

2021

NEW RIVER
MARKET REPORT
October 2021



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Oct 2021	Oct 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	25	25	+/-	277	243	+14%
New Listing Volume	\$14,983,477	\$12,523,499	+19.6%	\$154,150,699	\$108,269,770	+42.4%
Active Listing Count	37	39	-5.1%	N/A	N/A	
Active Listing Volume	\$23,797,989	\$18,849,999	+26.2%	N/A	N/A	
Average Listing Price	\$643,189	\$483,333	+33.1%	\$600,792	\$460,832	+30.4%
Median Listing Price	\$635,000	\$425,000	+49.4%	\$576,475	\$437,200	+31.9%
Average Listing Price per Sq Ft	\$262	\$220	+19%	\$247	\$199	+24.2%
Median Listing Price per Sq Ft	\$253	\$209	+21.1%	\$240	\$196	+22.3%
Median Days in RPR	39	35	+11.4%	29.42	39.96	-26.4%
Months of Inventory	1.2	1.4	-17.4%	1.8	1.8	-0.5%
Absorption Rate	83.78%	69.23%	+14.6%	55.14%	54.86%	+0.3%
Sales Activity Charts Metrics						
New Pending Sales Count	36	26	+38.5%	293	301	-2.7%
New Pending Sales Volume	\$21,103,174	\$11,693,299	+80.5%	\$155,264,638	\$126,570,943	+22.7%
Pending Sales Count	34	22	+54.5%	N/A	N/A	
Pending Sales Volume	\$20,229,275	\$26,296,479	-23.1%	N/A	N/A	
Closed Sales Count	23	24	-4.2%	226	220	+2.7%
Closed Sales Volume	\$12,657,000	\$10,951,970	+15.6%	\$117,749,952	\$90,962,745	+29.4%
Average Sales Price	\$550,304	\$456,332	+20.6%	\$521,017	\$413,467	+26%
Median Sales Price	\$541,000	\$466,995	+15.8%	\$512,305	\$402,298	+27.3%
Average Sales Price per Sq Ft	\$249	\$199	+25.3%	\$235	\$180	+30.7%
Median Sales Price per Sq Ft	\$251	\$185	+36%	\$236	\$177	+33.3%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

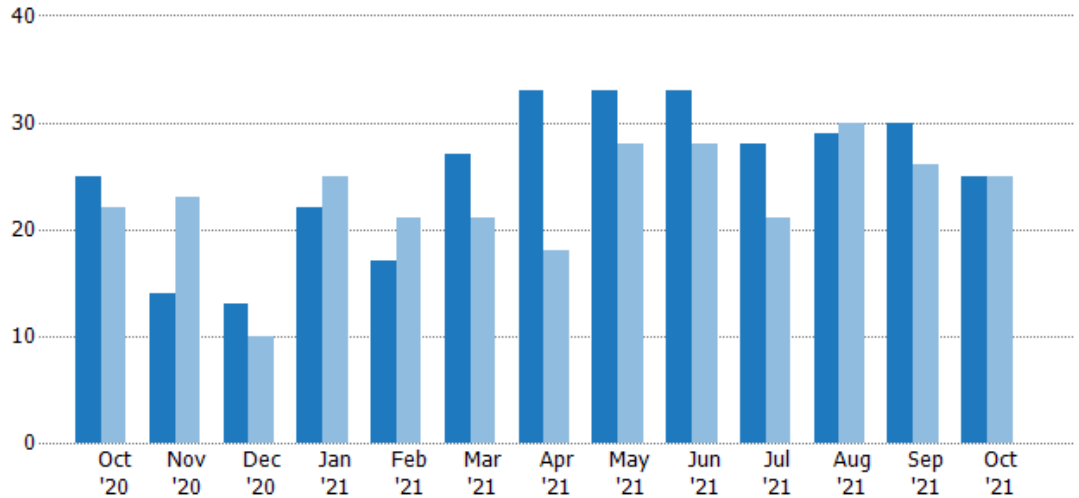
New Listings

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.
Oct '21	25	0%
Oct '20	25	13.6%
Oct '19	22	18.2%



Current Year	25	14	13	22	17	27	33	33	33	28	29	30	25
Prior Year	22	23	10	25	21	21	18	28	28	21	30	26	25
Percent Change from Prior Year	14%	-39%	30%	-12%	-19%	29%	83%	18%	18%	33%	-3%	15%	0%

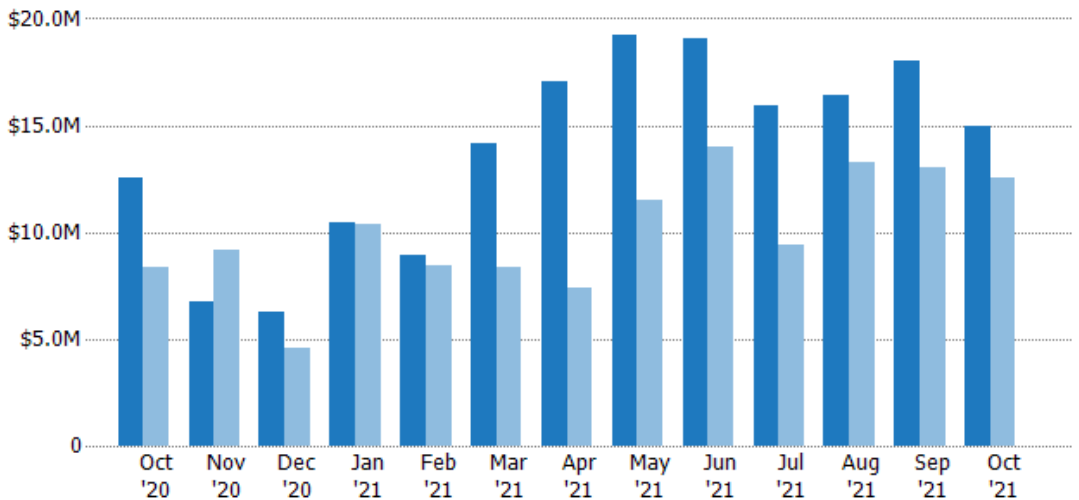
New Listing Volume

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.
Oct '21	\$15M	19.6%
Oct '20	\$12.5M	50.3%
Oct '19	\$8.33M	27.6%



Current Year	\$12.5M	\$6.75M	\$6.27M	\$10.4M	\$8.92M	\$14.1M	\$17M	\$19.2M	\$19.1M	\$15.9M	\$16.4M	\$18M	\$15M
Prior Year	\$8.33M	\$9.15M	\$4.56M	\$10.4M	\$8.42M	\$8.35M	\$7.36M	\$11.5M	\$14M	\$9.38M	\$13.3M	\$13.1M	\$12.5M
Percent Change from Prior Year	50%	-26%	37%	1%	6%	69%	131%	67%	37%	70%	23%	38%	20%

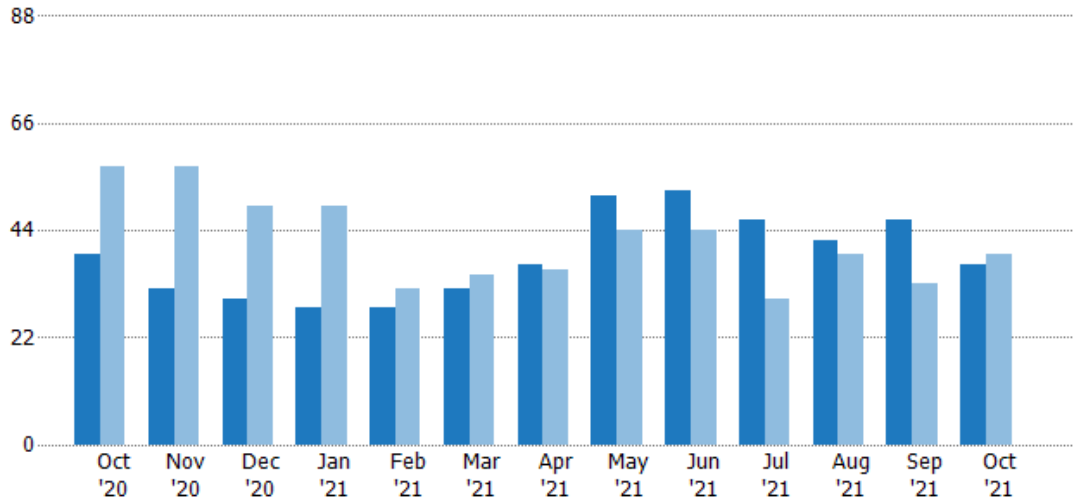
Active Listings

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.
Oct '21	37	-5.1%
Oct '20	39	-31.6%
Oct '19	57	45.6%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	39	32	30	28	28	32	37	51	52	46	42	46	37
Prior Year	57	57	49	49	32	35	36	44	44	30	39	33	39
Percent Change from Prior Year	-32%	-44%	-39%	-43%	-13%	-9%	3%	16%	18%	53%	8%	39%	-5%

