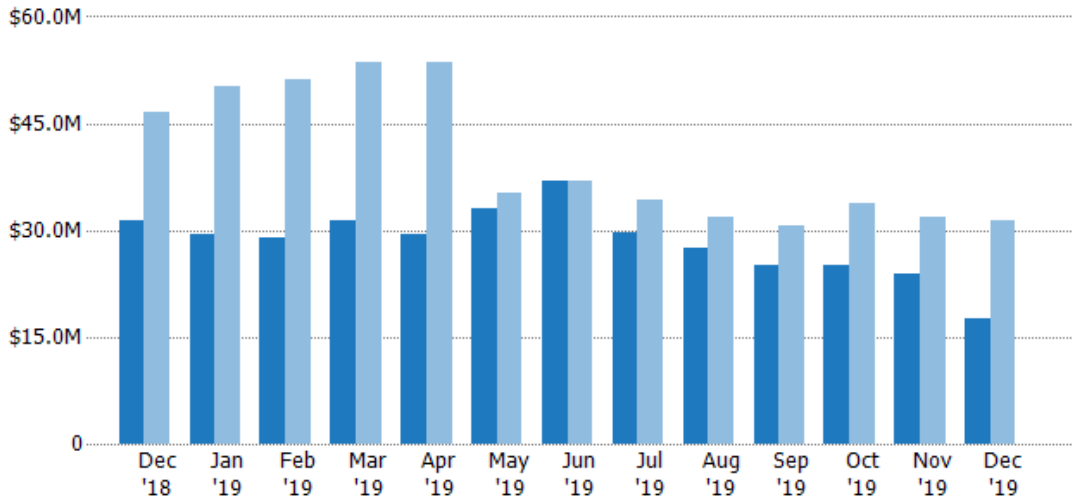
## Active Listing Volume

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

Month/ Year	Volume	% Chg.
Dec '19	\$17.6M	-43.7%
Dec '18	\$31.2M	-33%
Dec '17	\$46.6M	-35.5%



Current Year	\$31.2M	\$29.5M	\$28.9M	\$31.3M	\$29.5M	\$33M	\$37M	\$29.8M	\$27.5M	\$25M	\$25.1M	\$24M	\$17.6M
Prior Year	\$46.6M	\$50.1M	\$51.2M	\$53.5M	\$53.6M	\$35.2M	\$37M	\$34.4M	\$31.9M	\$30.6M	\$33.7M	\$31.8M	\$31.2M
Percent Change from Prior Year	-33%	-41%	-44%	-41%	-45%	-6%	0%	-13%	-14%	-19%	-25%	-25%	-44%

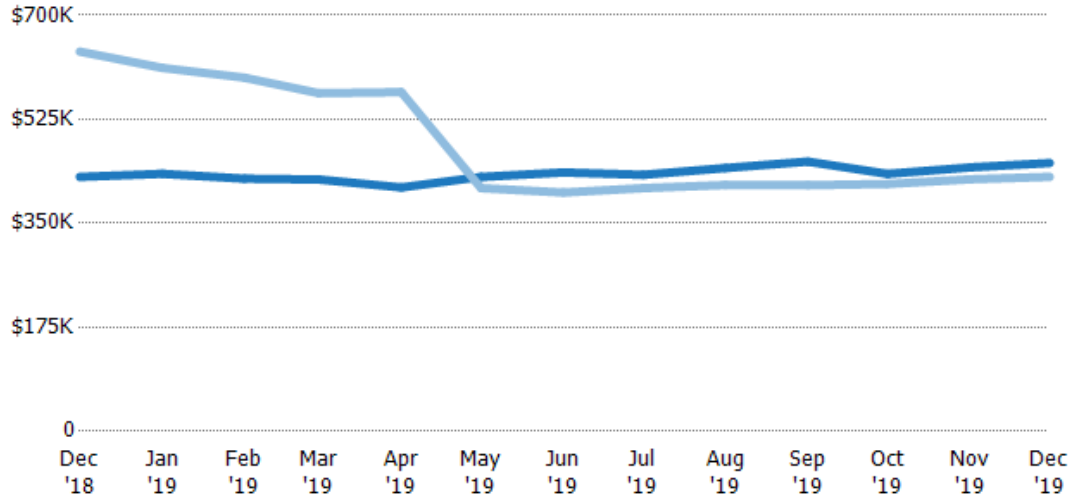
## Average Listing Price

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

Month/ Year	Price	% Chg.
Dec '19	\$451K	5.5%
Dec '18	\$428K	-33%
Dec '17	\$639K	-38%



Current Year	\$428K	\$433K	\$425K	\$424K	\$410K	\$428K	\$436K	\$432K	\$443K	\$454K	\$433K	\$444K	\$451K
Prior Year	\$639K	\$611K	\$595K	\$569K	\$571K	\$409K	\$402K	\$409K	\$414K	\$414K	\$416K	\$424K	\$428K
Percent Change from Prior Year	-33%	-29%	-29%	-26%	-28%	5%	8%	5%	7%	10%	4%	5%	5%

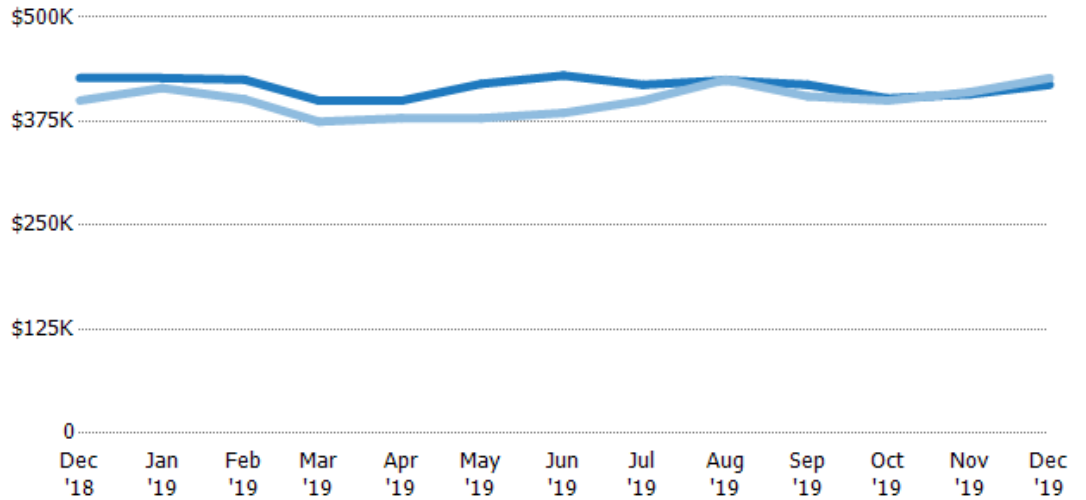
## Median Listing Price

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

Month/ Year	Price	% Chg.
Dec '19	\$419K	-1.9%
Dec '18	\$427K	6.8%
Dec '17	\$400K	-9.5%



