



2022

NEW RIVER



MARKET REPORT APRIL

Scottsdale Area Association of REALTORS®
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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	Apr 2022	Apr 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	29	34	-14.7%	92	101	-8.9%
New Listing Volume	\$20,283,177	\$18,308,039	+10.8%	\$60,910,377	\$52,125,664	+16.9%
Active Listing Count	28	38	-26.3%	N/A	N/A	
Active Listing Volume	\$20,086,200	\$21,238,139	-5.4%	N/A	N/A	
Average Listing Price	\$717,364	\$558,898	+28.4%	\$707,654	\$539,222	+31.2%
Median Listing Price	\$679,950	\$509,995	+33.3%	\$675,597	\$503,361	+34.2%
Average Listing Price per Sq Ft	\$318	\$253	+25.9%	\$305	\$237	+28.9%
Median Listing Price per Sq Ft	\$313	\$246	+27.2%	\$301	\$229	+31.4%
Median Days in RPR	22.5	15.5	+45.2%	28.57	28.65	-0.3%
Months of Inventory	1.5	1.9	-22.4%	1.4	1.5	-7.8%
Absorption Rate	67.86%	52.63%	+15.2%	70.87%	65.35%	+5.5%
Sales Activity Charts Metrics						
New Pending Sales Count	25	26	-3.8%	96	88	+9.1%
New Pending Sales Volume	\$17,092,577	\$12,766,199	+33.9%	\$60,702,276	\$42,995,673	+41.2%
Pending Sales Count	18	17	+5.9%	N/A	N/A	
Pending Sales Volume	\$11,870,377	\$7,925,600	+49.8%	N/A	N/A	
Closed Sales Count	22	21	+4.8%	86	73	+17.8%
Closed Sales Volume	\$14,690,100	\$10,808,900	+35.9%	\$53,993,299	\$35,620,633	+51.6%
Average Sales Price	\$667,732	\$514,710	+29.7%	\$627,829	\$487,954	+28.7%
Median Sales Price	\$645,000	\$525,000	+22.9%	\$601,395	\$484,658	+24.1%
Average Sales Price per Sq Ft	\$304	\$208	+45.6%	\$270	\$218	+23.8%
Median Sales Price per Sq Ft	\$297	\$205	+44.9%	\$267	\$216	+23.4%
Distressed Charts Metrics						
Distressed Listing Count	—	—	—	N/A	N/A	

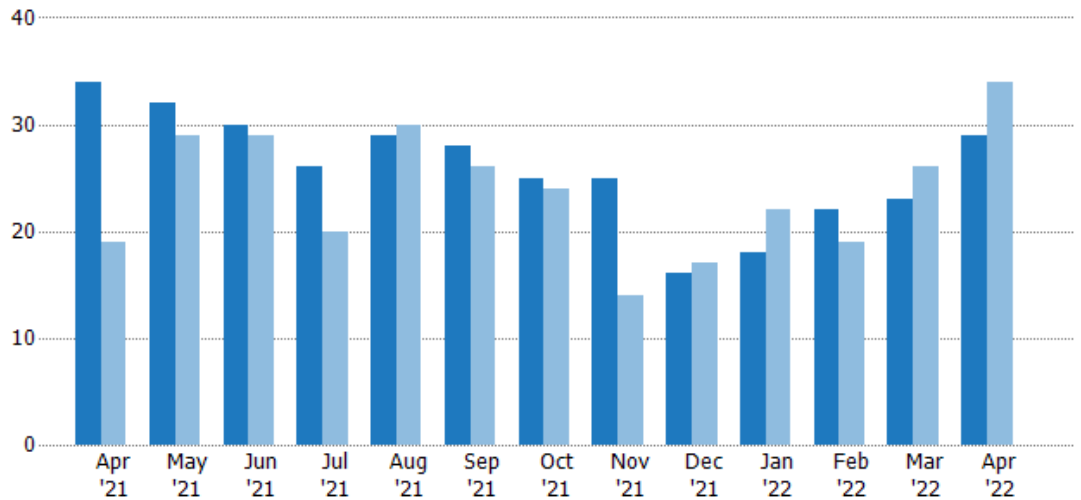
New Listings

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.
Apr '22	29	-14.7%
Apr '21	34	78.9%
Apr '20	19	94.7%



Current Year	34	32	30	26	29	28	25	25	16	18	22	23	29
Prior Year	19	29	29	20	30	26	24	14	17	22	19	26	34
Percent Change from Prior Year	79%	10%	3%	30%	-3%	8%	4%	79%	-6%	-18%	16%	-12%	-15%

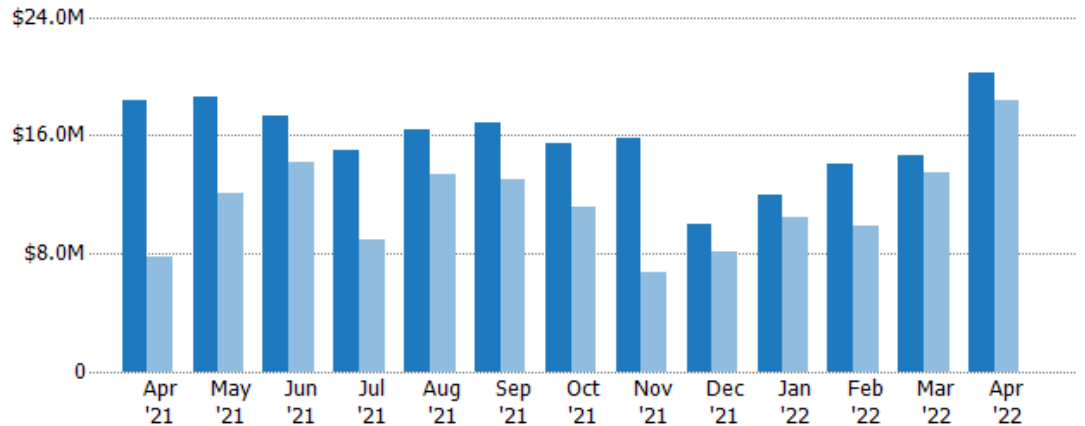
New Listing Volume

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.
Apr '22	\$20.3M	10.8%
Apr '21	\$18.3M	137%
Apr '20	\$7.72M	82.1%



Current Year	\$18.3M	\$18.6M	\$17.3M	\$14.9M	\$16.3M	\$16.9M	\$15.4M	\$15.8M	\$10M	\$11.9M	\$14.1M	\$14.6M	\$20.3M
Prior Year	\$7.72M	\$12M	\$14.2M	\$8.88M	\$13.3M	\$13.1M	\$11.2M	\$6.75M	\$8.08M	\$10.4M	\$9.91M	\$13.5M	\$18.3M
Percent Change from Prior Year	137%	54%	22%	68%	23%	29%	38%	134%	24%	14%	42%	9%	11%

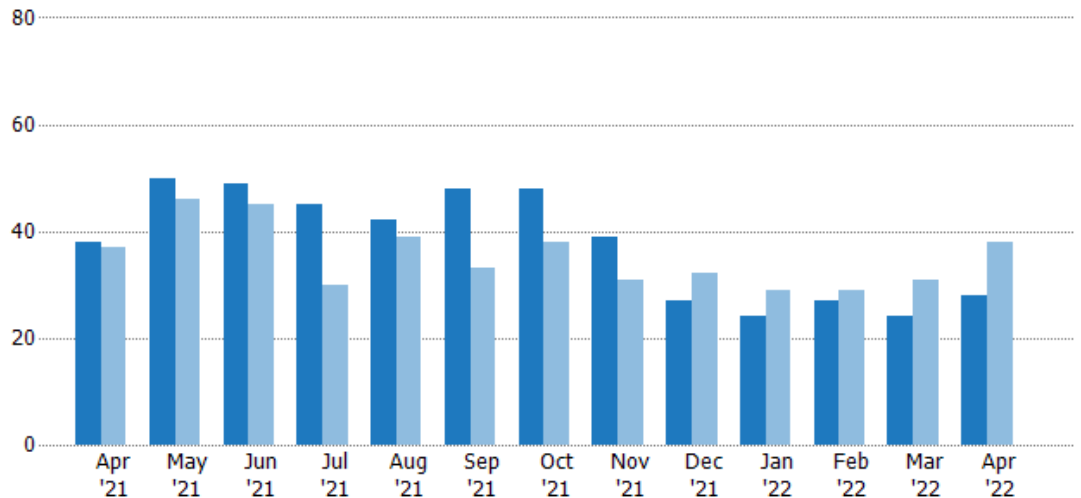
Active Listings

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.
Apr '22	28	-26.3%
Apr '21	38	2.7%
Apr '20	37	89.2%