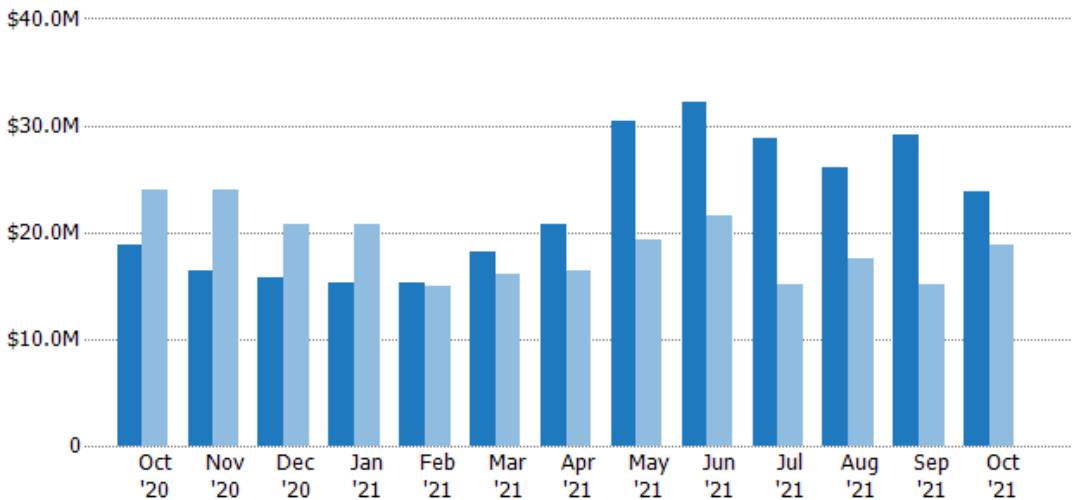
Active Listing Volume

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.
Oct '21	\$23.8M	26.2%
Oct '20	\$18.8M	-21.4%
Oct '19	\$24M	43%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$18.8M	\$16.4M	\$15.8M	\$15.2M	\$15.3M	\$18.2M	\$20.8M	\$30.4M	\$32.1M	\$28.8M	\$26M	\$29.1M	\$23.8M
Prior Year	\$24M	\$23.9M	\$20.7M	\$20.8M	\$14.9M	\$16.1M	\$16.3M	\$19.3M	\$21.6M	\$15.1M	\$17.5M	\$15.1M	\$18.8M
Percent Change from Prior Year	-21%	-31%	-24%	-27%	3%	13%	27%	57%	49%	91%	49%	93%	26%

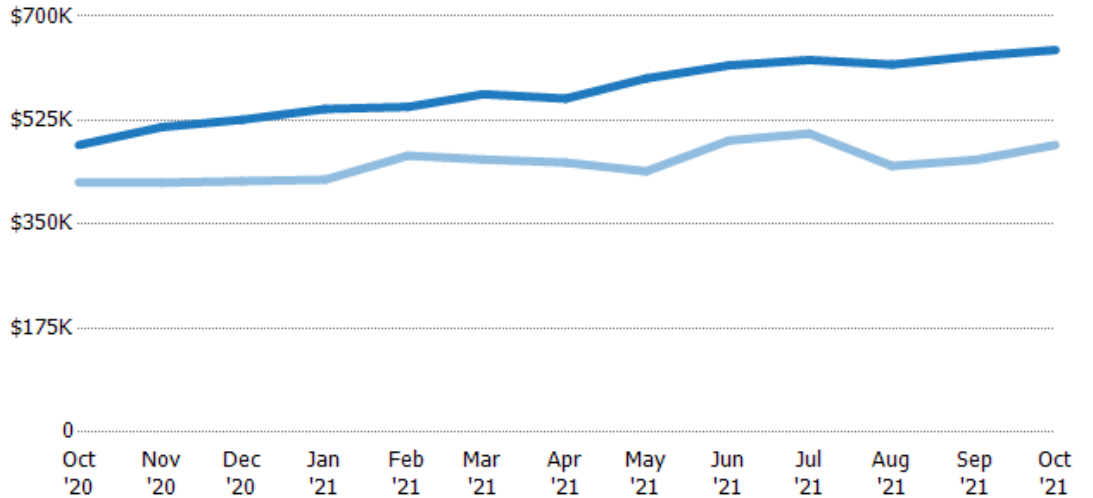
Average Listing Price

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.
Oct '21	\$643K	33.1%
Oct '20	\$483K	14.9%
Oct '19	\$421K	-1.8%



Current Year	\$483K	\$514K	\$526K	\$544K	\$547K	\$569K	\$561K	\$595K	\$617K	\$626K	\$619K	\$633K	\$643K
Prior Year	\$421K	\$420K	\$423K	\$425K	\$465K	\$459K	\$454K	\$439K	\$491K	\$503K	\$448K	\$458K	\$483K
Percent Change from Prior Year	15%	22%	24%	28%	18%	24%	24%	36%	26%	25%	38%	38%	33%

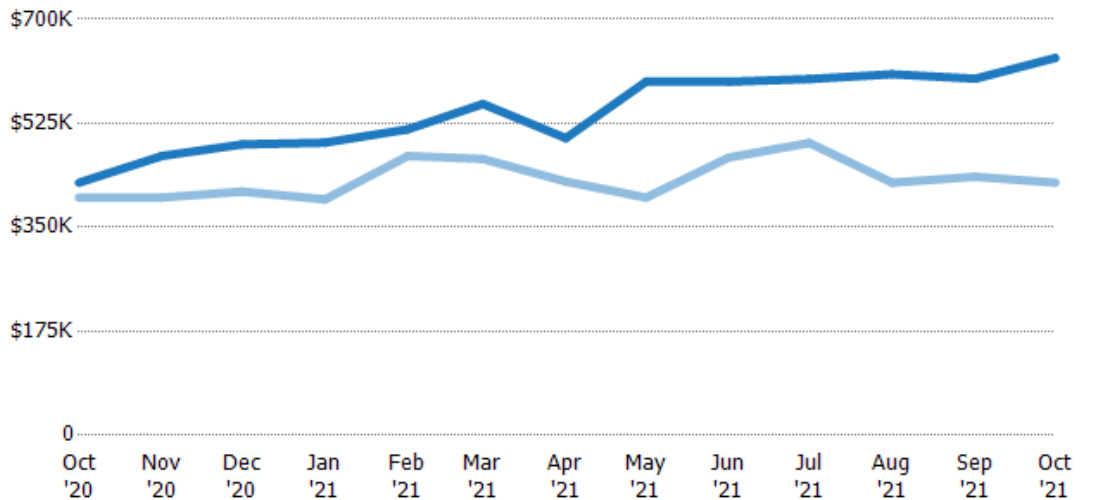
Median Listing Price

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.
Oct '21	\$635K	49.4%
Oct '20	\$425K	6.3%
Oct '19	\$400K	0%



Current Year	\$425K	\$470K	\$489K	\$492K	\$515K	\$557K	\$500K	\$595K	\$595K	\$599K	\$607K	\$600K	\$635K
Prior Year	\$400K	\$400K	\$410K	\$397K	\$470K	\$465K	\$427K	\$400K	\$468K	\$492K	\$425K	\$435K	\$425K
Percent Change from Prior Year	6%	18%	19%	24%	10%	20%	17%	49%	27%	22%	43%	38%	49%

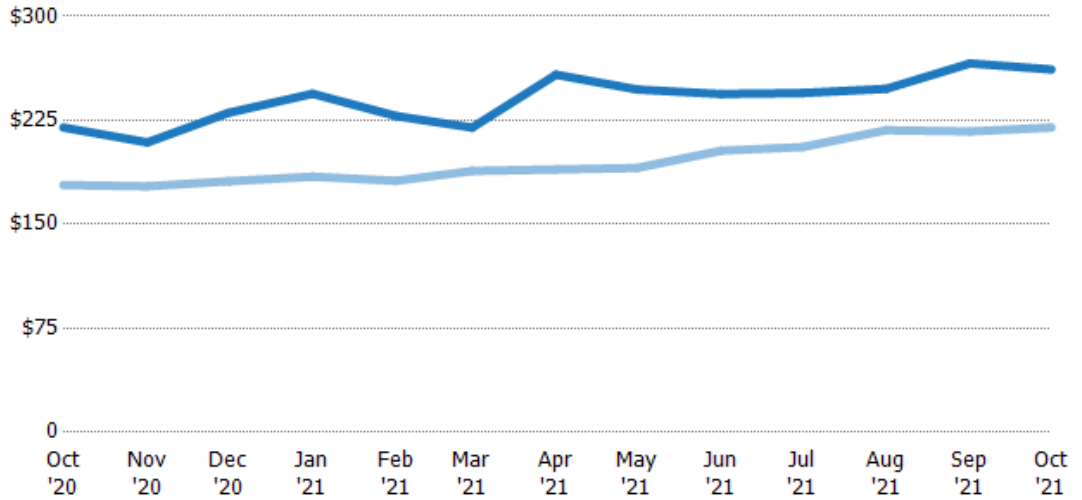
Average Listing Price per Sq Ft

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.
Oct '21	\$262	19%
Oct '20	\$220	23.3%
Oct '19	\$178	-7%



