

**2018**

# **NEW RIVER MARKET REPORT**

February 2018



Scottsdale Area Association of REALTORS®  
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255  
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	Feb 2018	Feb 2017	+ / -	YTD 2018	YTD 2017	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	29	22	+31.8%	55	50	+10%
New Listing Volume	\$10,869,313	\$8,358,499	+30%	\$21,098,878	\$17,669,399	+19.4%
Active Listing Count	80	70	+14.3%	154	150	+2.7%
Active Listing Volume	\$49,828,452	\$28,045,888	+77.7%	\$97,843,467	\$60,559,915	+61.6%
Average Listing Price	\$622,856	\$400,656	+55.5%	\$635,347	\$403,733	+57.4%
Median Listing Price	\$412,450	\$389,500	+5.9%	\$419,442	\$380,407	+10.3%
Average Listing Price per Sq Ft	\$178	\$166	+7.2%	\$181	\$166	+9.2%
Median Listing Price per Sq Ft	\$165	\$156	+5.4%	\$166	\$154	+7.8%
Median Days in RPR	66.5	60	+10.8%	74.98	66.43	+12.9%
Months of Inventory	5.3	4.1	+29.5%	4.2	7.9	-47.3%
Absorption Rate	18.75%	24.29%	-5.5%	24.03%	12.67%	+11.4%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	22	26	-15.4%	38	50	-24%
New Pending Sales Volume	\$8,426,377	\$8,256,975	+2.1%	\$14,343,566	\$15,659,369	-8.4%
Pending Sales Count	33	22	+50%	52	42	+23.8%
Pending Sales Volume	\$12,188,576	\$7,657,800	+59.2%	\$19,283,765	\$14,379,019	+34.1%
Closed Sales Count	8	20	-60%	23	37	-37.8%
Closed Sales Volume	\$3,244,000	\$6,641,900	-51.2%	\$8,204,200	\$11,691,677	-29.8%
Average Sales Price	\$405,500	\$332,095	+22.1%	\$356,704	\$315,991	+12.9%
Median Sales Price	\$366,000	\$310,000	+18.1%	\$323,609	\$292,081	+10.8%
Average Sales Price per Sq Ft	\$136	\$146	-6.5%	\$148	\$135	+9.1%
Median Sales Price per Sq Ft	\$139	\$149	-6.4%	\$154	\$136	+13%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	5	-60%	2	10	-80%

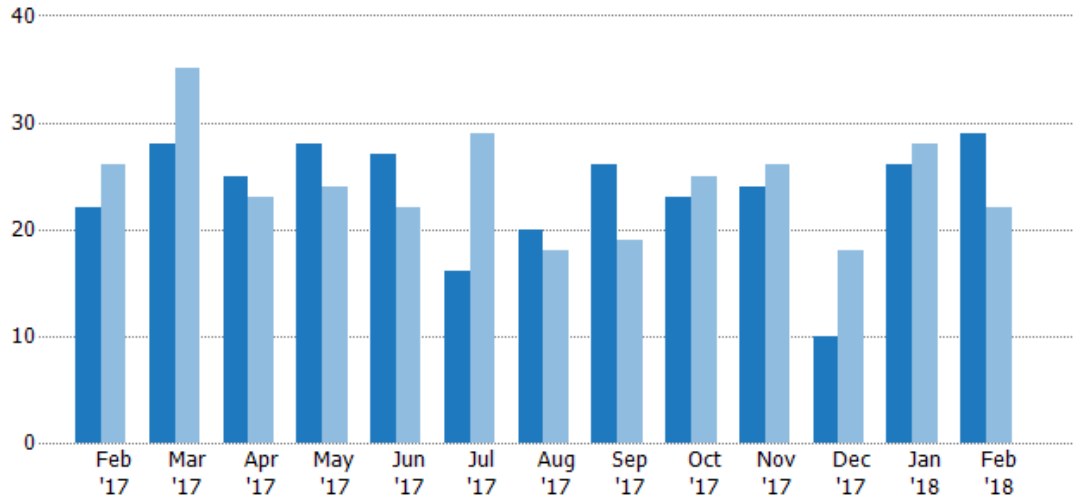
## New Listings

The number of new single-family, condominium and townhome 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.
Feb '18	29	31.8%
Feb '17	22	-15.4%
Feb '16	26	-3.8%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	22	28	25	28	27	16	20	26	23	24	10	26	29
Prior Year	26	35	23	24	22	29	18	19	25	26	18	28	22
Percent Change from Prior Year	-15%	-20%	9%	17%	23%	-45%	11%	37%	-8%	-8%	-44%	-7%	32%

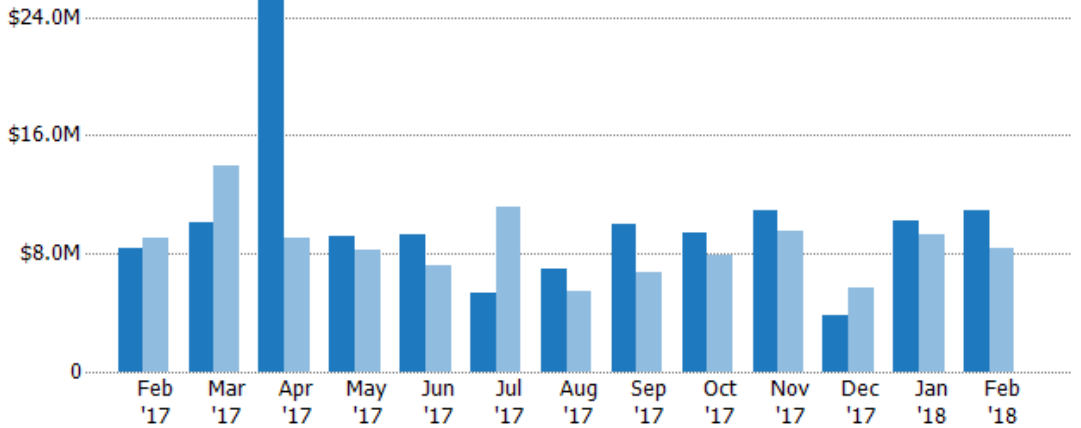
## New Listing Volume

The sum of the listing price of single-family, condominium and townhome 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.
Feb '18	\$10.9M	30%
Feb '17	\$8.36M	-7.4%
Feb '16	\$9.02M	-7.9%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$8.36M	\$10.1M	\$25.4M	\$9.13M	\$9.25M	\$5.34M	\$6.93M	\$9.99M	\$9.44M	\$10.9M	\$3.78M	\$10.2M	\$10.9M
Prior Year	\$9.02M	\$14M	\$9.04M	\$8.27M	\$7.14M	\$11.1M	\$5.41M	\$6.73M	\$7.84M	\$9.53M	\$5.69M	\$9.31M	\$8.36M
Percent Change from Prior Year	-7%	-28%	181%	10%	30%	-52%	28%	49%	21%	14%	-34%	10%	30%

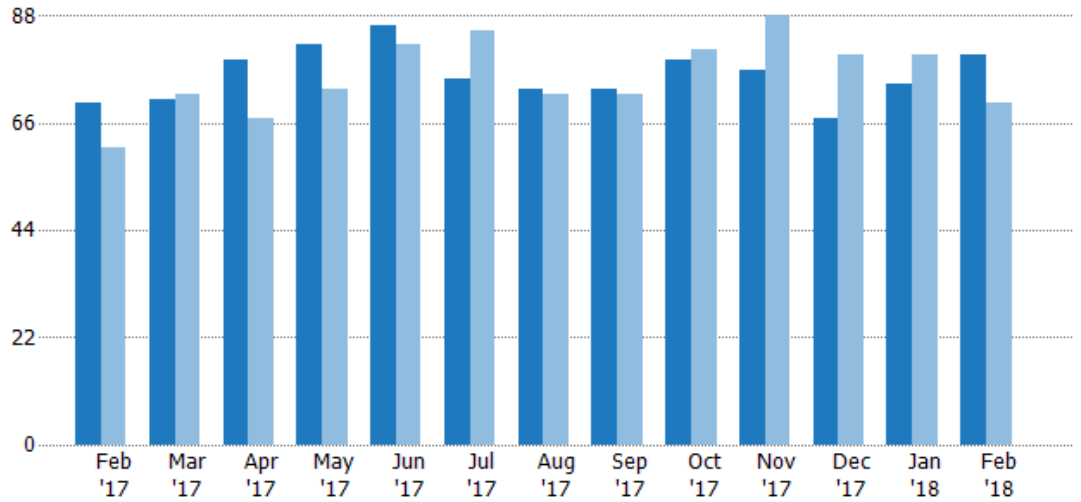
## Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Feb '18	80	14.3%
Feb '17	70	14.8%
Feb '16	61	34.4%