Current Year	38	50	49	45	42	48	48	39	27	24	27	24	28
Prior Year	37	46	45	30	39	33	38	31	32	29	29	31	38
Percent Change from Prior Year	3%	9%	9%	50%	8%	45%	26%	26%	-16%	-17%	-7%	-23%	-26%

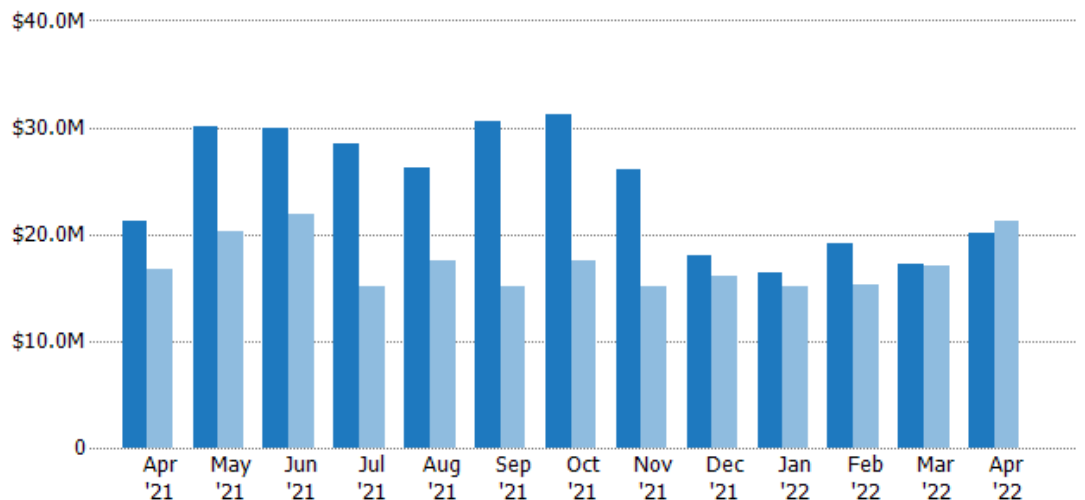
Active Listing Volume

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.
Apr '22	\$20.1M	-5.4%
Apr '21	\$21.2M	27.2%
Apr '20	\$16.7M	72.9%



Current Year	\$21.2M	\$30.1M	\$30M	\$28.5M	\$26.2M	\$30.5M	\$31.2M	\$26.1M	\$18M	\$16.4M	\$19.2M	\$17.2M	\$20.1M
Prior Year	\$16.7M	\$20.2M	\$21.9M	\$15.1M	\$17.5M	\$15.1M	\$17.5M	\$15.1M	\$16.1M	\$15M	\$15.2M	\$17M	\$21.2M
Percent Change from Prior Year	27%	49%	37%	89%	50%	102%	78%	73%	12%	9%	26%	1%	-5%

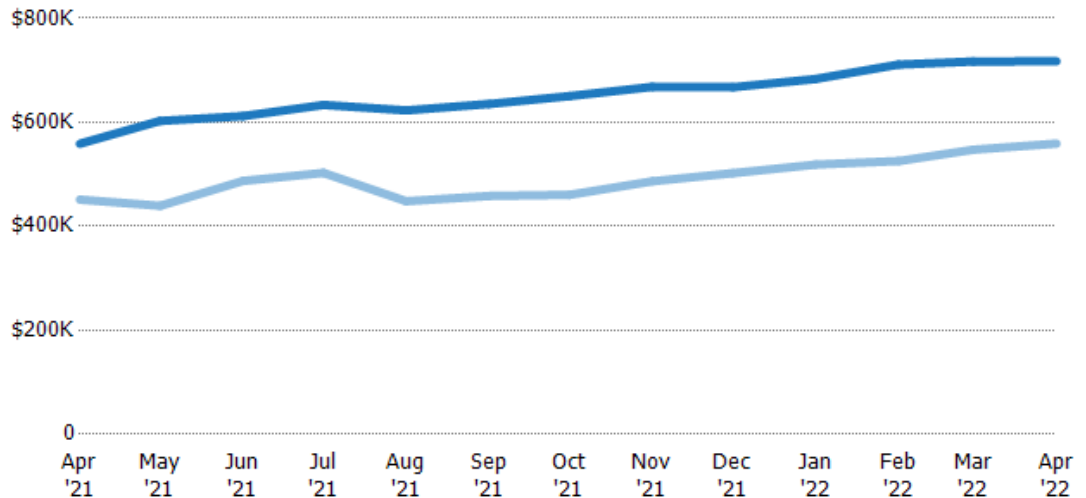
Average Listing Price

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.
Apr '22	\$717K	28.4%
Apr '21	\$559K	23.9%
Apr '20	\$451K	-8.6%



Current Year	\$559K	\$603K	\$612K	\$633K	\$623K	\$635K	\$650K	\$668K	\$667K	\$683K	\$711K	\$717K	\$717K
Prior Year	\$451K	\$439K	\$487K	\$503K	\$448K	\$458K	\$461K	\$487K	\$502K	\$519K	\$525K	\$547K	\$559K
Percent Change from Prior Year	24%	37%	26%	26%	39%	39%	41%	37%	33%	32%	35%	31%	28%

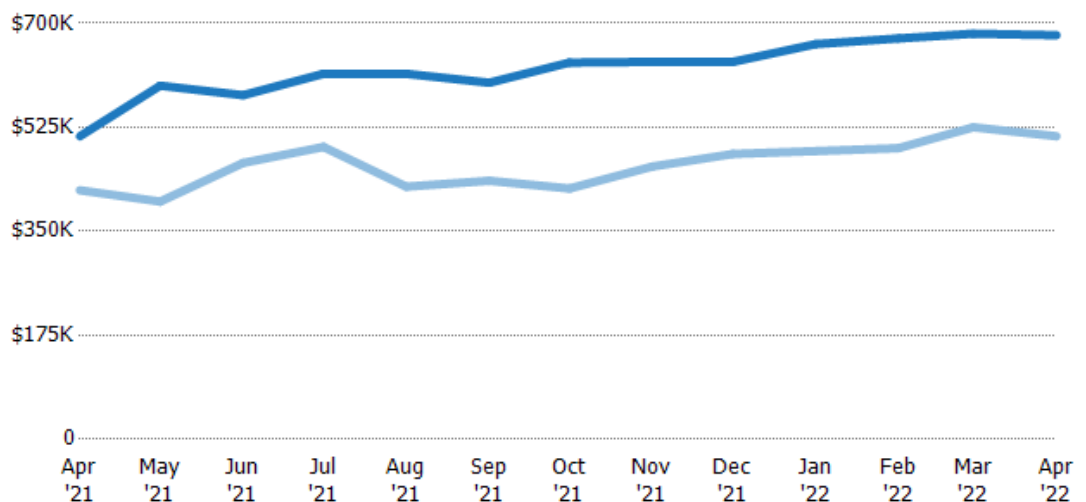
Median Listing Price

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.
Apr '22	\$680K	33.3%
Apr '21	\$510K	21.7%
Apr '20	\$419K	-4.6%



Current Year	\$510K	\$595K	\$579K	\$615K	\$615K	\$600K	\$634K	\$635K	\$635K	\$665K	\$675K	\$682K	\$680K
Prior Year	\$419K	\$400K	\$465K	\$492K	\$425K	\$435K	\$422K	\$459K	\$480K	\$485K	\$490K	\$525K	\$510K
Percent Change from Prior Year	22%	49%	25%	25%	45%	38%	50%	38%	32%	37%	38%	30%	33%

