



DECEMBER



2025

MARKET  
REPORT

NEW RIVER

# Market Trends

## Market Trends for New River, Arizona

Single Family + Condo/Townhouse/Apt.

December 2025

### Market Type



### Key Details

Months of Inventory

**5.22**

↓ 5.61% MoM

Sold to List Price %

**96.3%**

↓ 2.49% MoM

Median Days in RPR

**99**

↑ 110.64% MoM

Median Sold Price

**\$636,500**

↓ 4.29% MoM

## December 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

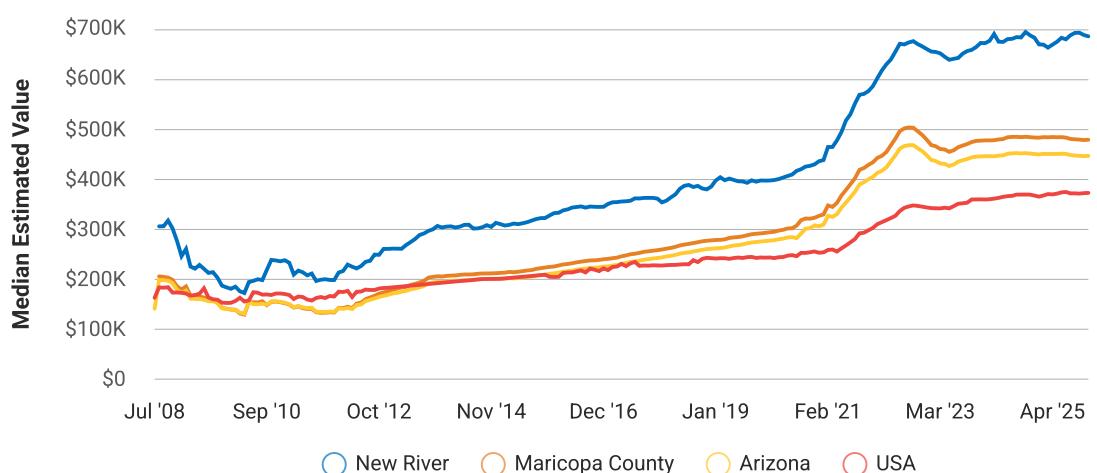
Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value  
**\$685,180**

Last Month Change  
**-0.4%**

12 Month Change  
**+0.4%**



# New River, Arizona

## December 2025 New Listings

### New River, Arizona

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$725,000**

⬇️ 5.2% Month over Month



**# of Properties - 21**

⬆️ 23.5% Month over Month



## December 2025 Active Listings

## New River, Arizona

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$745,000

 2.1% Month over Month


# of Properties - 63

 3.1% Month over Month


# New River, Arizona

## December 2025 Sold Listings

### New River, Arizona

Single Family + Condo/Townhouse/Apt.

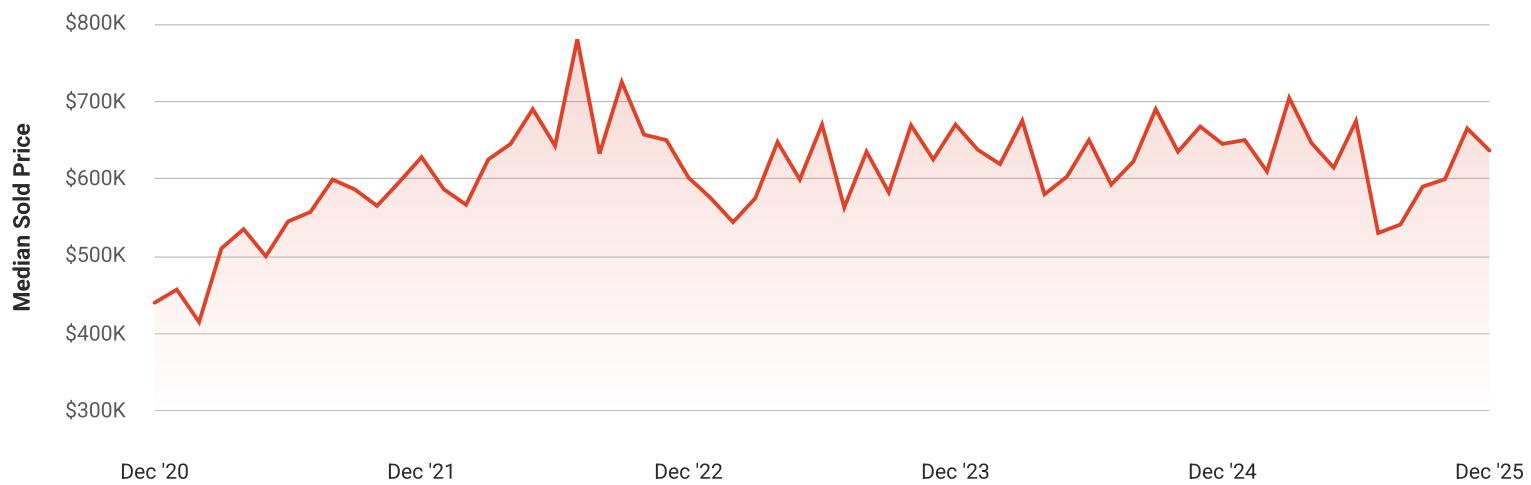
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