Current Year	70	71	79	82	86	75	73	73	79	77	67	74	80
Prior Year	61	72	67	73	82	85	72	72	81	88	80	80	70
Percent Change from Prior Year	15%	-1%	18%	12%	5%	-12%	1%	1%	-2%	-13%	-16%	-8%	14%

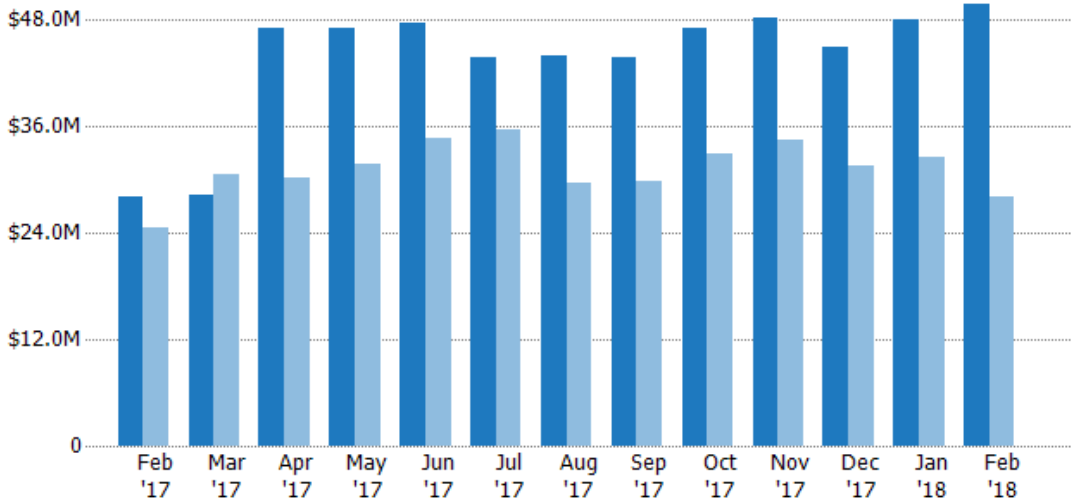
## Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Feb '18	\$49.8M	77.7%
Feb '17	\$28M	14.3%
Feb '16	\$24.5M	21.3%



Current Year	\$28M	\$28.2M	\$47.2M	\$47.1M	\$47.7M	\$43.8M	\$43.9M	\$43.8M	\$47.2M	\$48.2M	\$45M	\$48M	\$49.8M
Prior Year	\$24.5M	\$30.6M	\$30.3M	\$31.7M	\$34.7M	\$35.7M	\$29.7M	\$29.9M	\$32.9M	\$34.4M	\$31.6M	\$32.5M	\$28M
Percent Change from Prior Year	14%	-8%	56%	48%	37%	23%	48%	47%	44%	40%	42%	48%	78%

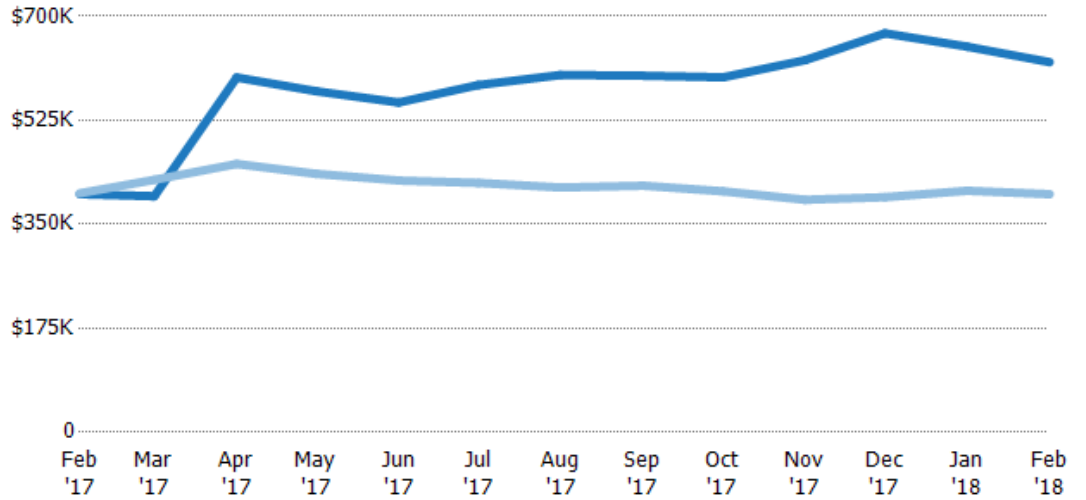
## Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Feb '18	\$623K	55.5%
Feb '17	\$401K	-0.4%
Feb '16	\$402K	-9.7%



Current Year	\$401K	\$397K	\$597K	\$574K	\$555K	\$584K	\$601K	\$600K	\$597K	\$626K	\$671K	\$649K	\$623K
Prior Year	\$402K	\$425K	\$452K	\$435K	\$424K	\$420K	\$412K	\$415K	\$406K	\$391K	\$396K	\$406K	\$401K
Percent Change from Prior Year	0%	-7%	32%	32%	31%	39%	46%	45%	47%	60%	70%	60%	55%

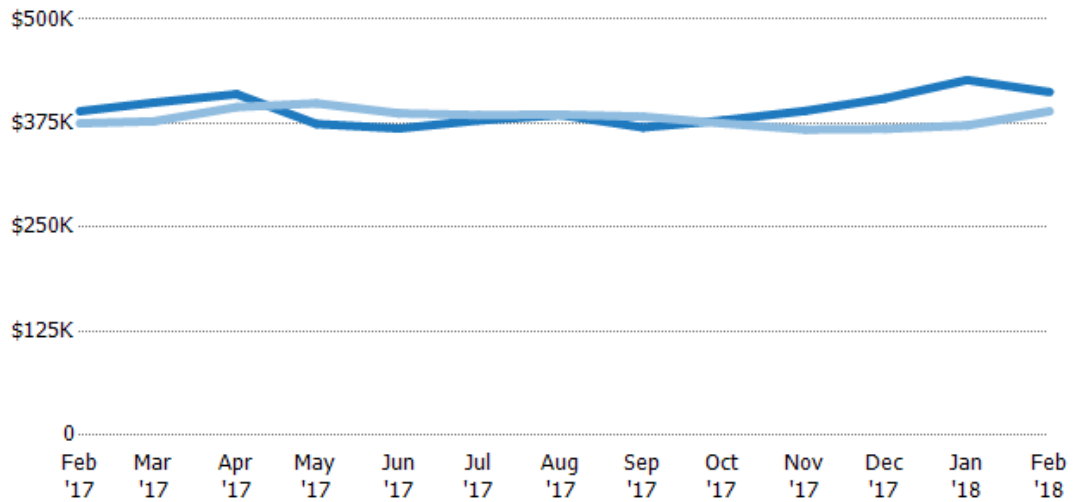
## Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Feb '18	\$412K	5.9%
Feb '17	\$390K	3.9%
Feb '16	\$375K	-9.3%



Current Year	\$390K	\$400K	\$410K	\$374K	\$369K	\$378K	\$385K	\$370K	\$378K	\$390K	\$405K	\$427K	\$412K
Prior Year	\$375K	\$377K	\$394K	\$399K	\$387K	\$385K	\$385K	\$383K	\$375K	\$368K	\$368K	\$372K	\$390K
Percent Change from Prior Year	4%	6%	4%	-6%	-5%	-2%	0%	-3%	1%	6%	10%	15%	6%

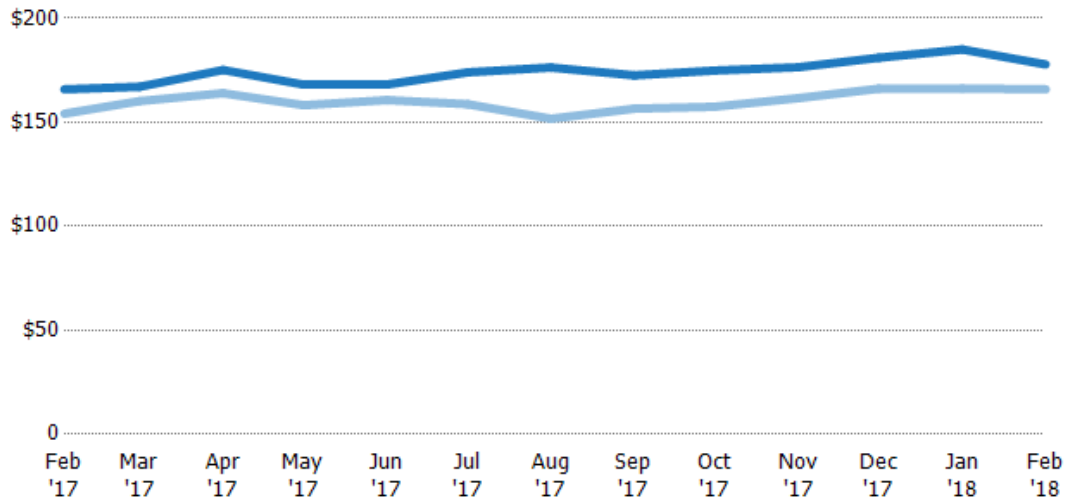
## Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '18	\$178	7.2%
Feb '17	\$166	7.6%
Feb '16	\$154	-6.2%



