



OCTOBER



2025

MARKET REPORT

NEW RIVER

Market Trends

Property Type: SF + Condo/TH/Apt

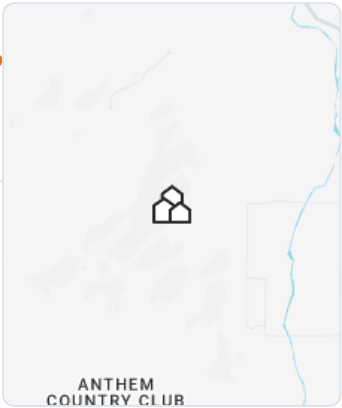
October 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
7.07	98.1%	102	\$599,500
↑ 17.83% MoM	↓ 0.61% MoM	↑ 308% MoM	↑ 1.63% MoM



Median Estimated Property Value

October 2025

Property Type: SF + Condo/TH/Apt

Median Estimated Value

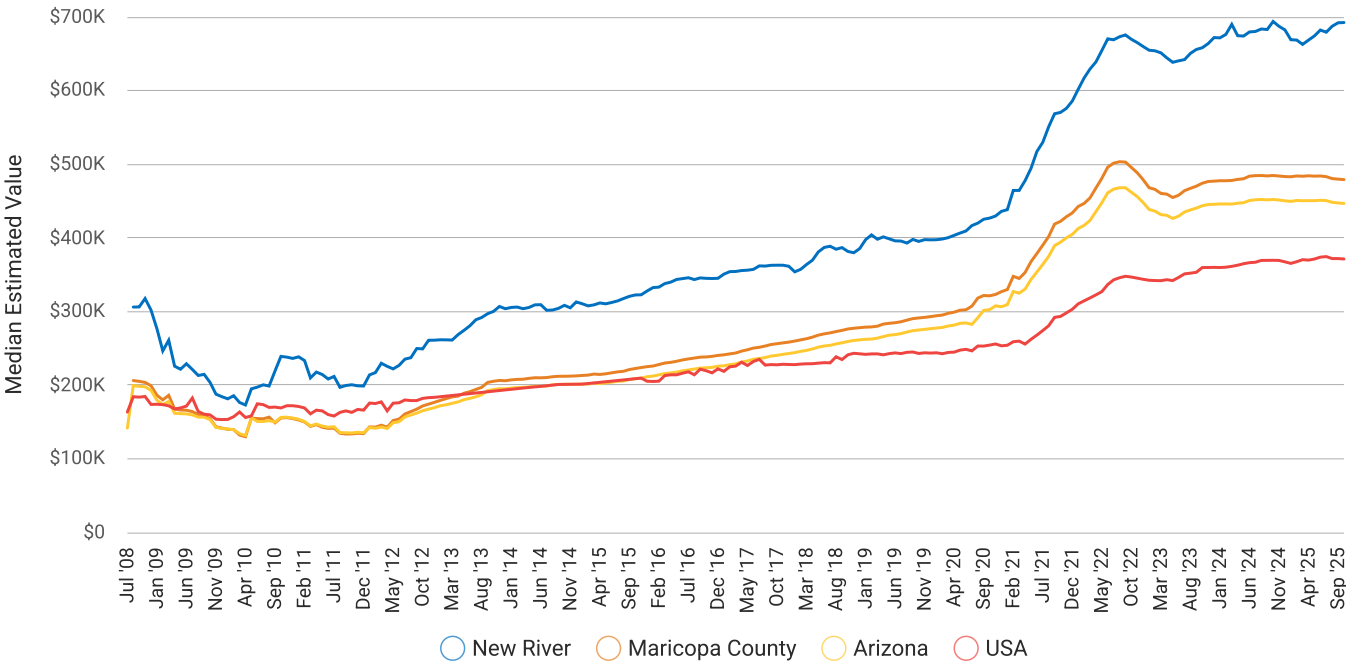
\$692,390

Last Month Change

+0.1%

12 Month Change

-0.2%



New Listings

October 2025

Property Type: SF + Condo/TH/Apt