Current Year	\$220	\$209	\$230	\$244	\$228	\$220	\$258	\$247	\$244	\$245	\$248	\$266	\$262
Prior Year	\$178	\$177	\$181	\$184	\$181	\$188	\$190	\$191	\$203	\$206	\$218	\$217	\$220
Percent Change from Prior Year	23%	18%	27%	32%	26%	17%	36%	30%	20%	19%	14%	23%	19%

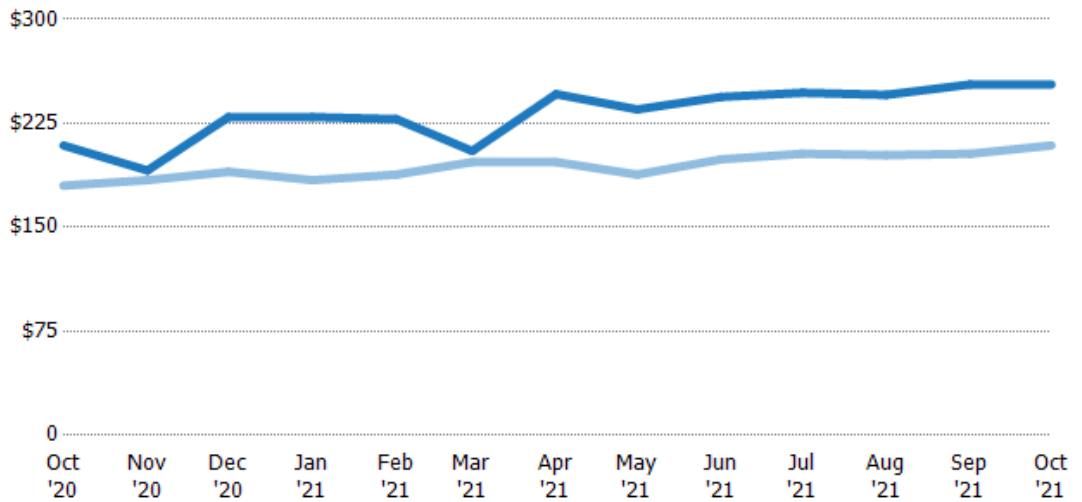
Median Listing Price per Sq Ft

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.
Oct '21	\$253	21.1%
Oct '20	\$209	16.1%
Oct '19	\$180	-9.4%



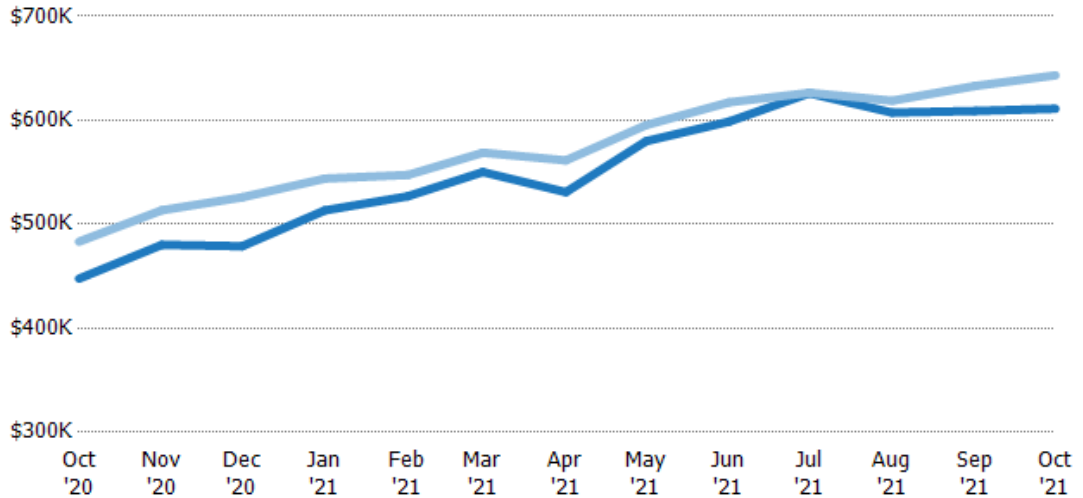
Current Year	\$209	\$191	\$230	\$230	\$228	\$205	\$246	\$235	\$244	\$247	\$246	\$253	\$253
Prior Year	\$180	\$184	\$190	\$184	\$188	\$197	\$197	\$188	\$199	\$203	\$202	\$203	\$209
Percent Change from Prior Year	16%	4%	21%	25%	21%	4%	25%	25%	23%	22%	22%	25%	21%

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

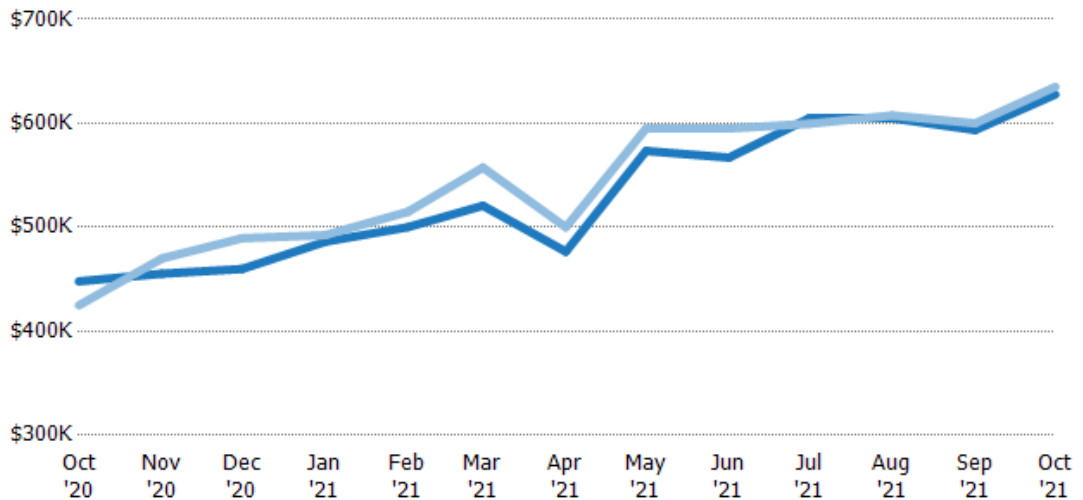


Median Listing Price vs Median Est Value

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



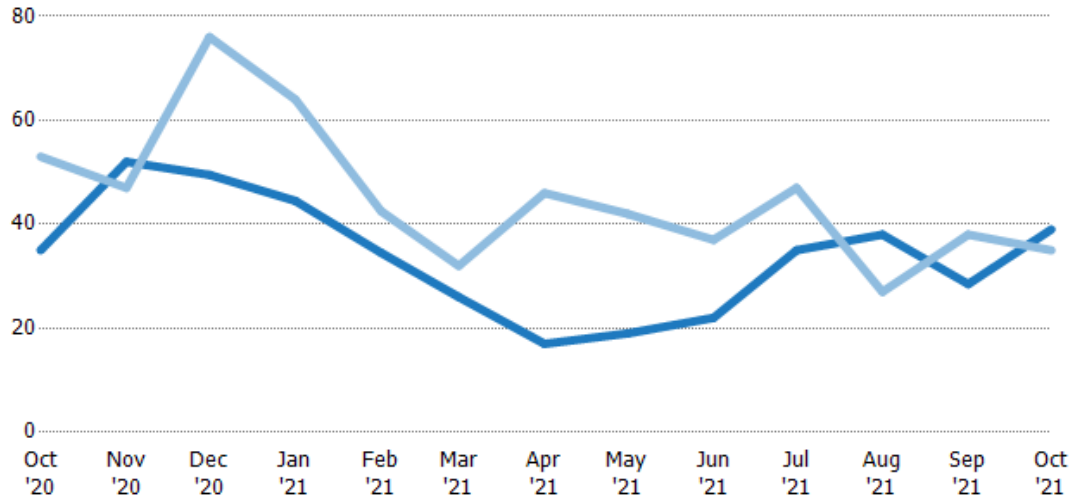
Median Days in RPR

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.
Oct '21	39	11.4%
Oct '20	35	-34%
Oct '19	53	18.9%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	35	52	49.5	44.5	34.5	26	17	19	22	35	38	28.5	39
Prior Year	53	47	76	64	42.5	32	46	42	37	47	27	38	35
Percent Change from Prior Year	-34%	11%	-35%	-30%	-19%	-19%	-63%	-55%	-41%	-26%	41%	-25%	11%

