



2019

NEW RIVER MARKET REPORT

June 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	Jun 2019	Jun 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	32	31	+3.2%	166	185	-10.3%
New Listing Volume	\$14,079,019	\$11,972,397	+17.6%	\$68,544,628	\$72,734,454	-5.8%
Active Listing Count	–	95	–	N/A	N/A	
Active Listing Volume	–	\$38,494,271	–	N/A	N/A	
Average Listing Price	–	\$405,203	–	\$439,040	\$531,465	-17.4%
Median Listing Price	–	\$389,900	–	\$422,594	\$394,031	+7.2%
Average Listing Price per Sq Ft	–	\$159	–	\$180	\$170	+5.4%
Median Listing Price per Sq Ft	–	\$158	–	\$172	\$165	+4.6%
Median Days in RPR	–	64	–	44.32	58.66	-24.4%
Months of Inventory	–	5.9	-100%	2.9	4.9	-40.4%
Absorption Rate	–	16.84%	–	34.36%	20.49%	+13.9%
Sales Activity Charts Metrics						
New Pending Sales Count	32	23	+39.1%	162	138	+17.4%
New Pending Sales Volume	\$12,020,470	\$9,653,284	+24.5%	\$62,120,827	\$70,224,239	-11.5%
Pending Sales Count	–	27	–	N/A	N/A	
Pending Sales Volume	–	\$26,463,380	–	N/A	N/A	
Closed Sales Count	21	26	-19.2%	110	112	-1.8%
Closed Sales Volume	\$8,018,600	\$10,589,055	-24.3%	\$41,690,715	\$42,907,975	-2.8%
Average Sales Price	\$381,838	\$407,271	-6.2%	\$379,006	\$383,107	-1.1%
Median Sales Price	\$375,000	\$380,000	-1.3%	\$377,721	\$371,347	+1.7%
Average Sales Price per Sq Ft	\$172	\$160	+7.5%	\$166	\$160	+3.2%
Median Sales Price per Sq Ft	\$178	\$159	+11.9%	\$169	\$162	+4.3%
Distressed Charts Metrics						
Distressed Listing Count	–	–	–	N/A	N/A	

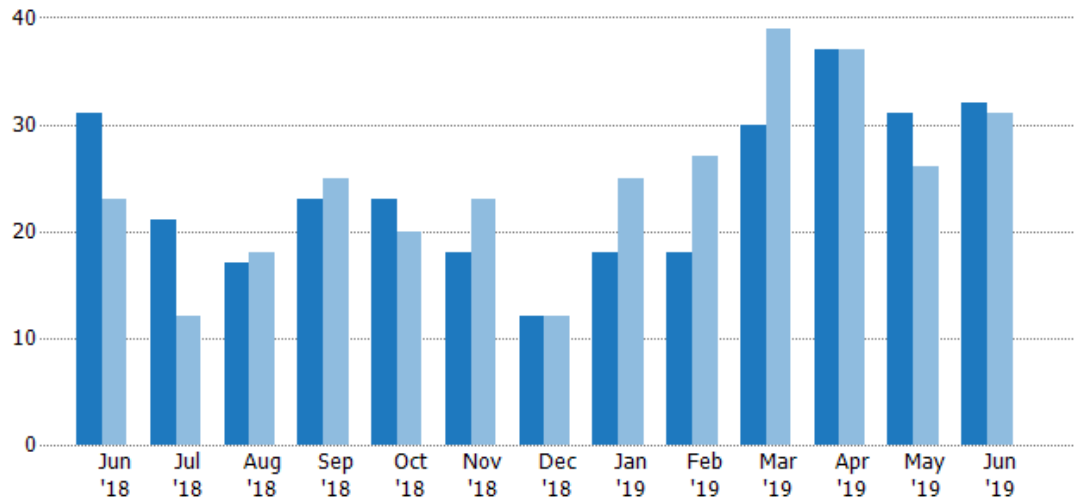
New Listings

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.
Jun '19	32	3.2%
Jun '18	31	34.8%
Jun '17	23	-13%



Current Year	31	21	17	23	23	18	12	18	18	30	37	31	32
Prior Year	23	12	18	25	20	23	12	25	27	39	37	26	31
Percent Change from Prior Year	35%	75%	-6%	-8%	15%	-22%	0%	-28%	-33%	-23%	0%	19%	3%

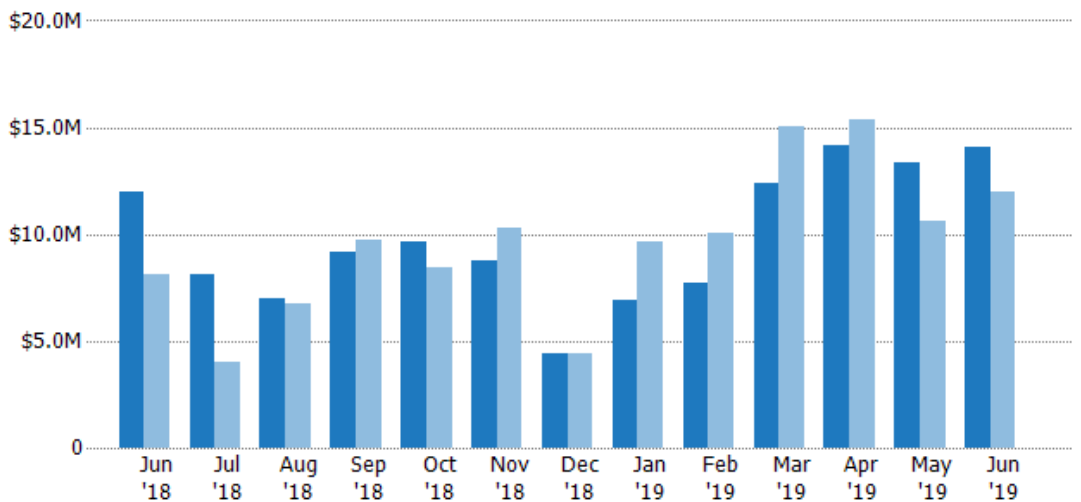
New Listing Volume

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.
Jun '19	\$14.1M	17.6%
Jun '18	\$12M	47.2%
Jun '17	\$8.13M	-11.5%



