

2021

NEW RIVER
MARKET REPORT
September 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	Sep 2021	Sep 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	28	26	+7.7%	251	218	+15.1%
New Listing Volume	\$17,250,578	\$13,052,489	+32.2%	\$139,001,712	\$95,746,271	+45.2%
Active Listing Count	40	33	+21.2%	N/A	N/A	
Active Listing Volume	\$26,588,178	\$15,123,999	+75.8%	N/A	N/A	
Average Listing Price	\$664,704	\$458,303	+45%	\$600,627	\$458,266	+31.1%
Median Listing Price	\$619,250	\$435,000	+42.4%	\$572,932	\$438,592	+30.6%
Average Listing Price per Sq Ft	\$275	\$217	+26.6%	\$247	\$197	+25.5%
Median Listing Price per Sq Ft	\$260	\$203	+27.8%	\$239	\$195	+22.8%
Median Days in RPR	28.5	38	-25%	28.38	40.57	-30%
Months of Inventory	1.9	1.6	+21.2%	1.8	1.7	+3.8%
Absorption Rate	52.5%	63.64%	-11.1%	55.21%	57.31%	-2.1%
Sales Activity Charts Metrics						
New Pending Sales Count	32	37	-13.5%	257	275	-6.5%
New Pending Sales Volume	\$17,881,197	\$16,883,380	+5.9%	\$134,161,464	\$114,877,644	+16.8%
Pending Sales Count	26	28	-7.1%	N/A	N/A	
Pending Sales Volume	\$14,370,398	\$29,067,550	-50.6%	N/A	N/A	
Closed Sales Count	31	27	+14.8%	206	196	+5.1%
Closed Sales Volume	\$18,006,890	\$12,631,100	+42.6%	\$106,516,452	\$80,010,775	+33.1%
Average Sales Price	\$580,867	\$467,819	+24.2%	\$517,070	\$408,218	+26.7%
Median Sales Price	\$565,000	\$437,000	+29.3%	\$508,204	\$394,376	+28.9%
Average Sales Price per Sq Ft	\$259	\$187	+38.1%	\$235	\$178	+32%
Median Sales Price per Sq Ft	\$259	\$182	+42.3%	\$235	\$176	+33.4%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

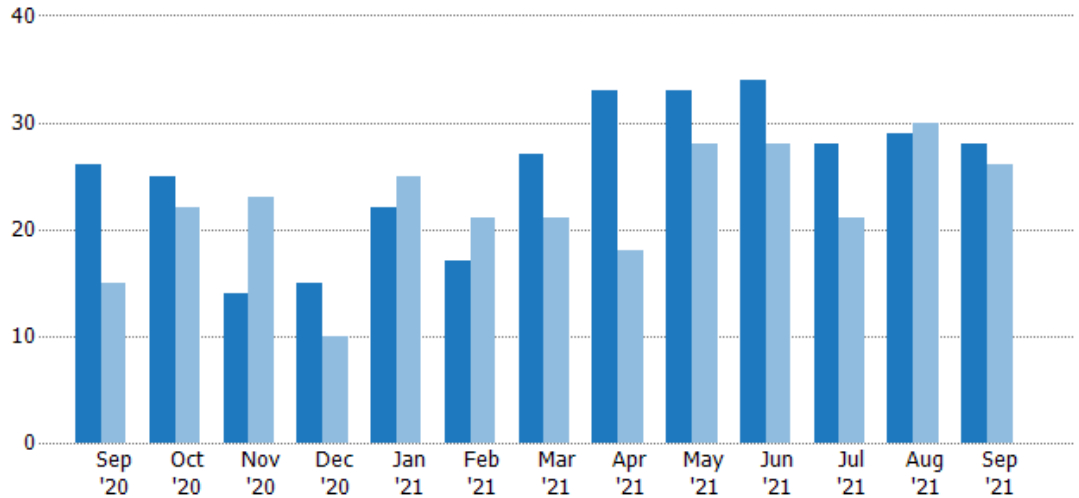
New Listings

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.
Sep '21	28	7.7%
Sep '20	26	73.3%
Sep '19	15	60%



Current Year	26	25	14	15	22	17	27	33	33	34	28	29	28
Prior Year	15	22	23	10	25	21	21	18	28	28	21	30	26
Percent Change from Prior Year	73%	14%	-39%	50%	-12%	-19%	29%	83%	18%	21%	33%	-3%	8%

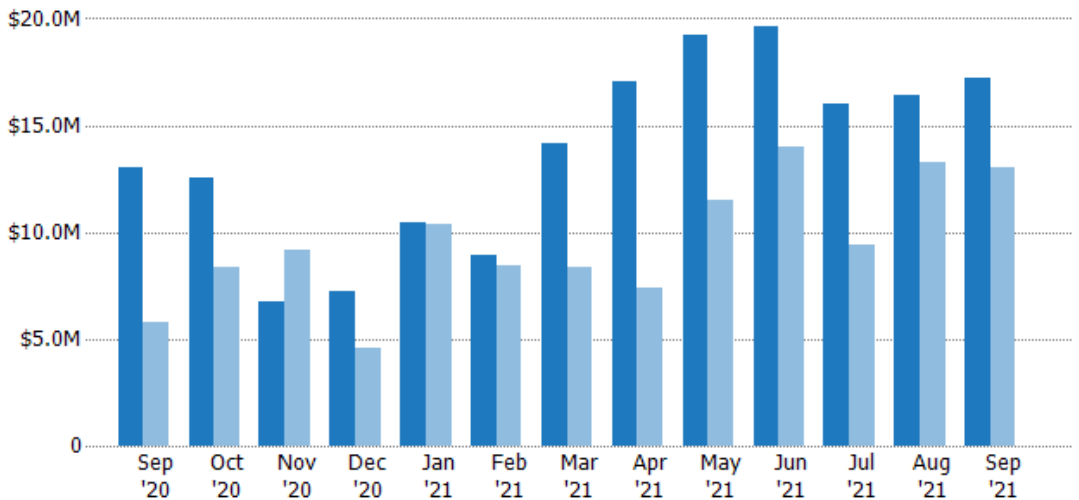
New Listing Volume

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.
Sep '21	\$17.3M	32.2%
Sep '20	\$13.1M	125.7%
Sep '19	\$5.78M	76%



Current Year	\$13.1M	\$12.5M	\$6.75M	\$7.22M	\$10.4M	\$8.92M	\$14.1M	\$17M	\$19.2M	\$19.6M	\$16M	\$16.4M	\$17.3M
Prior Year	\$5.78M	\$8.33M	\$9.15M	\$4.56M	\$10.4M	\$8.42M	\$8.35M	\$7.36M	\$11.5M	\$14M	\$9.38M	\$13.3M	\$13.1M
Percent Change from Prior Year	126%	50%	-26%	58%	1%	6%	69%	131%	67%	40%	71%	23%	32%

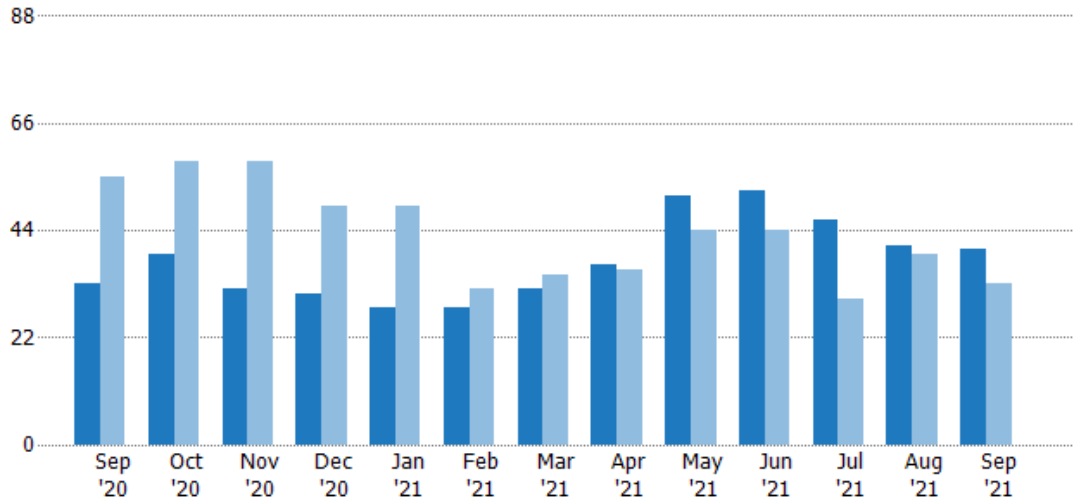
Active Listings

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.
Sep '21	40	21.2%
Sep '20	33	-40%
Sep '19	55	45.5%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	33	39	32	31	28	28	32	37	51	52	46	41	40
Prior Year	55	58	58	49	49	32	35	36	44	44	30	39	33
Percent Change from Prior Year	-40%	-33%	-45%	-37%	-43%	-13%	-9%	3%	16%	18%	53%	5%	21%