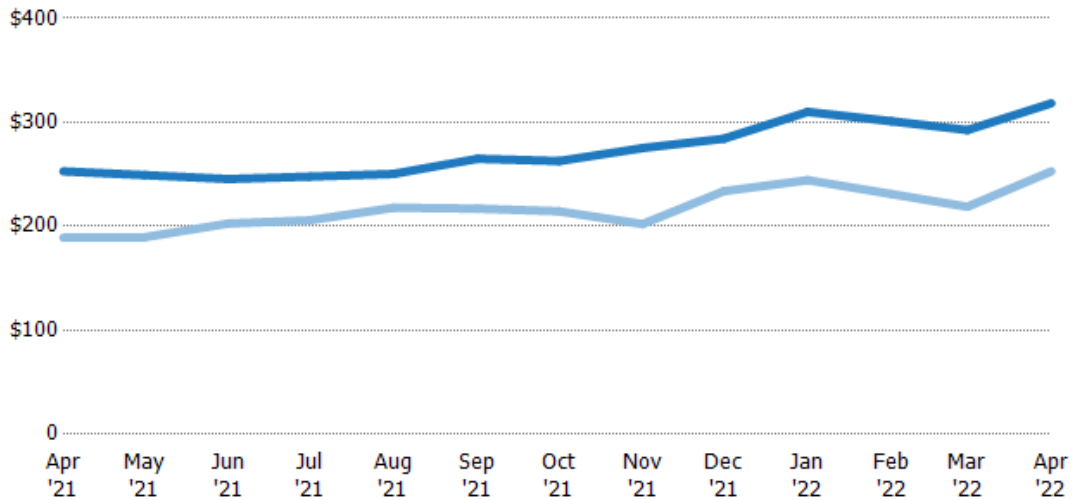
Average Listing Price per Sq Ft

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.
Apr '22	\$318	25.9%
Apr '21	\$253	33.8%
Apr '20	\$189	-3.5%



Current Year	\$253	\$249	\$245	\$248	\$250	\$265	\$263	\$275	\$284	\$310	\$301	\$293	\$318
Prior Year	\$189	\$189	\$203	\$206	\$218	\$217	\$214	\$202	\$234	\$244	\$231	\$219	\$253
Percent Change from Prior Year	34%	32%	21%	20%	15%	22%	23%	36%	22%	27%	30%	34%	26%

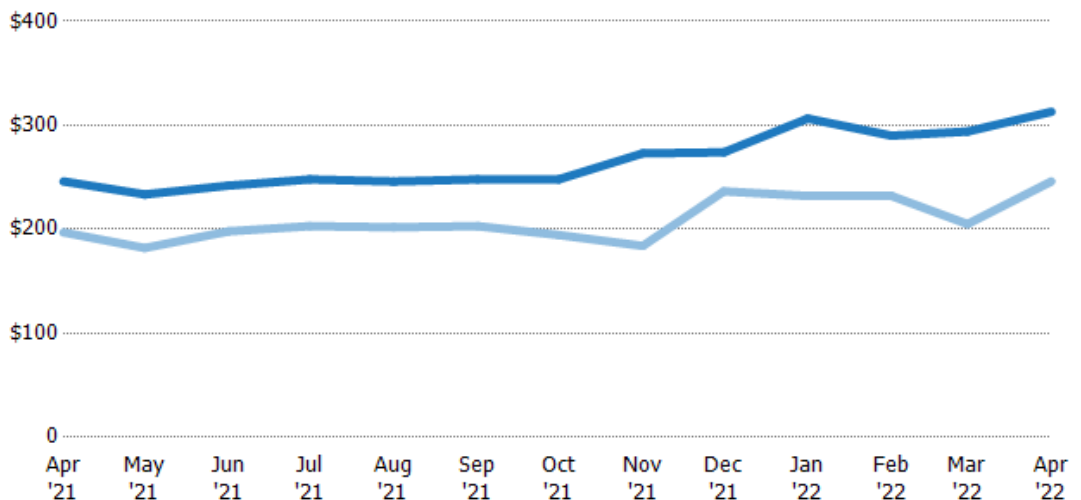
Median Listing Price per Sq Ft

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.
Apr '22	\$313	27.2%
Apr '21	\$246	24.9%
Apr '20	\$197	-17.8%



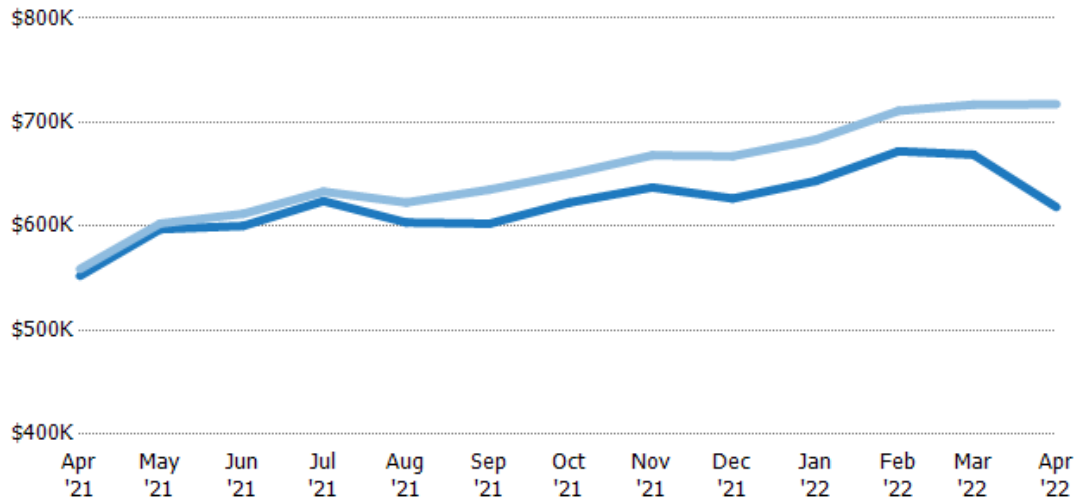
Current Year	\$246	\$234	\$242	\$248	\$246	\$248	\$248	\$273	\$274	\$307	\$290	\$294	\$313
Prior Year	\$197	\$182	\$198	\$203	\$202	\$203	\$195	\$184	\$237	\$232	\$232	\$205	\$246
Percent Change from Prior Year	25%	28%	22%	22%	22%	22%	28%	48%	16%	32%	25%	43%	27%

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

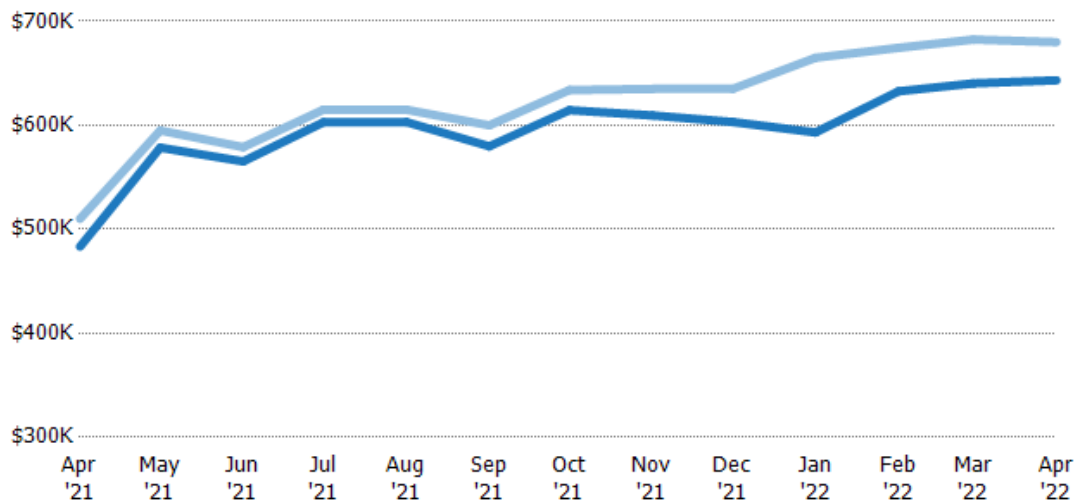


Median Listing Price vs Median Est Value

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



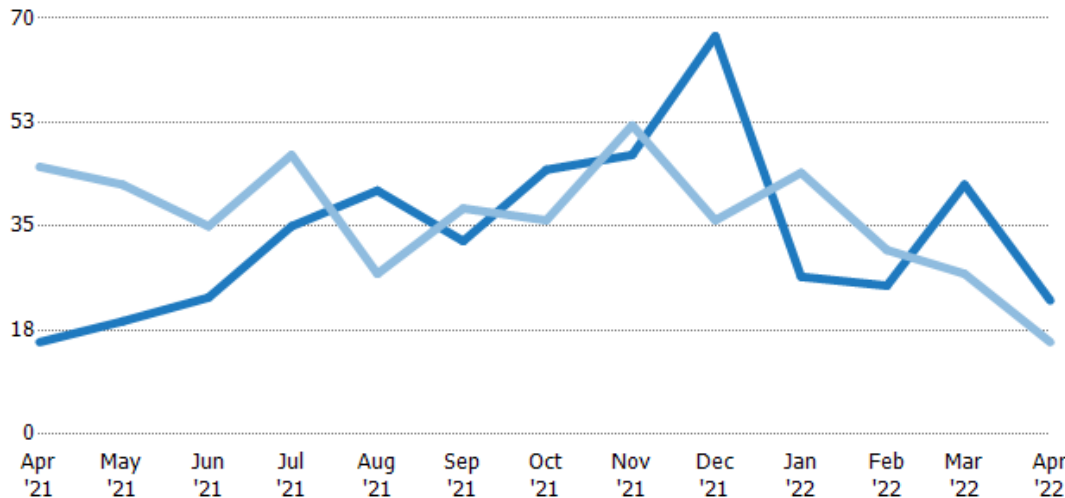
Median Days in RPR

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.
Apr '22	22.5	45.2%
Apr '21	15.5	-65.6%
Apr '20	45	-10%



