SCOTTSDALE **REALTORS**®

2025

MARKET REPORT

NEW RIVER

ARMLS® | New River, Arizona

Market Trends

Property Type: SF + Condo/TH/Apt

April 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
8.58	**96.7%**	**79**	**$646,250**
↓ 17.97% MoM	↓ 2.2% MoM	↑ 23.44% MoM	↓ 8.27% MoM

ANTHEM COUNTRY CLUB
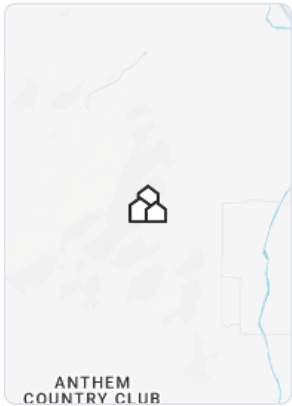
Realtors Property Resource®, LLC

Source: Listings

Median Estimated Property Value

April 2025

Property Type: SF + Condo/TH/Apt

Median Estimated Value	Last Month Change	12 Month Change
$668,580	**+0.9%**	**-0.9%**

New River   Maricopa County   Arizona   USA
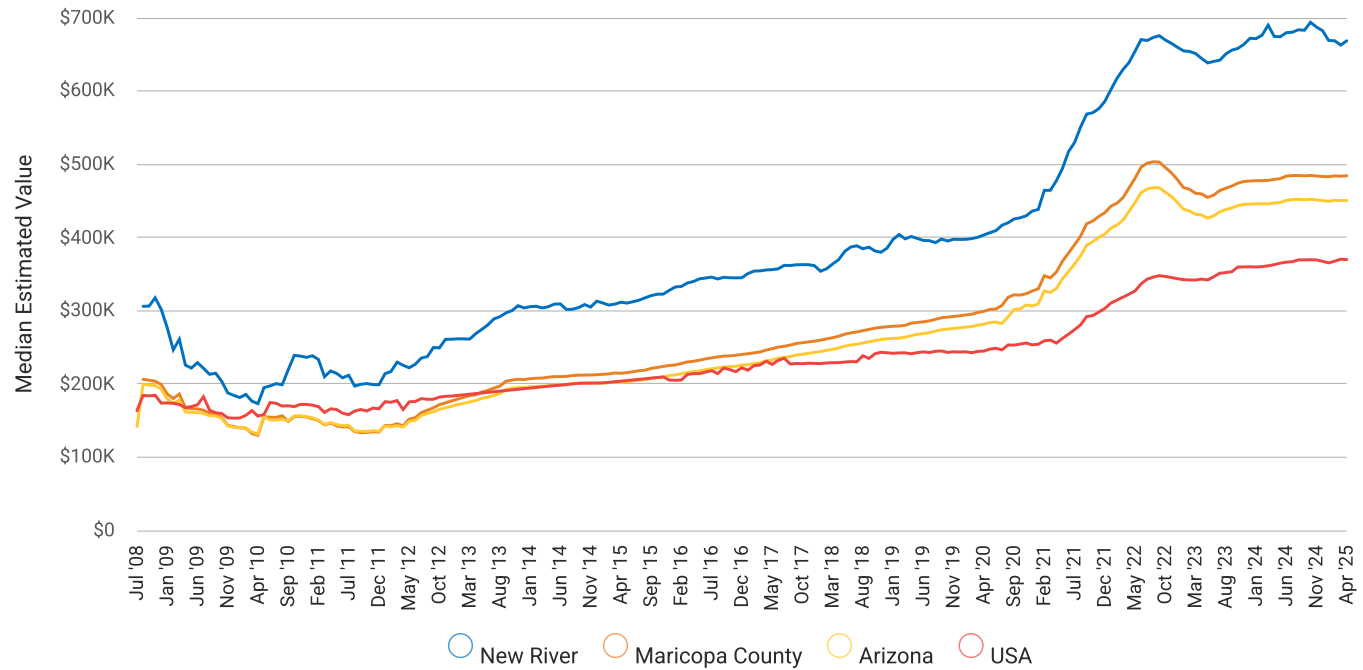
Realtors Property Resource®, LLC

Source: Public Records and Listings

New Listings

April 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$697,388	**14**	**$292**	**$10,276,797**	**2,480**
↑ 1.4% MoM	↓ 41.7% MoM	↑ 0.3% MoM	↓ 37.7% MoM	↑ 10.1% MoM

