



2020

NEW RIVER MARKET REPORT May 2020



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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	29	35	-17.1%	117	142	-17.6%
New Listing Volume	\$12,133,196	\$14,205,868	-14.6%	\$48,060,197	\$55,477,606	-13.4%
Active Listing Count	–	75	–	N/A	N/A	
Active Listing Volume	–	\$32,130,635	–	N/A	N/A	
Average Listing Price	–	\$428,408	–	\$458,248	\$429,953	+6.6%
Median Listing Price	–	\$419,900	–	\$433,289	\$414,154	+4.6%
Average Listing Price per Sq Ft	–	\$183	–	\$192	\$176	+9.1%
Median Listing Price per Sq Ft	–	\$167	–	\$194	\$164	+17.8%
Median Days in RPR	–	42	–	40.1	57.17	-29.9%
Months of Inventory	–	3.3	-100%	1.6	3.7	-57.1%
Absorption Rate	–	30.67%	–	62.26%	26.7%	+35.6%
Sales Activity Charts Metrics						
New Pending Sales Count	27	30	-10%	140	141	-0.7%
New Pending Sales Volume	\$11,253,521	\$10,953,199	+2.7%	\$54,795,948	\$51,877,157	+5.6%
Pending Sales Count	–	21	–	N/A	N/A	
Pending Sales Volume	–	\$23,484,299	–	N/A	N/A	
Closed Sales Count	17	33	-48.5%	104	99	+5.1%
Closed Sales Volume	\$6,912,804	\$12,215,600	-43.4%	\$40,558,649	\$35,647,715	+13.8%
Average Sales Price	\$406,636	\$370,170	+9.9%	\$389,987	\$360,078	+8.3%
Median Sales Price	\$435,000	\$370,000	+17.6%	\$388,803	\$360,071	+8%
Average Sales Price per Sq Ft	\$181	\$164	+10.3%	\$179	\$161	+10.6%
Median Sales Price per Sq Ft	\$177	\$161	+9.9%	\$179	\$163	+10%
Distressed Charts Metrics						
Distressed Listing Count	–	–	–	N/A	N/A	

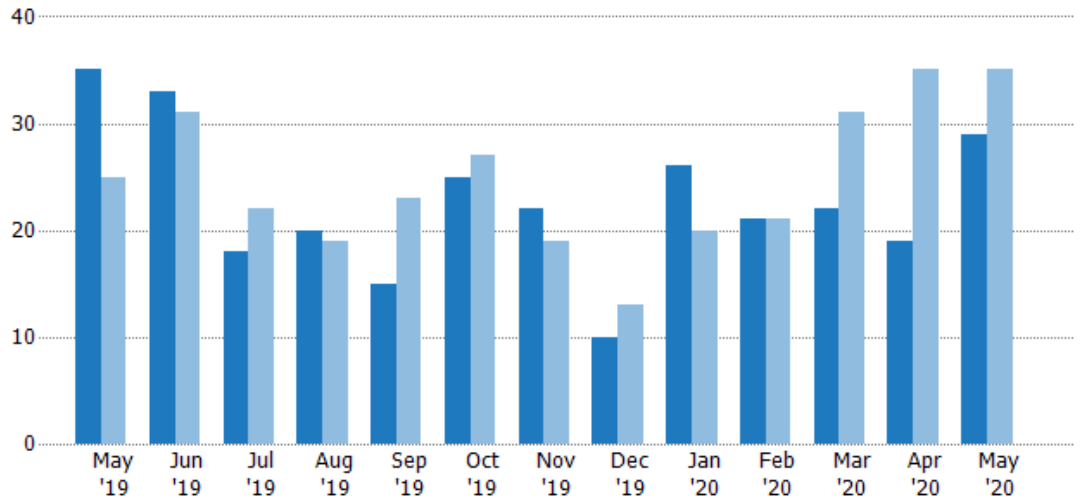
New Listings

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.
May '20	29	-17.1%
May '19	35	40%
May '18	25	12%



Current Year	35	33	18	20	15	25	22	10	26	21	22	19	29
Prior Year	25	31	22	19	23	27	19	13	20	21	31	35	35
Percent Change from Prior Year	40%	6%	-18%	5%	-35%	-7%	16%	-23%	30%	0%	-29%	-46%	-17%

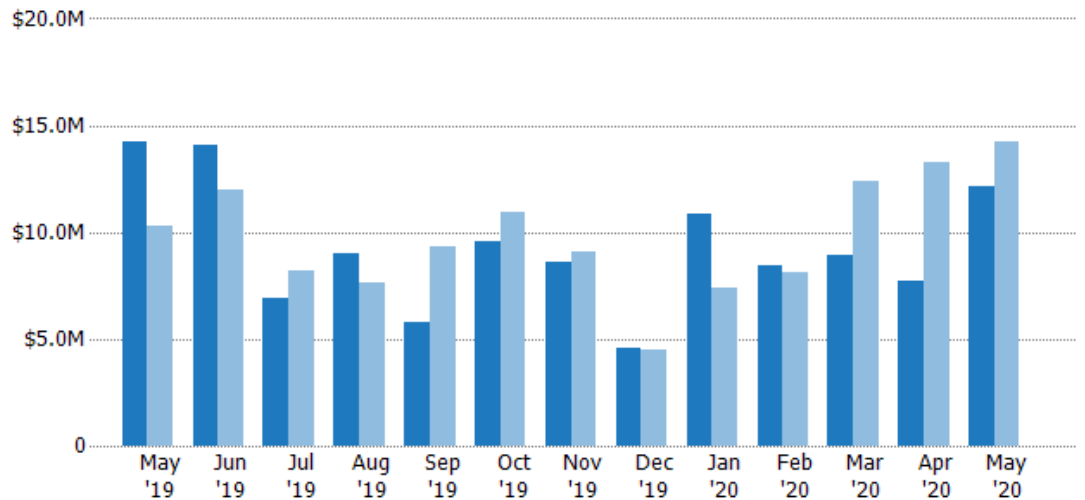
New Listing Volume

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.
May '20	\$12.1M	-14.6%
May '19	\$14.2M	38.5%
May '18	\$10.3M	-13.3%



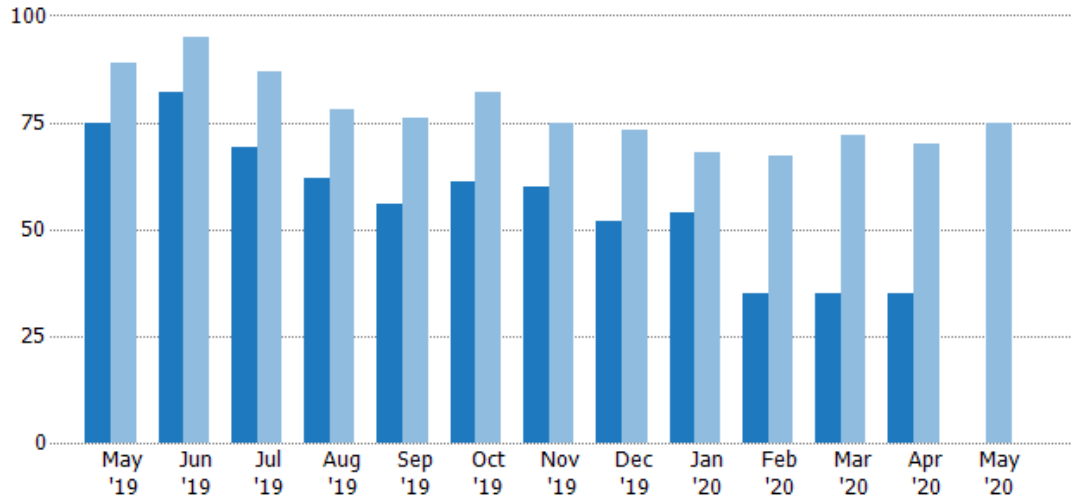
Current Year	\$14.2M	\$14.1M	\$6.9M	\$9M	\$5.78M	\$9.57M	\$8.61M	\$4.57M	\$10.9M	\$8.42M	\$8.9M	\$7.73M	\$12.1M
Prior Year	\$10.3M	\$12M	\$8.19M	\$7.6M	\$9.34M	\$10.9M	\$9.12M	\$4.5M	\$7.43M	\$8.15M	\$12.4M	\$13.3M	\$14.2M
Percent Change from Prior Year	38%	17%	-16%	18%	-38%	-13%	-6%	1%	46%	3%	-28%	-42%	-15%