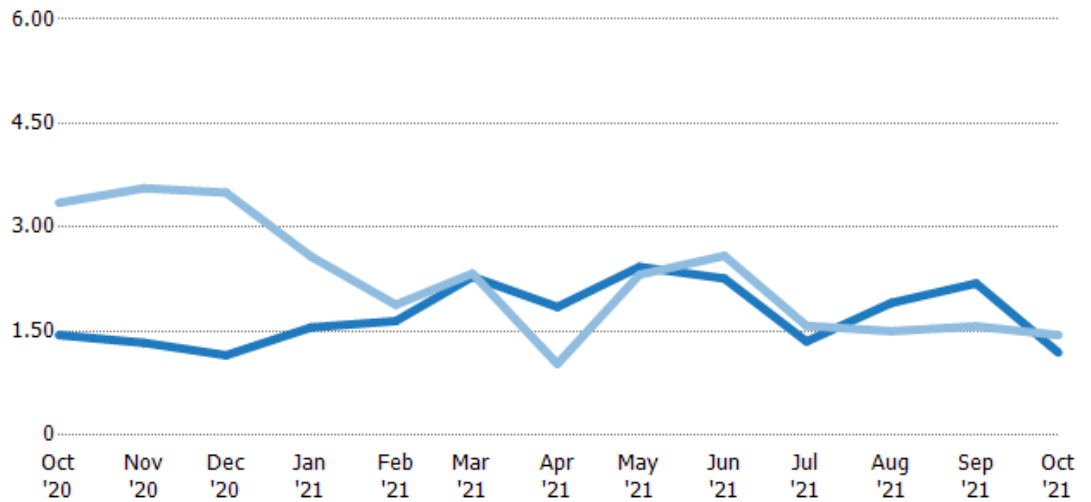
Months of Inventory

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.
Oct '21	1.19	-17.4%
Oct '20	1.44	-56.9%
Oct '19	3.35	54.7%



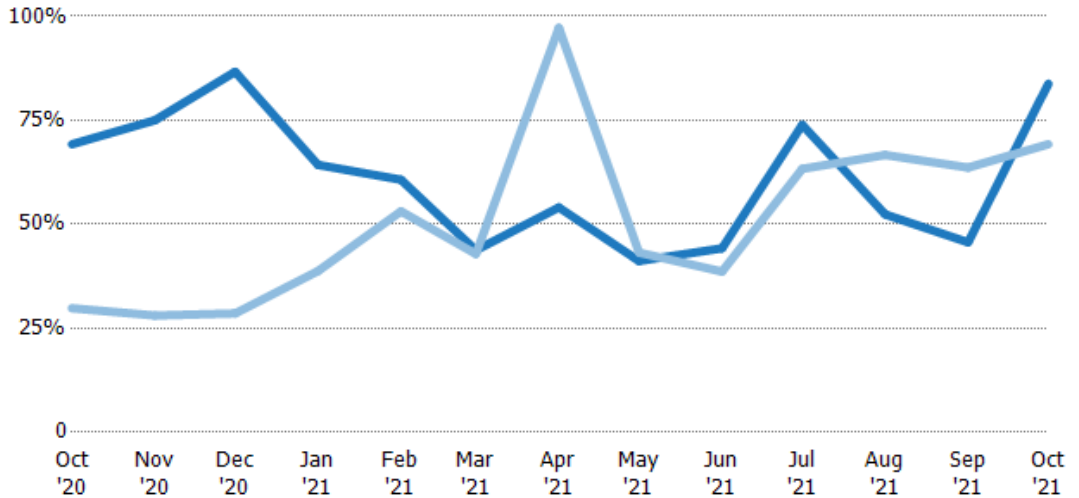
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	1.44	1.33	1.15	1.56	1.65	2.29	1.85	2.43	2.26	1.35	1.91	2.19	1.19
Prior Year	3.35	3.56	3.5	2.58	1.88	2.33	1.03	2.32	2.59	1.58	1.5	1.57	1.44
Percent Change from Prior Year	-57%	-63%	-67%	-40%	-13%	-2%	80%	5%	-13%	-14%	27%	39%	-17%

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



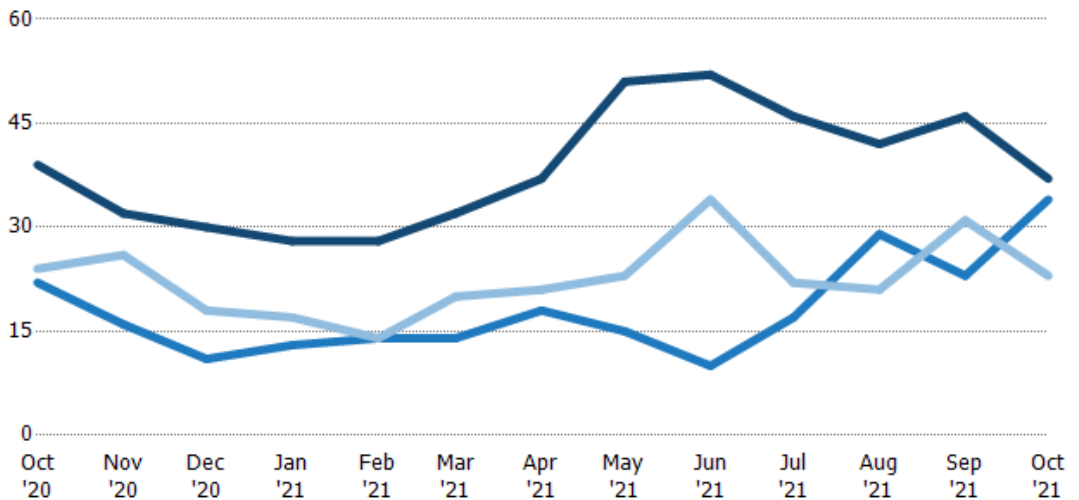
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	69%	75%	87%	64%	61%	44%	54%	41%	44%	74%	52%	46%	84%
Prior Year	30%	28%	29%	39%	53%	43%	97%	43%	39%	63%	67%	64%	69%
Change from Prior Year	-39%	-47%	-58%	-26%	-8%	-1%	43%	2%	-6%	-11%	14%	18%	-15%

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



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Active	39	32	30	28	28	32	37	51	52	46	42	46	37
Pending	22	16	11	13	14	14	18	15	10	17	29	23	34
Sold	24	26	18	17	14	20	21	23	34	22	21	31	23

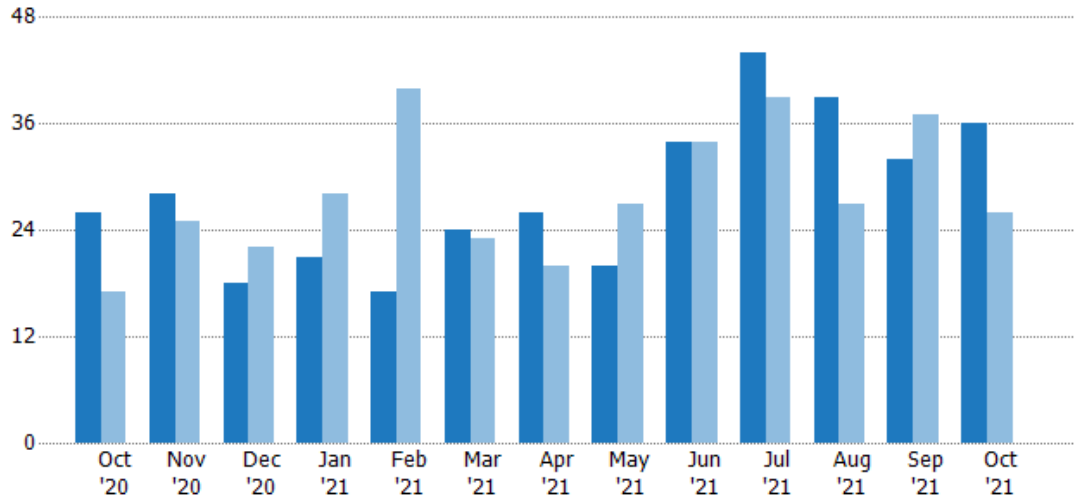
New Pending Sales

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.
Oct '21	36	38.5%
Oct '20	26	52.9%
Oct '19	17	0%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	26	28	18	21	17	24	26	20	34	44	39	32	36
Prior Year	17	25	22	28	40	23	20	27	34	39	27	37	26
Percent Change from Prior Year	53%	12%	-18%	-25%	-58%	4%	30%	-26%	0%	13%	44%	-14%	38%

