

2021

NEW RIVER
MARKET REPORT
August 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	Aug 2021	Aug 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	28	30	-6.7%	221	192	+15.1%
New Listing Volume	\$15,874,900	\$13,307,090	+19.3%	\$120,023,873	\$82,693,782	+45.1%
Active Listing Count	30	39	-23.1%	N/A	N/A	
Active Listing Volume	\$18,689,237	\$17,477,690	+6.9%	N/A	N/A	
Average Listing Price	\$622,975	\$448,146	+39%	\$585,614	\$459,865	+27.3%
Median Listing Price	\$620,444	\$425,000	+46%	\$567,482	\$440,279	+28.9%
Average Listing Price per Sq Ft	\$244	\$218	+12.2%	\$241	\$195	+23.2%
Median Listing Price per Sq Ft	\$234	\$202	+15.8%	\$232	\$195	+19.2%
Median Days in RPR	36	27	+33.3%	27.02	42.54	-36.5%
Months of Inventory	1.3	1.5	-13%	1.8	1.8	-1.1%
Absorption Rate	76.67%	66.67%	+10%	56.86%	56.23%	+0.6%
Sales Activity Charts Metrics						
New Pending Sales Count	39	27	+44.4%	225	239	-5.9%
New Pending Sales Volume	\$21,703,790	\$12,847,390	+68.9%	\$116,280,267	\$98,244,164	+18.4%
Pending Sales Count	35	26	+34.6%	N/A	N/A	
Pending Sales Volume	\$20,180,390	\$27,648,070	-27%	N/A	N/A	
Closed Sales Count	21	21	+/-	174	170	+2.4%
Closed Sales Volume	\$10,919,150	\$9,545,020	+14.4%	\$88,020,562	\$67,622,175	+30.2%
Average Sales Price	\$519,960	\$454,525	+14.4%	\$505,865	\$397,777	+27.2%
Median Sales Price	\$489,000	\$419,100	+16.7%	\$499,322	\$387,127	+29%
Average Sales Price per Sq Ft	\$224	\$176	+27.5%	\$230	\$177	+30%
Median Sales Price per Sq Ft	\$237	\$166	+42.8%	\$230	\$175	+31.2%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

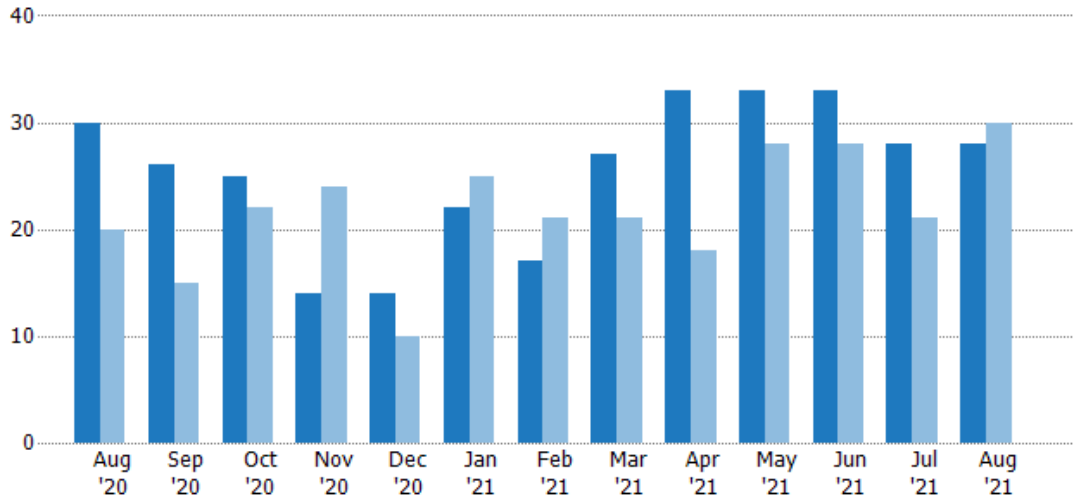
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Aug '21	28	-6.7%
Aug '20	30	50%
Aug '19	20	-10%



Current Year	30	26	25	14	14	22	17	27	33	33	33	28	28
Prior Year	20	15	22	24	10	25	21	21	18	28	28	21	30
Percent Change from Prior Year	50%	73%	14%	-42%	40%	-12%	-19%	29%	83%	18%	18%	33%	-7%

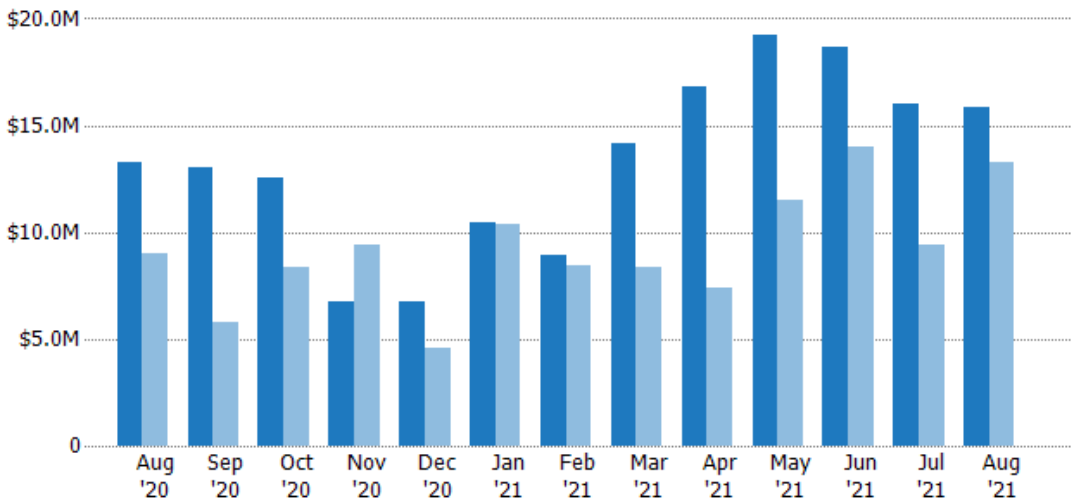
New Listing Volume

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.
Aug '21	\$15.9M	19.3%
Aug '20	\$13.3M	47.9%
Aug '19	\$9M	-21.4%



Current Year	\$13.3M	\$13.1M	\$12.5M	\$6.75M	\$6.75M	\$10.4M	\$8.93M	\$14.1M	\$16.8M	\$19.2M	\$18.6M	\$16M	\$15.9M
Prior Year	\$9M	\$5.78M	\$8.33M	\$9.4M	\$4.56M	\$10.4M	\$8.42M	\$8.35M	\$7.36M	\$11.5M	\$14M	\$9.38M	\$13.3M
Percent Change from Prior Year	48%	126%	50%	-28%	48%	1%	6%	69%	128%	67%	33%	71%	19%

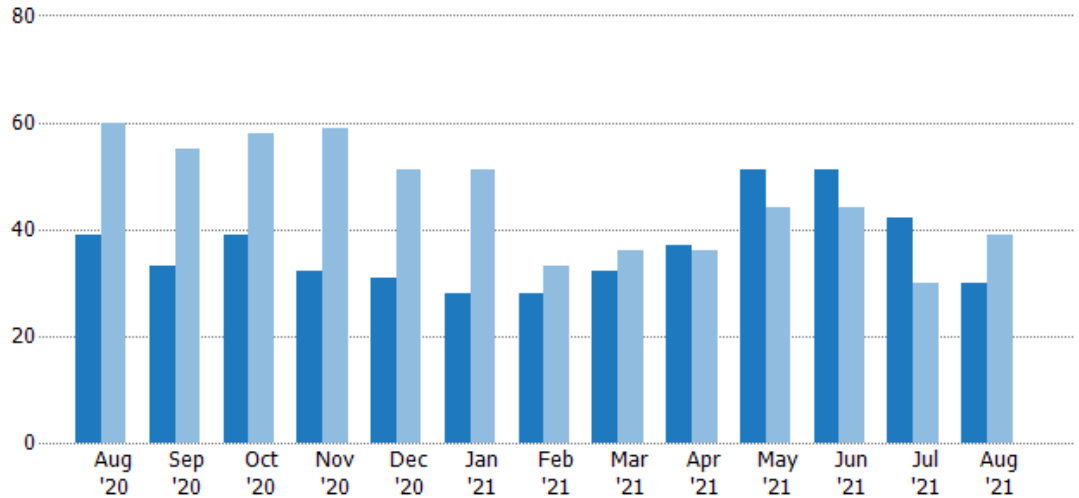
Active Listings

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.
Aug '21	30	-23.1%
Aug '20	39	-35%
Aug '19	60	30%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	39	33	39	32	31	28	28	32	37	51	51	42	30
Prior Year	60	55	58	59	51	51	33	36	36	44	44	30	39
Percent Change from Prior Year	-35%	-40%	-33%	-46%	-39%	-45%	-15%	-11%	3%	16%	16%	40%	-23%