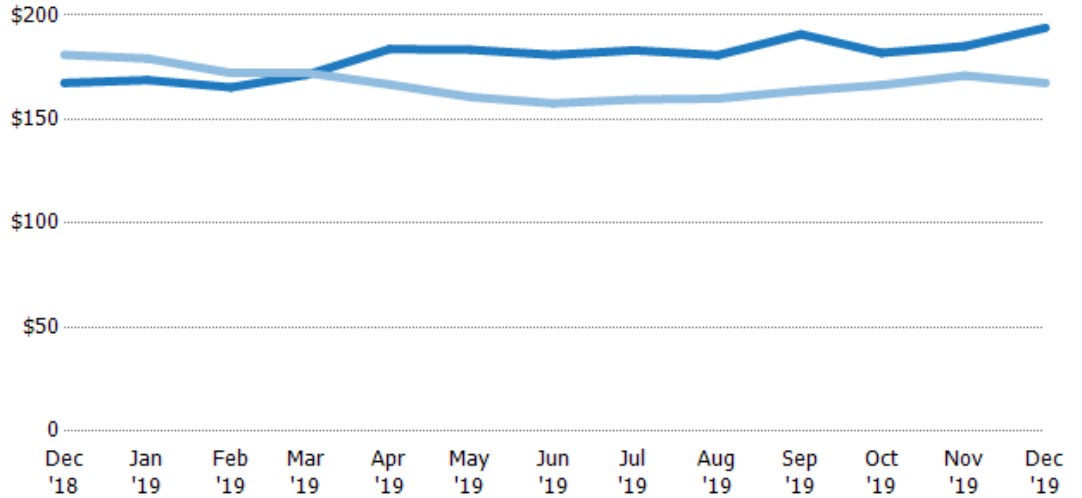
Current Year	\$427K	\$427K	\$425K	\$400K	\$400K	\$420K	\$430K	\$419K	\$424K	\$419K	\$403K	\$408K	\$419K
Prior Year	\$400K	\$415K	\$401K	\$375K	\$379K	\$379K	\$385K	\$400K	\$425K	\$405K	\$400K	\$410K	\$427K
Percent Change from Prior Year	7%	3%	6%	7%	6%	11%	12%	5%	0%	3%	1%	-1%	-2%

## 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



Month/Year	Price/sq ft	% Chg.
Dec '19	\$194	15.8%
Dec '18	\$167	-7.5%
Dec '17	\$181	-9.7%

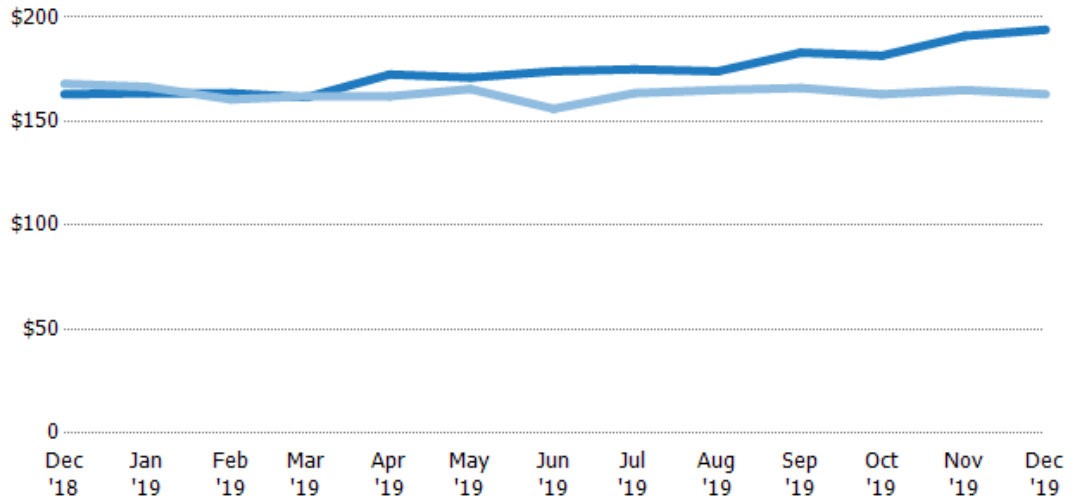
Current Year	\$167	\$169	\$165	\$171	\$184	\$183	\$181	\$183	\$181	\$191	\$182	\$185	\$194
Prior Year	\$181	\$179	\$172	\$172	\$167	\$161	\$158	\$159	\$160	\$164	\$166	\$171	\$167
Percent Change from Prior Year	-8%	-6%	-4%	-1%	10%	14%	15%	15%	13%	17%	9%	8%	16%

## Median Listing Price per Sq Ft

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

### Filters Used

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



Month/Year	Price/sq ft	% Chg.
Dec '19	\$194	19%
Dec '18	\$163	-3%
Dec '17	\$168	-12.5%

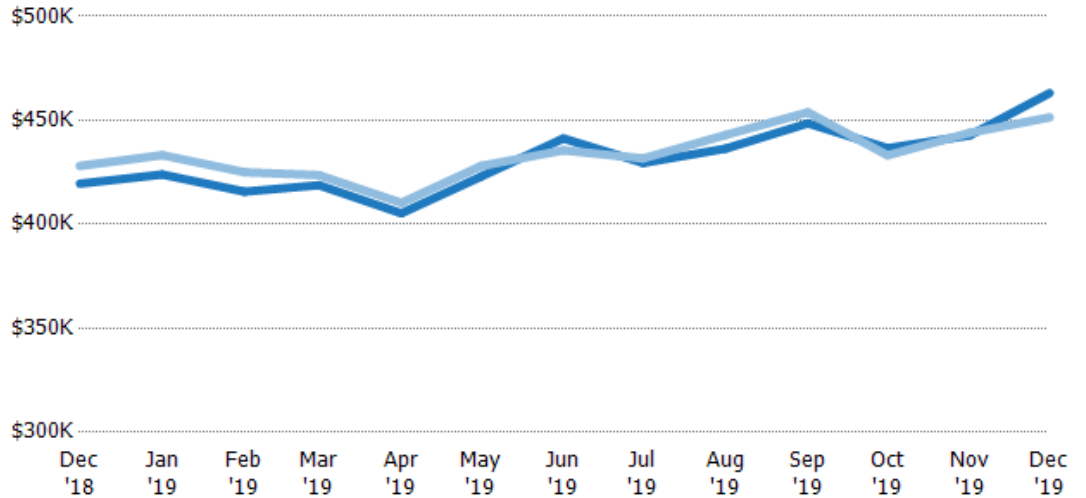
Current Year	\$163	\$164	\$164	\$162	\$173	\$171	\$174	\$175	\$174	\$183	\$182	\$191	\$194
Prior Year	\$168	\$167	\$161	\$162	\$162	\$166	\$156	\$164	\$165	\$166	\$163	\$165	\$163
Percent Change from Prior Year	-3%	-2%	2%	0%	6%	3%	12%	7%	5%	10%	11%	16%	19%

## 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



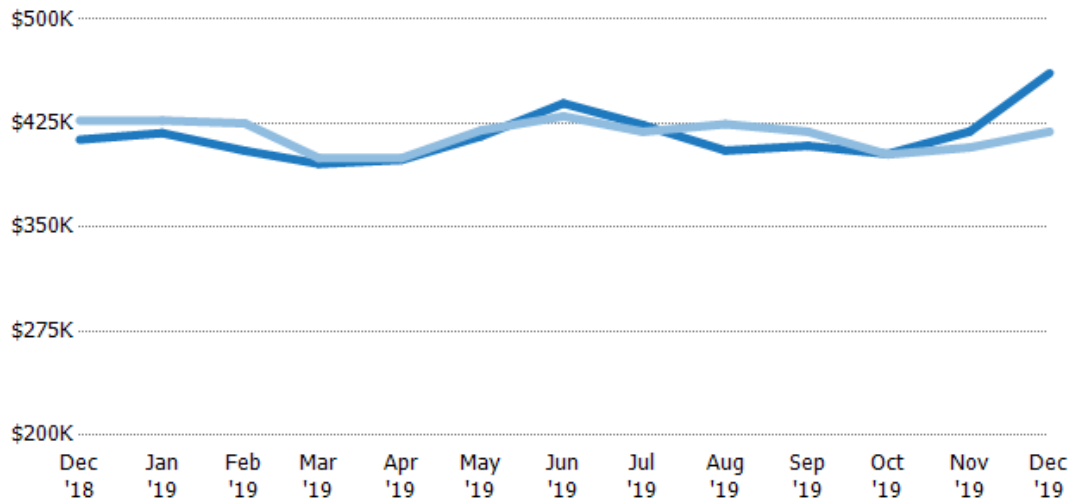
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Avg Est Value	\$420K	\$424K	\$416K	\$419K	\$405K	\$423K	\$441K	\$429K	\$436K	\$449K	\$437K	\$443K	\$463K
Avg Listing Price	\$428K	\$433K	\$425K	\$424K	\$410K	\$428K	\$436K	\$432K	\$443K	\$454K	\$433K	\$444K	\$451K
Avg Listing Price as a % of Avg Est Value	102%	102%	102%	101%	101%	101%	99%	100%	102%	101%	99%	100%	97%

