SCOTTSDALE **REALTORS®**

FEBRUARY

2025 MARKET REPORT

NEW RIVER

New River, Arizona

Market Trends

Property Type: SF + Condo/TH/Apt

February 2025

Market Type

Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
10.19	96.8%	75	$636,250
↑ 1.19% MoM	↑ 0.1% MoM	↑ 20.97% MoM	↓ 2.12% MoM

Realtors Property Resource®, LLC

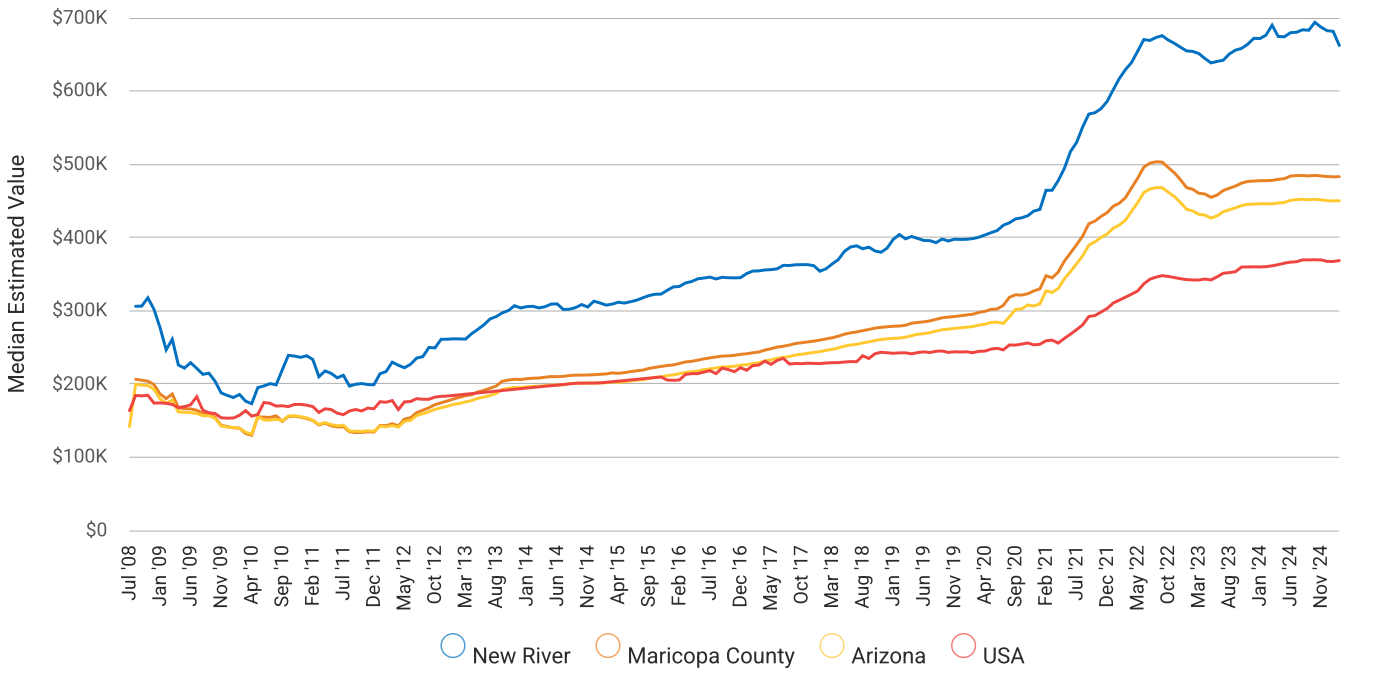
Source: Listings

Median Estimated Property Value

February 2025

Property Type: SF + Condo/TH/Apt

Median Estimated Value	Last Month Change	12 Month Change
$662,080	-2.8%	-2.1%