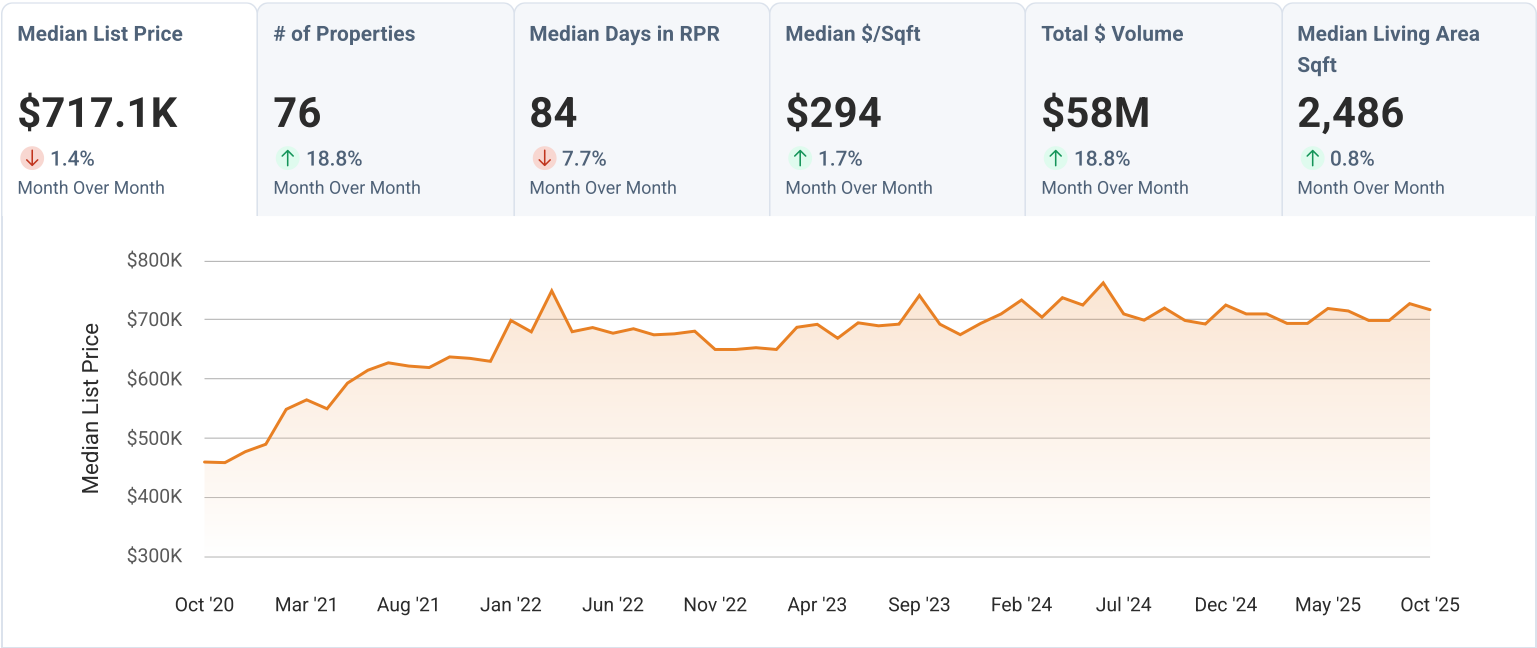
Realtors Property Resource®, LLC

Source: Listings

Active Listings

October 2025

Property Type: SF + Condo/TH/Apt



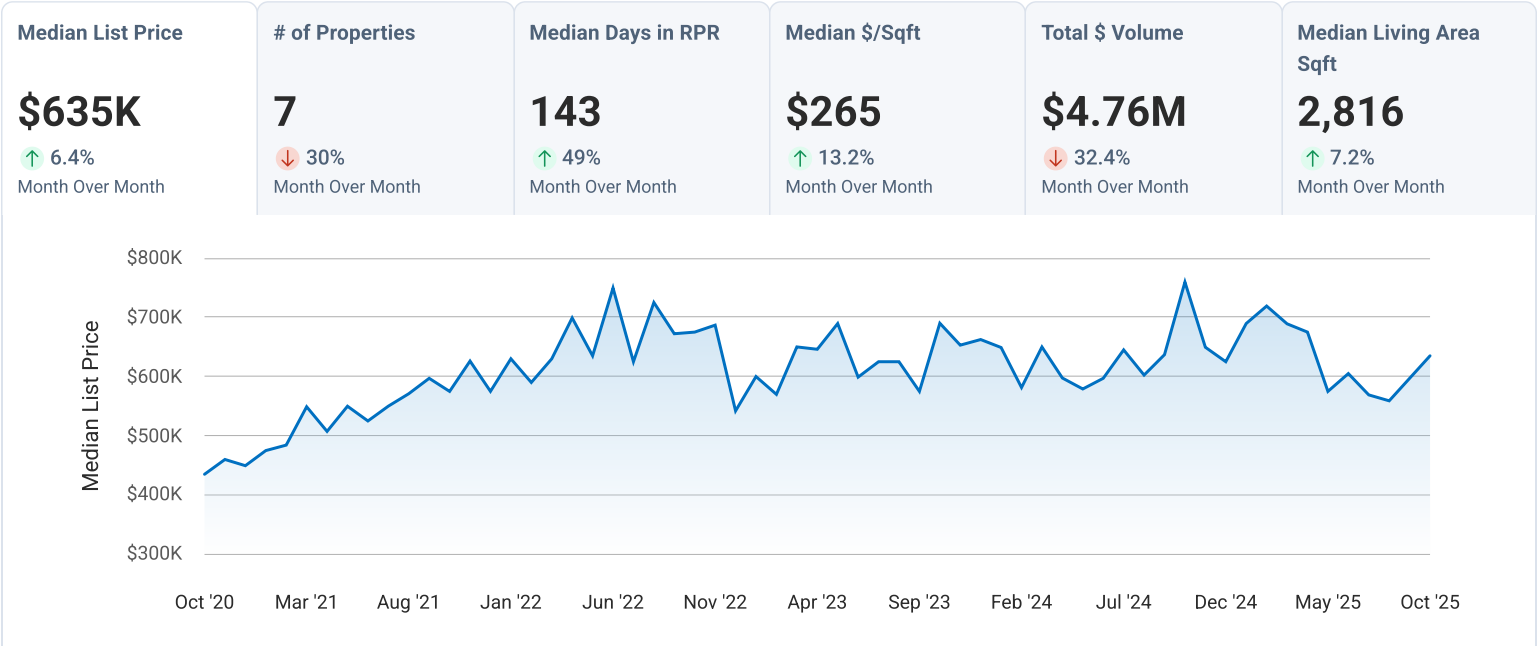
Realtors Property Resource®, LLC

Source: Listings

New Pending Listings

October 2025

Property Type: SF + Condo/TH/Apt



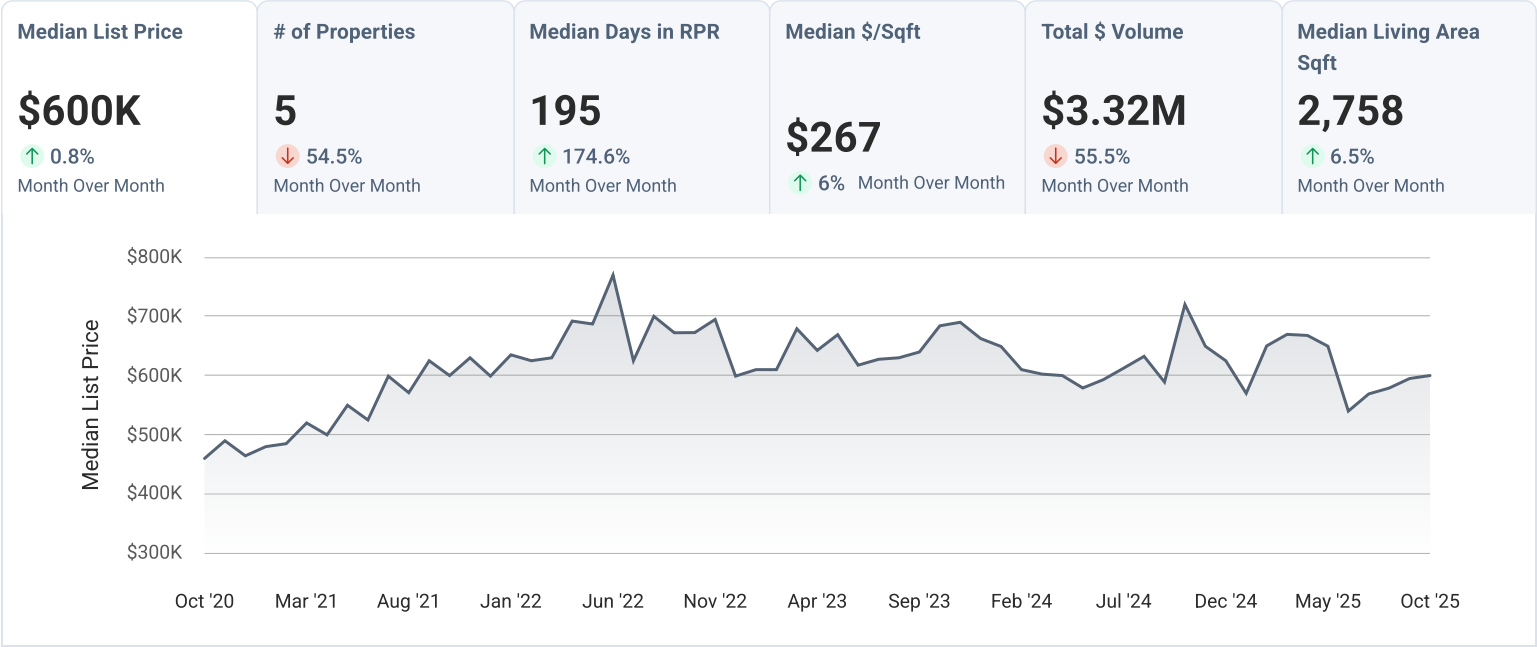
Realtors Property Resource®, LLC

Source: Listings

Pending Listings

October 2025

Property Type: SF + Condo/TH/Apt



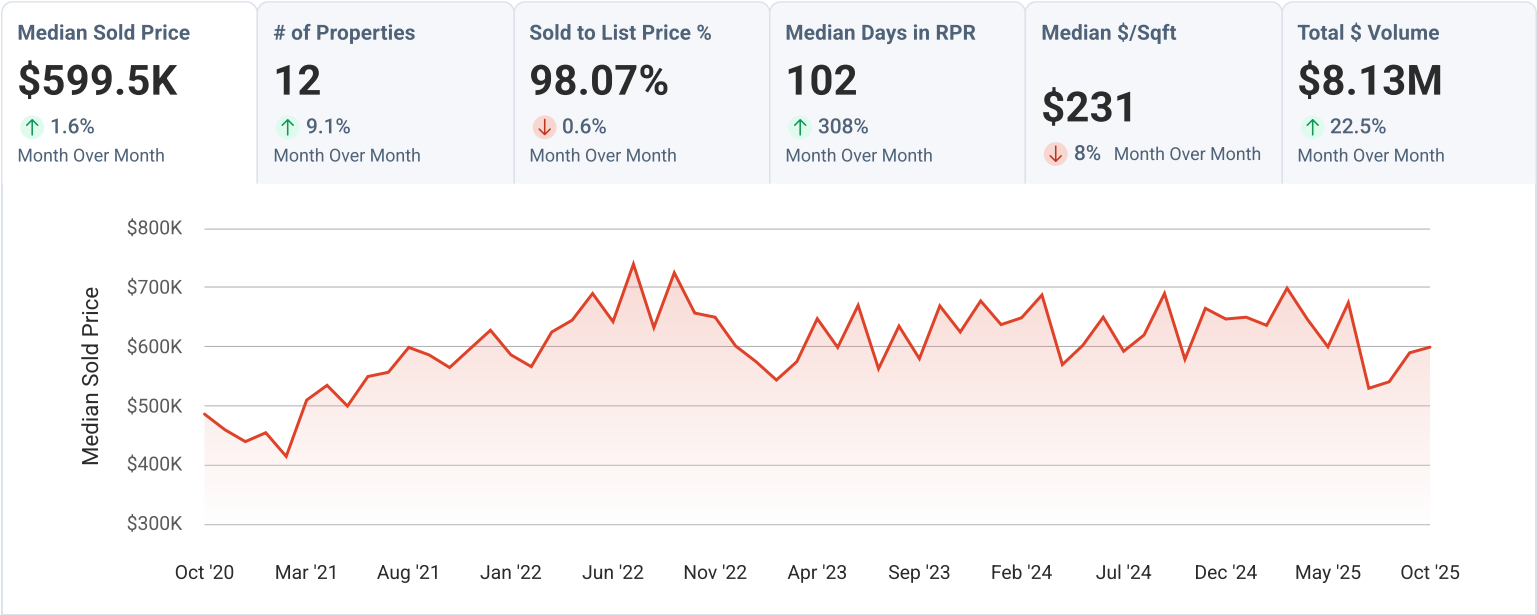
Realtors Property Resource®, LLC

Source: Listings