## 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



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median Est Value	\$413K	\$418K	\$405K	\$396K	\$399K	\$416K	\$439K	\$424K	\$405K	\$409K	\$403K	\$419K	\$461K
Median Listing Price	\$427K	\$427K	\$425K	\$400K	\$400K	\$420K	\$430K	\$419K	\$424K	\$419K	\$403K	\$408K	\$419K
Med Listing Price as a % of Med Est Value	103%	102%	105%	101%	100%	101%	98%	99%	105%	103%	100%	97%	91%

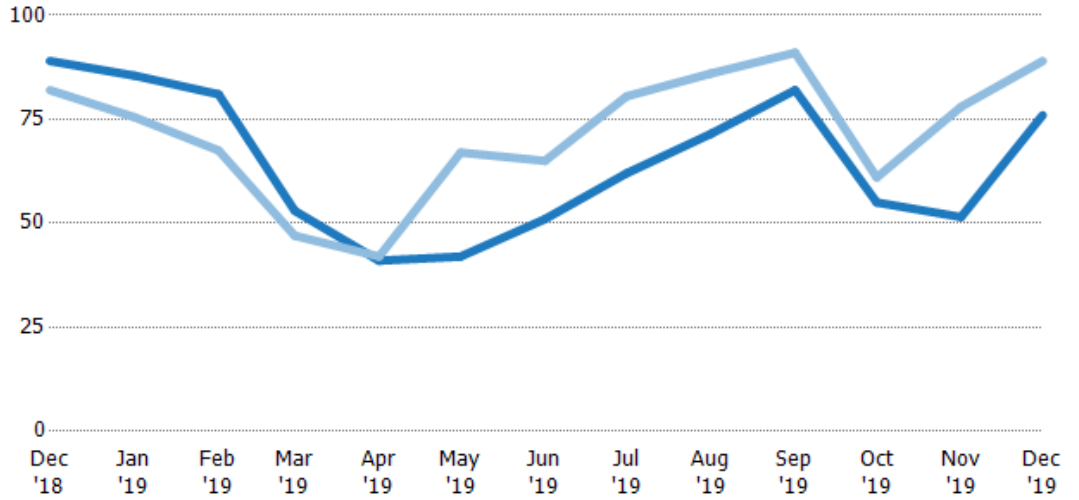
## Median Days in RPR

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Days	% Chg.
Dec '19	76	-14.6%
Dec '18	89	8.5%
Dec '17	82	-11%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	89	85.5	81	53	41	42	51	62	71.5	82	55	51.5	76
Prior Year	82	75.5	67.5	47	42	67	65	80.5	86	91	61	78	89
Percent Change from Prior Year	9%	13%	20%	13%	-2%	-37%	-22%	-23%	-17%	-10%	-10%	-34%	-15%

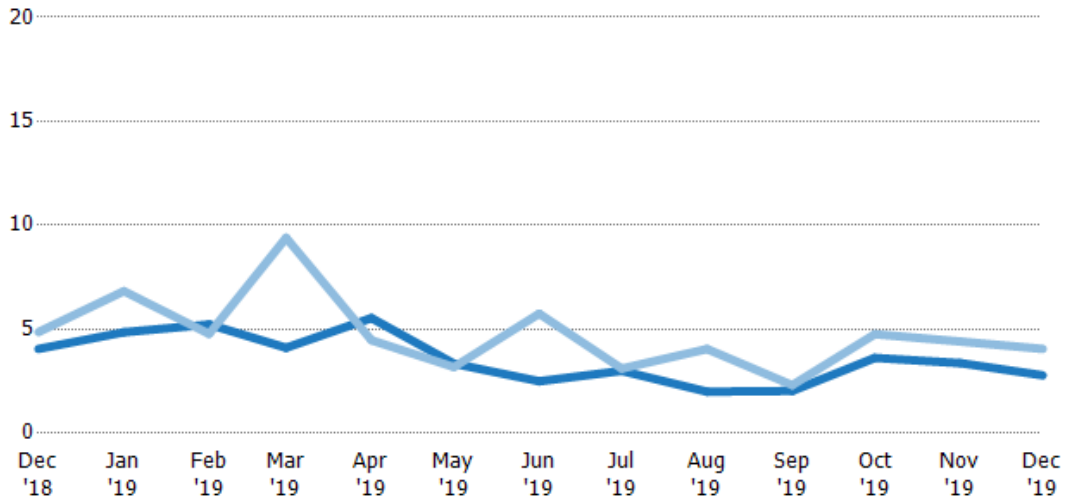
## Months of Inventory

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

Month/ Year	Months	% Chg.
Dec '19	2.79	-31.3%
Dec '18	4.06	-16.7%
Dec '17	4.87	123.1%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	4.06	4.86	5.23	4.11	5.54	3.35	2.5	3	2	2.04	3.63	3.38	2.79
Prior Year	4.87	6.83	4.78	9.4	4.48	3.19	5.75	3.11	4.05	2.31	4.76	4.41	4.06
Percent Change from Prior Year	-17%	-29%	9%	-56%	24%	5%	-57%	-4%	-51%	-12%	-24%	-23%	-31%



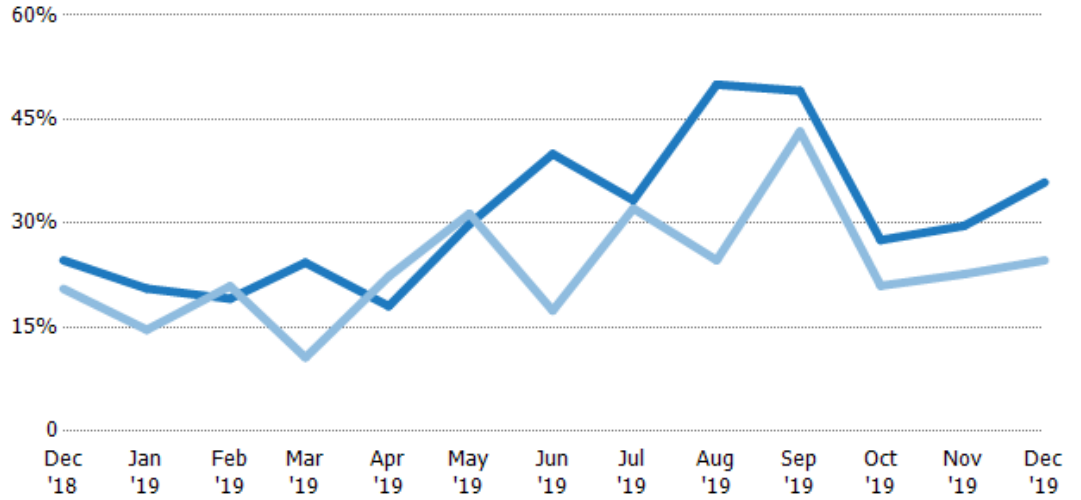
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Dec '19	36%	-11.2%
Dec '18	25%	-4.1%
Dec '17	21%	-55.2%