Realtors Property Resource®, LLC

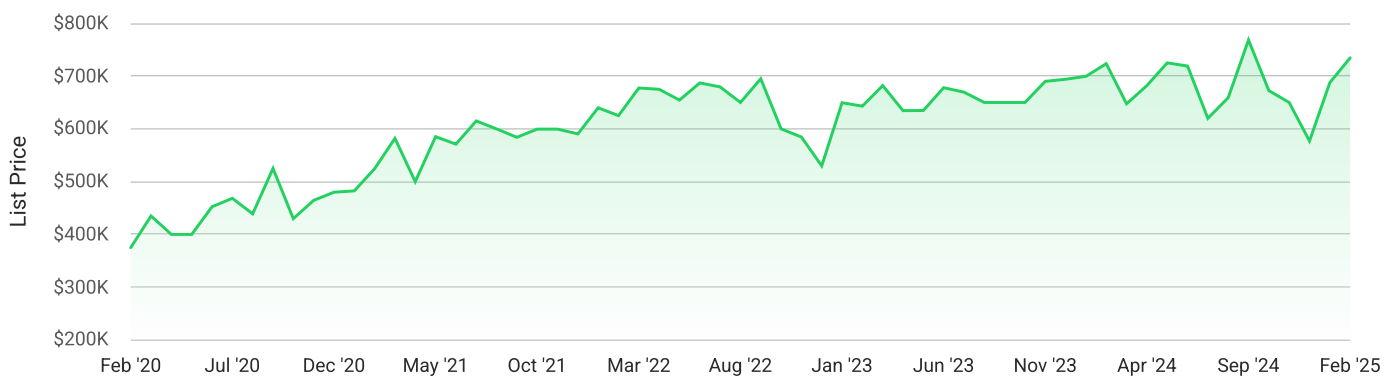
Source: Public Records and Listings

New Listings

February 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$734,500	16	$325	$12,315,750	2,507
↑ 6.8% MoM	↓ 42.9% MoM	↑ 8.3% MoM	↓ 38.7% MoM	↓ 0.6% MoM



Realtors Property Resource®, LLC

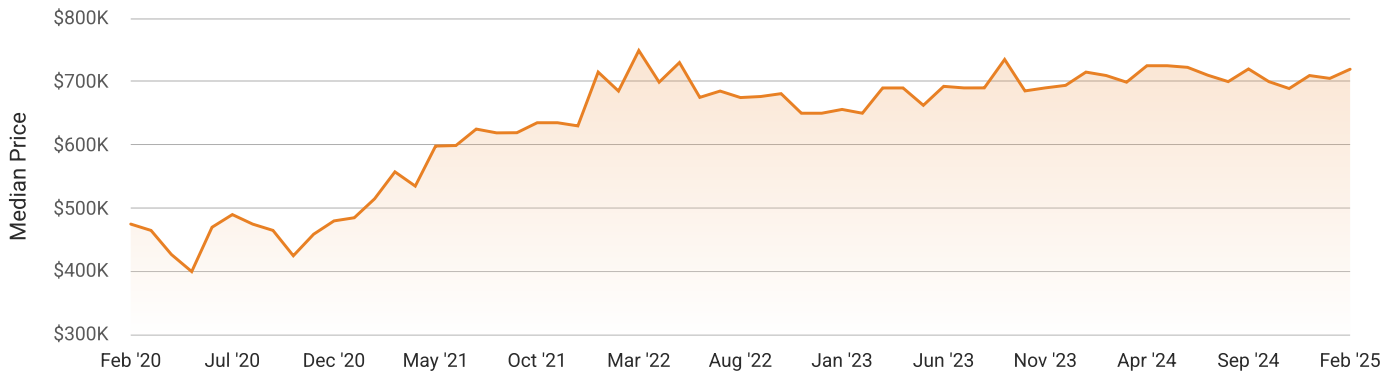
Source: Listings

Active Listings

February 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$719,500	68	51	$303	$51,645,176	2,536
↑ 2.1% MoM		↓ 22.7% MoM	↓ 0.7% MoM	↑ 0.4% MoM	↑ 1.5% MoM