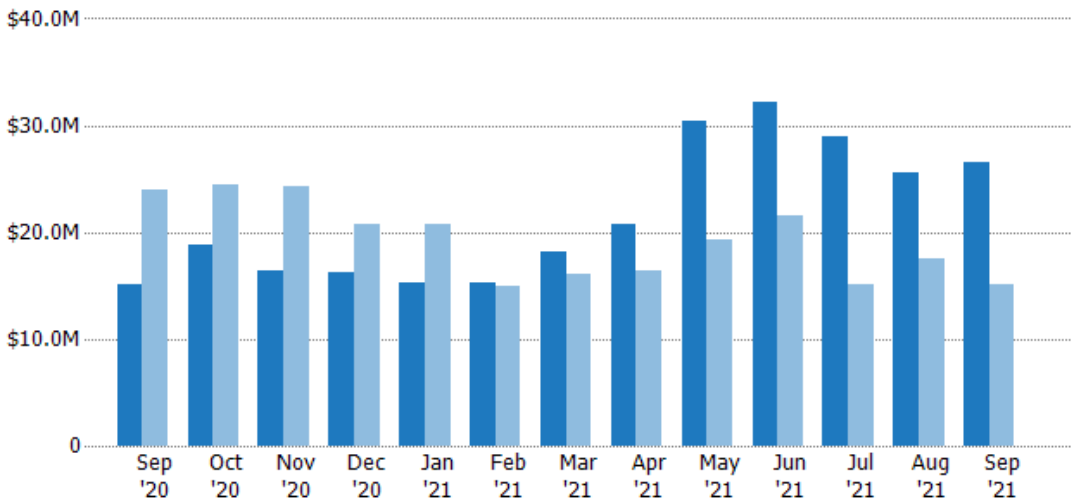
Active Listing Volume

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.
Sep '21	\$26.6M	75.8%
Sep '20	\$15.1M	-36.9%
Sep '19	\$24M	37.4%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	\$15.1M	\$18.8M	\$16.4M	\$16.3M	\$15.2M	\$15.3M	\$18.2M	\$20.8M	\$30.4M	\$32.2M	\$29M	\$25.6M	\$26.6M
Prior Year	\$24M	\$24.4M	\$24.3M	\$20.7M	\$20.8M	\$14.9M	\$16.1M	\$16.3M	\$19.3M	\$21.6M	\$15.1M	\$17.5M	\$15.1M
Percent Change from Prior Year	-37%	-23%	-33%	-21%	-27%	3%	13%	27%	57%	49%	92%	46%	76%

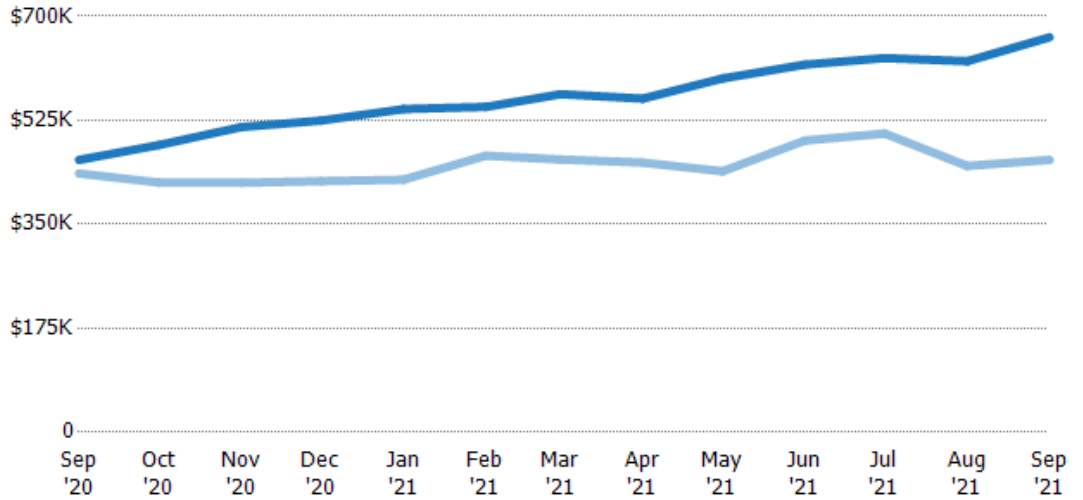
Average Listing Price

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.
Sep '21	\$665K	45%
Sep '20	\$458K	5.2%
Sep '19	\$436K	-5.5%



Current Year	\$458K	\$483K	\$514K	\$524K	\$544K	\$547K	\$569K	\$561K	\$595K	\$619K	\$630K	\$624K	\$665K
Prior Year	\$436K	\$420K	\$420K	\$423K	\$425K	\$465K	\$459K	\$454K	\$439K	\$491K	\$503K	\$448K	\$458K
Percent Change from Prior Year	5%	15%	22%	24%	28%	18%	24%	24%	36%	26%	25%	39%	45%

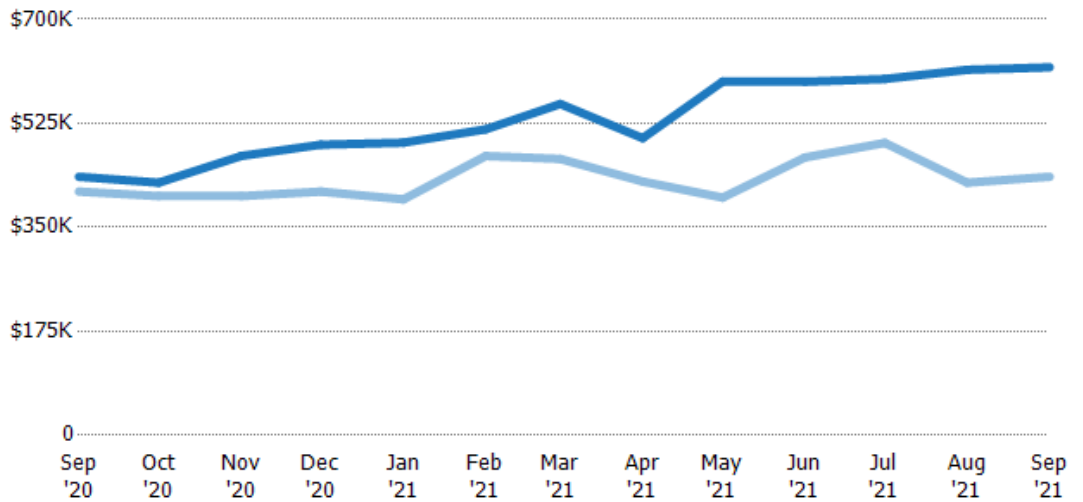
Median Listing Price

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.
Sep '21	\$619K	42.4%
Sep '20	\$435K	6.1%
Sep '19	\$410K	-0.6%