Current Year	\$166	\$167	\$175	\$168	\$168	\$174	\$176	\$173	\$175	\$176	\$181	\$185	\$178
Prior Year	\$154	\$160	\$164	\$158	\$161	\$159	\$152	\$157	\$157	\$162	\$166	\$166	\$166
Percent Change from Prior Year	8%	4%	7%	6%	5%	10%	16%	10%	11%	9%	9%	11%	7%

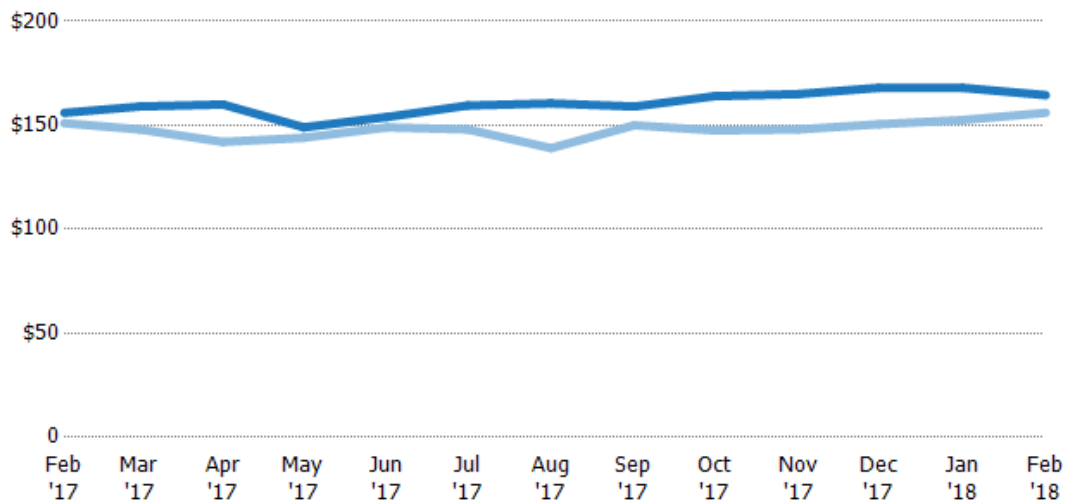
## Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '18	\$165	5.4%
Feb '17	\$156	3.3%
Feb '16	\$151	-6%



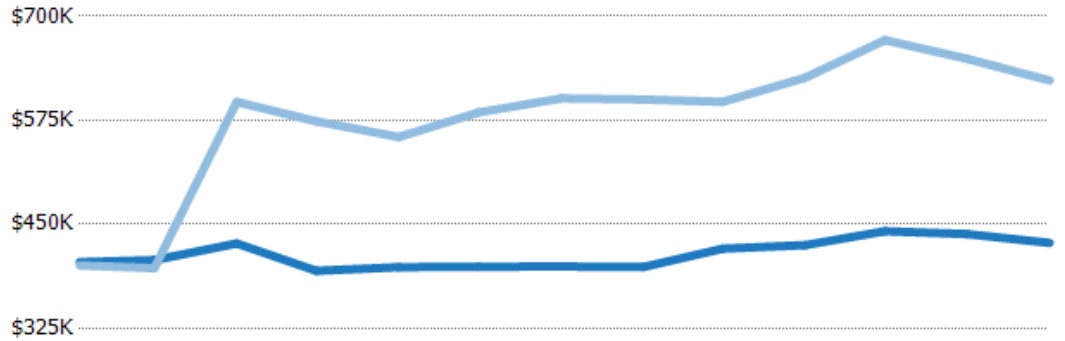
Current Year	\$156	\$159	\$160	\$149	\$154	\$160	\$161	\$159	\$164	\$165	\$168	\$168	\$165
Prior Year	\$151	\$148	\$142	\$144	\$149	\$148	\$139	\$150	\$148	\$148	\$151	\$153	\$156
Percent Change from Prior Year	3%	7%	13%	3%	3%	8%	15%	6%	11%	11%	12%	10%	5%

## 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



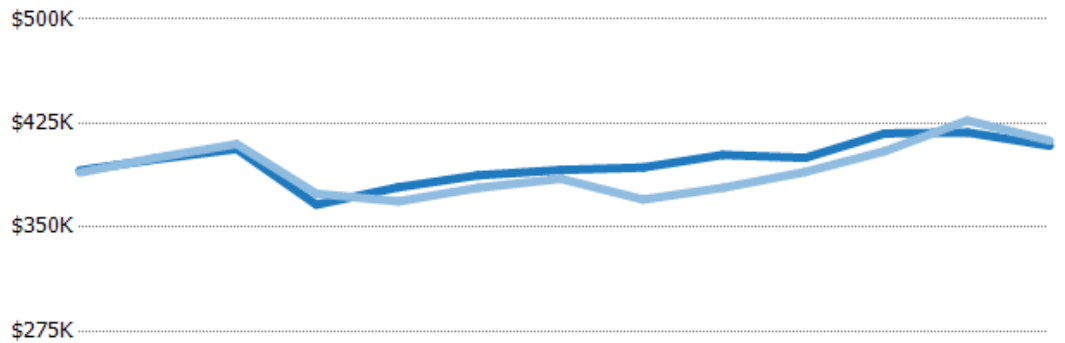
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg Est Value	\$405K	\$407K	\$427K	\$394K	\$398K	\$399K	\$399K	\$399K	\$421K	\$425K	\$442K	\$438K	\$428K
Avg Listing Price	\$401K	\$397K	\$597K	\$574K	\$555K	\$584K	\$601K	\$600K	\$597K	\$626K	\$671K	\$649K	\$623K
Avg Listing Price as a % of Avg Est Value	99%	98%	140%	146%	139%	146%	151%	151%	142%	147%	152%	148%	146%

## 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



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median Est Value	\$391K	\$399K	\$407K	\$366K	\$379K	\$388K	\$391K	\$393K	\$402K	\$400K	\$418K	\$418K	\$409K
Median Listing Price	\$390K	\$400K	\$410K	\$374K	\$369K	\$378K	\$385K	\$370K	\$378K	\$390K	\$405K	\$427K	\$412K
Med Listing Price as a % of Med Est Value	100%	100%	101%	102%	97%	98%	98%	94%	94%	97%	97%	102%	101%

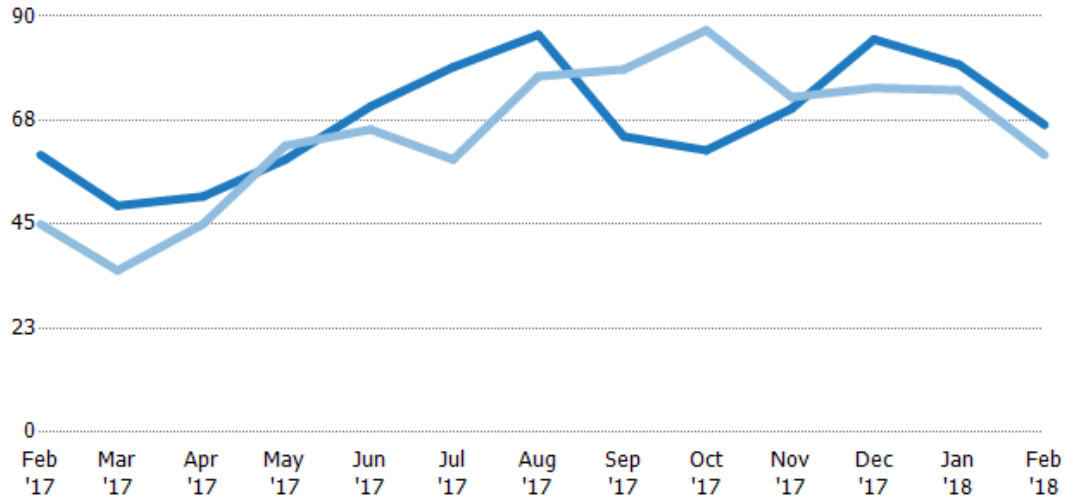
## Median Days in RPR

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

Month/Year	Days	% Chg.
Feb '18	66.5	10.8%
Feb '17	60	33.3%
Feb '16	45	40%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	60	49	51	59	70.5	79	86	64	61	70	85	79.5	66.5
Prior Year	45	35	45	62	65.5	59	77	78.5	87	72.5	74.5	74	60
Percent Change from Prior Year	33%	40%	13%	-5%	8%	34%	12%	-18%	-30%	-3%	14%	7%	11%