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



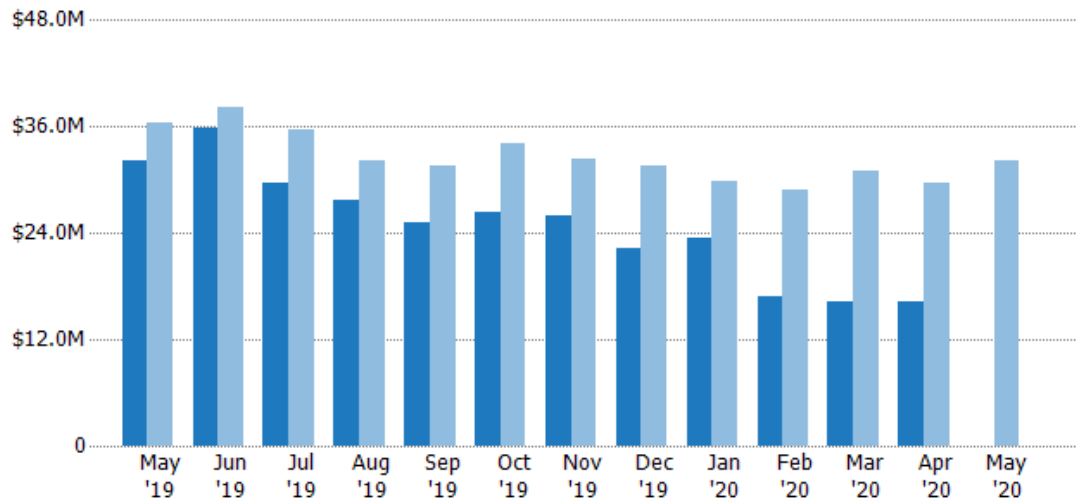
Current Year	75	82	69	62	56	61	60	52	54	35	35	35	-
Prior Year	89	95	87	78	76	82	75	73	68	67	72	70	75
Percent Change from Prior Year	-16%	-14%	-21%	-21%	-26%	-26%	-20%	-29%	-21%	-48%	-51%	-50%	-100%

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



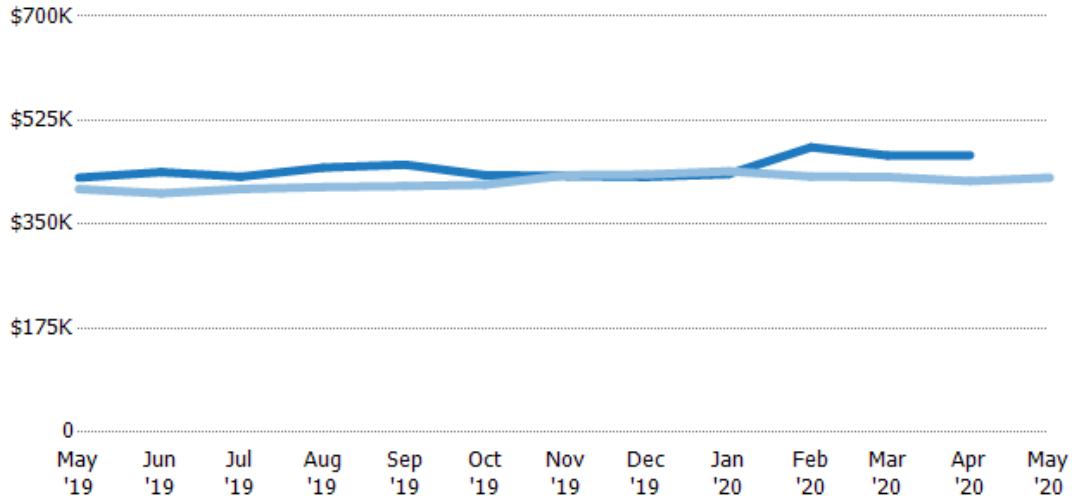
Current Year	\$32.1M	\$35.9M	\$29.7M	\$27.6M	\$25.2M	\$26.4M	\$25.9M	\$22.3M	\$23.5M	\$16.8M	\$16.3M	\$16.3M	-
Prior Year	\$36.4M	\$38.2M	\$35.6M	\$32.2M	\$31.5M	\$34.2M	\$32.4M	\$31.7M	\$29.9M	\$28.8M	\$30.9M	\$29.6M	\$32.1M
Percent Change from Prior Year	-12%	-6%	-17%	-14%	-20%	-23%	-20%	-29%	-21%	-42%	-47%	-45%	-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



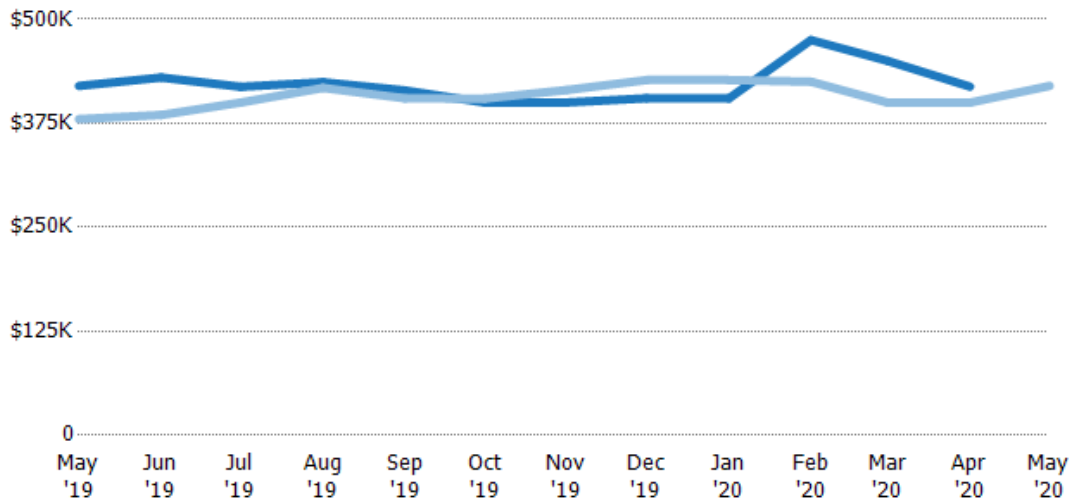
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$428K	\$438K	\$430K	\$445K	\$450K	\$433K	\$431K	\$430K	\$434K	\$480K	\$466K	\$466K	-
Prior Year	\$409K	\$402K	\$409K	\$413K	\$414K	\$417K	\$433K	\$434K	\$439K	\$430K	\$430K	\$423K	\$428K
Percent Change from Prior Year	5%	9%	5%	8%	9%	4%	0%	-1%	-1%	11%	8%	10%	-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



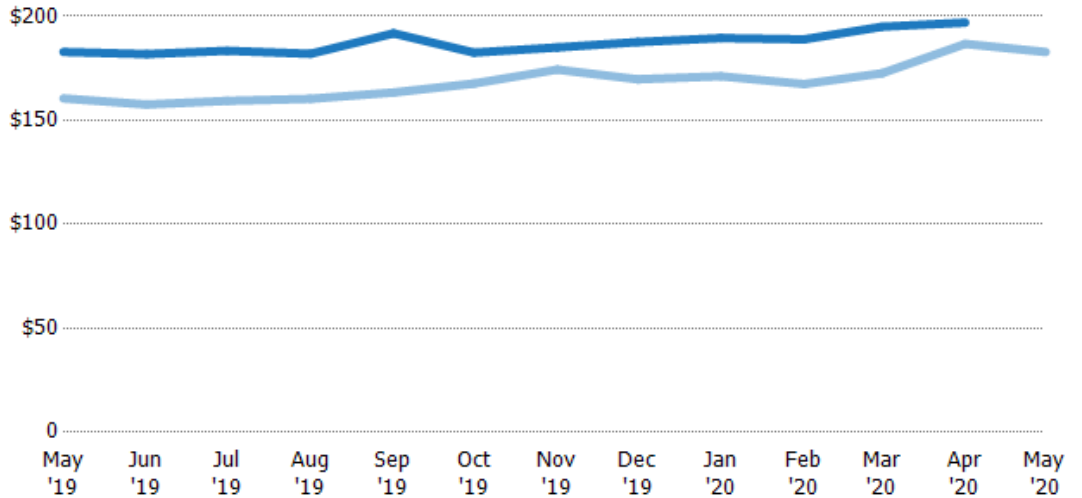
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$420K	\$430K	\$419K	\$424K	\$414K	\$400K	\$400K	\$405K	\$405K	\$475K	\$450K	\$419K	-
Prior Year	\$380K	\$385K	\$400K	\$418K	\$405K	\$405K	\$415K	\$427K	\$427K	\$425K	\$400K	\$400K	\$420K
Percent Change from Prior Year	11%	12%	5%	2%	2%	-1%	-4%	-5%	-5%	12%	13%	5%	-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