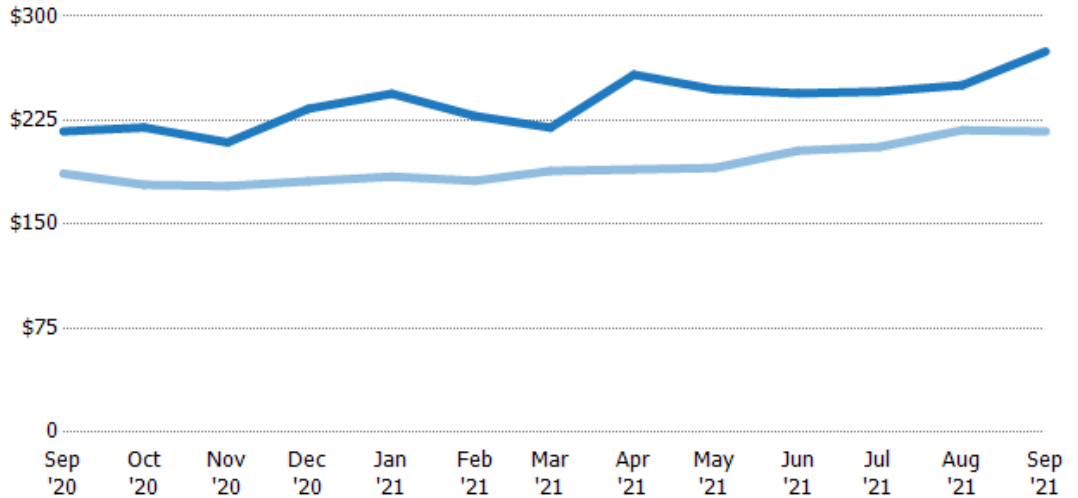
Current Year	\$435K	\$425K	\$470K	\$489K	\$492K	\$515K	\$557K	\$500K	\$595K	\$595K	\$599K	\$615K	\$619K
Prior Year	\$410K	\$403K	\$403K	\$410K	\$397K	\$470K	\$465K	\$427K	\$400K	\$468K	\$492K	\$425K	\$435K
Percent Change from Prior Year	6%	6%	17%	19%	24%	10%	20%	17%	49%	27%	22%	45%	42%

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.
Sep '21	\$275	26.6%
Sep '20	\$217	16.3%
Sep '19	\$187	-12.5%

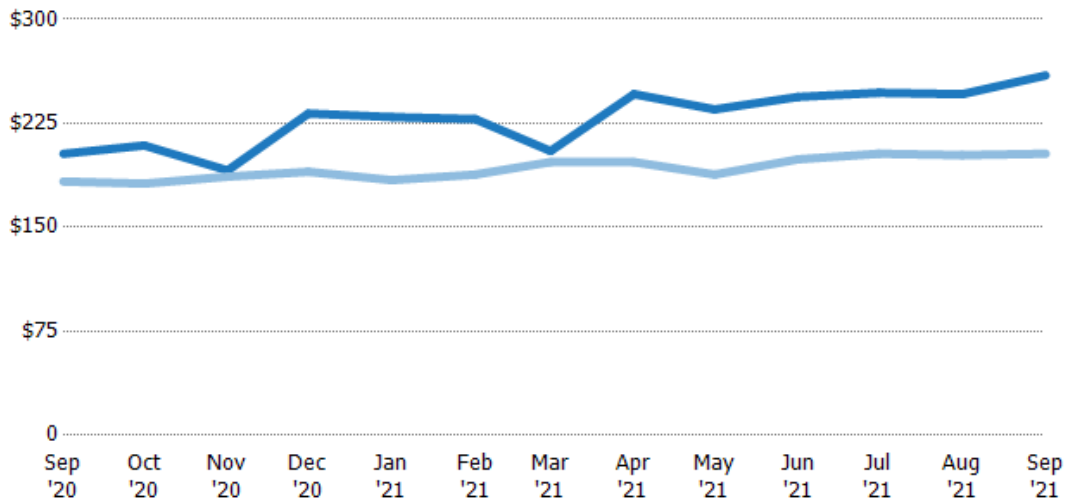
Current Year	\$217	\$220	\$209	\$233	\$244	\$228	\$220	\$258	\$247	\$244	\$246	\$250	\$275
Prior Year	\$187	\$178	\$178	\$181	\$184	\$181	\$188	\$190	\$191	\$203	\$206	\$218	\$217
Percent Change from Prior Year	16%	23%	18%	29%	32%	26%	17%	36%	30%	20%	19%	15%	27%

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.
Sep '21	\$260	27.8%
Sep '20	\$203	10.9%
Sep '19	\$183	-9.3%

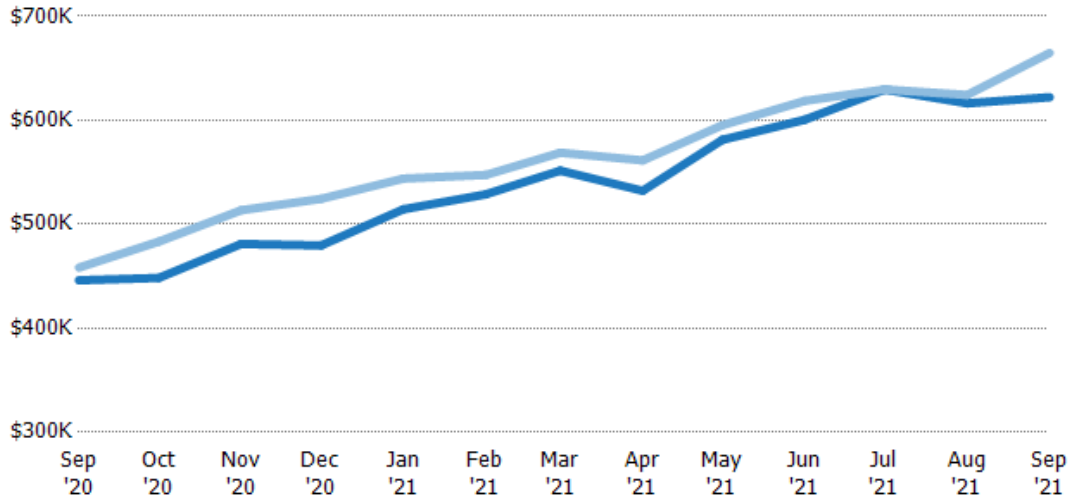
Current Year	\$203	\$209	\$191	\$232	\$230	\$228	\$205	\$246	\$235	\$244	\$247	\$246	\$260
Prior Year	\$183	\$182	\$187	\$190	\$184	\$188	\$197	\$197	\$188	\$199	\$203	\$202	\$203
Percent Change from Prior Year	11%	15%	2%	22%	25%	21%	4%	25%	25%	23%	22%	22%	28%