Realtors Property Resource®, LLC

Source: Listings

Active Listings

April 2025

Property Type: SF + Condo/TH/Apt

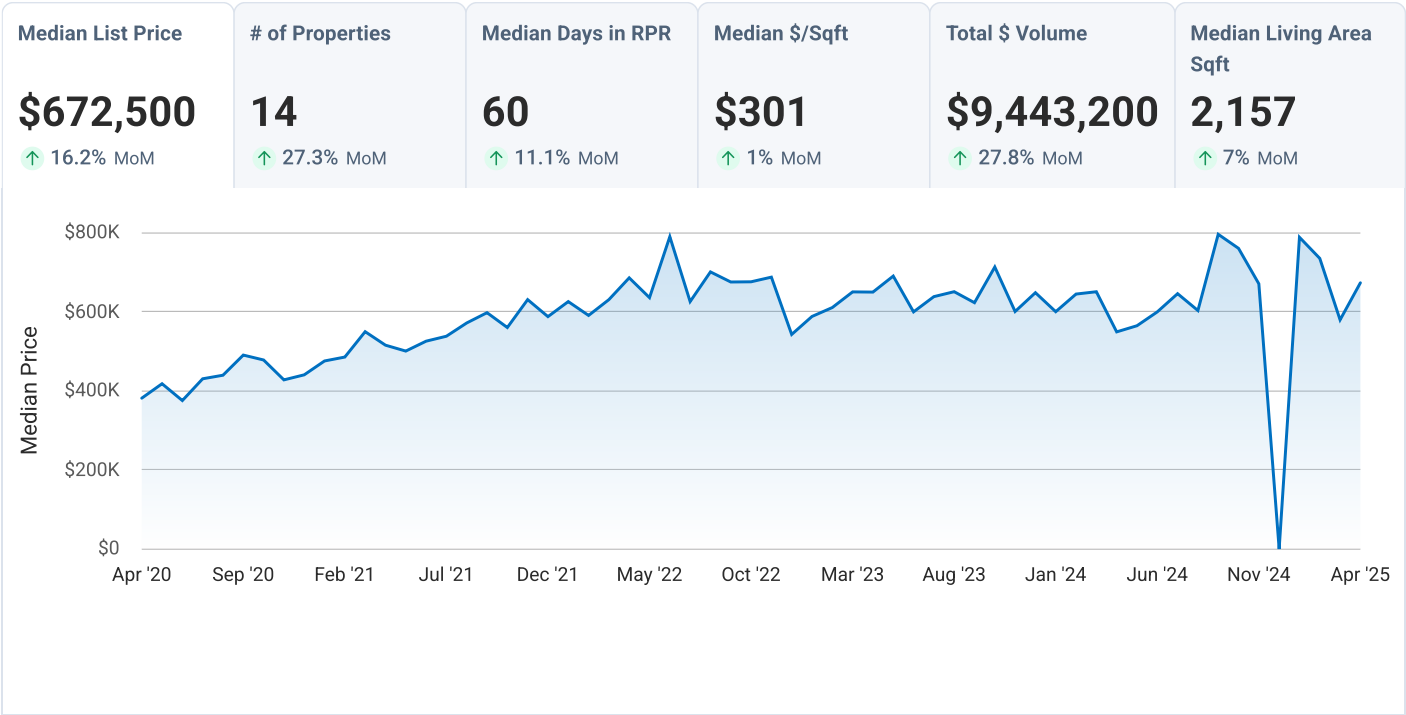| Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$724,950	**65**	**76**	**$299**	**$49,374,573**	**2,546**
↑ 3.6% MoM	↓ 13.3% MoM	↑ 28.8% MoM		↓ 12.8% MoM	

Realtors Property Resource®, LLC

Source: Listings

New Pending Listings

April 2025

Property Type: SF + Condo/TH/Apt

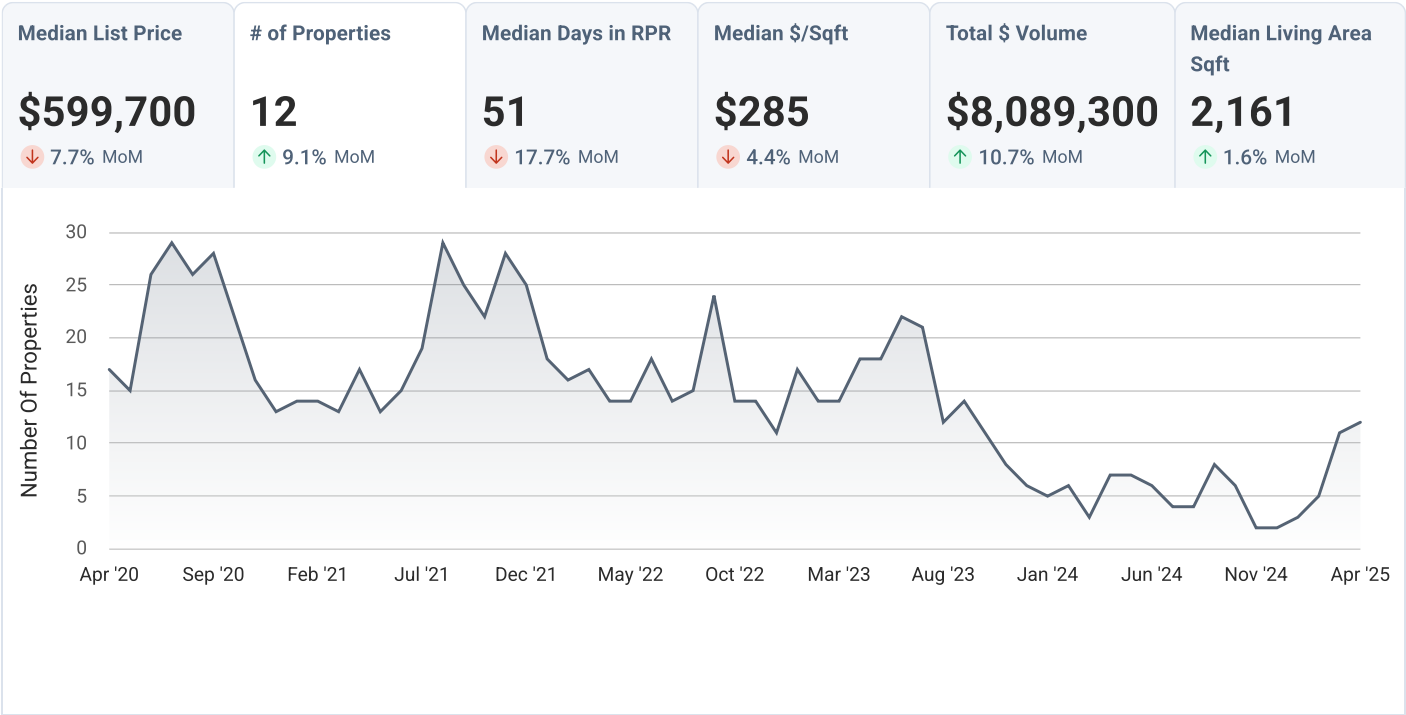| Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$672,500	**14**	**60**	**$301**	**$9,443,200**	**2,157**
↑ 16.2% MoM	↑ 27.3% MoM	↑ 11.1% MoM	↑ 1% MoM	↑ 27.8% MoM	↑ 7% MoM