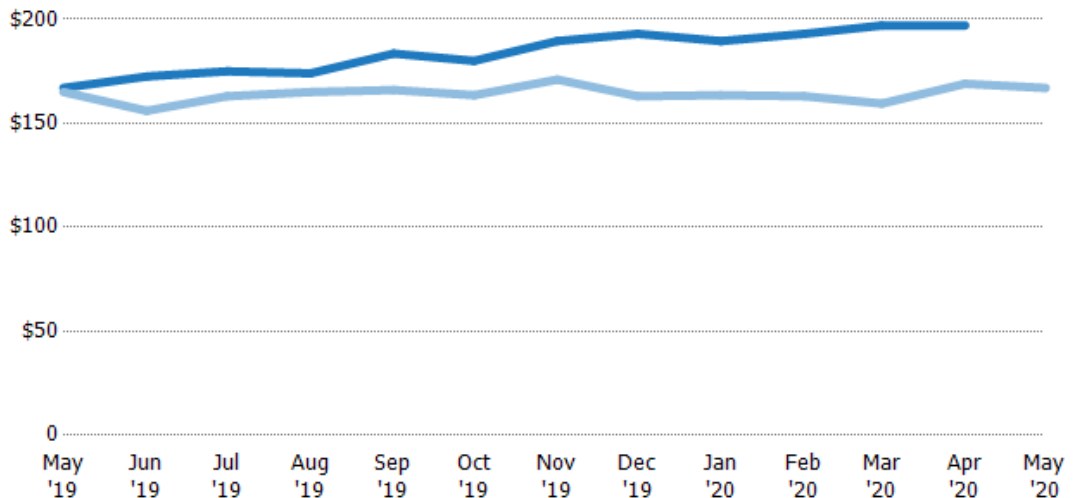
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$183	\$182	\$183	\$182	\$192	\$183	\$185	\$188	\$190	\$189	\$195	\$197	-
Prior Year	\$161	\$158	\$159	\$160	\$163	\$168	\$174	\$170	\$171	\$167	\$173	\$187	\$183
Percent Change from Prior Year	14%	15%	15%	13%	17%	9%	6%	11%	11%	13%	13%	5%	-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



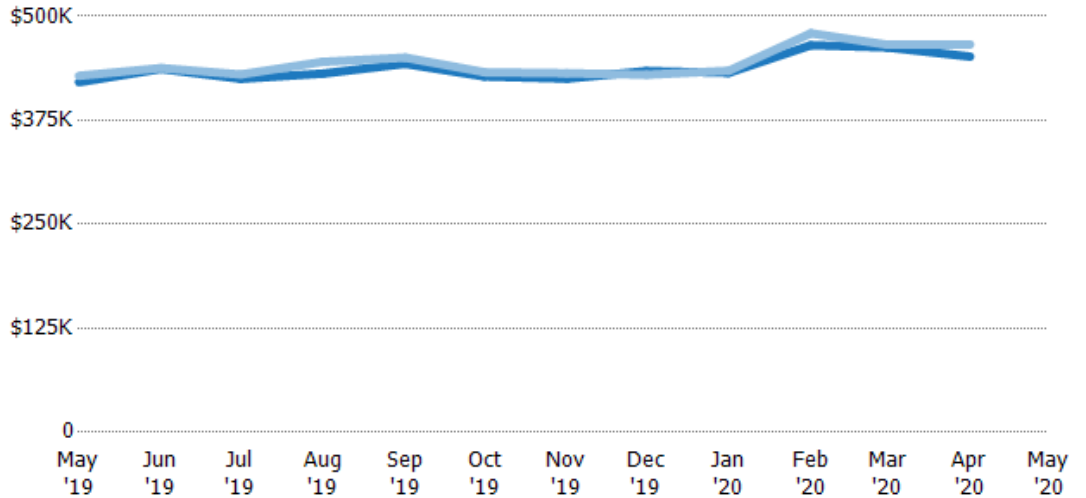
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$167	\$173	\$175	\$174	\$184	\$180	\$190	\$193	\$190	\$193	\$197	\$197	-
Prior Year	\$165	\$156	\$163	\$165	\$166	\$164	\$171	\$163	\$164	\$163	\$160	\$169	\$167
Percent Change from Prior Year	1%	11%	7%	5%	11%	10%	11%	18%	16%	18%	24%	17%	-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



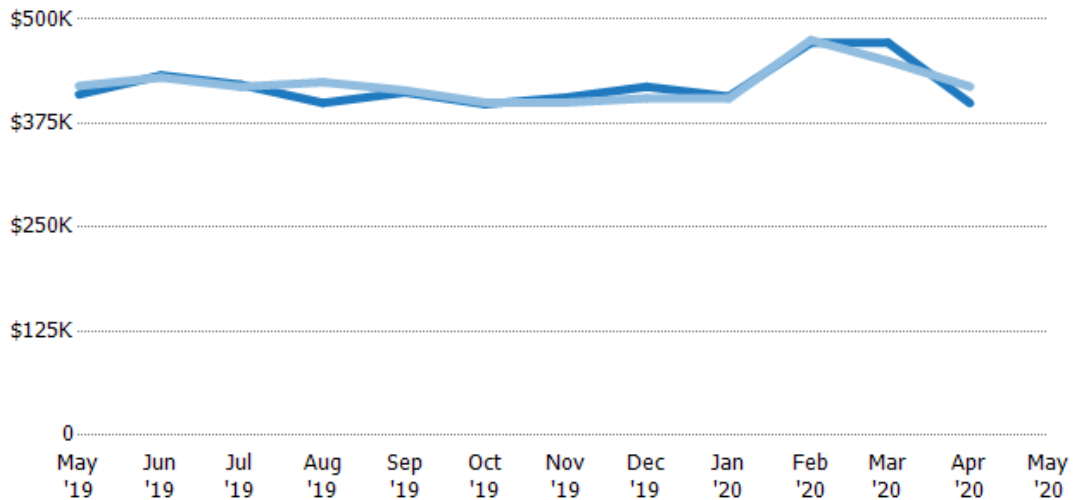
Avg Est Value	\$421K	\$437K	\$425K	\$431K	\$443K	\$428K	\$425K	\$434K	\$432K	\$465K	\$463K	\$452K	-
Avg Listing Price	\$428K	\$438K	\$430K	\$445K	\$450K	\$433K	\$431K	\$430K	\$434K	\$480K	\$466K	\$466K	-
Avg Listing Price as a % of Avg Est Value	102%	100%	101%	103%	102%	101%	102%	99%	101%	103%	101%	103%	-

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



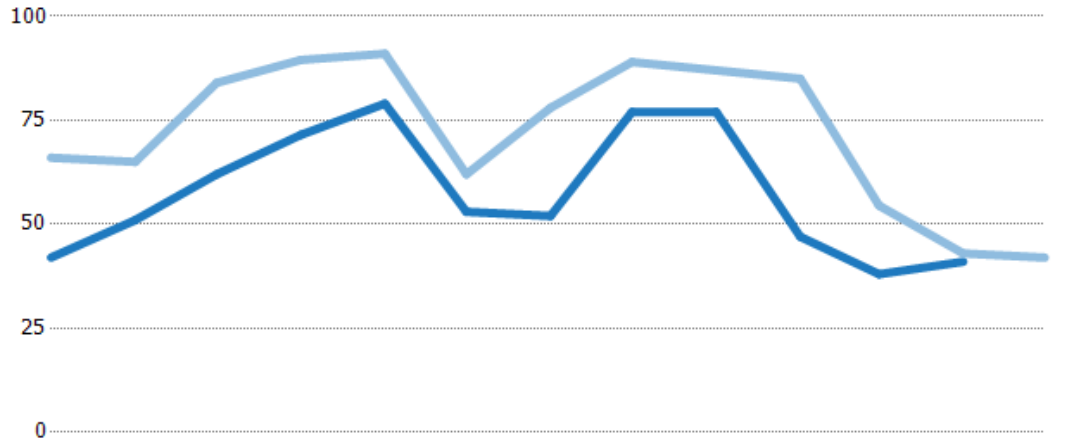
Median Est Value	\$410K	\$433K	\$421K	\$399K	\$412K	\$398K	\$406K	\$419K	\$407K	\$472K	\$472K	\$399K	-
Median Listing Price	\$420K	\$430K	\$419K	\$424K	\$414K	\$400K	\$400K	\$405K	\$405K	\$475K	\$450K	\$419K	-
Med Listing Price as a % of Med Est Value	102%	99%	99%	106%	101%	101%	98%	97%	99%	101%	95%	105%	-