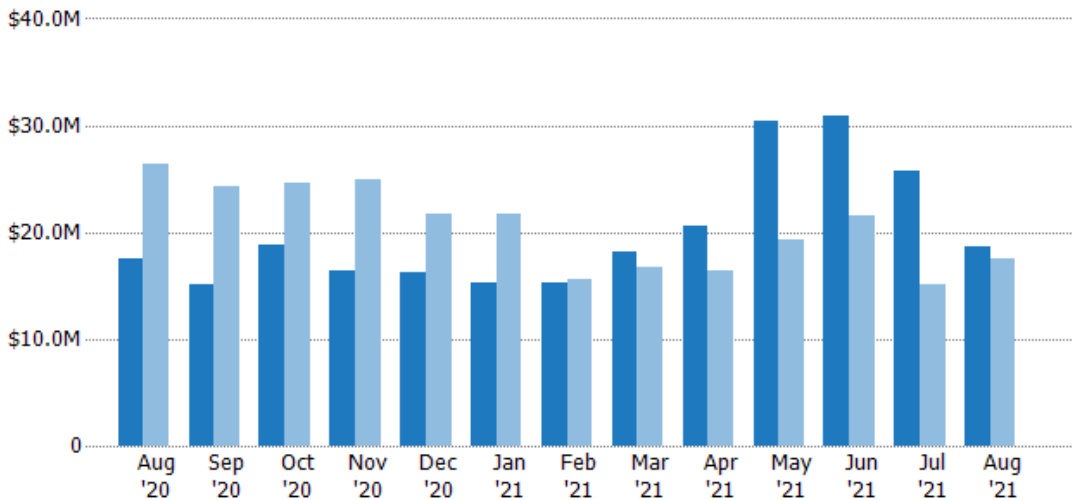
Active Listing Volume

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.
Aug '21	\$18.7M	6.9%
Aug '20	\$17.5M	-33.5%
Aug '19	\$26.3M	22.7%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	\$17.5M	\$15.1M	\$18.8M	\$16.4M	\$16.3M	\$15.2M	\$15.3M	\$18.2M	\$20.5M	\$30.4M	\$31M	\$25.8M	\$18.7M
Prior Year	\$26.3M	\$24.2M	\$24.7M	\$24.9M	\$21.7M	\$21.8M	\$15.6M	\$16.8M	\$16.3M	\$19.3M	\$21.6M	\$15.1M	\$17.5M
Percent Change from Prior Year	-34%	-38%	-24%	-34%	-25%	-30%	-2%	9%	26%	57%	43%	71%	7%

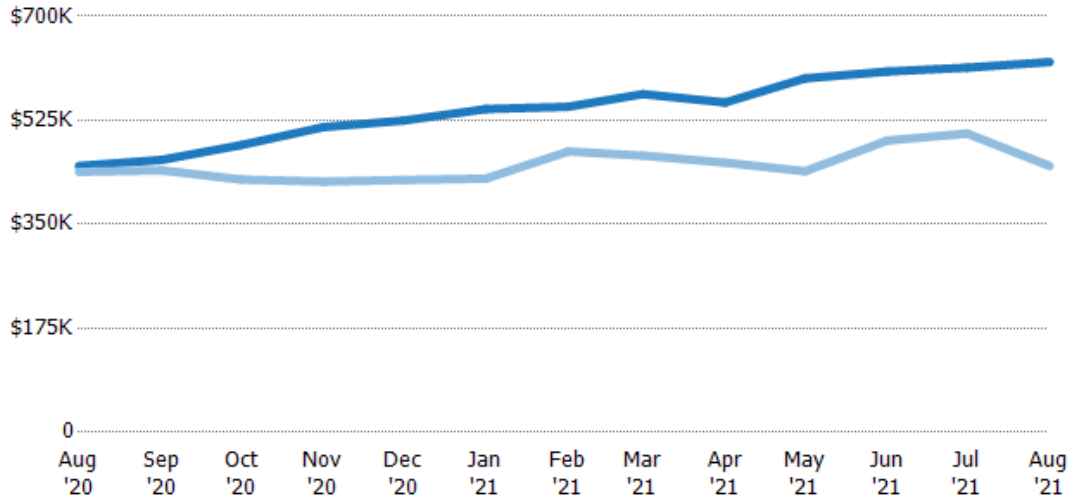
Average Listing Price

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.
Aug '21	\$623K	39%
Aug '20	\$448K	2.2%
Aug '19	\$438K	-5.6%



Current Year	\$448K	\$458K	\$483K	\$514K	\$524K	\$544K	\$548K	\$569K	\$555K	\$596K	\$607K	\$614K	\$623K
Prior Year	\$438K	\$441K	\$425K	\$422K	\$425K	\$427K	\$472K	\$466K	\$454K	\$439K	\$491K	\$503K	\$448K
Percent Change from Prior Year	2%	4%	14%	22%	24%	27%	16%	22%	22%	36%	24%	22%	39%

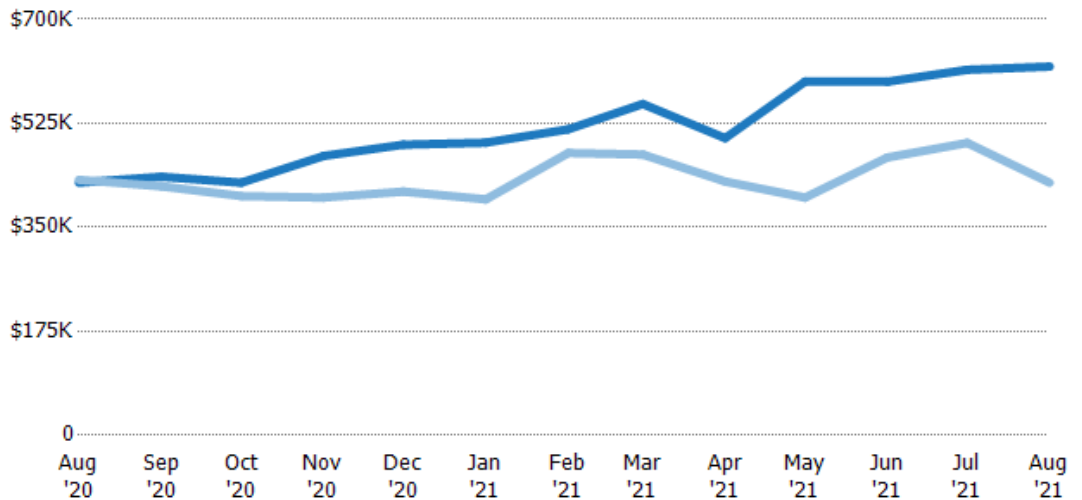
Median Listing Price

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.
Aug '21	\$620K	46%
Aug '20	\$425K	-1.1%
Aug '19	\$430K	-1.1%



Current Year	\$425K	\$435K	\$425K	\$470K	\$489K	\$492K	\$515K	\$557K	\$500K	\$595K	\$595K	\$615K	\$620K
Prior Year	\$430K	\$419K	\$403K	\$400K	\$410K	\$397K	\$475K	\$473K	\$427K	\$400K	\$468K	\$492K	\$425K
Percent Change from Prior Year	-1%	4%	6%	18%	19%	24%	8%	18%	17%	49%	27%	25%	46%