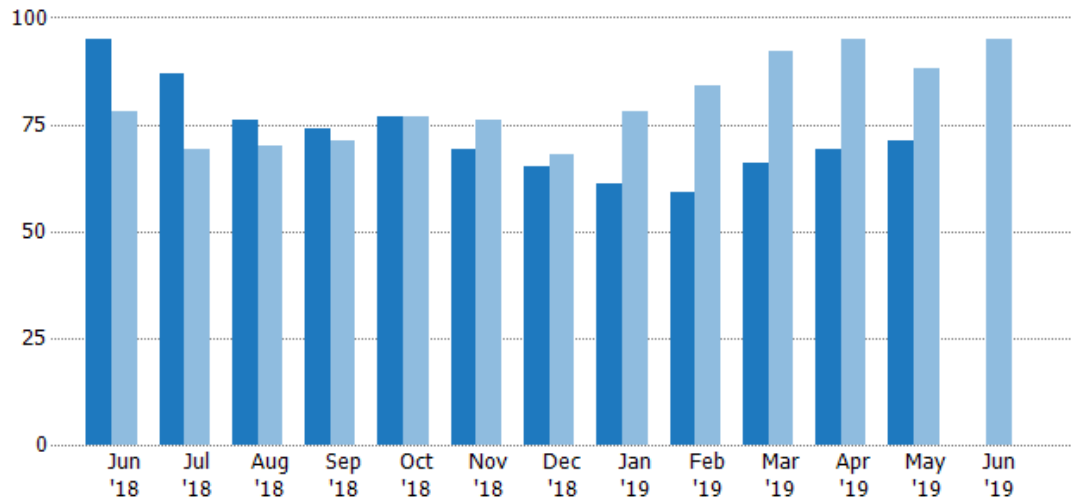
Current Year	\$12M	\$8.1M	\$6.98M	\$9.15M	\$9.63M	\$8.75M	\$4.45M	\$6.92M	\$7.71M	\$12.4M	\$14.2M	\$13.3M	\$14.1M
Prior Year	\$8.13M	\$4.05M	\$6.77M	\$9.76M	\$8.47M	\$10.3M	\$4.42M	\$9.68M	\$10M	\$15M	\$15.4M	\$10.6M	\$12M
Percent Change from Prior Year	47%	100%	3%	-6%	14%	-15%	1%	-29%	-23%	-18%	-8%	26%	18%

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



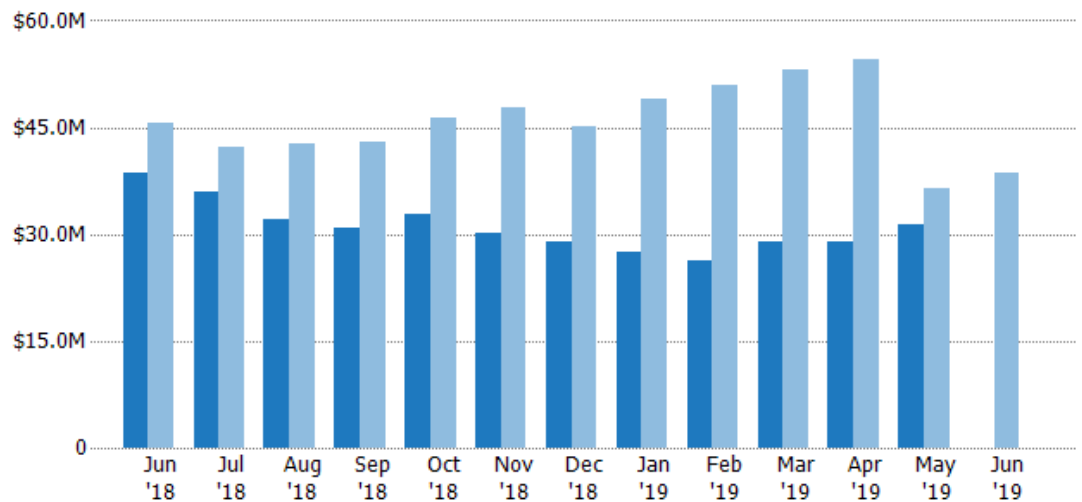
Current Year	95	87	76	74	77	69	65	61	59	66	69	71	-
Prior Year	78	69	70	71	77	76	68	78	84	92	95	88	95
Percent Change from Prior Year	22%	26%	9%	4%	0%	-9%	-4%	-22%	-30%	-28%	-27%	-19%	-100%

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



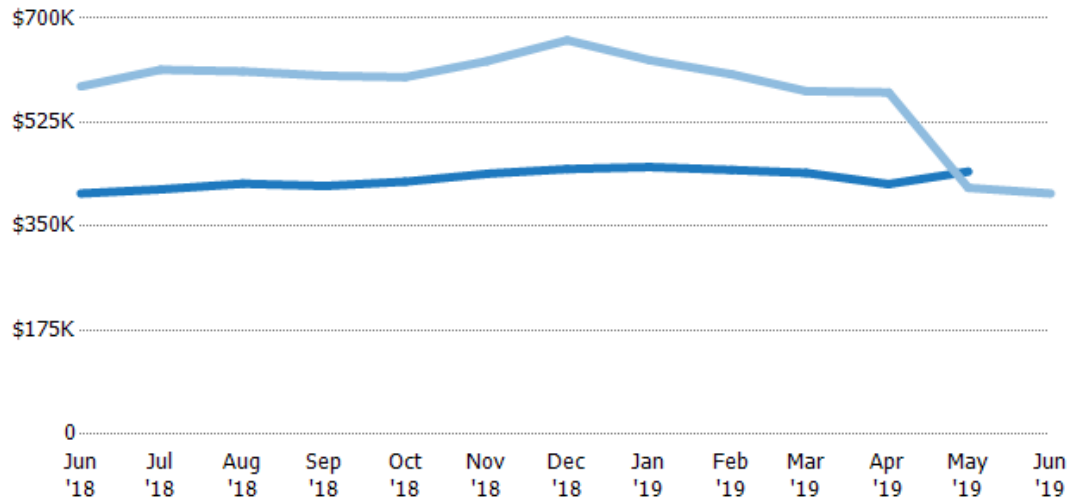
Current Year	\$38.5M	\$35.8M	\$32M	\$30.9M	\$32.7M	\$30.2M	\$29M	\$27.4M	\$26.2M	\$29M	\$29M	\$31.4M	-
Prior Year	\$45.7M	\$42.3M	\$42.7M	\$42.8M	\$46.3M	\$47.7M	\$45.1M	\$49.1M	\$50.9M	\$53.1M	\$54.7M	\$36.5M	\$38.5M
Percent Change from Prior Year	-16%	-15%	-25%	-28%	-29%	-37%	-36%	-44%	-48%	-45%	-47%	-14%	-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



