

**2021**

**NEW RIVER**  
MARKET REPORT  
July 2021



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	Jul 2021	Jul 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	26	21	+23.8%	193	164	+17.7%
New Listing Volume	\$15,265,978	\$9,382,300	+62.7%	\$104,792,823	\$70,071,542	+49.6%
Active Listing Count	30	31	-3.2%	N/A	N/A	
Active Listing Volume	\$20,432,377	\$15,480,290	+32%	N/A	N/A	
Average Listing Price	\$681,079	\$499,364	+36.4%	\$590,323	\$458,817	+28.7%
Median Listing Price	\$661,495	\$488,990	+35.3%	\$565,732	\$437,524	+29.3%
Average Listing Price per Sq Ft	\$243	\$205	+18.1%	\$242	\$192	+25.6%
Median Listing Price per Sq Ft	\$243	\$198	+22.5%	\$234	\$194	+20.6%
Median Days in RPR	19.5	49	-60.2%	24.92	45.82	-45.6%
Months of Inventory	0.9	1.6	-45.9%	1.7	1.9	-7.3%
Absorption Rate	113.33%	61.29%	+52%	57.75%	53.52%	+4.2%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	44	40	+10%	187	214	-12.6%
New Pending Sales Volume	\$22,480,949	\$17,651,580	+27.4%	\$95,136,327	\$86,081,624	+10.5%
Pending Sales Count	30	27	+11.1%	N/A	N/A	
Pending Sales Volume	\$15,541,250	\$27,208,750	-42.9%	N/A	N/A	
Closed Sales Count	23	26	-11.5%	154	149	+3.4%
Closed Sales Volume	\$12,319,400	\$10,579,580	+16.4%	\$77,644,912	\$58,077,155	+33.7%
Average Sales Price	\$535,626	\$406,907	+31.6%	\$504,188	\$389,780	+29.4%
Median Sales Price	\$557,000	\$372,500	+49.5%	\$502,877	\$382,621	+31.4%
Average Sales Price per Sq Ft	\$250	\$178	+40.8%	\$230	\$177	+30.3%
Median Sales Price per Sq Ft	\$255	\$176	+44.9%	\$229	\$177	+29.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

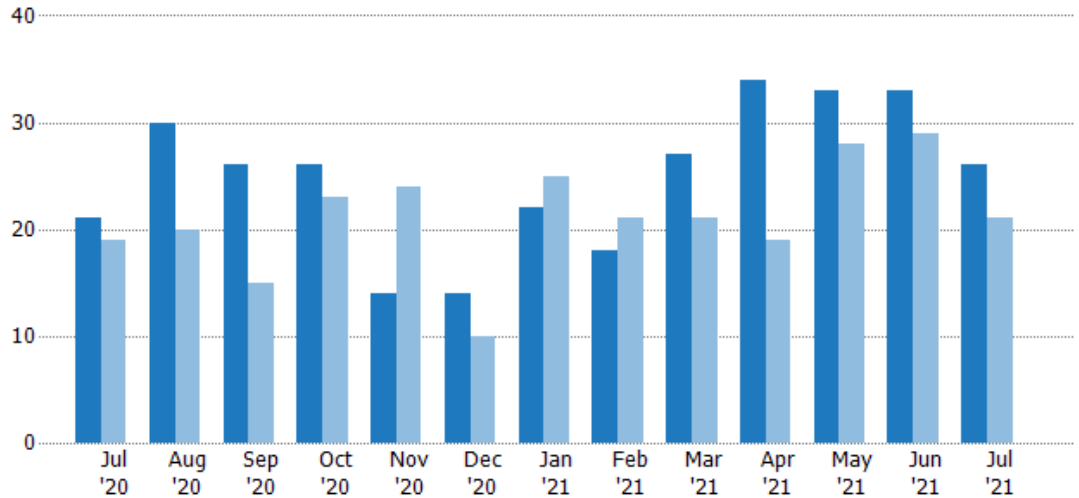
## New Listings

The number of new residential listings that were added each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	26	23.8%
Jul '20	21	10.5%
Jul '19	19	26.3%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	21	30	26	26	14	14	22	18	27	34	33	33	26
Prior Year	19	20	15	23	24	10	25	21	21	19	28	29	21
Percent Change from Prior Year	11%	50%	73%	13%	-42%	40%	-12%	-14%	29%	79%	18%	14%	24%

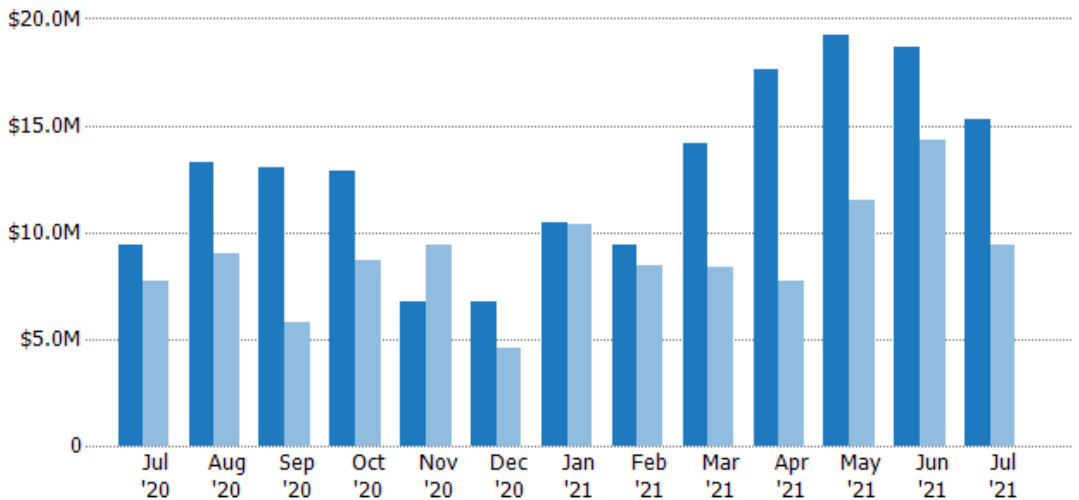
## New Listing Volume

The sum of the listing price of residential listings that were added each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$15.3M	62.7%
Jul '20	\$9.38M	22.2%
Jul '19	\$7.68M	16.8%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	\$9.38M	\$13.3M	\$13.1M	\$12.9M	\$6.75M	\$6.75M	\$10.4M	\$9.44M	\$14.1M	\$17.6M	\$19.2M	\$18.7M	\$15.3M
Prior Year	\$7.68M	\$9M	\$5.78M	\$8.71M	\$9.4M	\$4.56M	\$10.4M	\$8.42M	\$8.35M	\$7.72M	\$11.5M	\$14.3M	\$9.38M
Percent Change from Prior Year	22%	48%	126%	48%	-28%	48%	1%	12%	69%	128%	67%	30%	63%

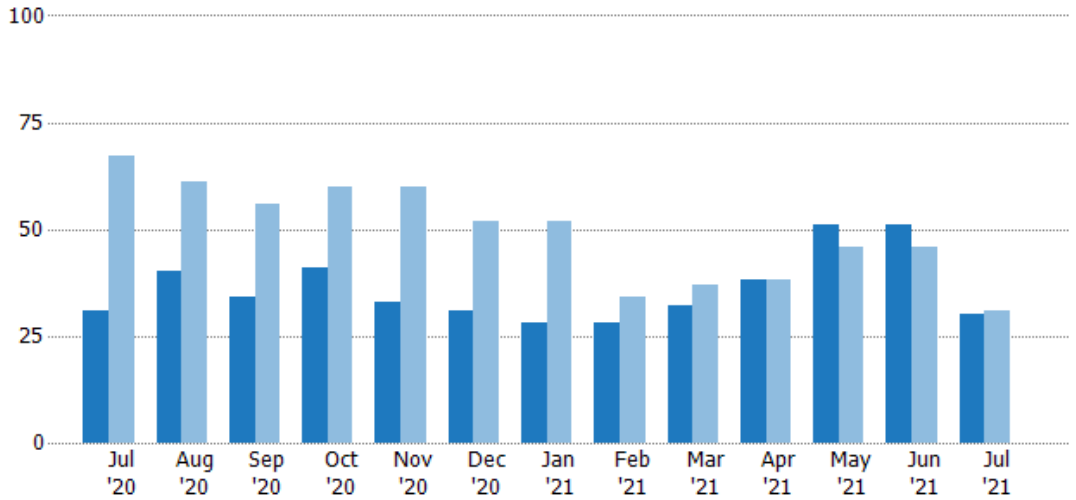
## Active Listings

The number of active residential listings at the end of each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	30	-3.2%
Jul '20	31	-53.7%
Jul '19	67	37.3%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	31	40	34	41	33	31	28	28	32	38	51	51	30
Prior Year	67	61	56	60	60	52	52	34	37	38	46	46	31
Percent Change from Prior Year	-54%	-34%	-39%	-32%	-45%	-40%	-46%	-18%	-14%	0%	11%	11%	-3%