Sold Listings

October 2025

Property Type: SF + Condo/TH/Apt



Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

October 2025

Property Type: SF + Condo/TH/Apt



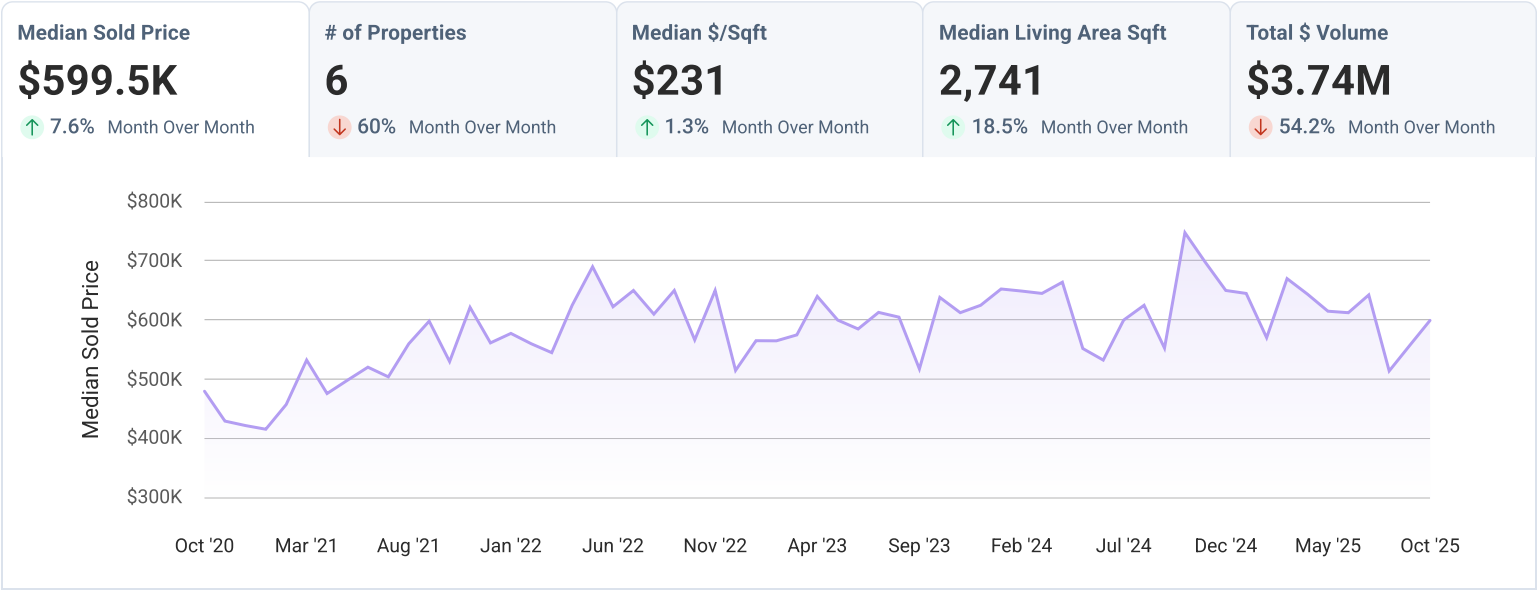
Realtors Property Resource®, LLC

Source: Listings

Sold Public Records

October 2025

Property Type: SF + Condo/TH/Apt



Realtors Property Resource®, LLC

Source: Public Records



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11/7/2025

Housing

Housing Facts & Stats

	New River	Maricopa County	Arizona	USA
Median Estimated Home Value	\$692K	\$479K	\$447K	\$371K
