SCOTTSDALE REALTORS®

2026 MARKET REPORT

NEW RIVER



OCTOBER

New River, Arizona

Market Trends

Market Trends for New River, Arizona

Single Family + Condo/Townhouse/Apt.

October 2026

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
5.17	99.4%	75	$607,500
↑ 18.04% MoM	↑ 0.64% MoM	↑ 92.31% MoM	↓ 9.26% MoM

October 2026 Median Estimated Property Value

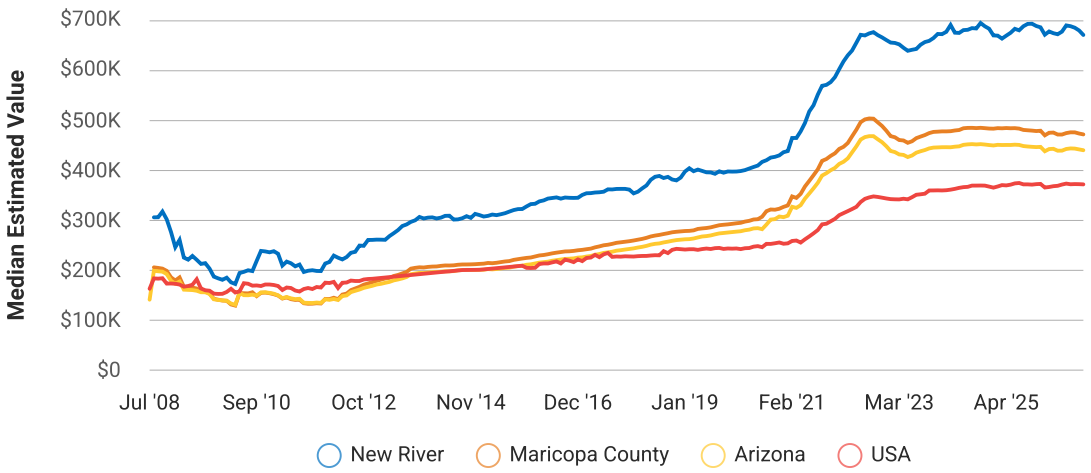
Single Family + Condo/Townhouse/Apt.

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	Last Month Change	12 Month Change
$669,910	-1.3%	-3.2%



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New River, Arizona

October 2026 New Listings

New River, Arizona

Single Family + Condo/Townhouse/Apt.

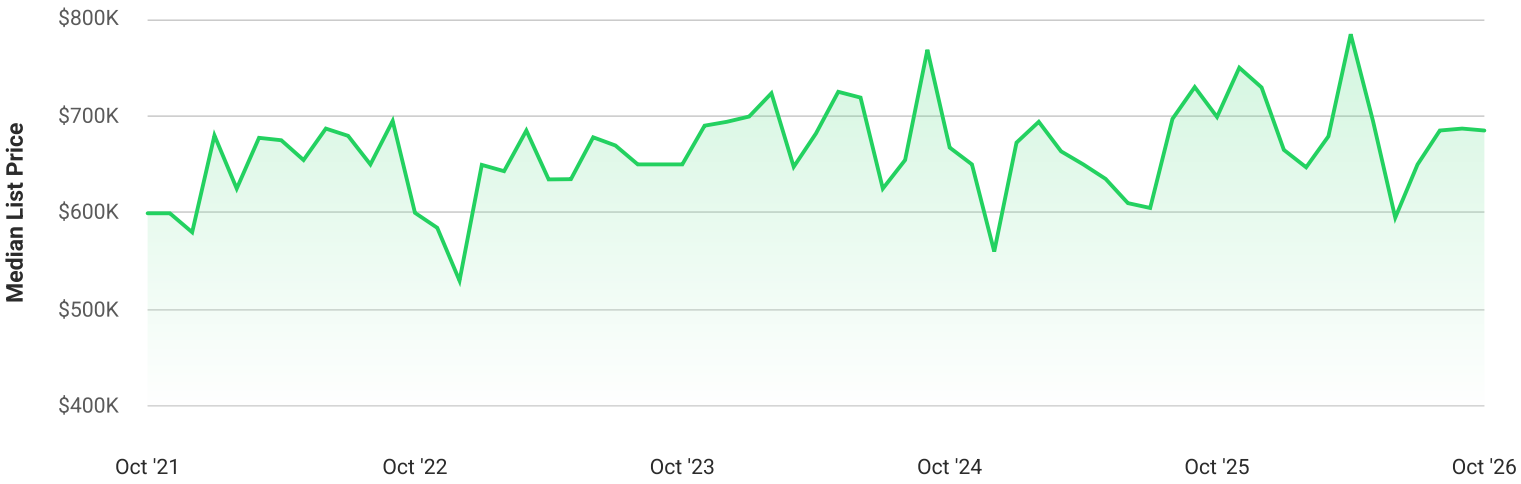
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

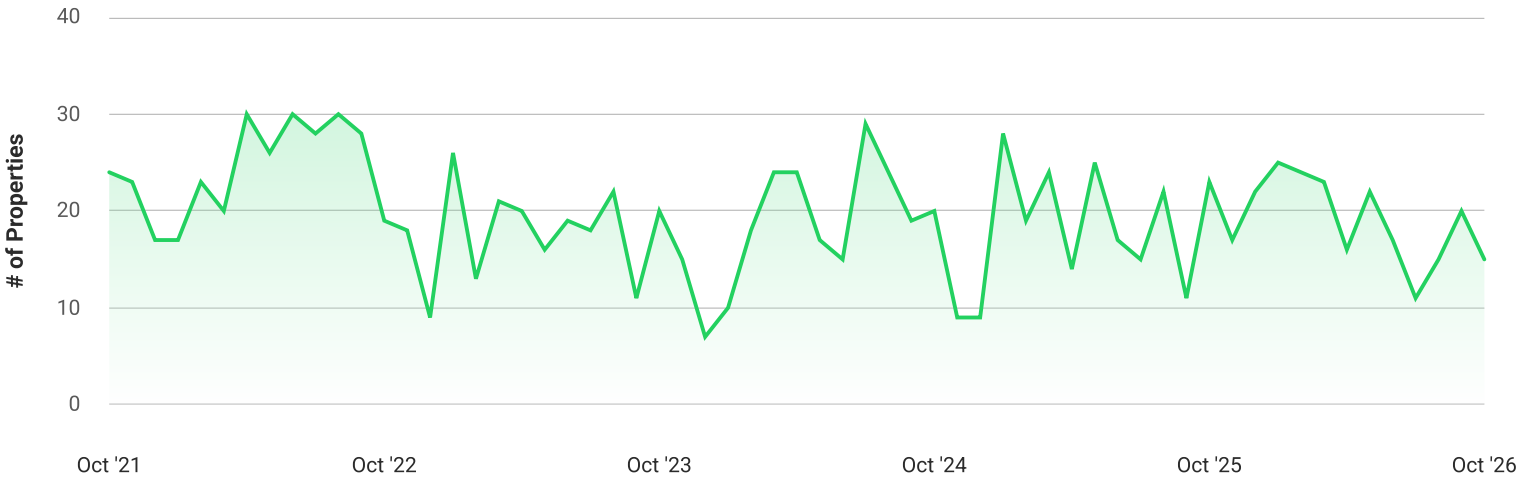
Median List Price - $685,000

0.3% Month over Month



of Properties - 15

25% Month over Month



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New River, Arizona

October 2026 Active Listings

New River, Arizona

Single Family + Condo/Townhouse/Apt.