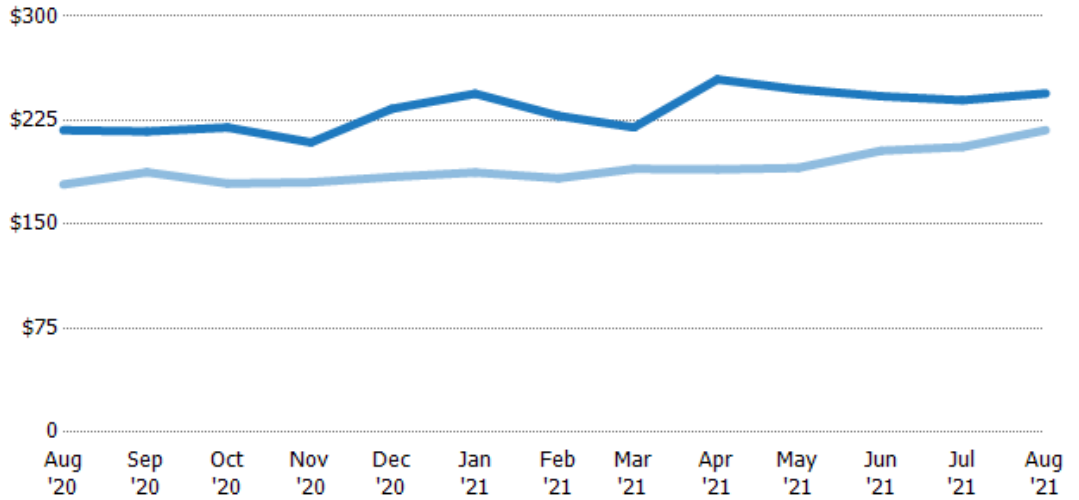
Average Listing Price per Sq Ft

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.
Aug '21	\$244	12.2%
Aug '20	\$218	21.9%
Aug '19	\$179	-10.4%



Current Year	\$218	\$217	\$220	\$209	\$233	\$244	\$228	\$220	\$254	\$247	\$242	\$239	\$244
Prior Year	\$179	\$187	\$179	\$180	\$184	\$187	\$183	\$190	\$190	\$191	\$203	\$206	\$218
Percent Change from Prior Year	22%	16%	23%	16%	27%	30%	25%	16%	34%	30%	19%	16%	12%

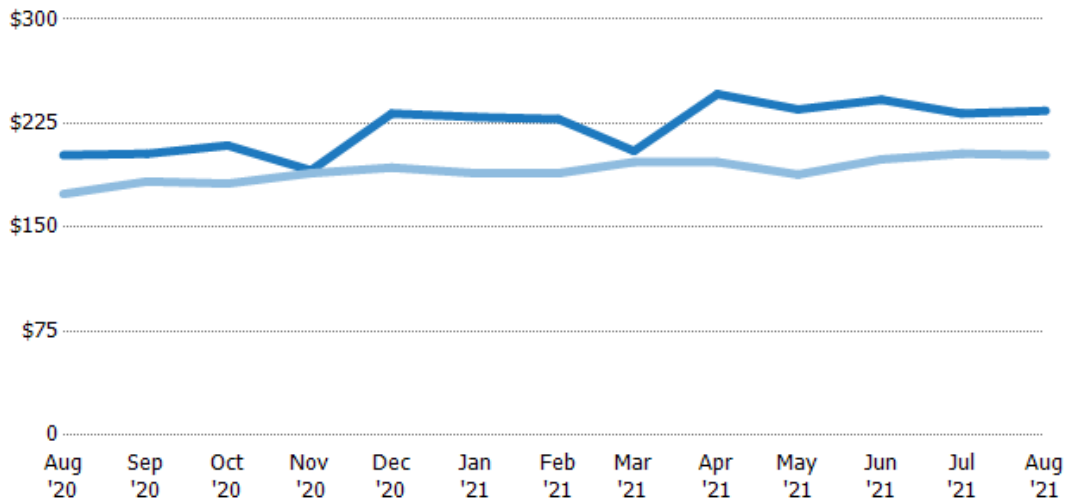
Median Listing Price per Sq Ft

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.
Aug '21	\$234	15.8%
Aug '20	\$202	16.1%
Aug '19	\$174	-5.2%



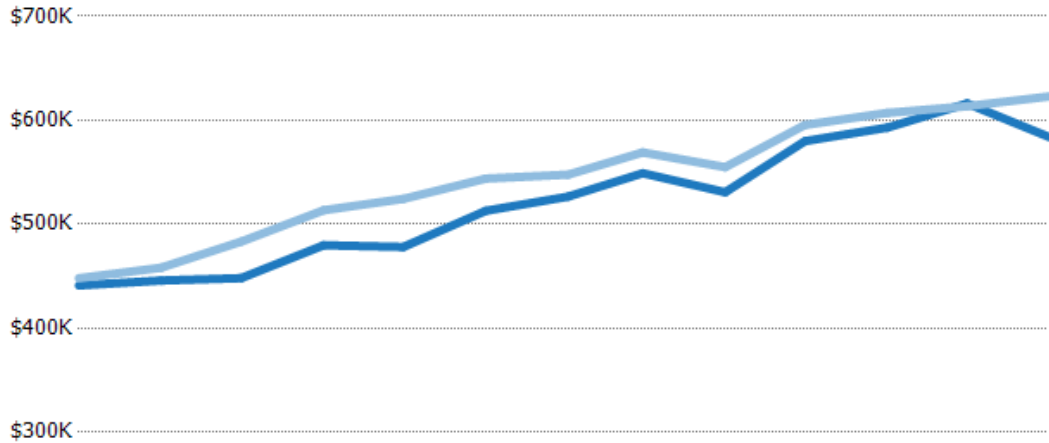
Current Year	\$202	\$203	\$209	\$191	\$232	\$230	\$228	\$205	\$246	\$235	\$242	\$232	\$234
Prior Year	\$174	\$183	\$182	\$189	\$193	\$189	\$189	\$197	\$197	\$188	\$199	\$203	\$202
Percent Change from Prior Year	16%	11%	15%	1%	20%	21%	21%	4%	25%	25%	22%	14%	16%

Average Listing Price vs Average Est Value

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

Filters Used

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



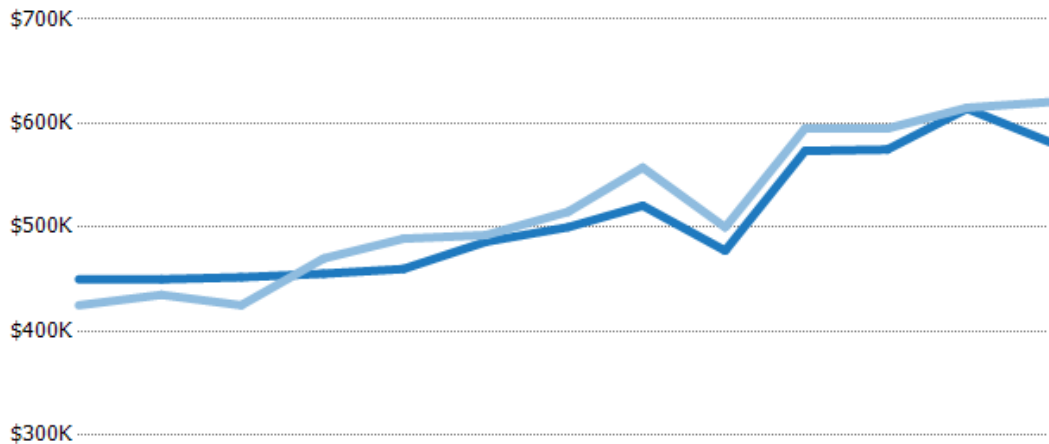
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Avg Est Value	\$441K	\$446K	\$448K	\$480K	\$478K	\$513K	\$527K	\$549K	\$531K	\$580K	\$593K	\$616K	\$584K
Avg Listing Price	\$448K	\$458K	\$483K	\$514K	\$524K	\$544K	\$548K	\$569K	\$555K	\$596K	\$607K	\$614K	\$623K
Avg Listing Price as a % of Avg Est Value	102%	103%	108%	107%	110%	106%	104%	104%	105%	103%	102%	100%	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



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Median Est Value	\$450K	\$450K	\$452K	\$455K	\$460K	\$486K	\$500K	\$521K	\$477K	\$573K	\$575K	\$614K	\$582K
Median Listing Price	\$425K	\$435K	\$425K	\$470K	\$489K	\$492K	\$515K	\$557K	\$500K	\$595K	\$595K	\$615K	\$620K
Med Listing Price as a % of Med Est Value	94%	97%	94%	103%	106%	101%	103%	107%	105%	104%	104%	100%	107%