Realtors Property Resource®, LLC

Source: Listings

Pending Listings

April 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$599,700	**12**	**51**	**$285**	**$8,089,300**	**2,161**
↓ 7.7% MoM	↑ 9.1% MoM	↓ 17.7% MoM	↓ 4.4% MoM	↑ 10.7% MoM	↑ 1.6% MoM

Realtors Property Resource®, LLC

Source: Listings

Sold Listings

April 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Sold to List Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$646,250	**18**	**96.69%**	**79**	**$273**	**$11,066,900**
↓ 8.3% MoM	↑ 50% MoM	↓ 2.2% MoM	↑ 23.4% MoM	↓ 8.7% MoM	↑ 34% MoM

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Source: Listings
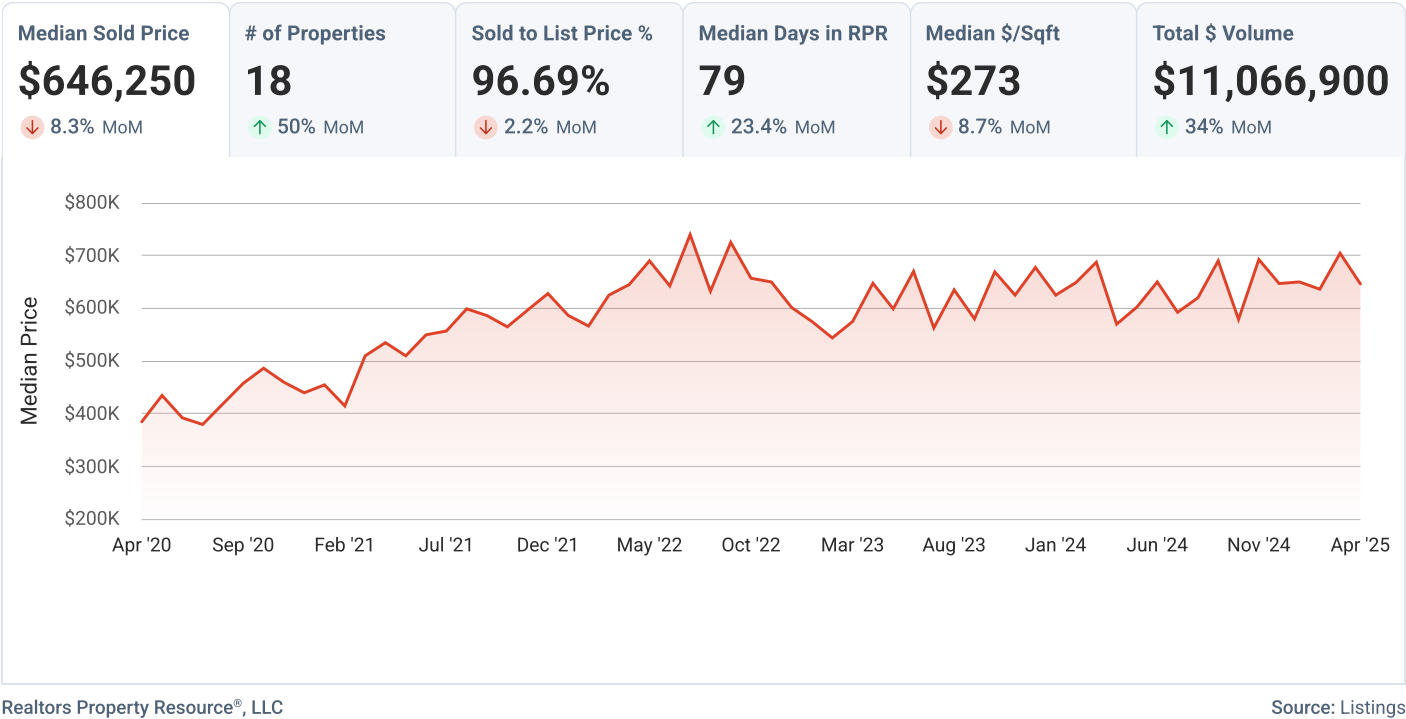
Months Supply of Inventory