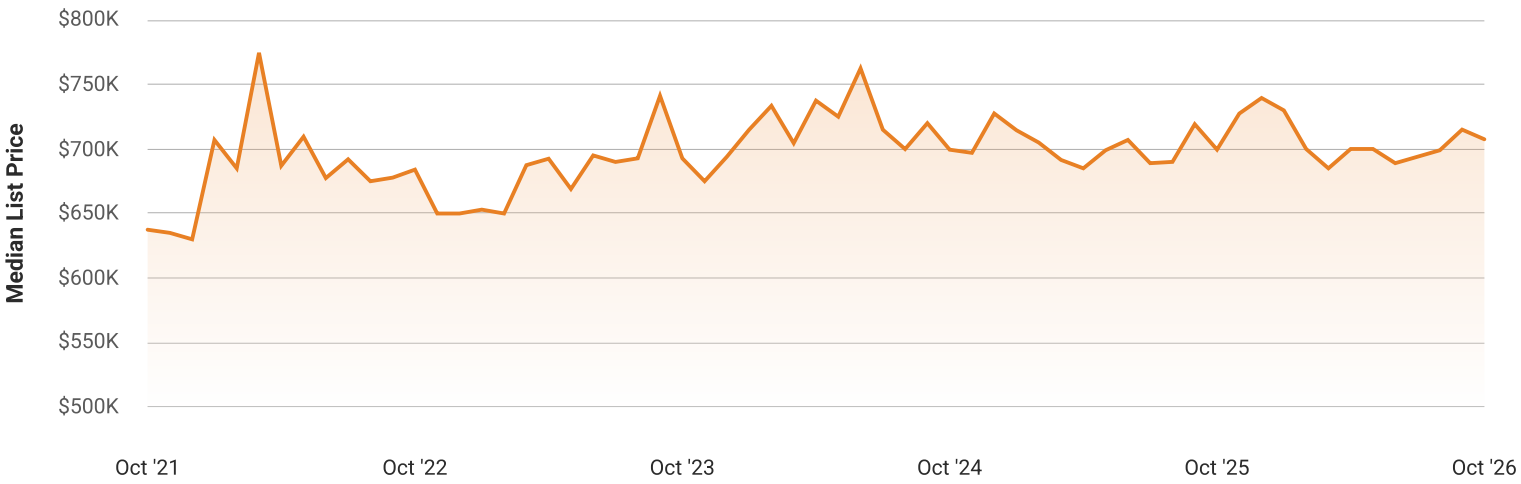
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

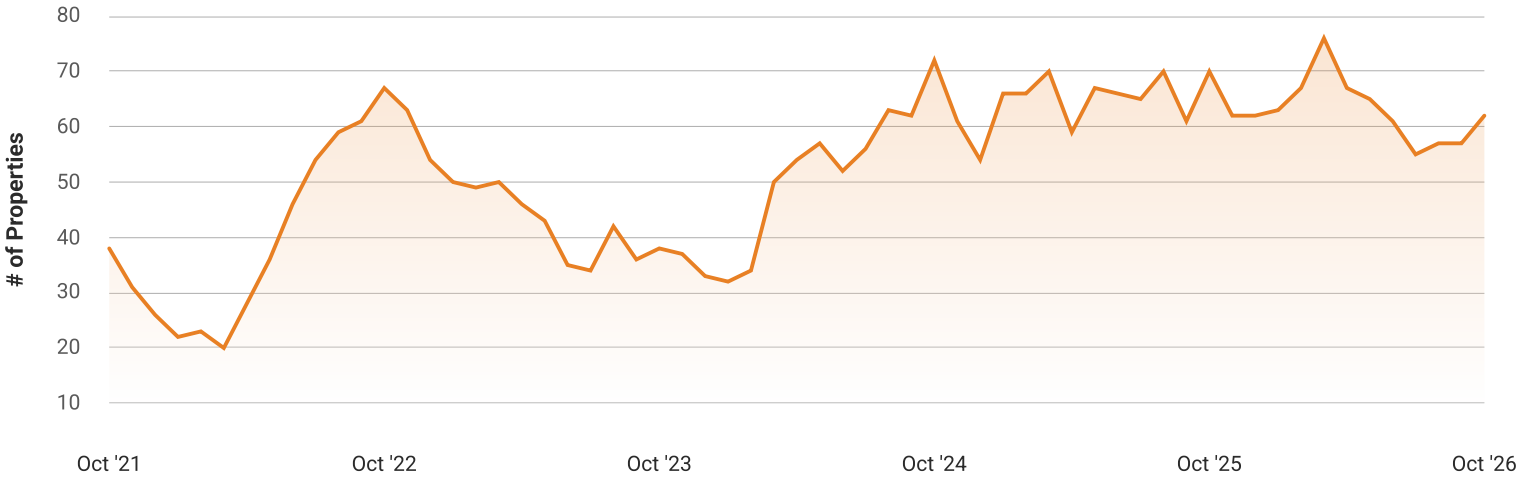
Median List Price - $707,500

↓ 1% Month over Month



# of Properties - 62

↑ 8.8% Month over Month



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New River, Arizona

October 2026 Sold Listings

New River, Arizona

Single Family + Condo/Townhouse/Apt.

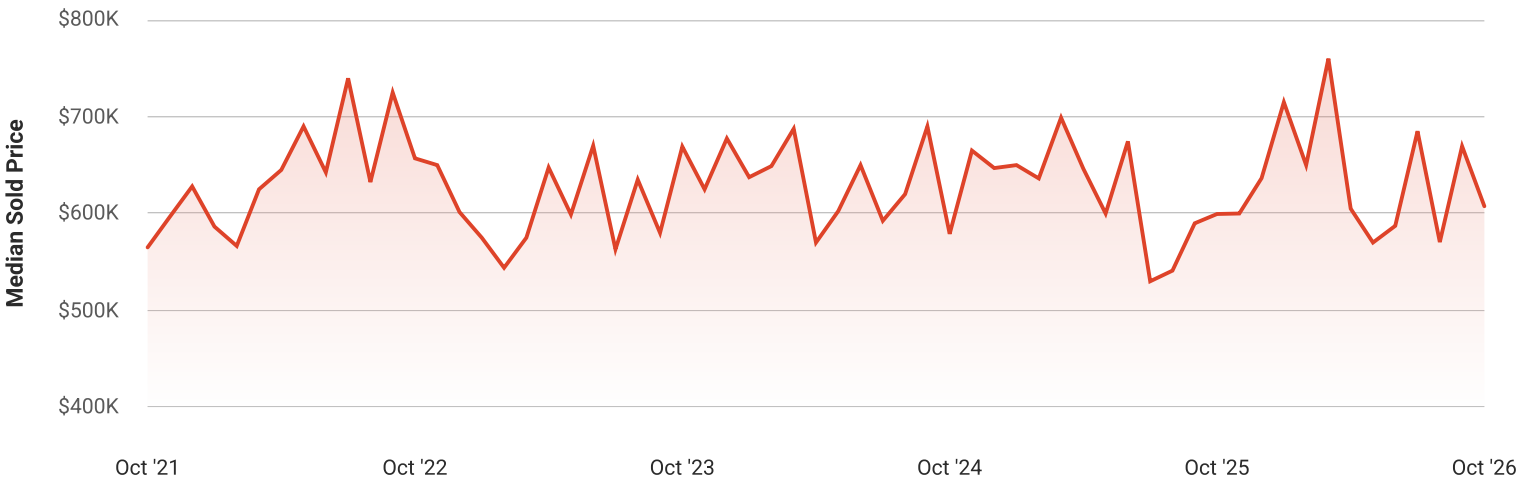
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