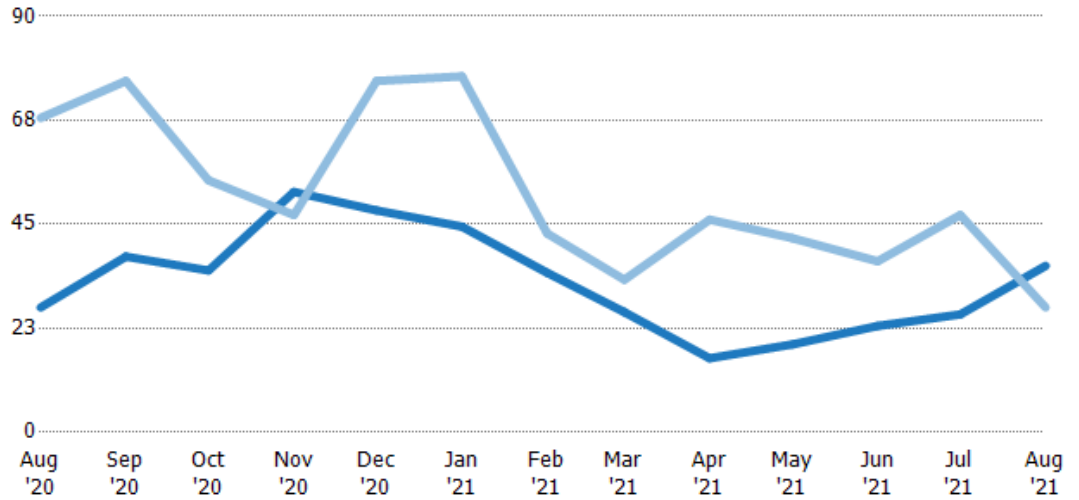
Median Days in RPR

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.
Aug '21	36	33.3%
Aug '20	27	-60.3%
Aug '19	68	25.7%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	27	38	35	52	48	44.5	34.5	26	16	19	23	25.5	36
Prior Year	68	76	54.5	47	76	77	43	33	46	42	37	47	27
Percent Change from Prior Year	-60%	-50%	-36%	11%	-37%	-42%	-20%	-21%	-65%	-55%	-38%	-46%	33%

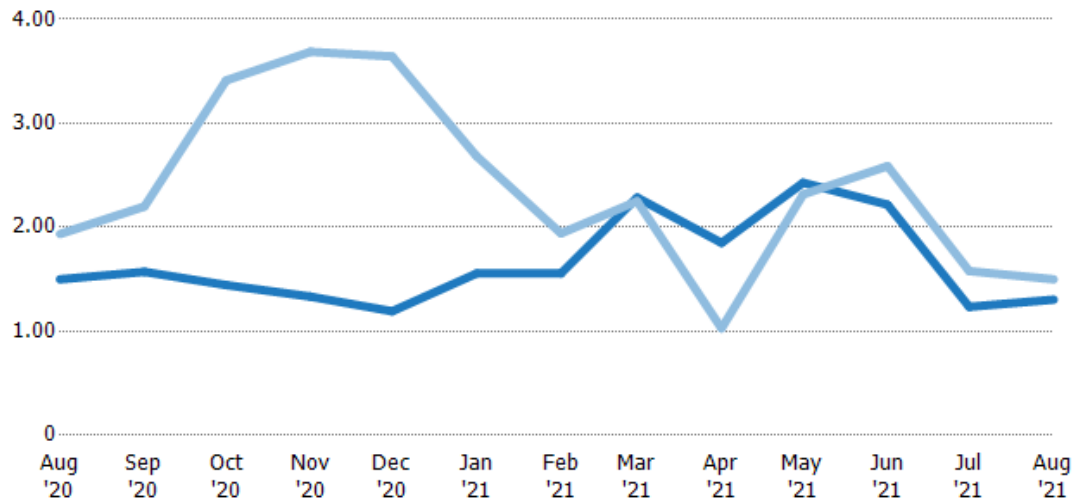
Months of Inventory

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.
Aug '21	1.3	-13%
Aug '20	1.5	-22.5%
Aug '19	1.94	101.5%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	1.5	1.57	1.44	1.33	1.19	1.56	1.56	2.29	1.85	2.43	2.22	1.24	1.3
Prior Year	1.94	2.2	3.41	3.69	3.64	2.68	1.94	2.25	1.03	2.32	2.59	1.58	1.5
Percent Change from Prior Year	-22%	-29%	-58%	-64%	-67%	-42%	-20%	2%	80%	5%	-14%	-22%	-13%

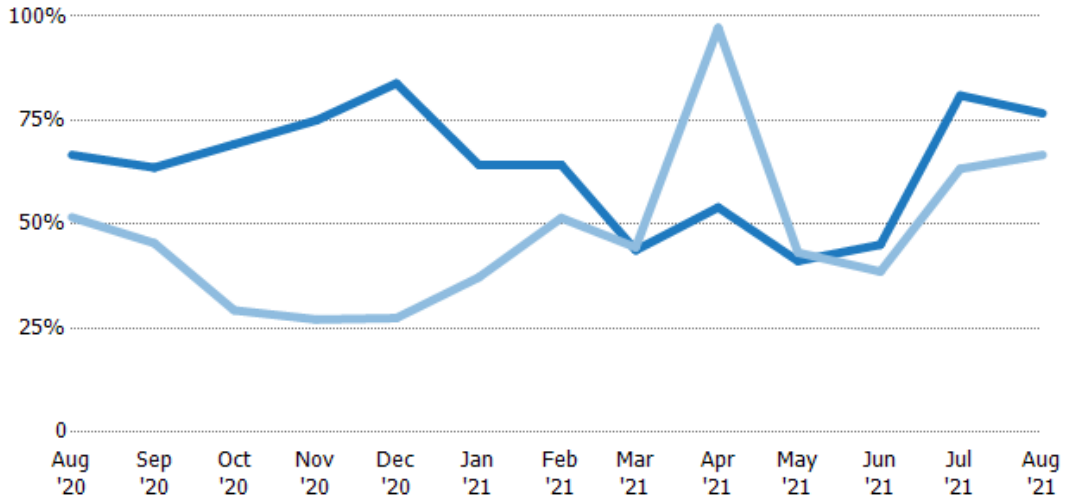
Absorption Rate

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.
Aug '21	77%	-10%
Aug '20	67%	-15%
Aug '19	52%	-50.4%



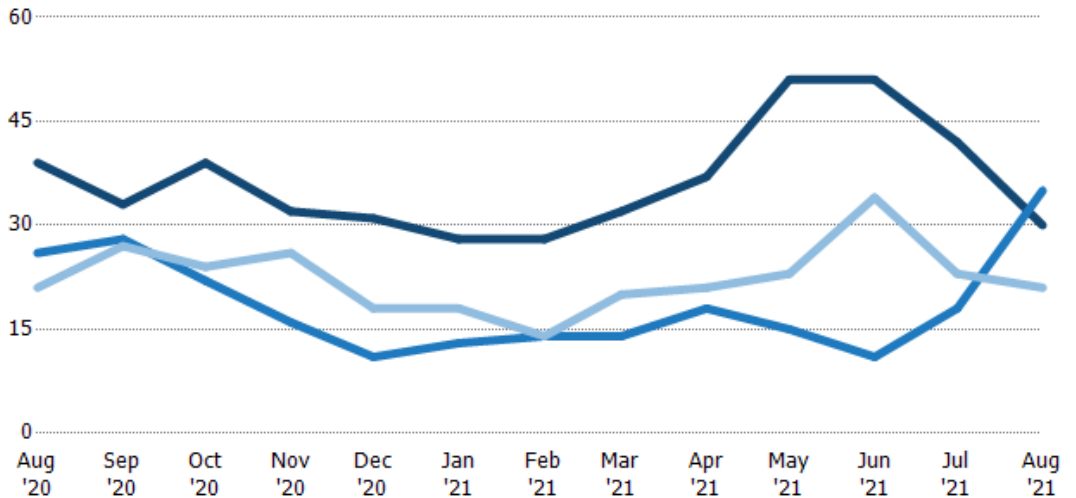
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	67%	64%	69%	75%	84%	64%	64%	44%	54%	41%	45%	81%	77%
Prior Year	52%	45%	29%	27%	27%	37%	52%	44%	97%	43%	39%	63%	67%
Change from Prior Year	-15%	-18%	-40%	-48%	-56%	-27%	-13%	1%	43%	2%	-6%	-18%	-10%

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



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Active	39	33	39	32	31	28	28	32	37	51	51	42	30
Pending	26	28	22	16	11	13	14	14	18	15	11	18	35
Sold	21	27	24	26	18	18	14	20	21	23	34	23	21