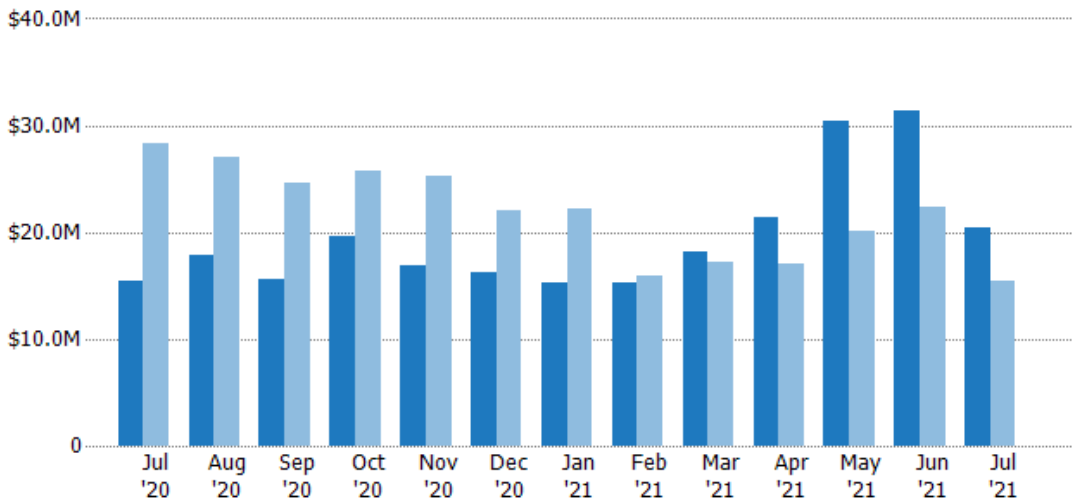
## Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$20.4M	32%
Jul '20	\$15.5M	-45.3%
Jul '19	\$28.3M	32.8%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	\$15.5M	\$17.9M	\$15.5M	\$19.6M	\$16.8M	\$16.3M	\$15.2M	\$15.3M	\$18.2M	\$21.4M	\$30.4M	\$31.3M	\$20.4M
Prior Year	\$28.3M	\$27M	\$24.6M	\$25.7M	\$25.3M	\$22.1M	\$22.2M	\$16M	\$17.2M	\$17.1M	\$20.1M	\$22.3M	\$15.5M
Percent Change from Prior Year	-45%	-34%	-37%	-24%	-34%	-26%	-31%	-4%	6%	25%	52%	40%	32%

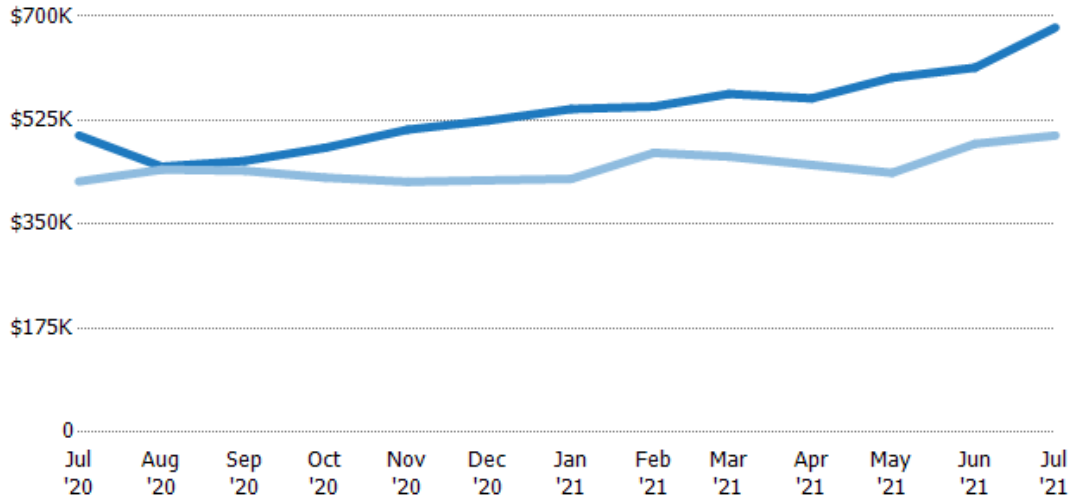
## Average Listing Price

The average listing price of active residential listings at the end of each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$681K	36.4%
Jul '20	\$499K	18.3%
Jul '19	\$422K	-3.3%



Current Year	\$499K	\$447K	\$457K	\$479K	\$509K	\$524K	\$544K	\$548K	\$569K	\$562K	\$597K	\$614K	\$681K
Prior Year	\$422K	\$442K	\$440K	\$428K	\$421K	\$424K	\$426K	\$470K	\$464K	\$450K	\$437K	\$485K	\$499K
Percent Change from Prior Year	18%	1%	4%	12%	21%	24%	28%	17%	23%	25%	37%	26%	36%

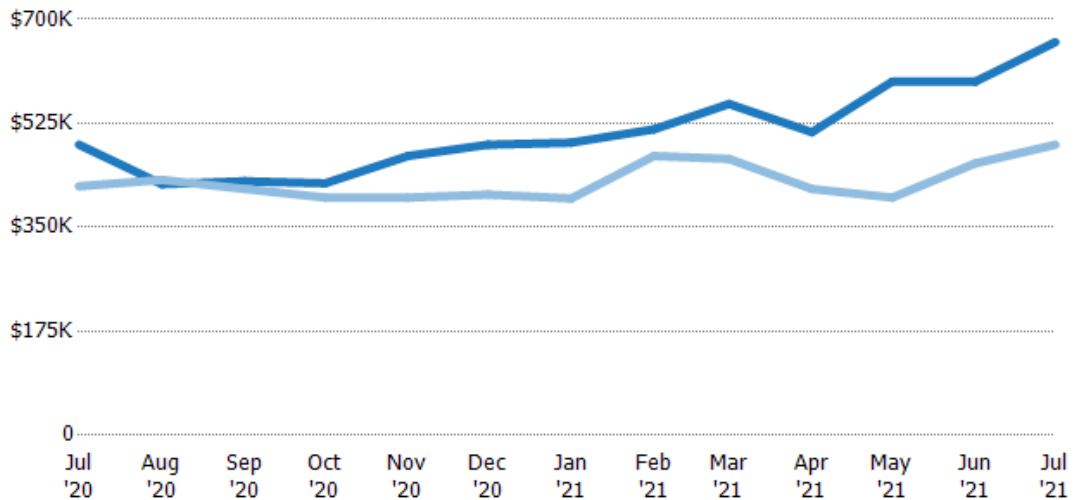
## Median Listing Price

The median listing price of active residential listings at the end of each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$661K	35.3%
Jul '20	\$489K	16.7%
Jul '19	\$419K	-4.5%



Current Year	\$489K	\$423K	\$428K	\$424K	\$470K	\$489K	\$492K	\$515K	\$557K	\$510K	\$595K	\$595K	\$661K
Prior Year	\$419K	\$430K	\$414K	\$400K	\$400K	\$405K	\$398K	\$470K	\$465K	\$414K	\$400K	\$457K	\$489K
Percent Change from Prior Year	17%	-2%	3%	6%	18%	21%	24%	10%	20%	23%	49%	30%	35%

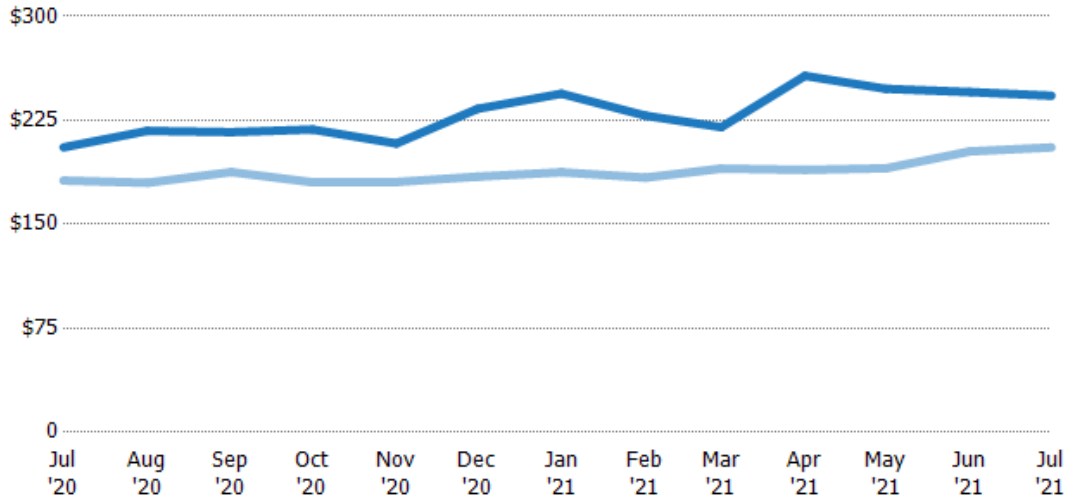
## Average Listing Price per Sq Ft

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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
Jul '21	\$243	18.1%
Jul '20	\$205	13.2%
Jul '19	\$182	-11.9%