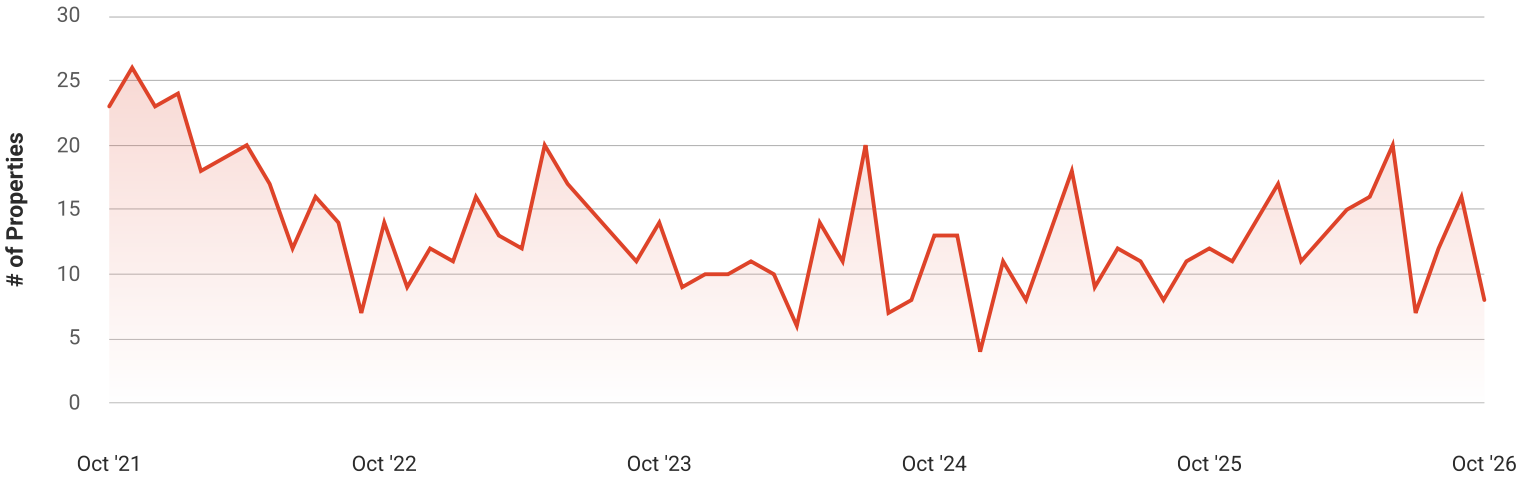
Median Sold Price - $607,500

9.3% Month over Month



# of Properties - 8

50% Month over Month



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New River, Arizona

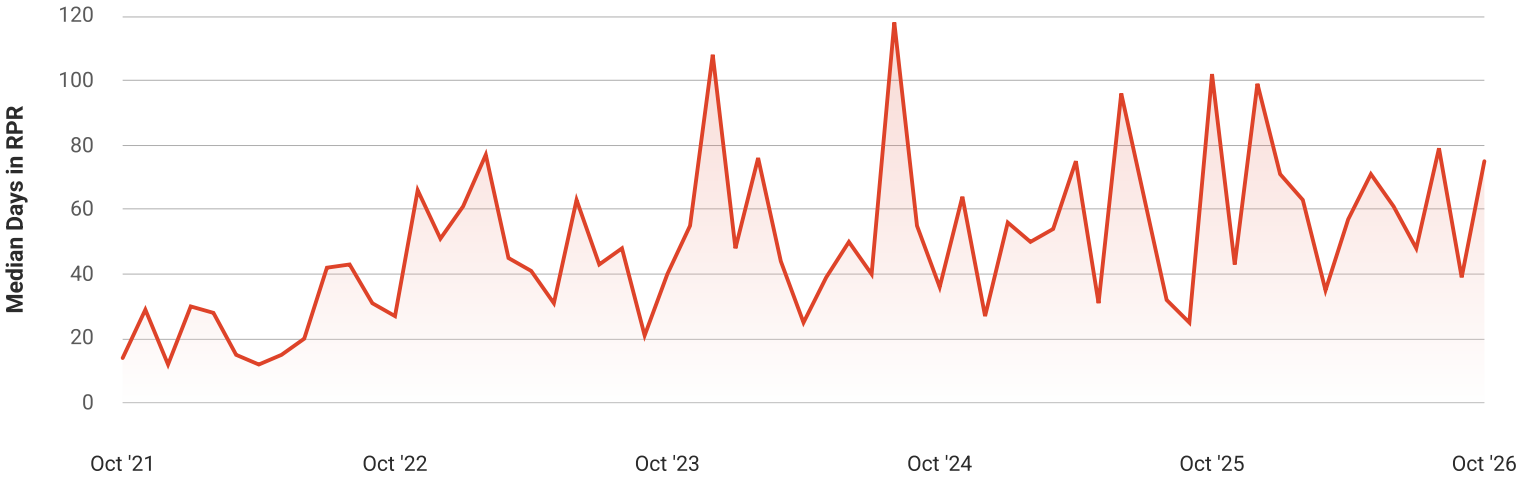
October 2026 Sold Listings

New River, Arizona

Single Family + Condo/Townhouse/Apt.

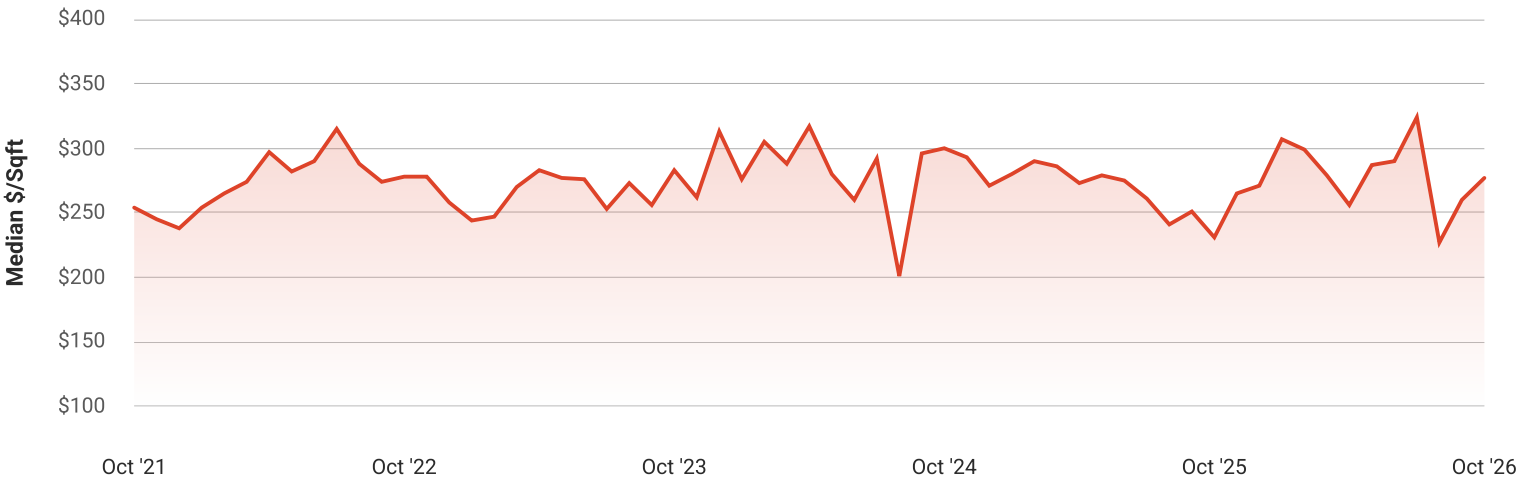
Median Days in RPR - 75

92.3% Month over Month



Median $/Sqft - $277

6.5% Month over Month



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New River, Arizona

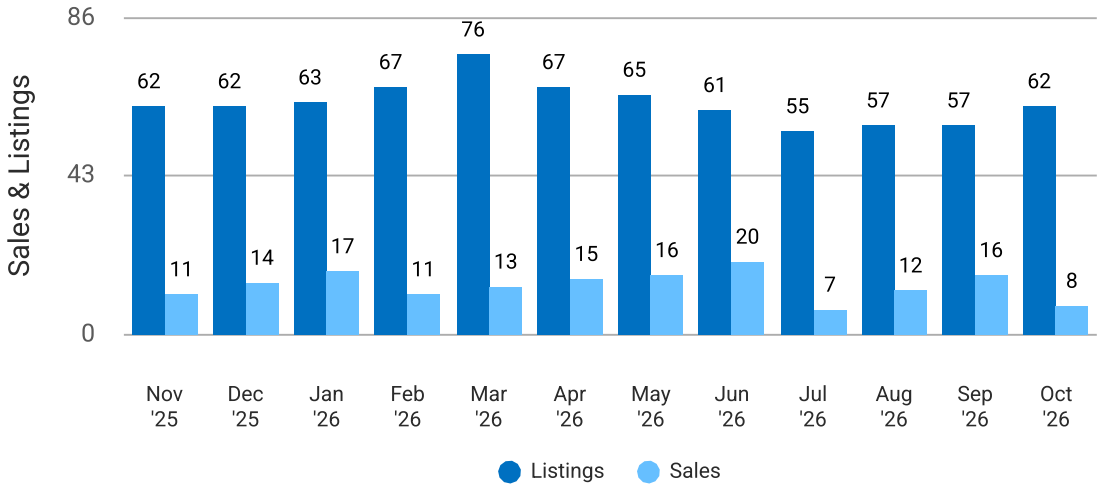
Total Sales and Active Listings in New River, Arizona