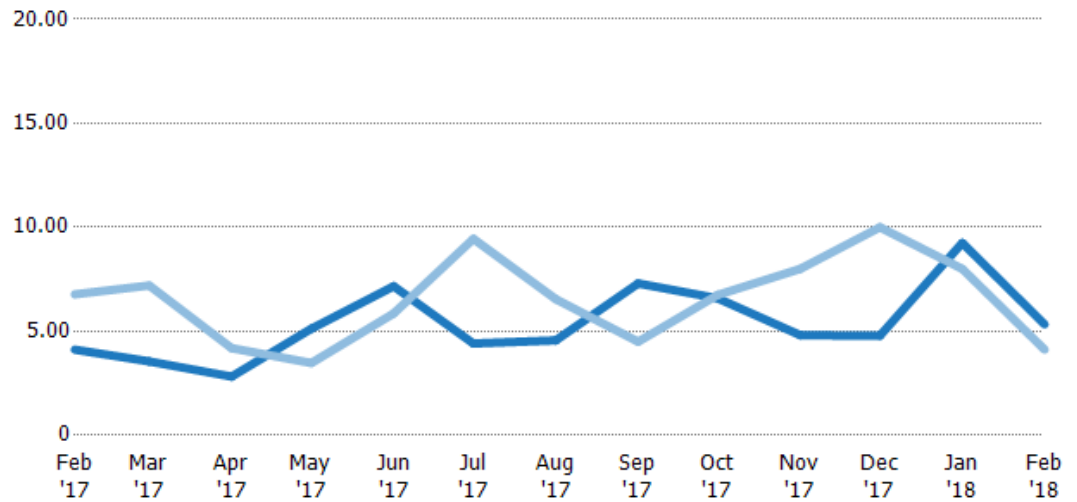
## Months of Inventory

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

Month/Year	Months	% Chg.
Feb '18	5.33	29.5%
Feb '17	4.12	-39.2%
Feb '16	6.78	-6.9%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	4.12	3.55	2.82	5.13	7.17	4.41	4.56	7.3	6.58	4.81	4.79	9.25	5.33
Prior Year	6.78	7.2	4.19	3.48	5.86	9.44	6.55	4.5	6.75	8	10	8	4.12
Percent Change from Prior Year	-39%	-51%	-33%	47%	22%	-53%	-30%	62%	-2%	-40%	-52%	16%	30%



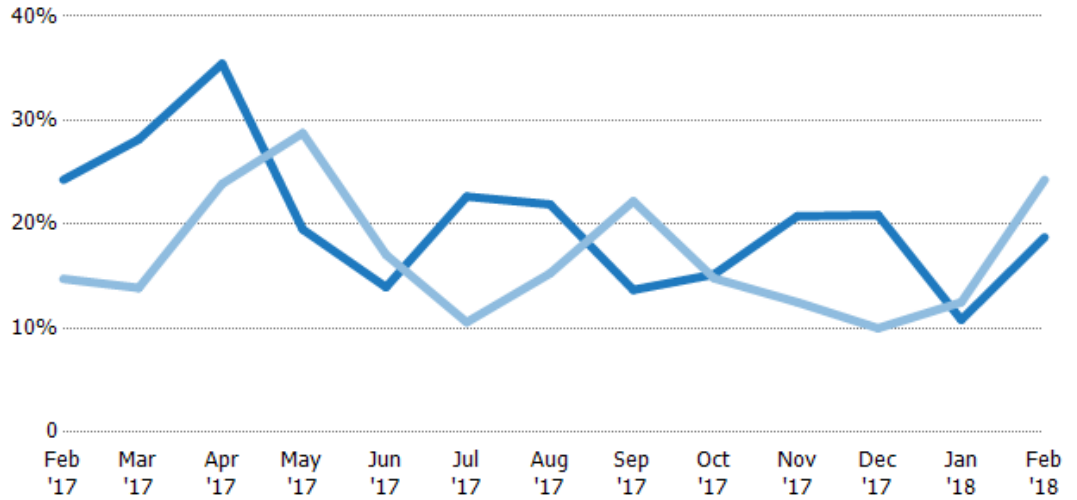
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Feb '18	19%	5.5%
Feb '17	24%	-9.5%
Feb '16	15%	7.5%



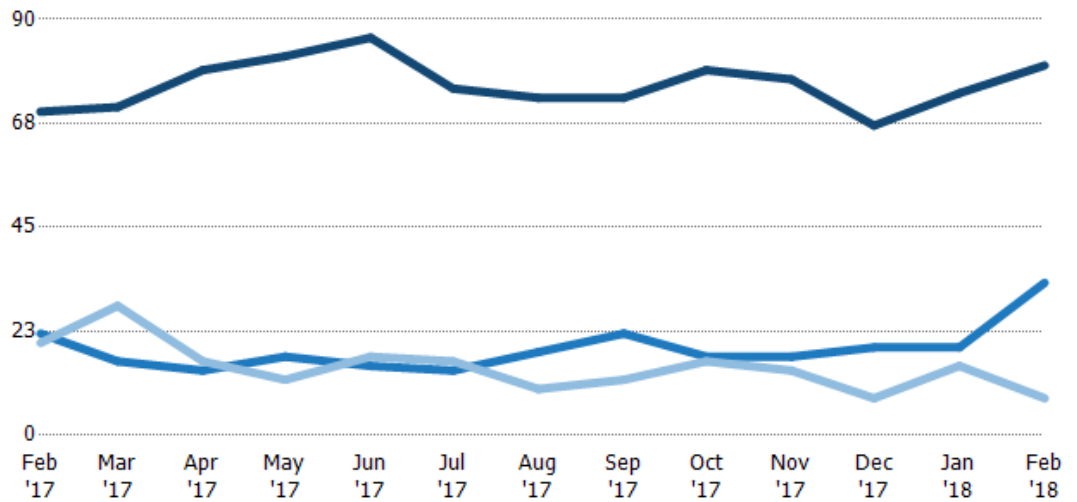
Current Year	24%	28%	35%	20%	14%	23%	22%	14%	15%	21%	21%	11%	19%
Prior Year	15%	14%	24%	29%	17%	11%	15%	22%	15%	13%	10%	13%	24%
Change from Prior Year	-10%	-14%	-12%	9%	3%	-12%	-7%	9%	0%	-8%	-11%	2%	6%

## Active/Pending/Sold Units

The number of single-family, condominium and townhome 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



Active	70	71	79	82	86	75	73	73	79	77	67	74	80
Pending	22	16	14	17	15	14	18	22	17	17	19	19	33
Sold	20	28	16	12	17	16	10	12	16	14	8	15	8

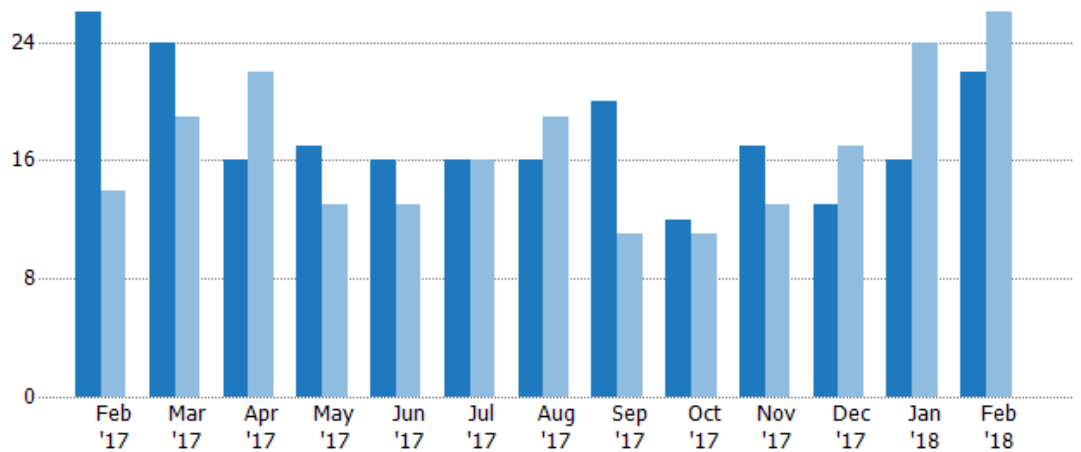
## New Pending Sales

The number of single-family, condominium and townhome 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.
Feb '18	22	-15.4%
Feb '17	26	85.7%
Feb '16	14	50%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	26	24	16	17	16	16	16	20	12	17	13	16	22
Prior Year	14	19	22	13	13	16	19	11	11	13	17	24	26
Percent Change from Prior Year	86%	26%	-27%	31%	23%	0%	-16%	82%	9%	31%	-24%	-33%	-15%