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

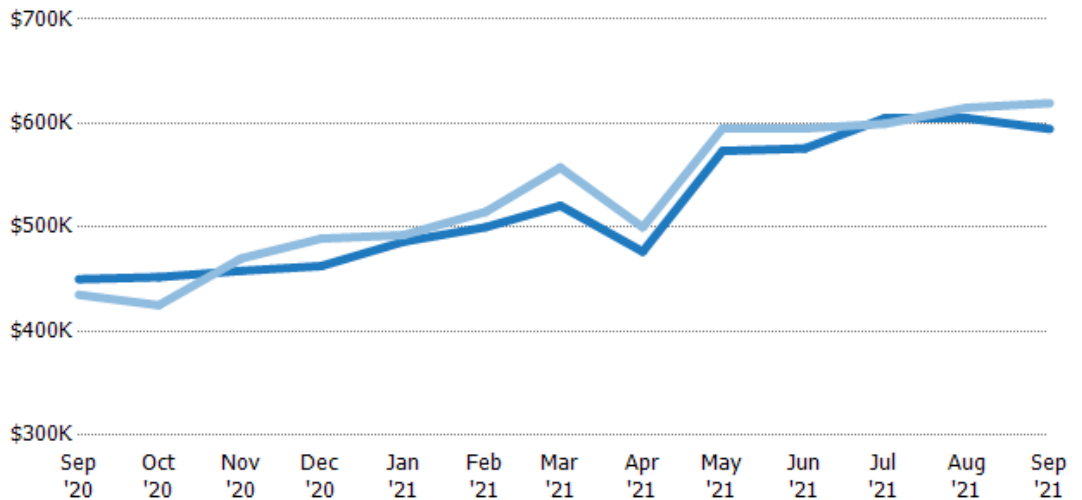


Median Listing Price vs Median Est Value

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



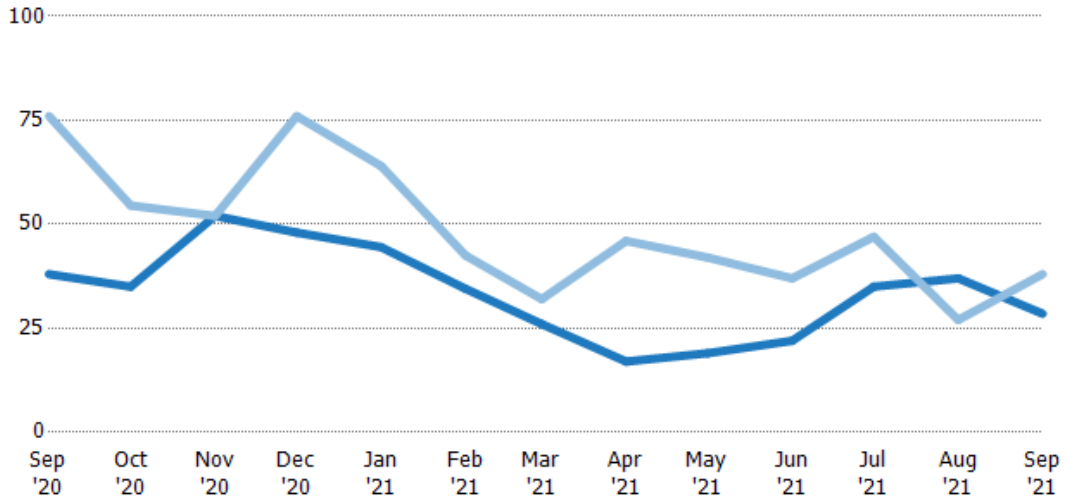
Median Days in RPR

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.
Sep '21	28.5	-25%
Sep '20	38	-50%
Sep '19	76	23%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	38	35	52	48	44.5	34.5	26	17	19	22	35	37	28.5
Prior Year	76	54.5	52	76	64	42.5	32	46	42	37	47	27	38
Percent Change from Prior Year	-50%	-36%	0%	-37%	-30%	-19%	-19%	-63%	-55%	-41%	-26%	37%	-25%

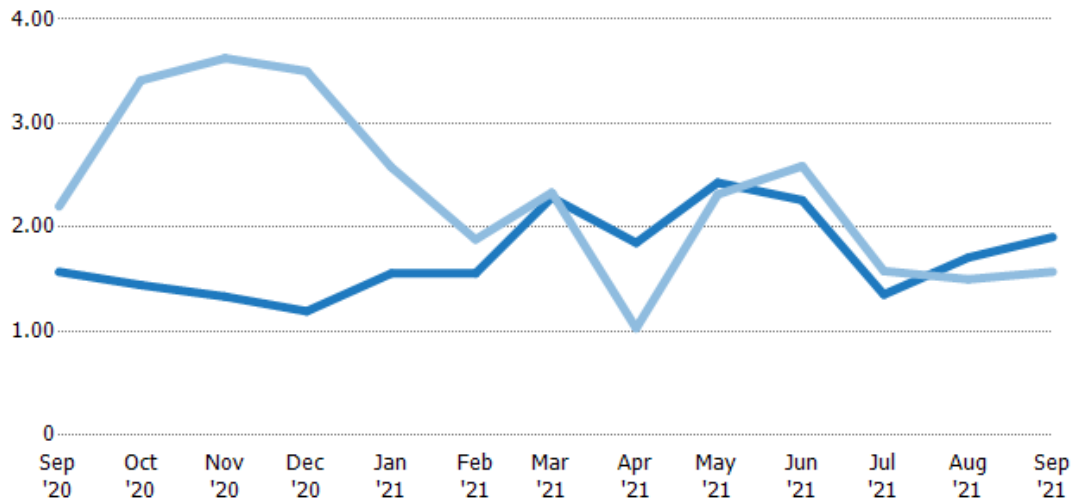
Months of Inventory

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.
Sep '21	1.9	21.2%
Sep '20	1.57	-28.6%
Sep '19	2.2	6.9%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	1.57	1.44	1.33	1.19	1.56	1.56	2.29	1.85	2.43	2.26	1.35	1.71	1.9
Prior Year	2.2	3.41	3.63	3.5	2.58	1.88	2.33	1.03	2.32	2.59	1.58	1.5	1.57
Percent Change from Prior Year	-29%	-58%	-63%	-66%	-40%	-17%	-2%	80%	5%	-13%	-14%	14%	21%

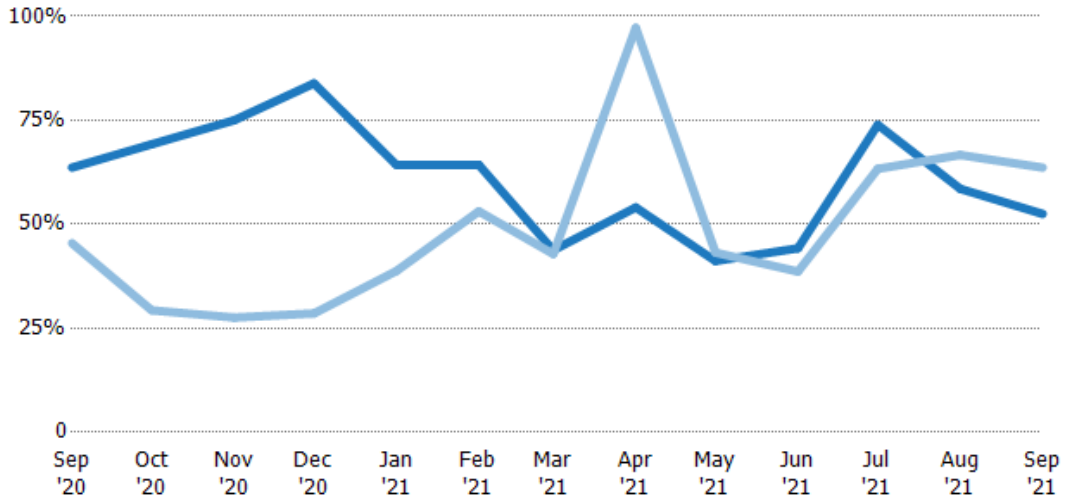
Absorption Rate

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.
Sep '21	53%	11.1%
Sep '20	64%	-18.2%
Sep '19	45%	-6.5%



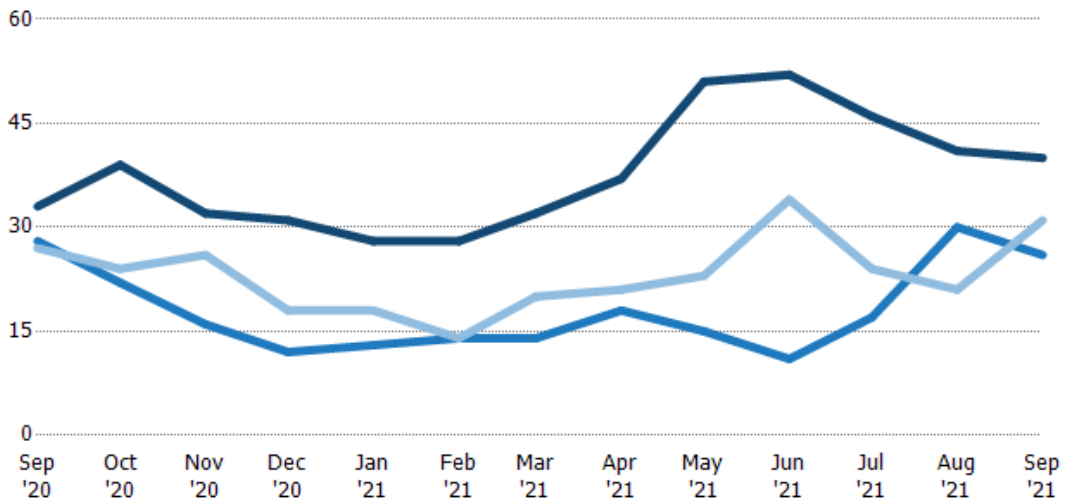
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	64%	69%	75%	84%	64%	64%	44%	54%	41%	44%	74%	59%	53%
Prior Year	45%	29%	28%	29%	39%	53%	43%	97%	43%	39%	63%	67%	64%
Change from Prior Year	-18%	-40%	-47%	-55%	-26%	-11%	-1%	43%	2%	-6%	-11%	8%	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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Active	33	39	32	31	28	28	32	37	51	52	46	41	40
Pending	28	22	16	12	13	14	14	18	15	11	17	30	26
Sold	27	24	26	18	18	14	20	21	23	34	24	21	31

