

2019

NEW RIVER MARKET REPORT

April 2019



Scottsdale Area Association of REALTORS®
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ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Apr 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	20	36	-44.4%	85	130	-34.6%
New Listing Volume	\$8,014,600	\$14,806,629	-45.9%	\$34,796,450	\$50,723,179	-31.4%
Active Listing Count	–	95	–	N/A	N/A	
Active Listing Volume	–	\$39,055,349	–	N/A	N/A	
Average Listing Price	–	\$411,109	–	\$446,872	\$416,698	+7.2%
Median Listing Price	–	\$384,900	–	\$431,849	\$395,254	+9.3%
Average Listing Price per Sq Ft	–	\$162	–	\$173	\$167	+3.3%
Median Listing Price per Sq Ft	–	\$165	–	\$169	\$165	+2.1%
Median Days in RPR	–	42	–	53.94	54.8	-1.6%
Months of Inventory	–	4.5	-100%	2.6	4.4	-41.8%
Absorption Rate	–	22.11%	–	38.92%	22.66%	+16.3%
Sales Activity Charts Metrics						
New Pending Sales Count	21	27	-22.2%	85	89	-4.5%
New Pending Sales Volume	\$8,431,680	\$11,086,366	-23.9%	\$33,451,578	\$34,875,770	-4.1%
Pending Sales Count	–	23	–	N/A	N/A	
Pending Sales Volume	–	\$9,422,146	–	N/A	N/A	
Closed Sales Count	14	27	-48.1%	52	72	-27.8%
Closed Sales Volume	\$5,835,853	\$10,555,870	-44.7%	\$19,523,235	\$26,697,840	-26.9%
Average Sales Price	\$416,847	\$390,958	+6.6%	\$375,447	\$370,803	+1.3%
Median Sales Price	\$424,500	\$396,000	+7.2%	\$382,929	\$369,373	+3.7%
Average Sales Price per Sq Ft	\$155	\$158	-1.9%	\$160	\$158	+1.1%
Median Sales Price per Sq Ft	\$162	\$161	+0.6%	\$165	\$163	+1.6%
Distressed Charts Metrics						
Distressed Listing Count	–	1	–	N/A	N/A	

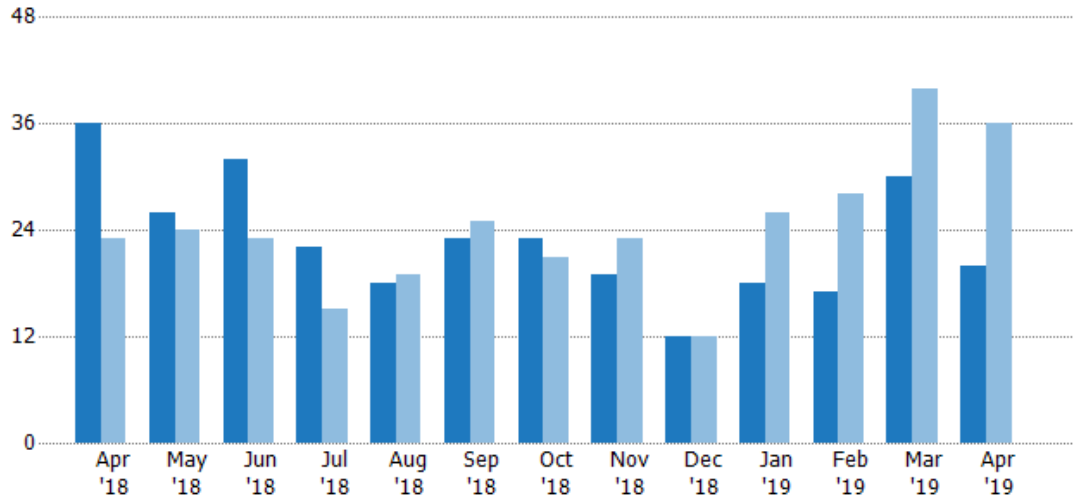
New Listings

The number of new residential listings that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Apr '19	20	-44.4%
Apr '18	36	56.5%
Apr '17	23	0%



Current Year	36	26	32	22	18	23	23	19	12	18	17	30	20
Prior Year	23	24	23	15	19	25	21	23	12	26	28	40	36
Percent Change from Prior Year	57%	8%	39%	47%	-5%	-8%	10%	-17%	0%	-31%	-39%	-25%	-44%

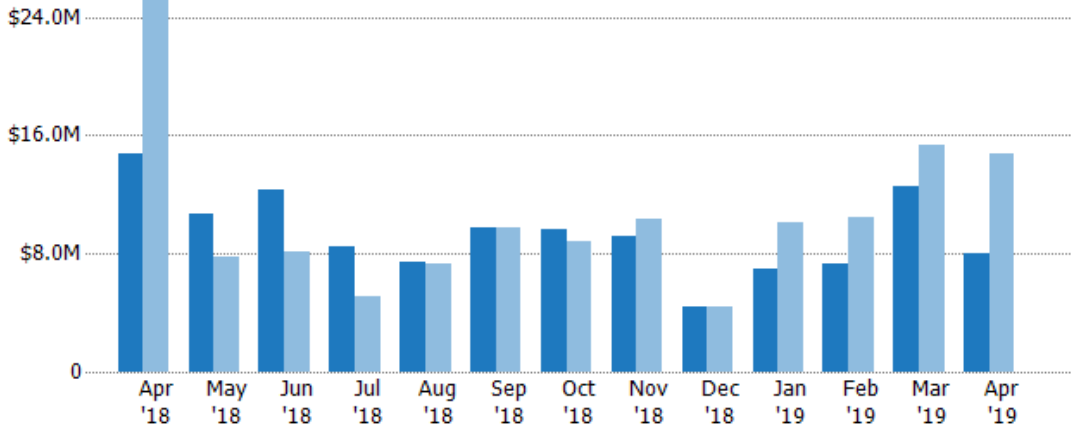
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$8.01M	-45.9%
Apr '18	\$14.8M	-42.4%
Apr '17	\$25.7M	-64.8%



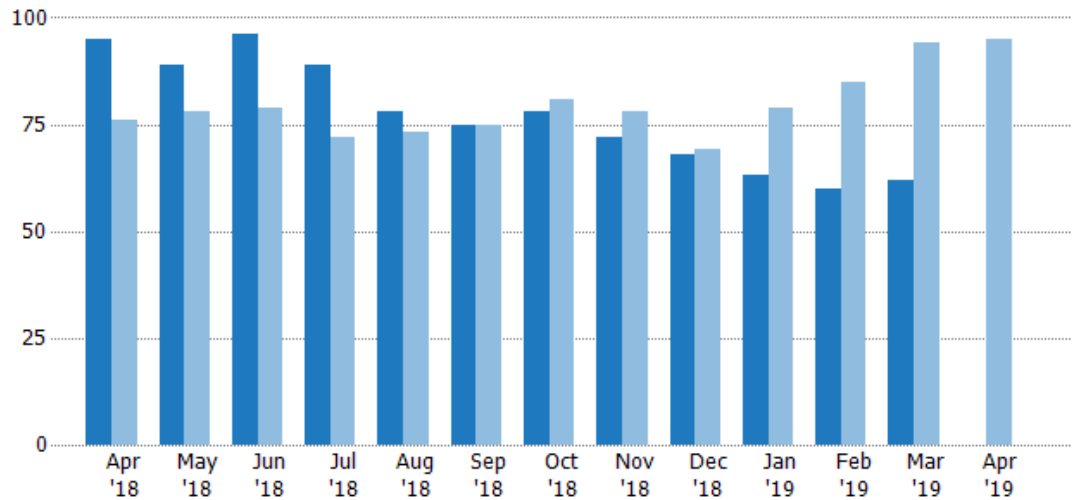
Current Year	\$14.8M	\$10.6M	\$12.3M	\$8.49M	\$7.43M	\$9.77M	\$9.63M	\$9.12M	\$4.44M	\$6.93M	\$7.36M	\$12.5M	\$8.01M
Prior Year	\$25.7M	\$7.77M	\$8.13M	\$5.08M	\$7.3M	\$9.76M	\$8.88M	\$10.3M	\$4.42M	\$10.2M	\$10.4M	\$15.3M	\$14.8M
Percent Change from Prior Year	-42%	37%	51%	67%	2%	0%	8%	-12%	0%	-32%	-29%	-19%	-46%