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
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 Mobile/Manufactured, Single Family
 Residence



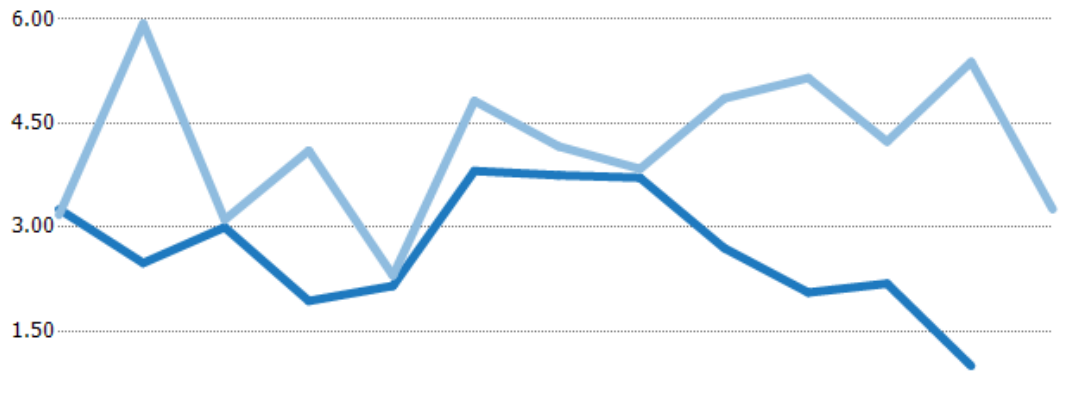
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	42	51	62	71.5	79	53	52	77	77	47	38	41	-
Prior Year	66	65	84	89.5	91	62	78	89	87	85	54.5	43	42
Percent Change from Prior Year	-36%	-22%	-26%	-20%	-13%	-15%	-33%	-13%	-11%	-45%	-30%	-5%	-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:
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 Residence



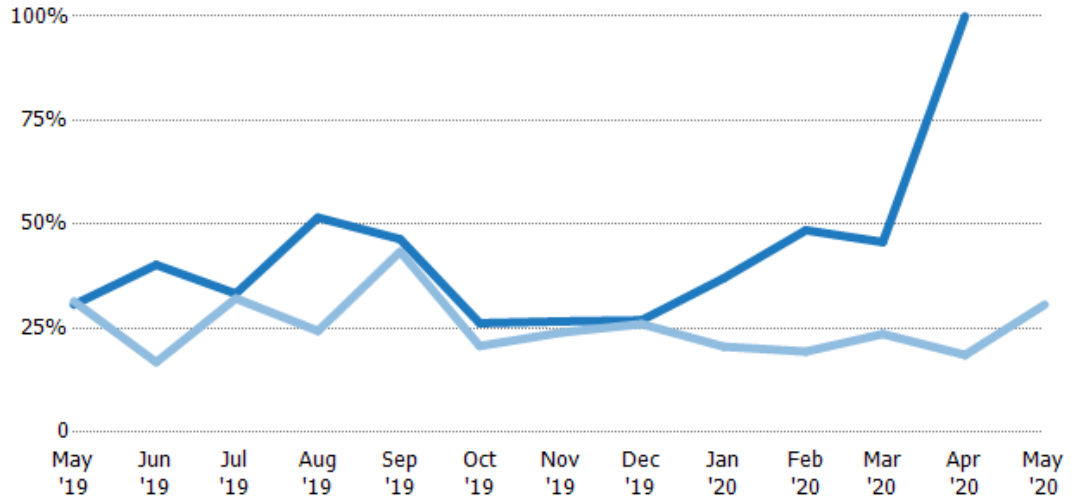
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	3.26	2.48	3	1.94	2.15	3.81	3.75	3.71	2.7	2.06	2.19	1	-
Prior Year	3.18	5.94	3.11	4.11	2.3	4.82	4.17	3.84	4.86	5.15	4.24	5.38	3.26
Percent Change from Prior Year	3%	-58%	-3%	-53%	-6%	-21%	-10%	-3%	-44%	-60%	-48%	-81%	-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



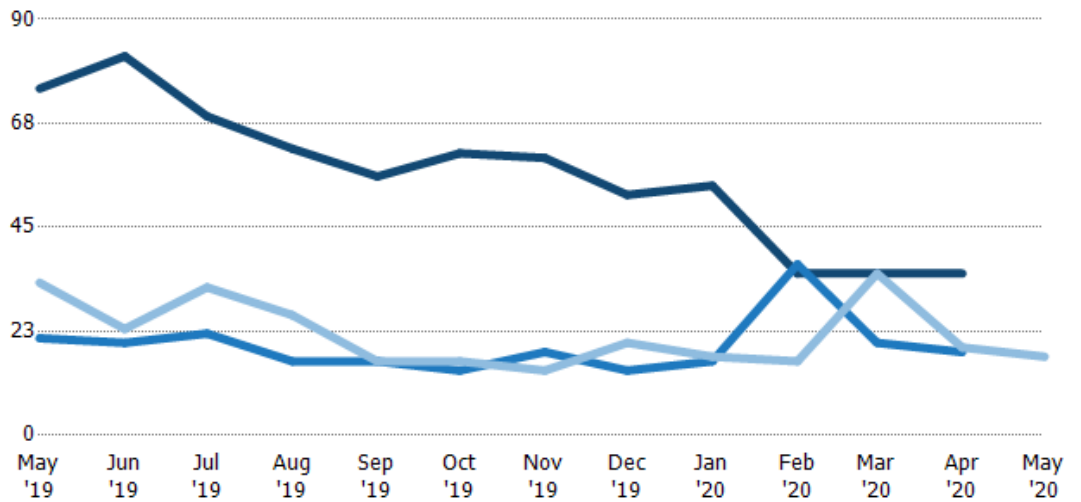
Current Year	31%	40%	33%	52%	46%	26%	27%	27%	37%	49%	46%	100%	-
Prior Year	31%	17%	32%	24%	43%	21%	24%	26%	21%	19%	24%	19%	31%
Change from Prior Year	1%	-23%	-1%	-27%	-3%	-5%	-3%	-1%	-16%	-29%	-22%	-81%	31%

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	82	69	62	56	61	60	52	54	35	35	35	-
Pending	21	20	22	16	16	14	18	14	16	37	20	18	-
Sold	33	23	32	26	16	16	14	20	17	16	35	19	17

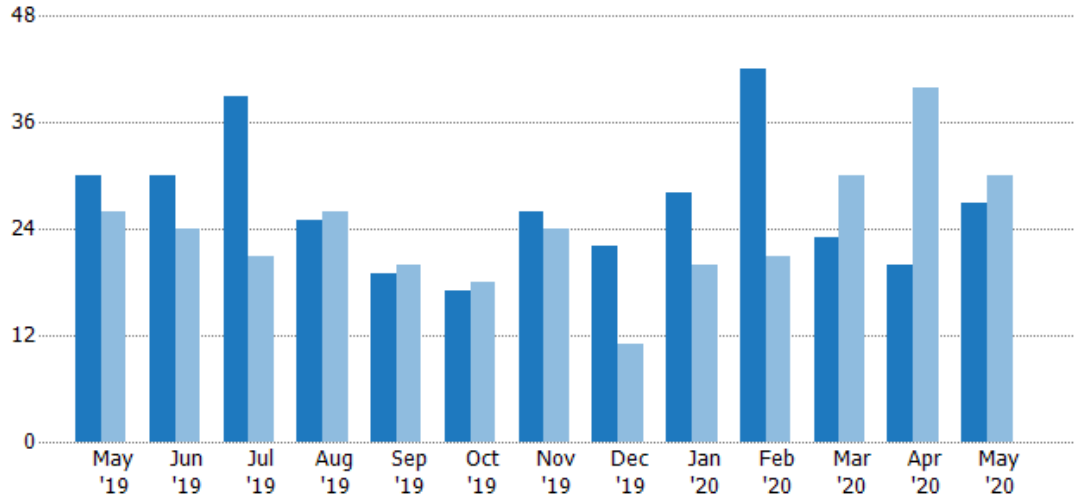
New Pending Sales

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.
May '20	27	-10%
May '19	30	15.4%
May '18	26	-30.8%



Current Year	30	30	39	25	19	17	26	22	28	42	23	20	27
Prior Year	26	24	21	26	20	18	24	11	20	21	30	40	30
Percent Change from Prior Year	15%	25%	86%	-4%	-5%	-6%	8%	100%	40%	100%	-23%	-50%	-10%