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



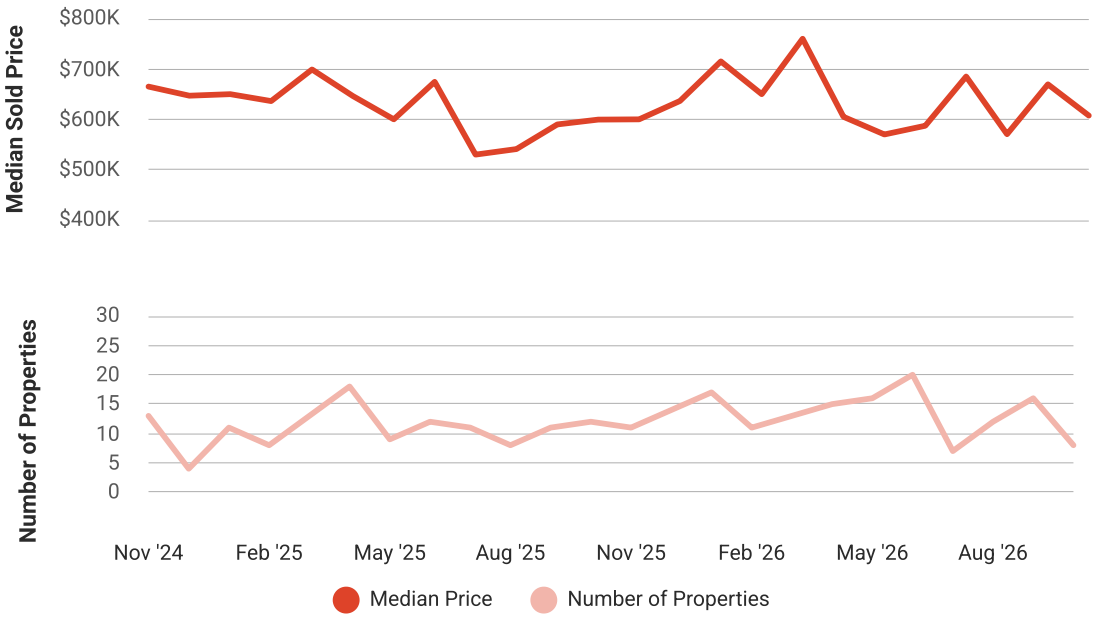
Median Sold Price vs Sold Listings in New River, Arizona

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



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New River, Arizona

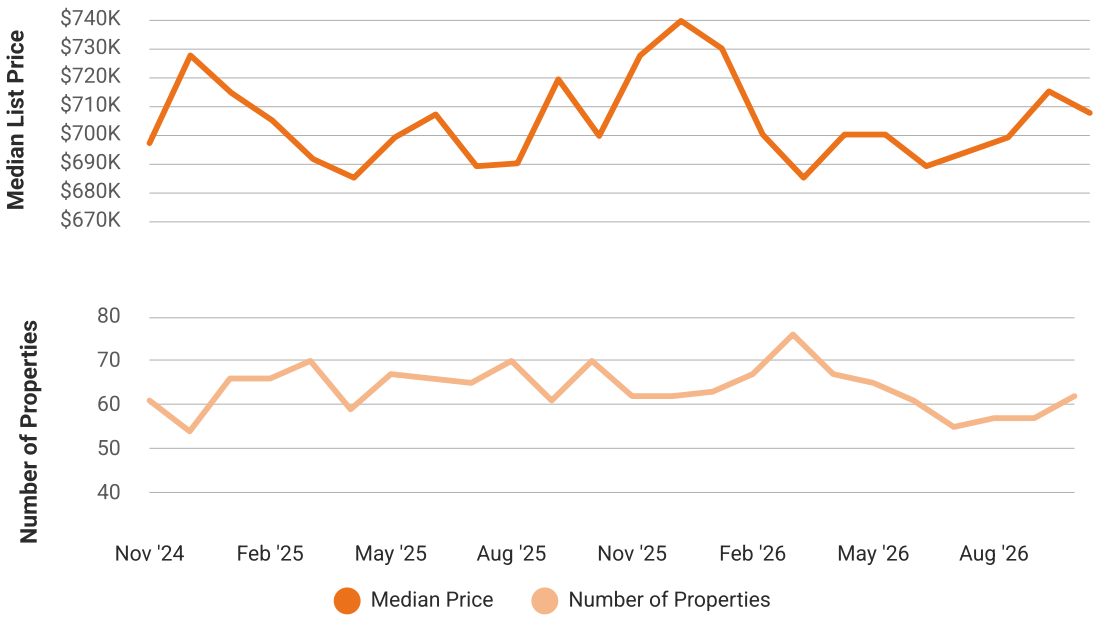
Median List Price vs Active Listings in New River, Arizona

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
Median Est. Property Value Last Updated: 10/31/2026	$669,910	$678,950 -1.33%	$687,450 -2.55%	$692,390 -3.25%	$693,830 -3.45%	$658,160 +1.79%
Median Sold Price Last Updated: 10/31/2026	$607,500	$669,500 -9.26%	$685,000 -11.31%	$599,500 +1.33%	$579,000 +4.92%	$669,125 -9.21%
Median List Price Last Updated: 10/31/2026	$707,500	$715,000 -1.05%	$694,000 +1.95%	$699,499 +1.14%	$699,450 +1.15%	$692,749 +2.13%

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.