April 2025

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
8.58	**-18%**	**+45.2%**

Realtors Property Resource®, LLC

Source: Listings
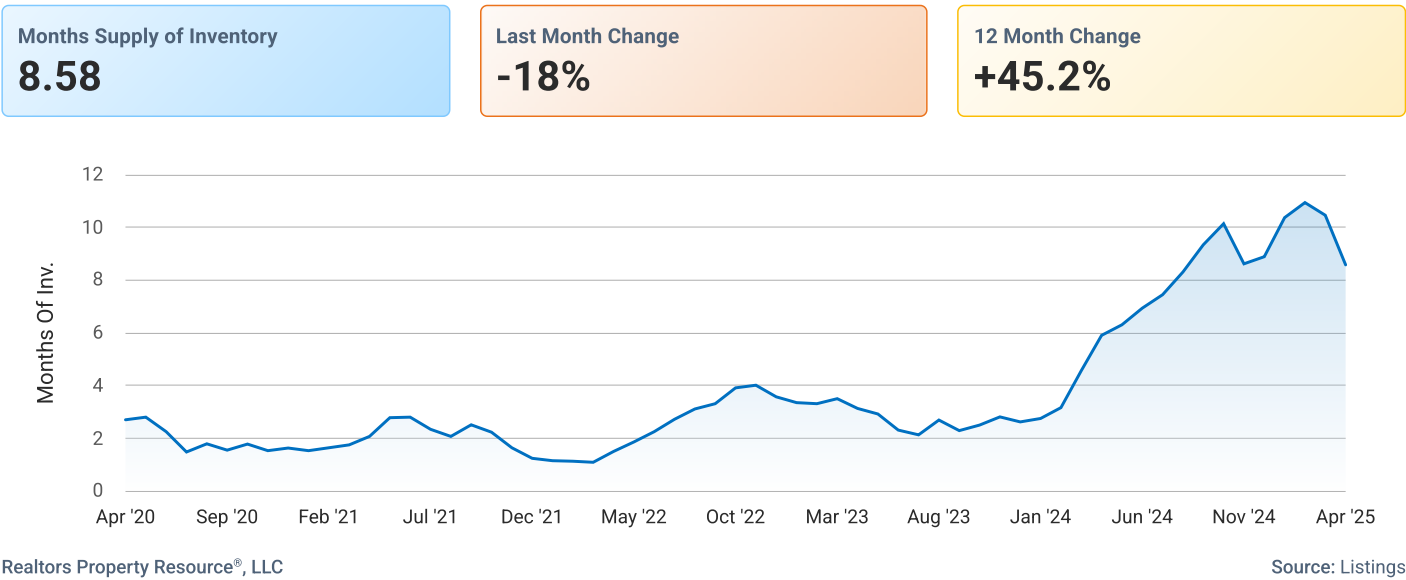
Sold Public Records

April 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Median $/Sqft	Median Living Area Sqft	Total $ Volume
$647,500	**11**	**$298**	**1,924**	**$6,622,900**
↓ 1.5% MoM	↓ 8.3% MoM	↑ 1% MoM	↑ 3.9% MoM	↓ 10.7% MoM

Realtors Property Resource®, LLC

Source: Public Records

5/6/2025

ARMLS® | Neighborhood Report
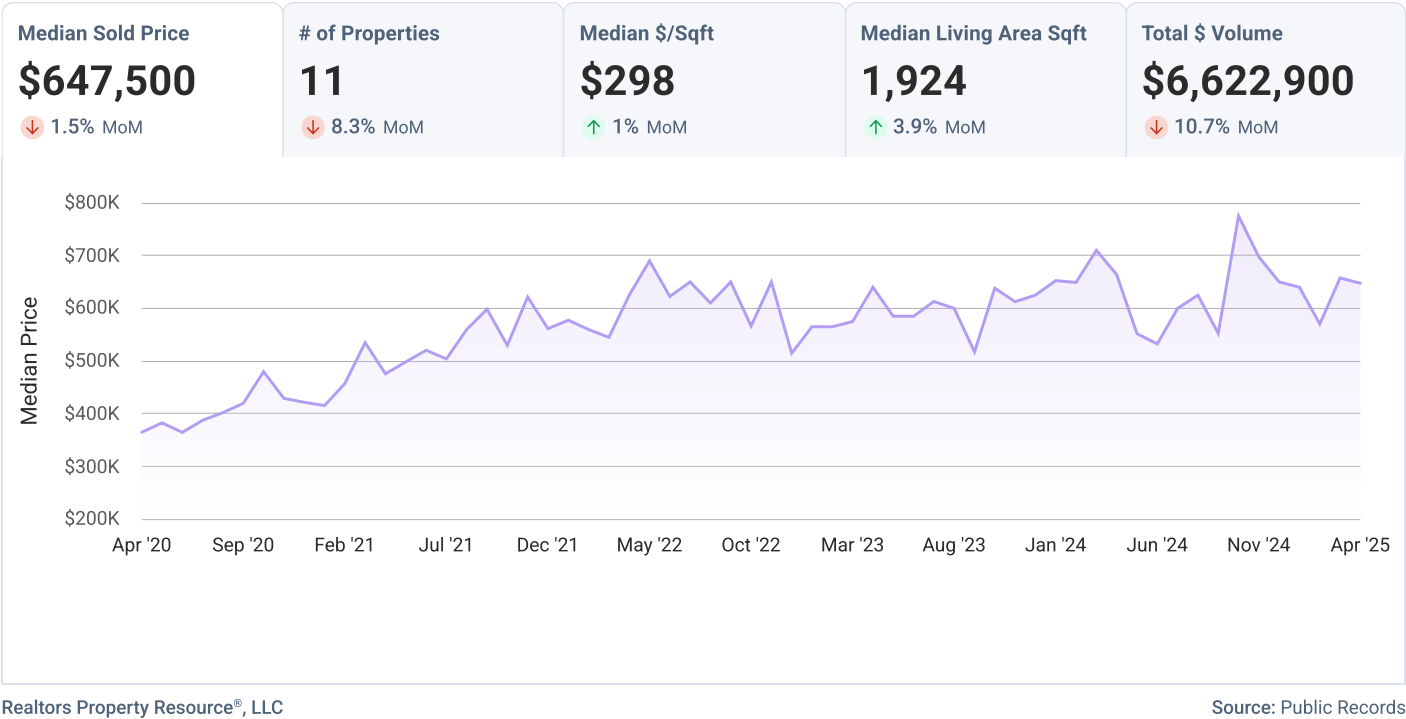
New River, Arizona