Current Year	\$205	\$217	\$216	\$218	\$208	\$233	\$244	\$228	\$220	\$257	\$248	\$245	\$243
Prior Year	\$182	\$180	\$188	\$180	\$181	\$184	\$188	\$184	\$190	\$189	\$190	\$203	\$205
Percent Change from Prior Year	13%	21%	15%	21%	15%	27%	30%	24%	16%	36%	30%	21%	18%

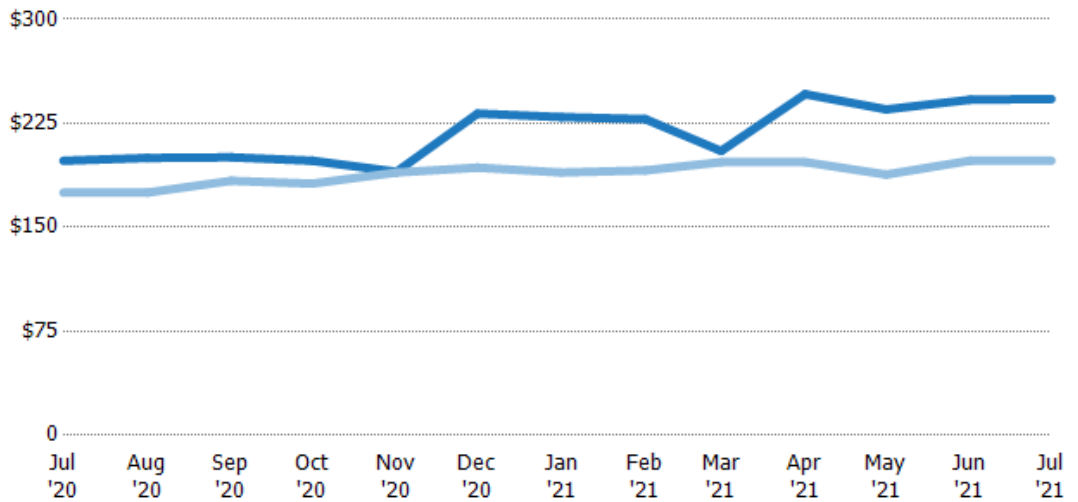
## Median Listing Price per Sq Ft

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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
Jul '21	\$243	22.5%
Jul '20	\$198	13.1%
Jul '19	\$175	-6.6%



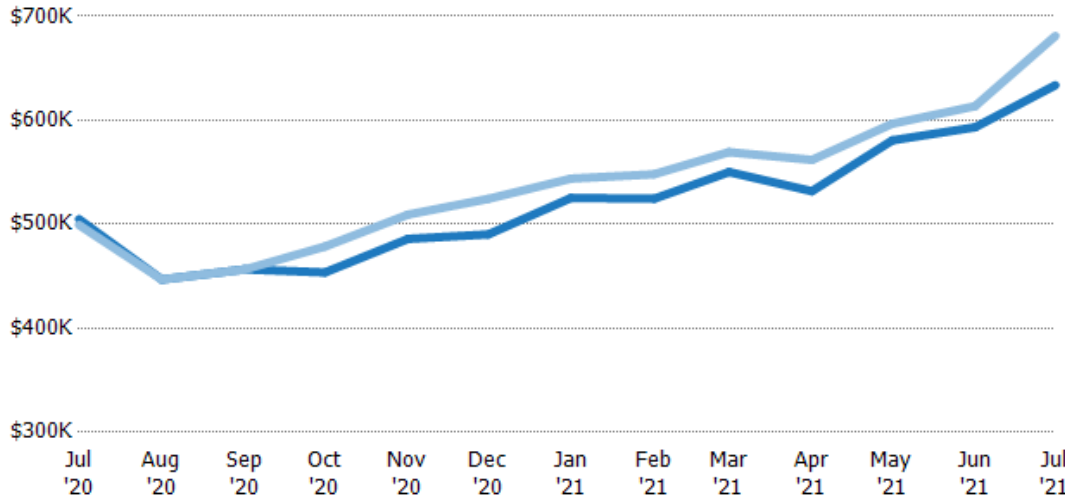
Current Year	\$198	\$200	\$201	\$198	\$190	\$232	\$230	\$228	\$205	\$246	\$235	\$242	\$243
Prior Year	\$175	\$175	\$184	\$182	\$190	\$193	\$190	\$191	\$197	\$197	\$188	\$198	\$198
Percent Change from Prior Year	13%	14%	9%	9%	0%	20%	21%	19%	4%	25%	25%	22%	22%

## 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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



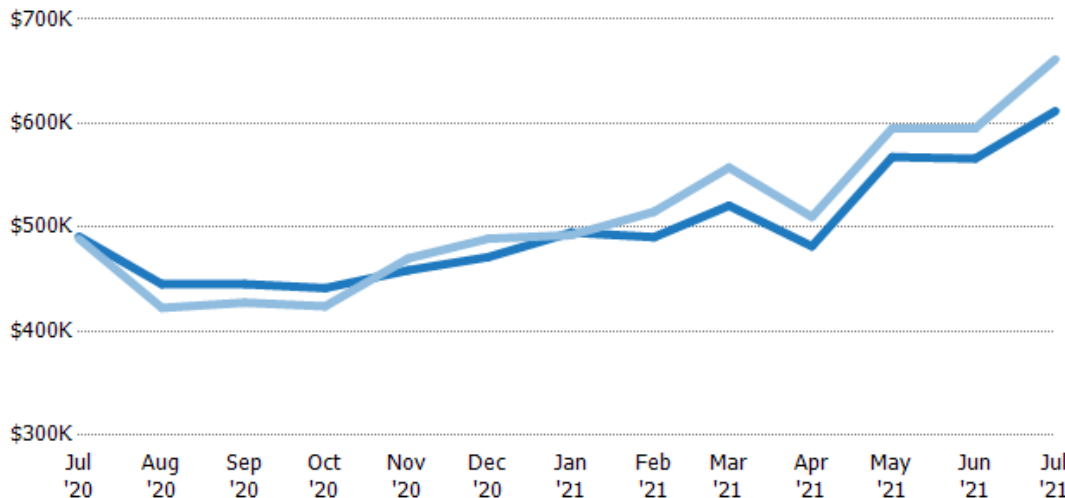
	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Avg Est Value	\$505K	\$447K	\$457K	\$454K	\$486K	\$490K	\$525K	\$525K	\$550K	\$532K	\$581K	\$593K	\$634K
Avg Listing Price	\$499K	\$447K	\$457K	\$479K	\$509K	\$524K	\$544K	\$548K	\$569K	\$562K	\$597K	\$614K	\$681K
Avg Listing Price as a % of Avg Est Value	99%	100%	100%	105%	105%	107%	104%	104%	103%	106%	103%	103%	107%

## 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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Median Est Value	\$491K	\$445K	\$445K	\$441K	\$459K	\$471K	\$495K	\$490K	\$521K	\$482K	\$568K	\$566K	\$612K
Median Listing Price	\$489K	\$423K	\$428K	\$424K	\$470K	\$489K	\$492K	\$515K	\$557K	\$510K	\$595K	\$595K	\$661K
Med Listing Price as a % of Med Est Value	100%	95%	96%	96%	102%	104%	99%	105%	107%	106%	105%	105%	108%