Realtors Property Resource®, LLC

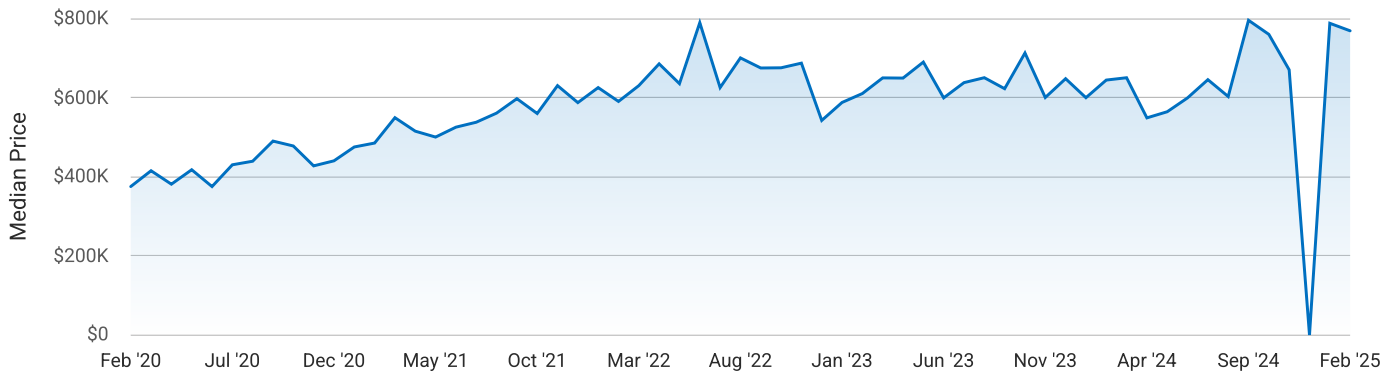
Source: Listings

New Pending Listings

February 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$768,394	7	159	$305	$5,162,393	2,200
2.4% MoM	16.7% MoM	103.8% MoM	15.5% MoM	10.7% MoM	20.2% MoM



Realtors Property Resource®, LLC

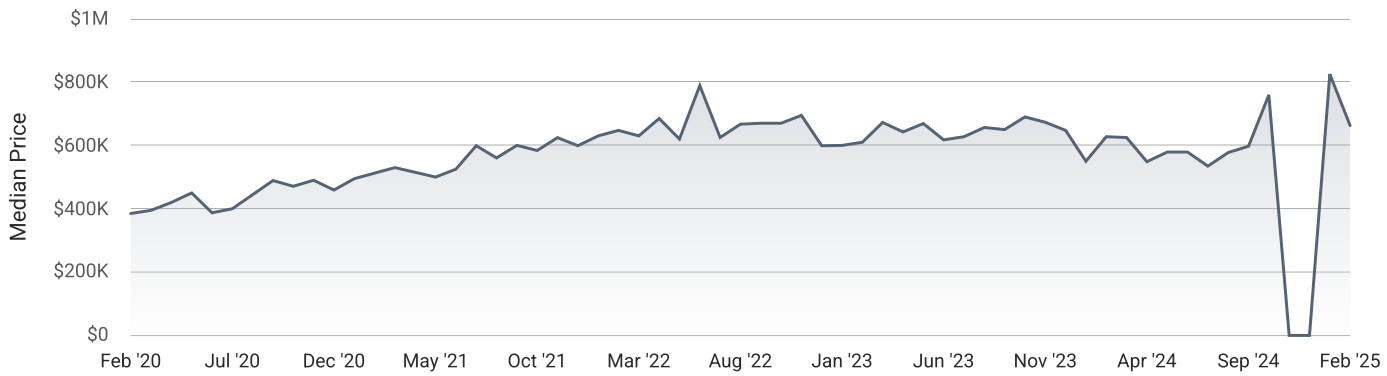
Source: Listings

Pending Listings

February 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$662,499	6	–	$274	$4,043,999	2,213
19.7% MoM	100% MoM		4.9% MoM	75.1% MoM	16.8% MoM



Realtors Property Resource®, LLC

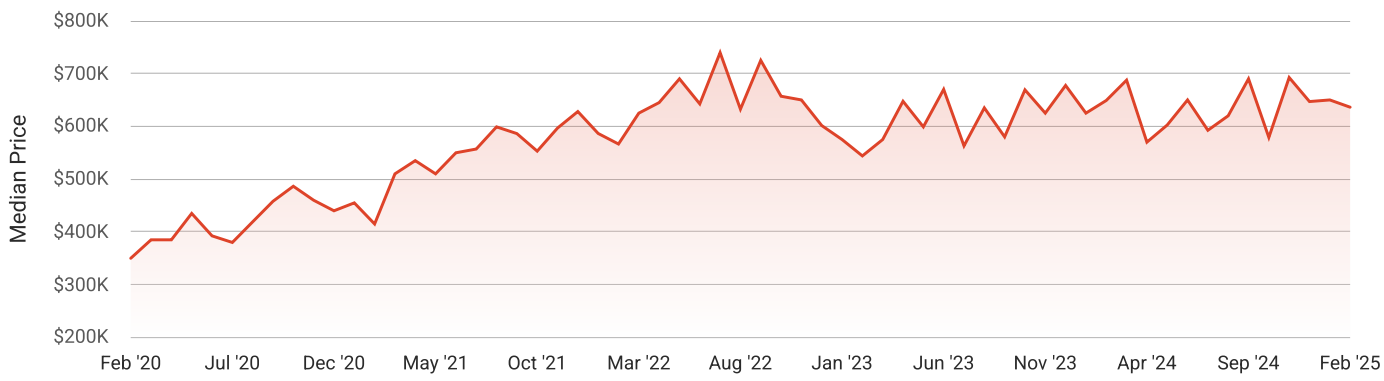
Source: Listings

Sold Listings

February 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Sold to List Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$636,250	8	96.8%	75	$290	$5,373,959
↓ 2.1% MoM	↓ 27.3% MoM	↑ 0.1% MoM	↑ 21% MoM	↑ 3.6% MoM	↓ 23.7% MoM



Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

February 2025

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
10.19	+1.2%	+221.5%

Realtors Property Resource®, LLC

Source: Listings

Sold Public Records

Property Type: SF + Condo/TH/Apt

There is not enough market activity at this location, for the selected property type, to display data.