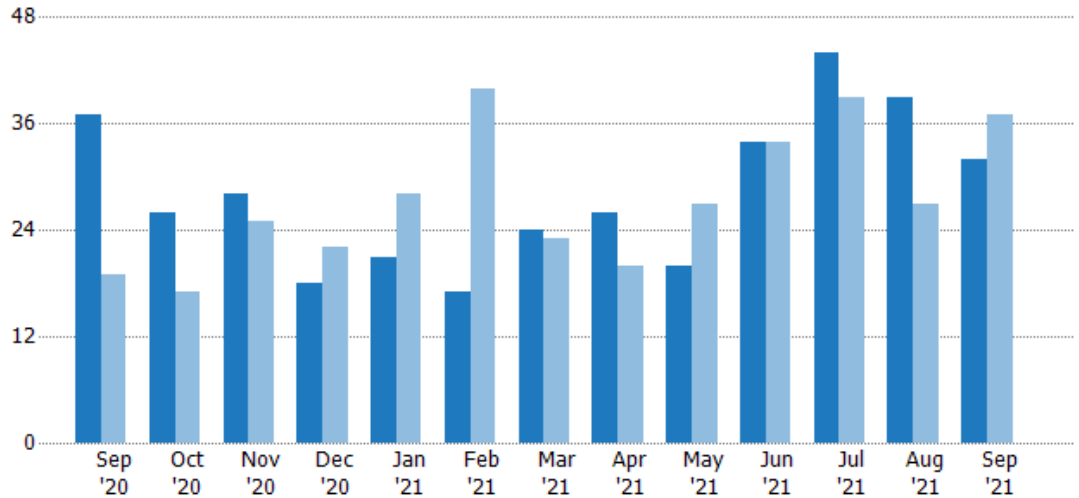
New Pending Sales

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.
Sep '21	32	-13.5%
Sep '20	37	94.7%
Sep '19	19	5.3%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	37	26	28	18	21	17	24	26	20	34	44	39	32
Prior Year	19	17	25	22	28	40	23	20	27	34	39	27	37
Percent Change from Prior Year	95%	53%	12%	-18%	-25%	-58%	4%	30%	-26%	0%	13%	44%	-14%

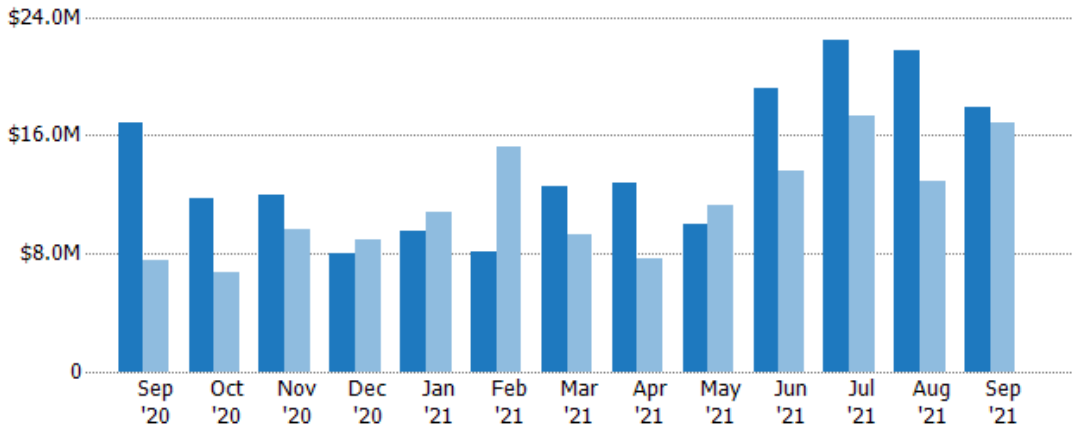
New Pending Sales Volume

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.
Sep '21	\$17.9M	5.9%
Sep '20	\$16.9M	123.9%
Sep '19	\$7.54M	0.8%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	\$16.9M	\$11.7M	\$12M	\$8.03M	\$9.55M	\$8.12M	\$12.6M	\$12.8M	\$9.95M	\$19.1M	\$22.5M	\$21.7M	\$17.9M
Prior Year	\$7.54M	\$6.73M	\$9.69M	\$8.98M	\$10.8M	\$15.2M	\$9.32M	\$7.63M	\$11.2M	\$13.6M	\$17.3M	\$12.8M	\$16.9M
Percent Change from Prior Year	124%	74%	24%	-11%	-11%	-47%	35%	67%	-12%	40%	30%	69%	6%

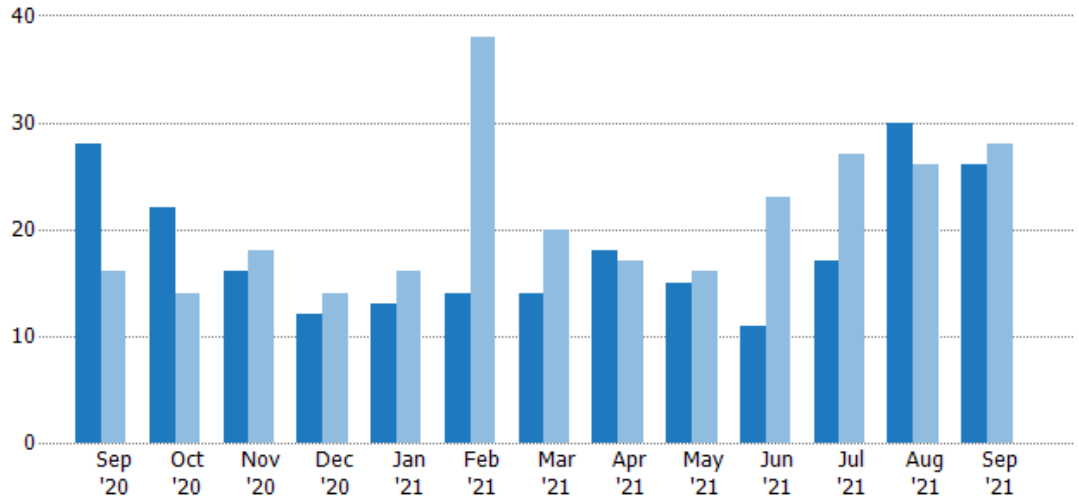
Pending Sales

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.
Sep '21	26	-7.1%
Sep '20	28	75%
Sep '19	16	6.3%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	28	22	16	12	13	14	14	18	15	11	17	30	26
Prior Year	16	14	18	14	16	38	20	17	16	23	27	26	28
Percent Change from Prior Year	75%	57%	-11%	-14%	-19%	-63%	-30%	6%	-6%	-52%	-37%	15%	-7%

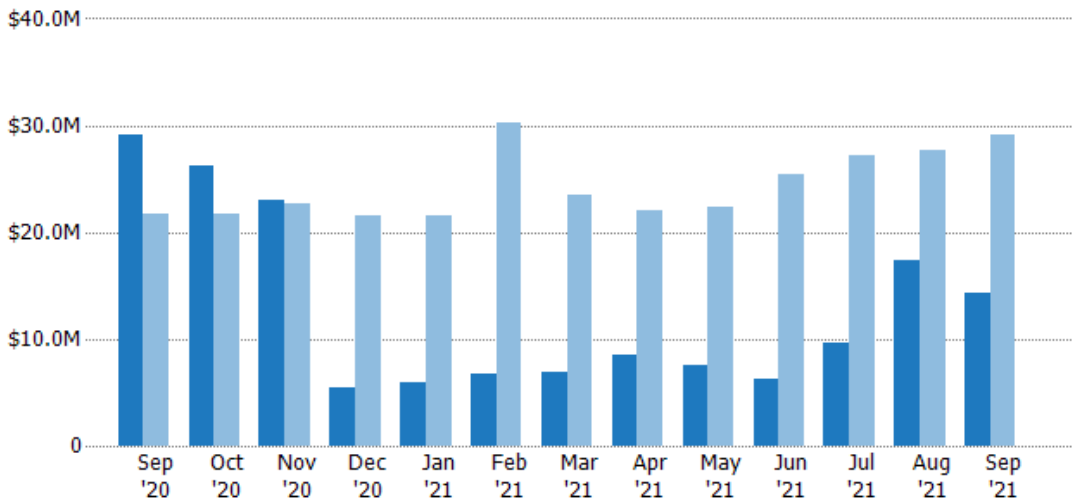
Pending Sales Volume

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.
Sep '21	\$14.4M	-50.6%
Sep '20	\$29.1M	33.5%
Sep '19	\$21.8M	0.9%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	\$29.1M	\$26.3M	\$23M	\$5.41M	\$5.93M	\$6.76M	\$6.97M	\$8.45M	\$7.48M	\$6.2M	\$9.56M	\$17.4M	\$14.4M
Prior Year	\$21.8M	\$21.6M	\$22.7M	\$21.5M	\$21.6M	\$30.3M	\$23.4M	\$22.1M	\$22.3M	\$25.4M	\$27.2M	\$27.6M	\$29.1M
Percent Change from Prior Year	33%	22%	1%	-75%	-73%	-78%	-70%	-62%	-67%	-76%	-65%	-37%	-51%