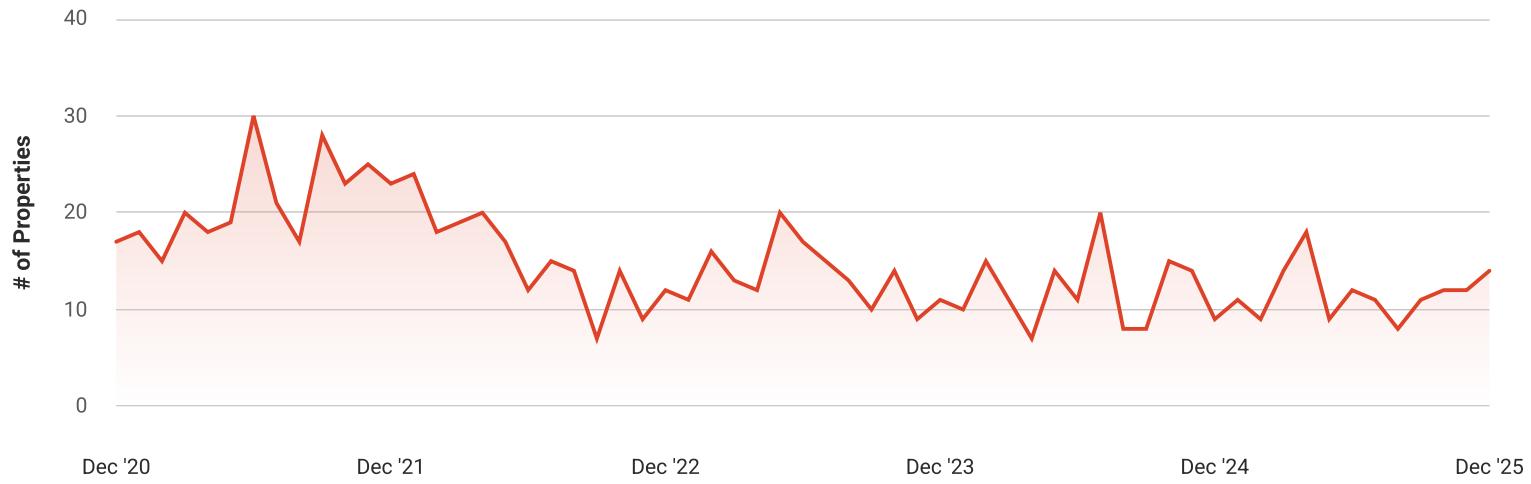
**Median Sold Price - \$636,500**

 4.3% Month over Month



**# of Properties - 14**

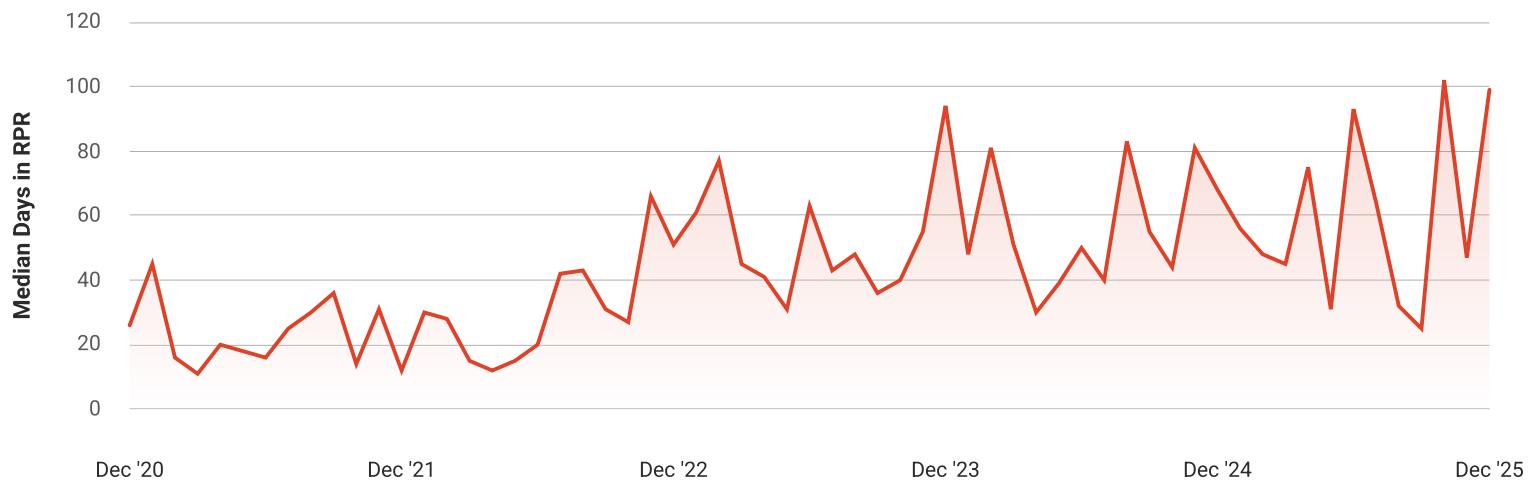
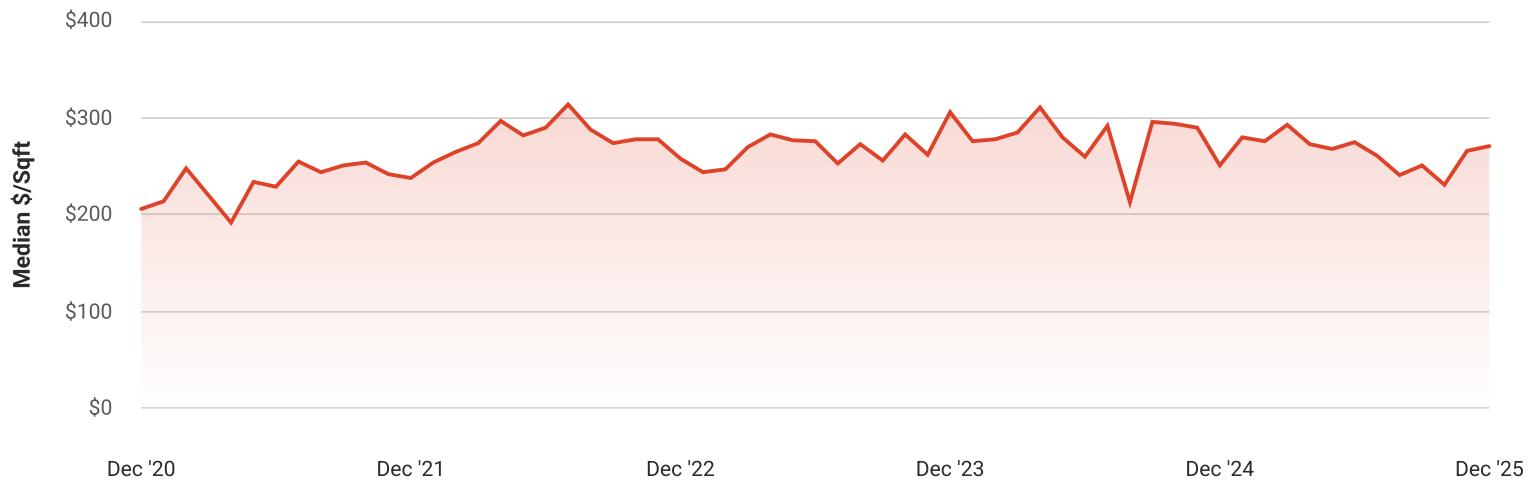
 16.7% Month over Month



**December 2025 Sold Listings**

New River, Arizona

Single Family + Condo/Townhouse/Apt.

**Median Days in RPR - 99** 110.6% Month over Month**Median \$/Sqft - \$271** 1.9% Month over Month

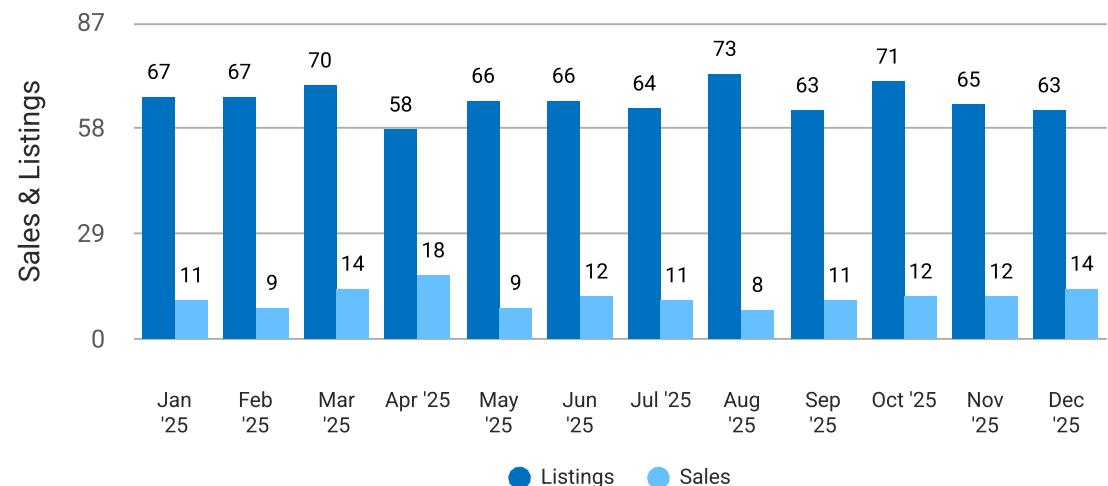
## Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