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New River, Arizona

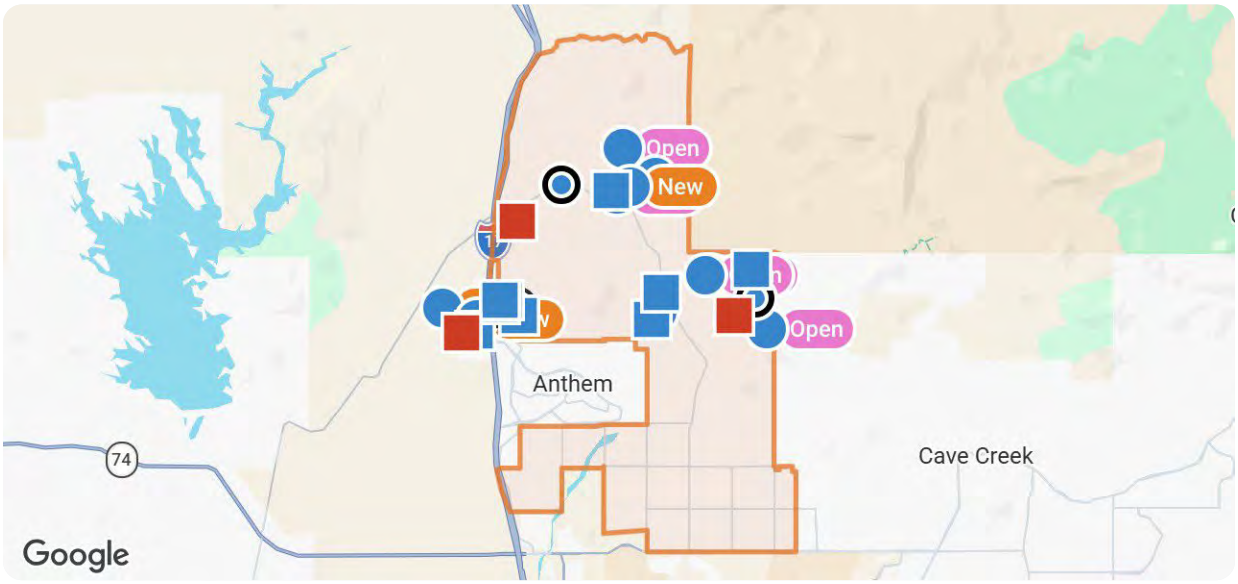
Market Activity

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



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

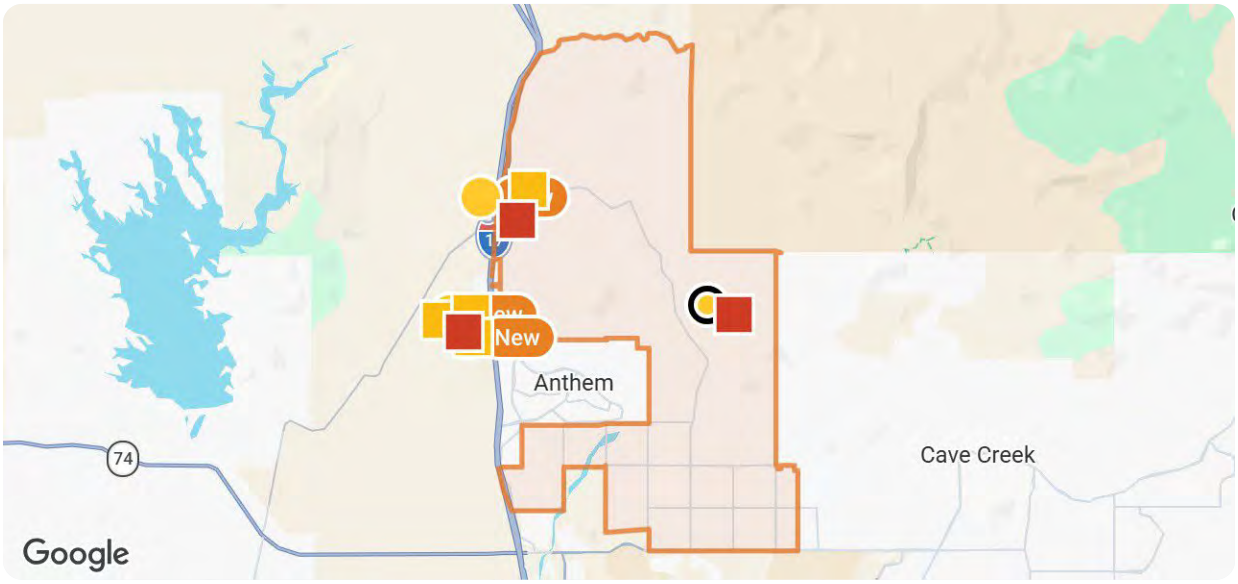
	New	Pending	Closed	Distressed
Number of Properties	10	3	10	3
Lowest Listing Price / Est.Value	$515,000	$550,000	$224,000	$539,000
Median Listing Price / Est.Value	$717,450	$639,900	$601,500	$619,740
Highest Listing Price / Est.Value	$1,095,000	$649,000	$1,180,000	$921,230
Average Price / sqft	$326	$269	$263	$282
Median Price / sqft	$332	$283	$240	$226
Average Days in RPR	37	10	37	–
Median Days in RPR	42	9	41	–
Total Volume	$7,301,800	$1,838,900	$6,495,176	$2,079,970
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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New River, Arizona

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	3	1	4	3
Lowest Listing Price / Est.Value	$2,195	$2,100	$2,400	$539,000
Median Listing Price / Est.Value	$3,200	$2,100	$2,705	$619,740
Highest Listing Price / Est.Value	$3,350	$2,100	$3,000	$921,230
Average Price / sqft	$1	$1	$1	$282
Median Price / sqft	$1	$1	$1	$226
Average Days in RPR	9	50	62	–
Median Days in RPR	7	50	46	–
Total Volume	$8,745	$2,100	$10,810	$2,079,970
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Housing

Housing Facts & Stats

	New River	Maricopa County	Arizona	USA
Median Estimated Home Value	$679K	$473K	$442K	$372K
Est. Home Value 12-Mo. Change	-1.9%	-1.3%	-1.3%	+0.1%
Median List Price	$708K	$500K	$454K	–
List Price 1-Month Change	-1%	+0.2%	+0.8%	–
List Price 12-Month Change	+1.1%	0%	-0.3%	–
Median Home Age	22	32	32	44
Own	95%	65%	67%	65%
Rent	5%	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%

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New River, Arizona

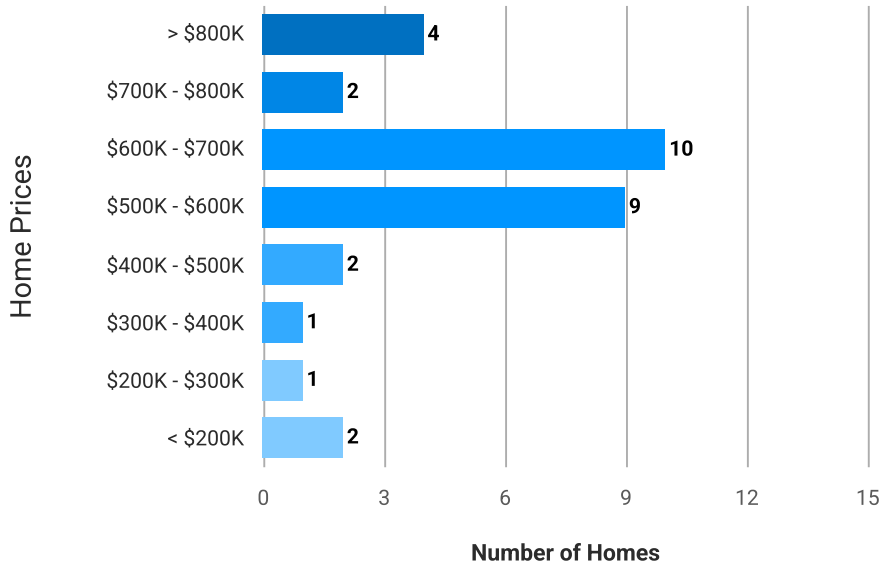
Sold Home Stats

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

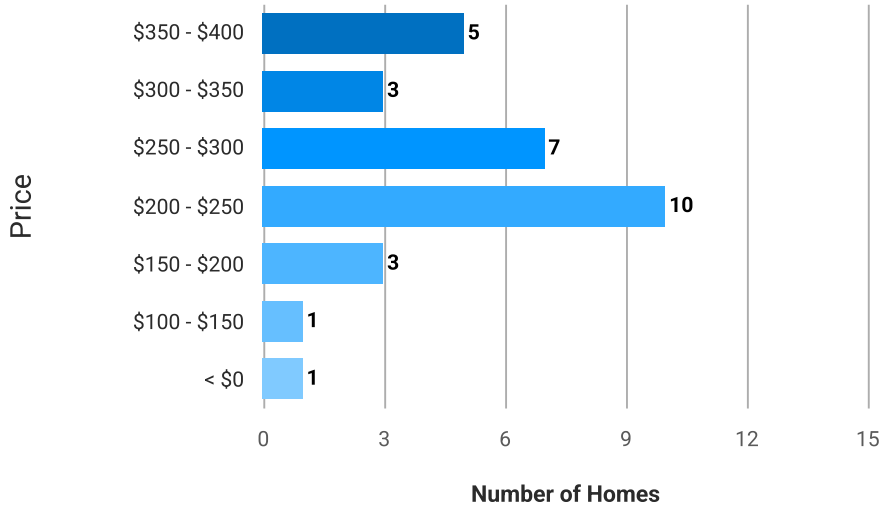


Price per Square Foot of Comps Sold

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

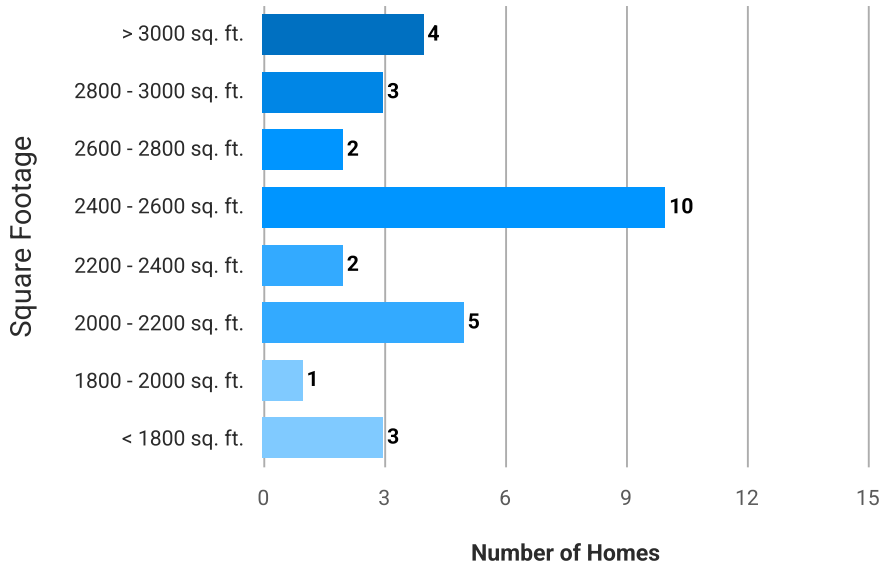


Size of Homes Sold

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



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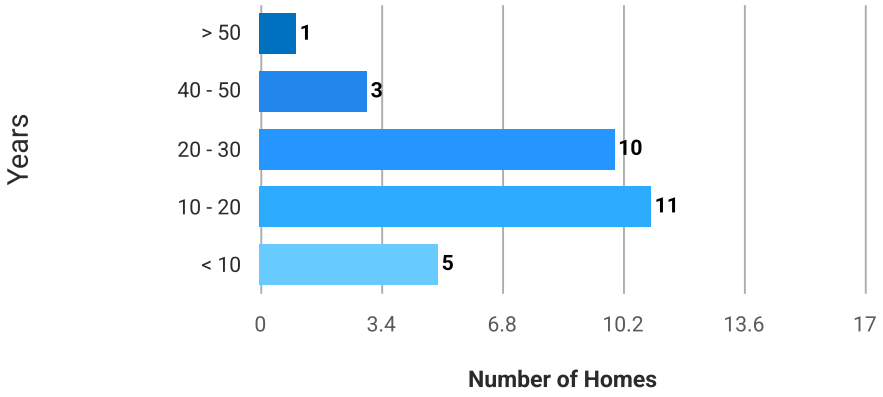
New River, Arizona