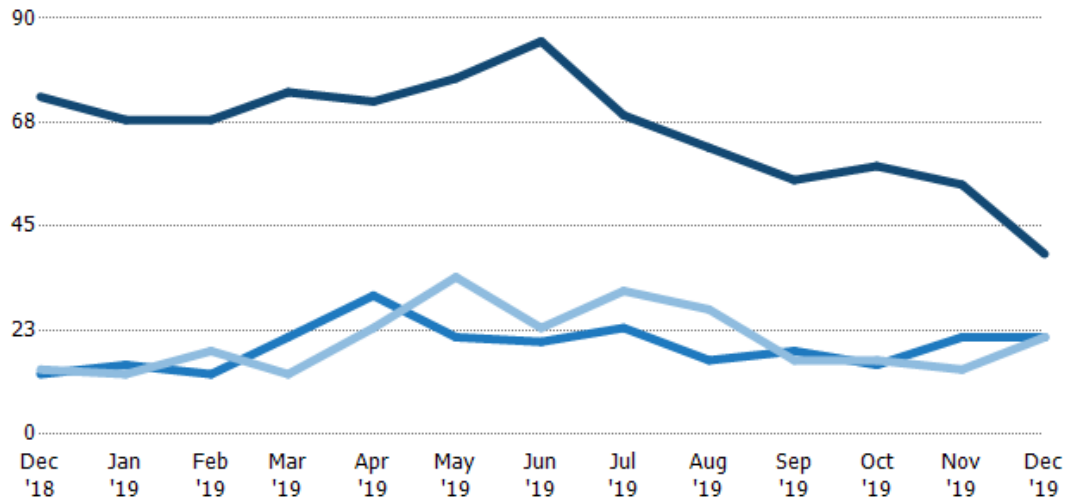
Current Year	25%	21%	19%	24%	18%	30%	40%	33%	50%	49%	28%	30%	36%
Prior Year	21%	15%	21%	11%	22%	31%	17%	32%	25%	43%	21%	23%	25%
Change from Prior Year	-4%	-6%	2%	-14%	4%	2%	-23%	-1%	-25%	-6%	-7%	-7%	-11%

## 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	73	68	68	74	72	77	85	69	62	55	58	54	39
Pending	13	15	13	21	30	21	20	23	16	18	15	21	21
Sold	14	13	18	13	23	34	23	31	27	16	16	14	21

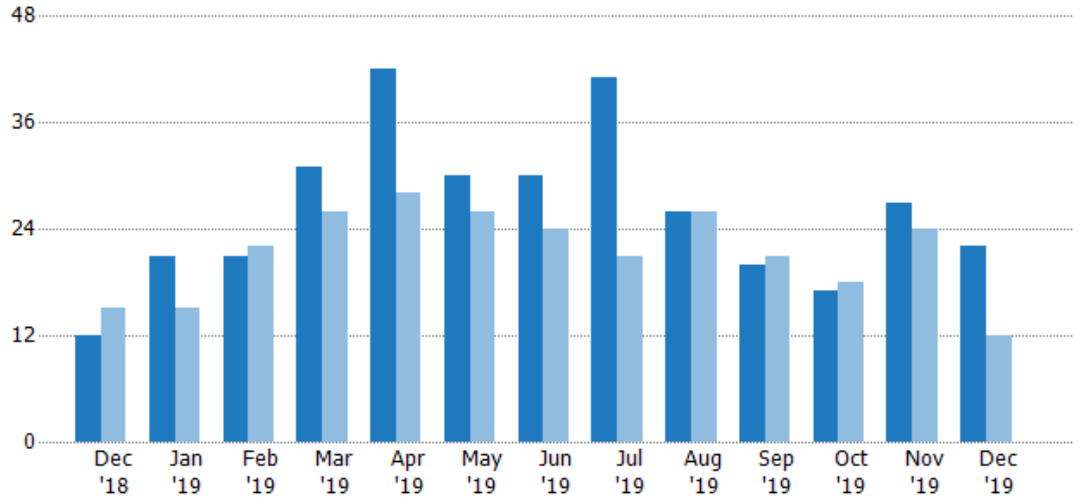
## New Pending Sales

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.
Dec '19	22	83.3%
Dec '18	12	-20%
Dec '17	15	6.7%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	12	21	21	31	42	30	30	41	26	20	17	27	22
Prior Year	15	15	22	26	28	26	24	21	26	21	18	24	12
Percent Change from Prior Year	-20%	40%	-5%	19%	50%	15%	25%	95%	0%	-5%	-6%	13%	83%

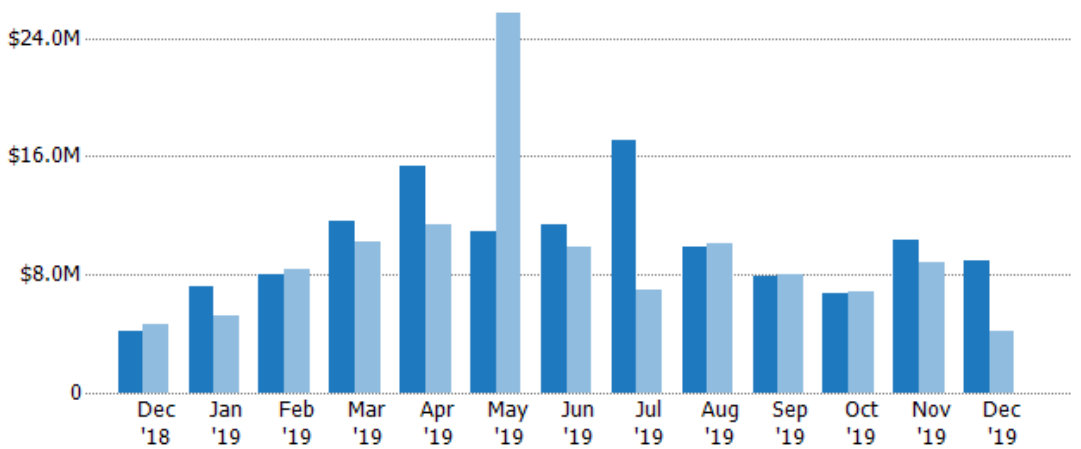
## New Pending Sales Volume

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.
Dec '19	\$8.98M	113.2%
Dec '18	\$4.21M	-10.3%
Dec '17	\$4.69M	9.9%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	\$4.21M	\$7.14M	\$8.04M	\$11.7M	\$15.4M	\$11M	\$11.4M	\$17M	\$9.87M	\$7.88M	\$6.73M	\$10.4M	\$8.98M
Prior Year	\$4.69M	\$5.26M	\$8.36M	\$10.2M	\$11.4M	\$25.7M	\$9.88M	\$6.93M	\$10.1M	\$7.97M	\$6.85M	\$8.78M	\$4.21M
Percent Change from Prior Year	-10%	36%	-4%	14%	36%	-57%	15%	146%	-2%	-1%	-2%	18%	113%

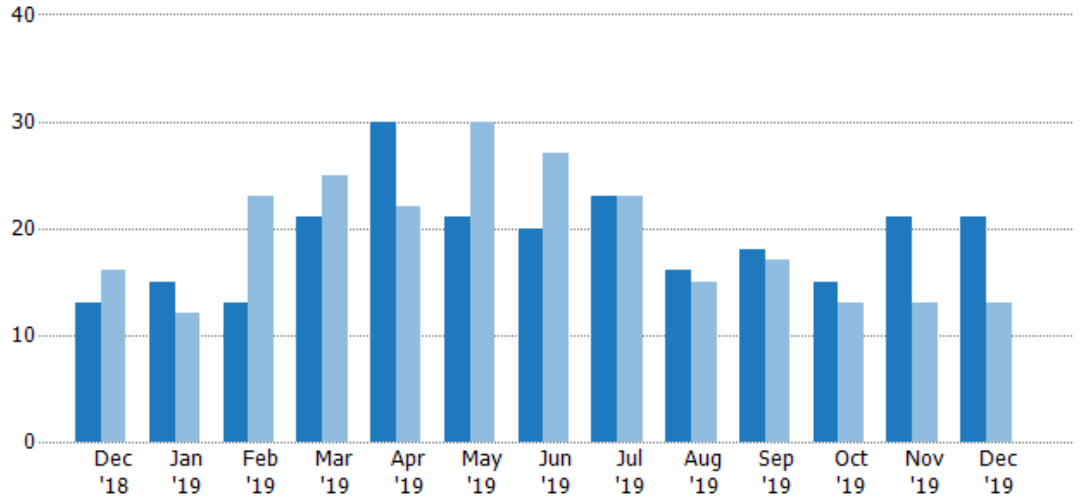
## Pending Sales

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

Month/ Year	Count	% Chg.
Dec '19	21	61.5%
Dec '18	13	-18.8%
Dec '17	16	-6.3%



Current Year	13	15	13	21	30	21	20	23	16	18	15	21	21
Prior Year	16	12	23	25	22	30	27	23	15	17	13	13	13
Percent Change from Prior Year	-19%	25%	-43%	-16%	36%	-30%	-26%	0%	7%	6%	15%	62%	62%