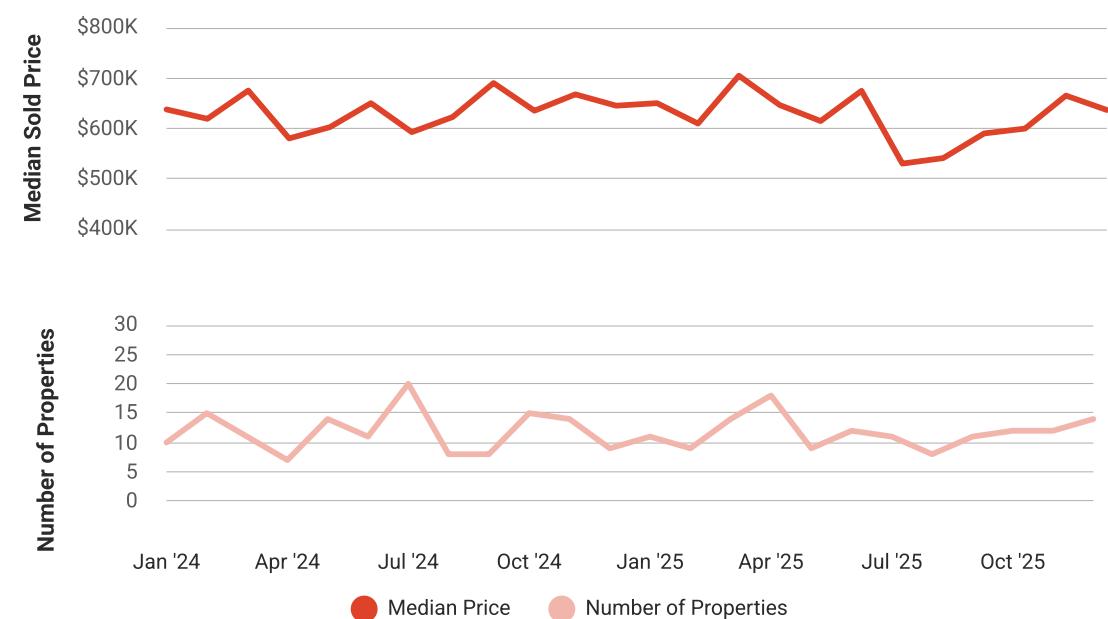
## Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



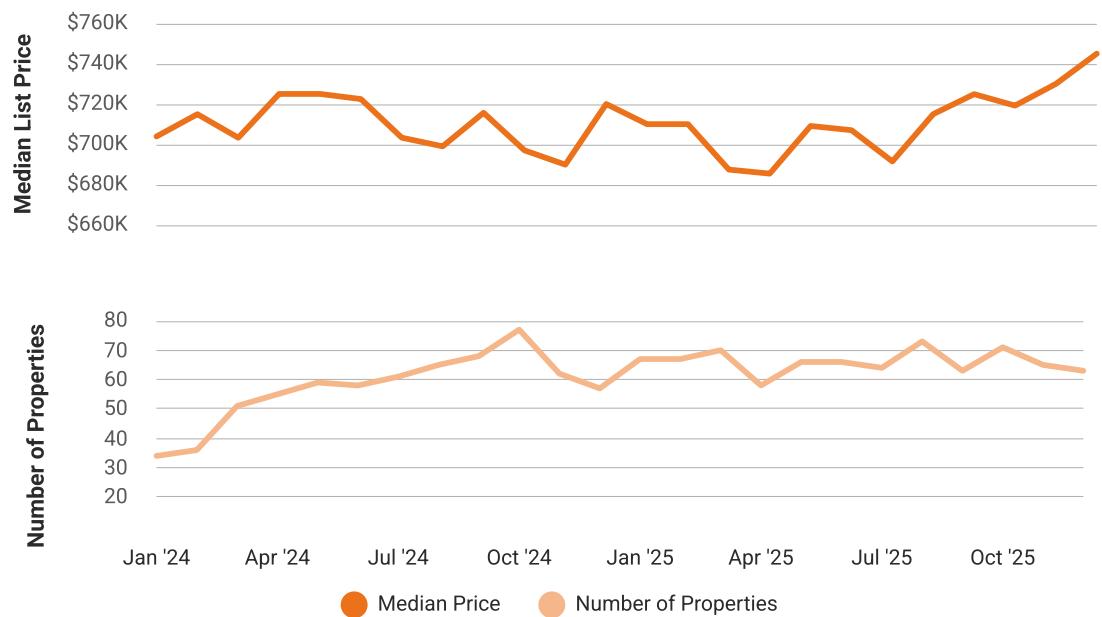
## Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



## Market Snapshot

## Value and Price Changes

|   | Current   | Last Month          | Last 3 Months       | Last 12 Months      | Last 24 Months      | Last 36 Months       |
|---|-----------|---------------------|---------------------|---------------------|---------------------|----------------------|
| <b>Median Est. Property Value</b><br>Last Updated: 12/31/2025 | \$685,180 | \$687,820<br>-0.38% | \$692,030<br>-0.99% | \$682,390<br>+0.41% | \$671,970<br>+1.97% | \$659,800<br>+3.85%  |
| <b>Median Sold Price</b><br>Last Updated: 12/31/2025          | \$636,500 | \$665,000<br>-4.29% | \$589,900<br>+7.9%  | \$645,000<br>-1.32% | \$670,000<br>-5%    | \$601,500<br>+5.82%  |
| <b>Median List Price</b><br>Last Updated: 12/31/2025          | \$745,000 | \$729,999<br>+2.05% | \$724,900<br>+2.77% | \$720,000<br>+3.47% | \$683,065<br>+9.07% | \$650,000<br>+14.62% |

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment** properties data.