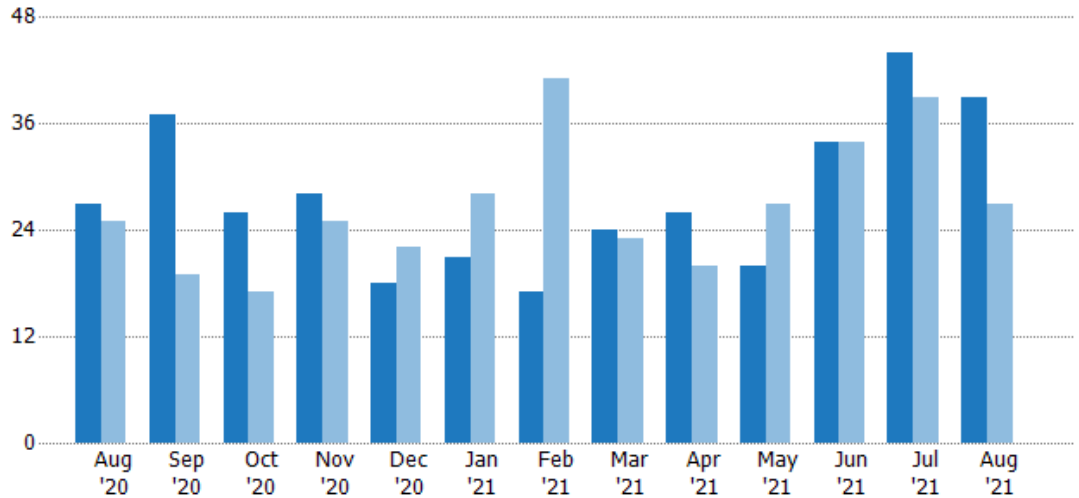
New Pending Sales

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.
Aug '21	39	44.4%
Aug '20	27	8%
Aug '19	25	0%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	27	37	26	28	18	21	17	24	26	20	34	44	39
Prior Year	25	19	17	25	22	28	41	23	20	27	34	39	27
Percent Change from Prior Year	8%	95%	53%	12%	-18%	-25%	-59%	4%	30%	-26%	0%	13%	44%

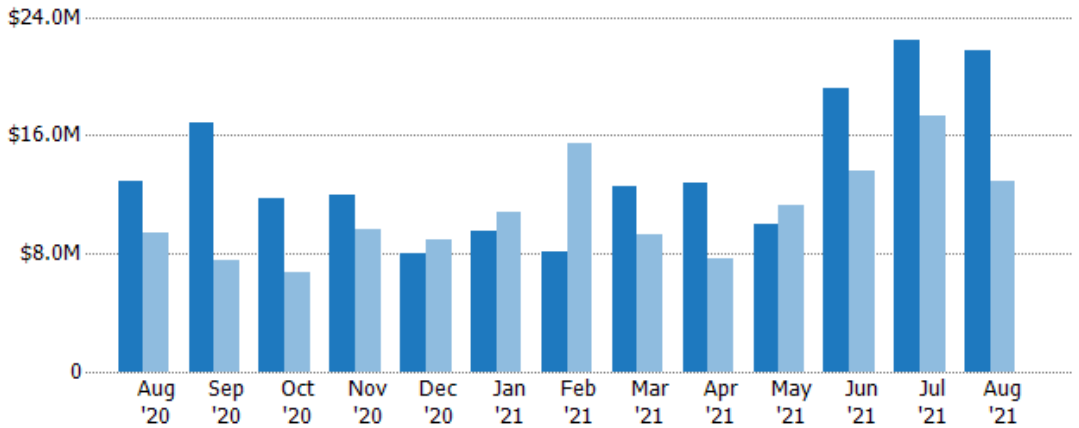
New Pending Sales Volume

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.
Aug '21	\$21.7M	68.9%
Aug '20	\$12.8M	36.2%
Aug '19	\$9.43M	2.9%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	\$12.8M	\$16.9M	\$11.7M	\$12M	\$8.03M	\$9.55M	\$8.12M	\$12.6M	\$12.8M	\$9.95M	\$19.1M	\$22.5M	\$21.7M
Prior Year	\$9.43M	\$7.54M	\$6.73M	\$9.69M	\$8.98M	\$10.8M	\$15.5M	\$9.32M	\$7.63M	\$11.2M	\$13.6M	\$17.3M	\$12.8M
Percent Change from Prior Year	36%	124%	74%	24%	-11%	-11%	-47%	35%	67%	-12%	40%	30%	69%

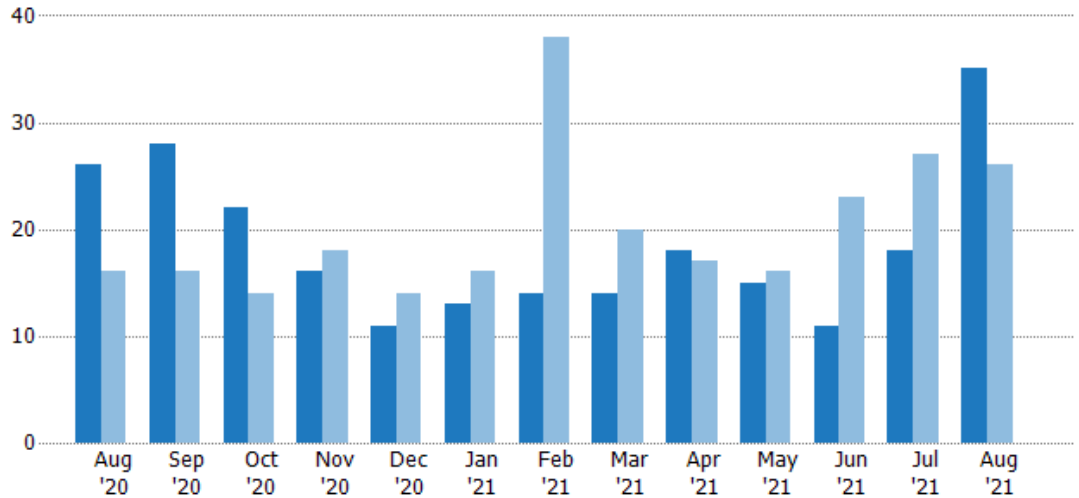
Pending Sales

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.
Aug '21	35	34.6%
Aug '20	26	62.5%
Aug '19	16	0%



Current Year	26	28	22	16	11	13	14	14	18	15	11	18	35
Prior Year	16	16	14	18	14	16	38	20	17	16	23	27	26
Percent Change from Prior Year	63%	75%	57%	-11%	-21%	-19%	-63%	-30%	6%	-6%	-52%	-33%	35%

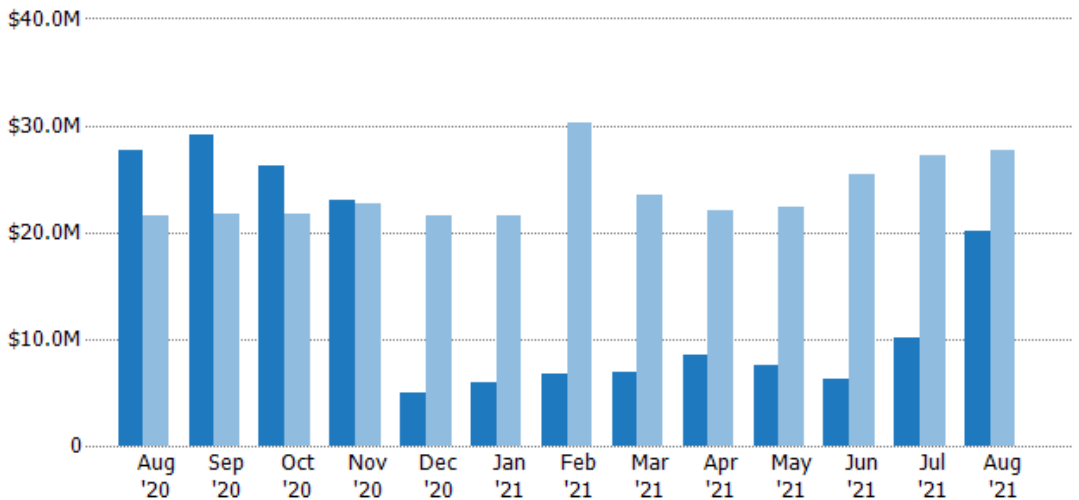
Pending Sales Volume

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.
Aug '21	\$20.2M	-27%
Aug '20	\$27.6M	28.4%
Aug '19	\$21.5M	-0.5%



Current Year	\$27.6M	\$29.1M	\$26.3M	\$23M	\$4.94M	\$5.93M	\$6.76M	\$6.97M	\$8.45M	\$7.48M	\$6.2M	\$10M	\$20.2M
Prior Year	\$21.5M	\$21.8M	\$21.6M	\$22.7M	\$21.5M	\$21.6M	\$30.3M	\$23.4M	\$22.1M	\$22.3M	\$25.4M	\$27.2M	\$27.6M
Percent Change from Prior Year	28%	33%	22%	1%	-77%	-73%	-78%	-70%	-62%	-67%	-76%	-63%	-27%