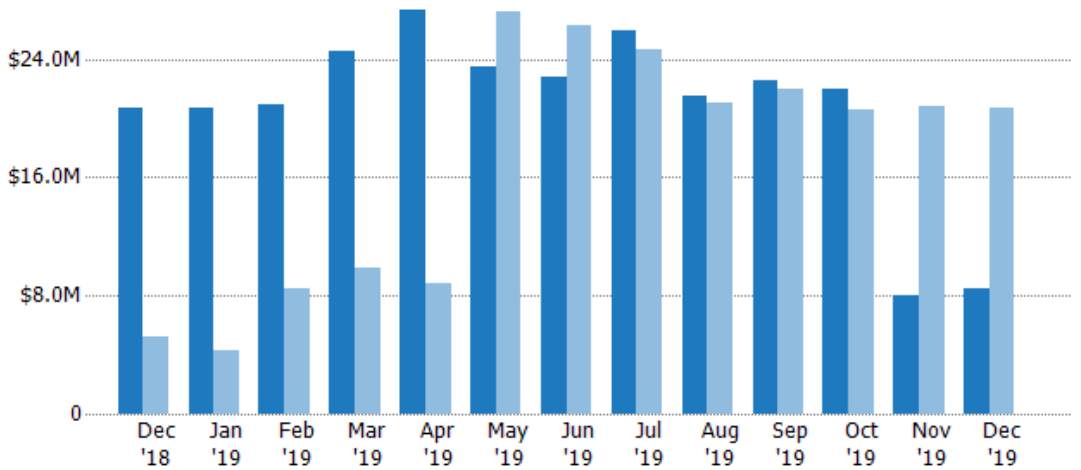
## Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Dec '19	\$8.45M	-59.1%
Dec '18	\$20.6M	297.1%
Dec '17	\$5.2M	-14.7%



Current Year	\$20.6M	\$20.7M	\$21M	\$24.5M	\$27.3M	\$23.5M	\$22.8M	\$25.9M	\$21.5M	\$22.5M	\$22M	\$8M	\$8.45M
Prior Year	\$5.2M	\$4.23M	\$8.48M	\$9.85M	\$8.8M	\$27.2M	\$26.3M	\$24.6M	\$21.1M	\$22M	\$20.5M	\$20.8M	\$20.6M
Percent Change from Prior Year	297%	390%	147%	149%	211%	-14%	-13%	5%	2%	2%	7%	-62%	-59%

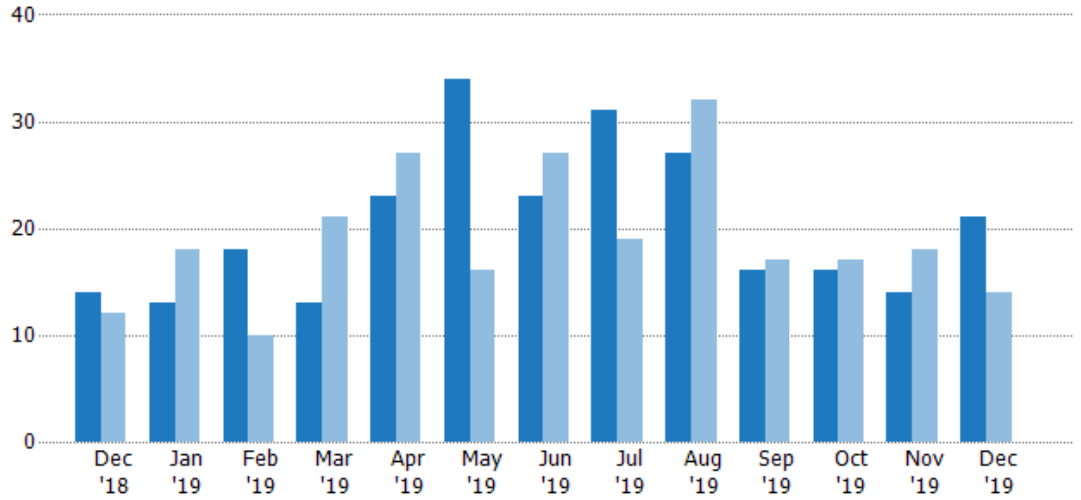
## Closed Sales

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.
Dec '19	21	50%
Dec '18	14	16.7%
Dec '17	12	-8.3%



Current Year	14	13	18	13	23	34	23	31	27	16	16	14	21
Prior Year	12	18	10	21	27	16	27	19	32	17	17	18	14
Percent Change from Prior Year	17%	-28%	80%	-38%	-15%	113%	-15%	63%	-16%	-6%	-6%	-22%	50%

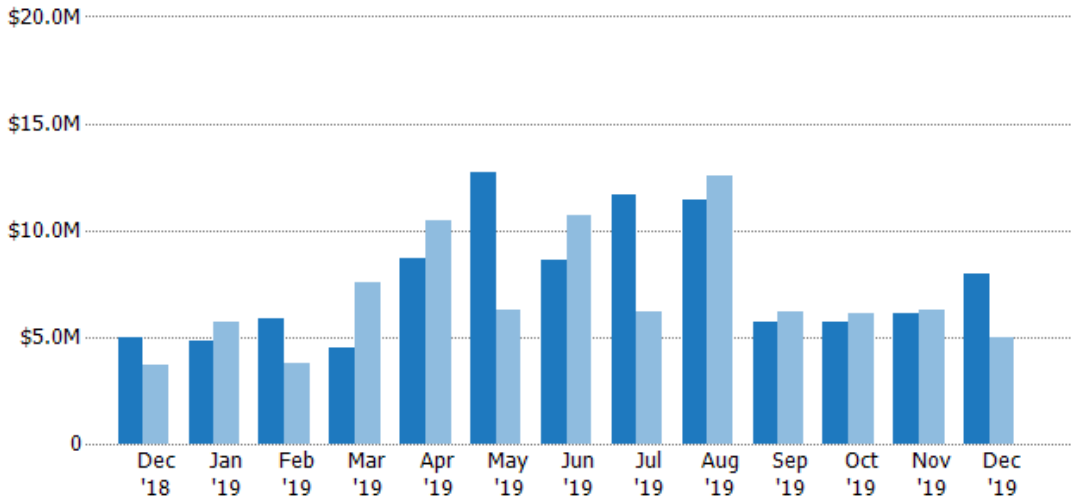
## Closed Sales Volume

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.
Dec '19	\$7.96M	59.5%
Dec '18	\$4.99M	36.3%
Dec '17	\$3.66M	-4.6%