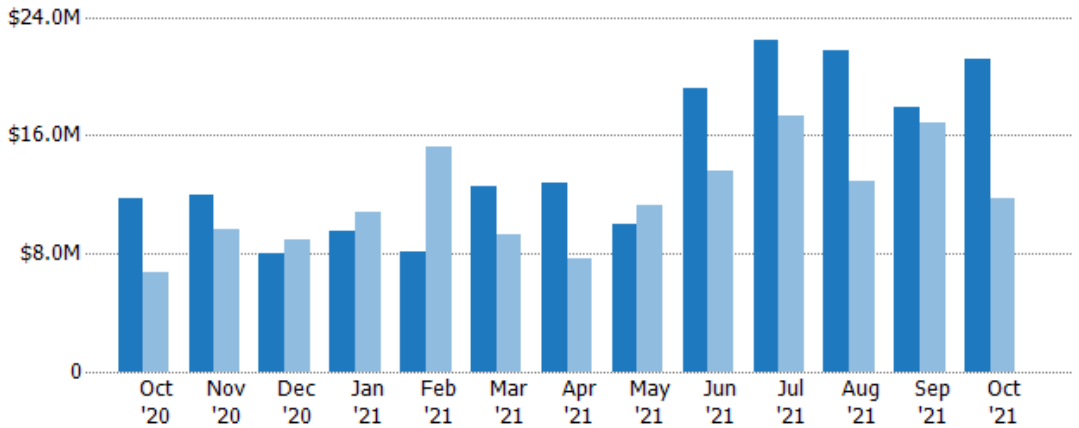
New Pending Sales Volume

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.
Oct '21	\$21.1M	80.5%
Oct '20	\$11.7M	73.7%
Oct '19	\$6.73M	-4.7%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$11.7M	\$12M	\$8.03M	\$9.55M	\$8.12M	\$12.6M	\$12.8M	\$9.95M	\$19.1M	\$22.5M	\$21.7M	\$17.9M	\$21.1M
Prior Year	\$6.73M	\$9.69M	\$8.98M	\$10.8M	\$15.2M	\$9.32M	\$7.63M	\$11.2M	\$13.6M	\$17.3M	\$12.8M	\$16.9M	\$11.7M
Percent Change from Prior Year	74%	24%	-11%	-11%	-47%	35%	67%	-12%	40%	30%	69%	6%	80%

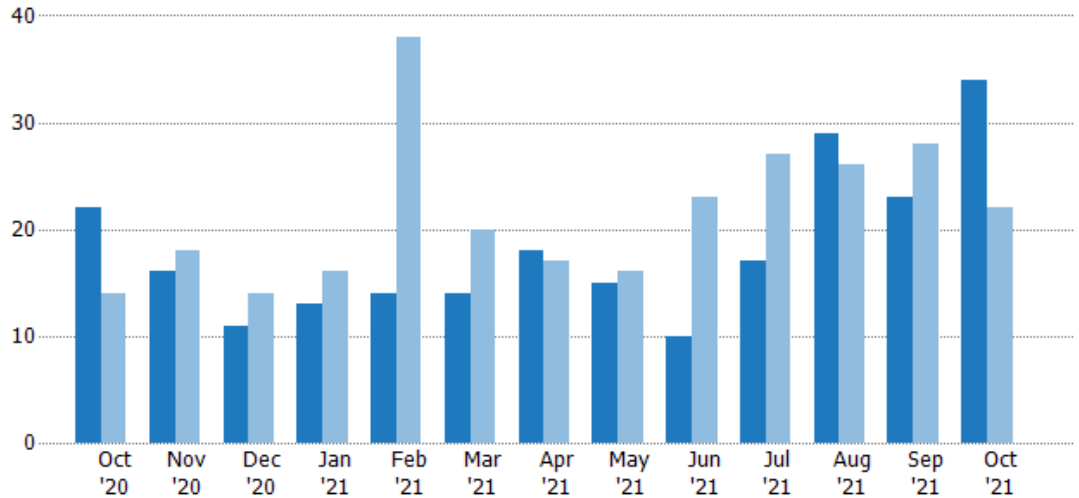
Pending Sales

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.
Oct '21	34	54.5%
Oct '20	22	57.1%
Oct '19	14	0%



Current Year	22	16	11	13	14	14	18	15	10	17	29	23	34
Prior Year	14	18	14	16	38	20	17	16	23	27	26	28	22
Percent Change from Prior Year	57%	-11%	-21%	-19%	-63%	-30%	6%	-6%	-57%	-37%	12%	-18%	55%

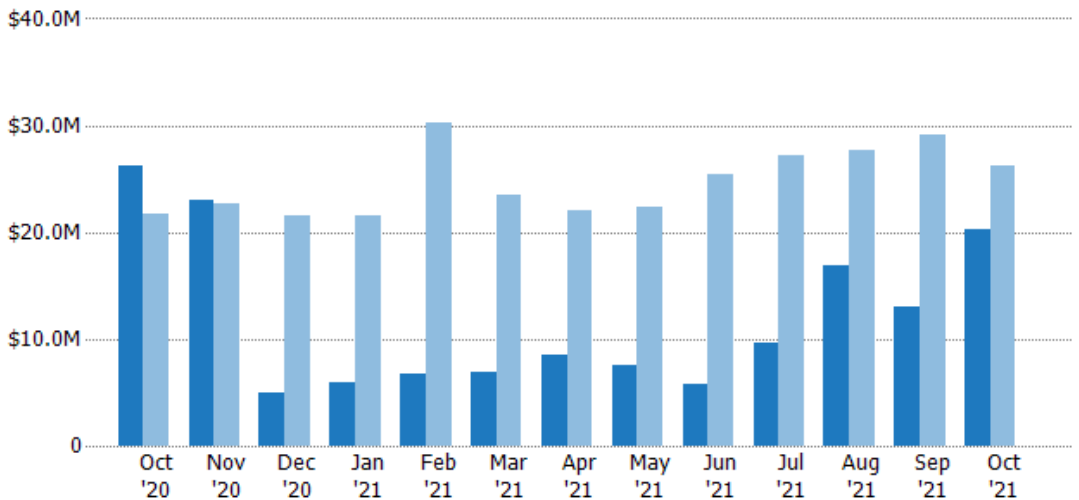
Pending Sales Volume

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.
Oct '21	\$20.2M	-23.1%
Oct '20	\$26.3M	21.5%
Oct '19	\$21.6M	-3.5%



Current Year	\$26.3M	\$23M	\$4.94M	\$5.93M	\$6.76M	\$6.97M	\$8.45M	\$7.48M	\$5.75M	\$9.56M	\$16.9M	\$13M	\$20.2M
Prior Year	\$21.6M	\$22.7M	\$21.5M	\$21.6M	\$30.3M	\$23.4M	\$22.1M	\$22.3M	\$25.4M	\$27.2M	\$27.6M	\$29.1M	\$26.3M
Percent Change from Prior Year	22%	1%	-77%	-73%	-78%	-70%	-62%	-67%	-77%	-65%	-39%	-55%	-23%

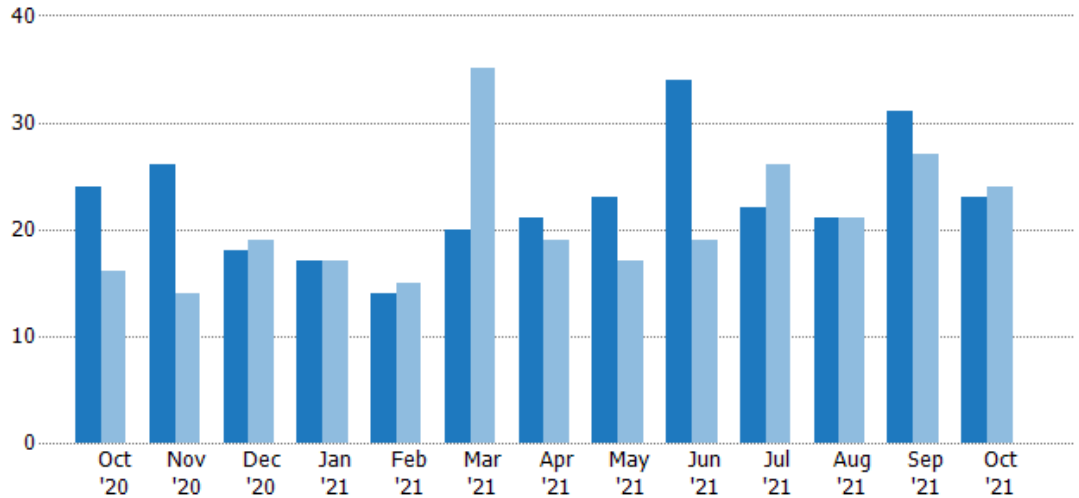
Closed Sales

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.
Oct '21	23	-4.2%
Oct '20	24	50%
Oct '19	16	12.5%