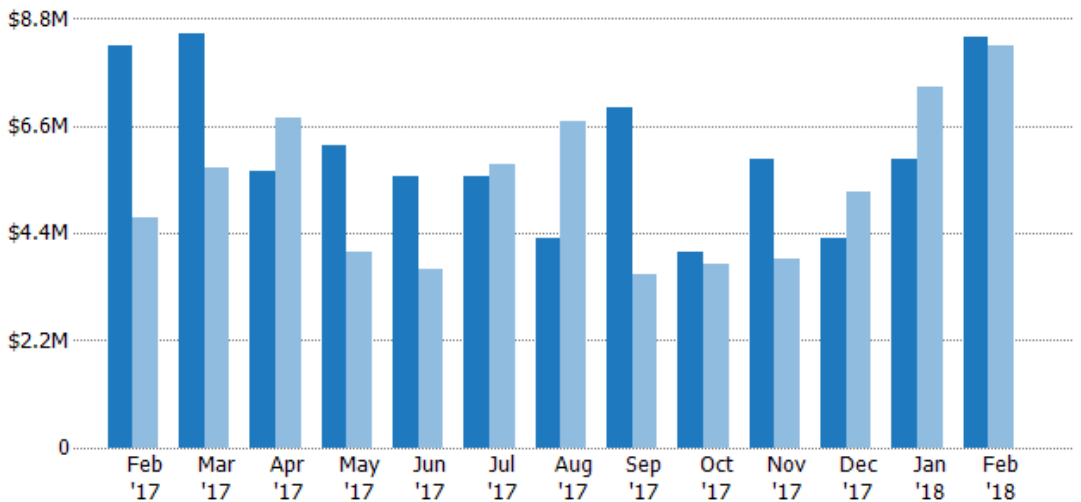
## New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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.
Feb '18	\$8.43M	2.1%
Feb '17	\$8.26M	75.1%
Feb '16	\$4.72M	29.3%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$8.26M	\$8.49M	\$5.67M	\$6.21M	\$5.57M	\$5.55M	\$4.31M	\$6.98M	\$4.02M	\$5.92M	\$4.3M	\$5.92M	\$8.43M
Prior Year	\$4.72M	\$5.74M	\$6.75M	\$4.03M	\$3.66M	\$5.83M	\$6.7M	\$3.55M	\$3.78M	\$3.88M	\$5.26M	\$7.4M	\$8.26M
Percent Change from Prior Year	75%	48%	-16%	54%	52%	-5%	-36%	97%	6%	53%	-18%	-20%	2%

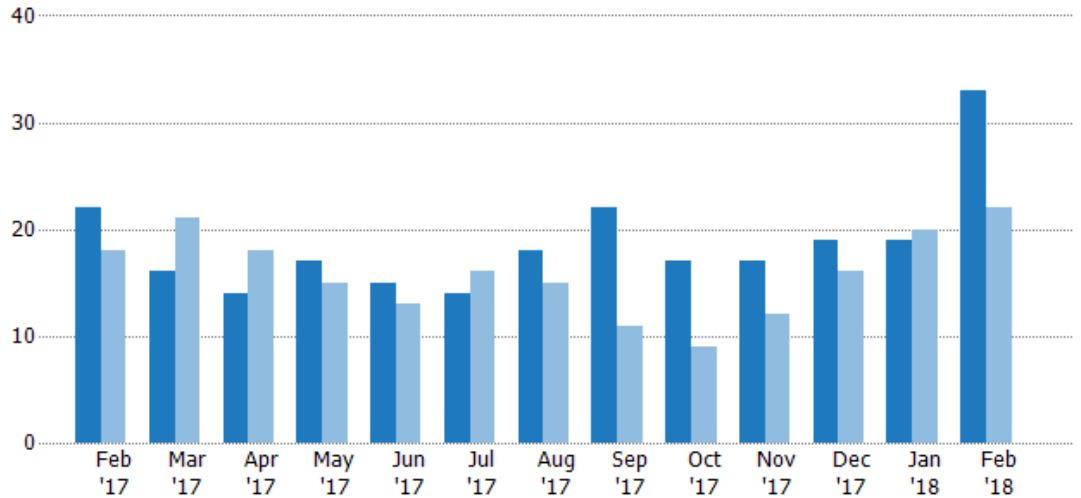
## Pending Sales

The number of single-family, condominium and townhome 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

Month/ Year	Count	% Chg.
Feb '18	33	50%
Feb '17	22	22.2%
Feb '16	18	33.3%



Current Year	22	16	14	17	15	14	18	22	17	17	19	19	33
Prior Year	18	21	18	15	13	16	15	11	9	12	16	20	22
Percent Change from Prior Year	22%	-24%	-22%	13%	15%	-13%	20%	100%	89%	42%	19%	-5%	50%

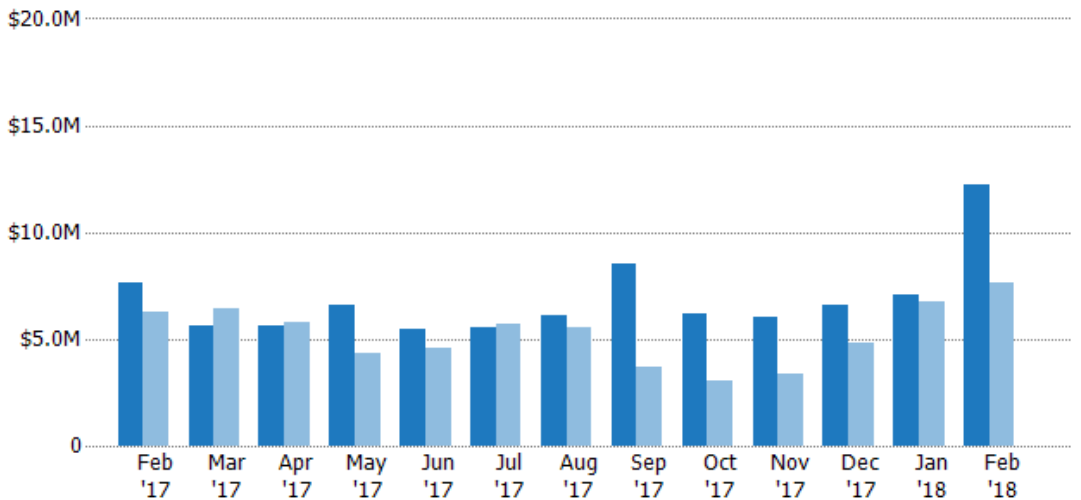
## Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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

Month/ Year	Volume	% Chg.
Feb '18	\$12.2M	59.2%
Feb '17	\$7.66M	22.7%
Feb '16	\$6.24M	26.1%



Current Year	\$7.66M	\$5.62M	\$5.66M	\$6.55M	\$5.42M	\$5.5M	\$6.11M	\$8.52M	\$6.18M	\$6.05M	\$6.55M	\$7.1M	\$12.2M
Prior Year	\$6.24M	\$6.42M	\$5.76M	\$4.36M	\$4.54M	\$5.73M	\$5.51M	\$3.73M	\$3.05M	\$3.37M	\$4.8M	\$6.72M	\$7.66M
Percent Change from Prior Year	23%	-12%	-2%	50%	20%	-4%	11%	128%	103%	80%	37%	6%	59%

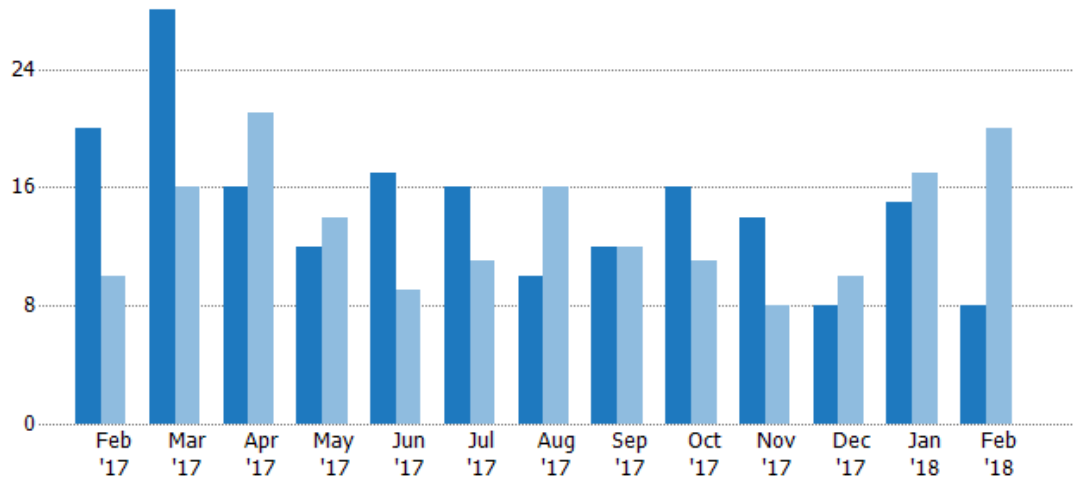
## Closed Sales

The total number of single-family, condominium and townhome 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.
Feb '18	8	-60%
Feb '17	20	100%
Feb '16	10	110%