# Market Activity

## Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

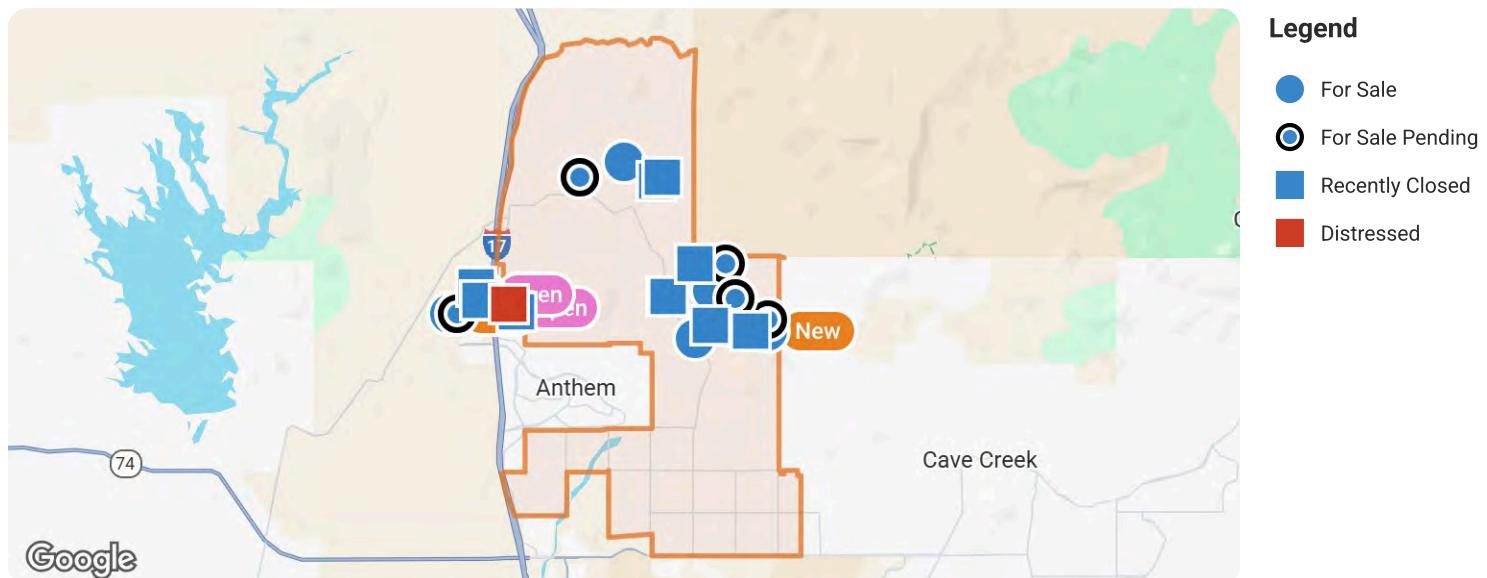
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

## Summary

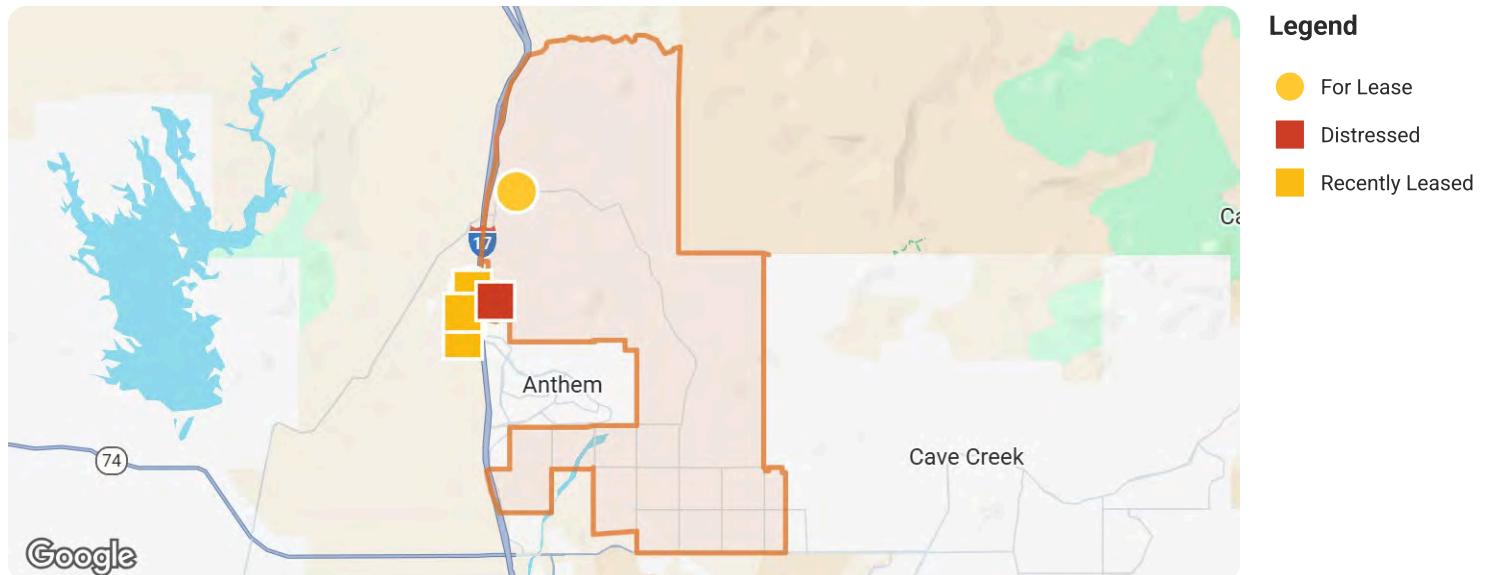
### For Sale Activity in the Last 3 Months



|                                   | New         | Pending     | Closed                    | Distressed                |
|-----------------------------------|-------------|-------------|---------------------------|---------------------------|
| Number of Properties              | 10          | 5           | 10                        | 1                         |
| Lowest Listing Price / Est.Value  | \$546,000   | \$399,900   | \$91,000                  | \$651,990                 |
| Median Listing Price / Est.Value  | \$692,000   | \$674,900   | \$655,000                 | \$651,990                 |
| Highest Listing Price / Est.Value | \$1,775,000 | \$940,000   | \$1,380,000               | \$651,990                 |
| Average Price / sqft              | \$340       | \$306       | \$303                     | \$259                     |
| Median Price / sqft               | \$327       | \$287       | \$300                     | \$259                     |
| Average Days in RPR               | 27          | 92          | 123                       | —                         |
| Median Days in RPR                | 11          | 40          | 105                       | —                         |
| Total Volume                      | \$7,841,000 | \$3,429,800 | \$7,253,499               | \$651,990                 |
| Source                            | Listings    | Listings    | Public Records & Listings | Public Records & Listings |

## Summary

### For Lease Activity in the Last 3 Months



|                                    | New      | Closed                    | Distressed                |
|------------------------------------|----------|---------------------------|---------------------------|
| Number of Properties               | 5        | 4                         | 1                         |
| Lowest Listing Price / Est. Value  | \$2,700  | \$2,195                   | \$651,990                 |
| Median Listing Price / Est. Value  | \$3,500  | \$2,300                   | \$651,990                 |
| Highest Listing Price / Est. Value | \$4,200  | \$2,750                   | \$651,990                 |
| Average Price / sqft               | \$1      | \$1                       | \$259                     |
| Median Price / sqft                | \$1      | \$1                       | \$259                     |
| Average Days in RPR                | 56       | 69                        | —                         |
| Median Days in RPR                 | 47       | 52                        | —                         |
| Total Volume                       | \$17,200 | \$9,545                   | \$651,990                 |
| Source                             | Listings | Public Records & Listings | Public Records & Listings |