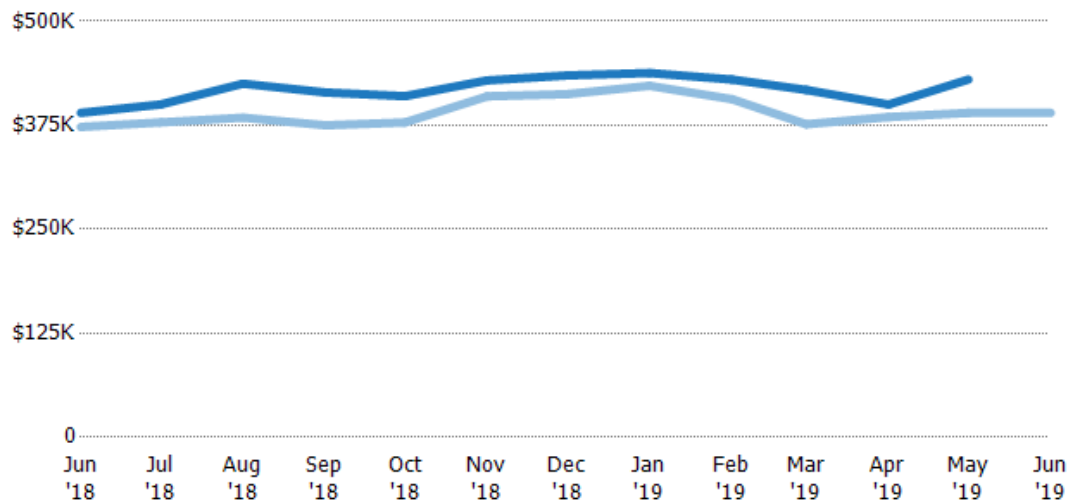
Current Year	\$405K	\$412K	\$422K	\$418K	\$425K	\$438K	\$446K	\$450K	\$445K	\$440K	\$421K	\$442K	-
Prior Year	\$585K	\$613K	\$611K	\$603K	\$601K	\$628K	\$663K	\$630K	\$606K	\$577K	\$575K	\$415K	\$405K
Percent Change from Prior Year	-31%	-33%	-31%	-31%	-29%	-30%	-33%	-29%	-27%	-24%	-27%	7%	-100%

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



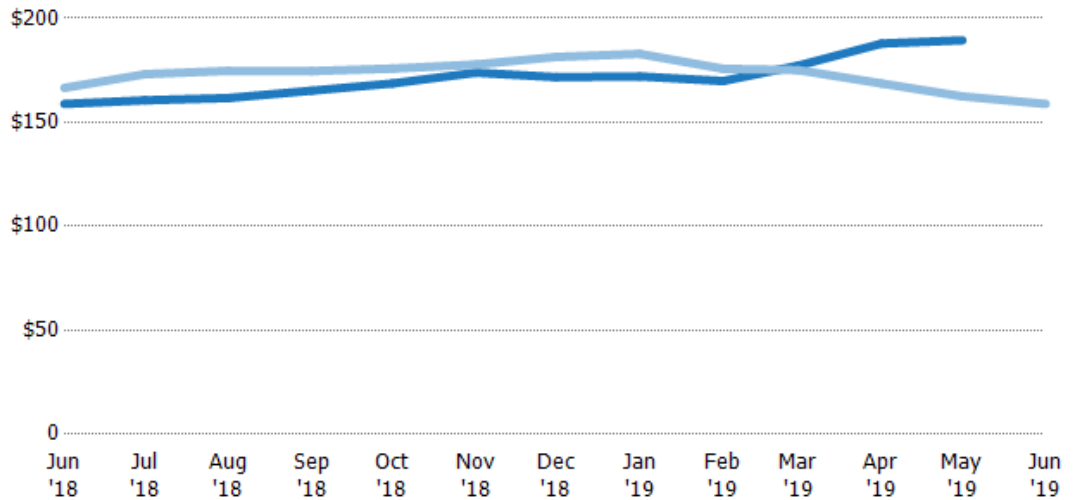
Current Year	\$390K	\$400K	\$425K	\$415K	\$410K	\$429K	\$435K	\$438K	\$430K	\$418K	\$400K	\$430K	-
Prior Year	\$373K	\$378K	\$384K	\$375K	\$378K	\$410K	\$412K	\$422K	\$406K	\$376K	\$385K	\$390K	\$390K
Percent Change from Prior Year	5%	6%	11%	11%	8%	5%	5%	4%	6%	11%	4%	10%	-100%

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



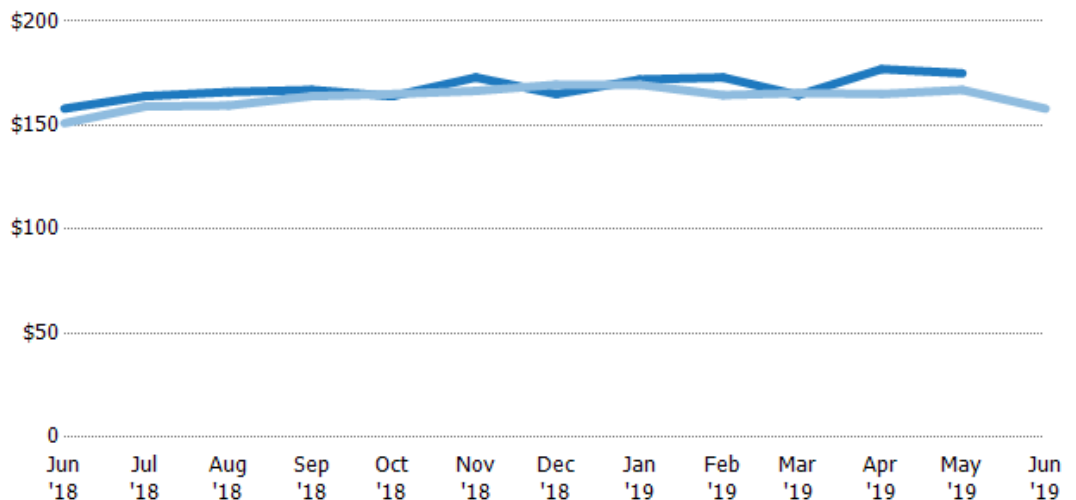
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$159	\$161	\$162	\$165	\$169	\$174	\$172	\$172	\$170	\$177	\$188	\$189	-
Prior Year	\$167	\$173	\$175	\$175	\$176	\$178	\$181	\$183	\$176	\$175	\$169	\$162	\$159
Percent Change from Prior Year	-5%	-7%	-7%	-5%	-4%	-2%	-5%	-6%	-3%	1%	11%	17%	-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