Est. Home Value 12-Mo. Change	-0.2%	-1.2%	-1.2%	+0.5%
Median List Price	\$717K	\$520K	\$475K	–
List Price 1-Month Change	-1.4%	+1%	+1.1%	–
List Price 12-Month Change	+2.6%	-1%	+1.3%	–
Median Home Age	21	32	32	44
Own	94%	65%	67%	65%
Rent	6%	35%	33%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$9.08B	\$14.75B	\$384.62B
% Change in permits (for all buildings)	–	+18%	+20%	+6%
% Change in \$ value (for all buildings)	–	+4%	+9%	+5%

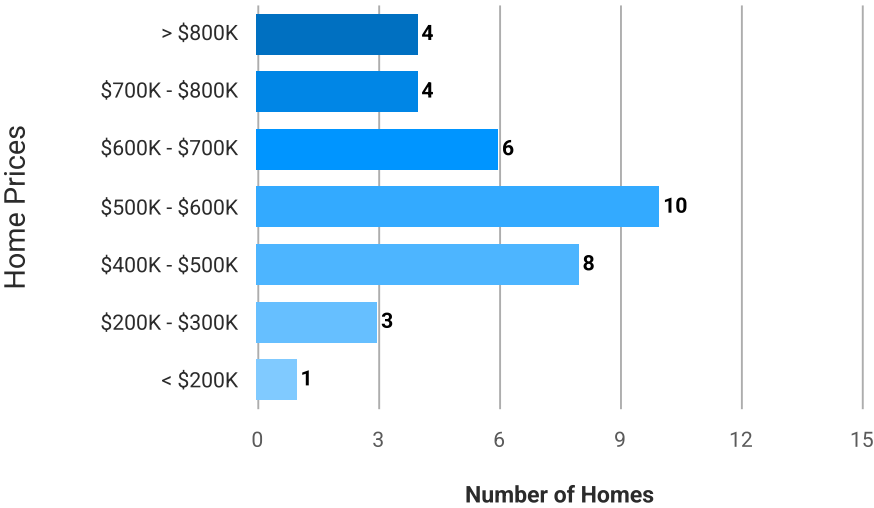
Sold Home Stats

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.