Current Year	20	28	16	12	17	16	10	12	16	14	8	15	8
Prior Year	10	16	21	14	9	11	16	12	11	8	10	17	20
Percent Change from Prior Year	100%	75%	-24%	-14%	89%	45%	-38%	0%	45%	75%	-20%	-12%	-60%

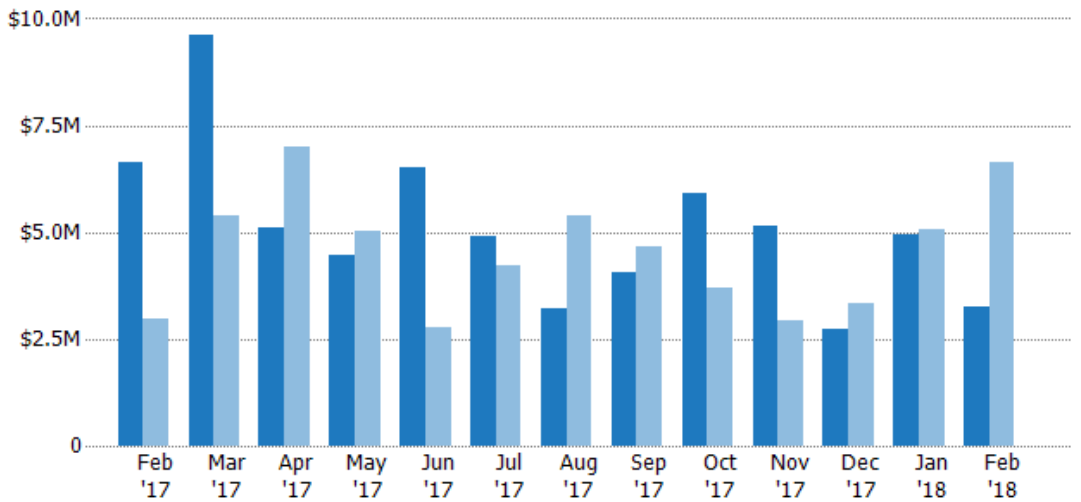
## Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome 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.
Feb '18	\$3.24M	-51.2%
Feb '17	\$6.64M	123.3%
Feb '16	\$2.97M	116.4%



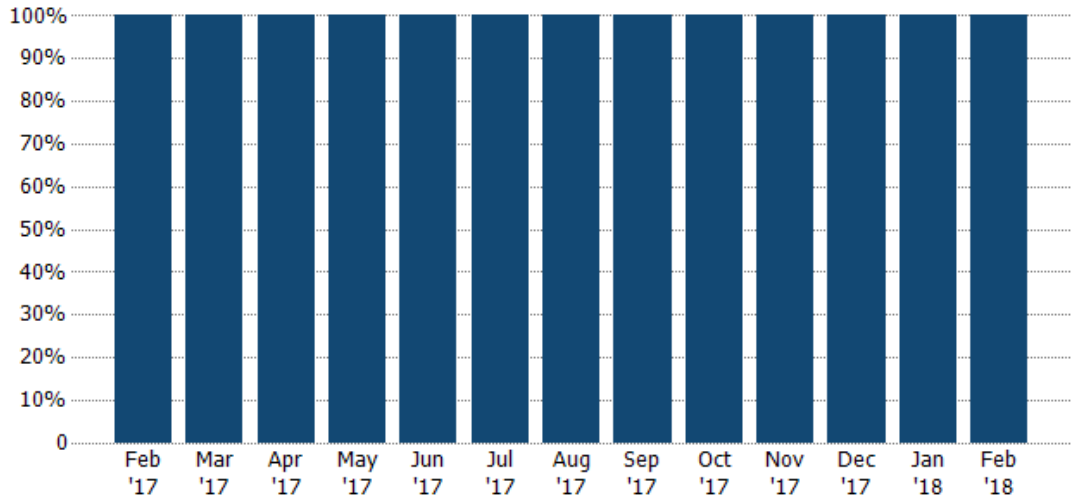
Current Year	\$6.64M	\$9.63M	\$5.09M	\$4.48M	\$6.51M	\$4.92M	\$3.23M	\$4.06M	\$5.91M	\$5.15M	\$2.74M	\$4.96M	\$3.24M
Prior Year	\$2.97M	\$5.4M	\$6.98M	\$5.03M	\$2.76M	\$4.23M	\$5.38M	\$4.68M	\$3.69M	\$2.93M	\$3.32M	\$5.05M	\$6.64M
Percent Change from Prior Year	123%	78%	-27%	-11%	136%	16%	-40%	-13%	60%	76%	-18%	-2%	-51%

## Closed Sales by Property Type

The percentage of single-family, condominium and townhome 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

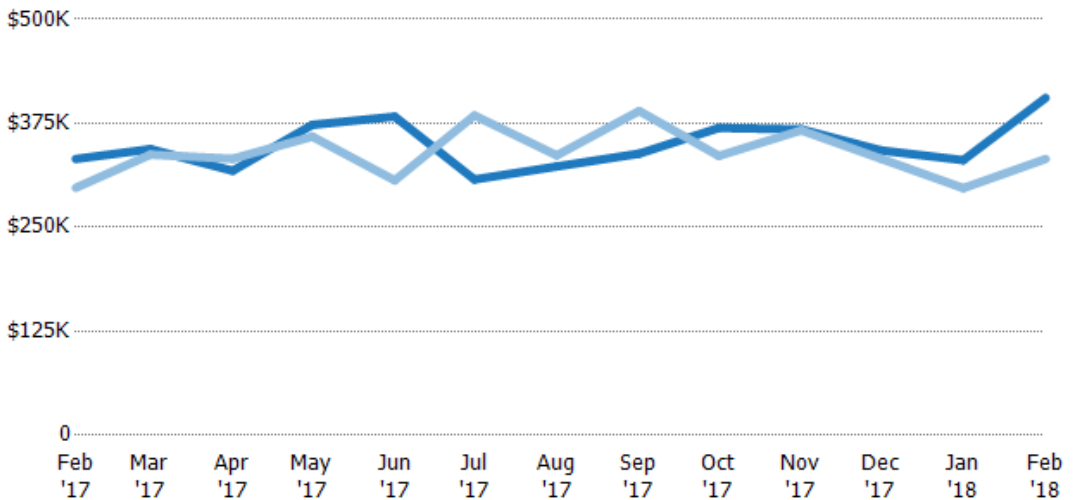
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

## Average Sales Price

The average sales price of the single-family, condominium and townhome 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

\$332K	\$344K	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$331K	\$406K
\$297K	\$337K	\$332K	\$359K	\$306K	\$384K	\$336K	\$390K	\$336K	\$367K	\$332K	\$297K	\$332K
12%	2%	-4%	4%	25%	-20%	-4%	-13%	10%	0%	3%	11%	22%

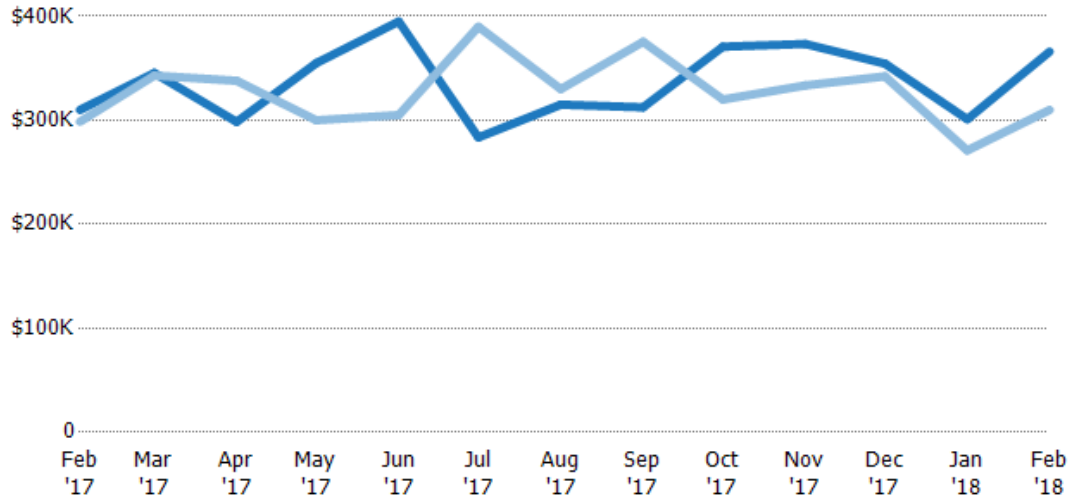
## Median Sales Price

The median sales price of the single-family, condominium and townhome 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.
Feb '18	\$366K	18.1%
Feb '17	\$310K	3.8%
Feb '16	\$299K	-0.4%