Neighborhood: Housing Stats and Charts

|	New River	Maricopa County	Arizona	USA
Median Estimated Home Value	$669K	$484K	$450K	$370K
Estimated Home Value 12-Month Change	-0.9%	+1.2%	+1%	+2.5%
Median List Price	$725K	$539K	$489K	–
List Price 1-Month Change	+3.6%	+1.7%	+2.1%	–
List Price 12-Month Change	-0%	-2%	+0.8%	–
Median Home Age	21	32	32	44
Own	94%	65%	67%	65%
Rent	6%	35%	33%	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

5/6/2025
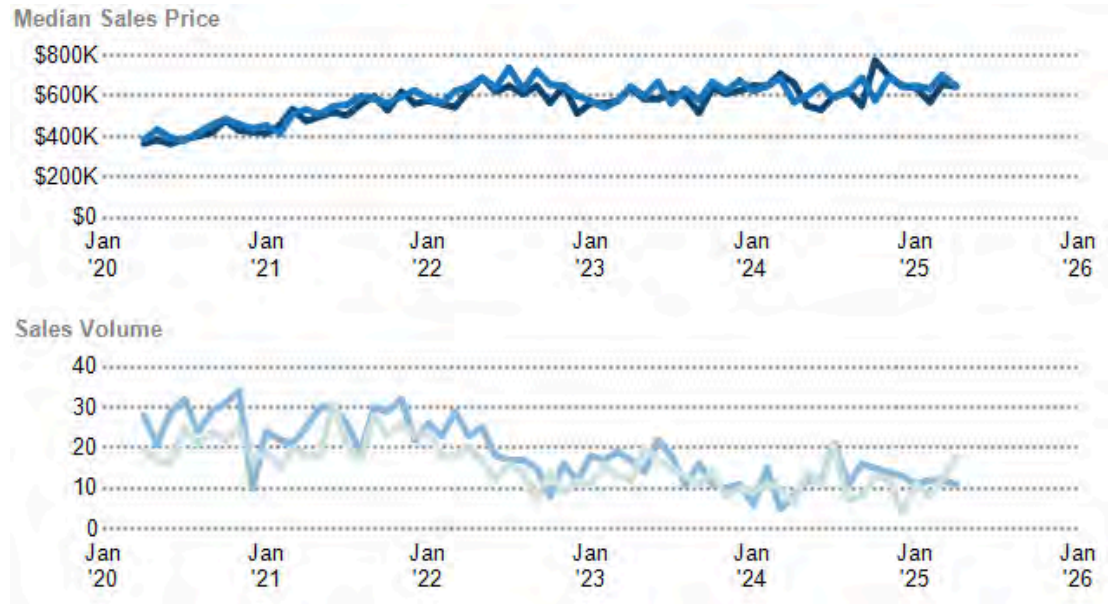
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
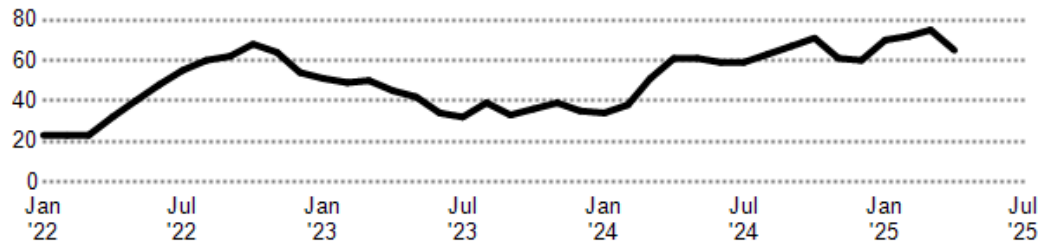
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume
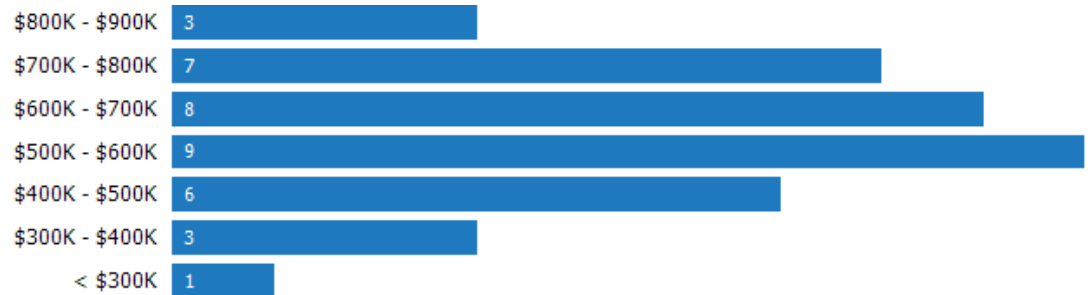
Median List Price
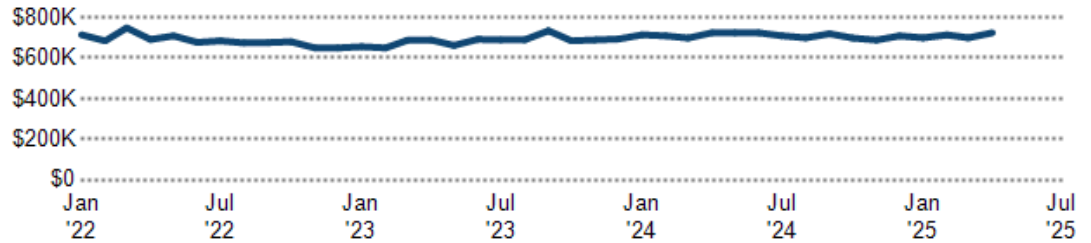
Listing Volume