Active Listings

The number of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



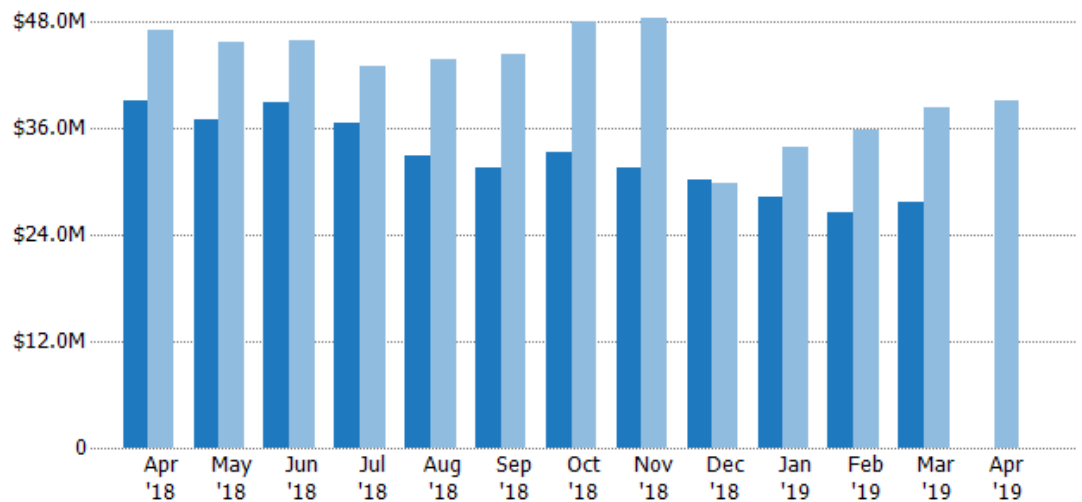
Current Year	95	89	96	89	78	75	78	72	68	63	60	62	-
Prior Year	76	78	79	72	73	75	81	78	69	79	85	94	95
Percent Change from Prior Year	25%	14%	22%	24%	7%	0%	-4%	-8%	-1%	-20%	-29%	-34%	-100%

Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



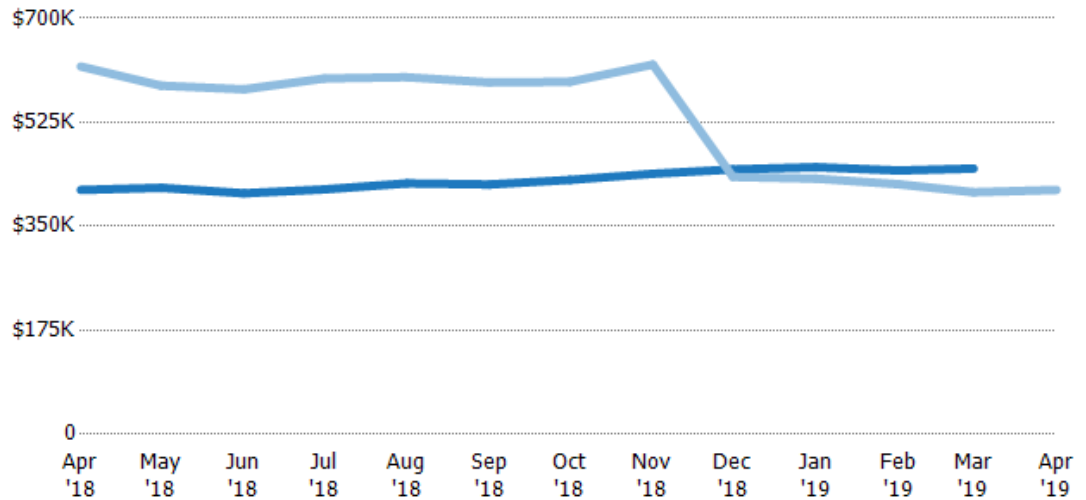
Current Year	\$39.1M	\$36.9M	\$38.9M	\$36.7M	\$32.9M	\$31.5M	\$33.4M	\$31.6M	\$30.3M	\$28.3M	\$26.6M	\$27.7M	-
Prior Year	\$47M	\$45.8M	\$45.9M	\$43.1M	\$43.9M	\$44.4M	\$48M	\$48.5M	\$29.9M	\$34M	\$35.8M	\$38.3M	\$39.1M
Percent Change from Prior Year	-17%	-19%	-15%	-15%	-25%	-29%	-31%	-35%	1%	-17%	-26%	-28%	-100%

Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



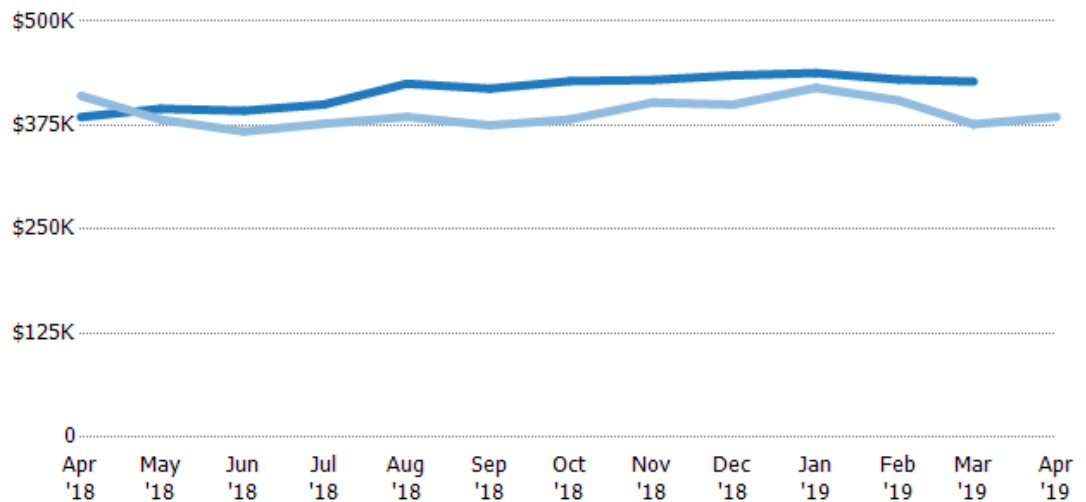
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$411K	\$415K	\$405K	\$412K	\$422K	\$420K	\$428K	\$438K	\$446K	\$450K	\$444K	\$447K	-
Prior Year	\$619K	\$587K	\$580K	\$599K	\$601K	\$592K	\$593K	\$622K	\$433K	\$430K	\$421K	\$407K	\$411K
Percent Change from Prior Year	-34%	-29%	-30%	-31%	-30%	-29%	-28%	-30%	3%	4%	5%	10%	-100%

Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



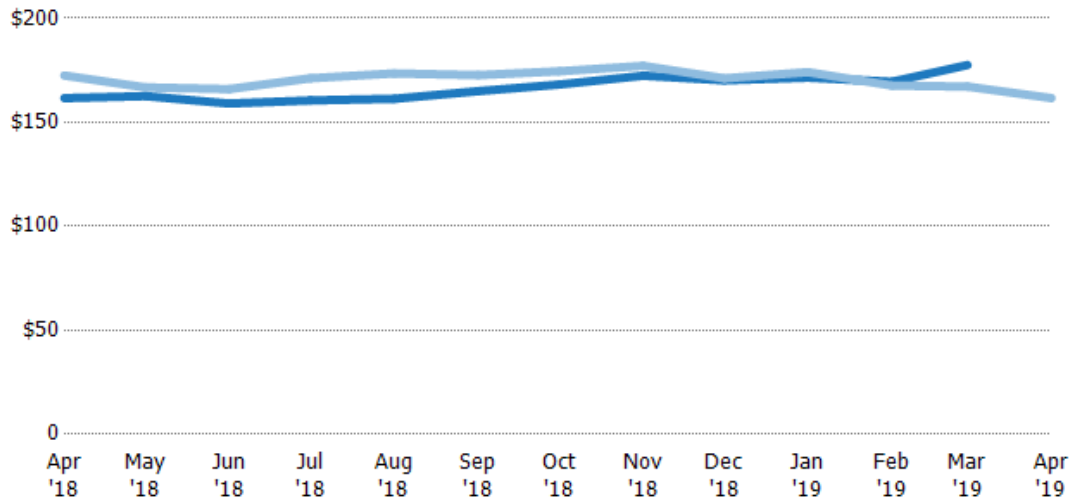
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$385K	\$395K	\$392K	\$400K	\$425K	\$419K	\$428K	\$429K	\$435K	\$438K	\$430K	\$427K	-
Prior Year	\$410K	\$382K	\$368K	\$377K	\$385K	\$375K	\$382K	\$402K	\$400K	\$420K	\$405K	\$376K	\$385K
Percent Change from Prior Year	-6%	3%	7%	6%	10%	12%	12%	7%	9%	4%	6%	14%	-100%

Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year

\$162 \$163 \$159 \$161 \$161 \$165 \$168 \$172 \$170 \$171 \$169 \$178 -

Prior Year

\$173 \$167 \$166 \$171 \$174 \$173 \$175 \$177 \$171 \$174 \$168 \$167 \$162

Percent Change from Prior Year

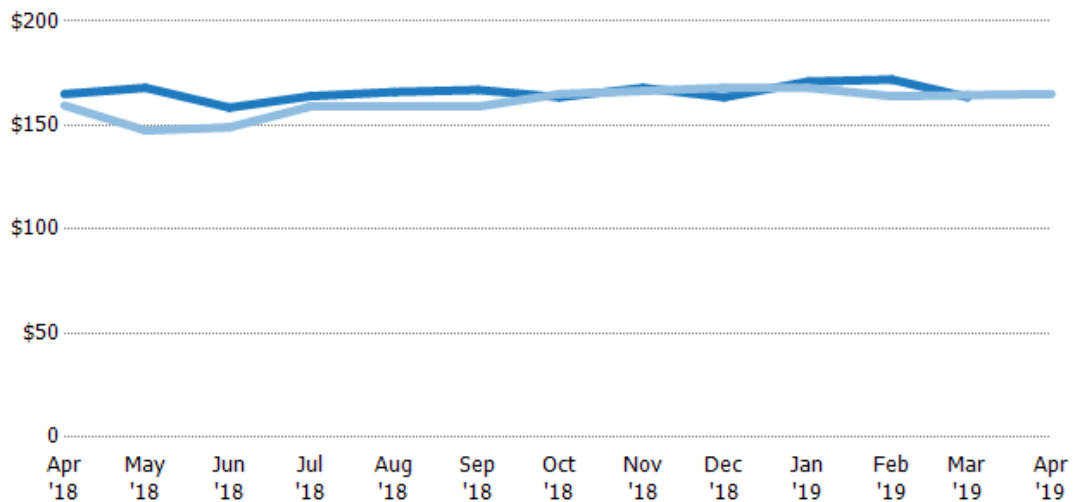
-6% -3% -4% -6% -7% -4% -4% -3% -1% -2% 1% 6% -100%

Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year

\$165 \$168 \$159 \$164 \$166 \$167 \$164 \$168 \$164 \$171 \$172 \$164 -

Prior Year

\$160 \$148 \$149 \$159 \$159 \$159 \$165 \$167 \$168 \$168 \$164 \$165 \$165

Percent Change from Prior Year

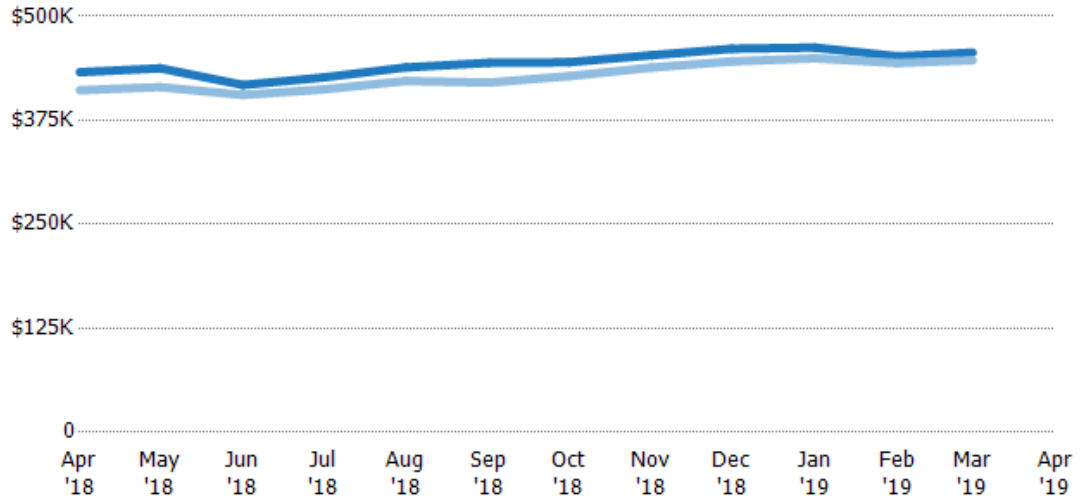
3% 14% 6% 3% 4% 5% -1% 1% -3% 2% 5% -1% -100%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



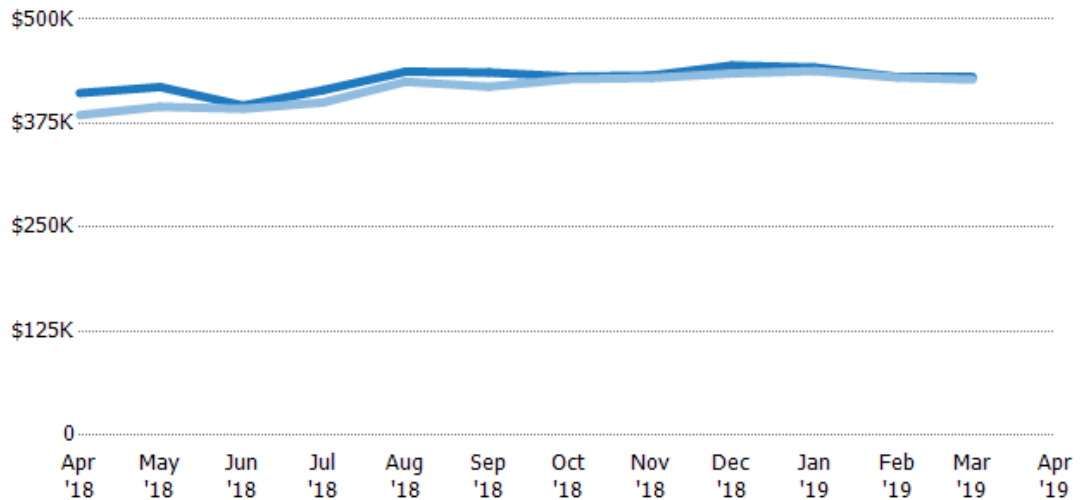
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$433K	\$438K	\$417K	\$426K	\$439K	\$444K	\$445K	\$453K	\$461K	\$462K	\$452K	\$456K	-
Avg Listing Price	\$411K	\$415K	\$405K	\$412K	\$422K	\$420K	\$428K	\$438K	\$446K	\$450K	\$444K	\$447K	-
Avg Listing Price as a % of Avg Est Value	95%	95%	97%	97%	96%	95%	96%	97%	97%	97%	98%	98%	-

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



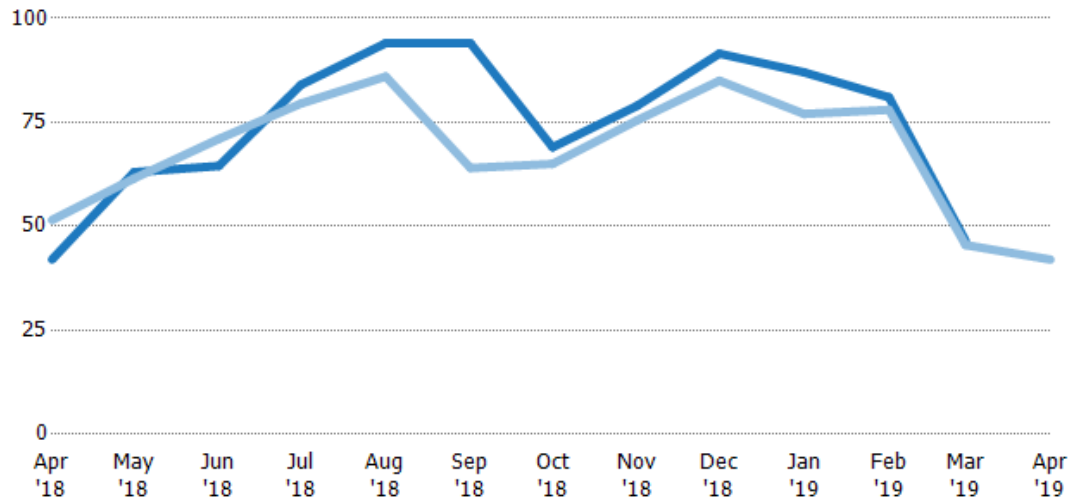
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$411K	\$419K	\$396K	\$415K	\$437K	\$436K	\$431K	\$432K	\$444K	\$442K	\$431K	\$431K	-
Median Listing Price	\$385K	\$395K	\$392K	\$400K	\$425K	\$419K	\$428K	\$429K	\$435K	\$438K	\$430K	\$427K	-
Med Listing Price as a % of Med Est Value	94%	94%	99%	96%	97%	96%	99%	99%	98%	99%	100%	99%	-

Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



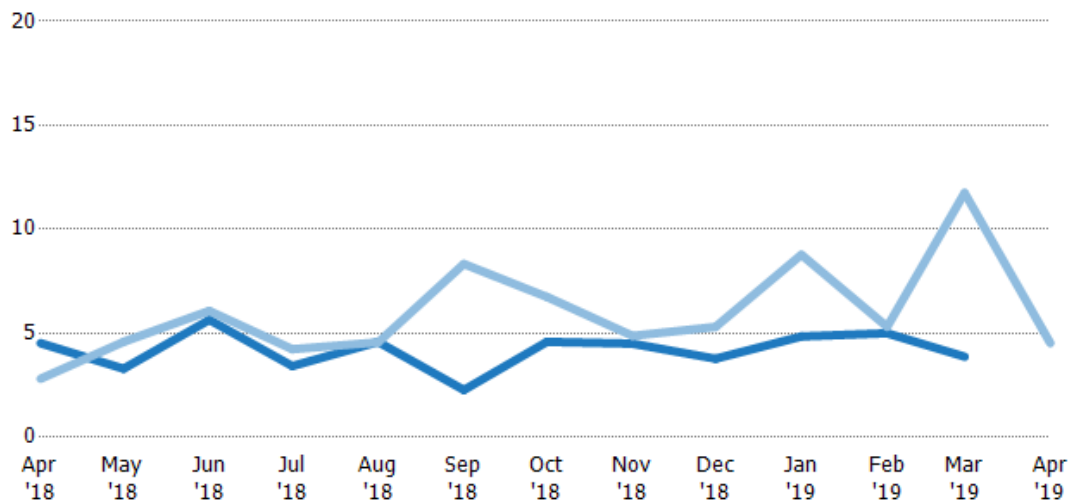
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	42	63	64.5	84	94	94	69	79	91.5	87	81	46.5	-
Prior Year	51.5	61.5	71	79.5	86	64	65	75.5	85	77	78	45.5	42
Percent Change from Prior Year	-18%	2%	-9%	6%	9%	47%	6%	5%	8%	13%	4%	2%	-100%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



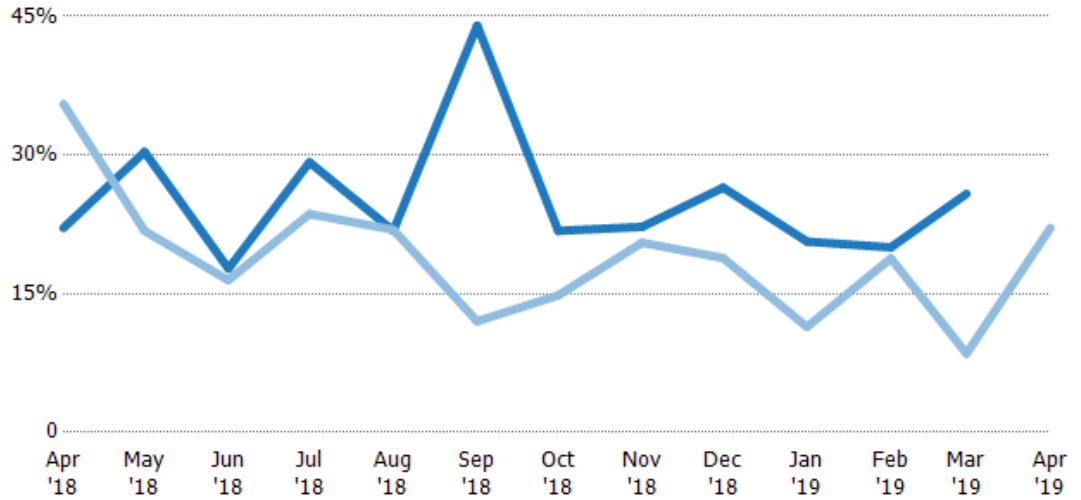
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	4.52	3.3	5.65	3.42	4.59	2.27	4.59	4.5	3.78	4.85	5	3.88	-
Prior Year	2.81	4.59	6.08	4.24	4.56	8.33	6.75	4.88	5.31	8.78	5.31	11.8	4.52
Percent Change from Prior Year	61%	-28%	-7%	-19%	1%	-73%	-32%	-8%	-29%	-45%	-6%	-67%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



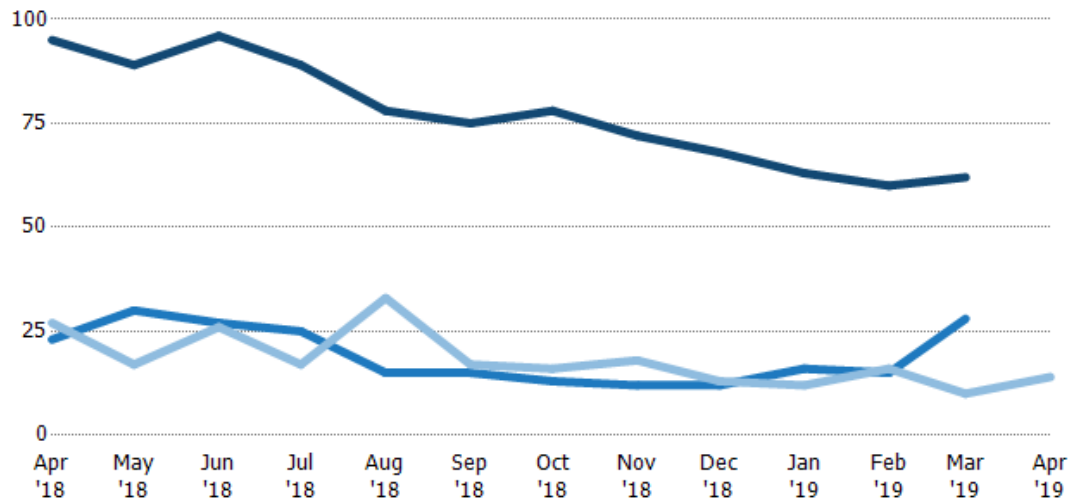
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	22%	30%	18%	29%	22%	44%	22%	22%	26%	21%	20%	26%	-
Prior Year	36%	22%	16%	24%	22%	12%	15%	21%	19%	11%	19%	9%	22%
Change from Prior Year	13%	-9%	-1%	-6%	0%	-32%	-7%	-2%	-8%	-9%	-1%	-17%	22%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: New River, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Active	95	89	96	89	78	75	78	72	68	63	60	62	-
Pending	23	30	27	25	15	15	13	12	12	16	15	28	-
Sold	27	17	26	17	33	17	16	18	13	12	16	10	14

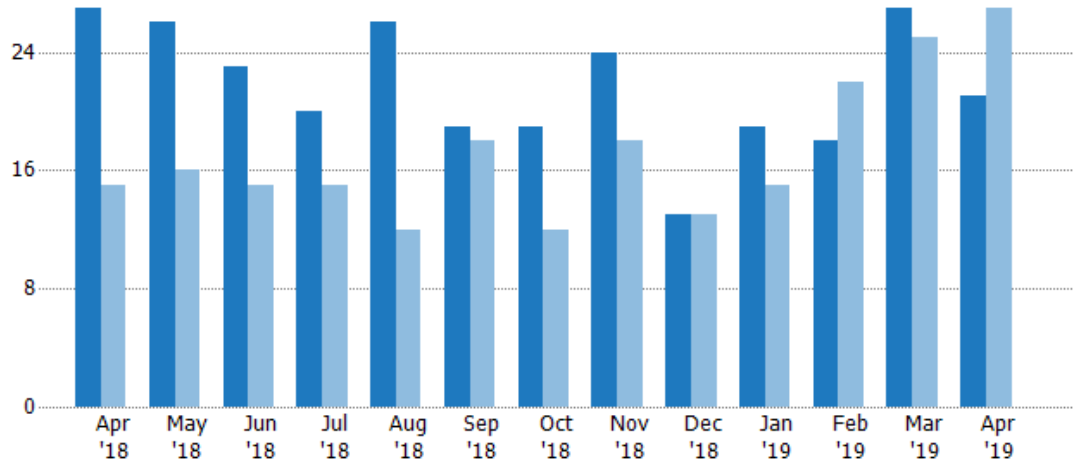
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Apr '19	21	-22.2%
Apr '18	27	80%
Apr '17	15	33.3%



Current Year	27	26	23	20	26	19	19	24	13	19	18	27	21
Prior Year	15	16	15	15	12	18	12	18	13	15	22	25	27
Percent Change from Prior Year	80%	63%	53%	33%	117%	6%	58%	33%	0%	27%	-18%	8%	-22%