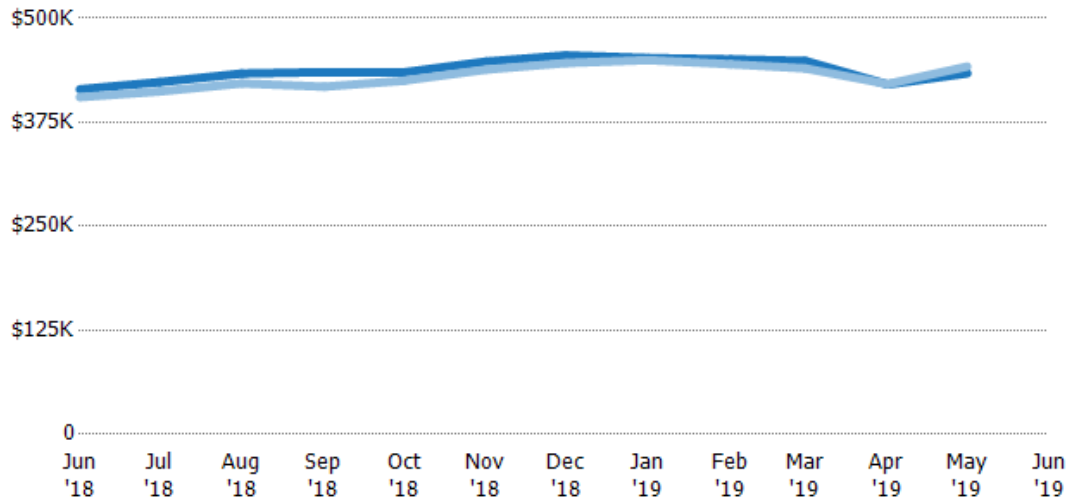
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$158	\$164	\$166	\$167	\$164	\$173	\$165	\$172	\$173	\$165	\$177	\$175	-
Prior Year	\$151	\$159	\$160	\$164	\$165	\$167	\$170	\$170	\$165	\$166	\$165	\$167	\$158
Percent Change from Prior Year	5%	3%	4%	2%	-1%	4%	-3%	1%	5%	-1%	7%	5%	-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



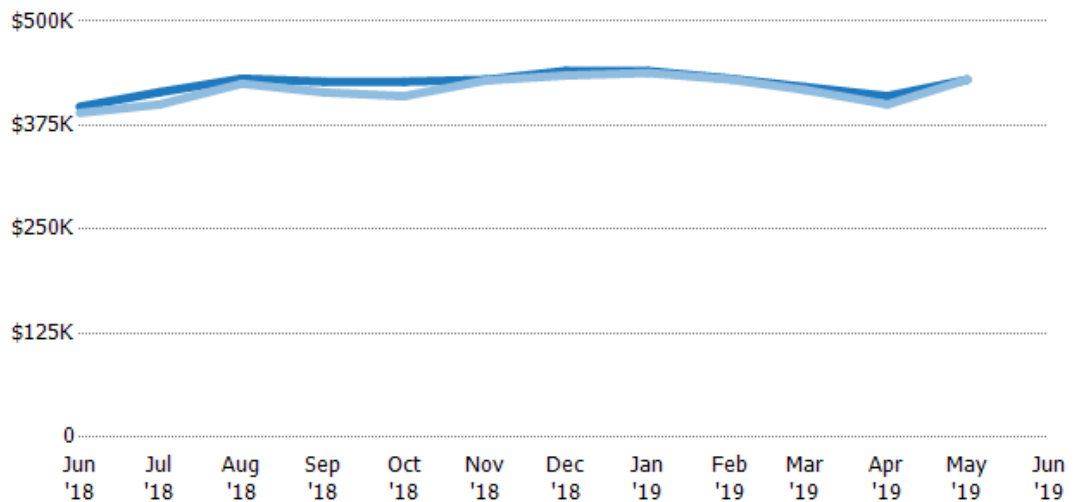
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg Est Value	\$415K	\$423K	\$434K	\$435K	\$435K	\$448K	\$455K	\$452K	\$451K	\$449K	\$420K	\$434K	-
Avg Listing Price	\$405K	\$412K	\$422K	\$418K	\$425K	\$438K	\$446K	\$450K	\$445K	\$440K	\$421K	\$442K	-
Avg Listing Price as a % of Avg Est Value	98%	97%	97%	96%	98%	98%	98%	99%	99%	98%	100%	102%	-