Current Year	15.5	19	23	35	41	32.5	44.5	47	67	26.5	25	42	22.5
Prior Year	45	42	35	47	27	38	36	52	36	44	31	27	15.5
Percent Change from Prior Year	-66%	-55%	-34%	-26%	52%	-14%	24%	-10%	86%	-40%	-19%	56%	45%

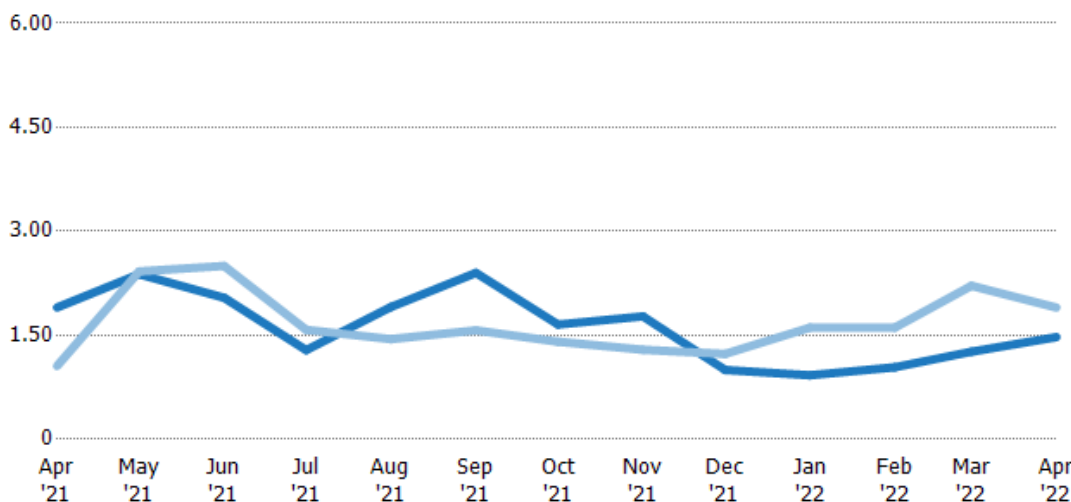
Months of Inventory

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.
Apr '22	1.47	-22.4%
Apr '21	1.9	79.7%
Apr '20	1.06	409.4%



Current Year	1.9	2.38	2.04	1.29	1.91	2.4	1.66	1.77	1	0	1.04	1.26	1.47
Prior Year	1.06	2.42	2.5	1.58	1.44	1.57	1.41	1.29	1.23	1.61	1.61	2.21	1.9
Percent Change from Prior Year	80%	-2%	-18%	-19%	32%	53%	18%	37%	-19%	-43%	-36%	-43%	-22%

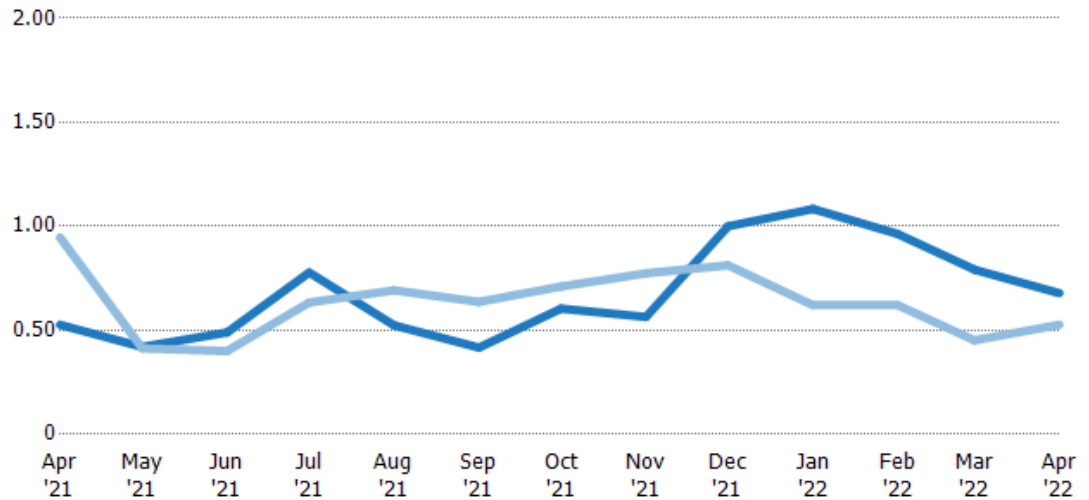
Absorption Rate

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.
Apr '22	68%	-15.2%
Apr '21	53%	42%
Apr '20	95%	-80.4%



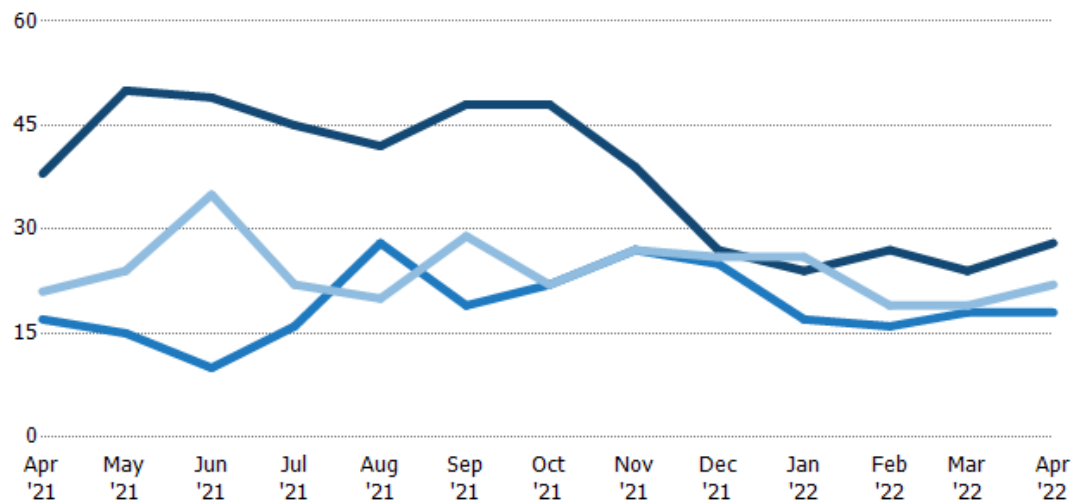
Current Year	53%	42%	49%	78%	52%	42%	60%	56%	100%	108%	96%	79%	68%
Prior Year	95%	41%	40%	63%	69%	64%	71%	77%	81%	62%	62%	45%	53%
Change from Prior Year	42%	-1%	-9%	-14%	17%	22%	11%	21%	-19%	-46%	-34%	-34%	-15%

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



Active	38	50	49	45	42	48	48	39	27	24	27	24	28
Pending	17	15	10	16	28	19	22	27	25	17	16	18	18
Sold	21	24	35	22	20	29	22	27	26	26	19	19	22