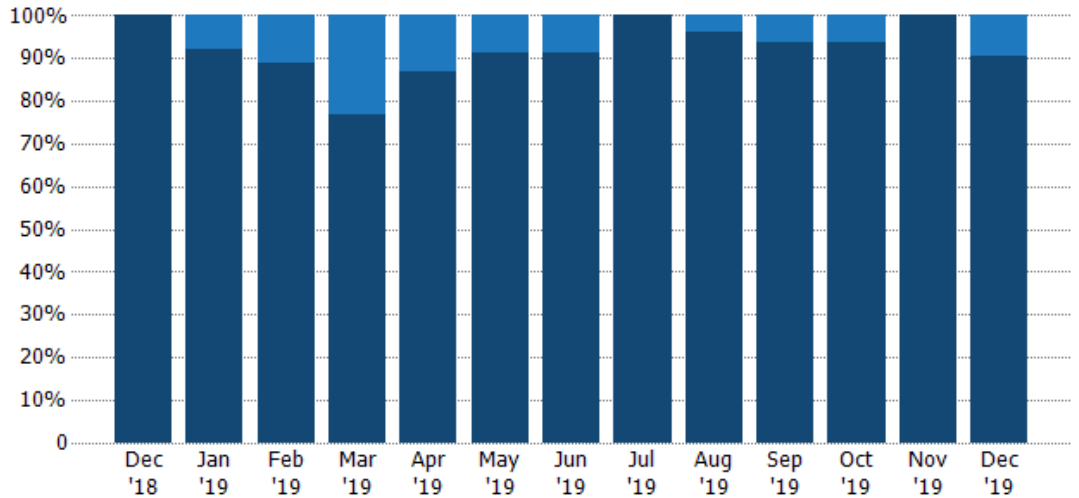
Current Year	\$4.99M	\$4.78M	\$5.85M	\$4.48M	\$8.7M	\$12.7M	\$8.56M	\$11.7M	\$11.4M	\$5.69M	\$5.7M	\$6.08M	\$7.96M
Prior Year	\$3.66M	\$5.72M	\$3.8M	\$7.57M	\$10.5M	\$6.29M	\$10.7M	\$6.21M	\$12.5M	\$6.21M	\$6.13M	\$6.29M	\$4.99M
Percent Change from Prior Year	36%	-16%	54%	-41%	-17%	102%	-20%	88%	-9%	-8%	-7%	-3%	60%

## 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



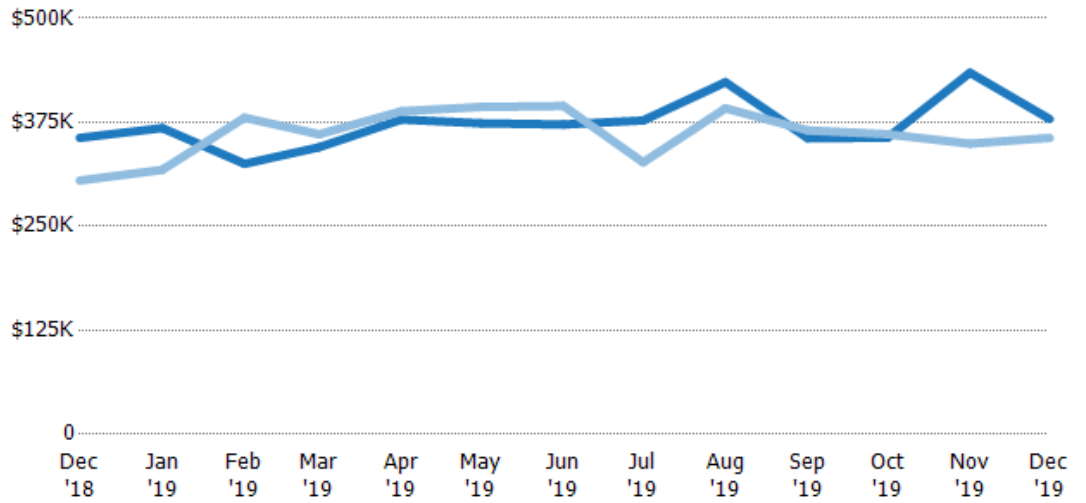
Mobile/Manufactured	-	8%	11%	23%	13%	9%	9%	-	4%	6%	6%	-	10%
Single Family Residence	100%	92%	89%	77%	87%	91%	91%	100%	96%	94%	94%	100%	90%

## 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	\$356K	\$368K	\$325K	\$345K	\$378K	\$374K	\$372K	\$377K	\$423K	\$356K	\$357K	\$435K	\$379K
Prior Year	\$305K	\$318K	\$380K	\$361K	\$388K	\$393K	\$395K	\$327K	\$392K	\$365K	\$361K	\$349K	\$356K
Percent Change from Prior Year	17%	16%	-15%	-4%	-3%	-5%	-6%	15%	8%	-3%	-1%	24%	6%

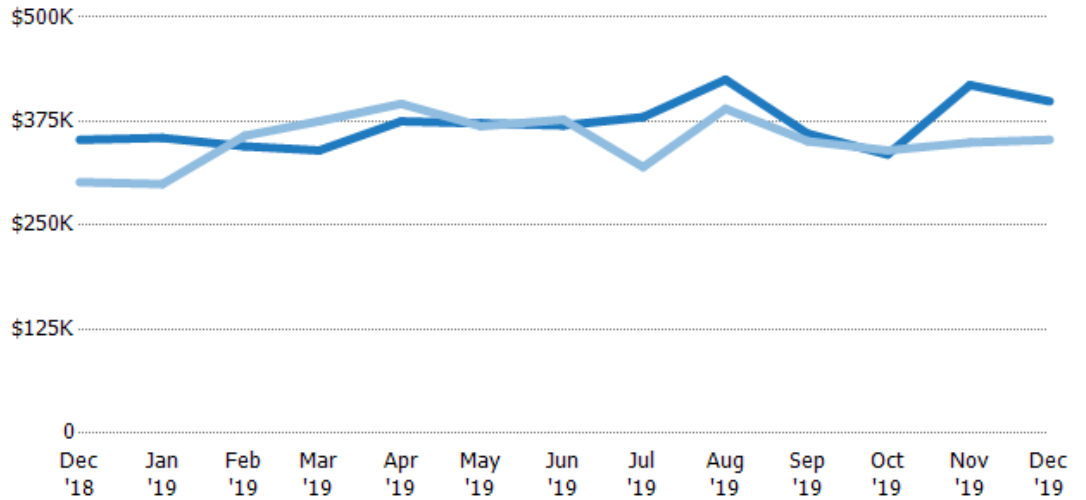
## Median Sales Price

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.
Dec '19	\$399K	13.1%
Dec '18	\$353K	16.9%
Dec '17	\$302K	10.8%



Current Year	\$353K	\$355K	\$345K	\$340K	\$375K	\$373K	\$370K	\$380K	\$425K	\$360K	\$335K	\$419K	\$399K
Prior Year	\$302K	\$299K	\$357K	\$375K	\$396K	\$369K	\$377K	\$320K	\$390K	\$351K	\$340K	\$349K	\$353K
Percent Change from Prior Year	17%	19%	-4%	-9%	-5%	1%	-2%	19%	9%	3%	-1%	20%	13%

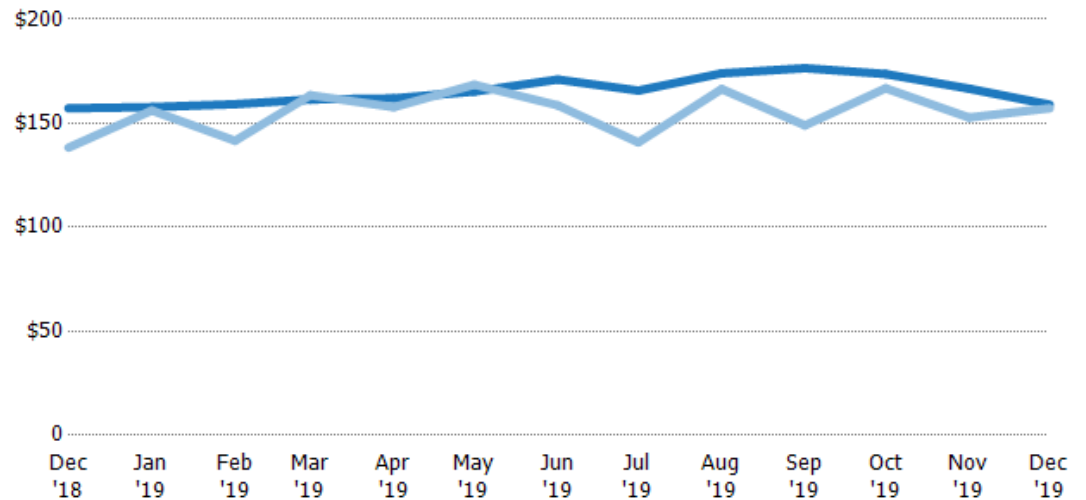
## Average Sales Price per Sq Ft

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.
Dec '19	\$159	1.1%
Dec '18	\$157	13.7%
Dec '17	\$138	5.5%