# Housing

## Housing Facts & Stats

|   | New River | Maricopa County | Arizona  | USA       |
|---|-----------|-----------------|----------|-----------|
| Median Estimated Home Value   | \$685K    | \$478K          | \$447K   | \$372K    |
| Est. Home Value 12-Mo. Change   | +0.4%     | -1.2%           | -0.8%    | +0.8%     |
| Median List Price   | \$745K    | \$515K          | \$465K   | -         |
| List Price 1-Month Change   | +2.1%     | +1%             | +0%      | -         |
| List Price 12-Month Change  | +3.5%     | 0%              | +1.5%    | -         |
| Median Home Age   | 21        | 31              | 32       | 44        |
| Own   | 94%       | 65%             | 67%      | 65%       |
| Rent  | 6%        | 35%             | 33%      | 35%       |
| <b>\$ Total Value</b><br>(of all buildings for which permits were issued) | -         | \$9.08B         | \$14.75B | \$384.62B |
| <b>% Change in permits</b><br>(for all buildings)                         | -         | +18%            | +20%     | +6%       |
| <b>% Change in \$ value</b><br>(for all buildings)                        | -         | +4%             | +9%      | +5%       |

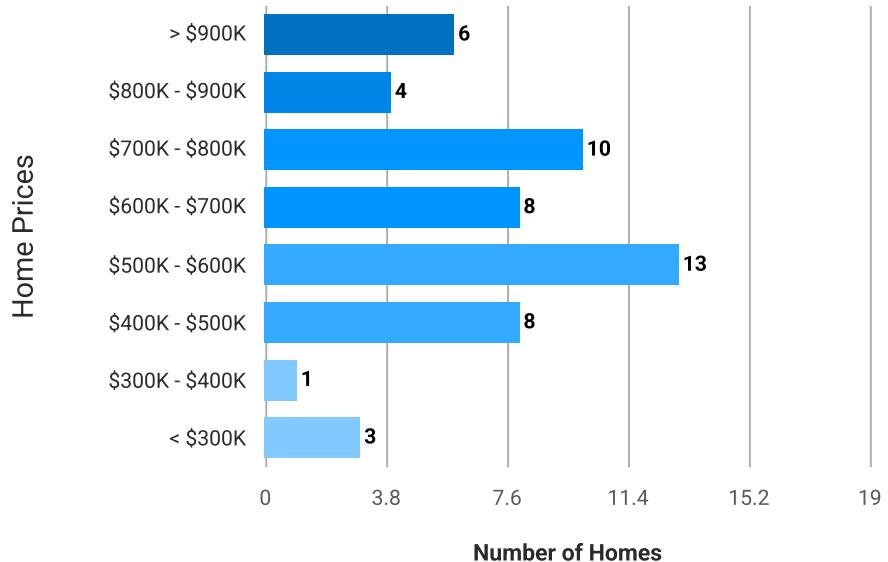
## Sold Home Stats

### 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

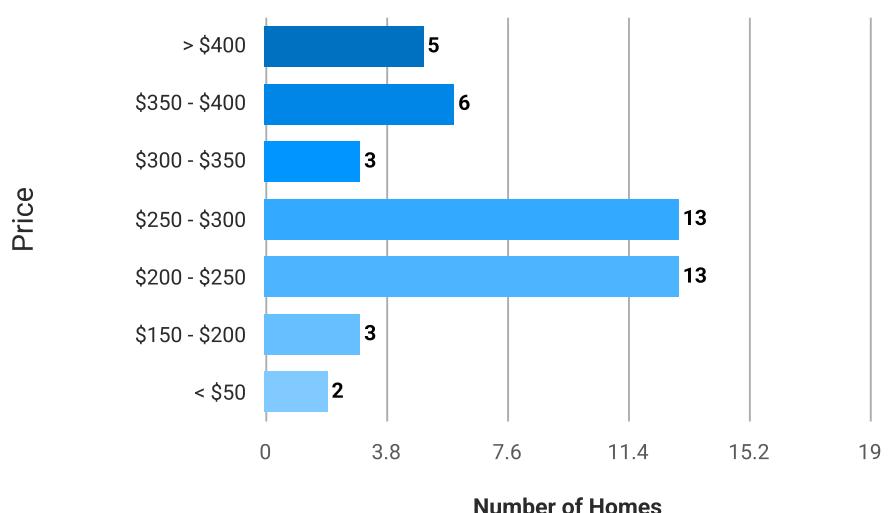


### Price per Square Foot of Comps Sold

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

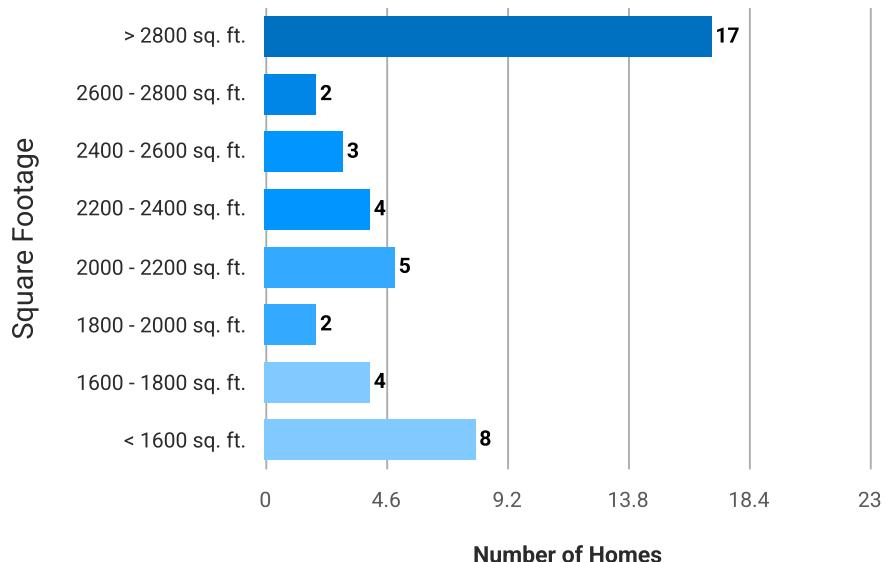


### Size of Homes Sold

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



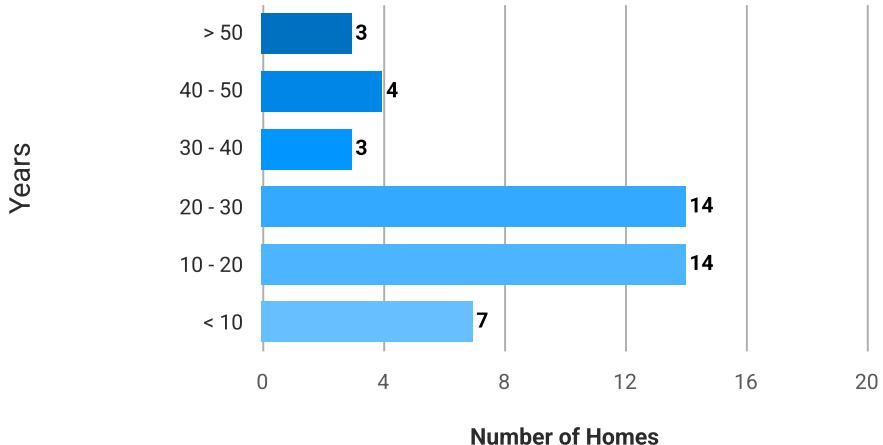
# New River, Arizona

## 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

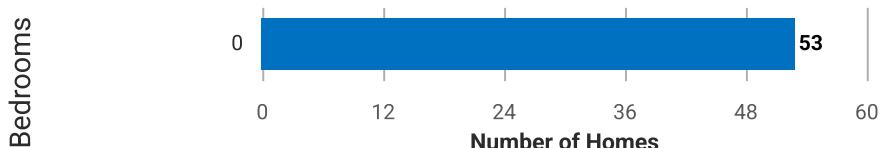


## Number of Bedrooms in Homes Sold

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%   | +0%     |
| Median Age                   | 51        | 38              | 39      | 39      |
| Male / Female Ratio          | 50%       | 50%             | 50%     | 50%     |

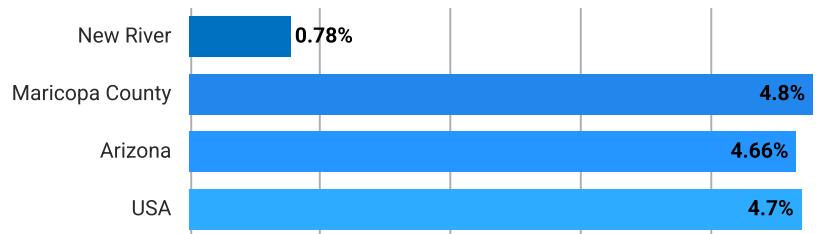
## Education Levels of Population

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

Update Frequency: Annually

### Less than 9th Grade

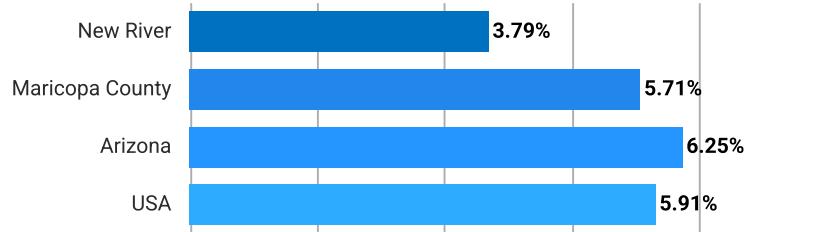
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