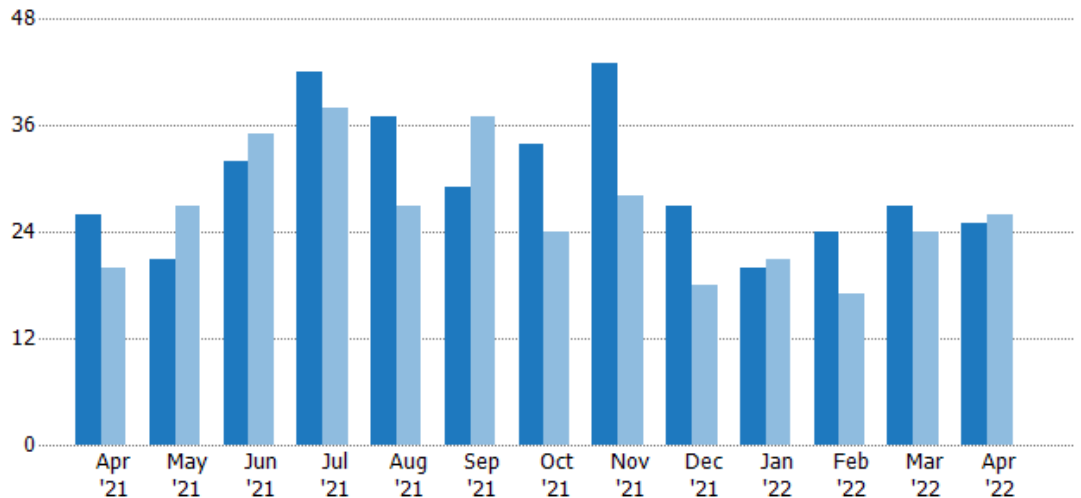
New Pending Sales

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.
Apr '22	25	-3.8%
Apr '21	26	30%
Apr '20	20	105%



Current Year	26	21	32	42	37	29	34	43	27	20	24	27	25
Prior Year	20	27	35	38	27	37	24	28	18	21	17	24	26
Percent Change from Prior Year	30%	-22%	-9%	11%	37%	-22%	42%	54%	50%	-5%	41%	13%	-4%

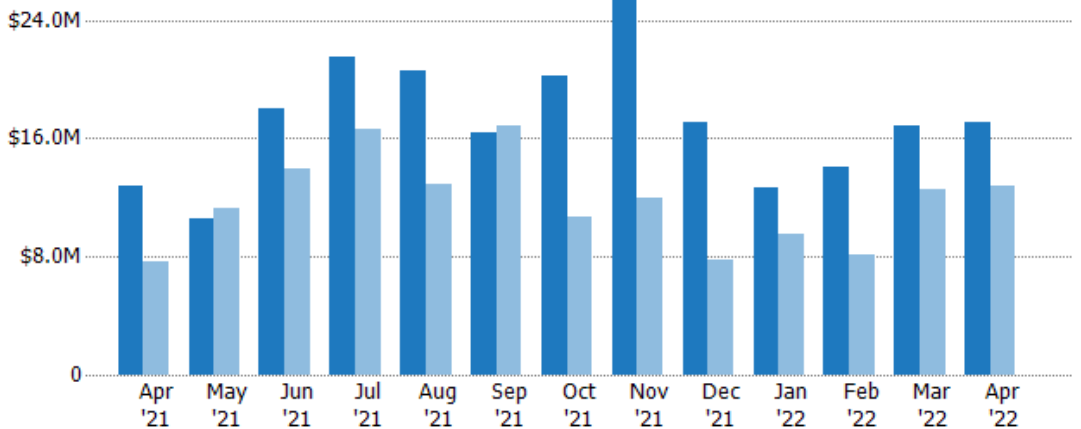
New Pending Sales Volume

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.
Apr '22	\$17.1M	33.9%
Apr '21	\$12.8M	67.2%
Apr '20	\$7.63M	98.1%



Current Year	\$12.8M	\$10.5M	\$18M	\$21.5M	\$20.6M	\$16.4M	\$20.2M	\$26.2M	\$17.1M	\$12.7M	\$14.1M	\$16.8M	\$17.1M
Prior Year	\$7.63M	\$11.2M	\$14M	\$16.7M	\$12.8M	\$16.9M	\$10.7M	\$12M	\$7.73M	\$9.55M	\$8.12M	\$12.6M	\$12.8M
Percent Change from Prior Year	67%	-7%	29%	29%	60%	-3%	88%	118%	122%	33%	73%	34%	34%

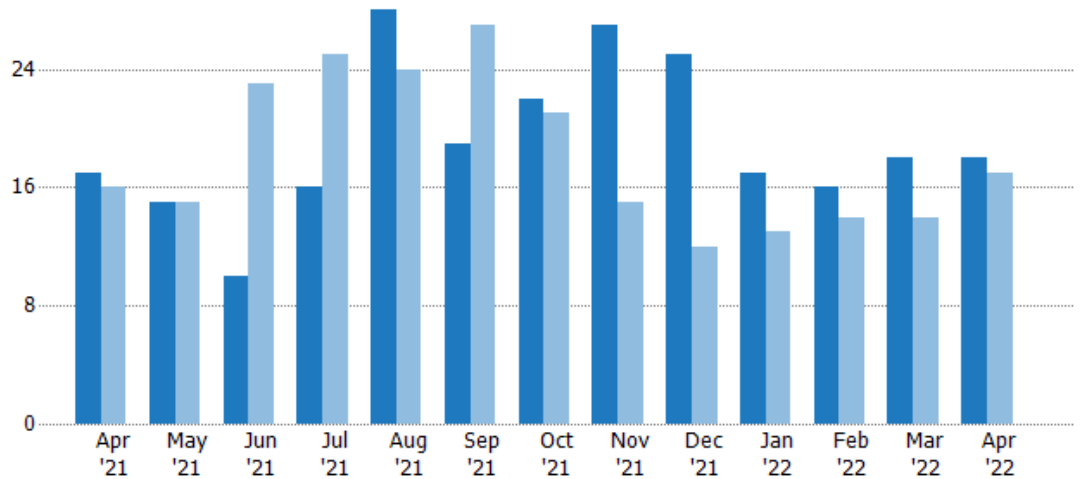
Pending Sales

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.
Apr '22	18	5.9%
Apr '21	17	6.3%
Apr '20	16	81.3%



Current Year	17	15	10	16	28	19	22	27	25	17	16	18	18
Prior Year	16	15	23	25	24	27	21	15	12	13	14	14	17
Percent Change from Prior Year	6%	0%	-57%	-36%	17%	-30%	5%	80%	108%	31%	14%	29%	6%

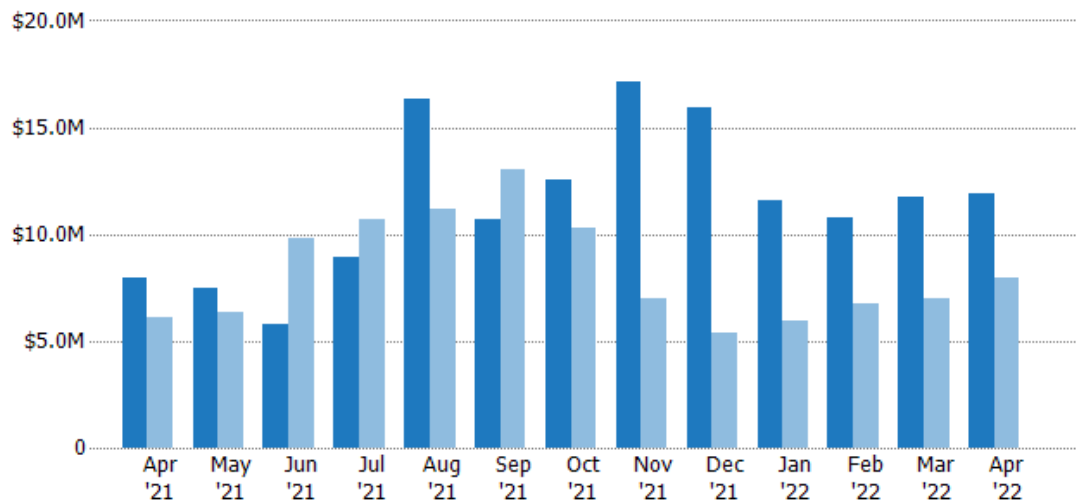
Pending Sales Volume

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.
Apr '22	\$11.9M	49.8%
Apr '21	\$7.93M	30%
Apr '20	\$6.1M	85.9%



Current Year	\$7.93M	\$7.48M	\$5.75M	\$8.92M	\$16.3M	\$10.7M	\$12.5M	\$17.2M	\$15.9M	\$11.6M	\$10.8M	\$11.8M	\$11.9M
Prior Year	\$6.1M	\$6.32M	\$9.79M	\$10.7M	\$11.1M	\$13.1M	\$10.3M	\$7.01M	\$5.41M	\$5.93M	\$6.76M	\$6.97M	\$7.93M
Percent Change from Prior Year	30%	18%	-41%	-17%	47%	-18%	22%	145%	195%	96%	59%	69%	50%