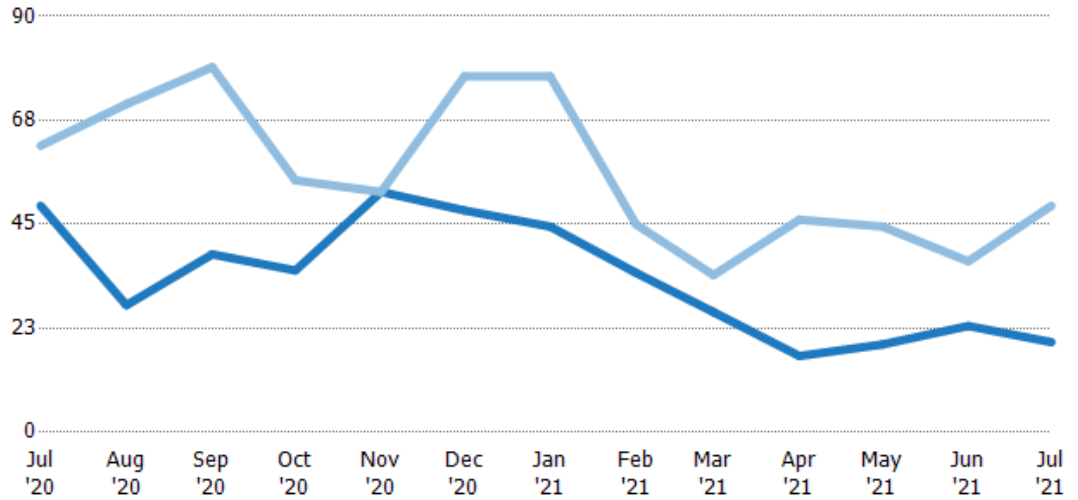
## Median Days in RPR

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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family

Month/Year	Days	% Chg.
Jul '21	19.5	-60.2%
Jul '20	49	-21%
Jul '19	62	29.8%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	49	27.5	38.5	35	52	48	44.5	34.5	26	16.5	19	23	19.5
Prior Year	62	71	79	54.5	52	77	77	45	34	46	44.5	37	49
Percent Change from Prior Year	-21%	-61%	-51%	-36%	0%	-38%	-42%	-23%	-24%	-64%	-57%	-38%	-60%

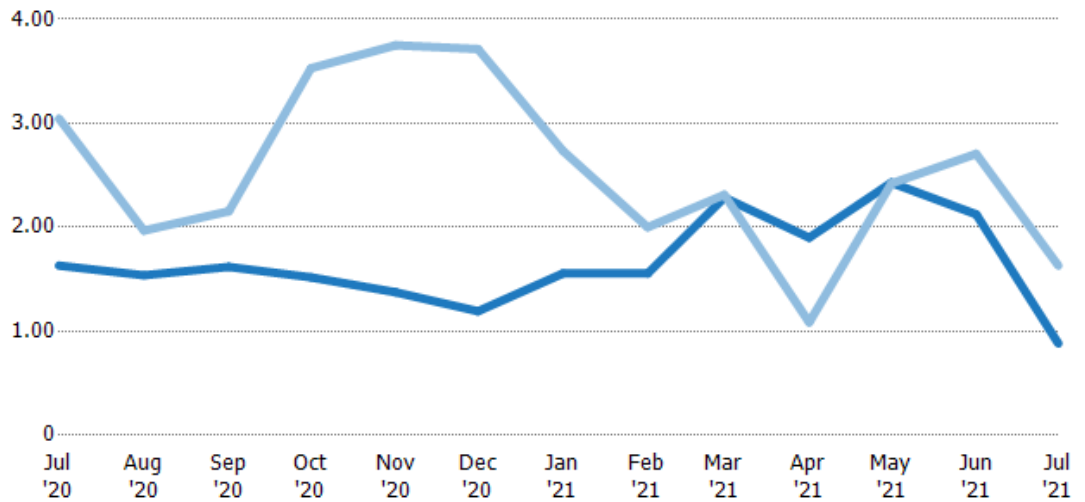
## Months of Inventory

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

### Filters Used

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

Month/Year	Months	% Chg.
Jul '21	0	-45.9%
Jul '20	1.63	-46.4%
Jul '19	3.05	11.9%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	1.63	1.54	1.62	1.52	1.38	1.19	1.56	1.56	2.29	1.9	2.43	2.13	0
Prior Year	3.05	1.97	2.15	3.53	3.75	3.71	2.74	2	2.31	1.09	2.42	2.71	1.63
Percent Change from Prior Year	-46%	-22%	-25%	-57%	-63%	-68%	-43%	-22%	-1%	75%	0%	-21%	-46%



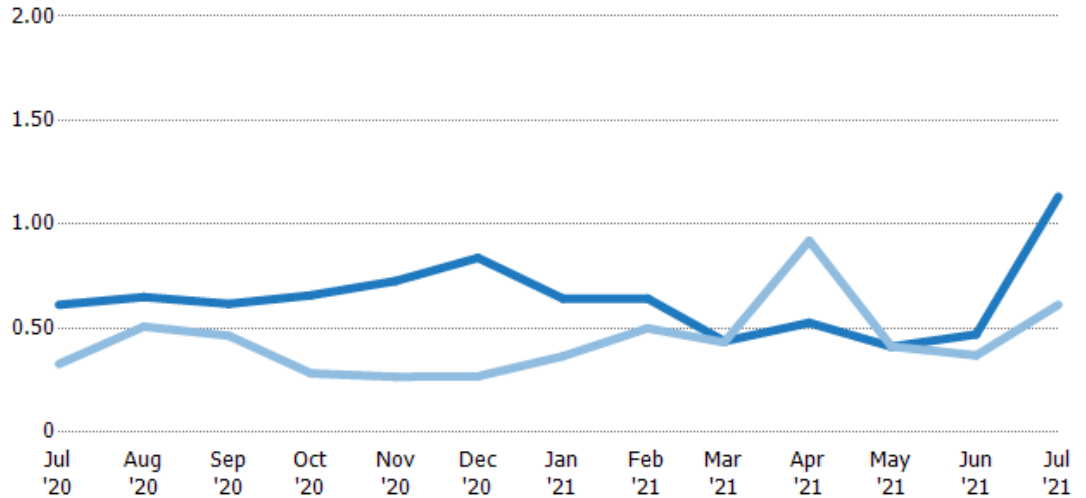
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/Year	Rate	Chg.
Jul '21	113%	-52%
Jul '20	61%	-28.5%
Jul '19	33%	-10.6%



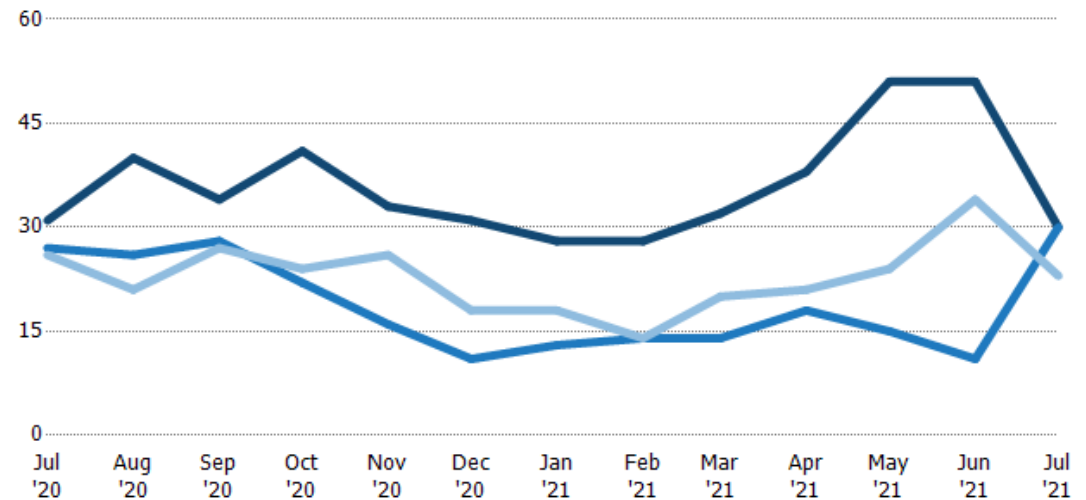
	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	61%	65%	62%	66%	73%	84%	64%	64%	44%	53%	41%	47%	113%
Prior Year	33%	51%	46%	28%	27%	27%	37%	50%	43%	92%	41%	37%	61%
Change from Prior Year	-28%	-14%	-15%	-38%	-46%	-57%	-28%	-14%	-1%	39%	0%	-10%	-52%

## Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

### Filters Used

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



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Active	31	40	34	41	33	31	28	28	32	38	51	51	30
Pending	27	26	28	22	16	11	13	14	14	18	15	11	30
Sold	26	21	27	24	26	18	18	14	20	21	24	34	23