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

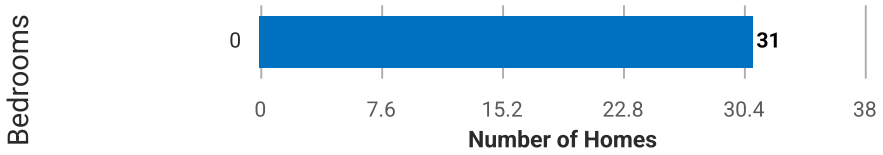


Number of Bedrooms in Homes Sold

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	4.56M	7.38M	334.92M
Population Density per Sq Mi	325	496	65	95
Pop Change since 2020	+2.9%	+6.8%	+6.2%	+2.5%
Median Age	51	38	39	39
Male / Female Ratio	50%	50%	50%	50%

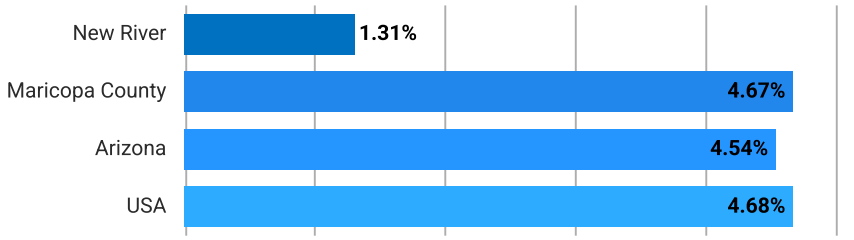
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

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.

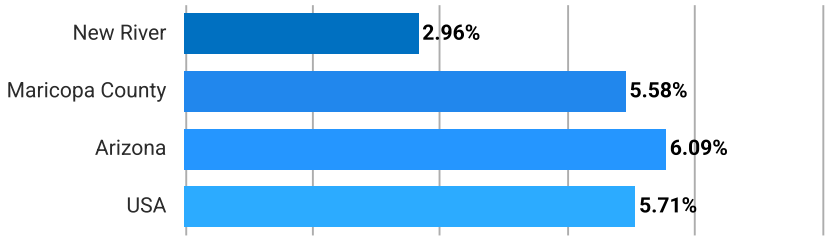


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New River, Arizona

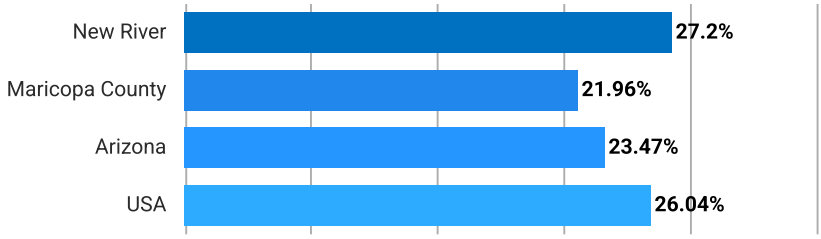
Some High School

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.



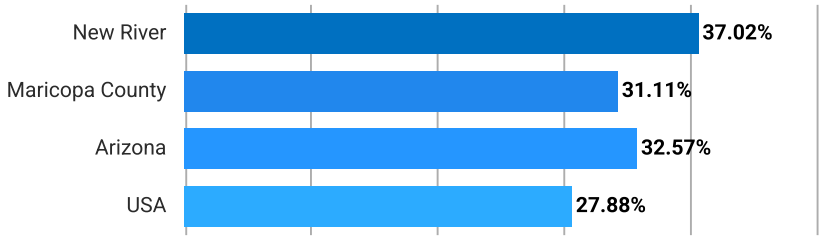
High School Graduate

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



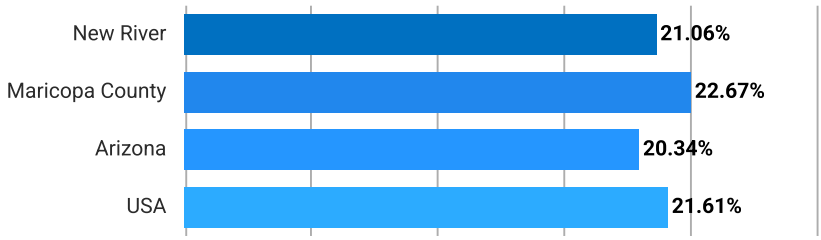
Associate Degree

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



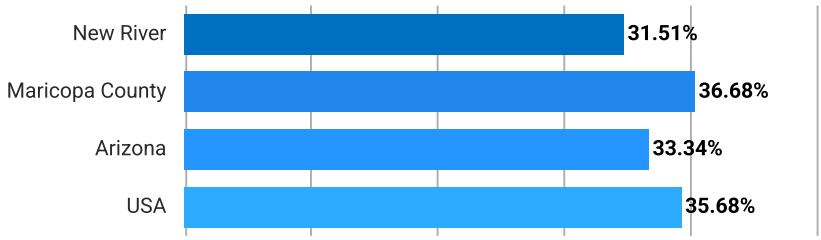
Bachelor's Degree

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



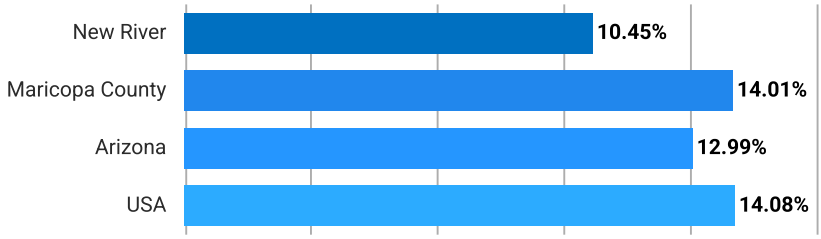
Some College

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.



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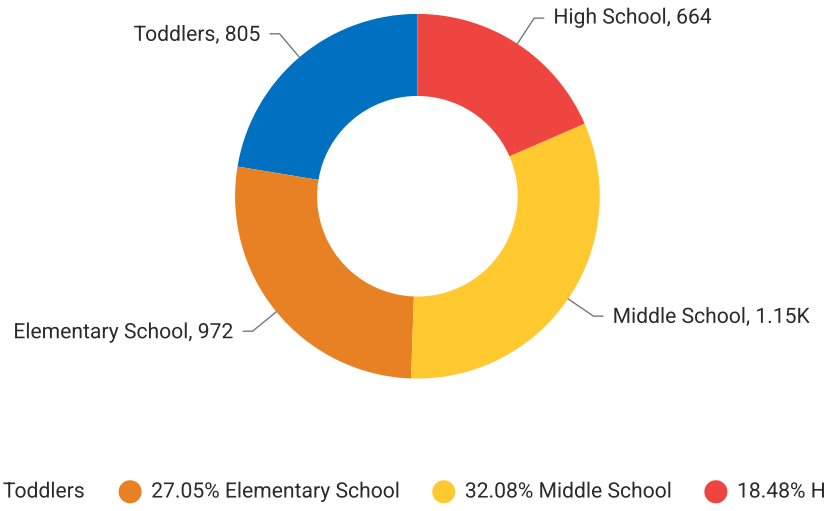
New River, Arizona