Current Year	24	26	18	17	14	20	21	23	34	22	21	31	23
Prior Year	16	14	19	17	15	35	19	17	19	26	21	27	24
Percent Change from Prior Year	50%	86%	-5%	0%	-7%	-43%	11%	35%	79%	-15%	0%	15%	-4%

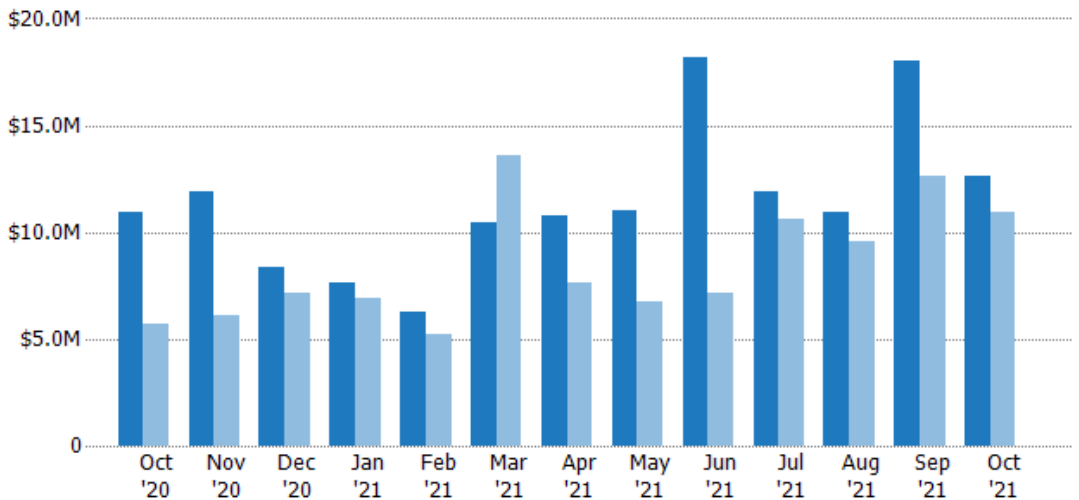
Closed Sales Volume

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.
Oct '21	\$12.7M	15.6%
Oct '20	\$11M	92%
Oct '19	\$5.7M	17.4%



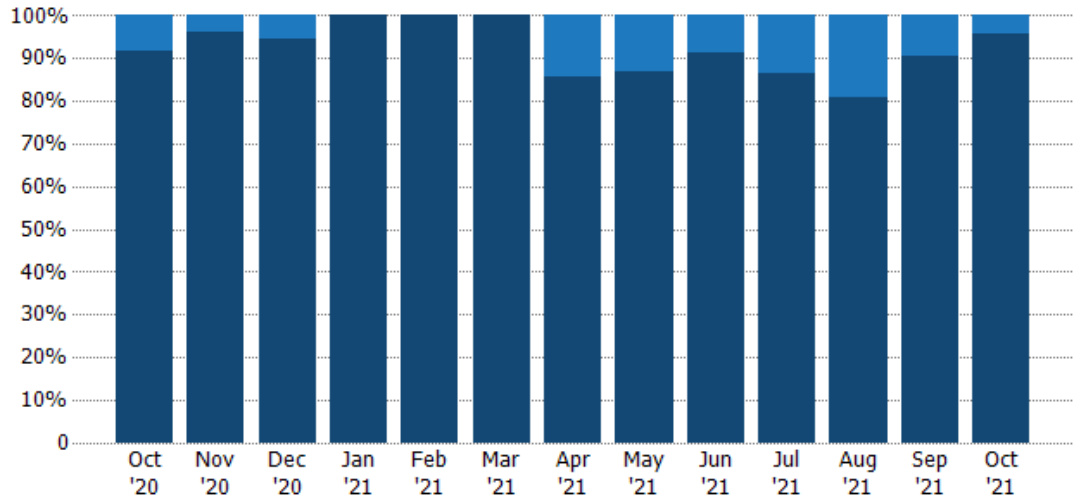
Current Year	\$11M	\$11.9M	\$8.34M	\$7.62M	\$6.23M	\$10.5M	\$10.8M	\$11M	\$18.2M	\$11.9M	\$10.9M	\$18M	\$12.7M
Prior Year	\$5.7M	\$6.08M	\$7.18M	\$6.91M	\$5.23M	\$13.6M	\$7.63M	\$6.71M	\$7.14M	\$10.6M	\$9.55M	\$12.6M	\$11M
Percent Change from Prior Year	92%	95%	16%	10%	19%	-23%	42%	64%	154%	12%	14%	42%	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



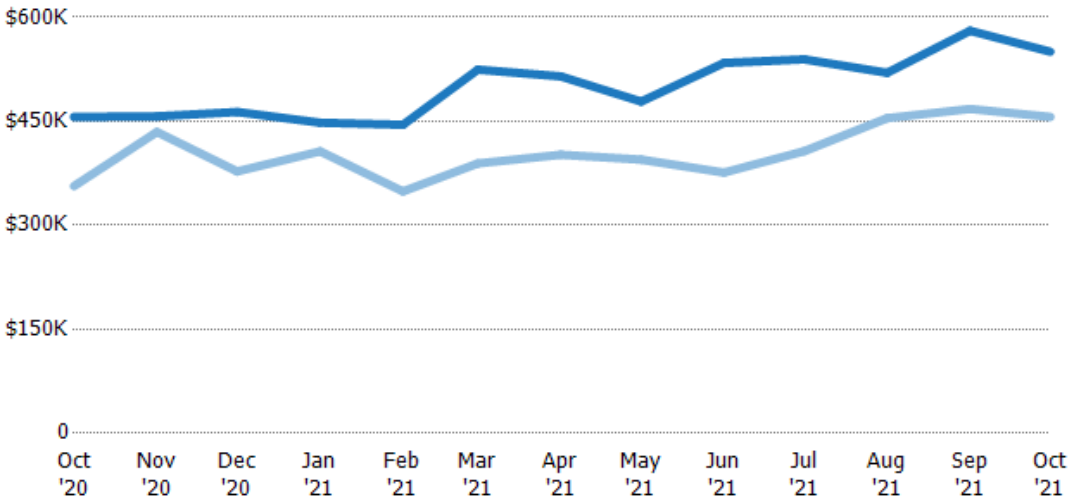
Mobile/Manufactured	8%	4%	6%	-	-	-	14%	13%	9%	14%	19%	10%	4%
Single Family Residence	92%	96%	94%	100%	100%	100%	86%	87%	91%	86%	81%	90%	96%

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	\$456K	\$457K	\$463K	\$448K	\$445K	\$525K	\$515K	\$478K	\$534K	\$539K	\$520K	\$581K	\$550K
Prior Year	\$357K	\$435K	\$378K	\$407K	\$349K	\$389K	\$402K	\$395K	\$376K	\$407K	\$455K	\$468K	\$456K
Percent Change from Prior Year	28%	5%	23%	10%	28%	35%	28%	21%	42%	33%	14%	24%	21%

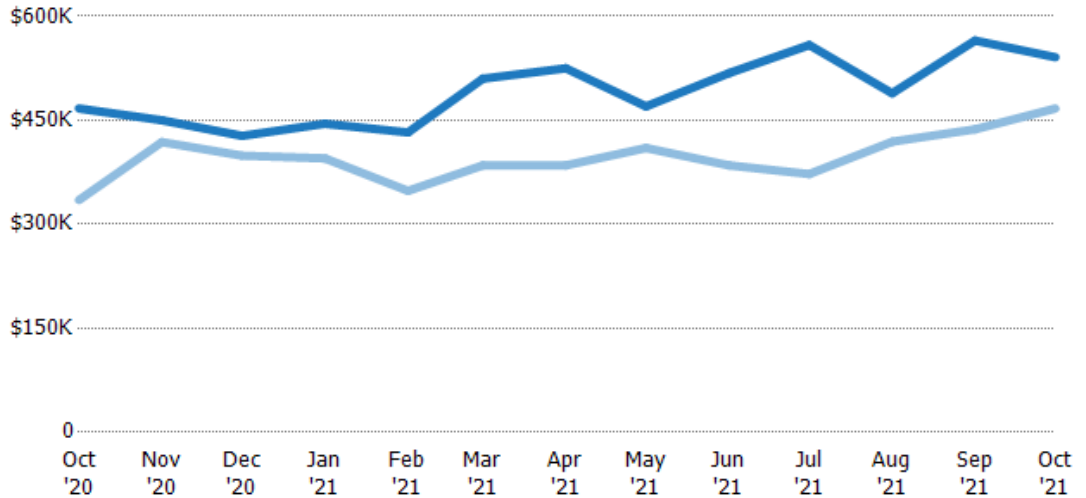
Median Sales Price

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.
Oct '21	\$541K	15.8%
Oct '20	\$467K	39.4%
Oct '19	\$335K	1.6%