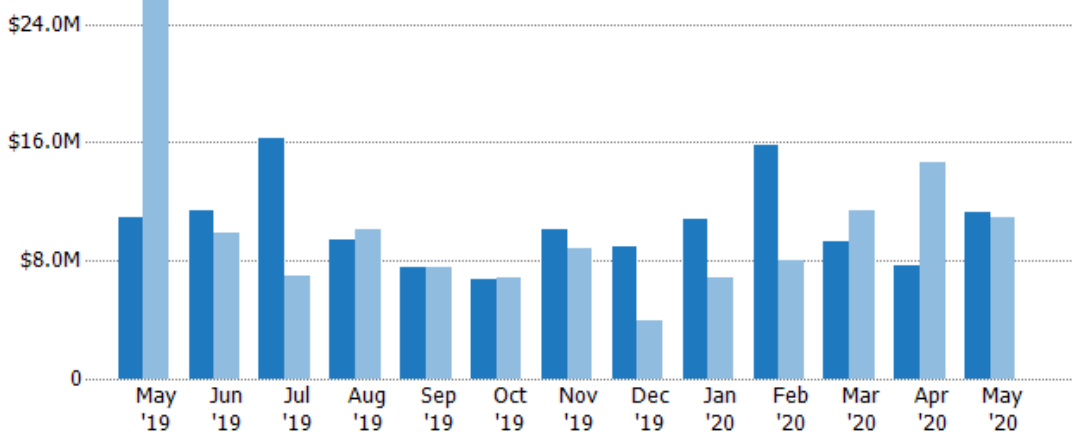
New Pending Sales Volume

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.
May '20	\$11.3M	2.7%
May '19	\$11M	-57.4%
May '18	\$25.7M	-74.6%



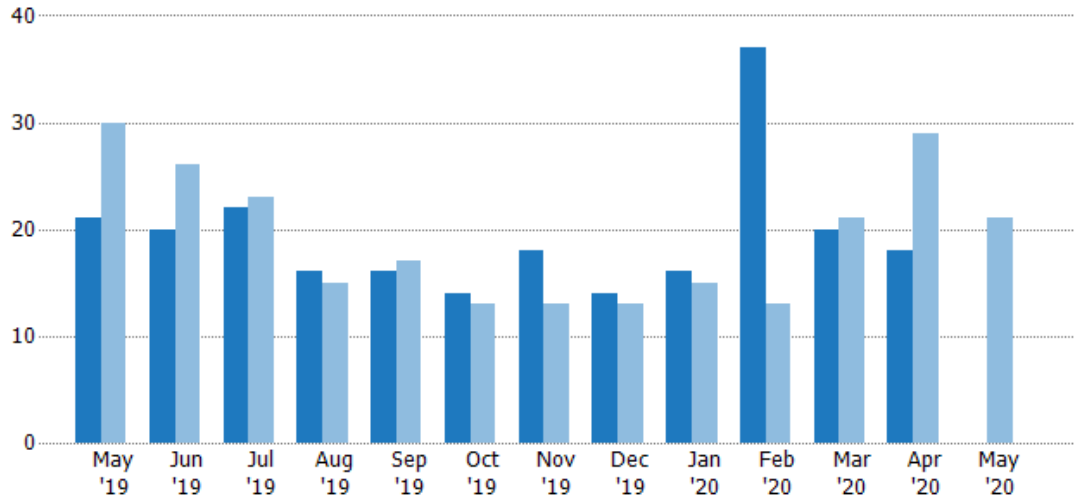
Current Year	\$11M	\$11.4M	\$16.3M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.8M	\$15.8M	\$9.32M	\$7.63M	\$11.3M
Prior Year	\$25.7M	\$9.88M	\$6.93M	\$10.1M	\$7.6M	\$6.85M	\$8.78M	\$3.95M	\$6.85M	\$8.04M	\$11.4M	\$14.6M	\$11M
Percent Change from Prior Year	-57%	15%	135%	-7%	-1%	-2%	15%	127%	57%	97%	-18%	-48%	3%

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



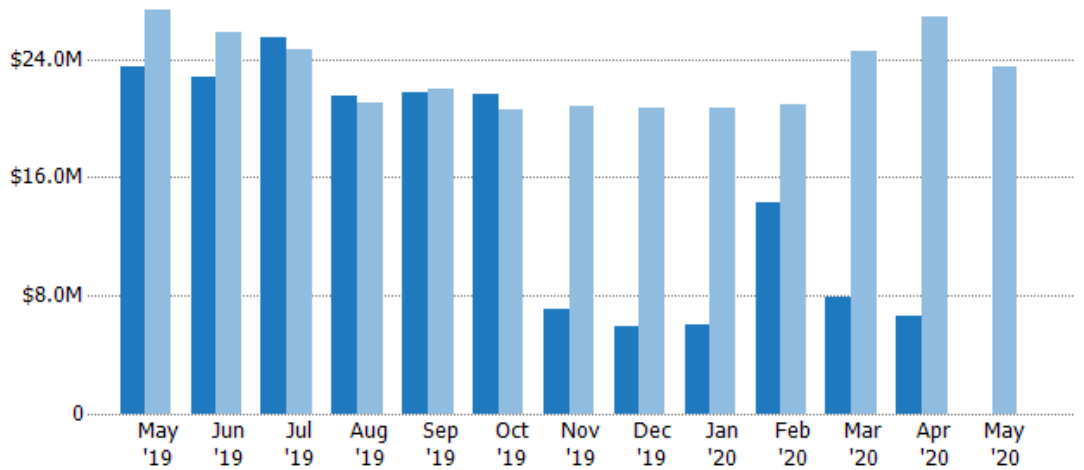
Current Year	21	20	22	16	16	14	18	14	16	37	20	18	-
Prior Year	30	26	23	15	17	13	13	13	15	13	21	29	21
Percent Change from Prior Year	-30%	-23%	-4%	7%	-6%	8%	38%	8%	7%	185%	-5%	-38%	-100%

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



Current Year	\$23.5M	\$22.8M	\$25.5M	\$21.5M	\$21.8M	\$21.6M	\$7.08M	\$5.92M	\$5.97M	\$14.3M	\$7.91M	\$6.67M	-
Prior Year	\$27.3M	\$25.9M	\$24.6M	\$21.1M	\$22M	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M	\$26.8M	\$23.5M
Percent Change from Prior Year	-14%	-12%	4%	2%	-1%	5%	-66%	-71%	-71%	-32%	-68%	-75%	-100%

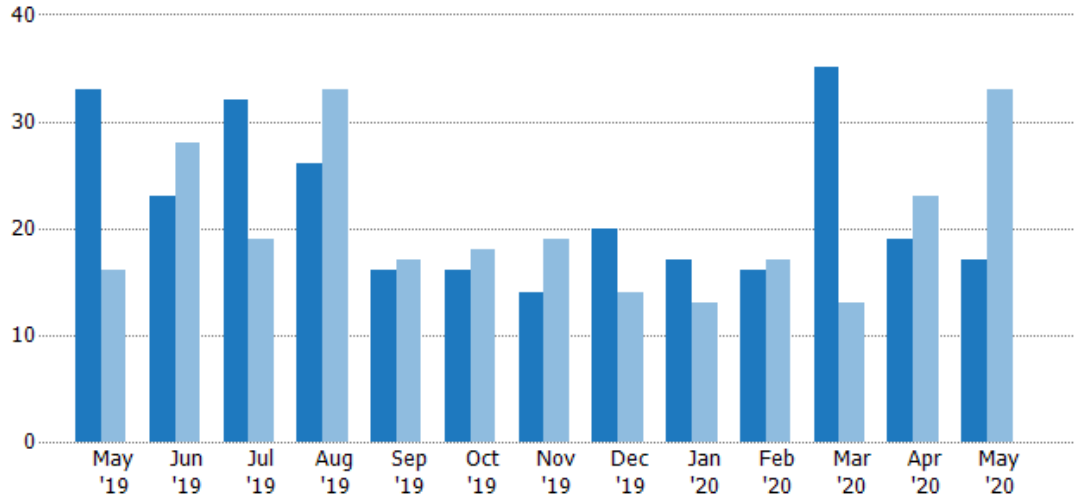
Closed Sales

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.
May '20	17	-48.5%
May '19	33	106.3%
May '18	16	-6.3%



Current Year	33	23	32	26	16	16	14	20	17	16	35	19	17
Prior Year	16	28	19	33	17	18	19	14	13	17	13	23	33
Percent Change from Prior Year	106%	-18%	68%	-21%	-6%	-11%	-26%	43%	31%	-6%	169%	-17%	-48%