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



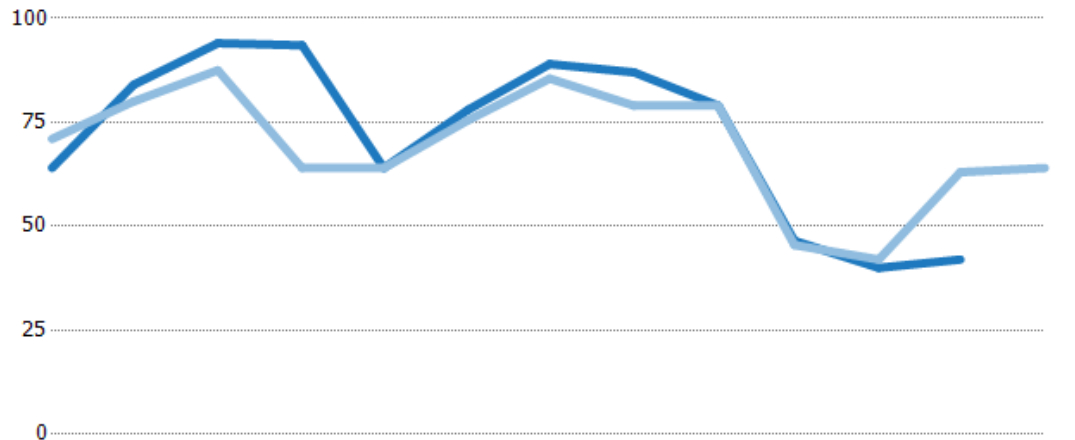
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$397K	\$415K	\$431K	\$427K	\$427K	\$430K	\$440K	\$440K	\$431K	\$421K	\$410K	\$430K	-
Median Listing Price	\$390K	\$400K	\$425K	\$415K	\$410K	\$429K	\$435K	\$438K	\$430K	\$418K	\$400K	\$430K	-
Med Listing Price as a % of Med Est Value	98%	96%	99%	97%	96%	100%	99%	100%	100%	99%	98%	100%	-

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



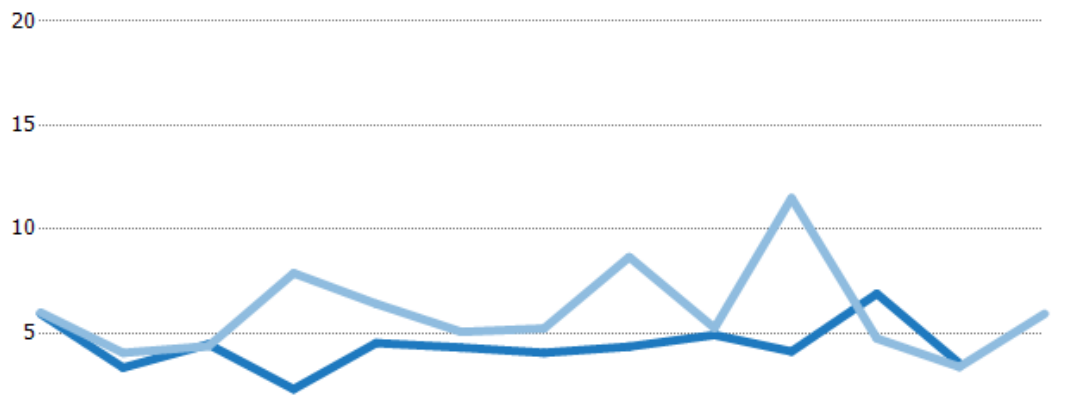
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	64	84	94	93.5	64	78	89	87	79	46.5	40	42	-
Prior Year	71	80	87.5	64	64	75.5	85.5	79	79	45.5	42	63	64
Percent Change from Prior Year	-10%	5%	7%	46%	0%	3%	4%	10%	0%	2%	-5%	-33%	-100%

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



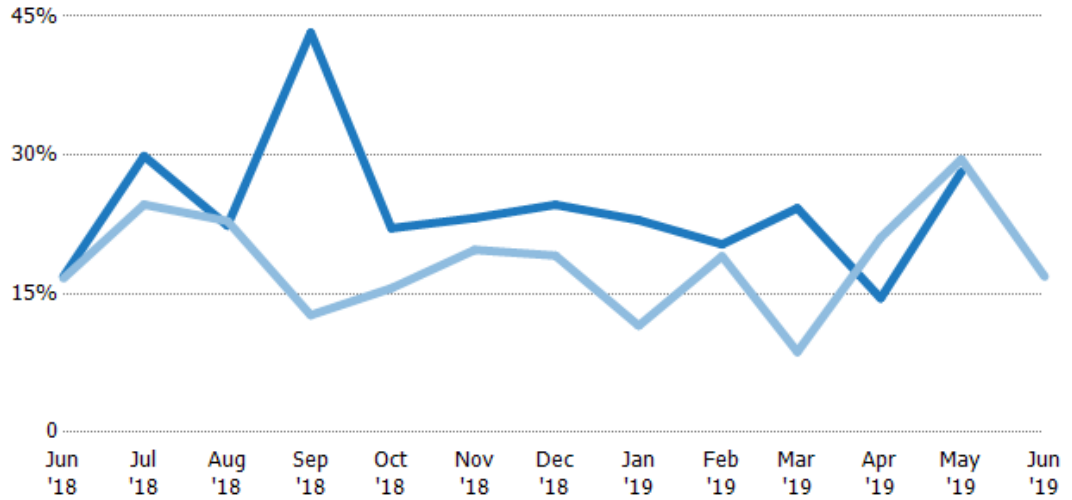
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	5.94	3.35	4.47	2.31	4.53	4.31	4.06	4.36	4.92	4.13	6.9	3.55	-
Prior Year	6	4.06	4.38	7.89	6.42	5.07	5.23	8.67	5.25	11.5	4.75	3.38	5.94
Percent Change from Prior Year	-1%	-18%	2%	-71%	-29%	-15%	-22%	-50%	-6%	-64%	45%	5%	-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



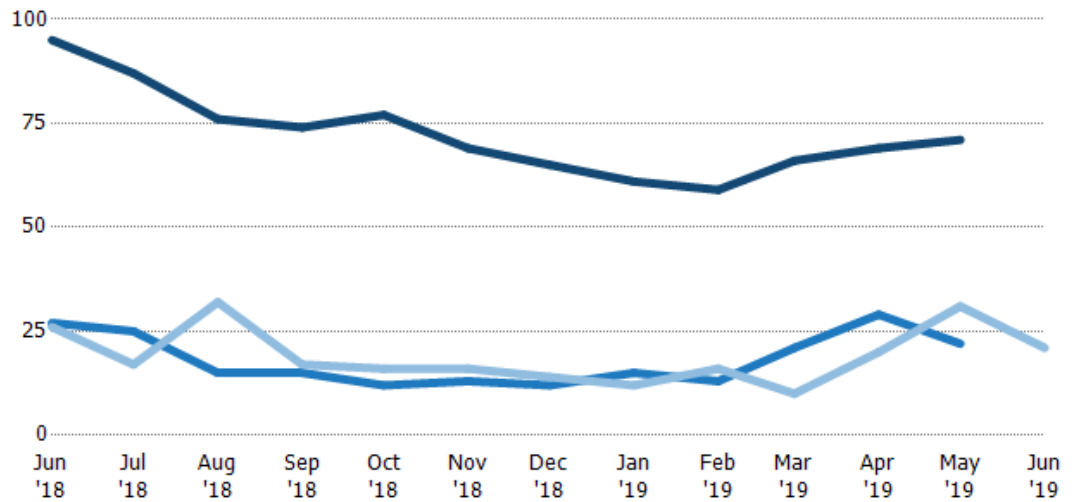
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	17%	30%	22%	43%	22%	23%	25%	23%	20%	24%	14%	28%	-
Prior Year	17%	25%	23%	13%	16%	20%	19%	12%	19%	9%	21%	30%	17%
Change from Prior Year	0%	-5%	0%	-31%	-6%	-3%	-6%	-11%	-1%	-16%	7%	1%	17%