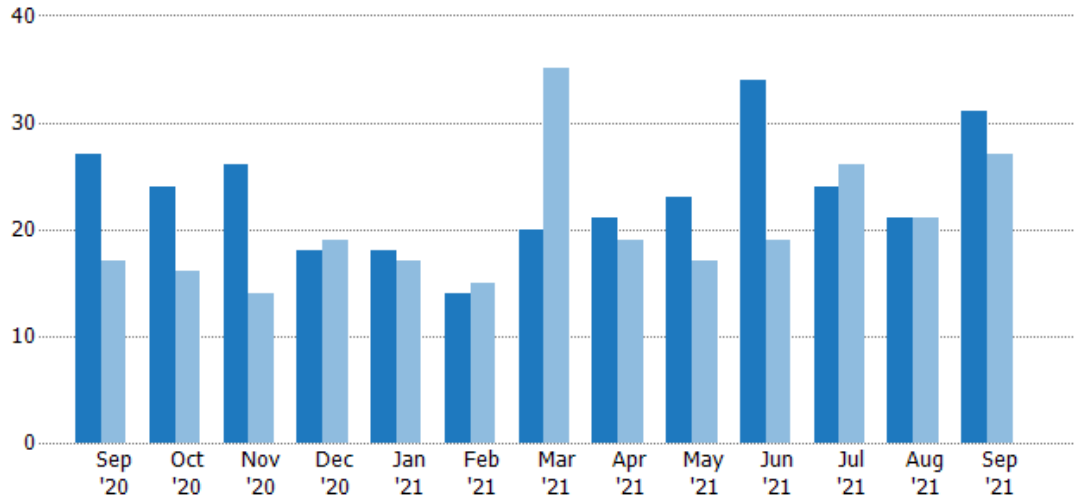
Closed Sales

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.
Sep '21	31	14.8%
Sep '20	27	58.8%
Sep '19	17	-5.9%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	27	24	26	18	18	14	20	21	23	34	24	21	31
Prior Year	17	16	14	19	17	15	35	19	17	19	26	21	27
Percent Change from Prior Year	59%	50%	86%	-5%	6%	-7%	-43%	11%	35%	79%	-8%	0%	15%

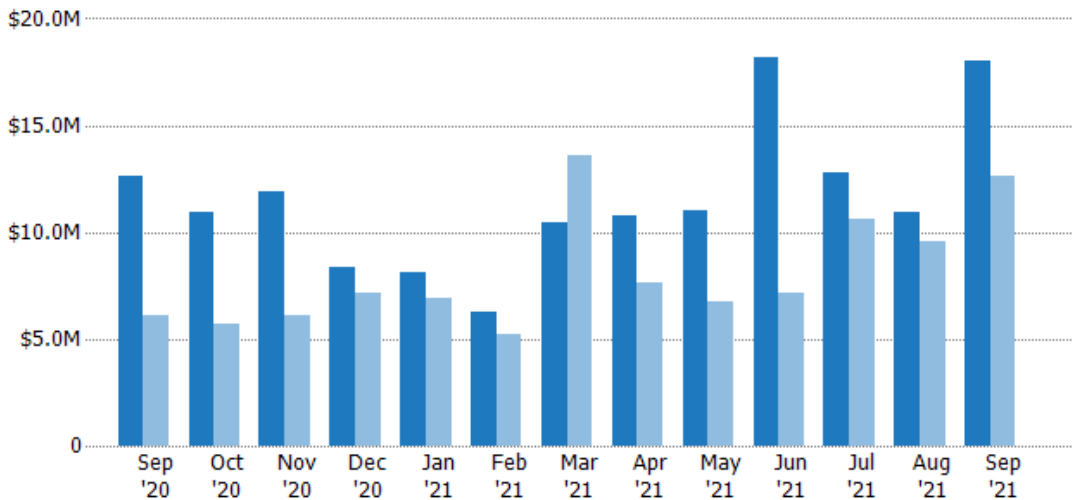
Closed Sales Volume

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.
Sep '21	\$18M	42.6%
Sep '20	\$12.6M	107.7%
Sep '19	\$6.08M	-4.4%



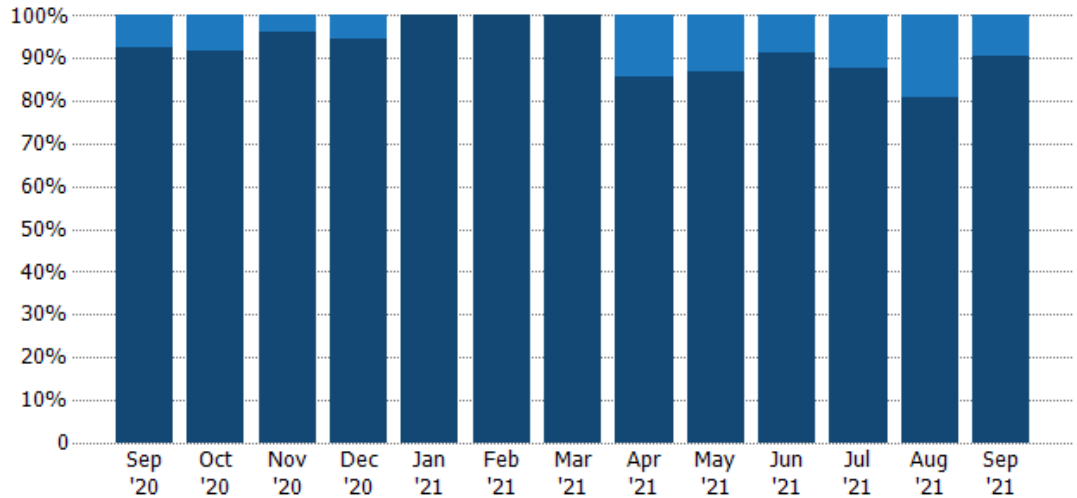
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	\$12.6M	\$11M	\$11.9M	\$8.34M	\$8.09M	\$6.23M	\$10.5M	\$10.8M	\$11M	\$18.2M	\$12.8M	\$10.9M	\$18M
Prior Year	\$6.08M	\$5.7M	\$6.08M	\$7.18M	\$6.91M	\$5.23M	\$13.6M	\$7.63M	\$6.71M	\$7.14M	\$10.6M	\$9.55M	\$12.6M
Percent Change from Prior Year	108%	92%	95%	16%	17%	19%	-23%	42%	64%	154%	21%	14%	43%

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



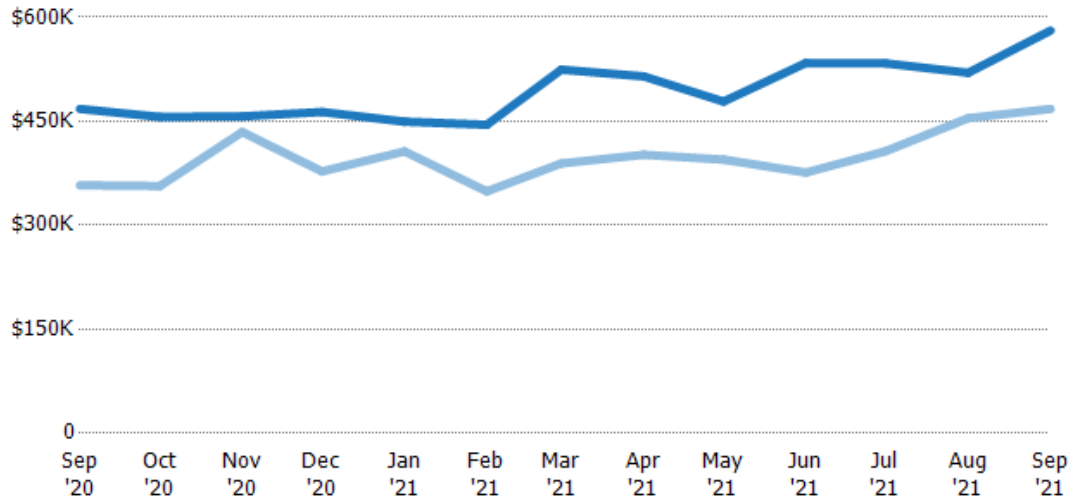
Mobile/Manufactured	7%	8%	4%	6%	-	-	-	14%	13%	9%	13%	19%	10%
Single Family Residence	93%	92%	96%	94%	100%	100%	100%	86%	87%	91%	88%	81%	90%