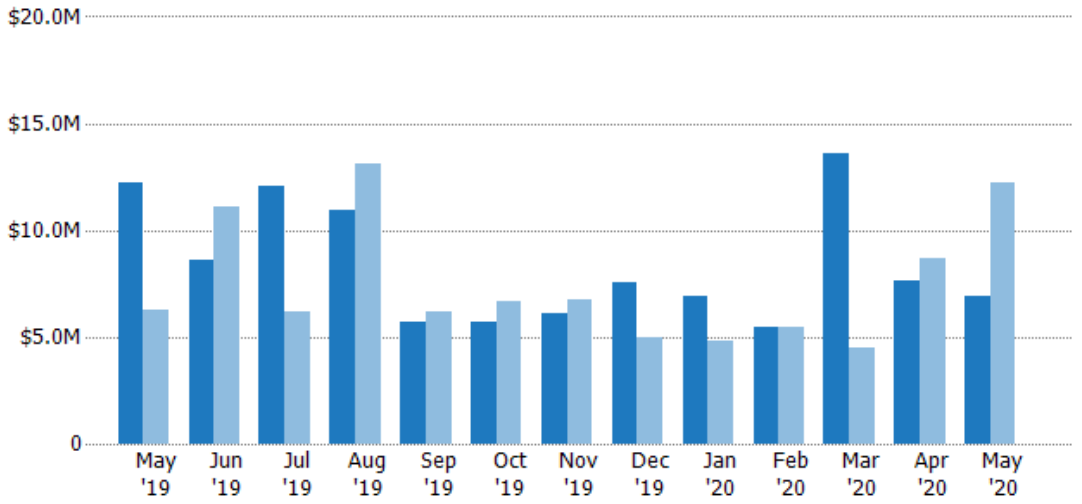
Closed Sales Volume

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.
May '20	\$6.91M	-43.4%
May '19	\$12.2M	94.1%
May '18	\$6.29M	-17.5%



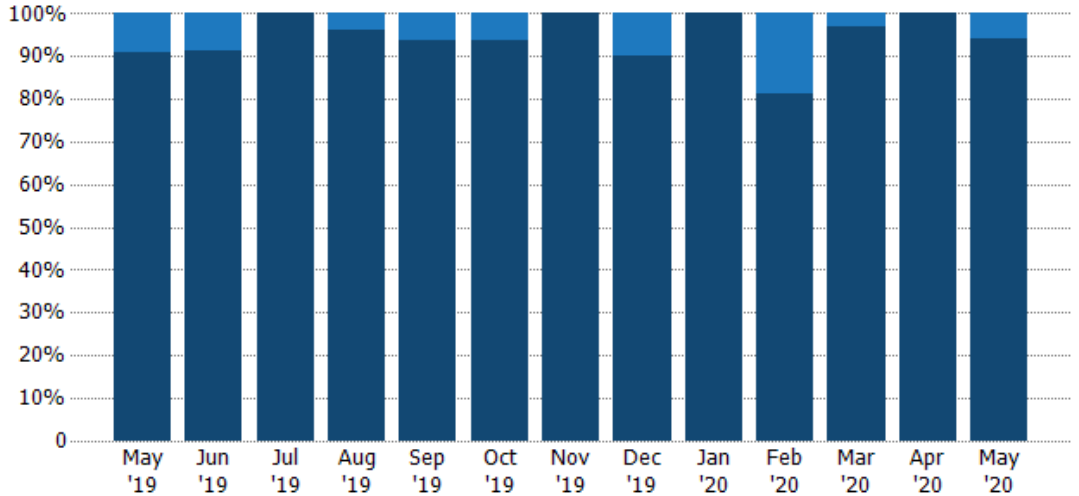
Current Year	\$12.2M	\$8.56M	\$12.1M	\$11M	\$5.69M	\$5.7M	\$6.08M	\$7.56M	\$6.91M	\$5.48M	\$13.6M	\$7.64M	\$6.91M
Prior Year	\$6.29M	\$11.1M	\$6.21M	\$13.1M	\$6.21M	\$6.7M	\$6.72M	\$4.99M	\$4.78M	\$5.46M	\$4.48M	\$8.7M	\$12.2M
Percent Change from Prior Year	94%	-23%	95%	-16%	-8%	-15%	-9%	52%	44%	0%	204%	-12%	-43%

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



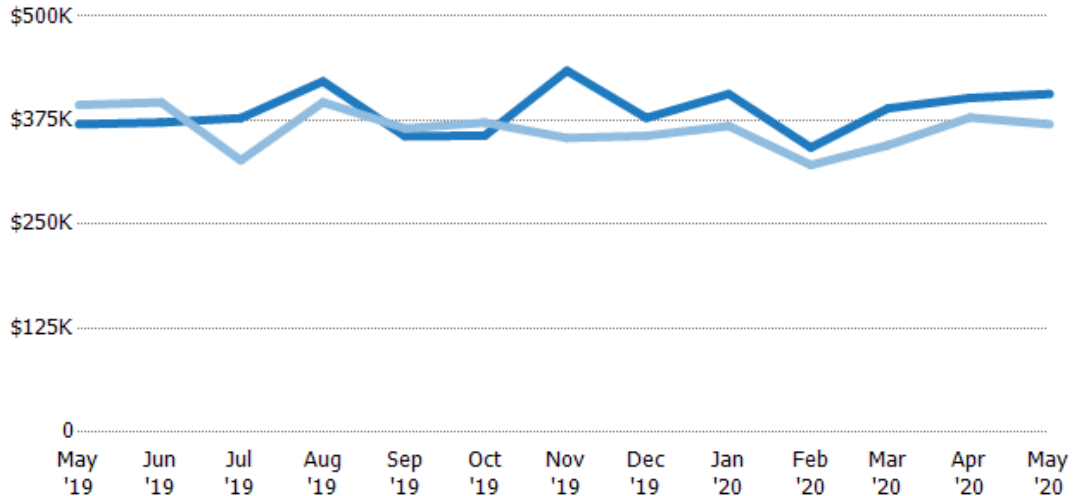
Mobile/Manufactured	9%	9%	-	4%	6%	6%	-	10%	-	19%	3%	-	6%
Single Family Residence	91%	91%	100%	96%	94%	94%	100%	90%	100%	81%	97%	100%	94%

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	\$370K	\$372K	\$378K	\$422K	\$356K	\$357K	\$435K	\$378K	\$407K	\$342K	\$389K	\$402K	\$407K
Prior Year	\$393K	\$397K	\$327K	\$397K	\$365K	\$372K	\$354K	\$356K	\$368K	\$321K	\$345K	\$378K	\$370K
Percent Change from Prior Year	-6%	-6%	16%	6%	-3%	-4%	23%	6%	10%	7%	13%	6%	10%

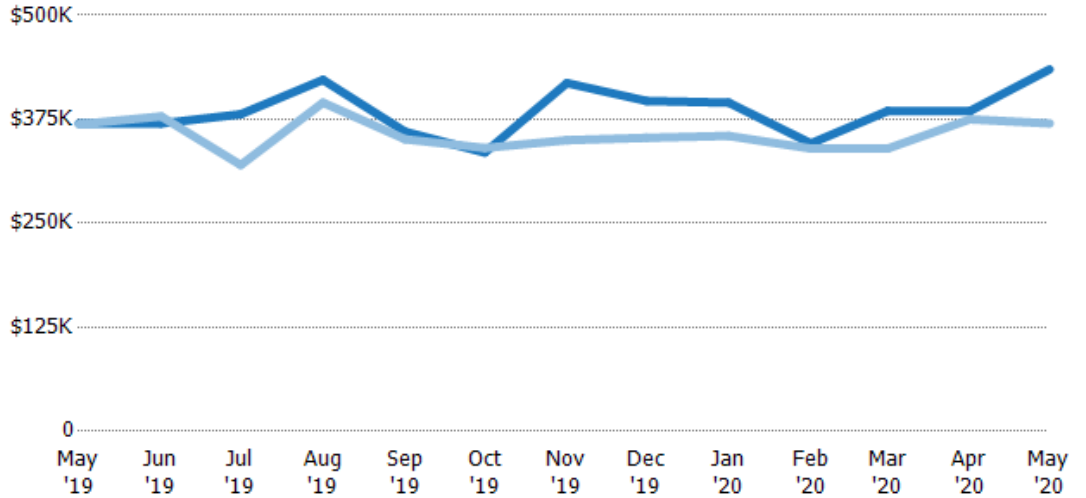
Median Sales Price

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.
May '20	\$435K	17.6%
May '19	\$370K	0.3%
May '18	\$369K	-6.5%