Current Year	\$467K	\$450K	\$428K	\$445K	\$433K	\$510K	\$525K	\$470K	\$518K	\$559K	\$489K	\$565K	\$541K
Prior Year	\$335K	\$419K	\$399K	\$395K	\$348K	\$385K	\$385K	\$410K	\$385K	\$373K	\$419K	\$437K	\$467K
Percent Change from Prior Year	39%	8%	7%	13%	24%	32%	36%	15%	35%	50%	17%	29%	16%

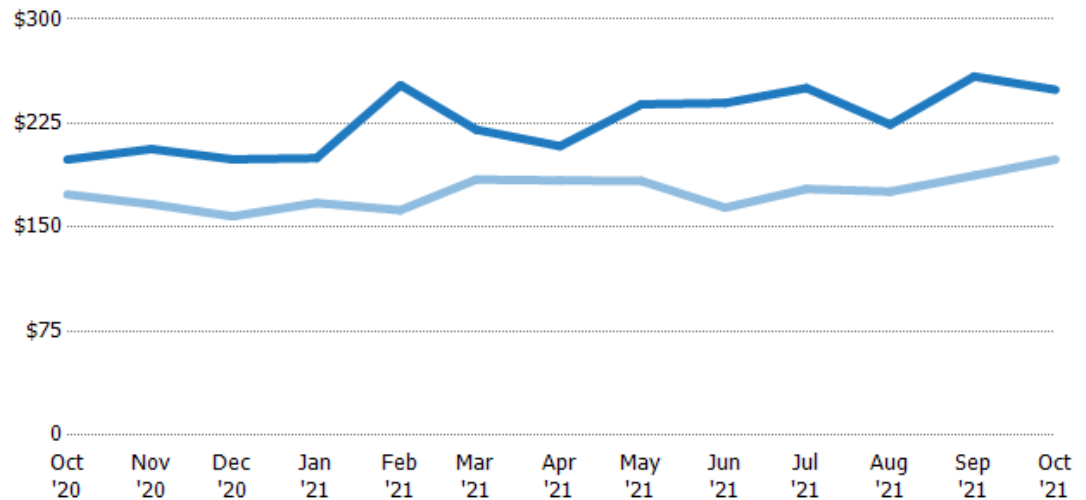
Average Sales Price per Sq Ft

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.
Oct '21	\$249	25.3%
Oct '20	\$199	14.5%
Oct '19	\$174	-5.6%



Current Year	\$199	\$206	\$199	\$200	\$253	\$220	\$208	\$239	\$240	\$250	\$224	\$259	\$249
Prior Year	\$174	\$167	\$158	\$168	\$162	\$184	\$184	\$183	\$164	\$178	\$176	\$187	\$199
Percent Change from Prior Year	14%	24%	26%	19%	56%	20%	13%	30%	46%	41%	28%	38%	25%

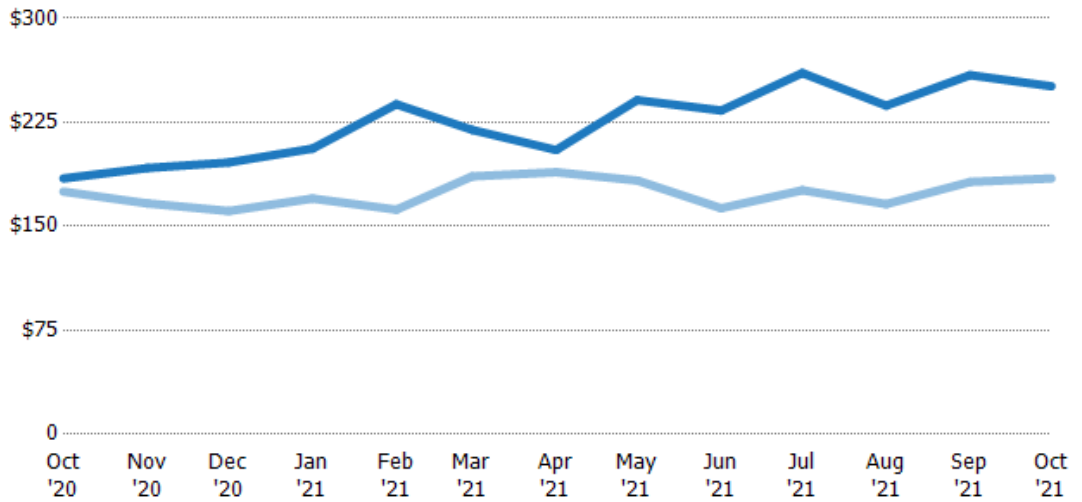
Median Sales Price per Sq Ft

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.
Oct '21	\$251	36%
Oct '20	\$185	5.4%
Oct '19	\$175	0.6%



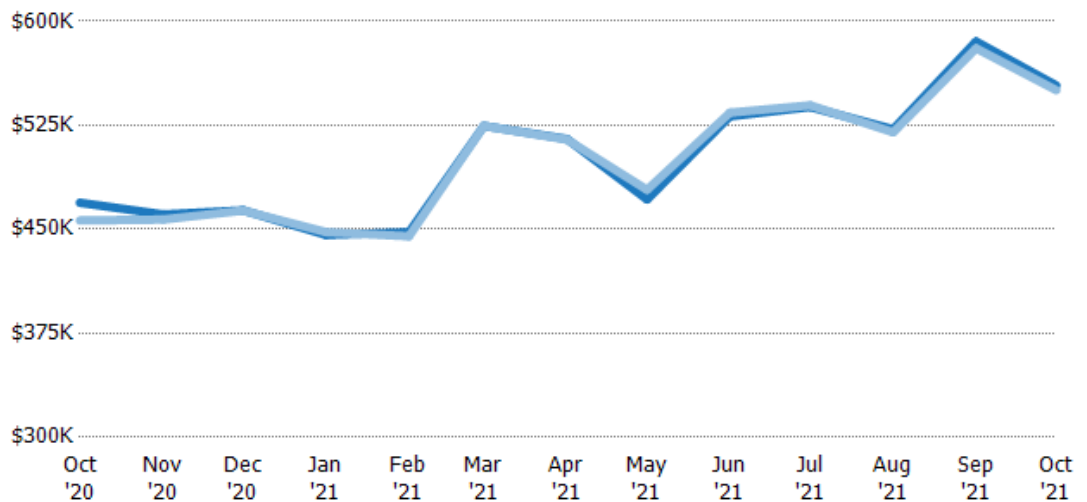
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$185	\$192	\$196	\$206	\$238	\$220	\$205	\$241	\$234	\$261	\$237	\$259	\$251
Prior Year	\$175	\$167	\$161	\$170	\$162	\$186	\$189	\$183	\$163	\$176	\$166	\$182	\$185
Percent Change from Prior Year	5%	15%	22%	21%	47%	18%	8%	32%	43%	48%	43%	42%	36%

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



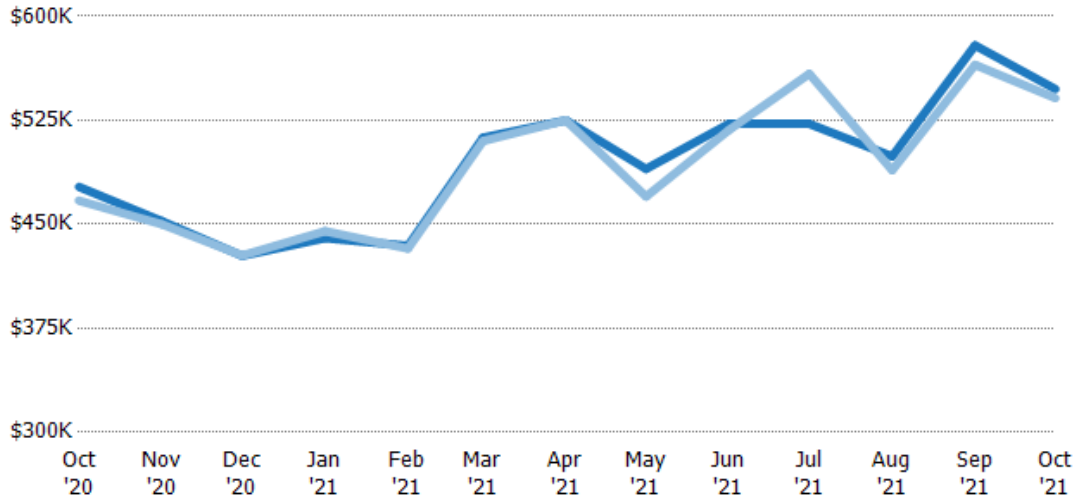
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Avg List Price	\$469K	\$461K	\$464K	\$446K	\$448K	\$525K	\$515K	\$471K	\$531K	\$538K	\$522K	\$585K	\$554K
Avg Sales Price	\$456K	\$457K	\$463K	\$448K	\$445K	\$525K	\$515K	\$478K	\$534K	\$539K	\$520K	\$581K	\$550K
Avg Sales Price as a % of Avg List Price	97%	99%	100%	100%	99%	100%	100%	101%	100%	100%	100%	99%	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