There must be activity on at least **3 properties** in the calendar **month** in order to calculate statistics.
Try selecting another property type or search at a broader geographical level.

Realtors Property Resource®, LLC

Source: Public Records

Neighborhood: Housing Stats and Charts

	New River	Maricopa County	Arizona	USA
Median Estimated Home Value	$662K	$483K	$450K	$368K
Estimated Home Value 12-Month Change	-2.1%	+1.1%	+0.9%	+2.3%
Median List Price	$720K	$530K	$480K	–
List Price 1-Month Change	+2.1%	+1%	+1.1%	–
List Price 12-Month Change	+1.4%	-3.6%	–	–
Median Home Age	21	32	32	44
Own	94%	64%	66%	65%
Rent	6%	36%	34%	35%
$ Value of All Buildings for which Permits Were Issued	–	$8.7B	$13.6B	$365B
% Change in Permits for All Buildings	–	-12%	-7%	-6%
% Change in $ Value for All Buildings	–	-7%	-7%	-5%

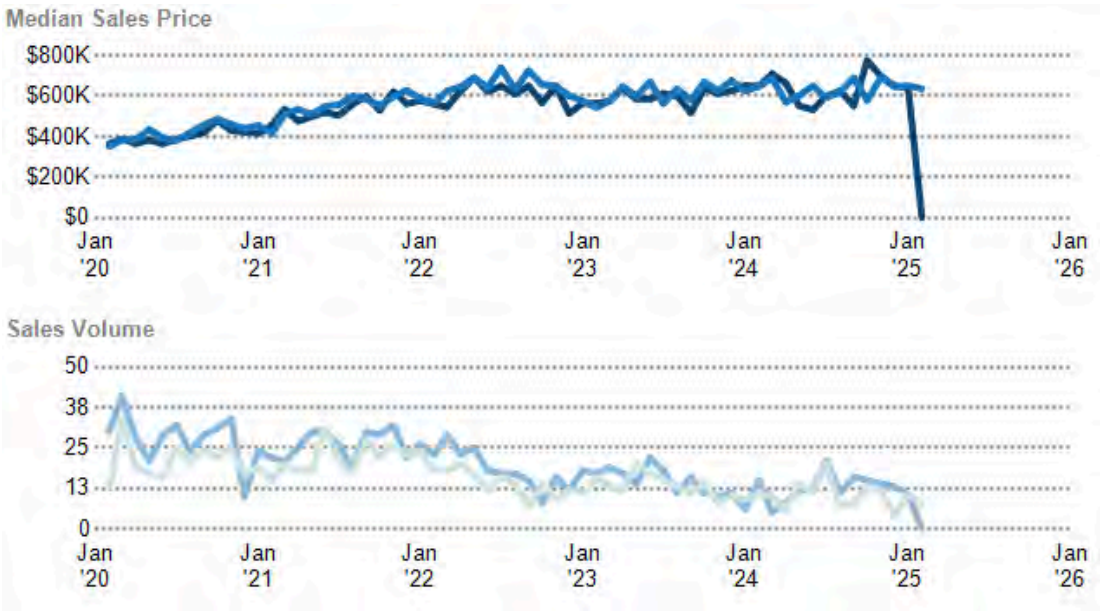
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