Source: Public records data

Update Frequency: Daily

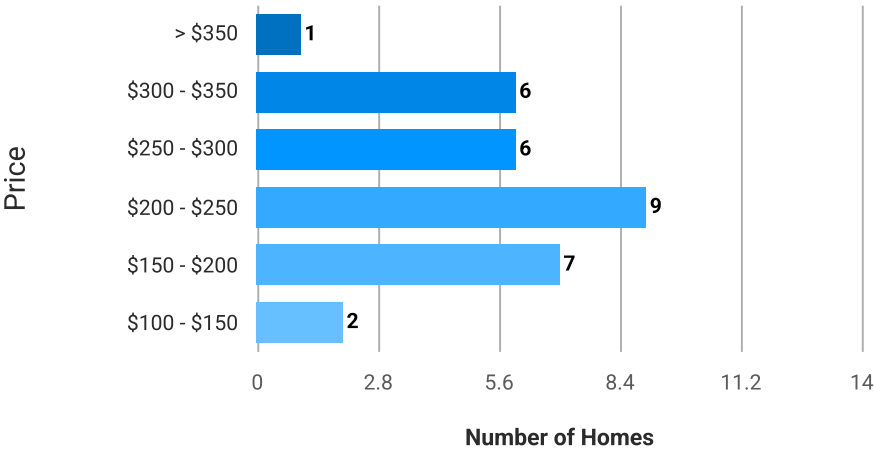


Price per Square Foot of Comps Sold

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

Source: Public records data

Update Frequency: Daily

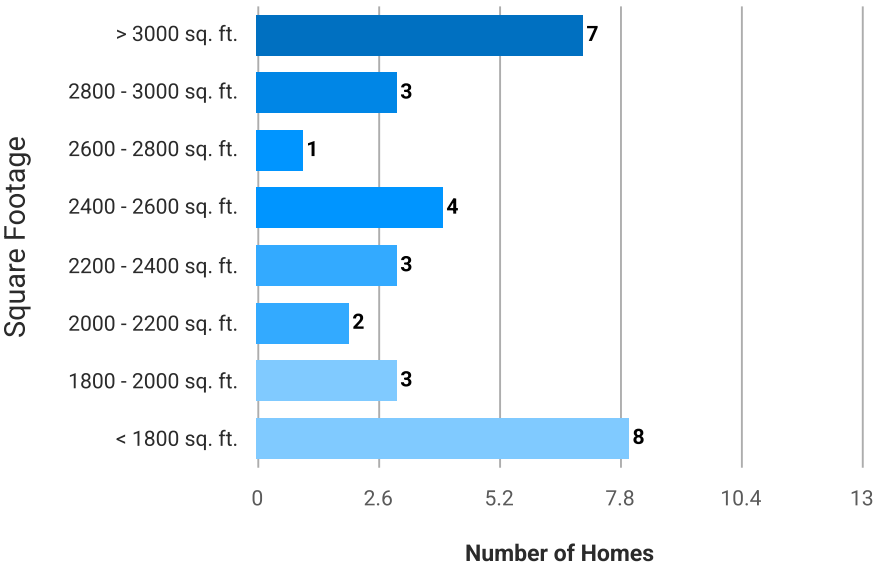


Size of Homes Sold

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

Source: Public records data

Update Frequency: Daily

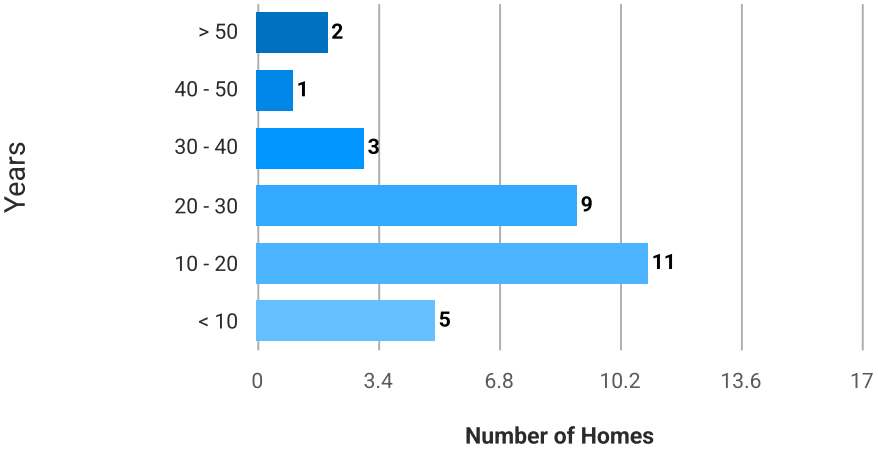


Age Range of Comps Sold

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

Source: Public records data

Update Frequency: Daily

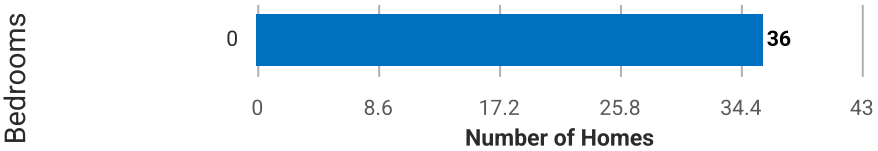


Number of Bedrooms in Homes Sold

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.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	New River	Maricopa County	Arizona	USA
Population	18K	4.49M	7.27M	332.39M
Population Density per Sq Mi	327	488	64	94
Pop Change since 2020	+0%	+5.7%	+5.1%	+2.1%
Median Age	51	38	39	39
Male / Female Ratio	50%	50%	50%	50%

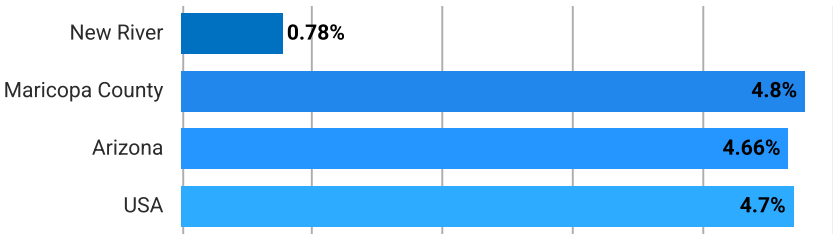
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Less than 9th Grade

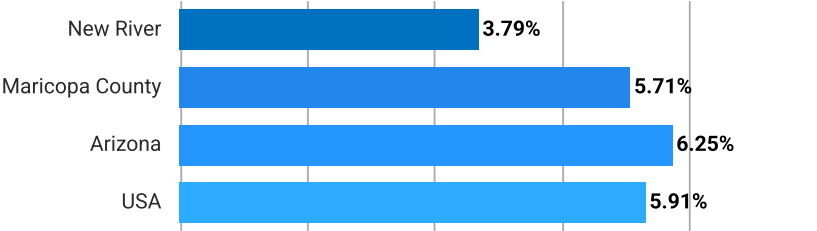
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.





Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



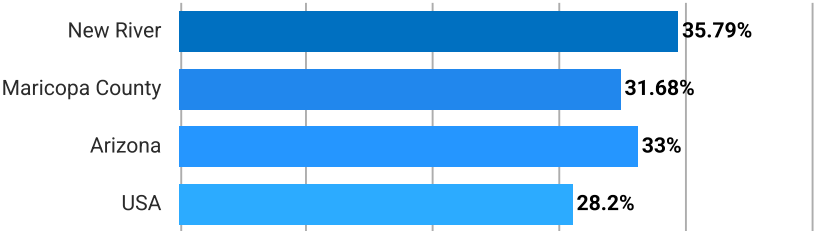
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



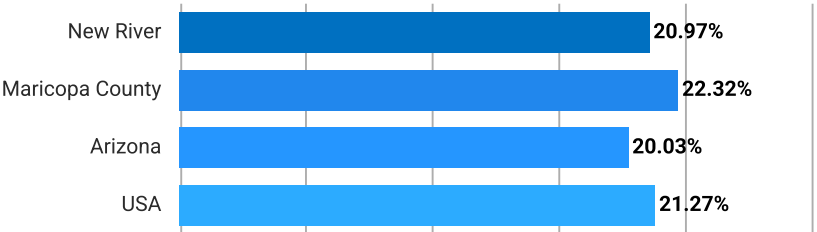
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



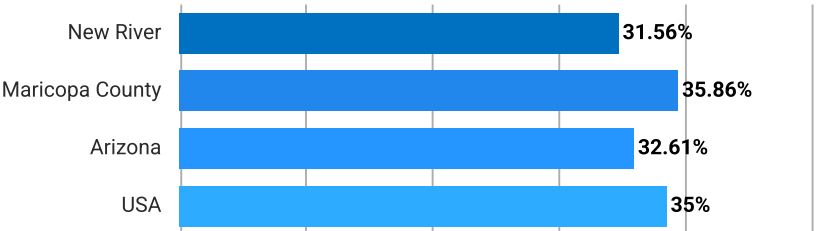
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



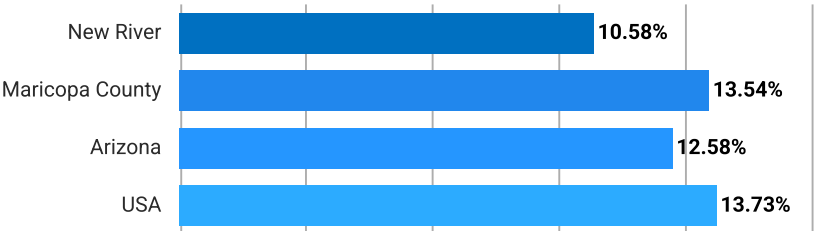
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