Current Year	\$157	\$158	\$159	\$161	\$162	\$165	\$171	\$166	\$174	\$177	\$174	\$167	\$159
Prior Year	\$138	\$156	\$142	\$163	\$158	\$169	\$159	\$141	\$166	\$149	\$167	\$153	\$157
Percent Change from Prior Year	14%	1%	12%	-1%	3%	-2%	8%	18%	5%	18%	4%	9%	1%

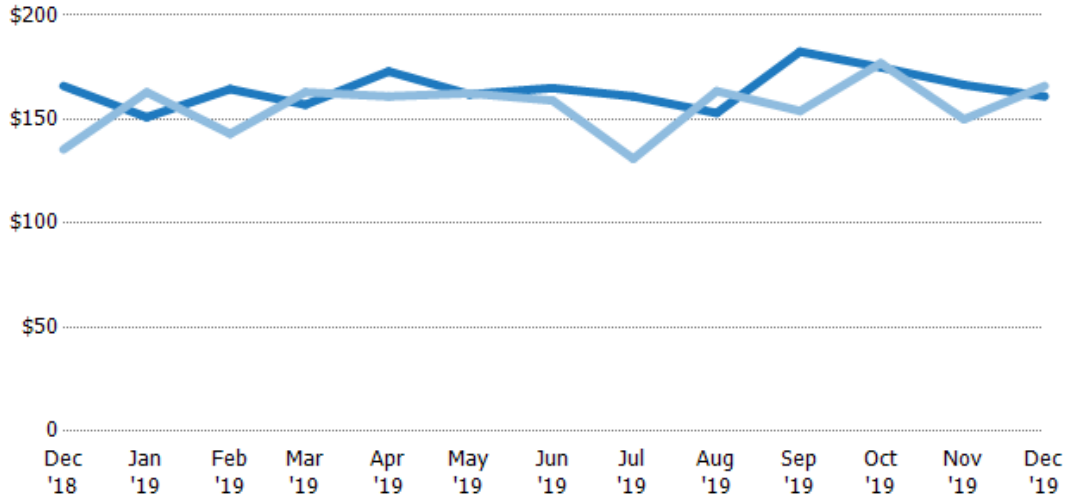
## Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Dec '19	\$161	-3%
Dec '18	\$166	22.5%
Dec '17	\$136	-2.6%



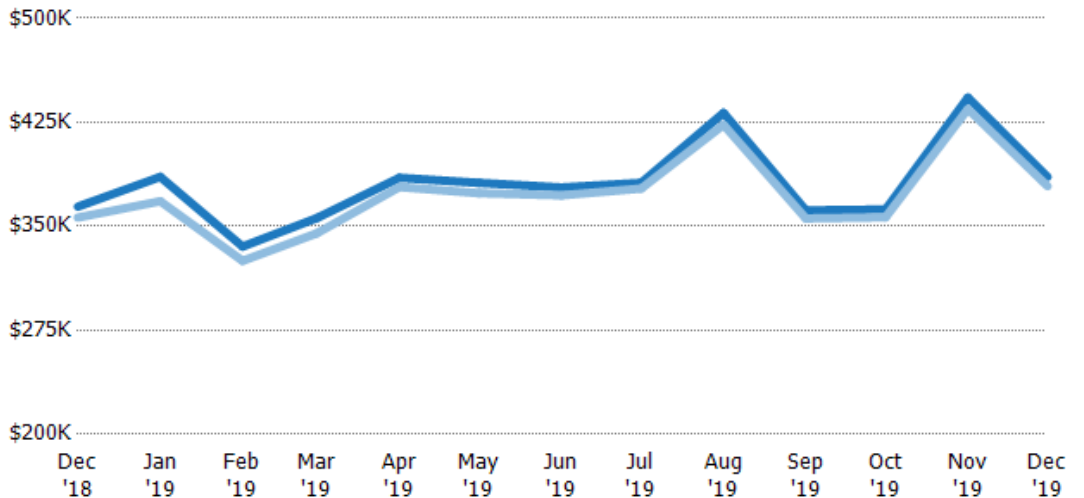
Current Year	\$166	\$151	\$165	\$157	\$173	\$162	\$165	\$161	\$153	\$183	\$175	\$167	\$161
Prior Year	\$136	\$163	\$143	\$163	\$161	\$163	\$159	\$131	\$164	\$154	\$177	\$150	\$166
Percent Change from Prior Year	23%	-7%	15%	-4%	7%	0%	4%	23%	-6%	19%	-1%	11%	-3%

## 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



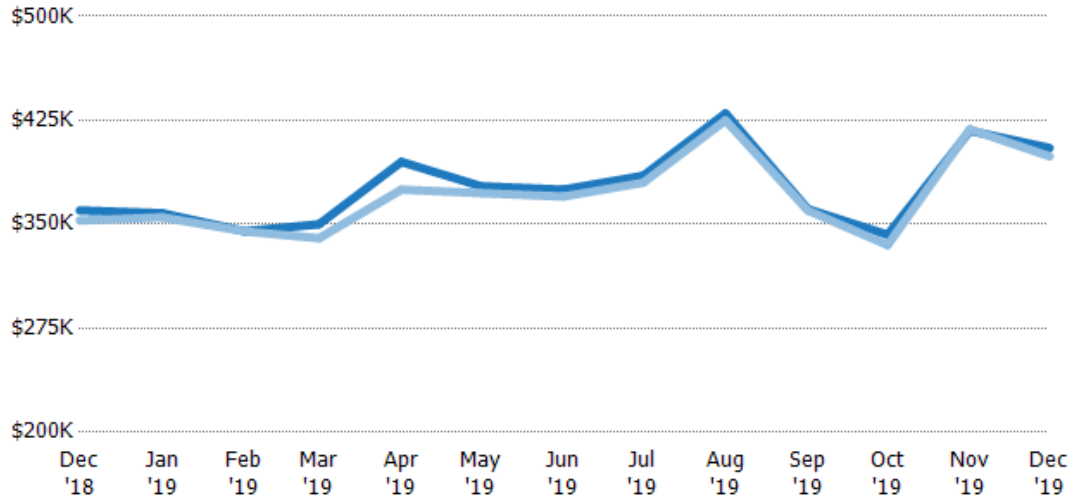
Avg List Price	\$364K	\$386K	\$335K	\$356K	\$385K	\$381K	\$378K	\$381K	\$432K	\$361K	\$362K	\$443K	\$386K
Avg Sales Price	\$356K	\$368K	\$325K	\$345K	\$378K	\$374K	\$372K	\$377K	\$423K	\$356K	\$357K	\$435K	\$379K
Avg Sales Price as a % of Avg List Price	98%	95%	97%	97%	98%	98%	98%	99%	98%	98%	98%	98%	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