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

|	
$800K - $900K	3
$700K - $800K	7
$600K - $700K	8
$500K - $600K	9
$400K - $500K	6
$300K - $400K	3
< $300K	1

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

$350 - $400	6
$300 - $350	9
$250 - $300	10
$200 - $250	5
$150 - $200	3
$100 - $150	1

5/6/2025
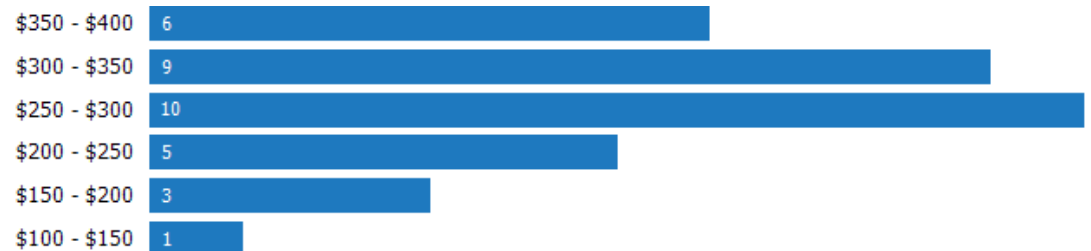
Size of Homes Sold

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

Size	Count
> 2800 sq. ft.	6
2600 - 2800 sq. ft.	2
2400 - 2600 sq. ft.	6
2200 - 2400 sq. ft.	1
2000 - 2200 sq. ft.	4
1800 - 2000 sq. ft.	7
1600 - 1800 sq. ft.	3
< 1600 sq. ft.	6

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

Age	Count
> 50	2
40 - 50	3
30 - 40	3
20 - 30	11
10 - 20	8
< 10	8

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

Bedrooms	Count
0	37

5/6/2025

Neighborhood: People Stats and Charts

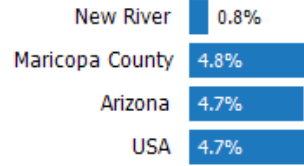|	New River	Maricopa County	Arizona	USA
Population	18.4K	4.49M	7.27M	332M
Population Density per Sq Mi	327	488	64	94
Population Change since 2020	+3.6%	+5.7%	+5.1%	+2.1%
Median Age	51	38	39	39
Male / Female Ratio	50%	50%	50%	50%

5/6/2025

Education Levels of Population

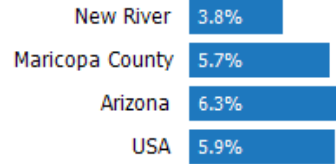This chart shows the educational achievement levels of adults in an area, compared with other geographies.