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

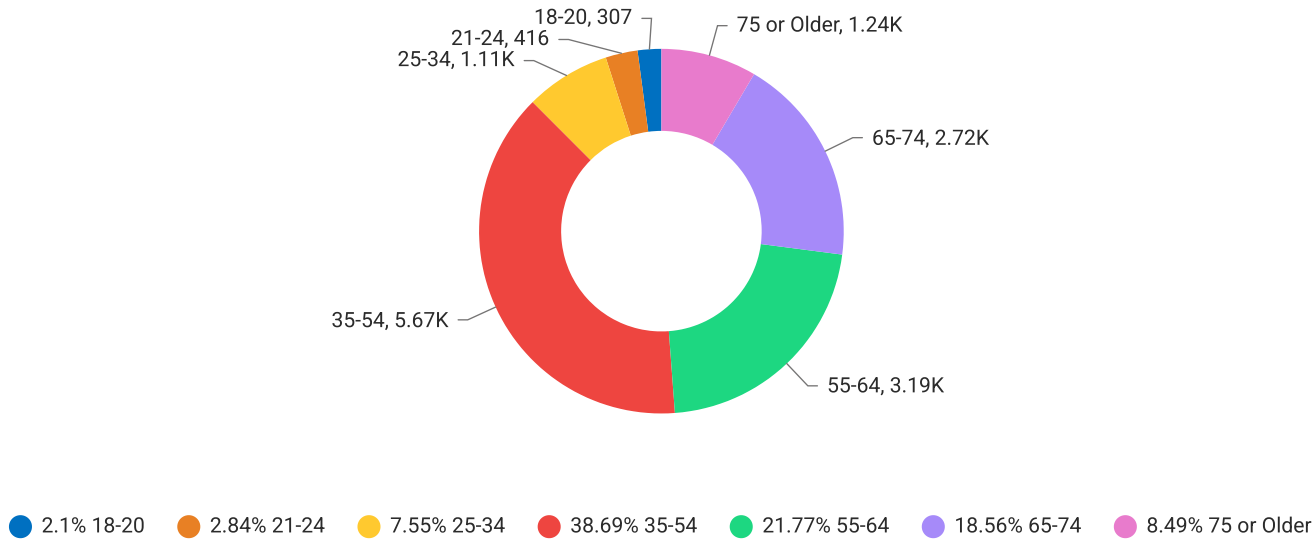


Population of Adults by Age Group in New River

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



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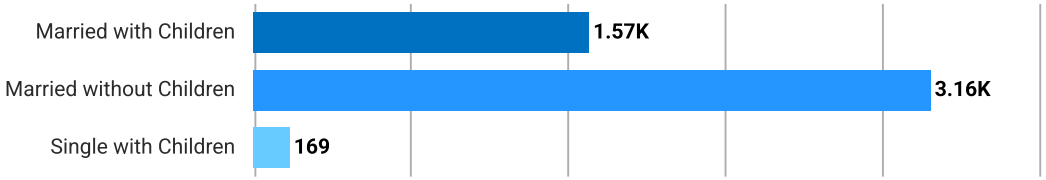
New River, Arizona

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

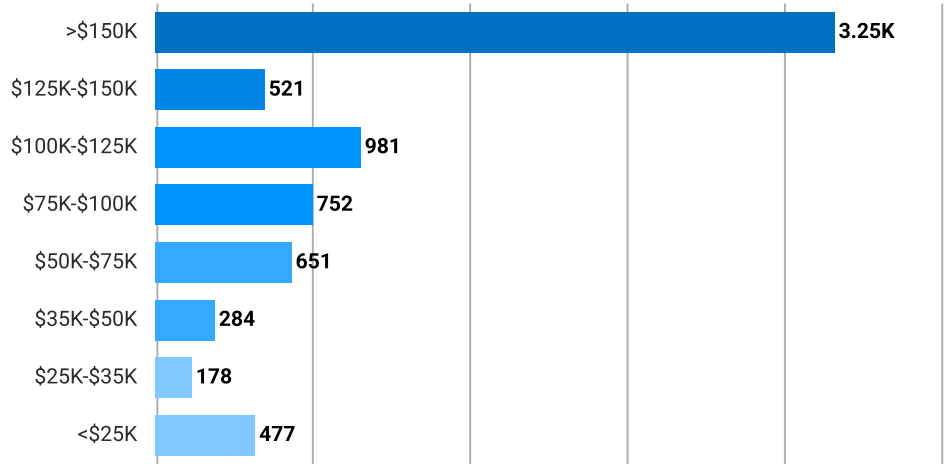


Household Income Brackets in New River

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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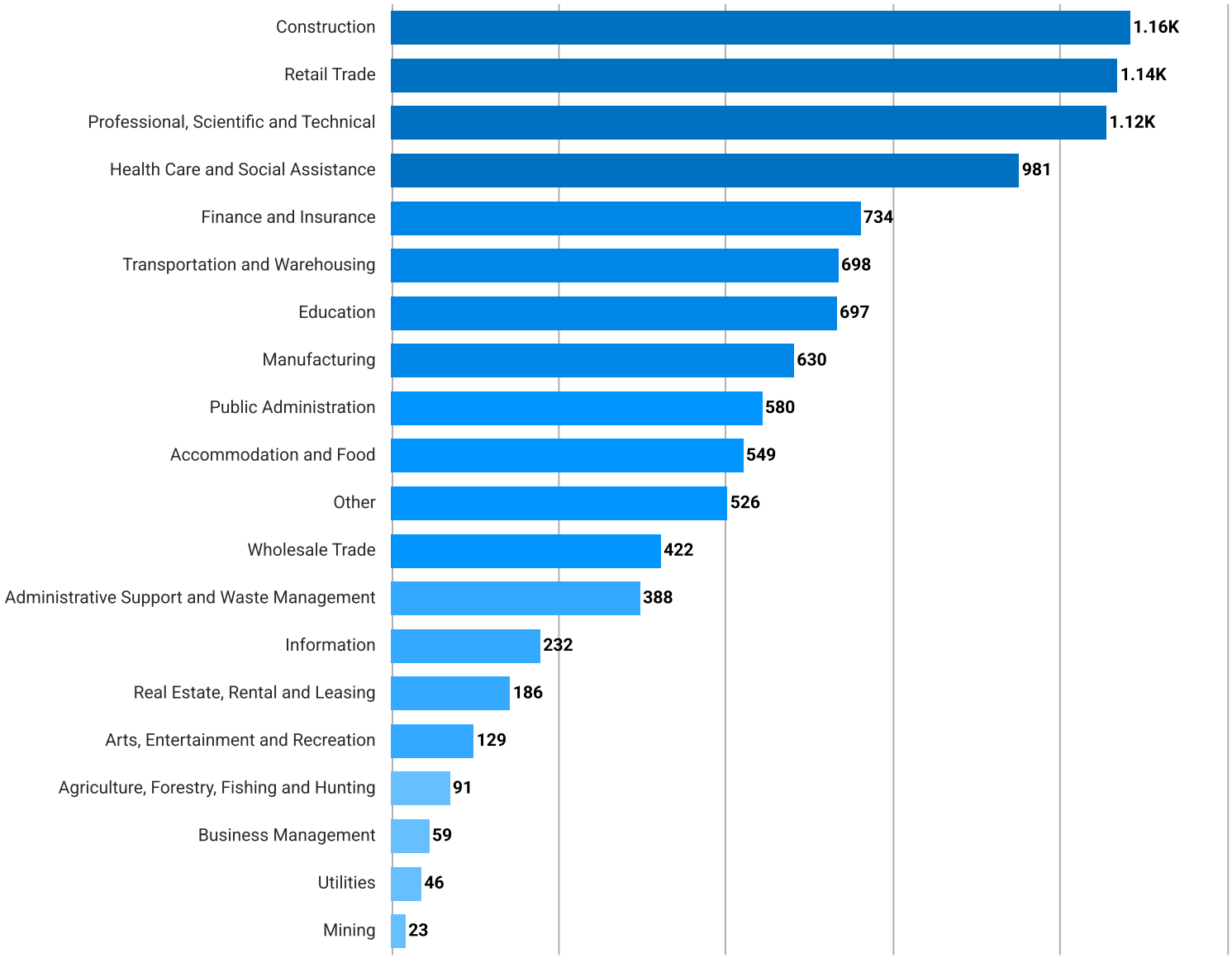
New River, Arizona