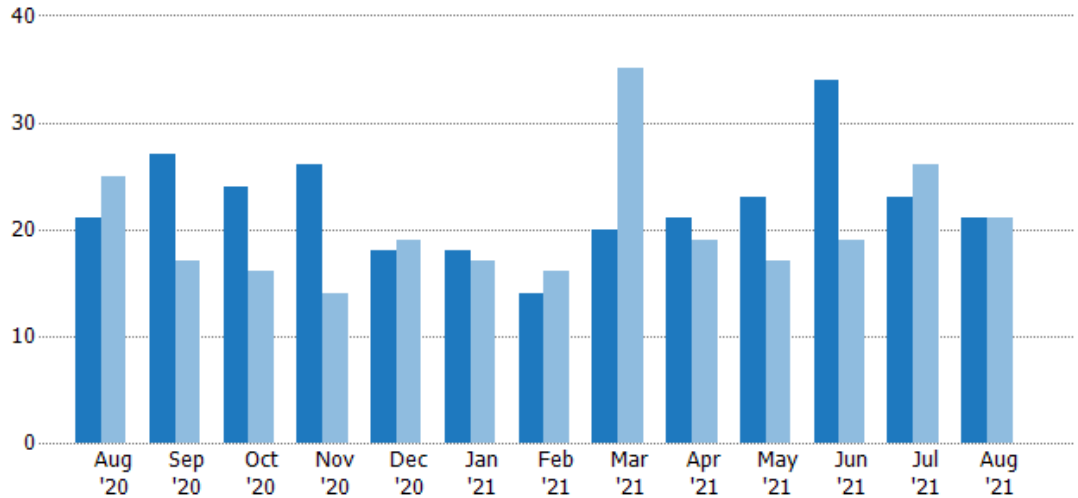
Closed Sales

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.
Aug '21	21	0%
Aug '20	21	-16%
Aug '19	25	32%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	21	27	24	26	18	18	14	20	21	23	34	23	21
Prior Year	25	17	16	14	19	17	16	35	19	17	19	26	21
Percent Change from Prior Year	-16%	59%	50%	86%	-5%	6%	-13%	-43%	11%	35%	79%	-12%	0%

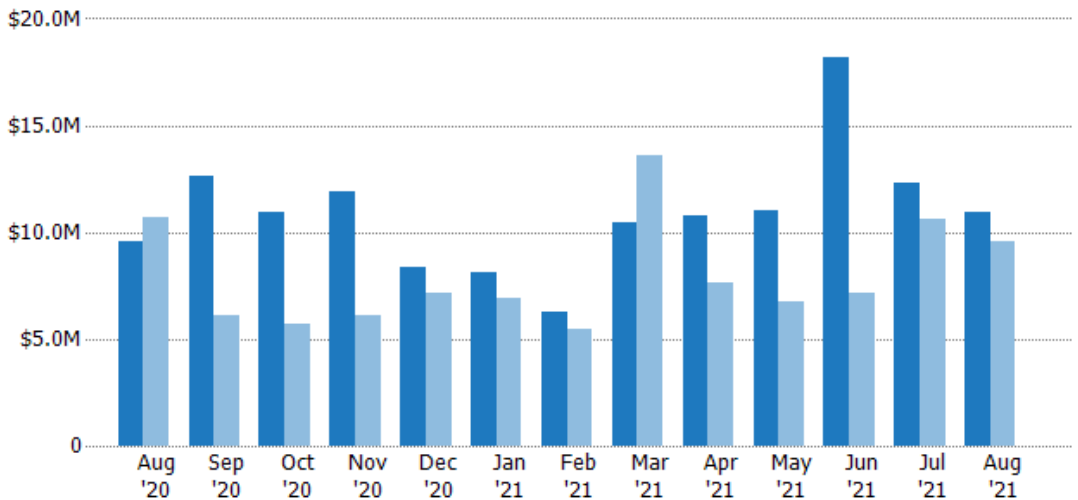
Closed Sales Volume

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.
Aug '21	\$10.9M	14.4%
Aug '20	\$9.55M	-10.8%
Aug '19	\$10.7M	21.9%



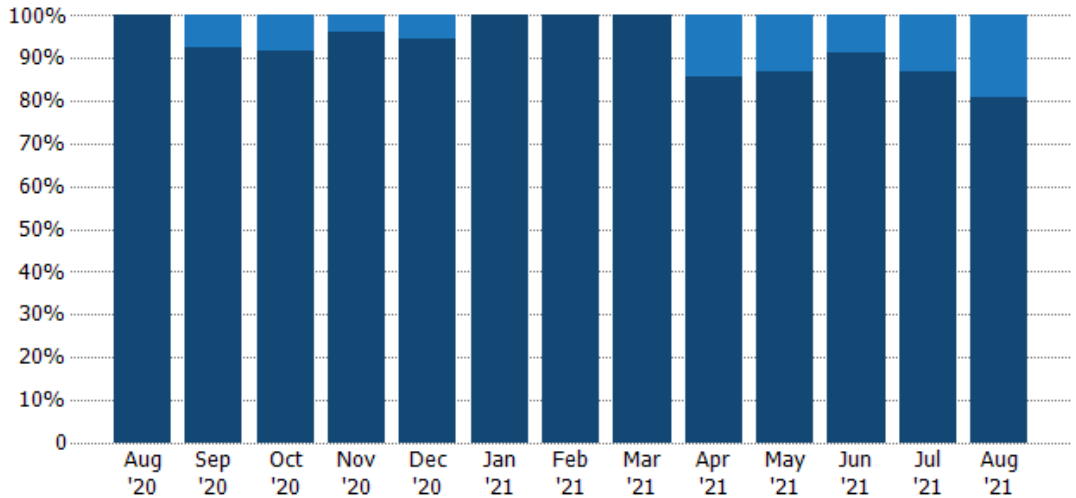
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	\$9.55M	\$12.6M	\$11M	\$11.9M	\$8.34M	\$8.09M	\$6.23M	\$10.5M	\$10.8M	\$11M	\$18.2M	\$12.3M	\$10.9M
Prior Year	\$10.7M	\$6.08M	\$5.7M	\$6.08M	\$7.18M	\$6.91M	\$5.48M	\$13.6M	\$7.63M	\$6.71M	\$7.14M	\$10.6M	\$9.55M
Percent Change from Prior Year	-11%	108%	92%	95%	16%	17%	14%	-23%	42%	64%	154%	16%	14%

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



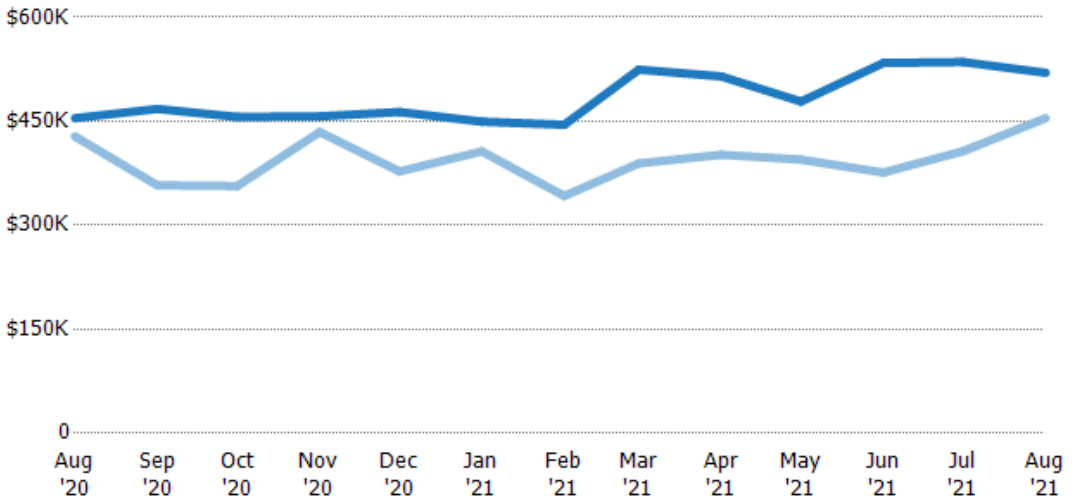
Mobile/Manufactured	-	7%	8%	4%	6%	-	-	-	14%	13%	9%	13%	19%
Single Family Residence	100%	93%	92%	96%	94%	100%	100%	100%	86%	87%	91%	87%	81%