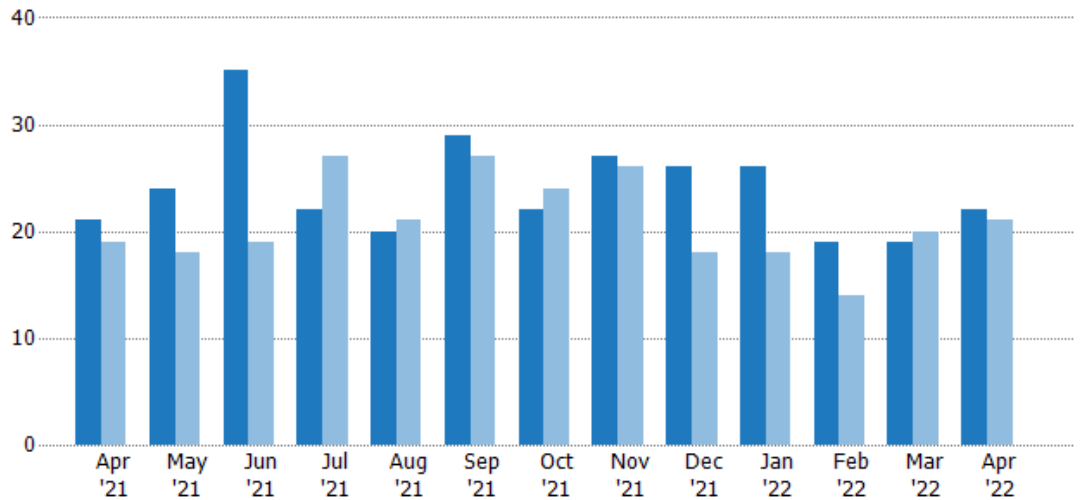
Closed Sales

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.
Apr '22	22	4.8%
Apr '21	21	10.5%
Apr '20	19	21.1%



Current Year	21	24	35	22	20	29	22	27	26	26	19	19	22
Prior Year	19	18	19	27	21	27	24	26	18	18	14	20	21
Percent Change from Prior Year	11%	33%	84%	-19%	-5%	7%	-8%	4%	44%	44%	36%	-5%	5%

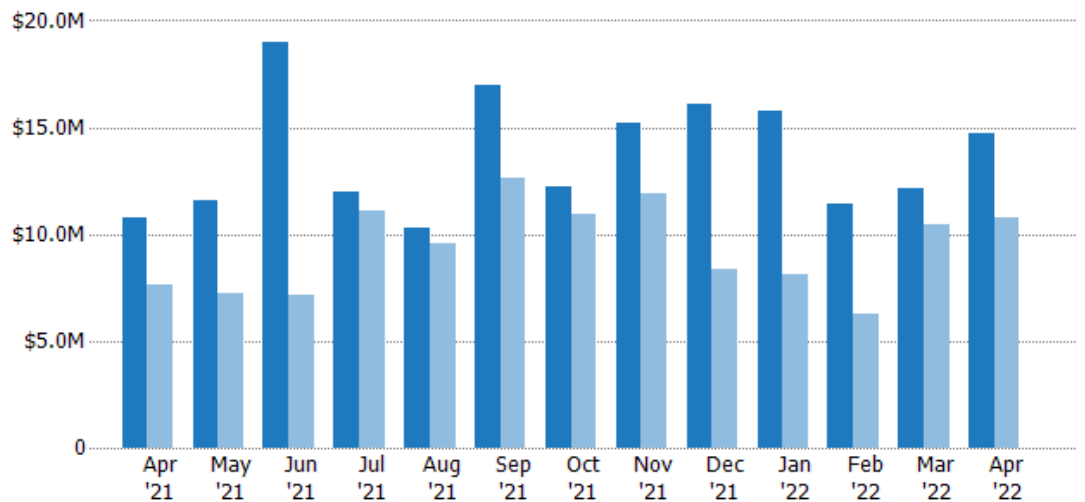
Closed Sales Volume

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.
Apr '22	\$14.7M	35.9%
Apr '21	\$10.8M	41.6%
Apr '20	\$7.63M	14%



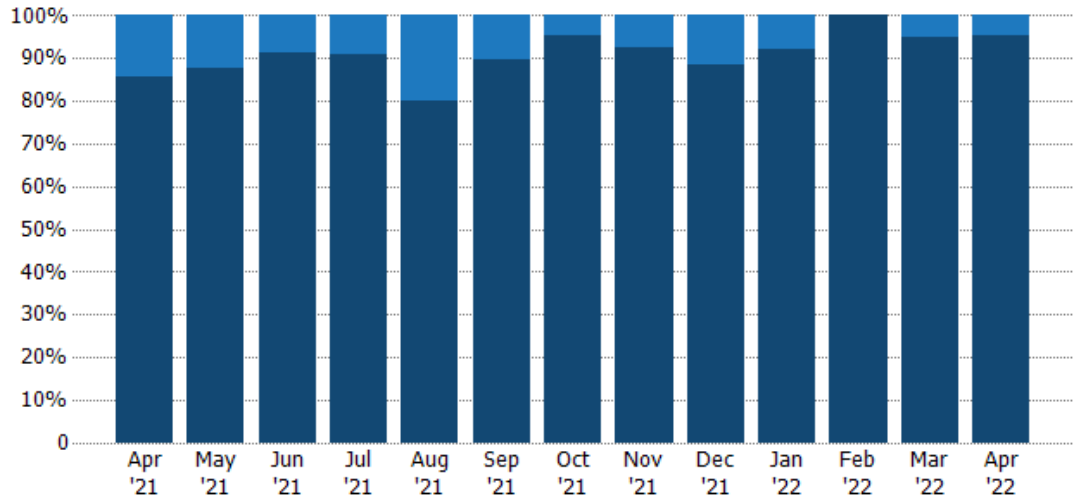
Current Year	\$10.8M	\$11.5M	\$19M	\$12M	\$10.3M	\$17M	\$12.2M	\$15.2M	\$16.1M	\$15.7M	\$11.5M	\$12.1M	\$14.7M
Prior Year	\$7.63M	\$7.27M	\$7.14M	\$11.1M	\$9.55M	\$12.6M	\$11M	\$11.9M	\$8.34M	\$8.09M	\$6.23M	\$10.5M	\$10.8M
Percent Change from Prior Year	42%	59%	166%	8%	8%	34%	11%	28%	93%	95%	84%	15%	36%

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	14%	13%	9%	9%	20%	10%	5%	7%	12%	8%	-	5%	5%
Single Family Residence	86%	88%	91%	91%	80%	90%	95%	93%	88%	92%	100%	95%	95%

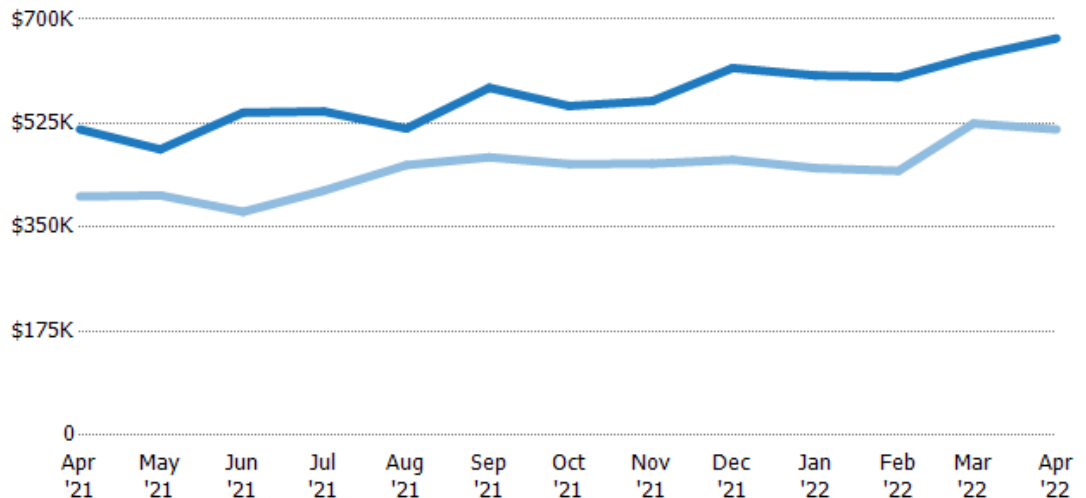
Average Sales Price

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.
Apr '22	\$668K	29.7%
Apr '21	\$515K	28.1%
Apr '20	\$402K	-5.8%



Current Year	\$515K	\$481K	\$543K	\$545K	\$516K	\$585K	\$554K	\$563K	\$618K	\$605K	\$603K	\$637K	\$668K
Prior Year	\$402K	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$525K	\$515K
Percent Change from Prior Year	28%	19%	44%	32%	14%	25%	21%	23%	33%	35%	35%	22%	30%