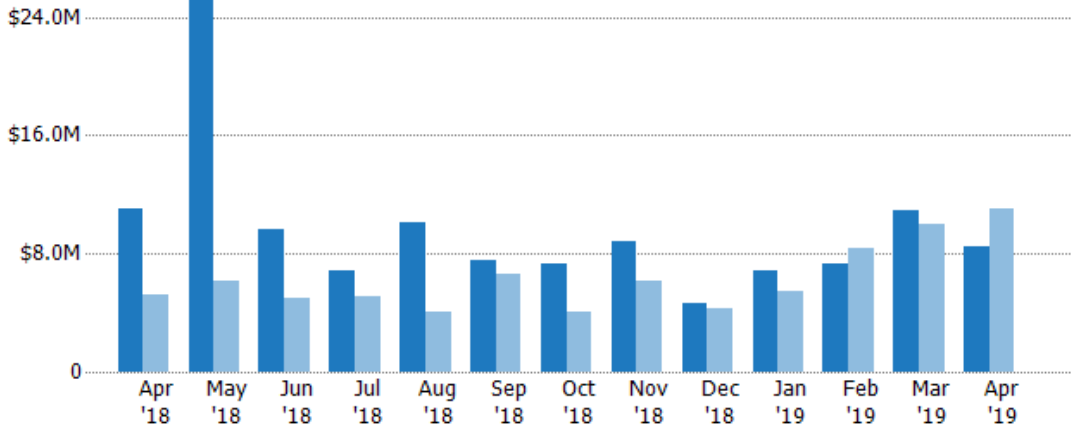
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$8.43M	-23.9%
Apr '18	\$11.1M	110.2%
Apr '17	\$5.27M	24.1%



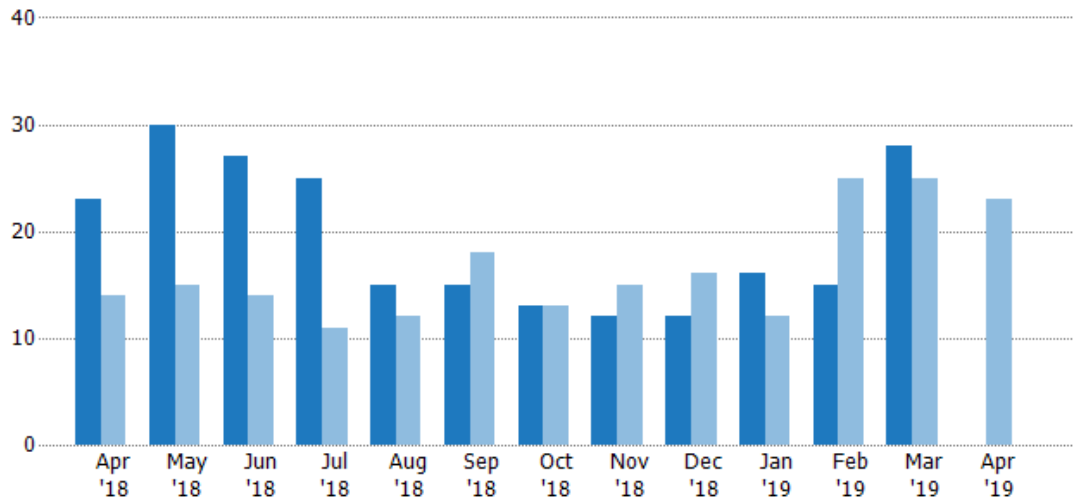
Current Year	\$11.1M	\$25.7M	\$9.65M	\$6.9M	\$10.1M	\$7.49M	\$7.26M	\$8.85M	\$4.61M	\$6.79M	\$7.33M	\$10.9M	\$8.43M
Prior Year	\$5.27M	\$6.21M	\$4.99M	\$5.1M	\$4.04M	\$6.62M	\$4.02M	\$6.2M	\$4.3M	\$5.42M	\$8.36M	\$10M	\$11.1M
Percent Change from Prior Year	110%	314%	93%	35%	149%	13%	81%	43%	7%	25%	-12%	9%	-24%

Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



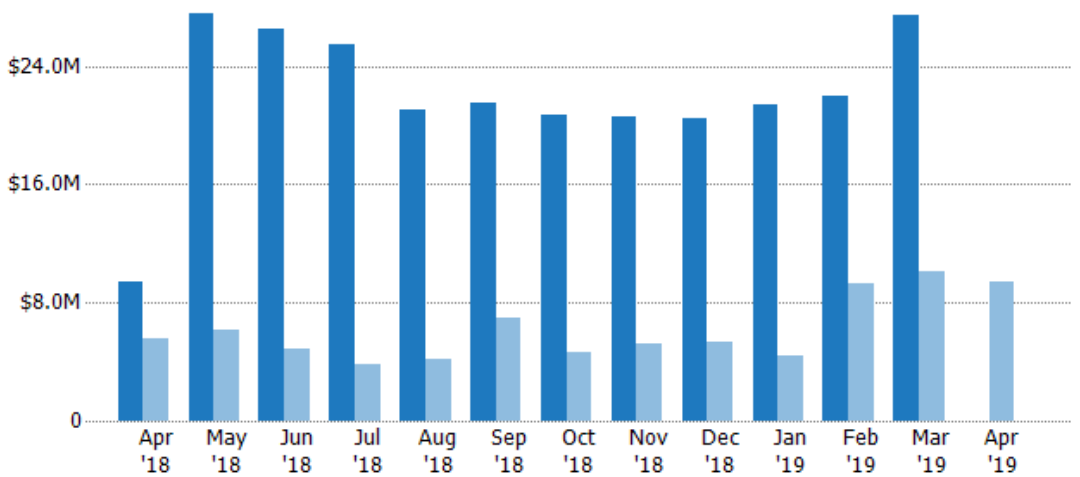
Current Year	23	30	27	25	15	15	13	12	12	16	15	28	-
Prior Year	14	15	14	11	12	18	13	15	16	12	25	25	23
Percent Change from Prior Year	64%	100%	93%	127%	25%	-17%	0%	-20%	-25%	33%	-40%	12%	-100%

Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Current Year	\$9.42M	\$27.6M	\$26.5M	\$25.4M	\$21.1M	\$21.5M	\$20.7M	\$20.6M	\$20.4M	\$21.4M	\$22M	\$27.5M	-
Prior Year	\$5.54M	\$6.1M	\$4.85M	\$3.85M	\$4.2M	\$7.01M	\$4.67M	\$5.2M	\$5.38M	\$4.44M	\$9.29M	\$10.1M	\$9.42M
Percent Change from Prior Year	70%	352%	446%	561%	402%	207%	344%	297%	280%	381%	137%	173%	-100%

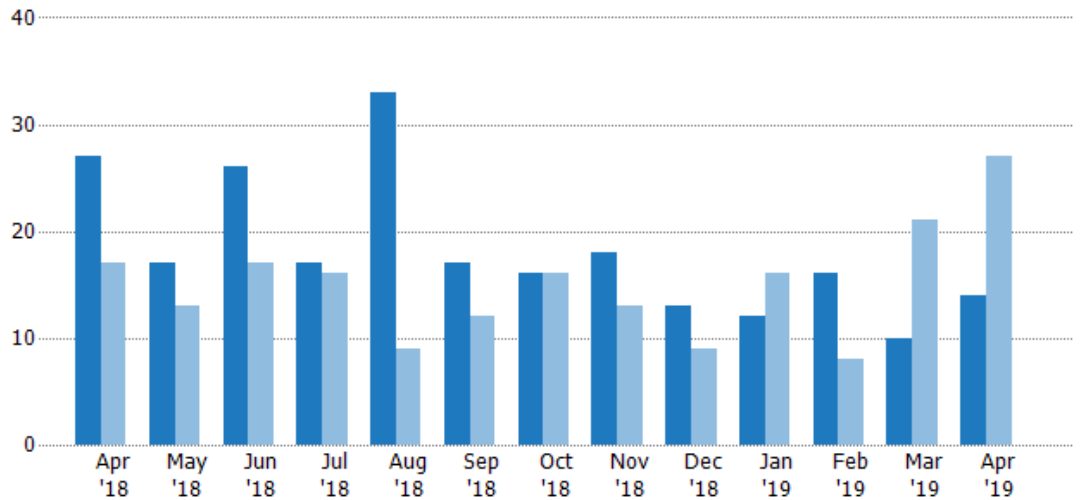
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Apr '19	14	-48.1%
Apr '18	27	58.8%
Apr '17	17	23.5%



Current Year	27	17	26	17	33	17	16	18	13	12	16	10	14
Prior Year	17	13	17	16	9	12	16	13	9	16	8	21	27
Percent Change from Prior Year	59%	31%	53%	6%	267%	42%	0%	38%	44%	-25%	100%	-52%	-48%