# New River, Arizona

## 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.

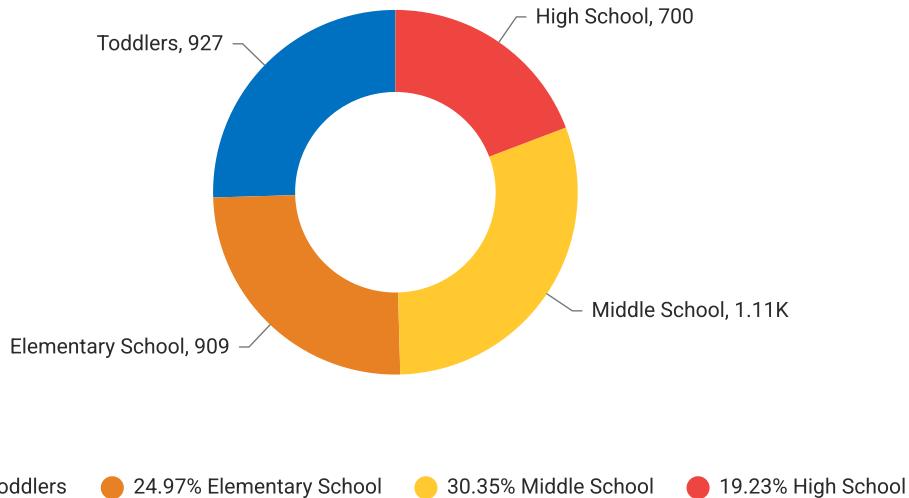


## Population of Children by Age Group in New River

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

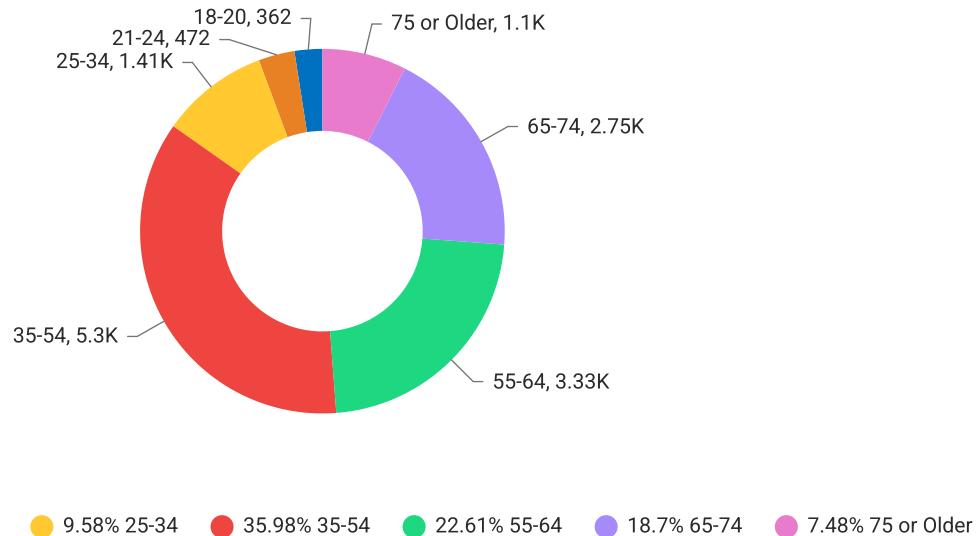


## Population of Adults by Age Group in New River

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



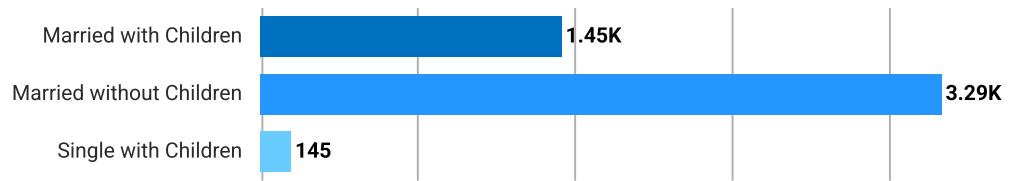