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



Current Year	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$525K	\$515K	\$478K	\$534K	\$535K	\$520K
Prior Year	\$428K	\$358K	\$357K	\$435K	\$378K	\$407K	\$342K	\$389K	\$402K	\$395K	\$376K	\$407K	\$455K
Percent Change from Prior Year	6%	31%	28%	5%	23%	11%	30%	35%	28%	21%	42%	32%	14%

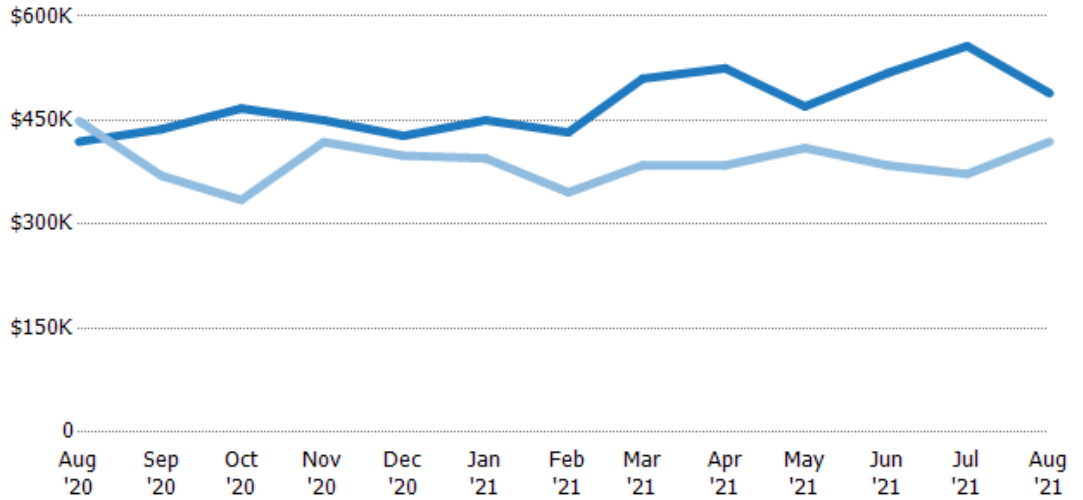
Median Sales Price

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.
Aug '21	\$489K	16.7%
Aug '20	\$419K	-6.7%
Aug '19	\$449K	-12%



Current Year	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$510K	\$525K	\$470K	\$518K	\$557K	\$489K
Prior Year	\$449K	\$370K	\$335K	\$419K	\$399K	\$395K	\$346K	\$385K	\$385K	\$410K	\$385K	\$373K	\$419K
Percent Change from Prior Year	-7%	18%	39%	8%	7%	14%	25%	32%	36%	15%	35%	50%	17%

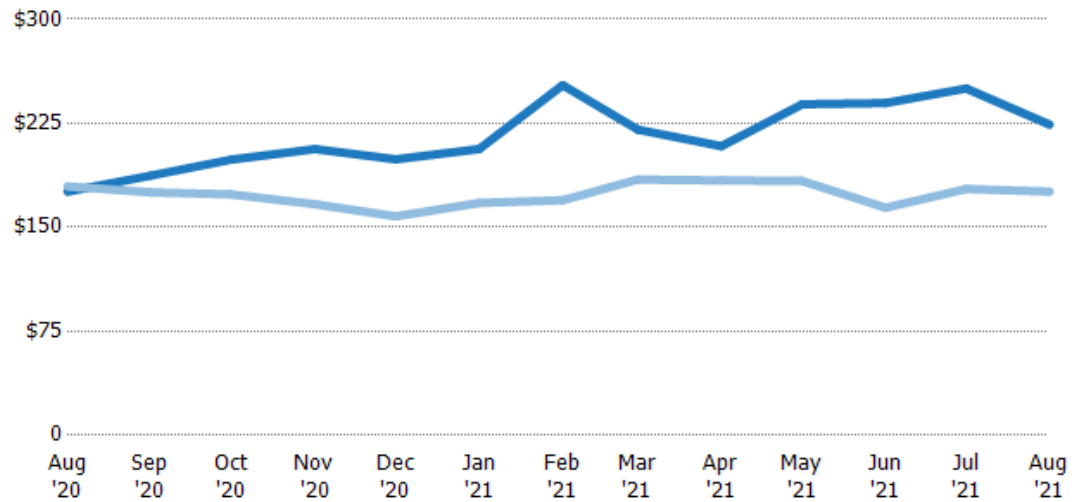
Average Sales Price per Sq Ft

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.
Aug '21	\$224	27.5%
Aug '20	\$176	-2.1%
Aug '19	\$179	-6.9%



Current Year	\$176	\$187	\$199	\$206	\$199	\$206	\$253	\$220	\$208	\$239	\$240	\$250	\$224
Prior Year	\$179	\$175	\$174	\$167	\$158	\$168	\$170	\$184	\$184	\$183	\$164	\$178	\$176
Percent Change from Prior Year	-2%	7%	14%	24%	26%	23%	49%	20%	13%	30%	46%	41%	28%

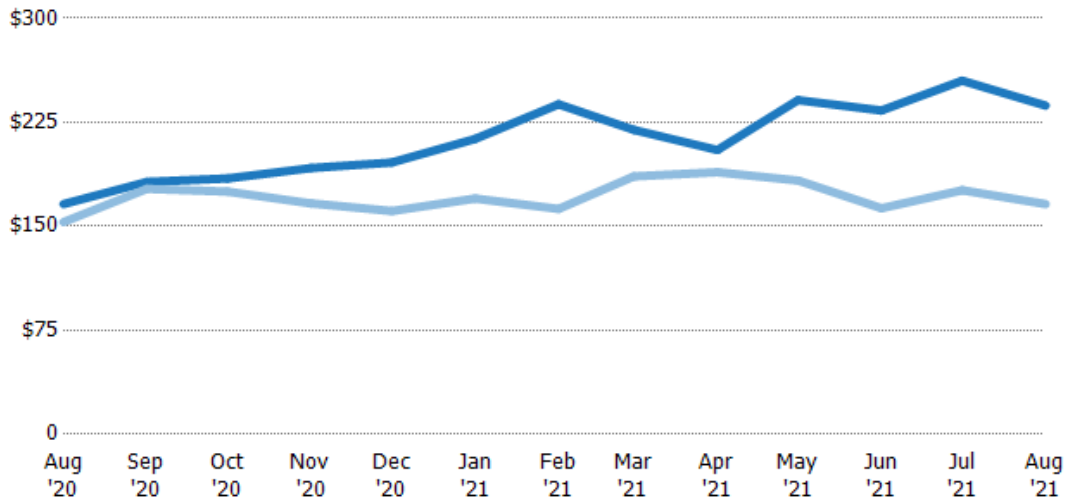
Median Sales Price per Sq Ft

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.
Aug '21	\$237	42.8%
Aug '20	\$166	8.5%
Aug '19	\$153	7.2%



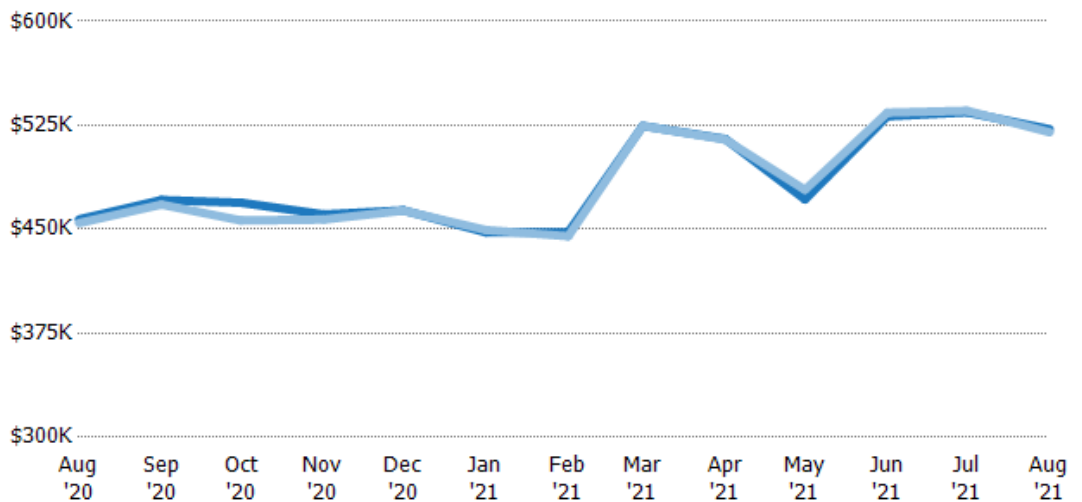
Current Year	\$166	\$182	\$185	\$192	\$196	\$213	\$238	\$220	\$205	\$241	\$234	\$255	\$237
Prior Year	\$153	\$177	\$175	\$167	\$161	\$170	\$163	\$186	\$189	\$183	\$163	\$176	\$166
Percent Change from Prior Year	8%	3%	5%	15%	22%	25%	46%	18%	8%	32%	43%	45%	43%