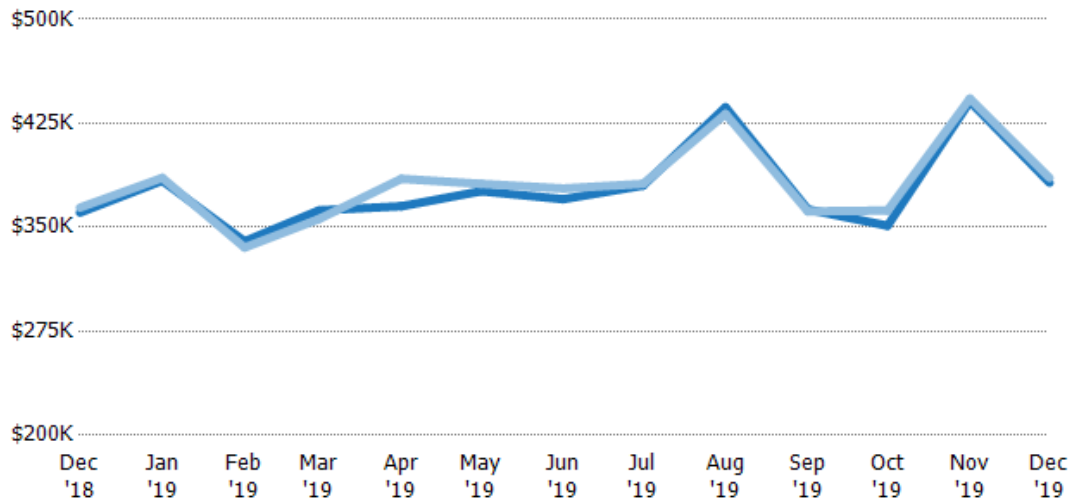
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median List Price	\$360K	\$358K	\$345K	\$350K	\$395K	\$377K	\$375K	\$385K	\$430K	\$361K	\$343K	\$417K	\$405K
Median Sales Price	\$353K	\$355K	\$345K	\$340K	\$375K	\$373K	\$370K	\$380K	\$425K	\$360K	\$335K	\$419K	\$399K
Med Sales Price as a % of Med List Price	98%	99%	100%	97%	95%	99%	99%	99%	99%	100%	98%	100%	99%

## 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



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Avg Est Value	\$361K	\$384K	\$340K	\$362K	\$365K	\$376K	\$370K	\$380K	\$437K	\$363K	\$351K	\$441K	\$382K
Avg Sales Price	\$364K	\$386K	\$335K	\$356K	\$385K	\$381K	\$378K	\$381K	\$432K	\$361K	\$362K	\$443K	\$386K
Avg Sales Price as a % of Avg Est Value	101%	101%	99%	98%	105%	101%	102%	100%	99%	100%	103%	100%	101%

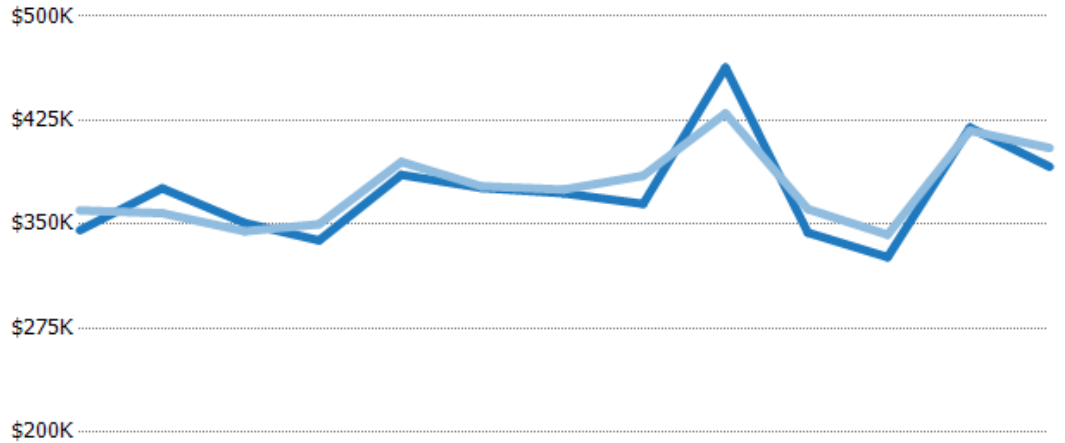


## Median Sales Price vs Median Est Value

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



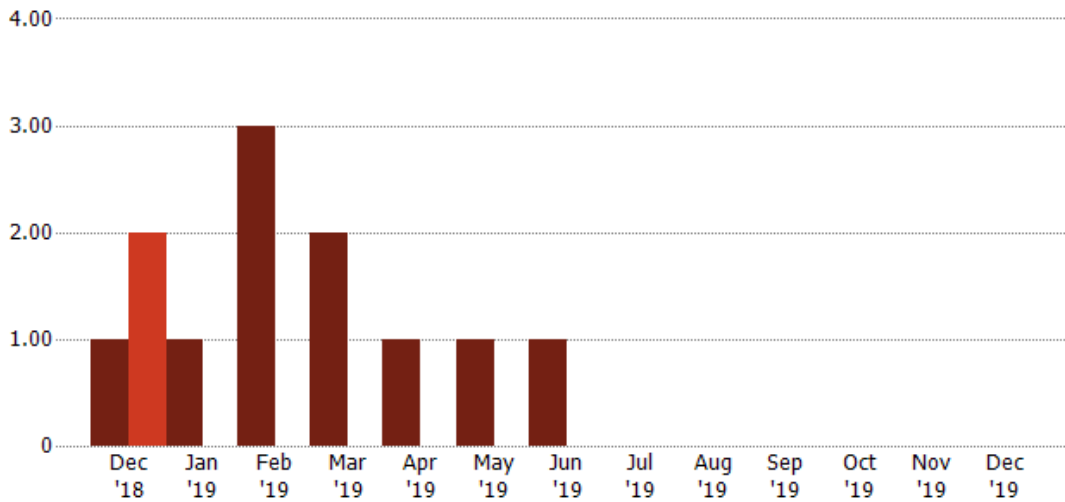
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median Est Value	\$346K	\$376K	\$351K	\$338K	\$386K	\$376K	\$372K	\$365K	\$463K	\$344K	\$326K	\$420K	\$392K
Median Sales Price	\$360K	\$358K	\$345K	\$350K	\$395K	\$377K	\$375K	\$385K	\$430K	\$361K	\$343K	\$417K	\$405K
Med Sales Price as a % of Med Est Value	104%	95%	98%	103%	102%	100%	101%	106%	93%	105%	105%	99%	103%

## 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



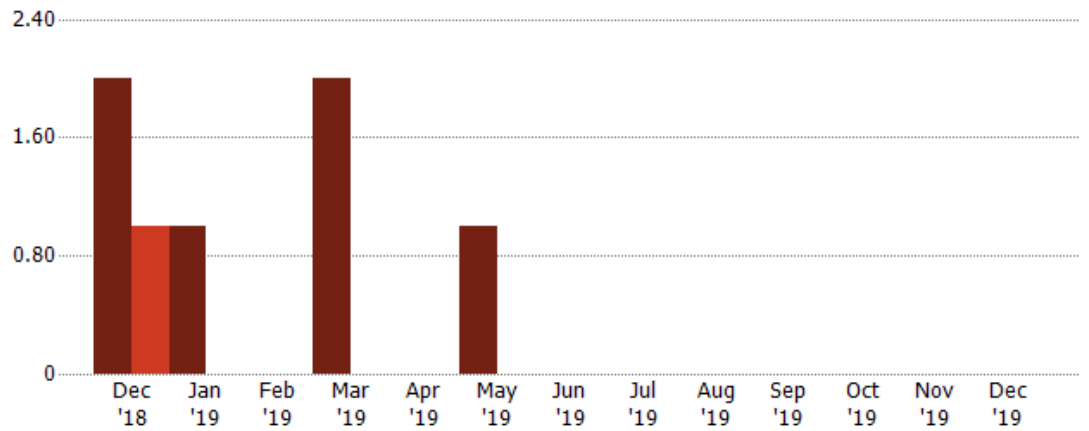
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	1	1	3	2	1	1	1	-	-	-	-	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-50%	100%	100%	100%	100%	100%	100%	-	-	-	-	-	-

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



## Sales Activity by ZIP

Dec 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	21	\$8,454,350	21	\$7,956,600	\$378,886	\$399,000	\$156	\$160	42