Current Year	\$370K	\$370K	\$381K	\$422K	\$360K	\$335K	\$419K	\$397K	\$395K	\$346K	\$385K	\$385K	\$435K
Prior Year	\$369K	\$378K	\$320K	\$395K	\$351K	\$340K	\$350K	\$353K	\$355K	\$340K	\$340K	\$375K	\$370K
Percent Change from Prior Year	0%	-2%	19%	7%	3%	-2%	20%	13%	11%	2%	13%	3%	18%

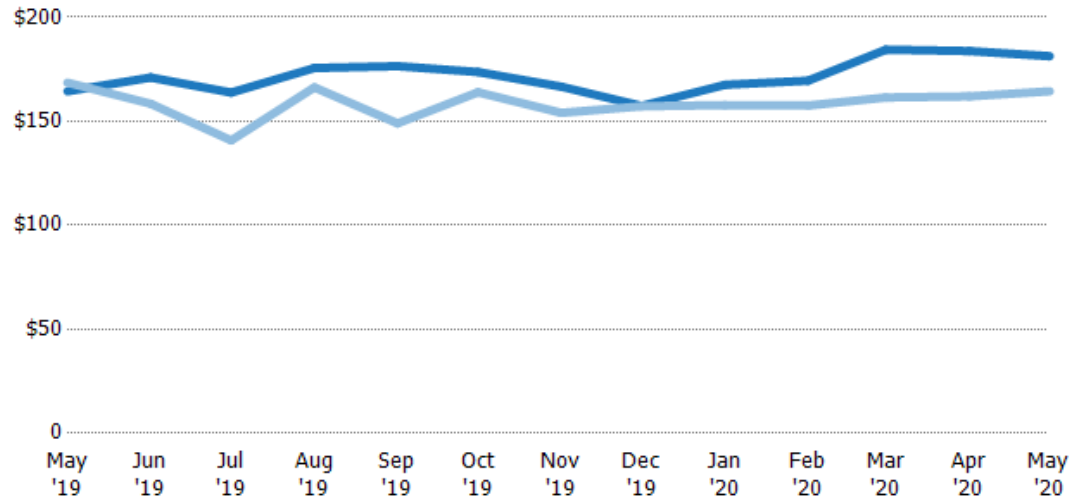
Average Sales Price per Sq Ft

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.
May '20	\$181	10.3%
May '19	\$164	-2.5%
May '18	\$169	-13.6%



Current Year	\$164	\$171	\$164	\$176	\$177	\$174	\$167	\$157	\$168	\$170	\$184	\$184	\$181
Prior Year	\$169	\$158	\$141	\$166	\$149	\$164	\$154	\$157	\$158	\$158	\$161	\$162	\$164
Percent Change from Prior Year	-2%	8%	16%	6%	18%	6%	8%	0%	6%	8%	14%	13%	10%

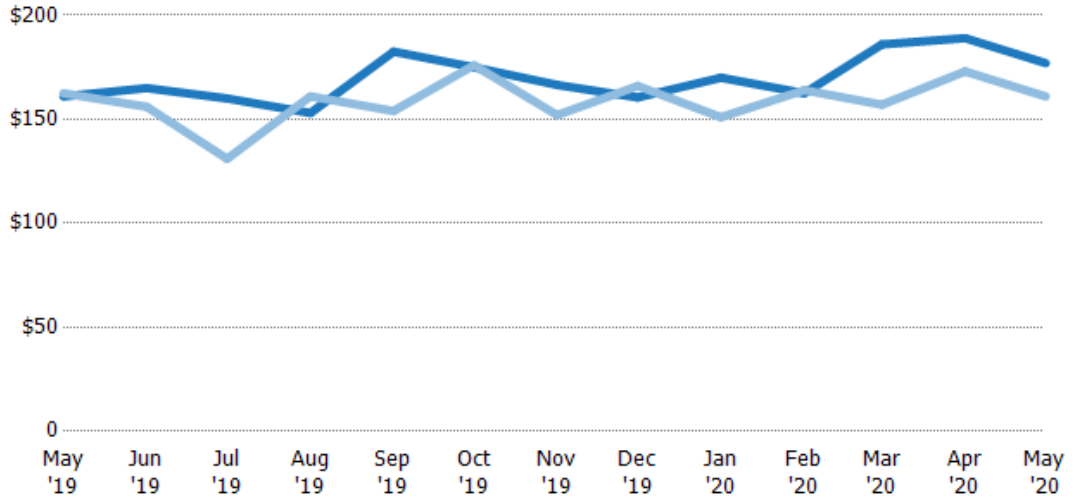
Median Sales Price per Sq Ft

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.
May '20	\$177	9.9%
May '19	\$161	-0.9%
May '18	\$163	-3.4%



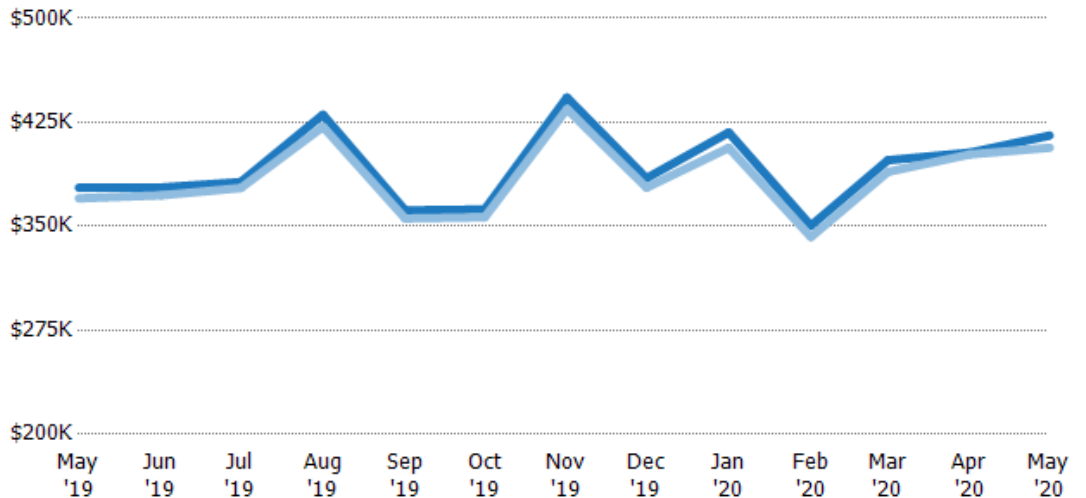
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$161	\$165	\$160	\$153	\$183	\$175	\$167	\$161	\$170	\$163	\$186	\$189	\$177
Prior Year	\$163	\$156	\$131	\$161	\$154	\$176	\$152	\$166	\$151	\$164	\$157	\$173	\$161
Percent Change from Prior Year	-1%	6%	22%	-5%	19%	-1%	10%	-3%	13%	-1%	18%	9%	10%

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



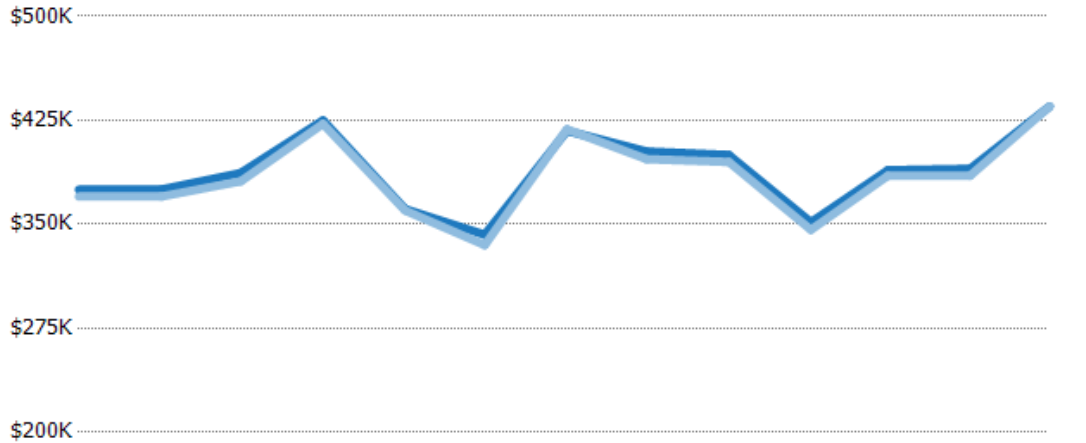
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$378K	\$378K	\$382K	\$431K	\$361K	\$362K	\$443K	\$385K	\$418K	\$350K	\$398K	\$403K	\$415K
Avg Sales Price	\$370K	\$372K	\$378K	\$422K	\$356K	\$357K	\$435K	\$378K	\$407K	\$342K	\$389K	\$402K	\$407K
Avg Sales Price as a % of Avg List Price	98%	98%	99%	98%	98%	98%	98%	98%	97%	98%	98%	100%	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