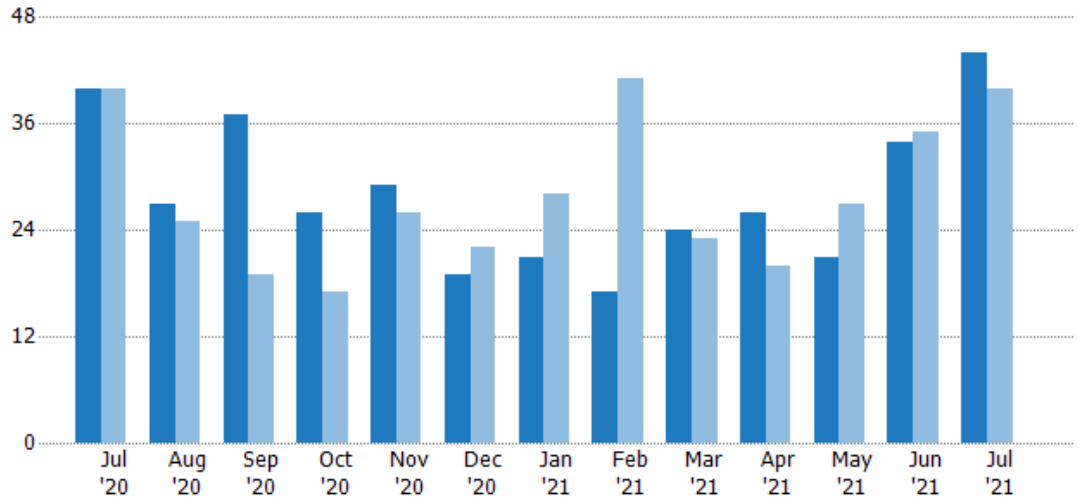
## New Pending Sales

The number of residential properties with accepted offers that were added each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	44	10%
Jul '20	40	0%
Jul '19	40	-47.5%



Current Year	40	27	37	26	29	19	21	17	24	26	21	34	44
Prior Year	40	25	19	17	26	22	28	41	23	20	27	35	40
Percent Change from Prior Year	0%	8%	95%	53%	12%	-14%	-25%	-59%	4%	30%	-22%	-3%	10%

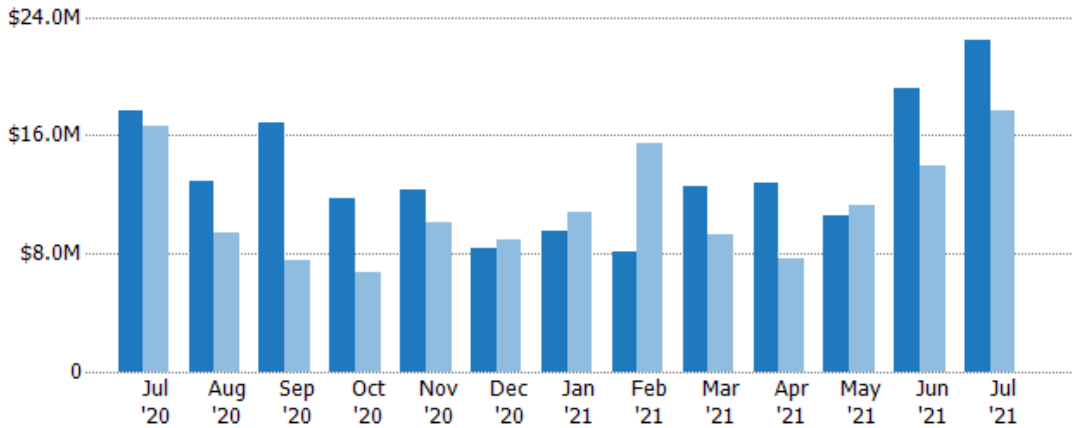
## New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$22.5M	27.4%
Jul '20	\$17.7M	6.1%
Jul '19	\$16.6M	-57.4%



Current Year	\$17.7M	\$12.8M	\$16.9M	\$11.7M	\$12.4M	\$8.4M	\$9.55M	\$8.12M	\$12.6M	\$12.8M	\$10.5M	\$19.1M	\$22.5M
Prior Year	\$16.6M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.8M	\$15.5M	\$9.32M	\$7.63M	\$11.2M	\$14M	\$17.7M
Percent Change from Prior Year	6%	36%	124%	74%	23%	-6%	-11%	-47%	35%	67%	-7%	37%	27%

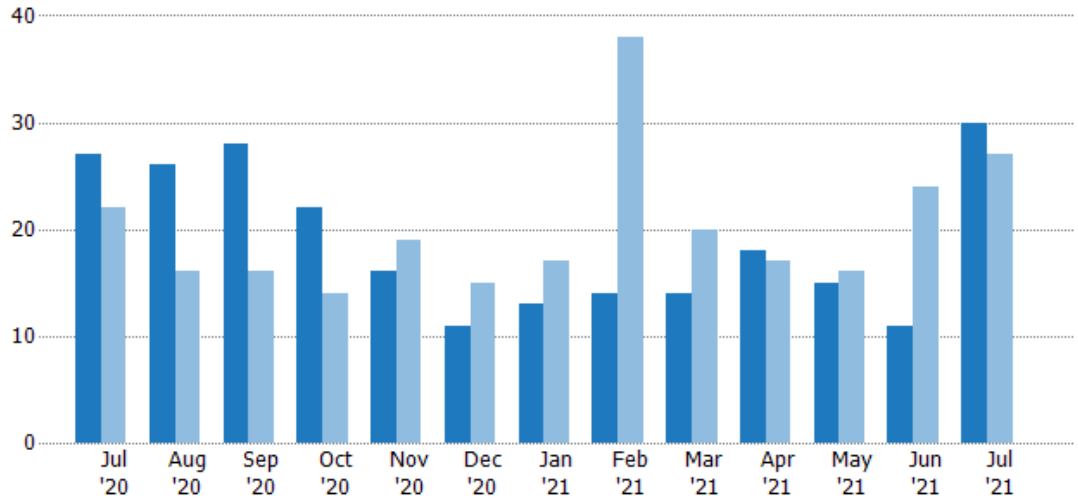
## Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	30	11.1%
Jul '20	27	22.7%
Jul '19	22	13.6%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	27	26	28	22	16	11	13	14	14	18	15	11	30
Prior Year	22	16	16	14	19	15	17	38	20	17	16	24	27
Percent Change from Prior Year	23%	63%	75%	57%	-16%	-27%	-24%	-63%	-30%	6%	-6%	-54%	11%

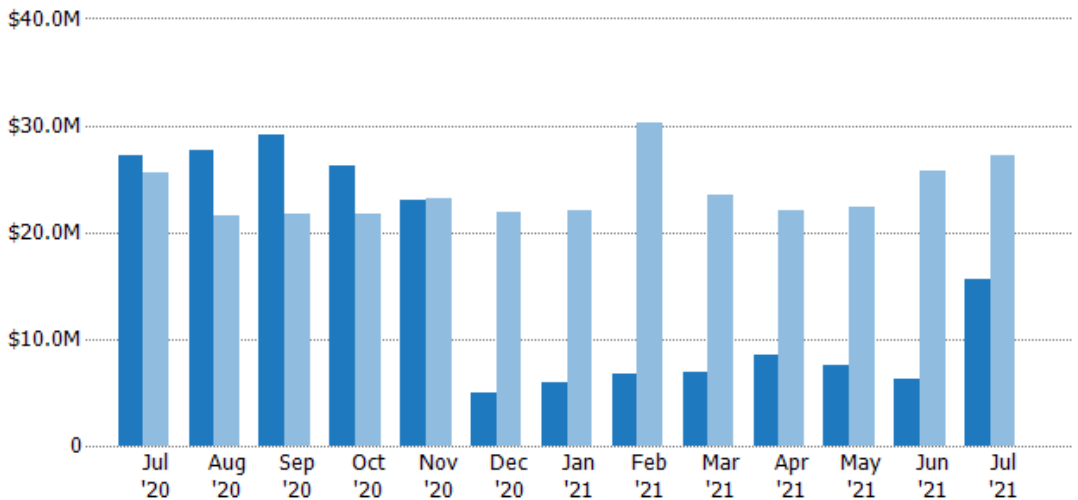
## Pending Sales Volume

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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family

Month/ Year	Volume	% Chg.
Jul '21	\$15.5M	-42.9%
Jul '20	\$27.2M	6.7%
Jul '19	\$25.5M	-0.2%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	\$27.2M	\$27.6M	\$29.1M	\$26.3M	\$23M	\$4.94M	\$5.93M	\$6.76M	\$6.97M	\$8.45M	\$7.48M	\$6.2M	\$15.5M
Prior Year	\$25.5M	\$21.5M	\$21.8M	\$21.6M	\$23.1M	\$21.9M	\$22M	\$30.3M	\$23.4M	\$22.1M	\$22.3M	\$25.8M	\$27.2M
Percent Change from Prior Year	7%	28%	33%	22%	0%	-77%	-73%	-78%	-70%	-62%	-67%	-76%	-43%