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



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	95	87	76	74	77	69	65	61	59	66	69	71	-
Pending	27	25	15	15	12	13	12	15	13	21	29	22	-
Sold	26	17	32	17	16	16	14	12	16	10	20	31	21

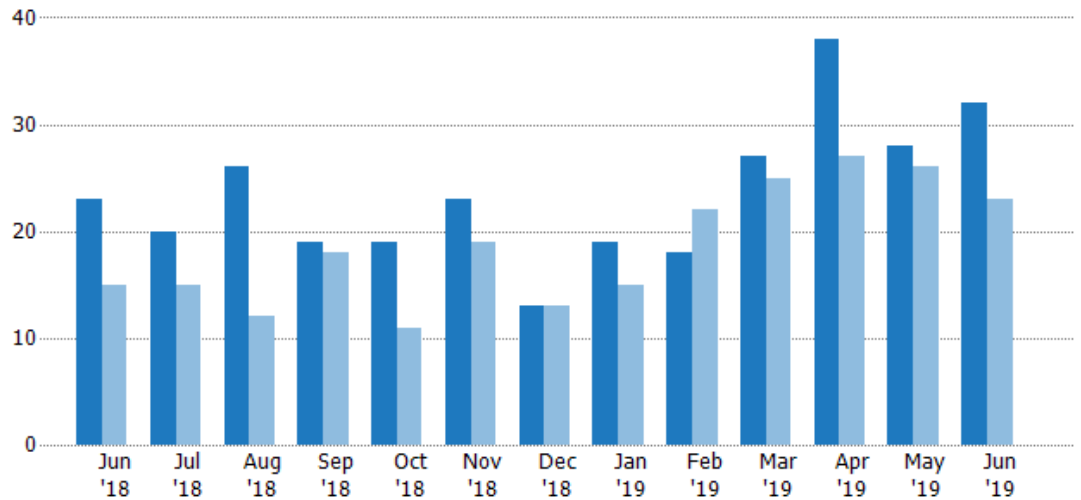
New Pending Sales

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.
Jun '19	32	39.1%
Jun '18	23	53.3%
Jun '17	15	-26.7%



Current Year	23	20	26	19	19	23	13	19	18	27	38	28	32
Prior Year	15	15	12	18	11	19	13	15	22	25	27	26	23
Percent Change from Prior Year	53%	33%	117%	6%	73%	21%	0%	27%	-18%	8%	41%	8%	39%

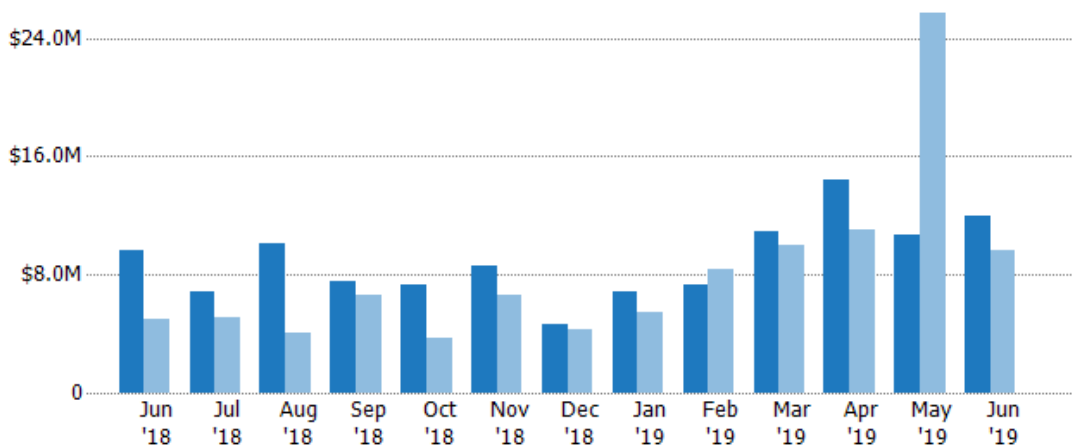
New Pending Sales Volume

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.
Jun '19	\$12M	24.5%
Jun '18	\$9.65M	93.4%
Jun '17	\$4.99M	-26.7%