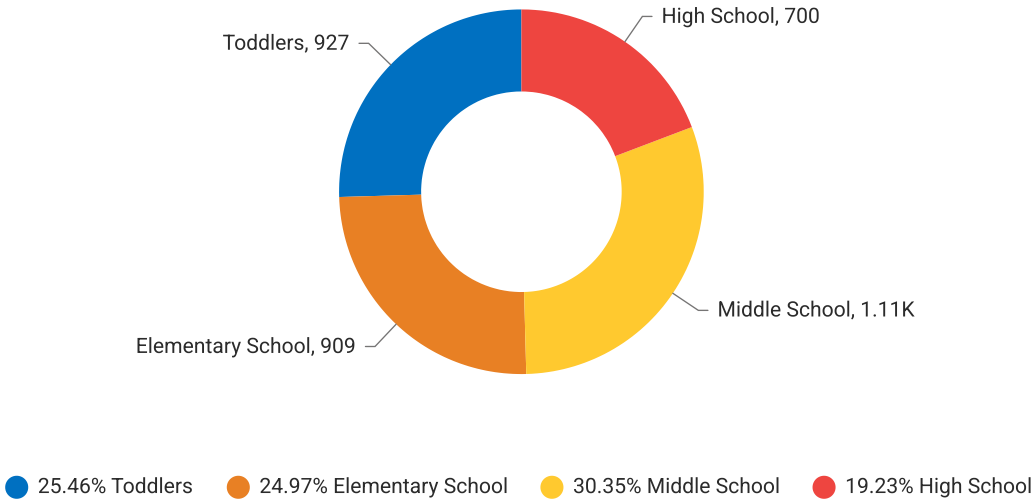


Population of Children by Age Group in New River

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

Source: U.S. Census

Update Frequency: Annually

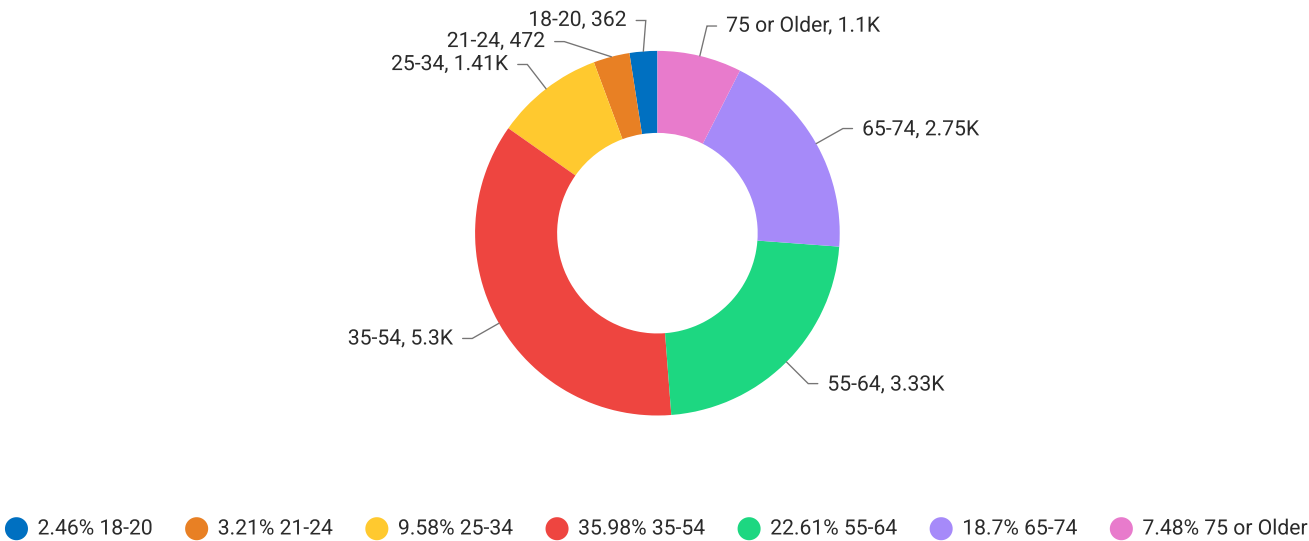


Population of Adults by Age Group in New River

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

Source: U.S. Census

Update Frequency: Annually

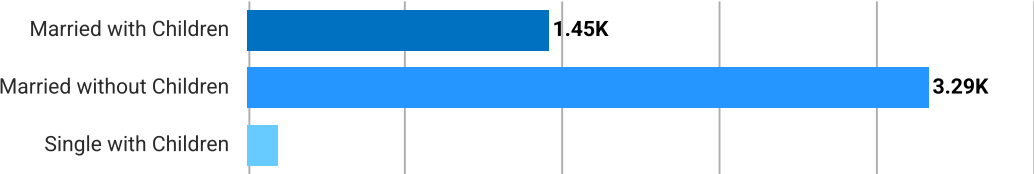


Households With Children in New River

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

Source: U.S. Census

Update Frequency: Annually

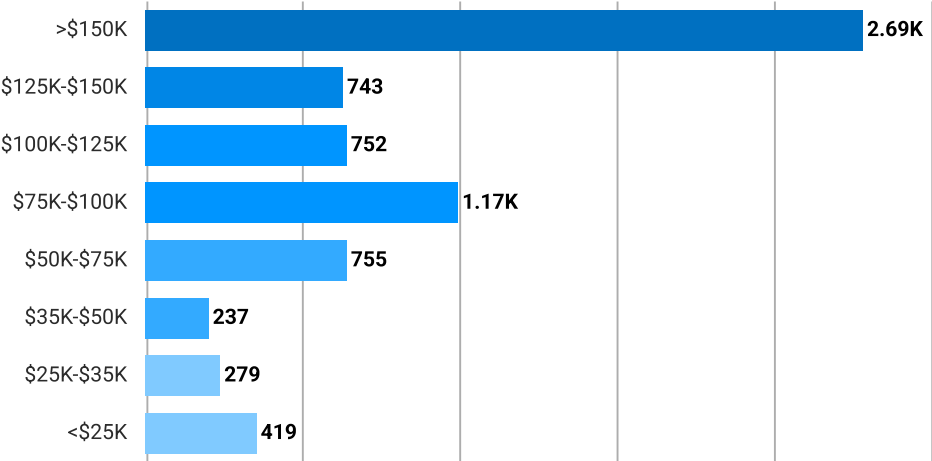


Household Income Brackets in New River

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