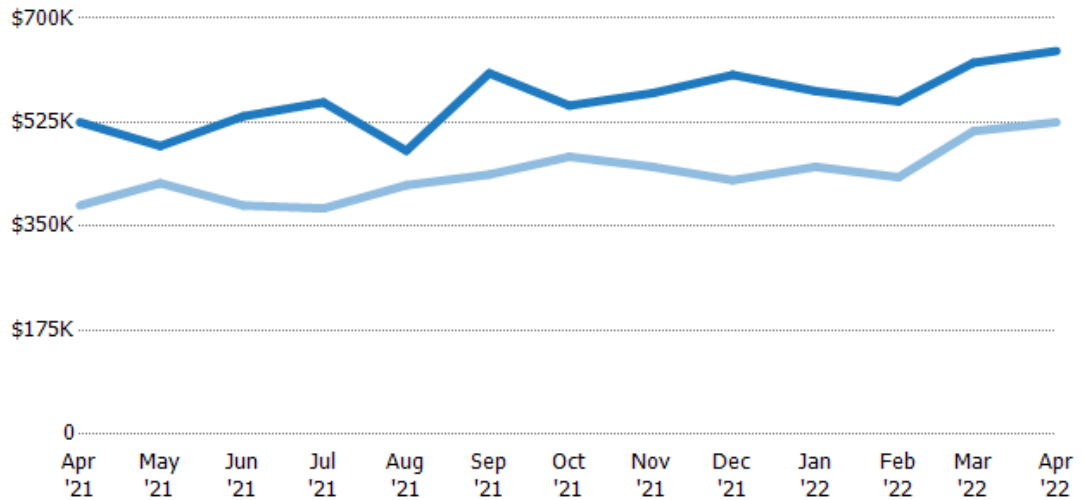
Median Sales Price

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.
Apr '22	\$645K	22.9%
Apr '21	\$525K	36.4%
Apr '20	\$385K	-2.6%



Current Year	\$525K	\$485K	\$535K	\$559K	\$477K	\$608K	\$553K	\$574K	\$605K	\$578K	\$560K	\$625K	\$645K
Prior Year	\$385K	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$510K	\$525K
Percent Change from Prior Year	36%	15%	39%	47%	14%	39%	18%	28%	41%	28%	29%	23%	23%

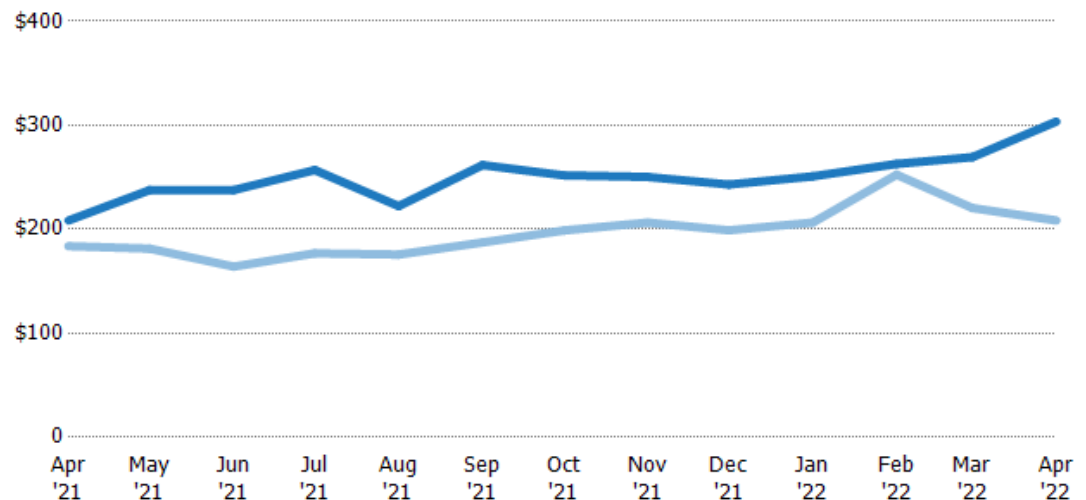
Average Sales Price per Sq Ft

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.
Apr '22	\$304	45.6%
Apr '21	\$208	13.4%
Apr '20	\$184	-11.9%



Current Year	\$208	\$238	\$238	\$257	\$222	\$262	\$252	\$250	\$243	\$251	\$263	\$269	\$304
Prior Year	\$184	\$181	\$164	\$177	\$176	\$187	\$199	\$206	\$199	\$206	\$253	\$220	\$208
Percent Change from Prior Year	13%	31%	45%	45%	27%	40%	27%	21%	22%	22%	4%	22%	46%

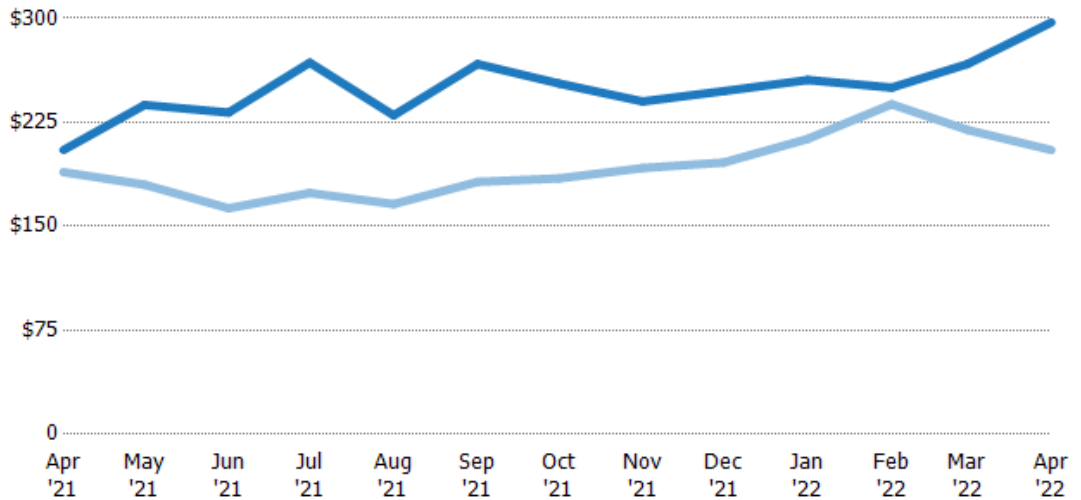
Median Sales Price per Sq Ft

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.
Apr '22	\$297	44.9%
Apr '21	\$205	8.5%
Apr '20	\$189	-8.5%



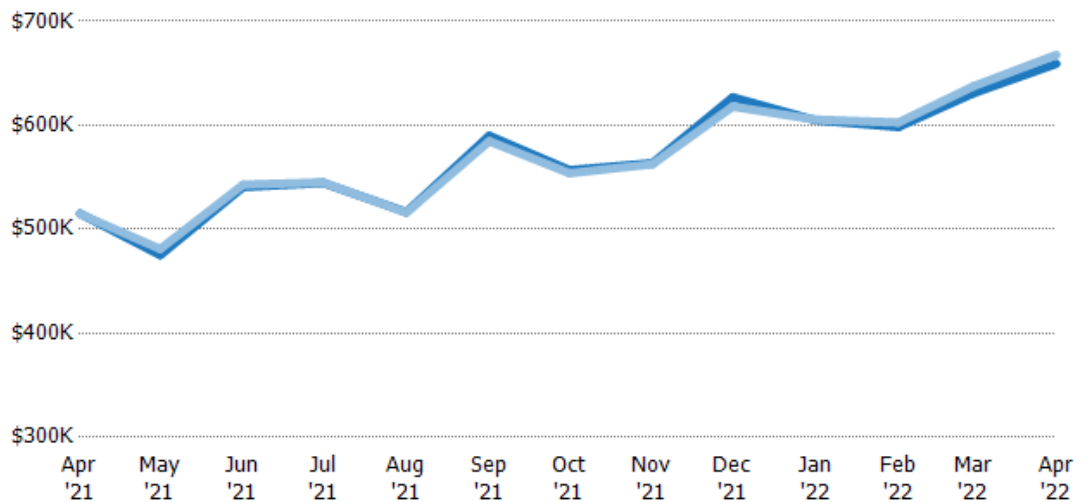
Current Year	\$205	\$238	\$232	\$268	\$230	\$267	\$253	\$240	\$248	\$256	\$250	\$267	\$297
Prior Year	\$189	\$180	\$163	\$174	\$166	\$182	\$185	\$192	\$196	\$213	\$238	\$220	\$205
Percent Change from Prior Year	8%	32%	42%	54%	39%	47%	37%	25%	26%	20%	5%	22%	45%