Current Year	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K	\$301K	\$366K
Prior Year	\$299K	\$343K	\$338K	\$300K	\$305K	\$390K	\$330K	\$376K	\$320K	\$334K	\$342K	\$271K	\$310K
Percent Change from Prior Year	4%	1%	-12%	18%	30%	-27%	-5%	-17%	16%	12%	4%	11%	18%

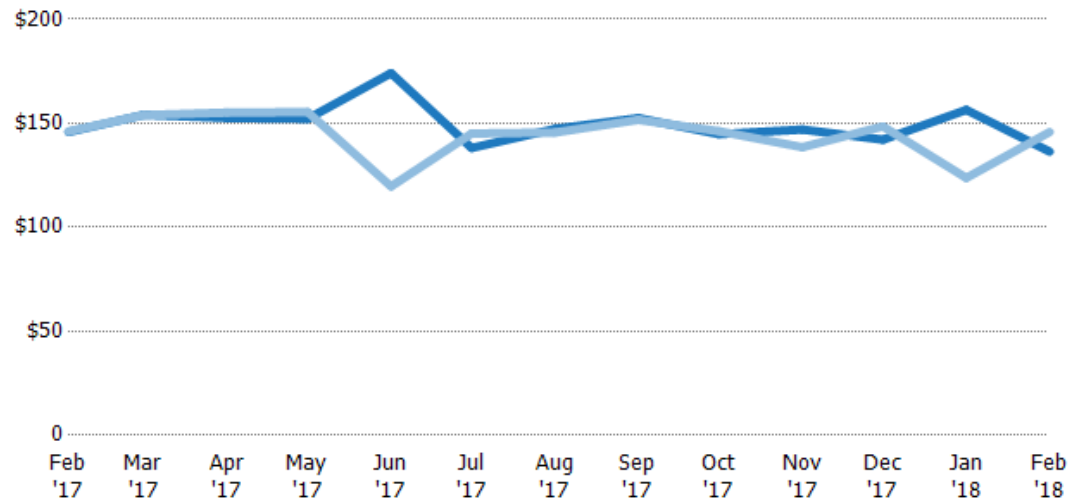
## Average Sales Price per Sq Ft

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.
Feb '18	\$136	-6.5%
Feb '17	\$146	-0.2%
Feb '16	\$146	-10.1%



Current Year	\$146	\$154	\$153	\$152	\$174	\$138	\$147	\$153	\$145	\$147	\$142	\$156	\$136
Prior Year	\$146	\$154	\$155	\$155	\$120	\$145	\$146	\$152	\$146	\$139	\$149	\$124	\$146
Percent Change from Prior Year	0%	0%	-2%	-2%	46%	-5%	1%	1%	-1%	6%	-4%	26%	-6%

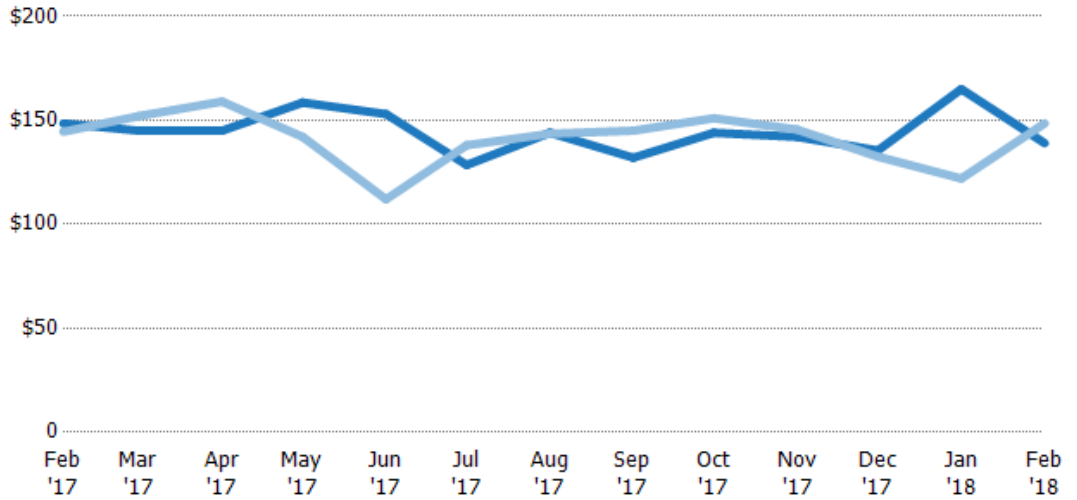
## Median Sales Price per Sq Ft

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	Price/sq ft	% Chg.
Feb '18	\$139	-6.4%
Feb '17	\$149	2.8%
Feb '16	\$145	-9.3%



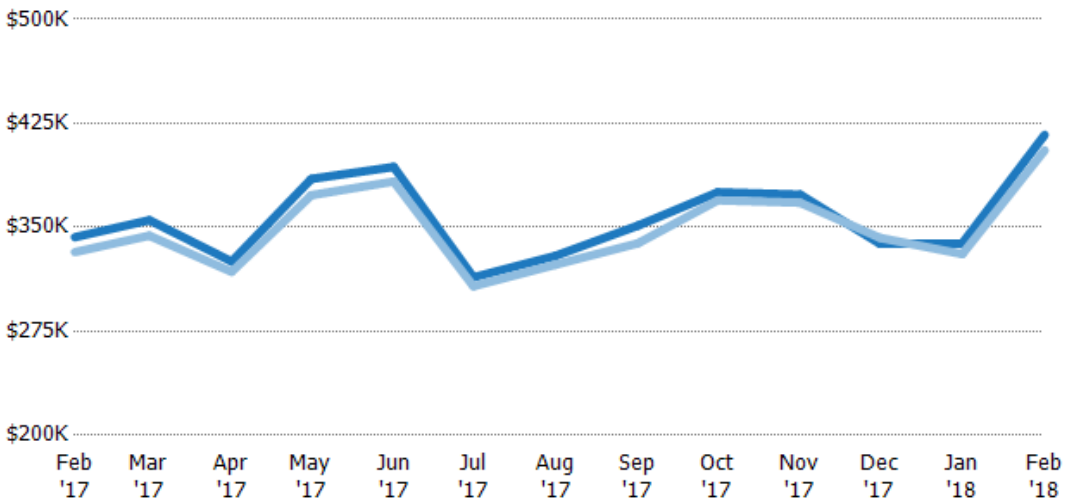
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$149	\$145	\$145	\$159	\$153	\$129	\$144	\$132	\$144	\$142	\$136	\$165	\$139
Prior Year	\$145	\$152	\$159	\$142	\$112	\$138	\$144	\$145	\$151	\$146	\$133	\$122	\$149
Percent Change from Prior Year	3%	-5%	-9%	12%	37%	-7%	0%	-9%	-5%	-2%	2%	35%	-6%

## 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



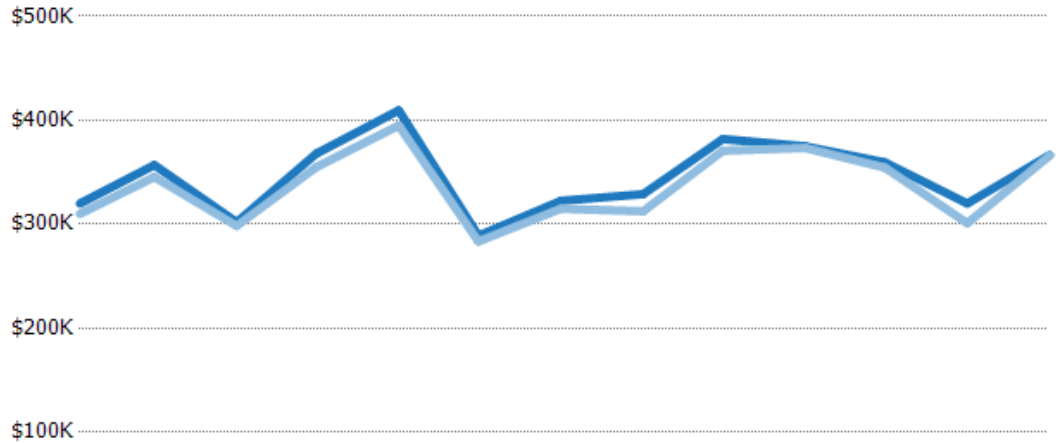
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg List Price	\$343K	\$355K	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$338K	\$338K	\$417K
Avg Sales Price	\$332K	\$344K	\$318K	\$373K	\$383K	\$307K	\$323K	\$339K	\$369K	\$368K	\$342K	\$331K	\$406K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	97%	97%	98%	98%	96%	98%	98%	101%	98%	97%