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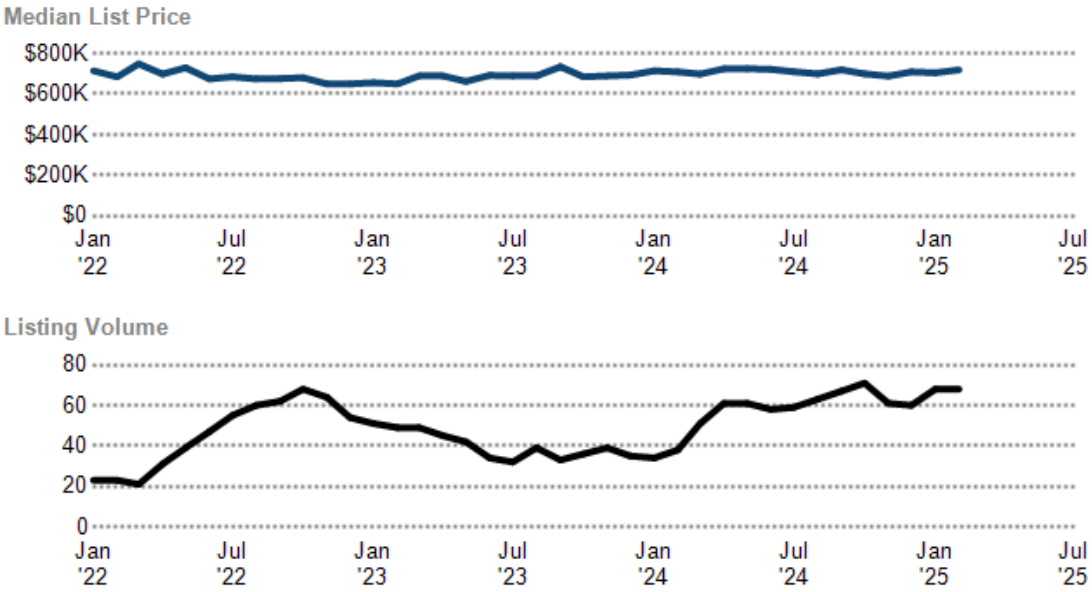
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly



Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

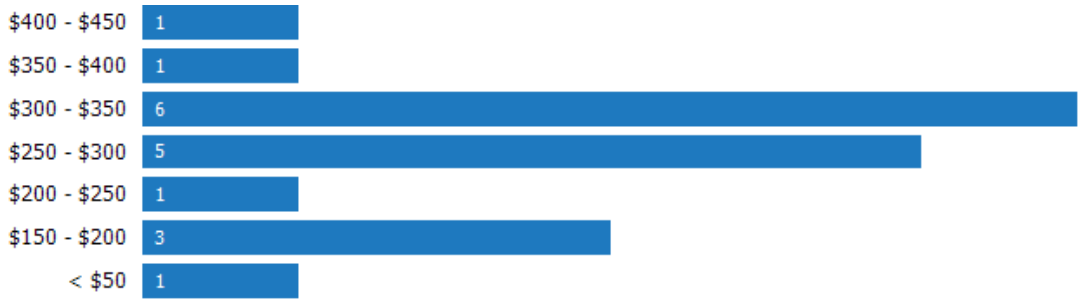
Sales Count By Price Range

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily



Sales Count By Price Per Sq Ft

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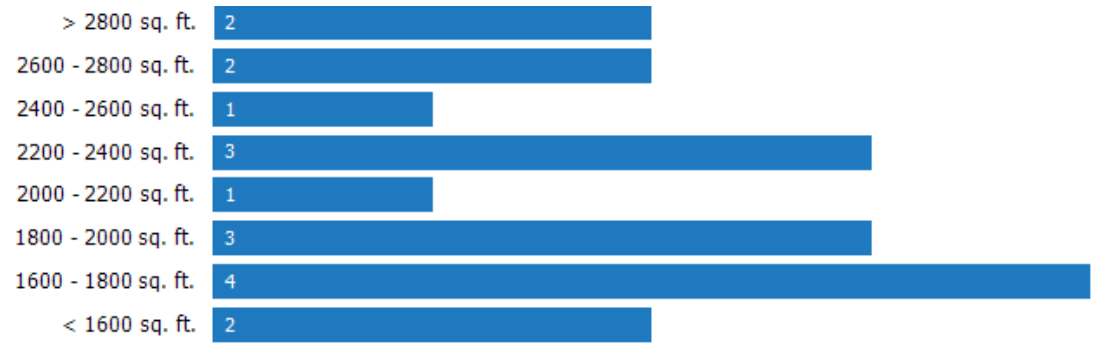
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily



Sales Count By Living Area

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Age of House

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Bedroom

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Neighborhood: People Stats and Charts

	New River	Maricopa County	Arizona	USA
Population	18.4K	4.43M	7.17M	331M
Population Density per Sq Mi	328	482	63.1	93.6
Population Change since 2020	+3%	+4.4%	+3.9%	0%
Median Age	50	37	38	39
Male / Female Ratio	49%	50%	50%	50%