# New River, Arizona

## 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

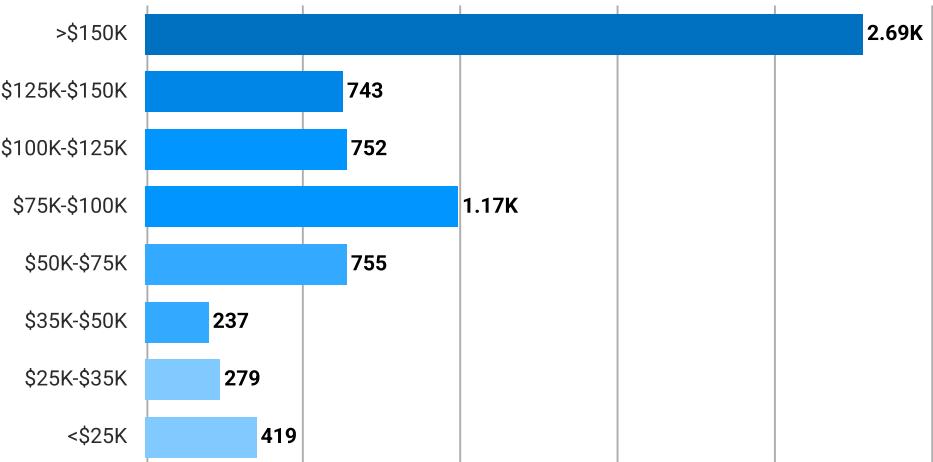


## Household Income Brackets in New River

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



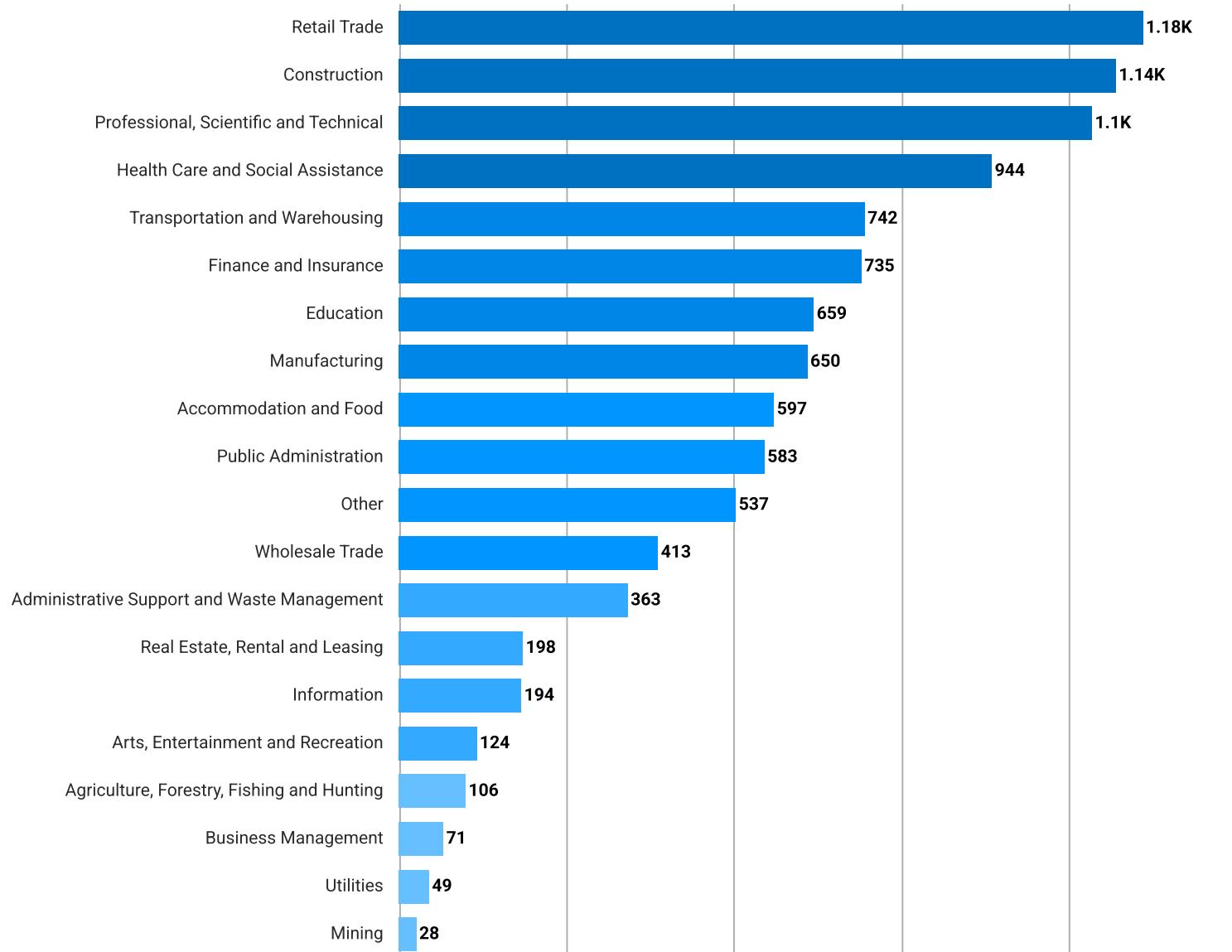
# New River, Arizona

## Occupational Categories in New River

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

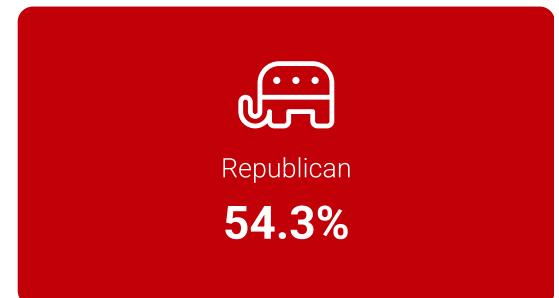
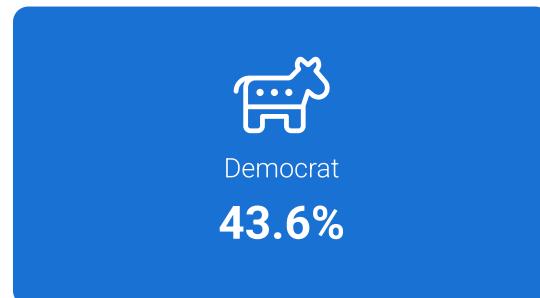