## 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



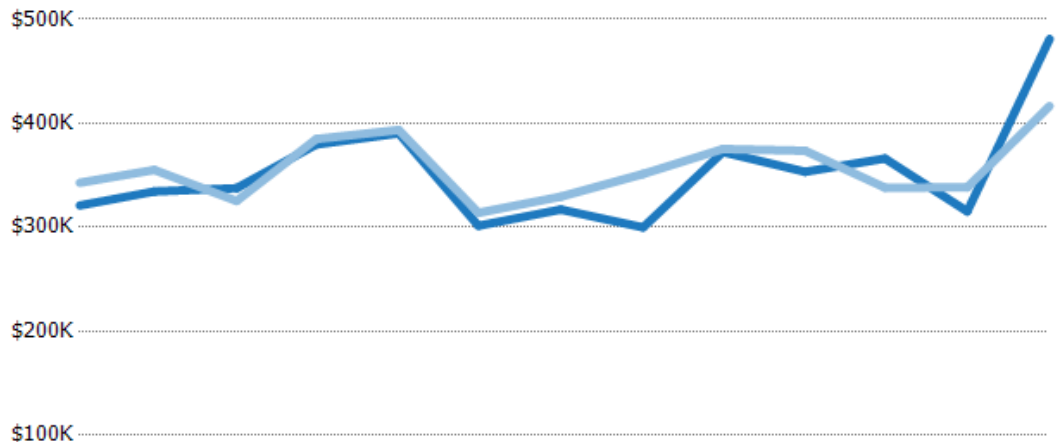
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median List Price	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$360K	\$320K	\$367K
Median Sales Price	\$310K	\$346K	\$298K	\$355K	\$395K	\$284K	\$315K	\$313K	\$371K	\$373K	\$354K	\$301K	\$366K
Med Sales Price as a % of Med List Price	97%	97%	99%	96%	96%	98%	98%	95%	97%	100%	99%	94%	100%

## 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



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg Est Value	\$321K	\$334K	\$338K	\$380K	\$390K	\$301K	\$317K	\$300K	\$372K	\$353K	\$366K	\$315K	\$481K
Avg Sales Price	\$343K	\$355K	\$325K	\$385K	\$394K	\$314K	\$329K	\$351K	\$375K	\$374K	\$338K	\$338K	\$417K
Avg Sales Price as a % of Avg Est Value	107%	106%	96%	101%	101%	104%	104%	117%	101%	106%	92%	107%	87%

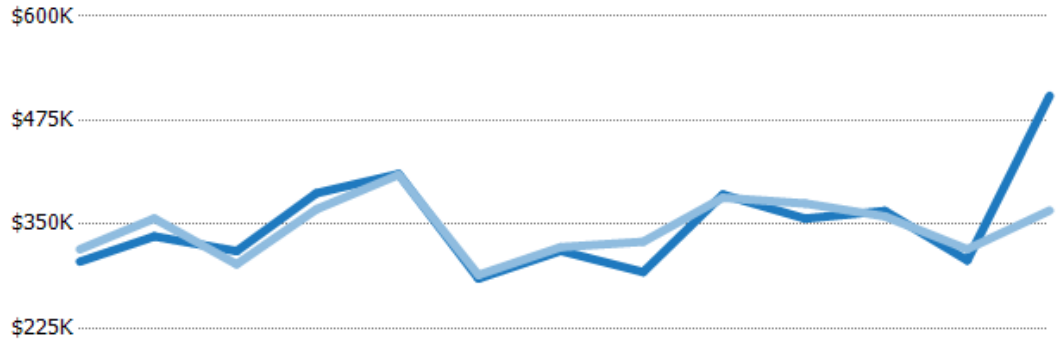


## Median Sales Price vs Median Est Value

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



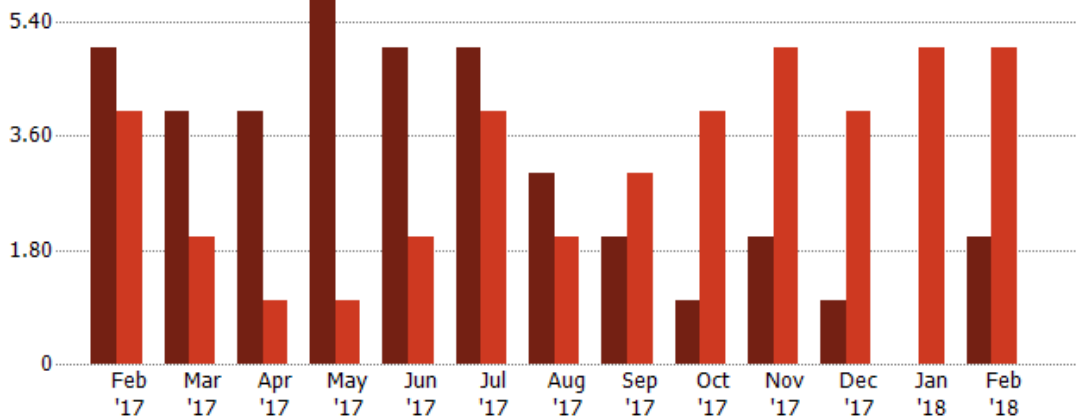
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median Est Value	\$305K	\$335K	\$318K	\$387K	\$410K	\$285K	\$318K	\$293K	\$386K	\$357K	\$366K	\$307K	\$504K
Median Sales Price	\$320K	\$357K	\$302K	\$368K	\$410K	\$289K	\$323K	\$329K	\$382K	\$375K	\$360K	\$320K	\$367K
Med Sales Price as a % of Med Est Value	105%	106%	95%	95%	100%	101%	101%	112%	99%	105%	98%	104%	73%

## Distressed Listings

The number of distressed single-family, condominium and townhome 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



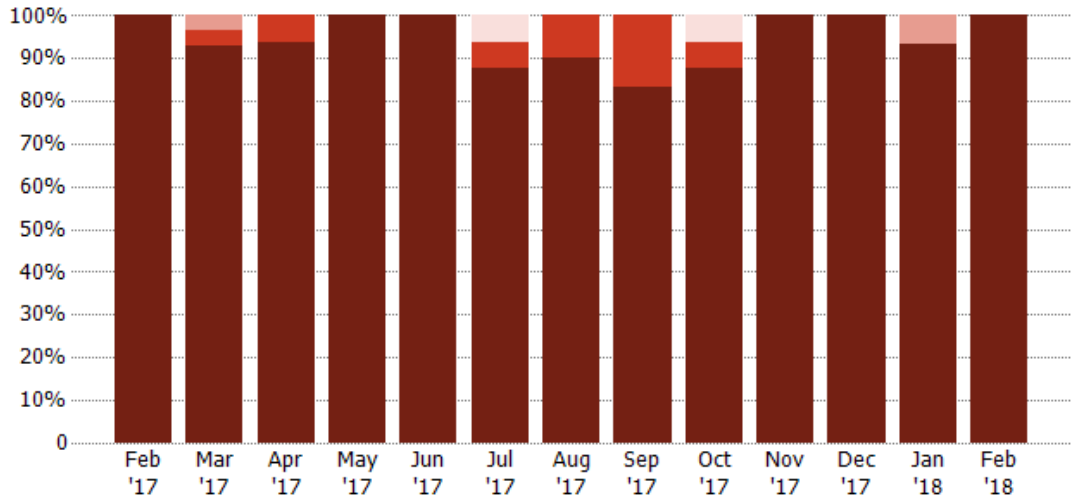
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	5	4	4	6	5	5	3	2	1	2	1	-	2
Prior Year	4	2	1	1	2	4	2	3	4	5	4	5	5
Percent Change from Prior Year	25%	100%	300%	500%	150%	25%	50%	-33%	-75%	-60%	-75%	-100%	-60%

## Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

### Filters Used

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



Pre-Foreclosure	-	-	-	-	-	6%	-	-	6%	-	-	-	-
Short Sale	-	4%	-	-	-	-	-	-	-	-	-	7%	-
Foreclosure	-	4%	6%	-	-	6%	10%	17%	6%	-	-	-	-
Non-Distressed	100%	93%	94%	100%	100%	88%	90%	83%	88%	100%	100%	93%	100%

## Listing Activity by ZIP

Feb 2018

ZIP	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
85087	80	\$49,828,452	\$622,856	\$412,450	\$178	\$165	10	10.00 %



## Sales Activity by ZIP

Feb 2018

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	33	\$12,188,576	8	\$3,244,000	\$416,624	\$366,500	\$133	\$137	77