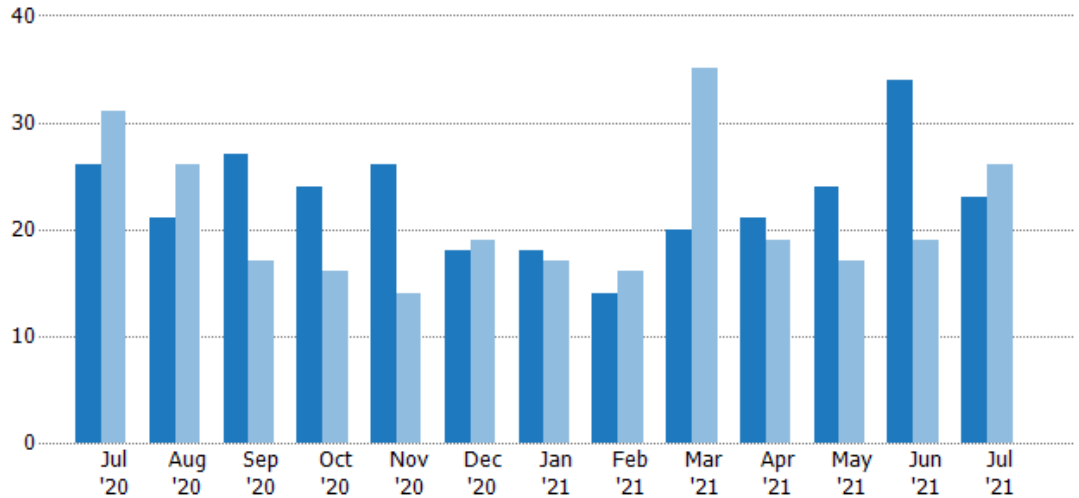
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	23	-11.5%
Jul '20	26	-16.1%
Jul '19	31	-35.5%



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	26	21	27	24	26	18	18	14	20	21	24	34	23
Prior Year	31	26	17	16	14	19	17	16	35	19	17	19	26
Percent Change from Prior Year	-16%	-19%	59%	50%	86%	-5%	6%	-13%	-43%	11%	41%	79%	-12%

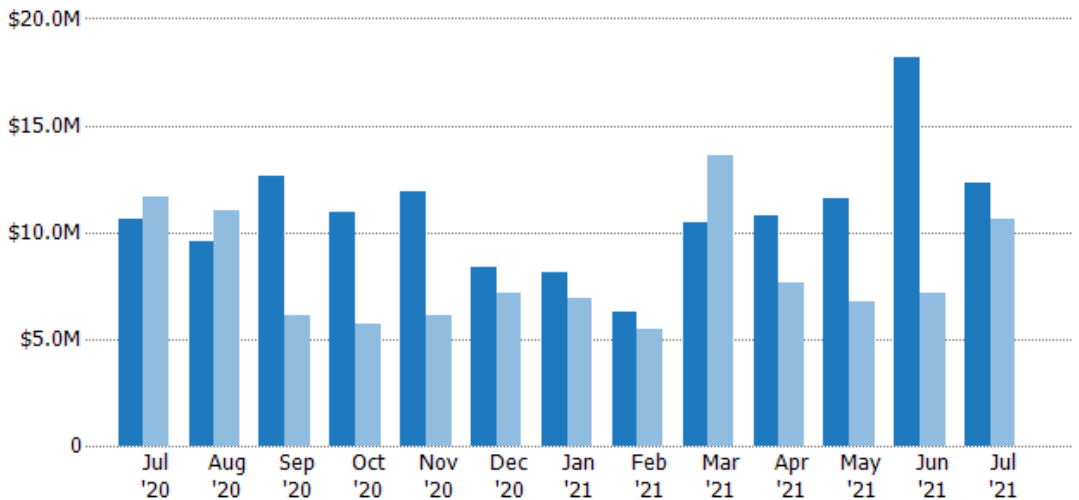
## Closed Sales Volume

The sum of the sales price of residential properties sold each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$12.3M	16.4%
Jul '20	\$10.6M	-9.5%
Jul '19	\$11.7M	-42.3%



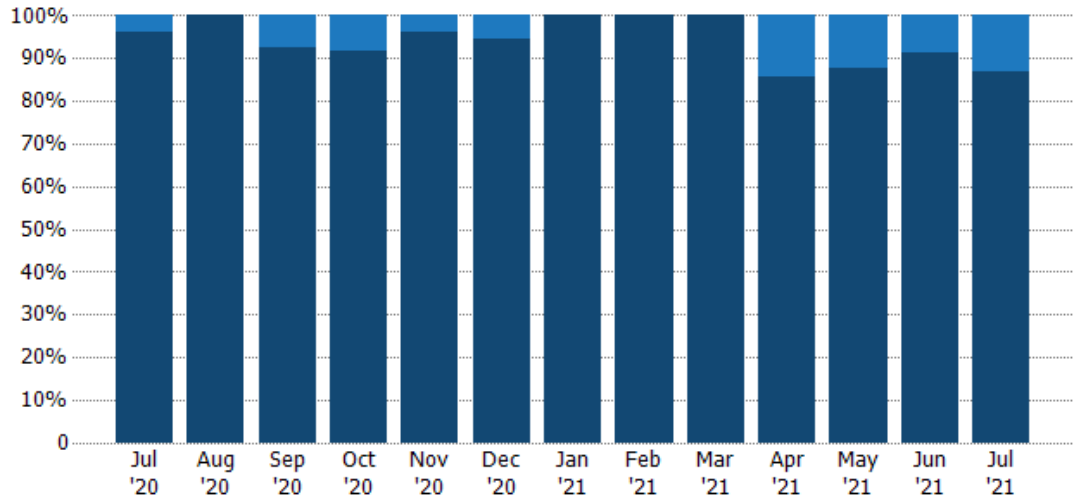
	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	\$10.6M	\$9.55M	\$12.6M	\$11M	\$11.9M	\$8.34M	\$8.09M	\$6.23M	\$10.5M	\$10.8M	\$11.5M	\$18.2M	\$12.3M
Prior Year	\$11.7M	\$11M	\$6.08M	\$5.7M	\$6.08M	\$7.18M	\$6.91M	\$5.48M	\$13.6M	\$7.63M	\$6.71M	\$7.14M	\$10.6M
Percent Change from Prior Year	-10%	-14%	108%	92%	95%	16%	17%	14%	-23%	42%	72%	154%	16%

## Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

### Filters Used

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



Mobile/Manufactured	4%	-	7%	8%	4%	6%	-	-	-	14%	13%	9%	13%
Single Family Residence	96%	100%	93%	92%	96%	94%	100%	100%	100%	86%	88%	91%	87%

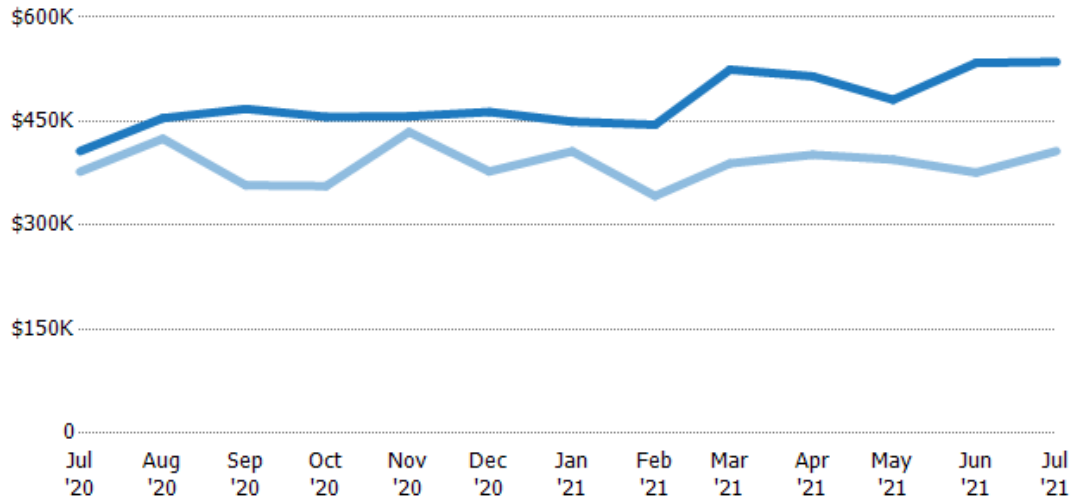
## Average Sales Price

The average sales price of the residential properties sold each month.