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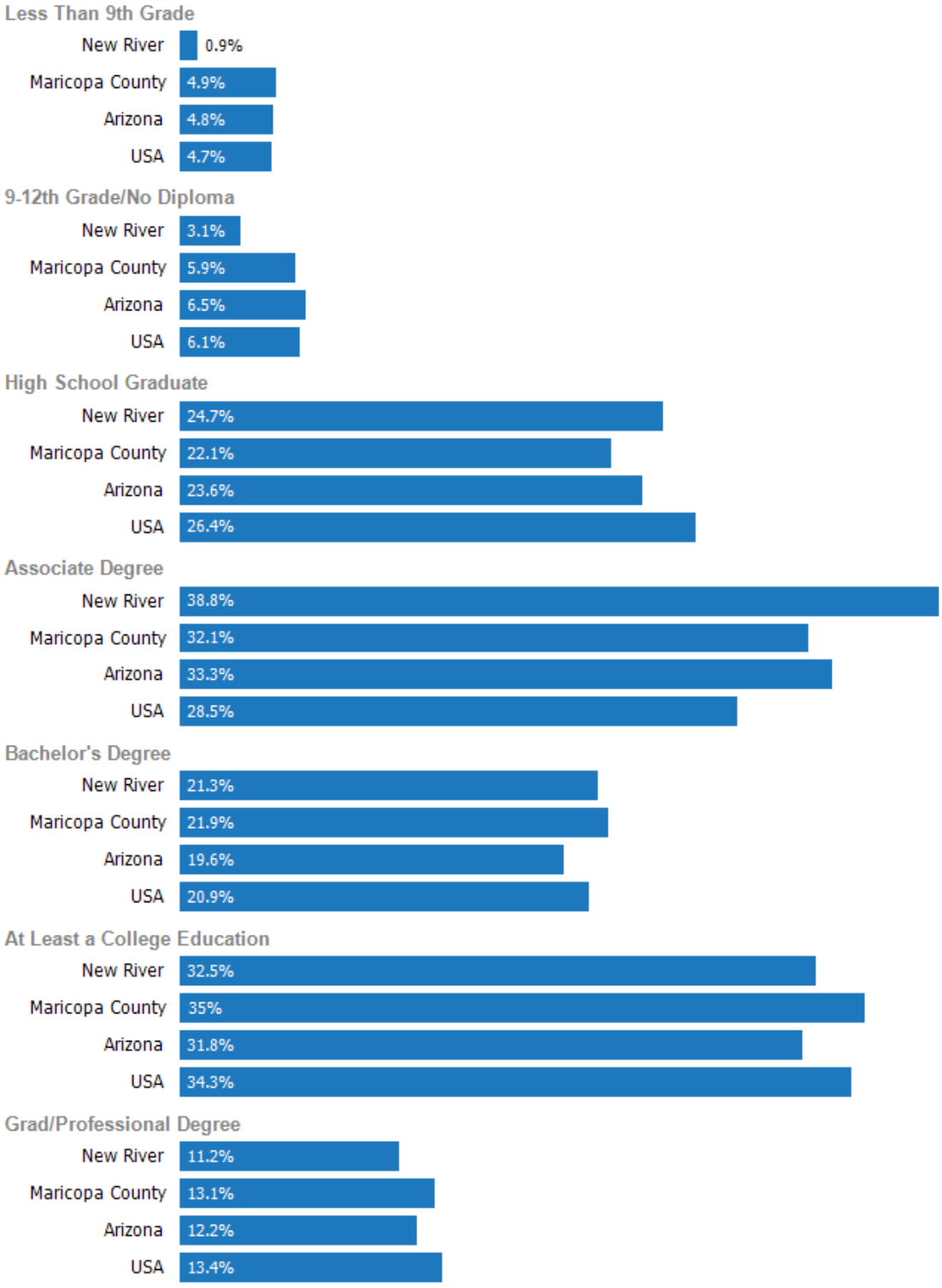
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



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Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