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

Democrat
43.6%

Republican
54.3%

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Economy

Economic Facts & Stats

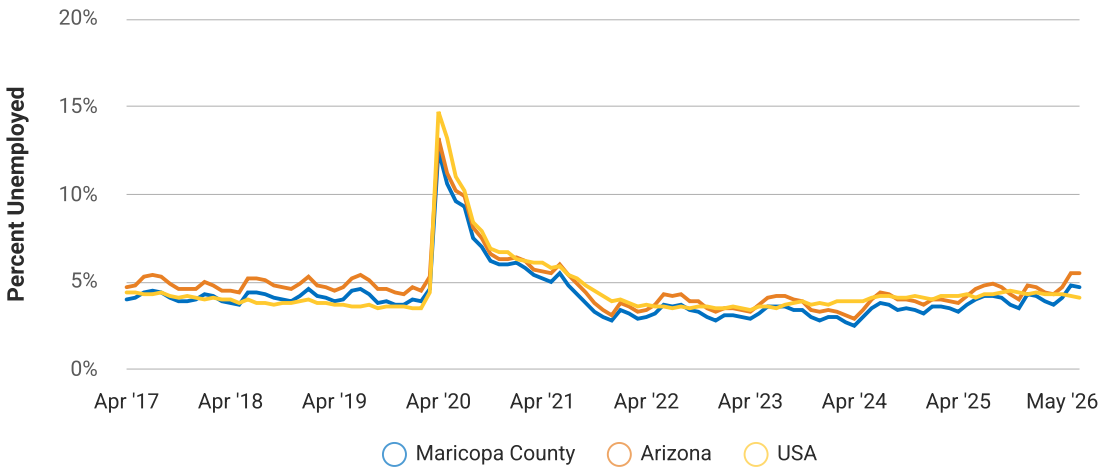
	New River	Maricopa County	Arizona	USA
Income Per Capita	$65,465	$46,183	$42,503	$44,673
Median Household Income	$134,289	$89,300	$79,964	$80,734
Unemployment Rate	–	4.7%	5.5%	4.1%
Number Unemployed	–	116K	203K	6.92M
Number Employed	–	2.34M	3.49M	162.18M
Number in Labor Force	–	2.45M	3.69M	169.09M

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



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Quality of Life

Quality of Life Facts & Stats

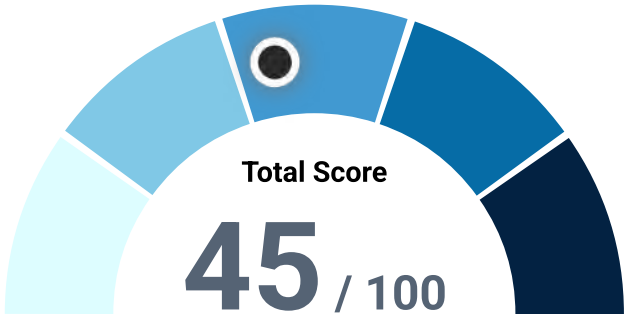
	New River	Maricopa County	Arizona	USA
Elevation (in feet)	2,253	1,634	4,214	–
Annual Rainfall (in inches)	15.08	10.08	13.11	–
Annual Snowfall (in inches)	1.19	0.76	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	34	26	25	26
Water Quality (Health Violations)	–	–	–	–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

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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

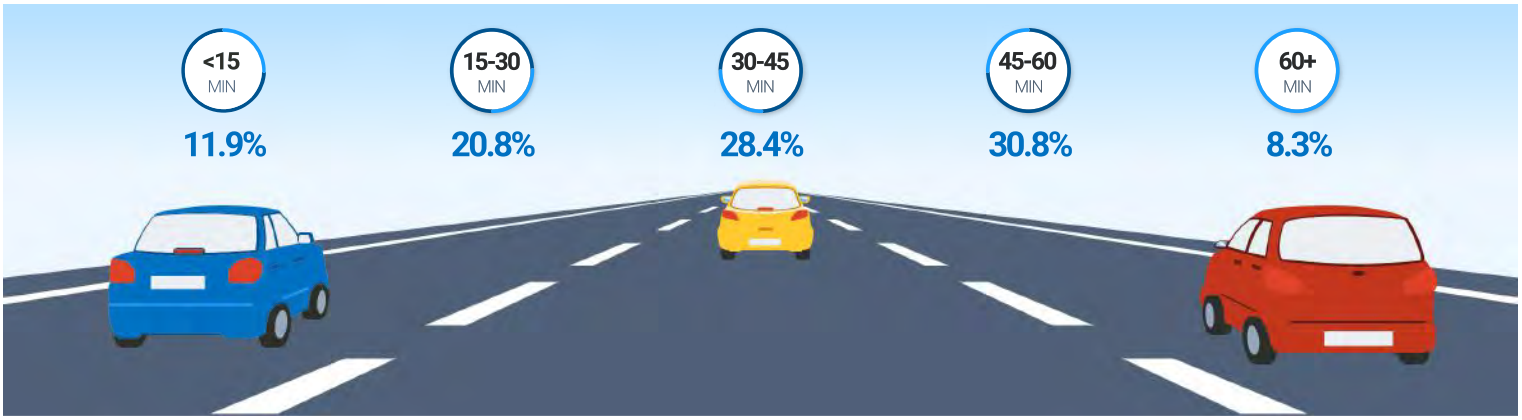
Housing	Affordability & Access	46
Neighborhood	Access to Life, Work & Play	36
Transportation	Safe & Convenient Options	35
Environment	Clean Air & Water	16
Health	Prevention, Access & Quality	61
Engagement	Civic & Social Involvement	54
Opportunity	Inclusion & Possibilities	64

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



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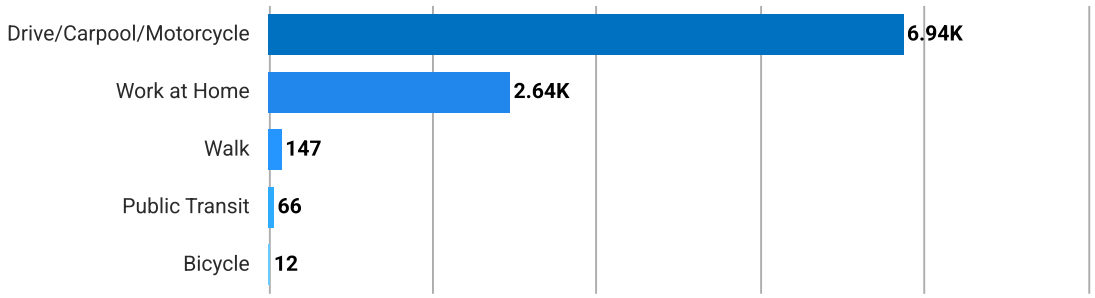
New River, Arizona

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

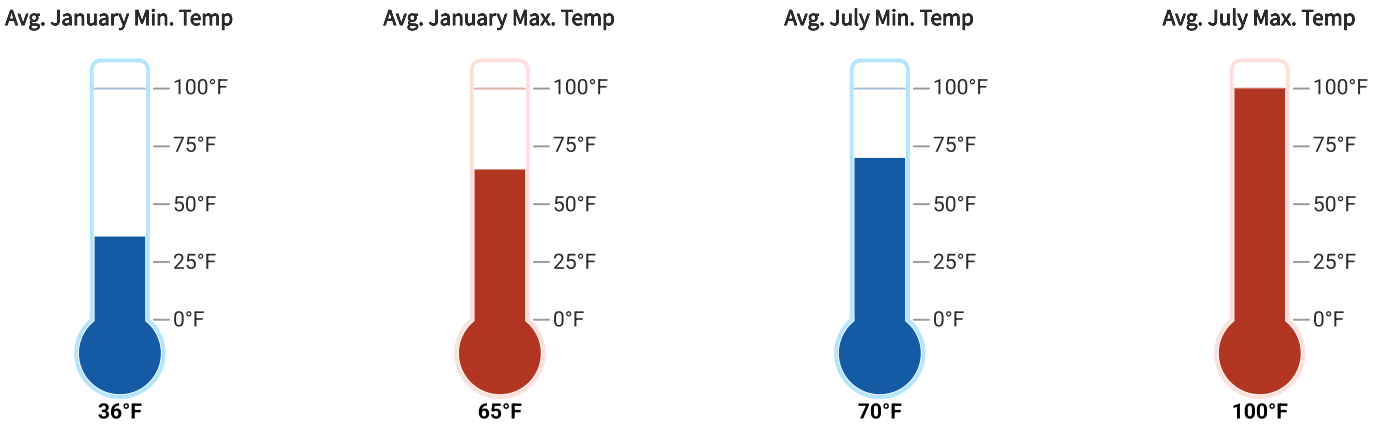


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



Nearby Neighborhoods

Cities near New River, Arizona

Anthem, Arizona

Median Estimate Home Value	$558,850
Number of Homes	6,011
Total Population	22,584

Cave Creek, Arizona

Median Estimate Home Value	$838,740
Number of Homes	14,812
Total Population	5,091

Carefree, Arizona

Median Estimate Home Value	$1,185,000
Number of Homes	2,381
Total Population	3,683

Black Canyon City, Arizona

Median Estimate Home Value	$403,670
Number of Homes	600
Total Population	2,181

Peoria, Arizona

Median Estimate Home Value	$490,260
Number of Homes	73,596
Total Population	196,906

Scottsdale, Arizona

Median Estimate Home Value	$864,420
Number of Homes	137,083
Total Population	243,821

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New River, Arizona

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

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