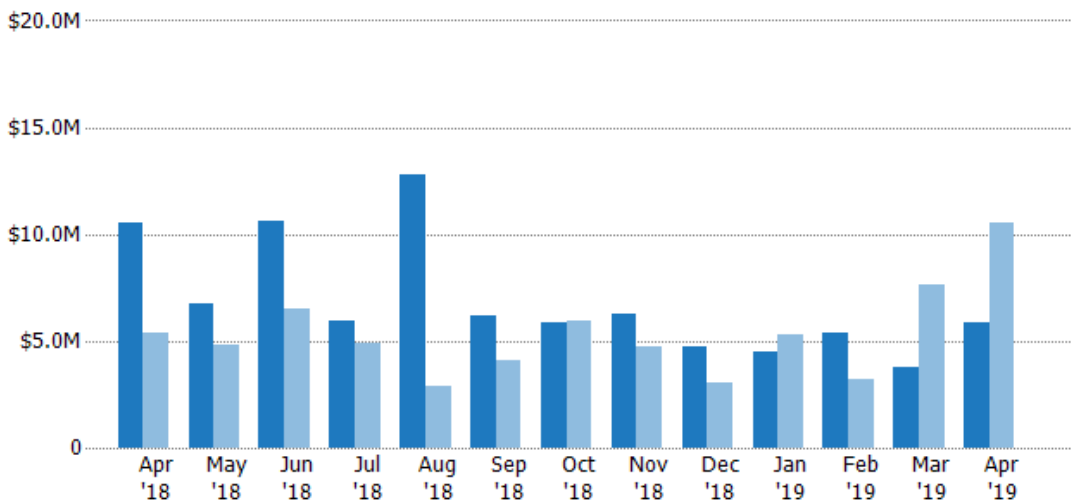
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Apr '19	\$5.84M	-44.7%
Apr '18	\$10.6M	96.7%
Apr '17	\$5.37M	30.1%



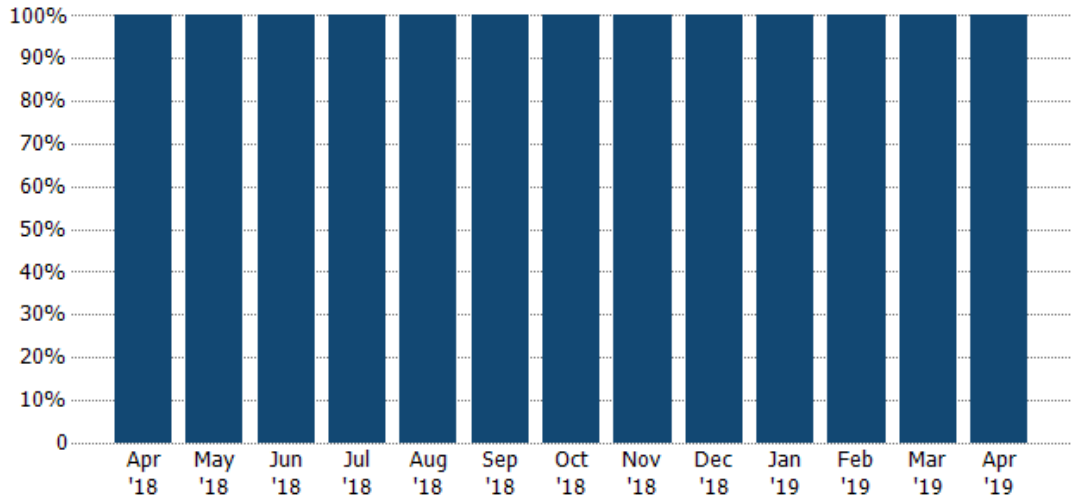
Current Year	\$10.6M	\$6.74M	\$10.6M	\$5.93M	\$12.8M	\$6.21M	\$5.86M	\$6.26M	\$4.72M	\$4.52M	\$5.39M	\$3.77M	\$5.84M
Prior Year	\$5.37M	\$4.8M	\$6.51M	\$4.92M	\$2.87M	\$4.06M	\$5.91M	\$4.77M	\$3.05M	\$5.3M	\$3.23M	\$7.61M	\$10.6M
Percent Change from Prior Year	97%	40%	63%	21%	346%	53%	-1%	31%	55%	-15%	67%	-50%	-45%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Single Family Residence

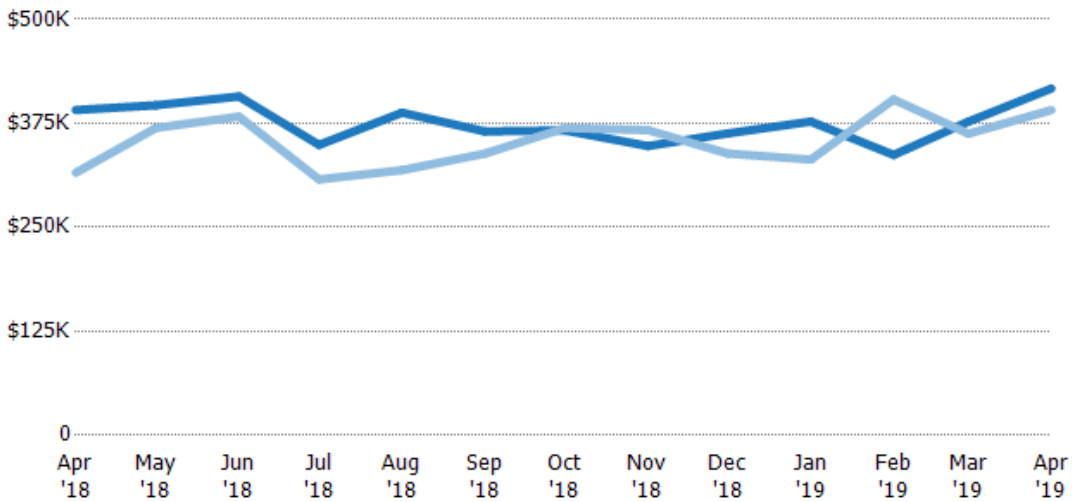
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Current Year

Prior Year

Percent Change from Prior Year

\$391K	\$397K	\$407K	\$349K	\$388K	\$365K	\$366K	\$348K	\$363K	\$377K	\$337K	\$377K	\$417K
\$316K	\$369K	\$383K	\$307K	\$319K	\$339K	\$369K	\$367K	\$339K	\$331K	\$404K	\$362K	\$391K
24%	7%	6%	14%	22%	8%	-1%	-5%	7%	14%	-17%	4%	7%

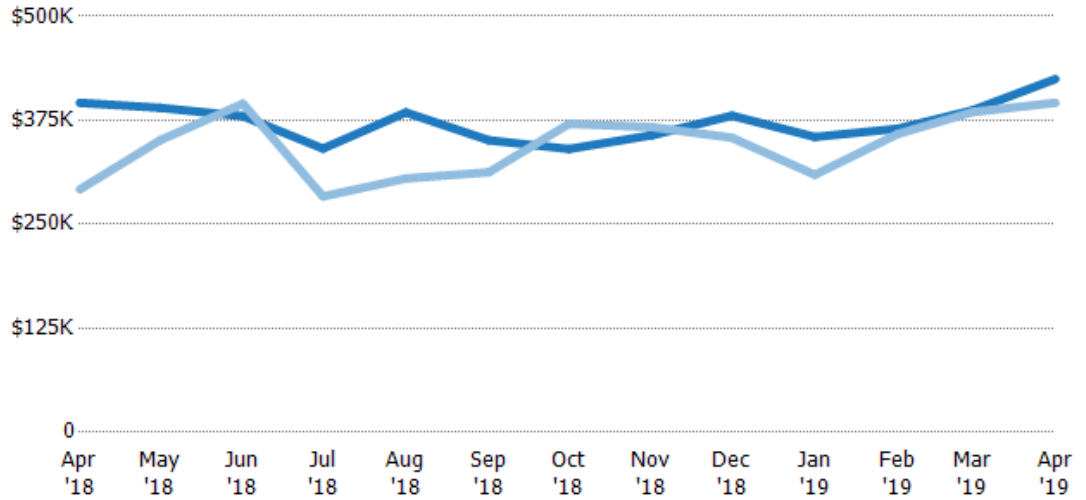
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Apr '19	\$425K	7.2%
Apr '18	\$396K	35.6%
Apr '17	\$292K	15.8%



Current Year	\$396K	\$390K	\$380K	\$341K	\$384K	\$351K	\$340K	\$357K	\$381K	\$355K	\$365K	\$387K	\$425K
Prior Year	\$292K	\$351K	\$395K	\$284K	\$305K	\$313K	\$371K	\$367K	\$354K	\$310K	\$358K	\$385K	\$396K
Percent Change from Prior Year	36%	11%	-4%	20%	26%	12%	-8%	-3%	7%	15%	2%	1%	7%