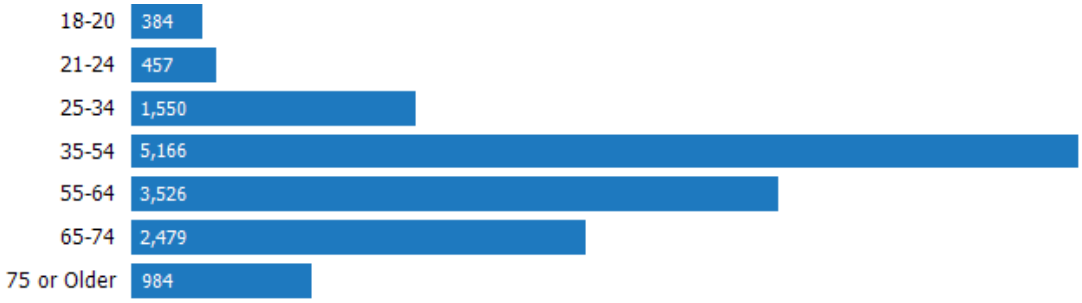
New River

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



New River

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

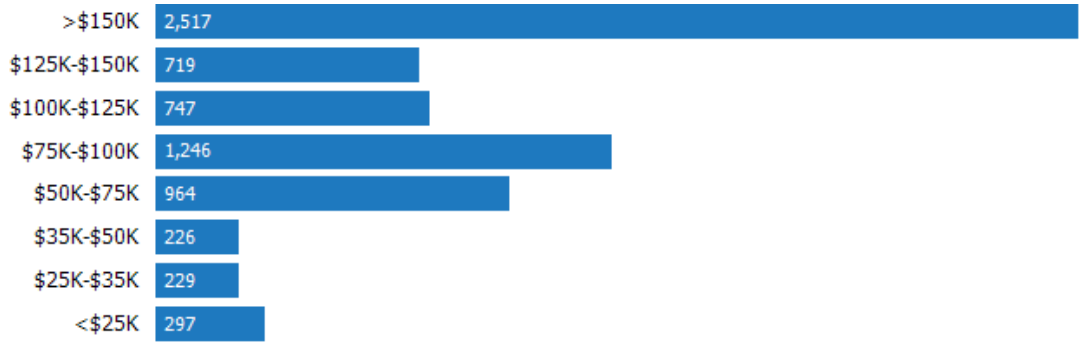
New River

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually



New River

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Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Maricopa County

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Neighborhood: Economic Stats and Charts

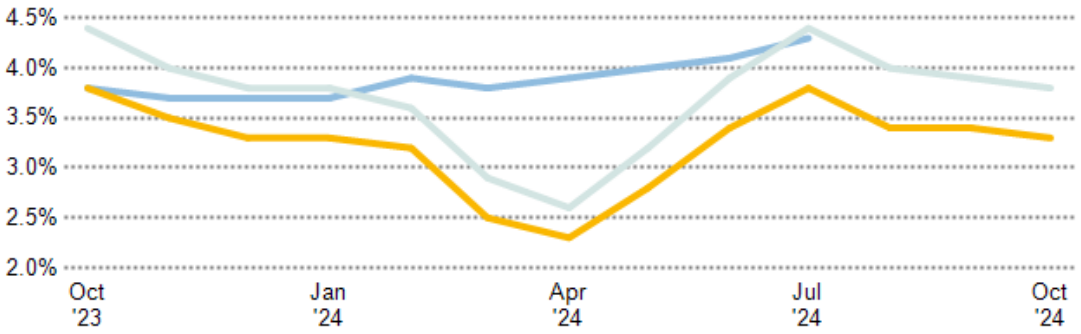
	New River	Maricopa County	Arizona	USA
Income Per Capita	$56,657	$41,533	$38,334	$41,261
Median Household Income	$116,837	$80,675	$72,581	$75,149
Unemployment Rate	–	3.3%	3.8%	4.3%
Unemployment Number	–	80.7K	140K	7.16M
Employment Number	–	2.39M	3.59M	–
Labor Force Number	–	2.47M	3.73M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