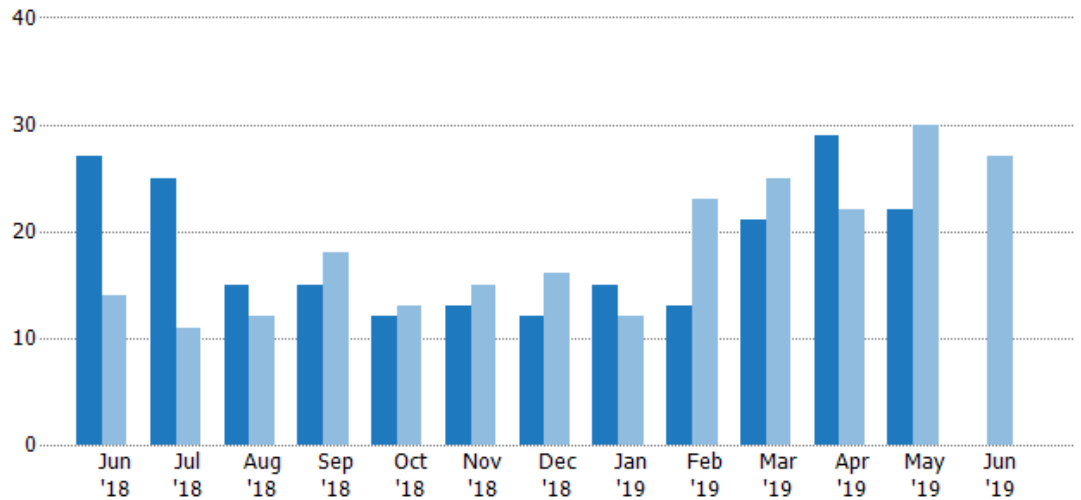
Current Year	\$9.65M	\$6.9M	\$10.1M	\$7.49M	\$7.26M	\$8.59M	\$4.61M	\$6.79M	\$7.33M	\$10.9M	\$14.4M	\$10.6M	\$12M
Prior Year	\$4.99M	\$5.1M	\$4.04M	\$6.62M	\$3.73M	\$6.59M	\$4.3M	\$5.42M	\$8.36M	\$10M	\$11.1M	\$25.7M	\$9.65M
Percent Change from Prior Year	93%	35%	149%	13%	95%	30%	7%	25%	-12%	9%	30%	-59%	25%

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



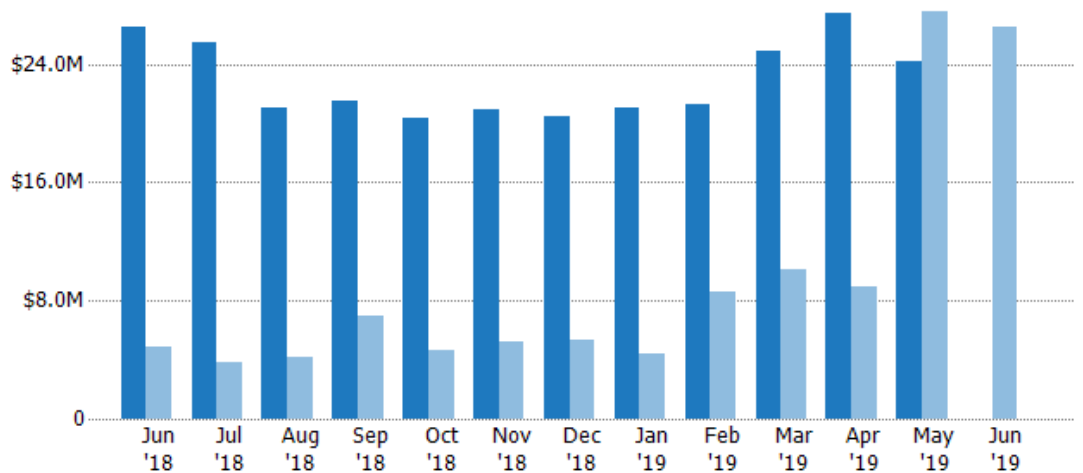
Current Year	27	25	15	15	12	13	12	15	13	21	29	22	-
Prior Year	14	11	12	18	13	15	16	12	23	25	22	30	27
Percent Change from Prior Year	93%	127%	25%	-17%	-8%	-13%	-25%	25%	-43%	-16%	32%	-27%	-100%

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	\$26.5M	\$25.4M	\$21.1M	\$21.5M	\$20.3M	\$20.9M	\$20.4M	\$21M	\$21.2M	\$24.8M	\$27.4M	\$24.2M	-
Prior Year	\$4.85M	\$3.85M	\$4.2M	\$7.01M	\$4.67M	\$5.2M	\$5.38M	\$4.44M	\$8.56M	\$10.1M	\$8.95M	\$27.6M	\$26.5M
Percent Change from Prior Year	446%	561%	402%	207%	335%	302%	280%	373%	148%	147%	206%	-12%	-100%

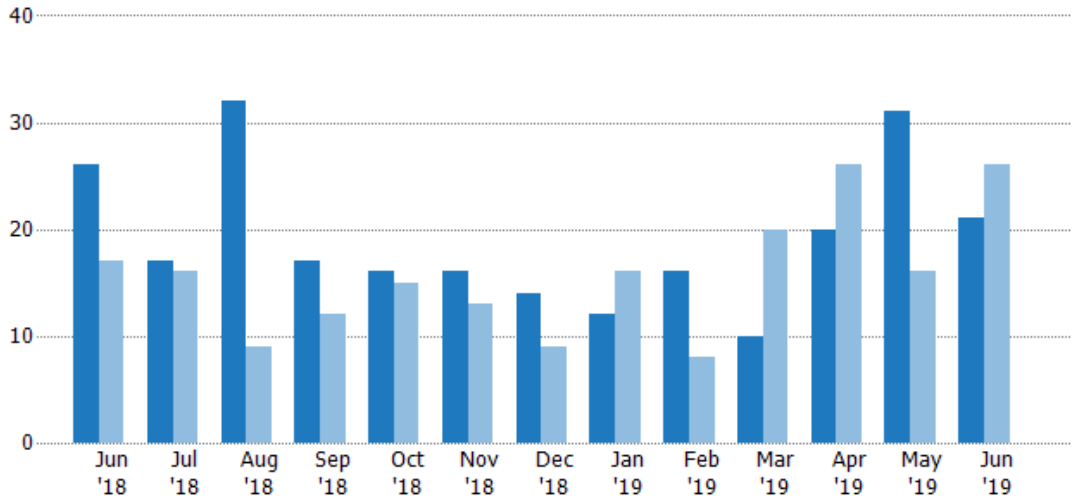
Closed Sales

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.
Jun '19	21	-19.2%
Jun '18	26	52.9%
Jun '17	17	-47.1%



Current Year	26	17	32	17	16	16	14	12	16	10	20	31	21
Prior Year	17	16	9	12	15	13	9	16	8	20	26	16	26
Percent Change from Prior Year	53%	6%	256%	42%	7%	23%	56%	-25%	100%	-50%	-23%	94%	-19%