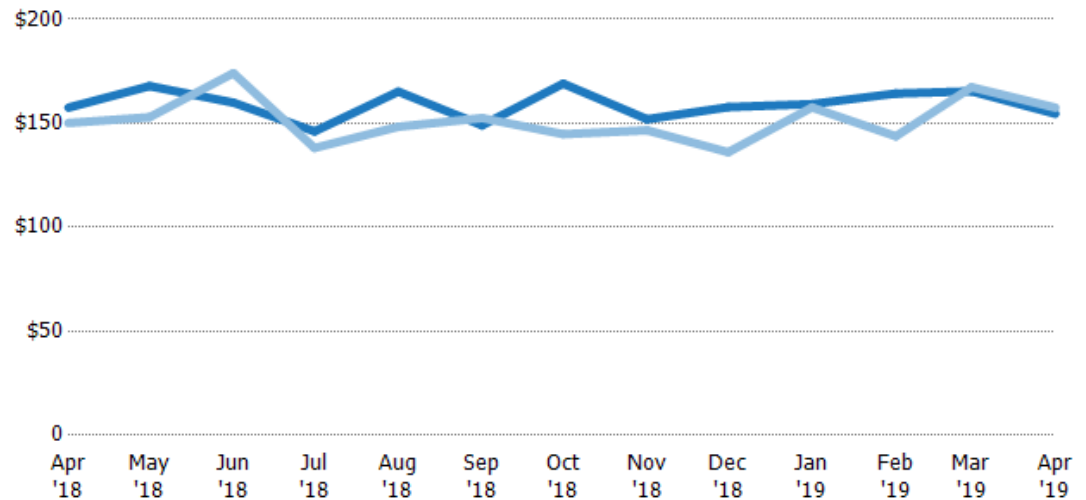
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$155	-1.9%
Apr '18	\$158	4.9%
Apr '17	\$150	3.3%



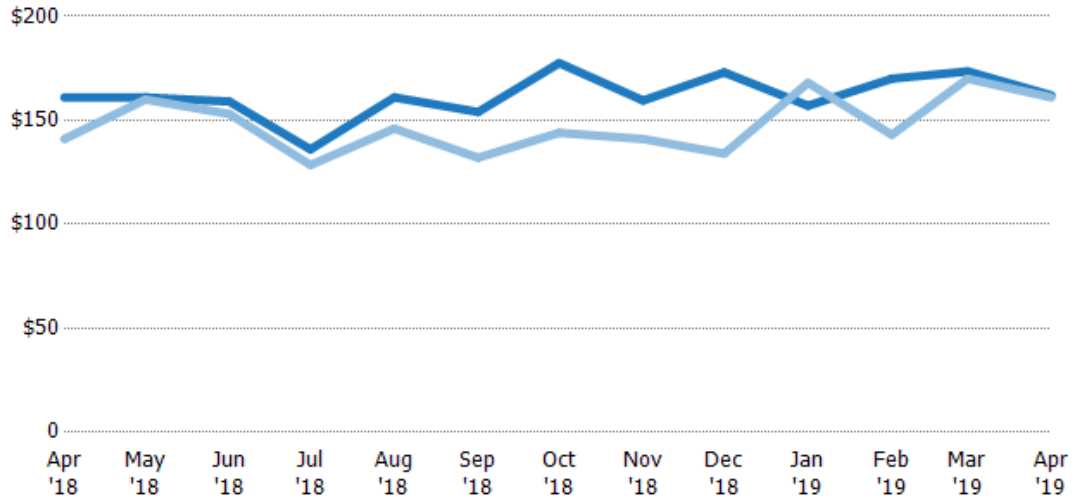
Current Year	\$158	\$168	\$160	\$146	\$165	\$149	\$169	\$152	\$158	\$159	\$164	\$165	\$155
Prior Year	\$150	\$153	\$174	\$138	\$148	\$153	\$145	\$147	\$136	\$158	\$144	\$167	\$158
Percent Change from Prior Year	5%	10%	-8%	6%	11%	-2%	17%	4%	16%	1%	14%	-1%	-2%

Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



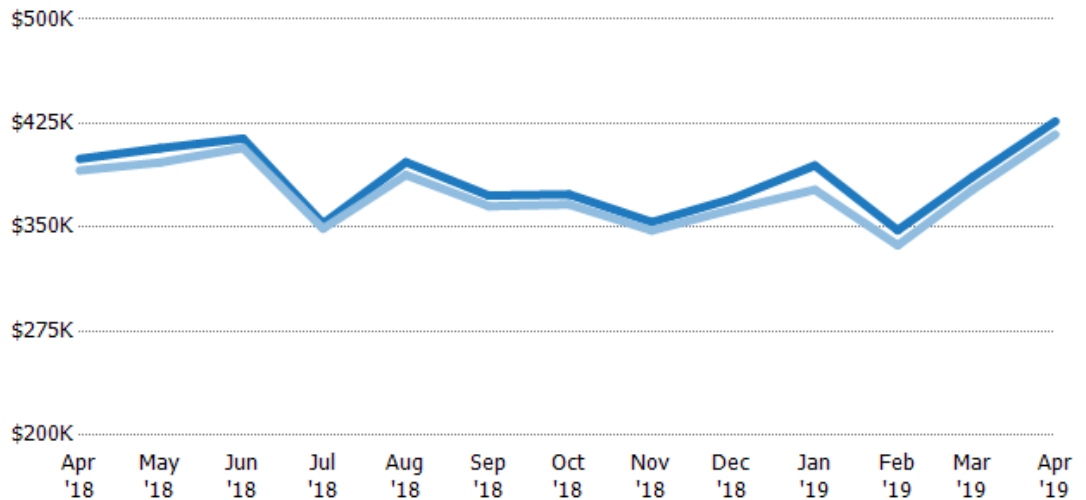
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '18	\$161	\$141	14%
May '18	\$161	\$160	1%
Jun '18	\$159	\$153	4%
Jul '18	\$136	\$129	6%
Aug '18	\$161	\$146	10%
Sep '18	\$154	\$132	17%
Oct '18	\$178	\$144	23%
Nov '18	\$160	\$141	13%
Dec '18	\$173	\$134	29%
Jan '19	\$157	\$168	-7%
Feb '19	\$170	\$143	19%
Mar '19	\$174	\$170	2%
Apr '19	\$162	\$161	1%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



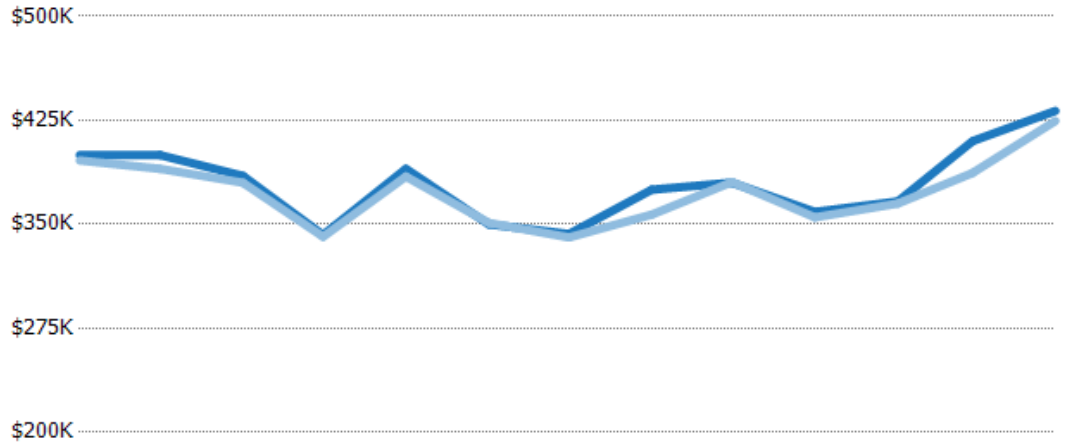
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Apr '18	\$399K	\$391K	98%
May '18	\$407K	\$397K	97%
Jun '18	\$414K	\$407K	98%
Jul '18	\$353K	\$349K	99%
Aug '18	\$397K	\$388K	98%
Sep '18	\$373K	\$365K	98%
Oct '18	\$374K	\$366K	98%
Nov '18	\$354K	\$348K	98%
Dec '18	\$371K	\$363K	98%
Jan '19	\$395K	\$377K	96%
Feb '19	\$348K	\$337K	97%
Mar '19	\$386K	\$377K	98%
Apr '19	\$426K	\$417K	98%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