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



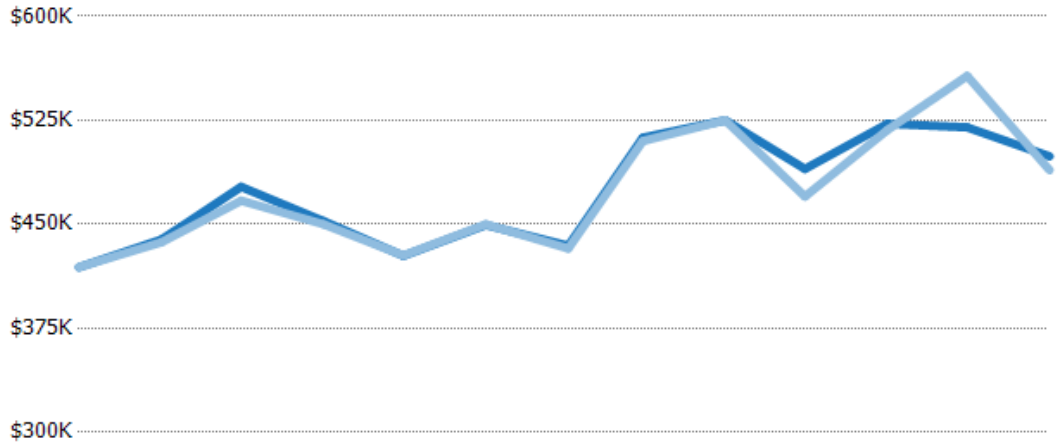
Avg List Price	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$525K	\$515K	\$471K	\$531K	\$534K	\$522K
Avg Sales Price	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$525K	\$515K	\$478K	\$534K	\$535K	\$520K
Avg Sales Price as a % of Avg List Price	99%	99%	97%	99%	100%	100%	99%	100%	100%	101%	100%	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



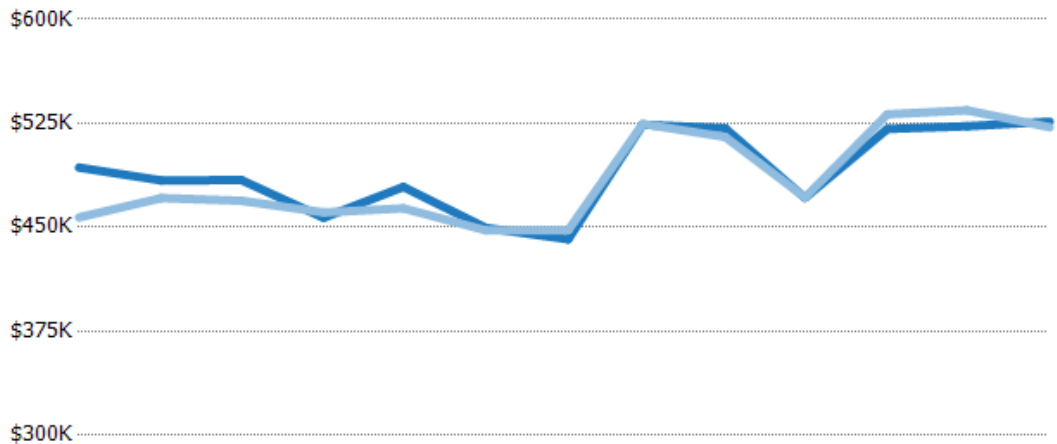
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Median List Price	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$512K	\$525K	\$490K	\$523K	\$520K	\$499K
Median Sales Price	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$510K	\$525K	\$470K	\$518K	\$557K	\$489K
Med Sales Price as a % of Med List Price	100%	100%	98%	100%	100%	100%	100%	100%	100%	96%	99%	107%	98%

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



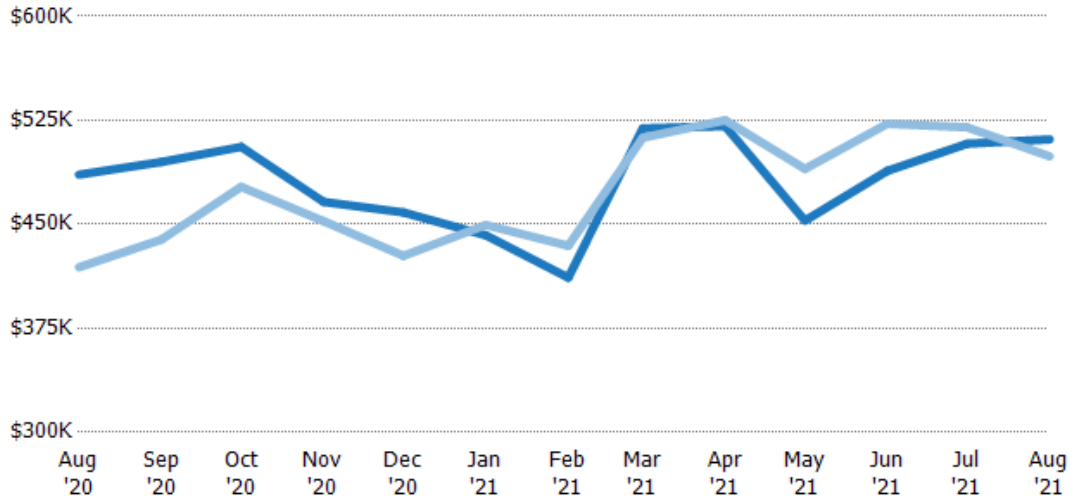
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Avg Est Value	\$493K	\$484K	\$484K	\$457K	\$479K	\$450K	\$441K	\$524K	\$521K	\$471K	\$521K	\$523K	\$526K
Avg Sales Price	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$525K	\$515K	\$471K	\$531K	\$534K	\$522K
Avg Sales Price as a % of Avg Est Value	93%	97%	97%	101%	97%	100%	101%	100%	99%	100%	102%	102%	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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



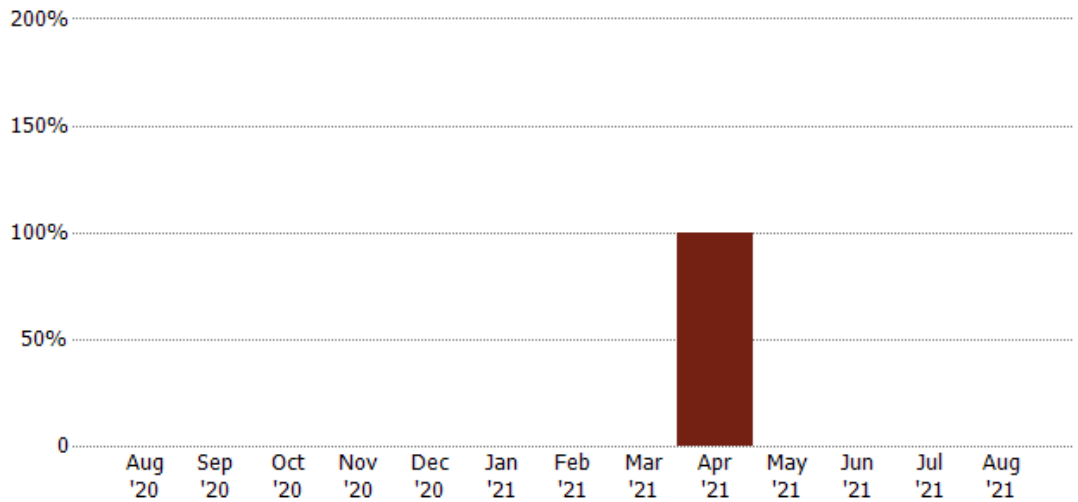
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Median Est Value	\$486K	\$495K	\$506K	\$466K	\$459K	\$442K	\$412K	\$519K	\$521K	\$453K	\$489K	\$508K	\$511K
Median Sales Price	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$512K	\$525K	\$490K	\$523K	\$520K	\$499K
Med Sales Price as a % of Med Est Value	86%	89%	94%	97%	93%	102%	106%	99%	101%	108%	107%	102%	98%

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



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



Sales Activity by ZIP

Aug 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	35	\$20,180,390	21	\$10,919,150	\$519,960	\$489,000	\$223	\$239	32