### Filters Used

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

Month/Year	Price	% Chg.
Jul '21	\$536K	31.6%
Jul '20	\$407K	7.9%
Jul '19	\$377K	-10.5%



Current Year	\$407K	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$525K	\$515K	\$481K	\$534K	\$536K
Prior Year	\$377K	\$425K	\$358K	\$357K	\$435K	\$378K	\$407K	\$342K	\$389K	\$402K	\$395K	\$376K	\$407K
Percent Change from Prior Year	8%	7%	31%	28%	5%	23%	11%	30%	35%	28%	22%	42%	32%

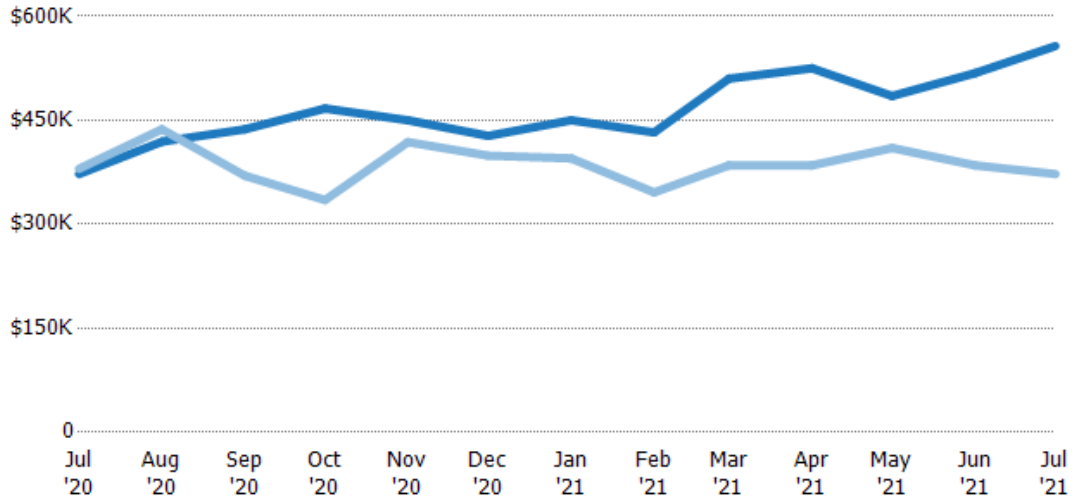
## Median Sales Price

The median sales price of the residential properties sold each month.

### Filters Used

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

Month/Year	Price	% Chg.
Jul '21	\$557K	49.5%
Jul '20	\$373K	-2%
Jul '19	\$380K	-13%



Current Year	\$373K	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$510K	\$525K	\$485K	\$518K	\$557K
Prior Year	\$380K	\$437K	\$370K	\$335K	\$419K	\$399K	\$395K	\$346K	\$385K	\$385K	\$410K	\$385K	\$373K
Percent Change from Prior Year	-2%	-4%	18%	39%	8%	7%	14%	25%	32%	36%	18%	35%	50%

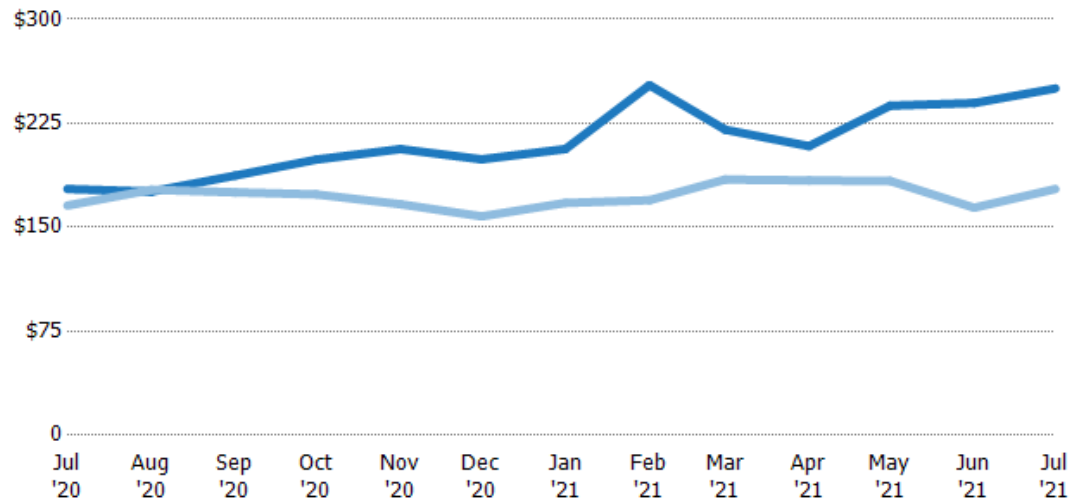
## Average Sales Price per Sq Ft

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

### Filters Used

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

Month/Year	Price/sq ft	% Chg.
Jul '21	\$250	40.8%
Jul '20	\$178	7.2%
Jul '19	\$166	-11.7%



Current Year	\$178	\$176	\$187	\$199	\$206	\$199	\$206	\$253	\$220	\$208	\$238	\$240	\$250
Prior Year	\$166	\$177	\$175	\$174	\$167	\$158	\$168	\$170	\$184	\$184	\$183	\$164	\$178
Percent Change from Prior Year	7%	-1%	7%	14%	24%	26%	23%	49%	20%	13%	30%	46%	41%

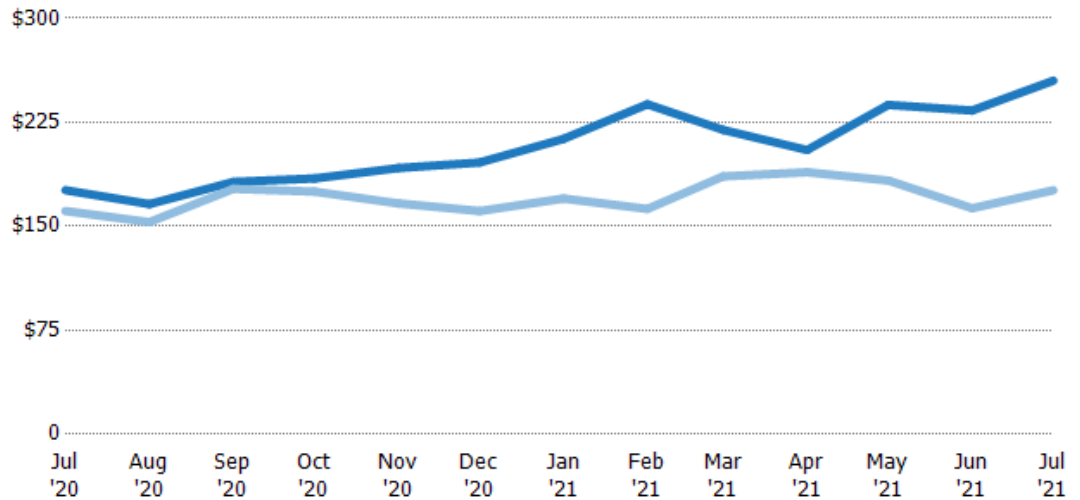
## Median Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jul '21	\$255	44.9%
Jul '20	\$176	9.3%
Jul '19	\$161	-14.6%



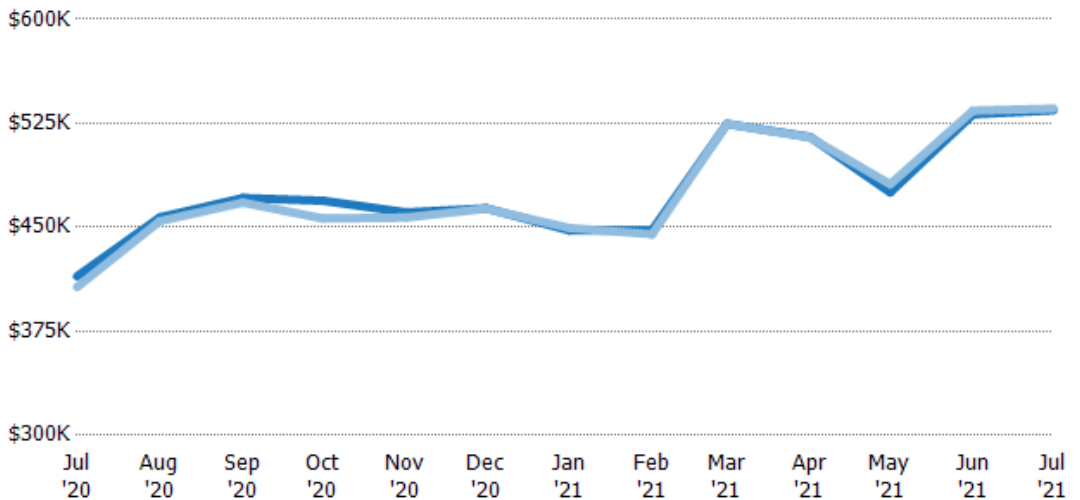
Current Year	\$176	\$166	\$182	\$185	\$192	\$196	\$213	\$238	\$220	\$205	\$238	\$234	\$255
Prior Year	\$161	\$153	\$177	\$175	\$167	\$161	\$170	\$163	\$186	\$189	\$183	\$163	\$176
Percent Change from Prior Year	9%	8%	3%	5%	15%	22%	25%	46%	18%	8%	30%	43%	45%