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



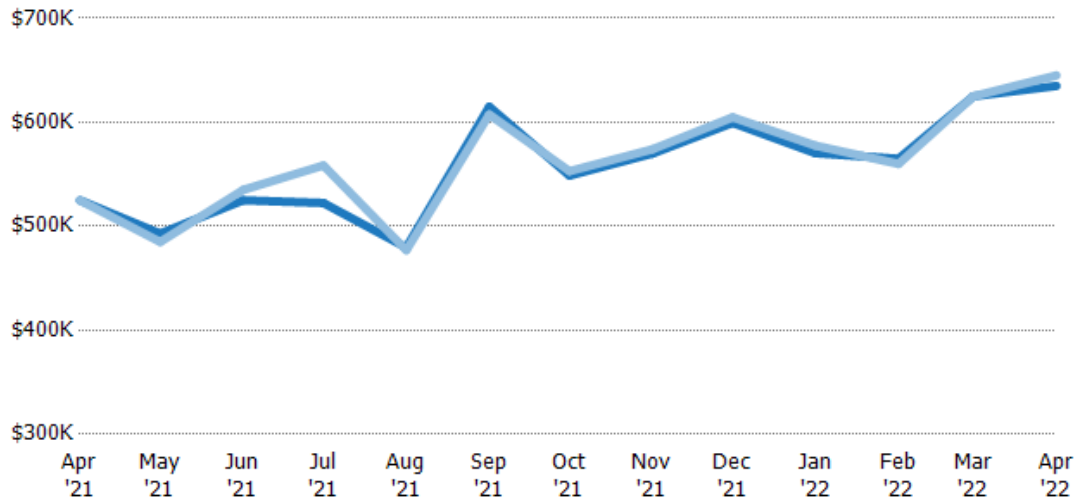
Avg List Price	\$515K	\$475K	\$541K	\$545K	\$517K	\$590K	\$557K	\$564K	\$627K	\$605K	\$598K	\$631K	\$659K
Avg Sales Price	\$515K	\$481K	\$543K	\$545K	\$516K	\$585K	\$554K	\$563K	\$618K	\$605K	\$603K	\$637K	\$668K
Avg Sales Price as a % of Avg List Price	100%	101%	100%	100%	100%	99%	99%	100%	99%	100%	101%	101%	101%

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

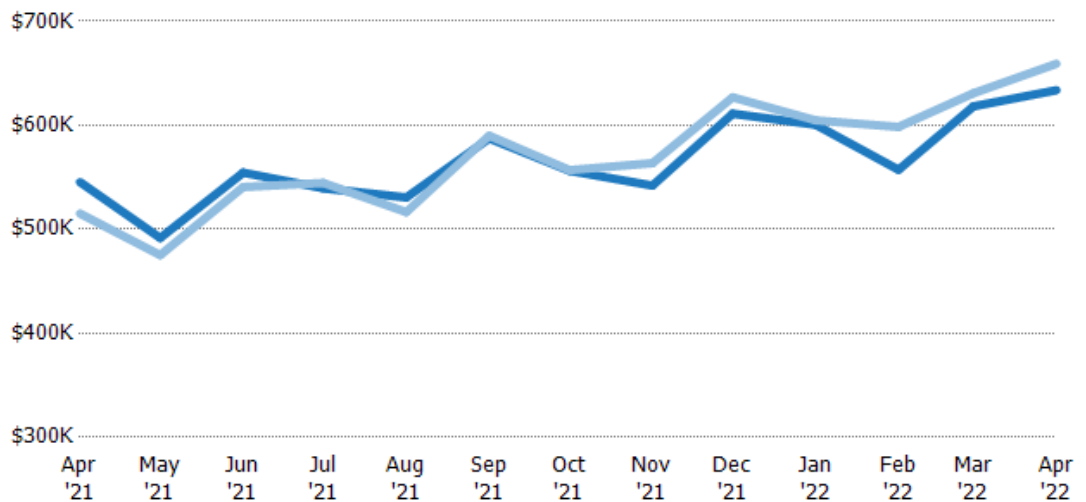


Average Sales Price vs Average Est Value

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

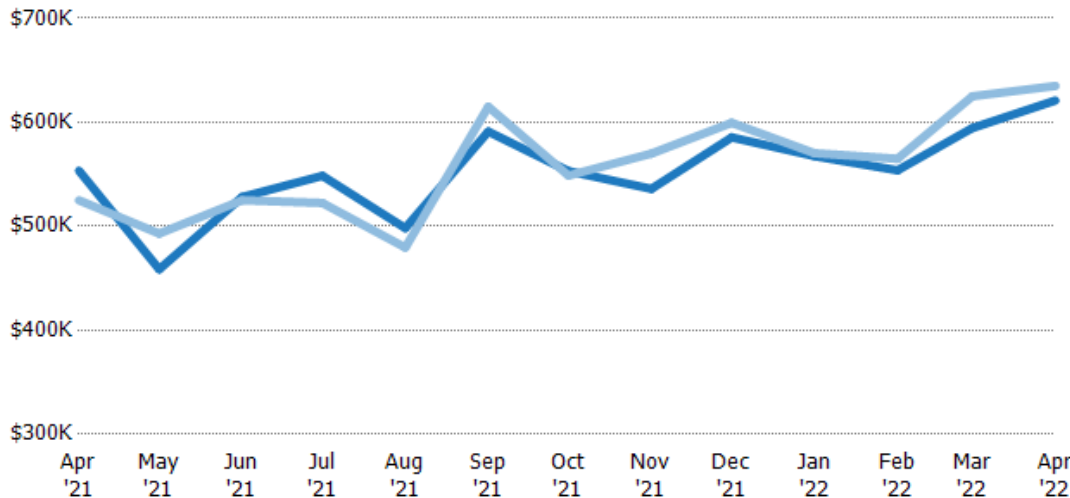


Median Sales Price vs Median Est Value

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



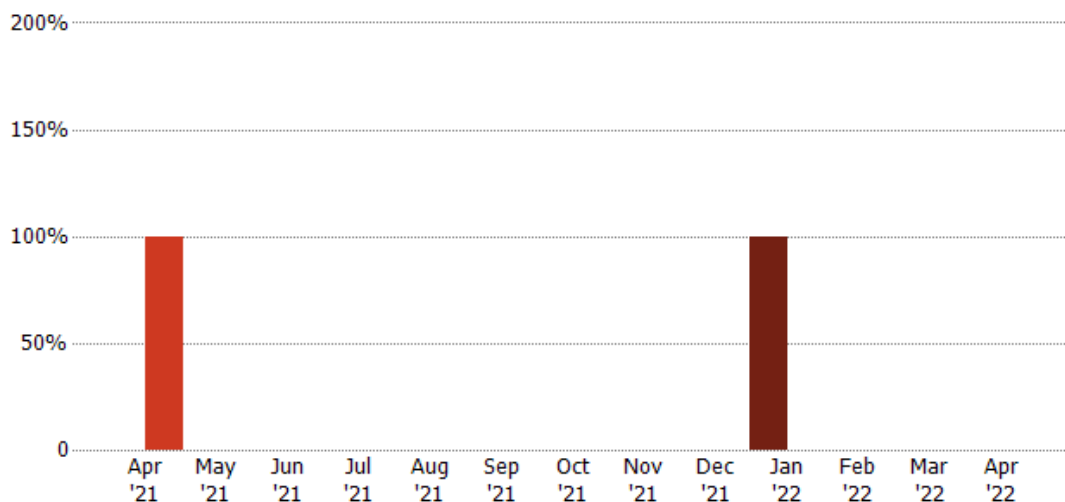
Median Est Value	\$553K	\$459K	\$528K	\$549K	\$498K	\$591K	\$553K	\$536K	\$585K	\$567K	\$554K	\$595K	\$621K
Median Sales Price	\$525K	\$493K	\$525K	\$522K	\$480K	\$615K	\$549K	\$570K	\$600K	\$570K	\$565K	\$625K	\$635K
Med Sales Price as a % of Med Est Value	95%	107%	99%	95%	96%	104%	99%	106%	102%	100%	102%	105%	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	-	-	-	-	-	-	-	-	-	1	-	-	-
Prior Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	-	-	100%	-	-	-



Sales Activity by ZIP

Apr 2022

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	18	\$11,870,377	22	\$14,690,100	\$667,732	\$645,000	\$305	\$299	17