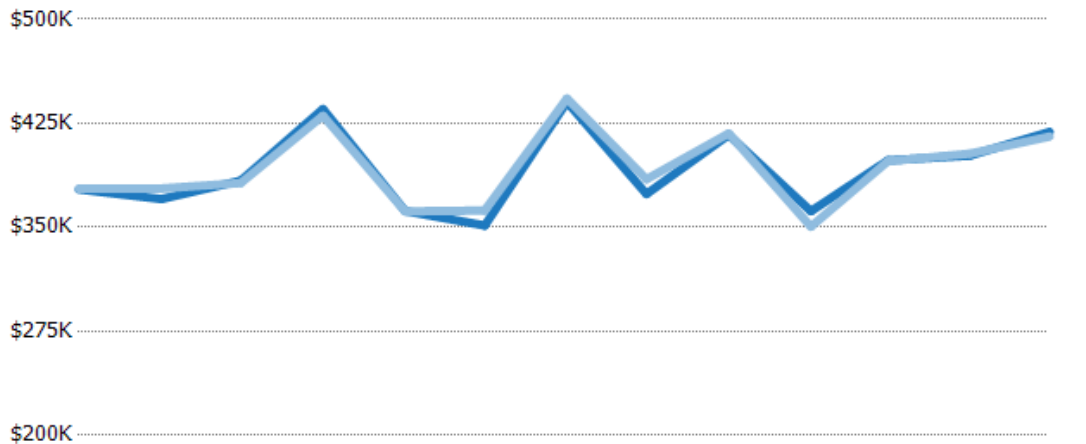
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median List Price	\$375K	\$375K	\$387K	\$425K	\$361K	\$343K	\$417K	\$403K	\$400K	\$352K	\$389K	\$390K	\$435K
Median Sales Price	\$370K	\$370K	\$381K	\$422K	\$360K	\$335K	\$419K	\$397K	\$395K	\$346K	\$385K	\$385K	\$435K
Med Sales Price as a % of Med List Price	99%	99%	98%	99%	100%	98%	100%	99%	99%	98%	99%	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,
 Mobile/Manufactured, Single Family
 Residence



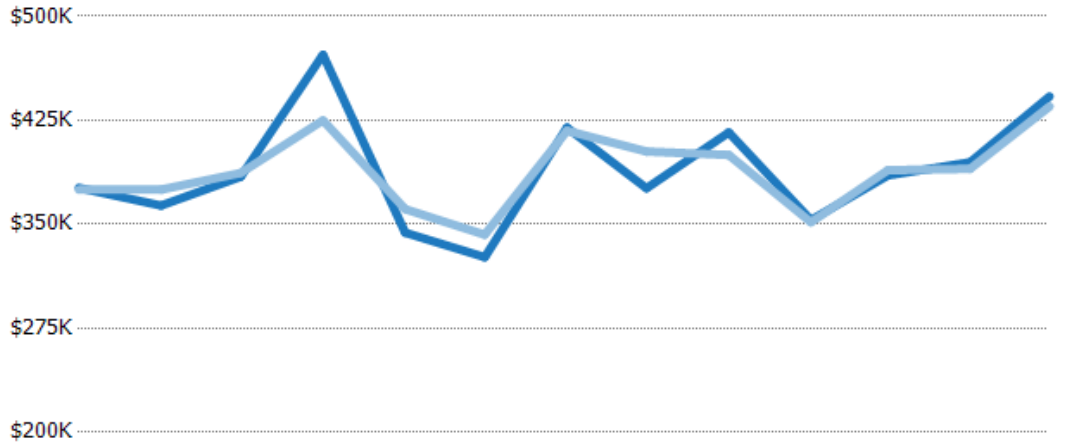
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$377K	\$370K	\$384K	\$435K	\$362K	\$351K	\$440K	\$374K	\$417K	\$362K	\$398K	\$402K	\$419K
Avg Sales Price	\$378K	\$378K	\$382K	\$431K	\$361K	\$362K	\$443K	\$385K	\$418K	\$350K	\$398K	\$403K	\$415K
Avg Sales Price as a % of Avg Est Value	100%	102%	100%	99%	100%	103%	101%	103%	100%	97%	100%	100%	99%

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



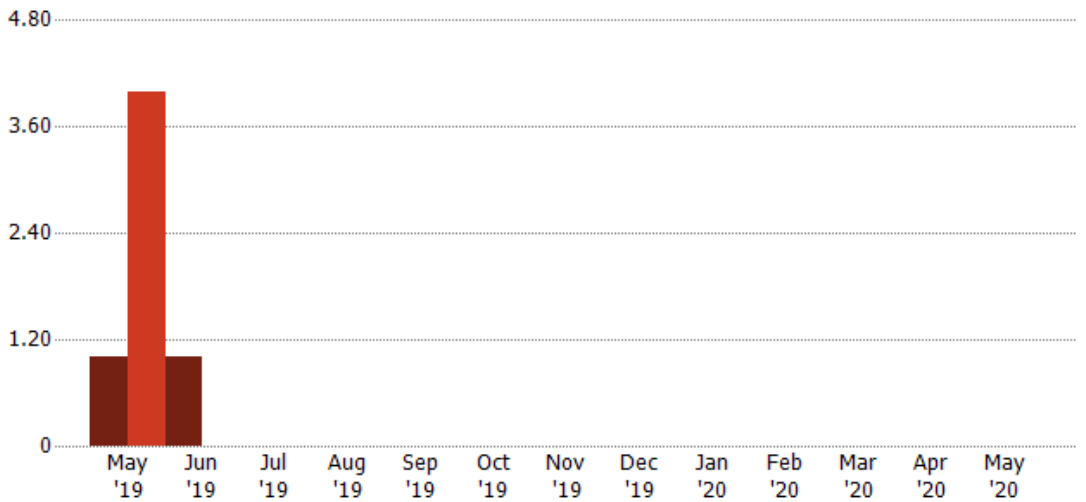
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$376K	\$364K	\$384K	\$472K	\$344K	\$326K	\$420K	\$376K	\$416K	\$353K	\$385K	\$395K	\$442K
Median Sales Price	\$375K	\$375K	\$387K	\$425K	\$361K	\$343K	\$417K	\$403K	\$400K	\$352K	\$389K	\$390K	\$435K
Med Sales Price as a % of Med Est Value	100%	103%	101%	90%	105%	105%	99%	107%	96%	100%	101%	99%	98%

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



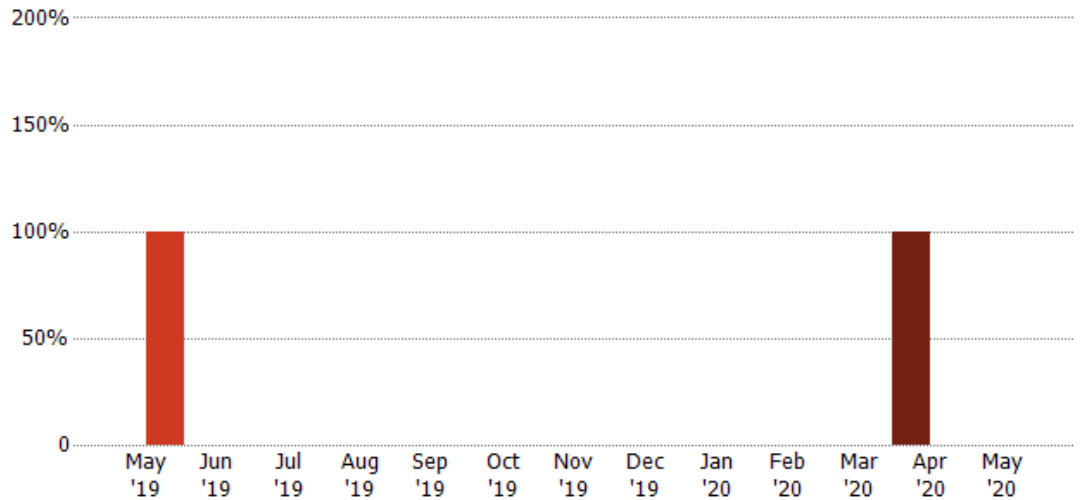
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	1	1	-	-	-	-	-	-	-	-	-	-	-
Prior Year	4	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-75%	100%	-	-	-	-	-	-	-	-	-	-	-

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	-	-	-	-	-	-	-	-	-	-	-	1	-
Prior Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	-	-	-	-	100%	-



Sales Activity by ZIP

May 2020

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			17	\$6,912,804	\$406,636	\$435,000	\$177	\$174	21