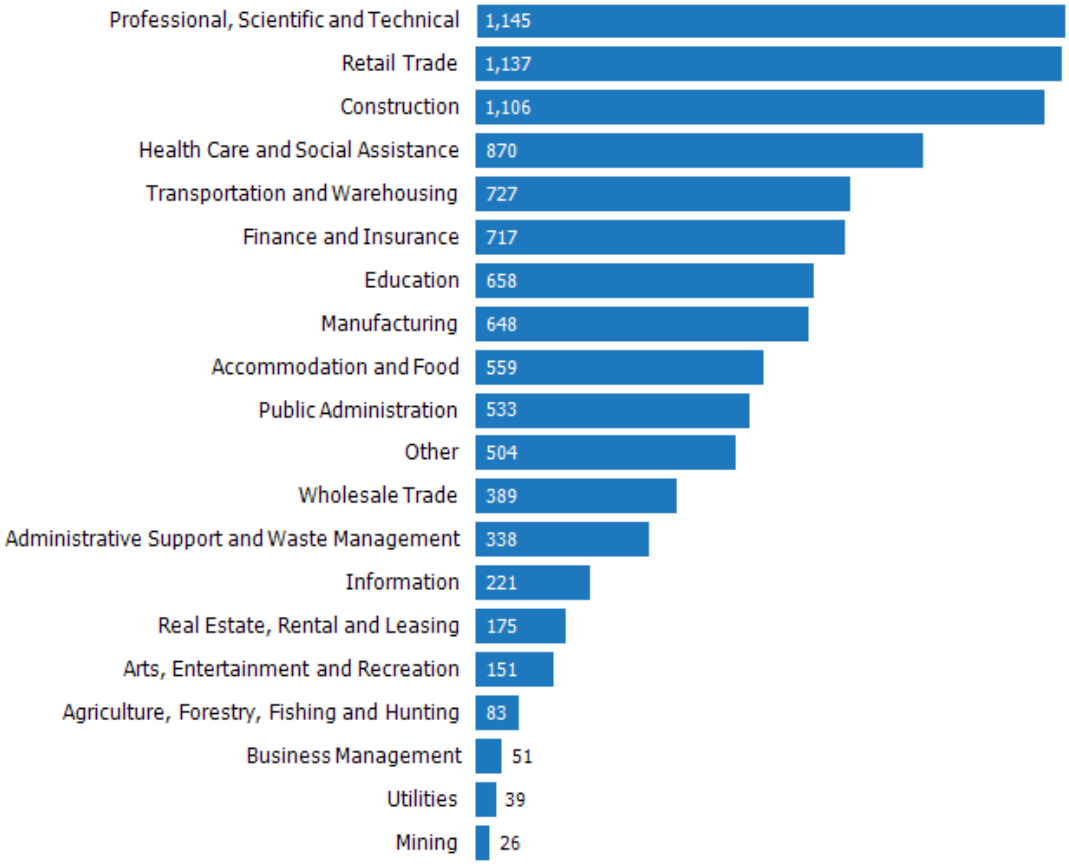


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85087

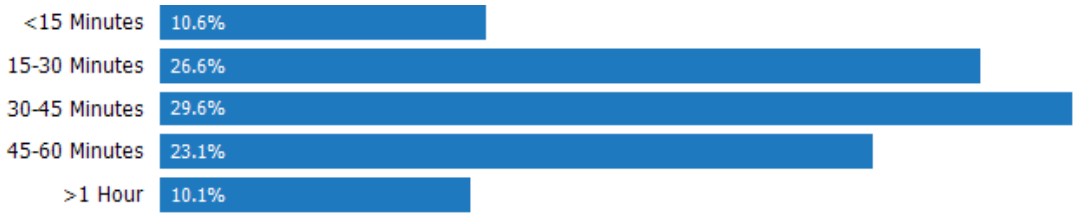
	New River	Maricopa County	Arizona	USA
Elevation (in feet)	2,253	1,634	4,214	–
Annual Rainfall (in inches)	15.08	10.08	13.11	–
Annual Snowfall (in inches)	1.19	0.76	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	36	26	26	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	11.37	–	–
Superfund Sites	0	12	22	2,466
Brownfield Sites	No	Yes	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



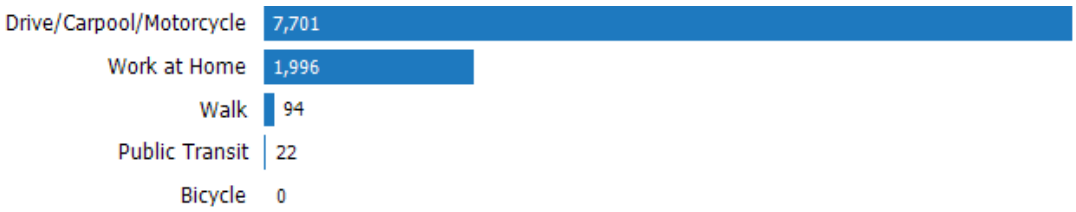
New River

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



New River

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

New River

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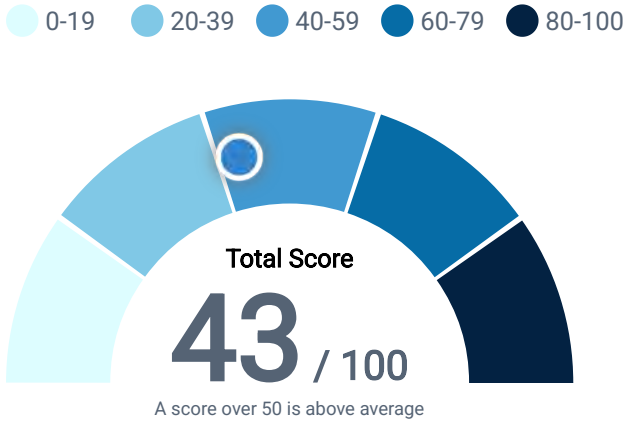
AARP Livability™ Index for 85087

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual



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About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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