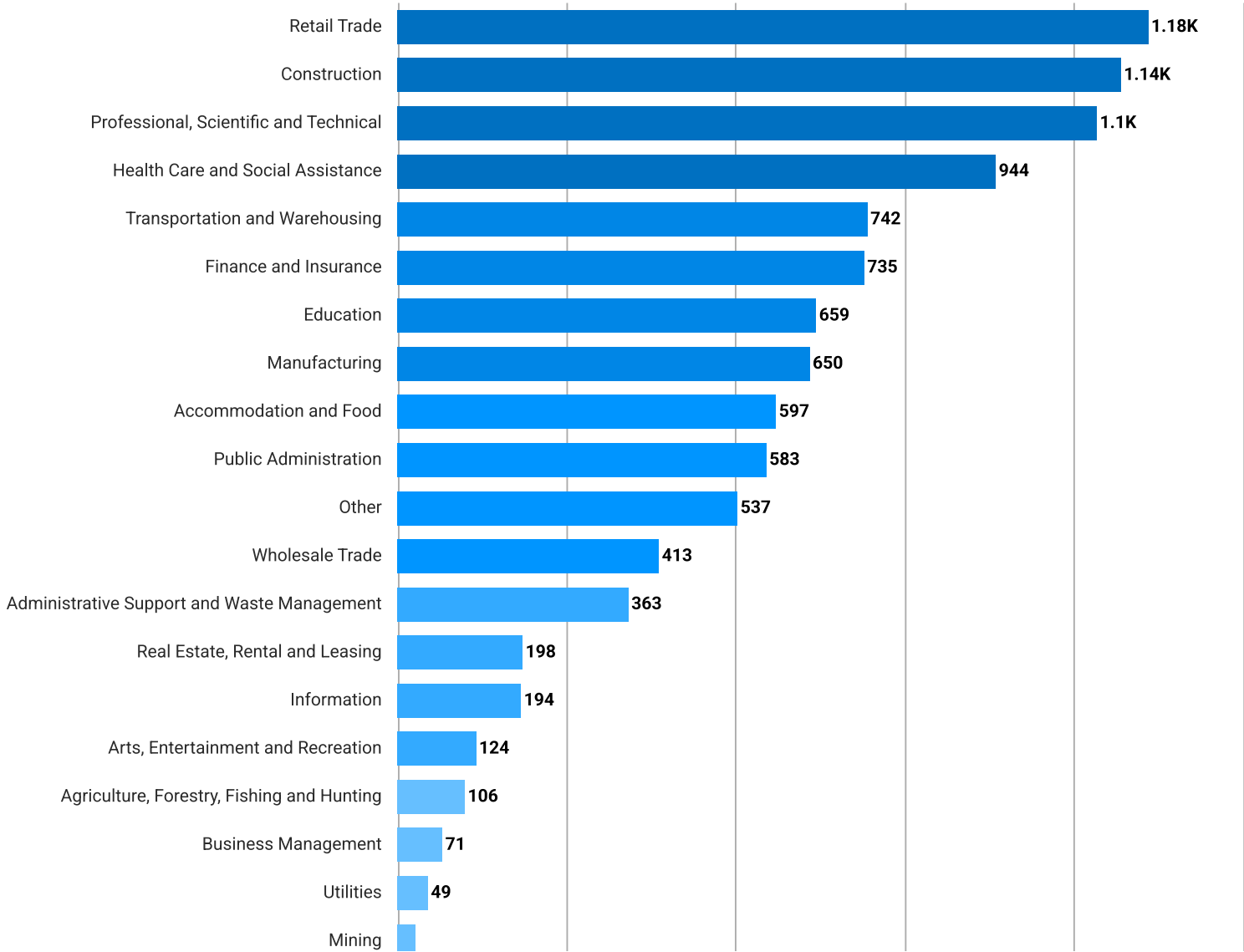


Occupational Categories in New River

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

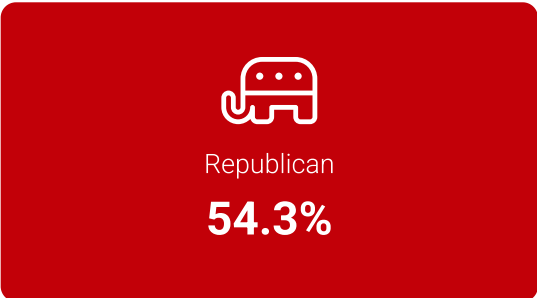
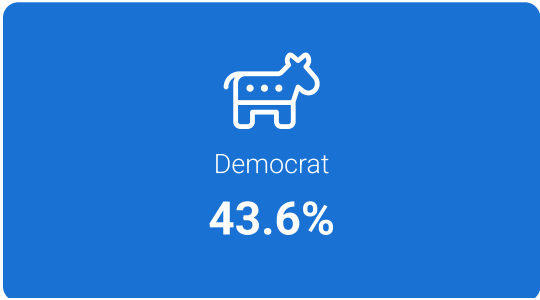


Presidential Voting Pattern in New River

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

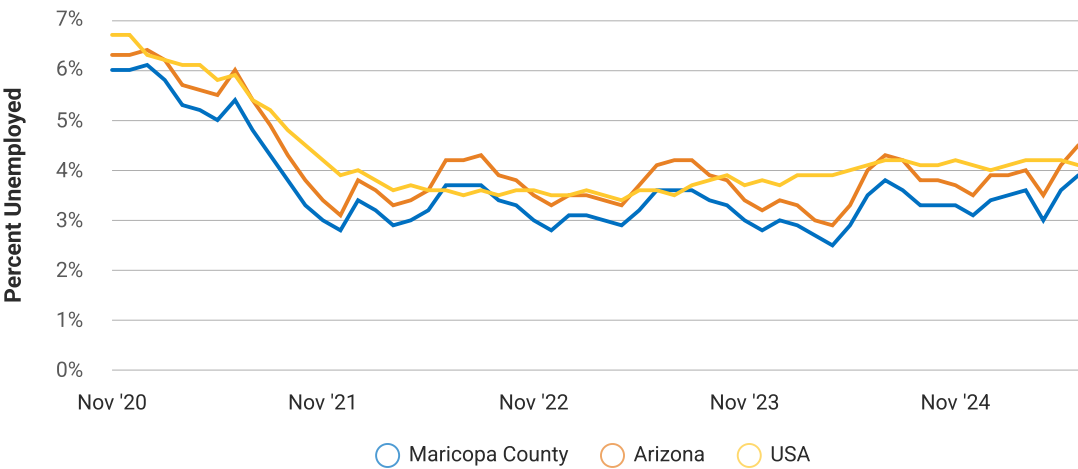
	New River	Maricopa County	Arizona	USA
Income Per Capita	\$61,658	\$44,210	\$40,736	\$43,289
Median Household Income	\$120,279	\$85,518	\$76,872	\$78,538
Unemployment Rate	–	3.9%	4.5%	4.1%
Number Unemployed	–	99K	171K	7.02M
Number Employed	–	2.45M	3.65M	163.37M
Number in Labor Force	–	2.55M	3.82M	170.38M