## 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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



Avg List Price	\$415K	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$525K	\$515K	\$475K	\$531K	\$534K
Avg Sales Price	\$407K	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$525K	\$515K	\$481K	\$534K	\$536K
Avg Sales Price as a % of Avg List Price	98%	99%	99%	97%	99%	100%	100%	99%	100%	100%	101%	100%	100%

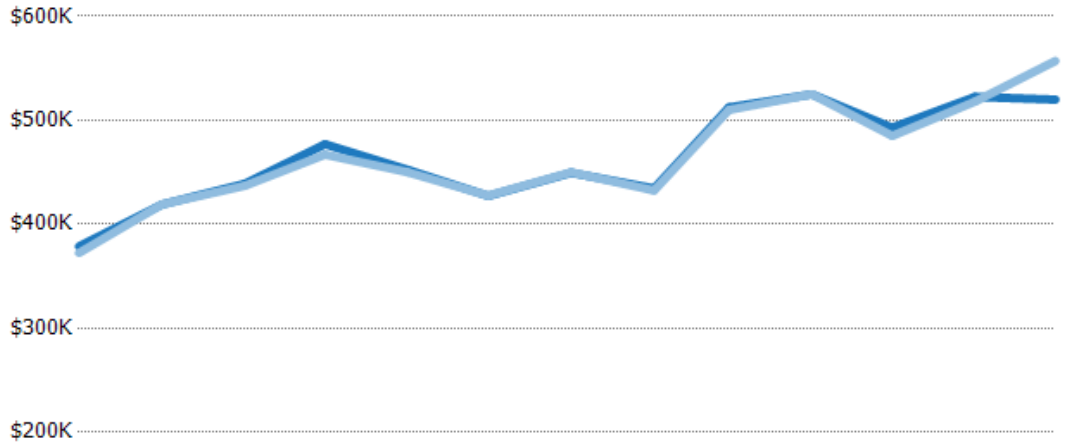


## Median Sales Price vs Median Listing Price

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

### Filters Used

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



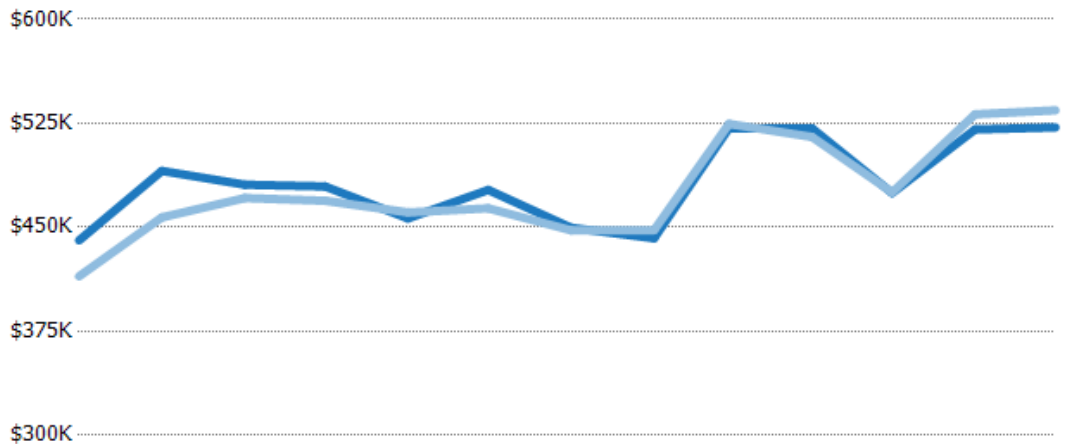
	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Median List Price	\$379K	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$512K	\$525K	\$493K	\$523K	\$520K
Median Sales Price	\$373K	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$510K	\$525K	\$485K	\$518K	\$557K
Med Sales Price as a % of Med List Price	98%	100%	100%	98%	100%	100%	100%	100%	100%	100%	98%	99%	107%

## 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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



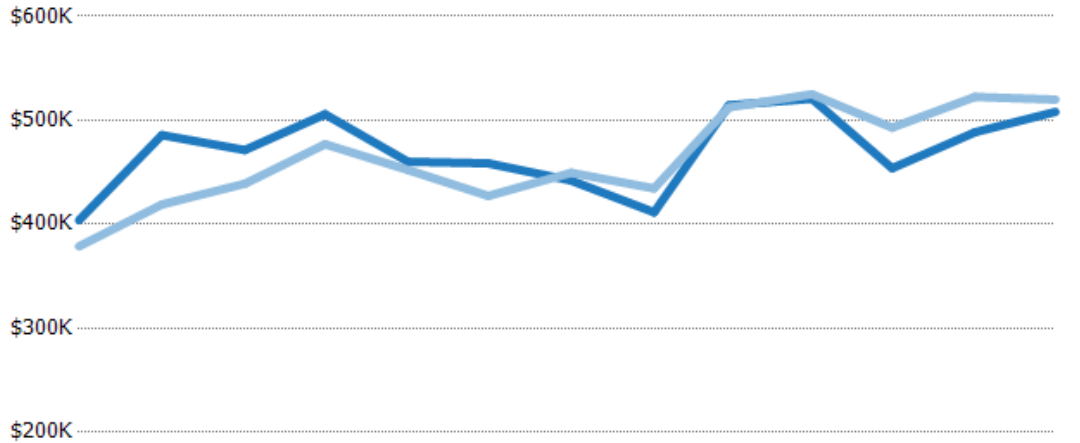
	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Avg Est Value	\$441K	\$491K	\$481K	\$479K	\$456K	\$477K	\$450K	\$442K	\$522K	\$521K	\$475K	\$521K	\$522K
Avg Sales Price	\$415K	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$525K	\$515K	\$475K	\$531K	\$534K
Avg Sales Price as a % of Avg Est Value	94%	93%	98%	98%	101%	97%	100%	101%	101%	99%	100%	102%	102%

## 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  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



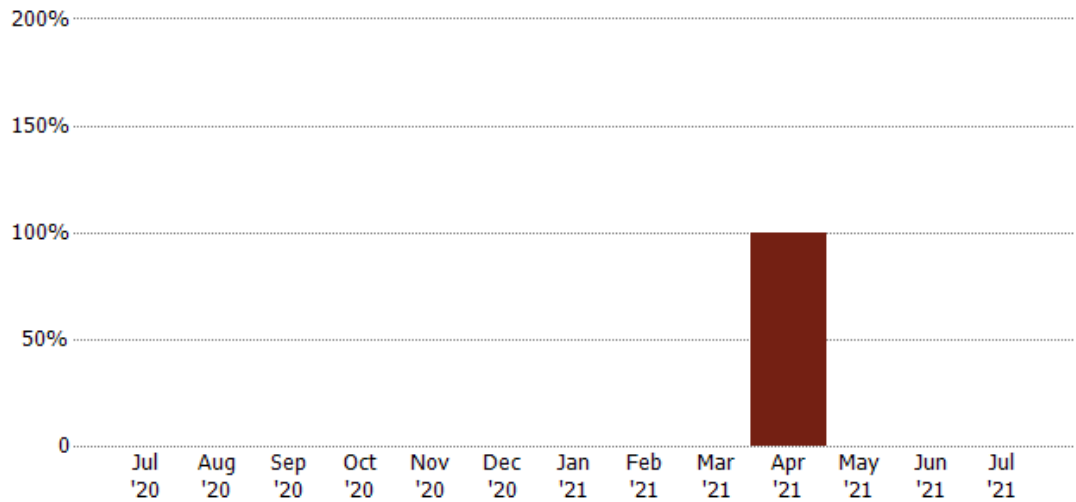
	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Median Est Value	\$404K	\$486K	\$471K	\$506K	\$460K	\$459K	\$442K	\$412K	\$514K	\$521K	\$454K	\$489K	\$508K
Median Sales Price	\$379K	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$512K	\$525K	\$493K	\$523K	\$520K
Med Sales Price as a % of Med Est Value	94%	86%	93%	94%	98%	93%	102%	106%	100%	101%	109%	107%	102%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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



Current Year	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Current Year	-	-	-	-	-	-	-	-	-	1	-	-	-



## Sales Activity by ZIP

Jul 2021

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	30	\$15,541,250	23	\$12,319,400	\$535,626	\$557,000	\$251	\$255	30