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

Update Frequency: Annually

Less Than 9th Grade
- New River 0.8%
- Maricopa County 4.8%
- Arizona 4.7%
- USA 4.7%

9-12th Grade/No Diploma
- New River 3.8%
- Maricopa County 5.7%
- Arizona 6.3%
- USA 5.9%

High School Graduate
- New River 28.1%
- Maricopa County 22%
- Arizona 23.5%
- USA 26.2%

Associate Degree
- New River 35.8%
- Maricopa County 31.7%
- Arizona 33%
- USA 28.2%

Bachelor's Degree
- New River 21%
- Maricopa County 22.3%
- Arizona 20%
- USA 21.3%

At Least a College Education
- New River 31.6%
- Maricopa County 35.9%
- Arizona 32.6%
- USA 35%

Grad/Professional Degree
- New River 10.6%
- Maricopa County 13.5%
- Arizona 12.6%
- USA 13.7%

5/6/2025
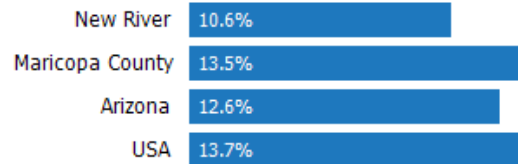
Population of Children by Age Group

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

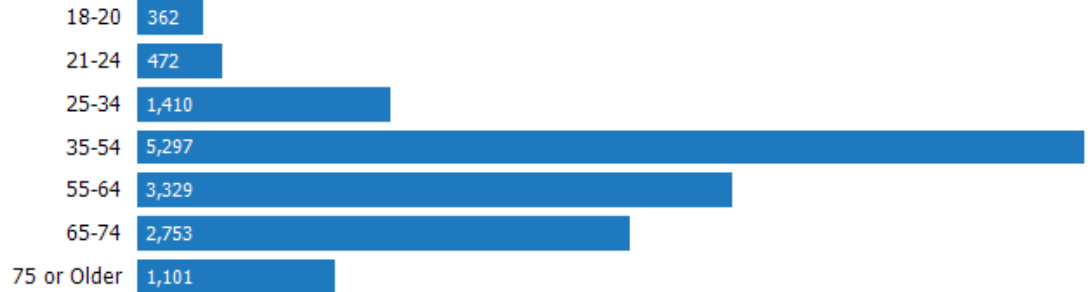| Age Group	Value
Toddlers	927
Elementary School	909
Middle School	1,105
High School	700

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

Age Group	Value
18-20	362
21-24	472
25-34	1,410
35-54	5,297
55-64	3,329
65-74	2,753
75 or Older	1,101

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

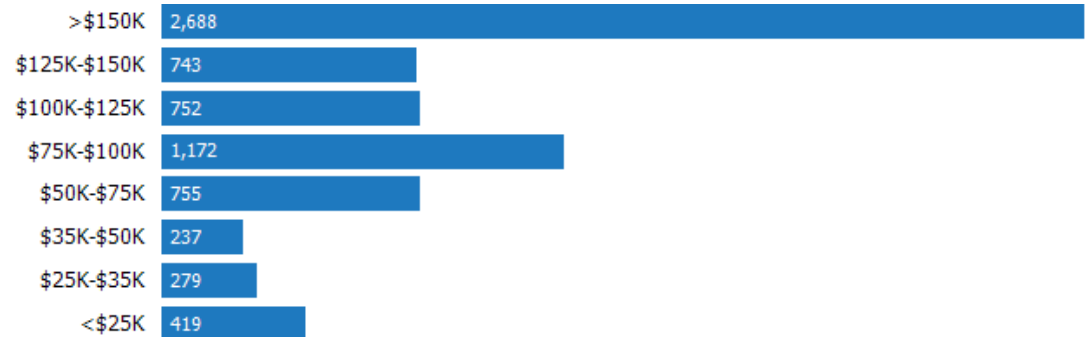| Category	Value
Married with Children	1,454
Married without Children	3,286
Single with Children	145

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census
Update Frequency: Annually

■ New River

Income Bracket	Value
>$150K	2,688
$125K-$150K	743
$100K-$125K	752
$75K-$100K	1,172
$50K-$75K	755
$35K-$50K	237
$25K-$35K	279
<$25K	419

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

Votes Democrat	43.6%
Votes Republican	54.3%

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Neighborhood: Economic Stats and Charts

	New River	Maricopa County	Arizona	USA
Income Per Capita	$61,658	$44,210	$40,736	$43,289
Median Household Income	$120,279	$85,518	$76,872	$78,538
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
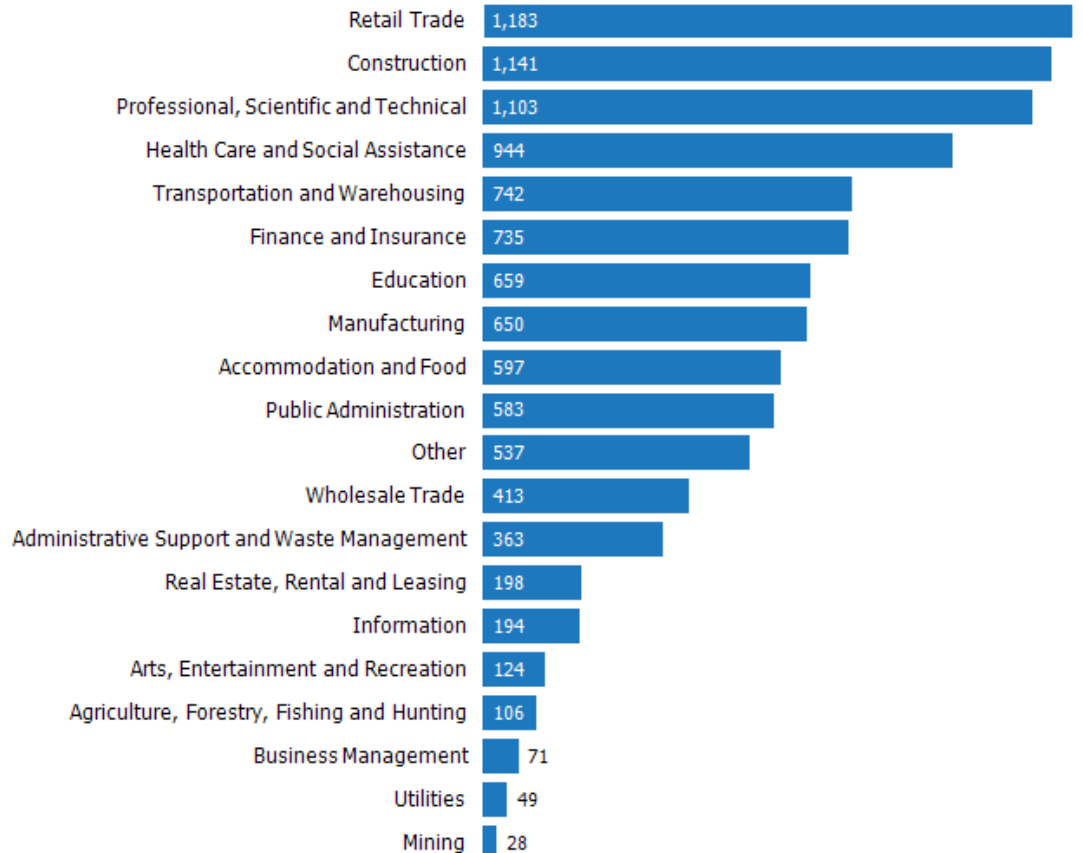
Update Frequency: Monthly