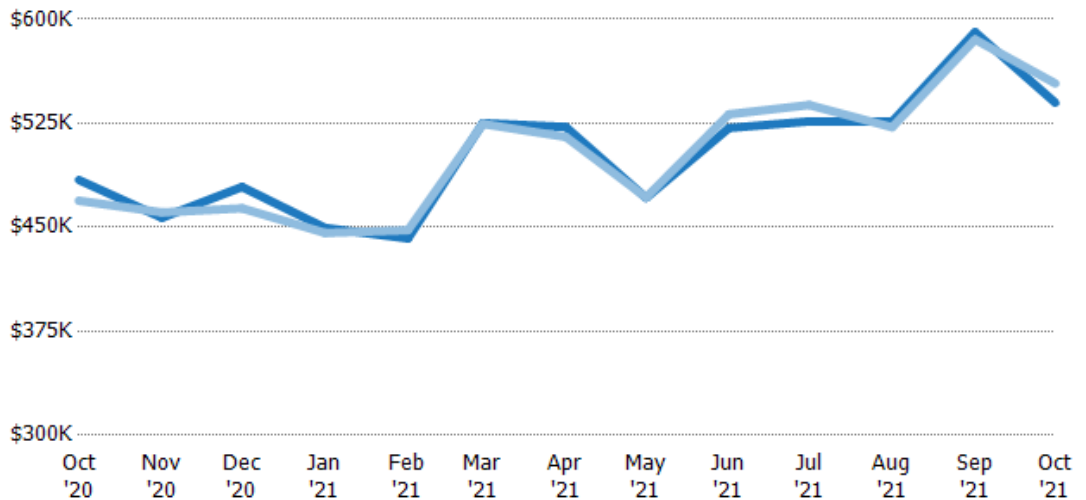


Average Sales Price vs Average Est Value

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

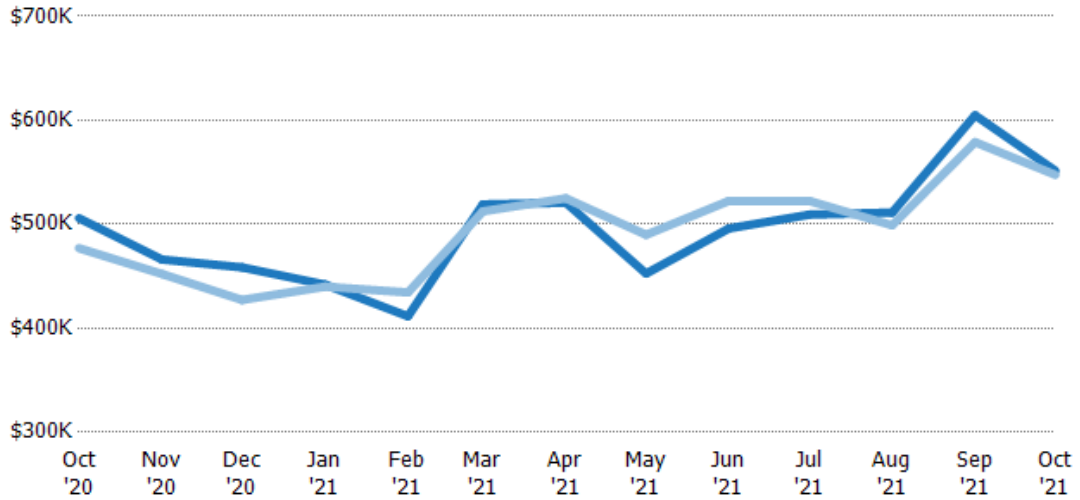


Median Sales Price vs Median Est Value

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



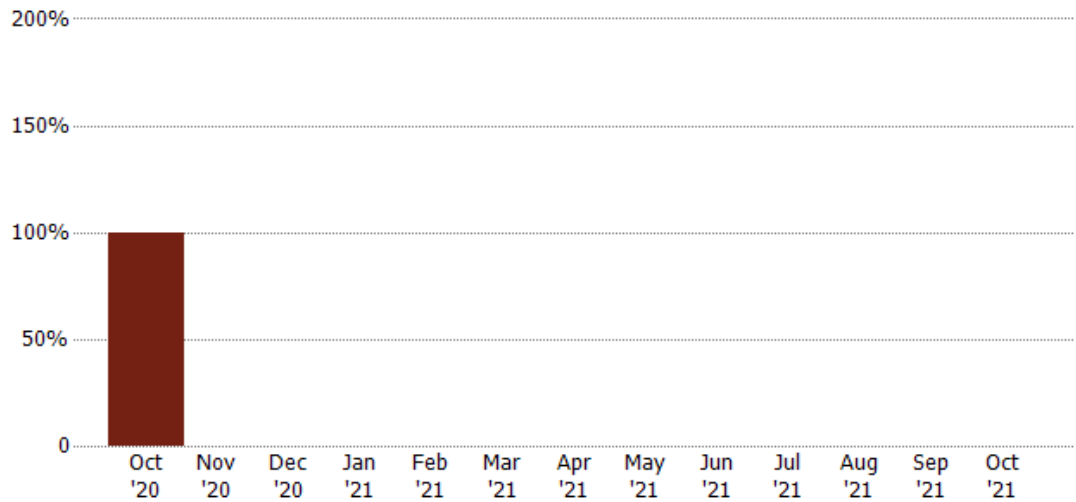
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Median Est Value	\$506K	\$466K	\$459K	\$442K	\$412K	\$519K	\$521K	\$453K	\$496K	\$509K	\$511K	\$605K	\$552K
Median Sales Price	\$477K	\$452K	\$427K	\$440K	\$435K	\$512K	\$525K	\$490K	\$523K	\$522K	\$499K	\$579K	\$548K
Med Sales Price as a % of Med Est Value	94%	97%	93%	100%	106%	99%	101%	108%	105%	103%	98%	96%	99%

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



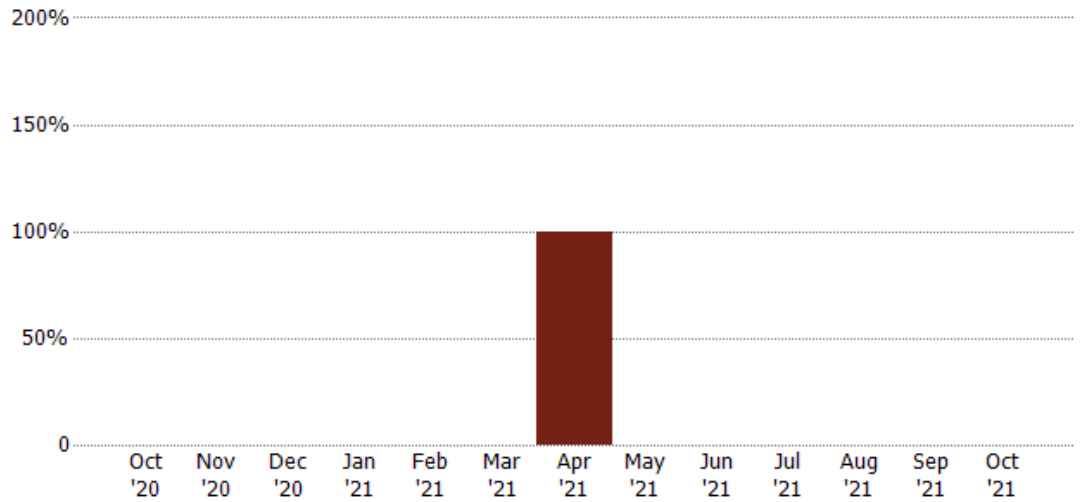
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-

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



Sales Activity by ZIP

Oct 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	34	\$20,229,275	23	\$12,657,000	\$550,304	\$541,000	\$247	\$248	16