## Presidential Voting Pattern in New River

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Economy

## Economic Facts & Stats

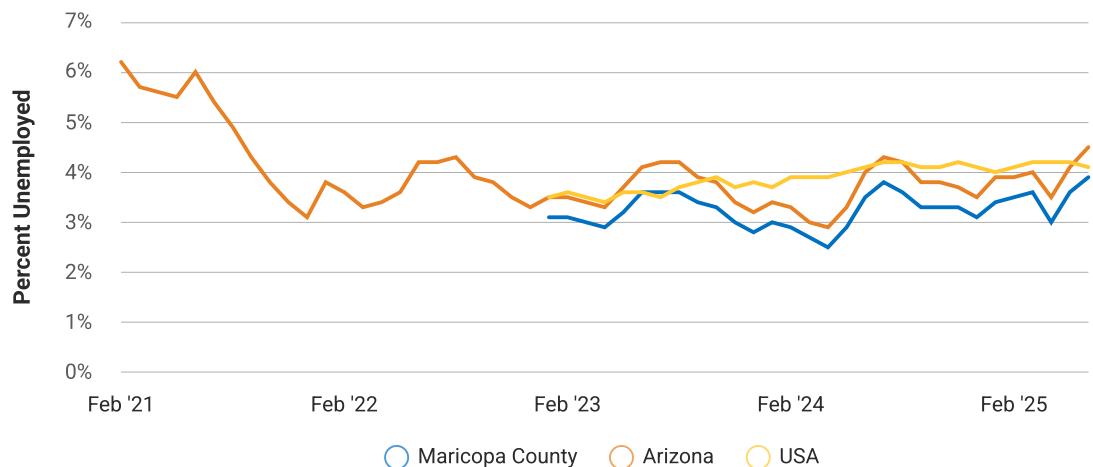
|                         | New River | Maricopa County | Arizona  | USA      |
|-------------------------|-----------|-----------------|----------|----------|
| Income Per Capita       | \$61,658  | \$44,210        | \$40,736 | \$43,289 |
| Median Household Income | \$120,279 | \$85,518        | \$76,872 | \$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

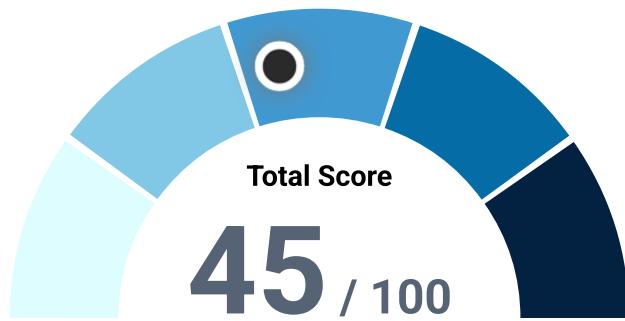
## Quality of Life Facts & Stats

|  | New River | Maricopa County | Arizona | USA   |
|--|-----------|-----------------|---------|-------|
| <b>Elevation</b><br>(in feet)                              | 2,253     | 1,634           | 4,214   | —     |
| <b>Annual Rainfall</b><br>(in inches)                      | 15.08     | 10.08           | 13.11   | —     |
| <b>Annual Snowfall</b><br>(in inches)                      | 1.19      | 0.76            | 13.11   | —     |
| <b>Days of Full Sun</b><br>(per year)                      | 180       | 180             | 172     | —     |
| <b>Travel Time to Work</b><br>(in minutes)                 | 34        | 26              | 25      | 27    |
| <b>Water Quality</b><br>(Health Violations)                | —         | —               | —       | —     |
| <b>Water Quality</b><br>(Monitoring and Report Violations) | —         | 11              | —       | —     |
| <b>Superfund Sites</b>                                     | —         | 12              | 22      | 2,466 |
| <b>Brownfield Sites</b>                                    | No        | Yes             | Yes     | No    |

## New River, Arizona

## AARP Livability™ Index for 85087

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



A score over 50 is above average

|  |           |
|--|-----------|
| <b>Housing</b><br>Affordability & Access           | <b>46</b> |
| <b>Neighborhood</b><br>Access to Life, Work & Play | <b>36</b> |
| <b>Transportation</b><br>Safe & Convenient Options | <b>35</b> |
| <b>Environment</b><br>Clean Air & Water            | <b>16</b> |
| <b>Health</b><br>Prevention, Access & Quality      | <b>61</b> |
| <b>Engagement</b><br>Civic & Social Involvement    | <b>54</b> |
| <b>Opportunity</b><br>Inclusion & Possibilities    | <b>64</b> |

## 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



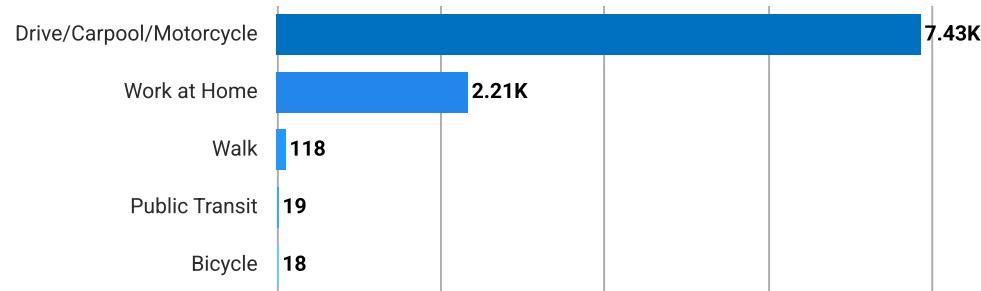
# New River, Arizona

## 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



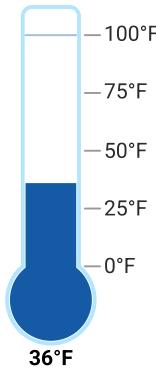
## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

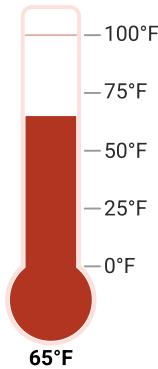
Source: NOAA

Update Frequency: Annually

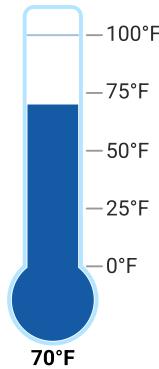
Avg. January Min. Temp



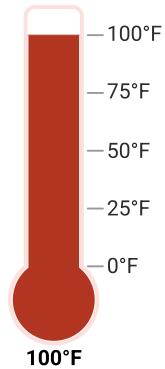
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



# Nearby Neighborhoods

## Cities near New River, Arizona

### Anthem, Arizona

|                            |           |
|----------------------------|-----------|
| Median Estimate Home Value | \$560,780 |
| Number of Homes            | 6,009     |
| Total Population           | 22,622    |

### Cave Creek, Arizona

|                            |           |
|----------------------------|-----------|
| Median Estimate Home Value | \$829,930 |
| Number of Homes            | 14,820    |
| Total Population           | 5,033     |

### Carefree, Arizona

|                            |             |
|----------------------------|-------------|
| Median Estimate Home Value | \$1,121,000 |
| Number of Homes            | 2,392       |
| Total Population           | 3,672       |

### Black Canyon City, Arizona

|                            |           |
|----------------------------|-----------|
| Median Estimate Home Value | \$390,000 |
| Number of Homes            | 563       |
| Total Population           | 2,297     |

### Peoria, Arizona

|                            |           |
|----------------------------|-----------|
| Median Estimate Home Value | \$499,510 |
| Number of Homes            | 74,490    |
| Total Population           | 194,338   |

### Scottsdale, Arizona

|                            |           |
|----------------------------|-----------|
| Median Estimate Home Value | \$860,790 |
| Number of Homes            | 137,926   |
| Total Population           | 242,169   |

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- 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).

## Learn More

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



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