- Maricopa County
- Arizona
- USA
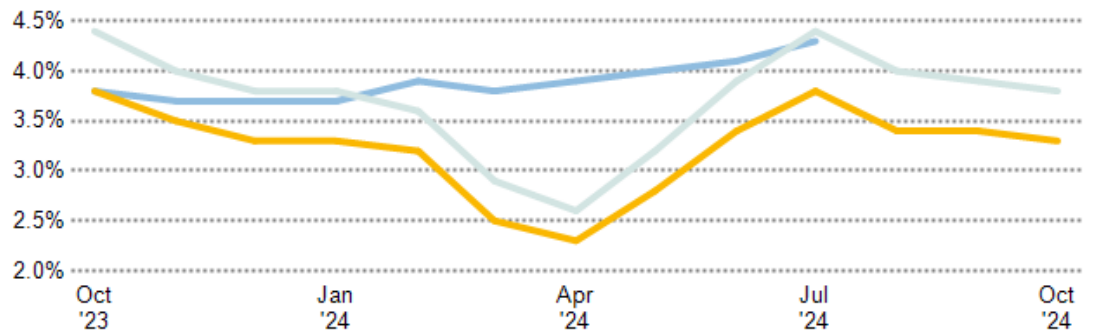
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- New River

Category	Value
Retail Trade	1,183
Construction	1,141
Professional, Scientific and Technical	1,103
Health Care and Social Assistance	944
Transportation and Warehousing	742
Finance and Insurance	735
Education	659
Manufacturing	650
Accommodation and Food	597
Public Administration	583
Other	537
Wholesale Trade	413
Administrative Support and Waste Management	363
Real Estate, Rental and Leasing	198
Information	194
Arts, Entertainment and Recreation	124
Agriculture, Forestry, Fishing and Hunting	106
Business Management	71
Utilities	49
Mining	28

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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)	34	26	25	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

<15 Minutes	10.9%
15-30 Minutes	24.4%
30-45 Minutes	31.6%
45-60 Minutes	27%
>1 Hour	6.1%

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

Drive/Carpool/Motorcycle	7,434
Work at Home	2,212
Walk	118
Public Transit	19
Bicycle	18

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ New River

|	
Avg. January Min. Temp	36
Avg. January Max. Temp	65
Avg. July Min. Temp	70
Avg. July Max. Temp	100

5/6/2025

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

0-19   20-39   40-59   60-79   80-100

Total Score

43 / 100

A score over 50 is above average
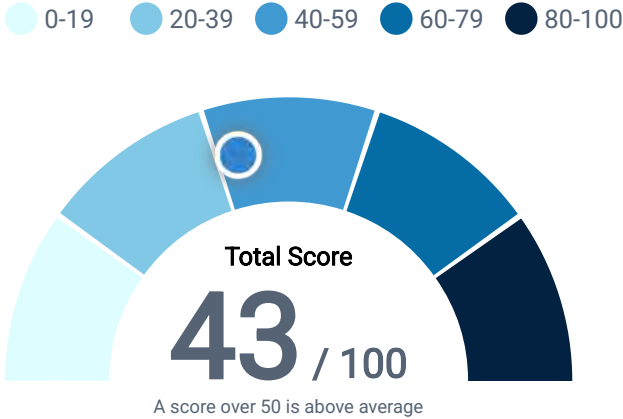
	Score
Housing Affordability & Access	46
Neighborhood Access to Life, Work & Play	35
Transportation Safe & Convenient Options	27
Environment Clean Air & Water	20
Health Prevention, Access & Quality	57
Engagement Civic & Social Involvement	52
Opportunity Inclusion & Possibilities	64

5/6/2025

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