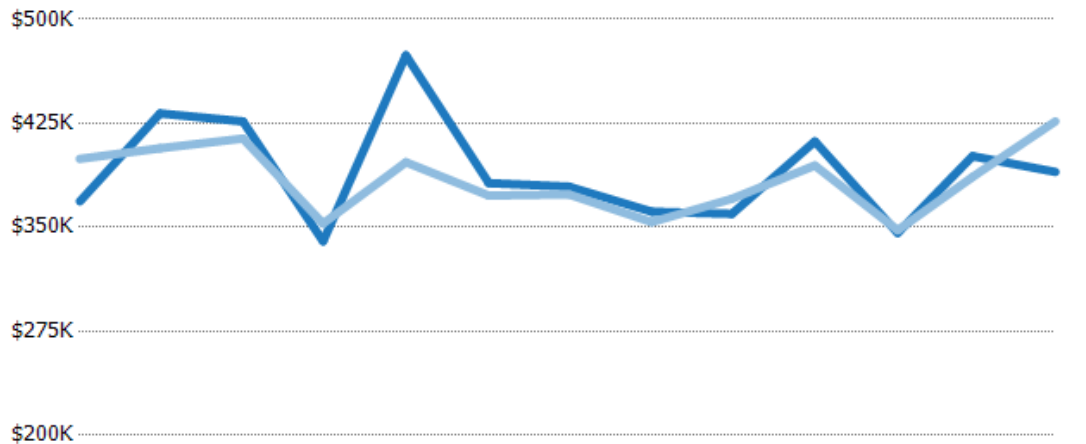
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median List Price	\$400K	\$400K	\$385K	\$342K	\$390K	\$350K	\$343K	\$375K	\$380K	\$359K	\$366K	\$410K	\$432K
Median Sales Price	\$396K	\$390K	\$380K	\$341K	\$384K	\$351K	\$340K	\$357K	\$381K	\$355K	\$365K	\$387K	\$425K
Med Sales Price as a % of Med List Price	99%	98%	99%	100%	99%	100%	99%	95%	100%	99%	100%	94%	98%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



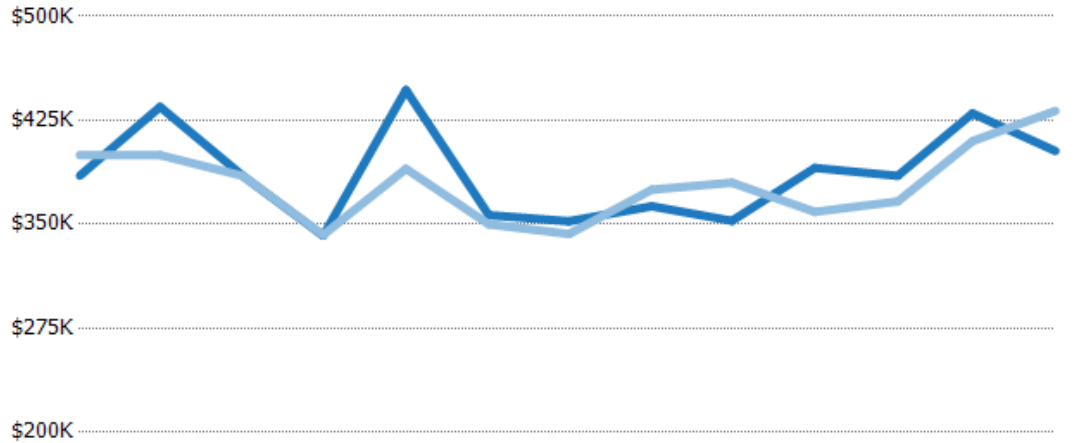
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$369K	\$432K	\$426K	\$340K	\$474K	\$382K	\$379K	\$361K	\$360K	\$412K	\$346K	\$401K	\$390K
Avg Sales Price	\$399K	\$407K	\$414K	\$353K	\$397K	\$373K	\$374K	\$354K	\$371K	\$395K	\$348K	\$386K	\$426K
Avg Sales Price as a % of Avg Est Value	108%	94%	97%	104%	84%	98%	99%	98%	103%	96%	101%	96%	109%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



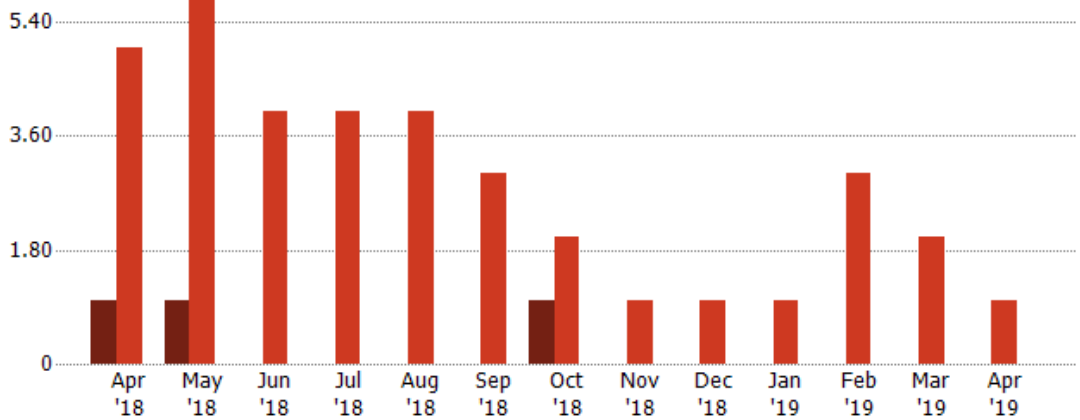
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$385K	\$435K	\$385K	\$342K	\$447K	\$357K	\$352K	\$363K	\$352K	\$391K	\$385K	\$430K	\$403K
Median Sales Price	\$400K	\$400K	\$385K	\$342K	\$390K	\$350K	\$343K	\$375K	\$380K	\$359K	\$366K	\$410K	\$432K
Med Sales Price as a % of Med Est Value	104%	92%	100%	100%	87%	98%	97%	103%	108%	92%	95%	95%	107%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	1	1	-	-	-	-	1	-	-	-	-	-	-
Prior Year	5	6	4	4	4	3	2	1	1	1	3	2	1
Percent Change from Prior Year	-80%	-83%	-100%	-100%	-100%	-100%	-50%	-100%	-100%	-100%	-100%	-100%	-100%

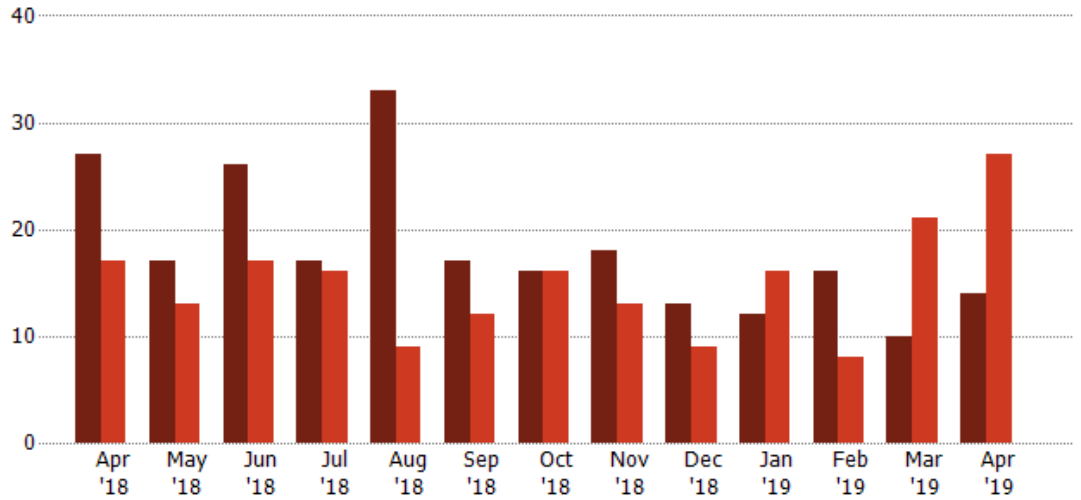
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

Custom Area: New River, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Apr '19	14	-48.1%
Apr '18	27	58.8%
Apr '17	17	23.5%



Current Year	27	17	26	17	33	17	16	18	13	12	16	10	14
Prior Year	17	13	17	16	9	12	16	13	9	16	8	21	27
Percent Change from Prior Year	59%	31%	53%	6%	267%	42%	0%	38%	44%	-25%	100%	-52%	-48%



Sales Activity by ZIP

Apr 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85087			14	\$5,835,853	\$416,847	\$424,500	\$151	\$162	44