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	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$525K	\$515K	\$478K	\$534K	\$534K	\$520K	\$581K
Prior Year	\$358K	\$357K	\$435K	\$378K	\$407K	\$349K	\$389K	\$402K	\$395K	\$376K	\$407K	\$455K	\$468K
Percent Change from Prior Year	31%	28%	5%	23%	11%	28%	35%	28%	21%	42%	31%	14%	24%

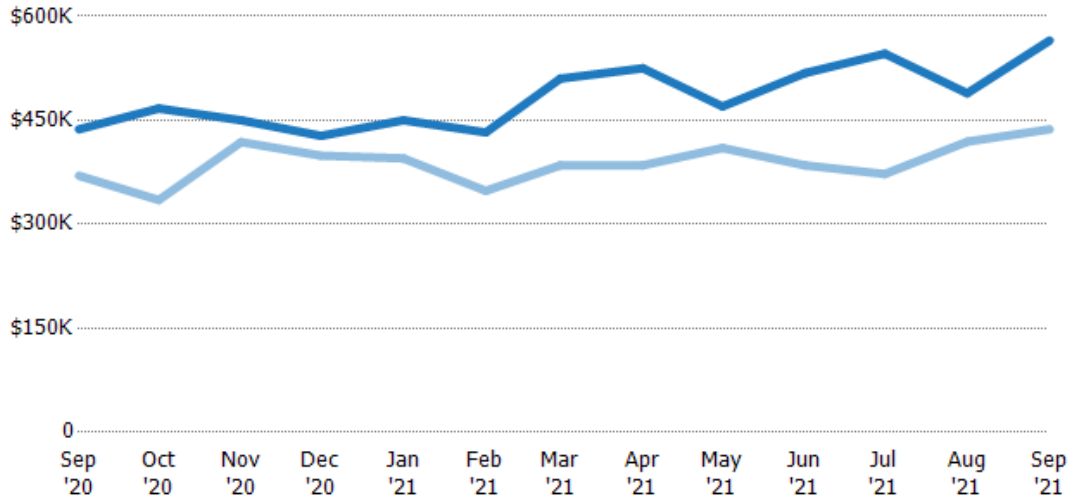
Median Sales Price

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.
Sep '21	\$565K	29.3%
Sep '20	\$437K	18.1%
Sep '19	\$370K	-5.5%



Current Year	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$510K	\$525K	\$470K	\$518K	\$546K	\$489K	\$565K
Prior Year	\$370K	\$335K	\$419K	\$399K	\$395K	\$348K	\$385K	\$385K	\$410K	\$385K	\$373K	\$419K	\$437K
Percent Change from Prior Year	18%	39%	8%	7%	14%	24%	32%	36%	15%	35%	47%	17%	29%

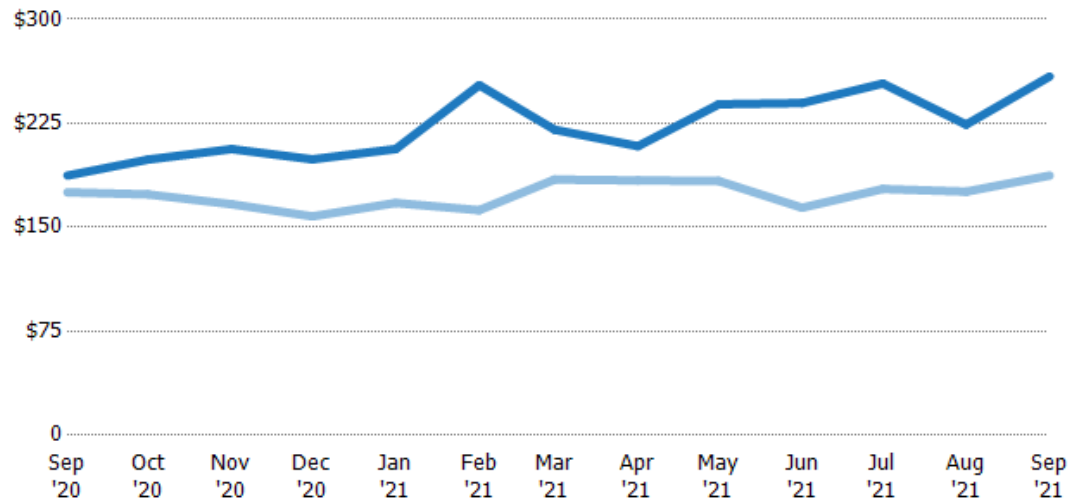
Average Sales Price per Sq Ft

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.
Sep '21	\$259	38.1%
Sep '20	\$187	6.9%
Sep '19	\$175	-12.9%



Current Year	\$187	\$199	\$206	\$199	\$206	\$253	\$220	\$208	\$239	\$240	\$254	\$224	\$259
Prior Year	\$175	\$174	\$167	\$158	\$168	\$162	\$184	\$184	\$183	\$164	\$178	\$176	\$187
Percent Change from Prior Year	7%	14%	24%	26%	23%	56%	20%	13%	30%	46%	43%	28%	38%

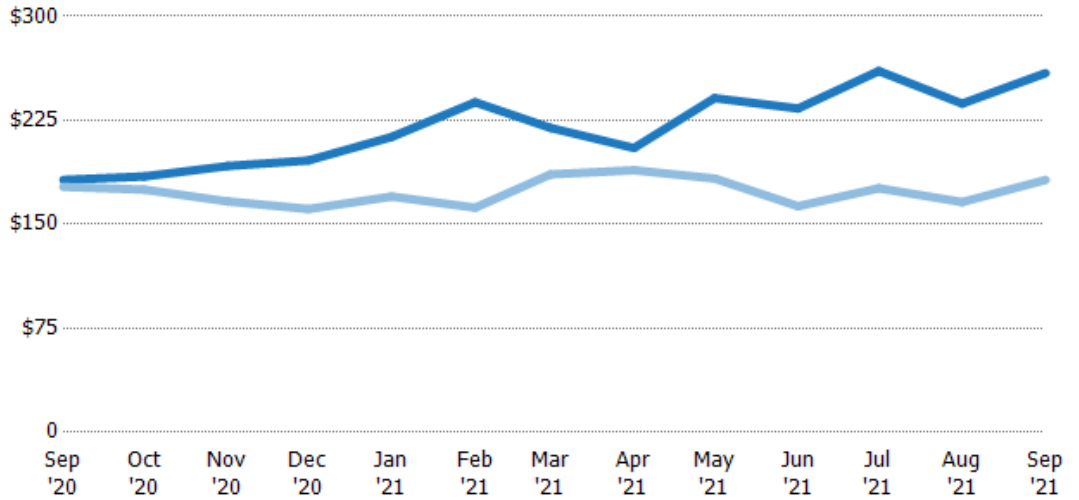
Median Sales Price per Sq Ft

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.
Sep '21	\$259	42.3%
Sep '20	\$182	2.8%
Sep '19	\$177	-12.7%