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.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

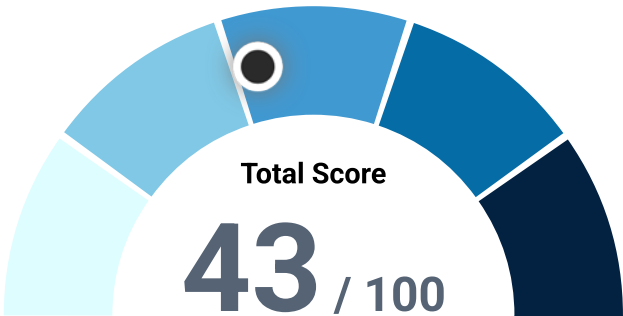


Quality of Life

Quality of Life Facts & Stats

	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)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	11	–	–
Superfund Sites	–	12	22	2,466
Brownfield Sites	No	Yes	Yes	No

AARP Livability™ Index for 85087



A score over 50 is above average

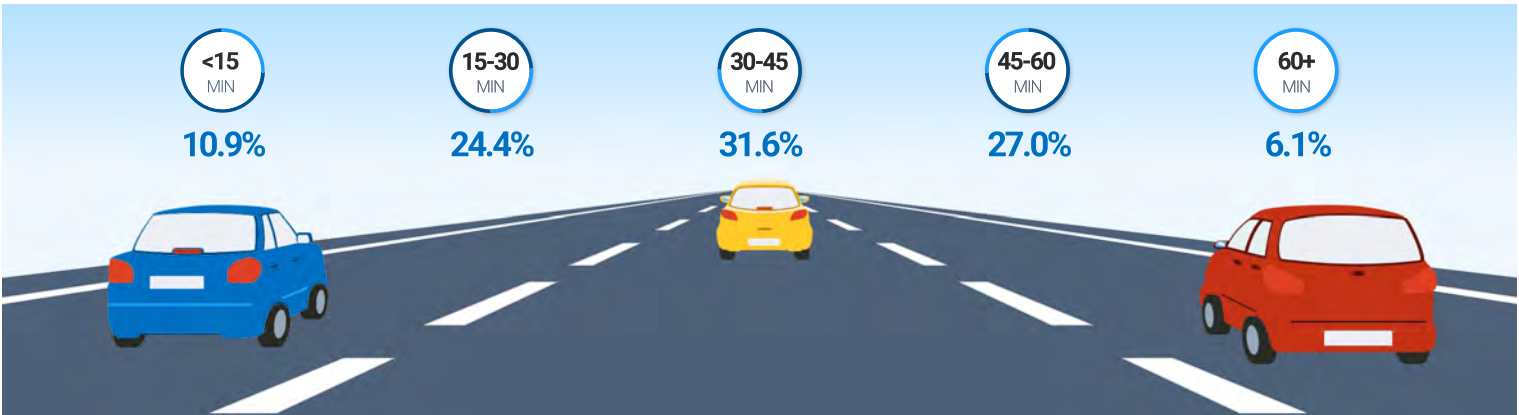
Housing	46
Affordability & Access	
Neighborhood	35
Access to Life, Work & Play	
Transportation	27
Safe & Convenient Options	
Environment	20
Clean Air & Water	
Health	57
Prevention, Access & Quality	
Engagement	52
Civic & Social Involvement	
Opportunity	64
Inclusion & Possibilities	

Average Commute Time

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

Source: U.S. Census

Update Frequency: Annually

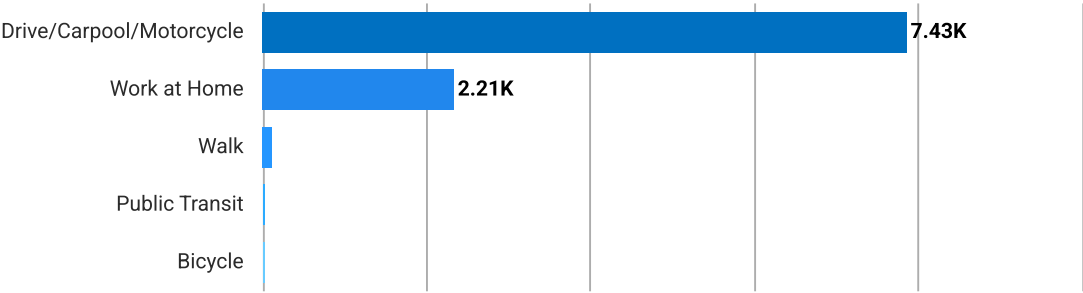


How People Get to Work

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

Source: U.S. Census

Update Frequency: Annually



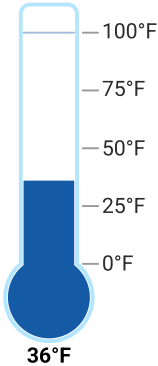
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

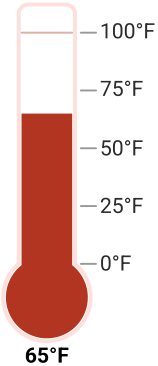
Source: NOAA

Update Frequency: Annually

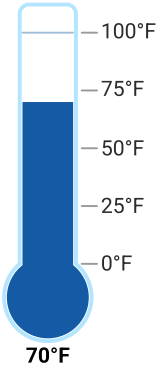
Avg. January Min. Temp



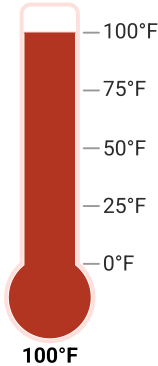
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Cities near New River, Arizona

Anthem, Arizona Median Estimate Home Value \$563,850 Number of Homes 6,006 Total Population 22,622	Cave Creek, Arizona Median Estimate Home Value \$837,050 Number of Homes 14,762 Total Population 5,033	Carefree, Arizona Median Estimate Home Value \$1,130,930 Number of Homes 2,354 Total Population 3,672
Black Canyon City, Arizona Median Estimate Home Value \$394,890 Number of Homes 597 Total Population 2,297	Peoria, Arizona Median Estimate Home Value \$499,990 Number of Homes 73,725 Total Population 194,338	Scottsdale, Arizona Median Estimate Home Value \$861,680 Number of Homes 137,723 Total Population 242,169

About RPR

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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