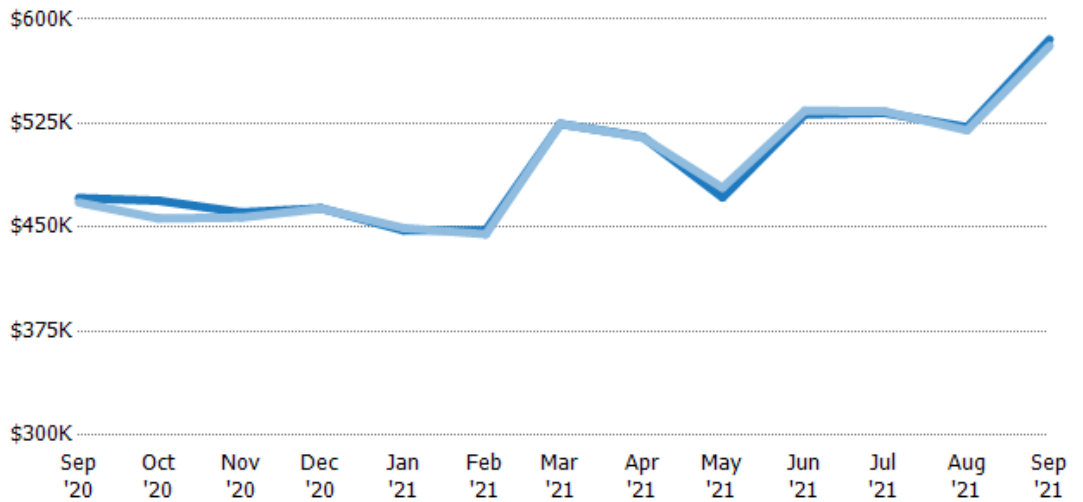
Current Year	\$182	\$185	\$192	\$196	\$213	\$238	\$220	\$205	\$241	\$234	\$261	\$237	\$259
Prior Year	\$177	\$175	\$167	\$161	\$170	\$162	\$186	\$189	\$183	\$163	\$176	\$166	\$182
Percent Change from Prior Year	3%	5%	15%	22%	25%	47%	18%	8%	32%	43%	48%	43%	42%

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



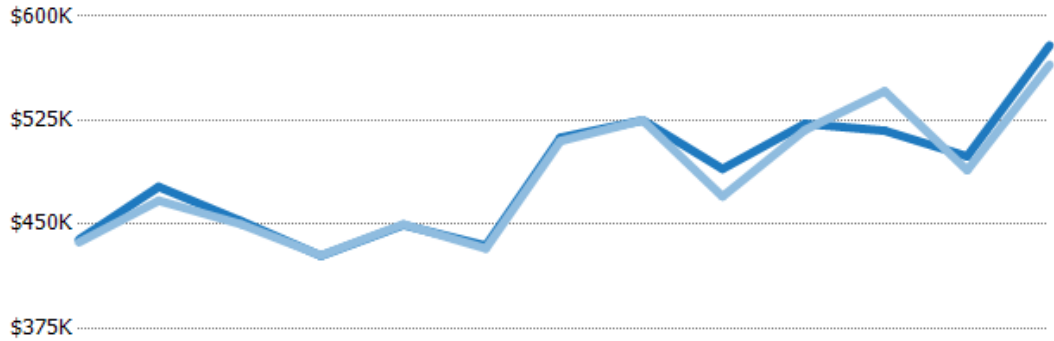
Avg List Price	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$525K	\$515K	\$471K	\$531K	\$532K	\$522K	\$585K
Avg Sales Price	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$525K	\$515K	\$478K	\$534K	\$534K	\$520K	\$581K
Avg Sales Price as a % of Avg List Price	99%	97%	99%	100%	100%	99%	100%	100%	101%	100%	100%	100%	99%

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



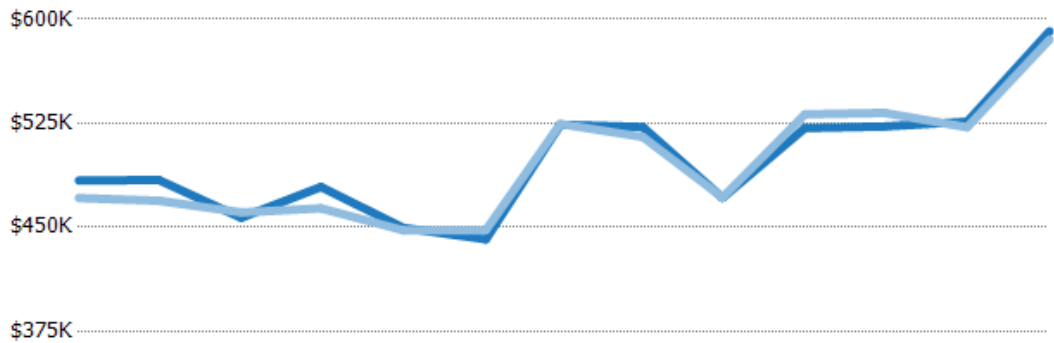
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Median List Price	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$512K	\$525K	\$490K	\$523K	\$517K	\$499K	\$579K
Median Sales Price	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$510K	\$525K	\$470K	\$518K	\$546K	\$489K	\$565K
Med Sales Price as a % of Med List Price	100%	98%	100%	100%	100%	100%	100%	100%	96%	99%	106%	98%	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



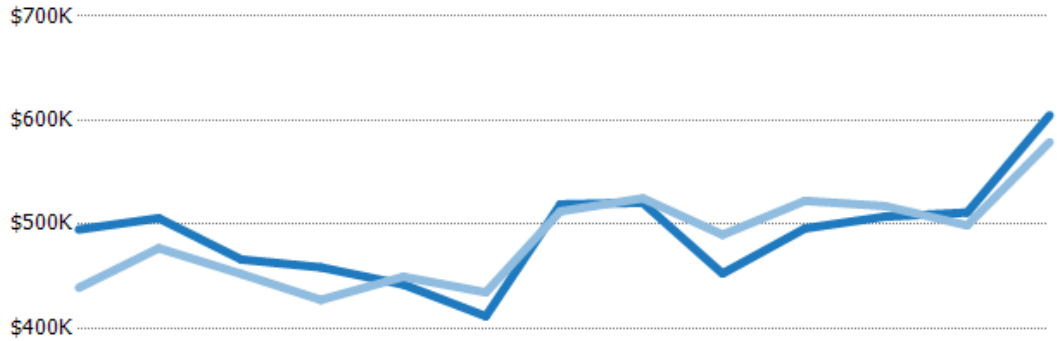
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Avg Est Value	\$484K	\$484K	\$457K	\$479K	\$450K	\$441K	\$524K	\$522K	\$471K	\$522K	\$523K	\$526K	\$591K
Avg Sales Price	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$525K	\$515K	\$471K	\$531K	\$532K	\$522K	\$585K
Avg Sales Price as a % of Avg Est Value	97%	97%	101%	97%	100%	101%	100%	99%	100%	102%	102%	99%	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



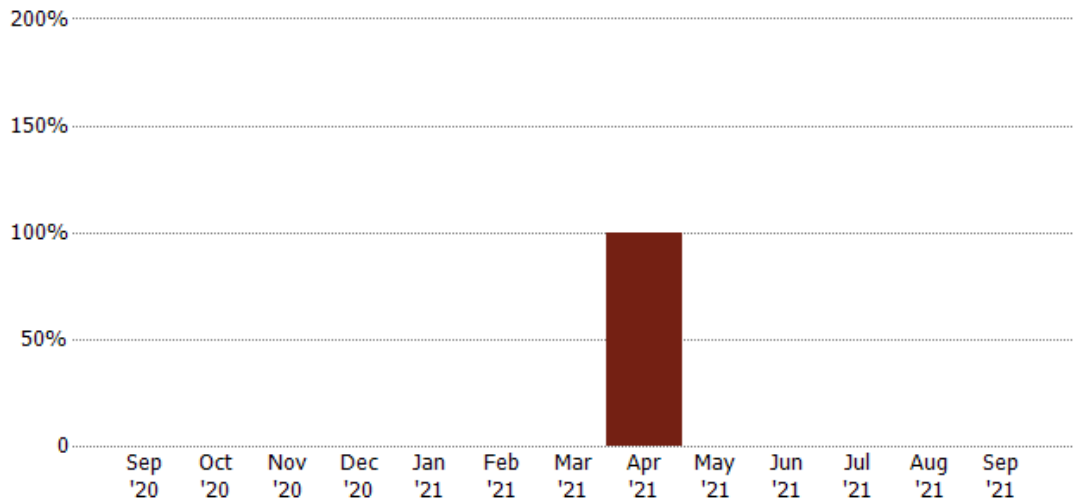
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Median Est Value	\$495K	\$506K	\$466K	\$459K	\$442K	\$412K	\$519K	\$521K	\$453K	\$496K	\$507K	\$511K	\$605K
Median Sales Price	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$512K	\$525K	\$490K	\$523K	\$517K	\$499K	\$579K
Med Sales Price as a % of Med Est Value	89%	94%	97%	93%	102%	106%	99%	101%	108%	105%	102%	98%	96%

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



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



Sales Activity by ZIP

Sep 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	26	\$14,370,398	31	\$18,006,890	\$580,867	\$565,000	\$256	\$259	37