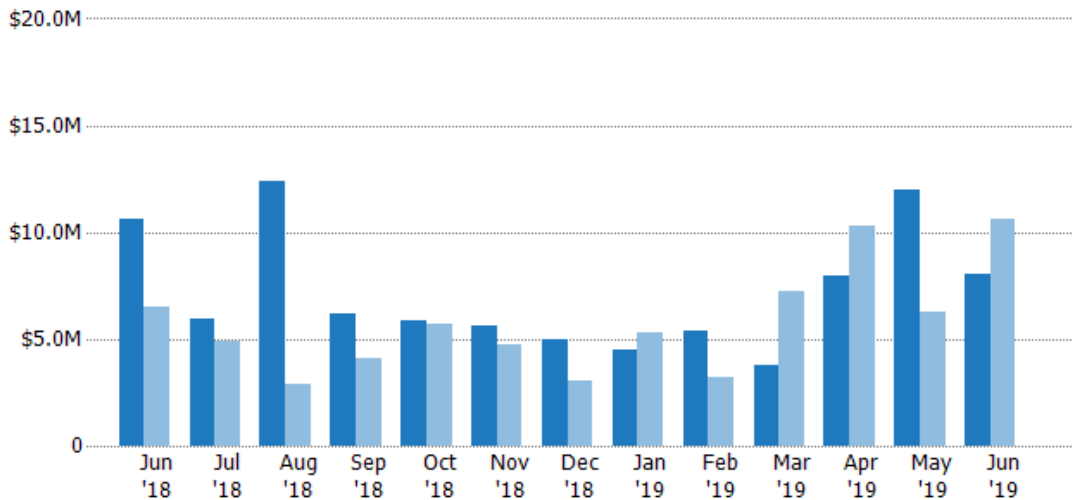
Closed Sales Volume

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.
Jun '19	\$8.02M	-24.3%
Jun '18	\$10.6M	62.6%
Jun '17	\$6.51M	-57.6%



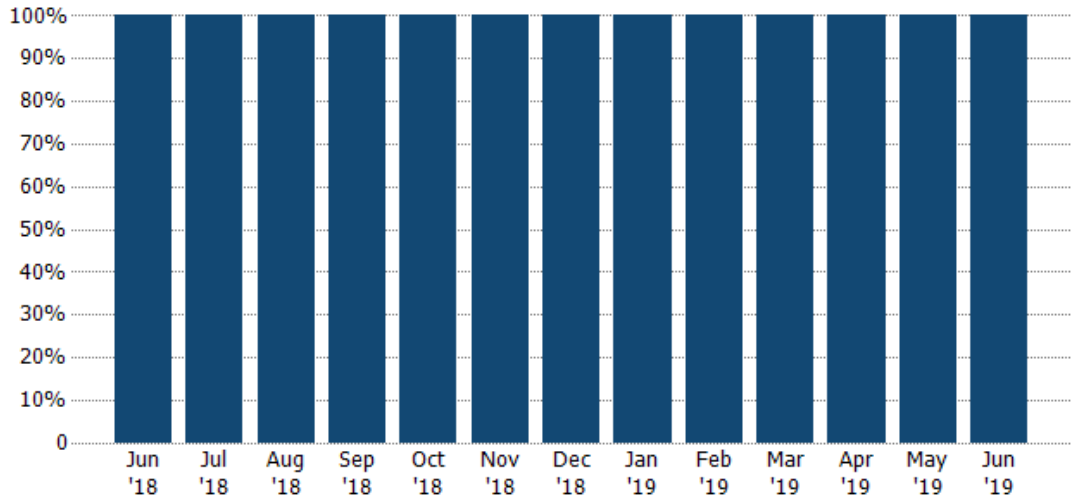
Current Year	\$10.6M	\$5.93M	\$12.4M	\$6.21M	\$5.86M	\$5.6M	\$4.99M	\$4.52M	\$5.39M	\$3.77M	\$7.97M	\$12M	\$8.02M
Prior Year	\$6.51M	\$4.92M	\$2.87M	\$4.06M	\$5.72M	\$4.7M	\$3.05M	\$5.3M	\$3.23M	\$7.23M	\$10.3M	\$6.29M	\$10.6M
Percent Change from Prior Year	63%	21%	333%	53%	3%	19%	64%	-15%	67%	-48%	-22%	91%	-24%

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

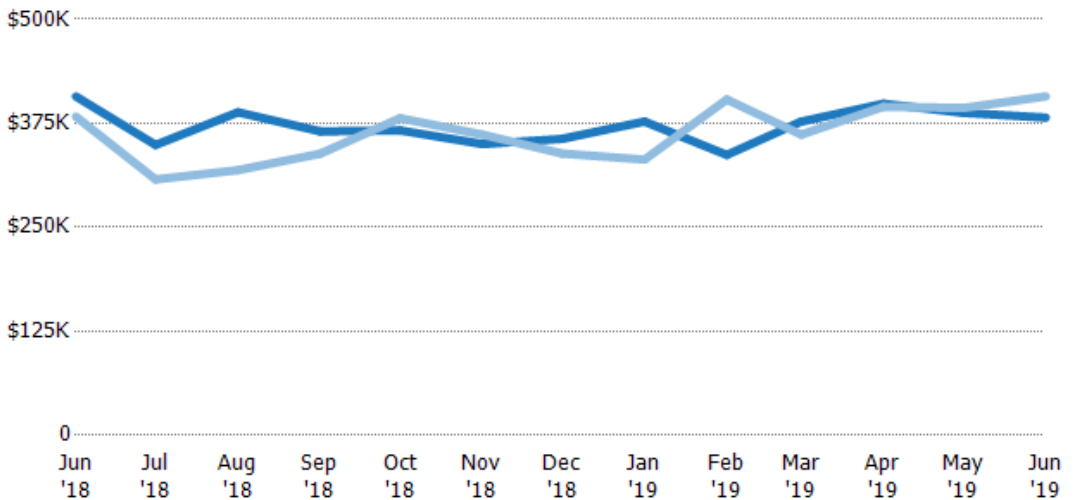
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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

\$407K	\$349K	\$388K	\$365K	\$366K	\$350K	\$356K	\$377K	\$337K	\$377K	\$399K	\$388K	\$382K
\$383K	\$307K	\$319K	\$339K	\$381K	\$361K	\$339K	\$331K	\$404K	\$361K	\$395K	\$393K	\$407K
6%	14%	22%	8%	-4%	-3%	5%	14%	-17%	4%	1%	-1%	-6%

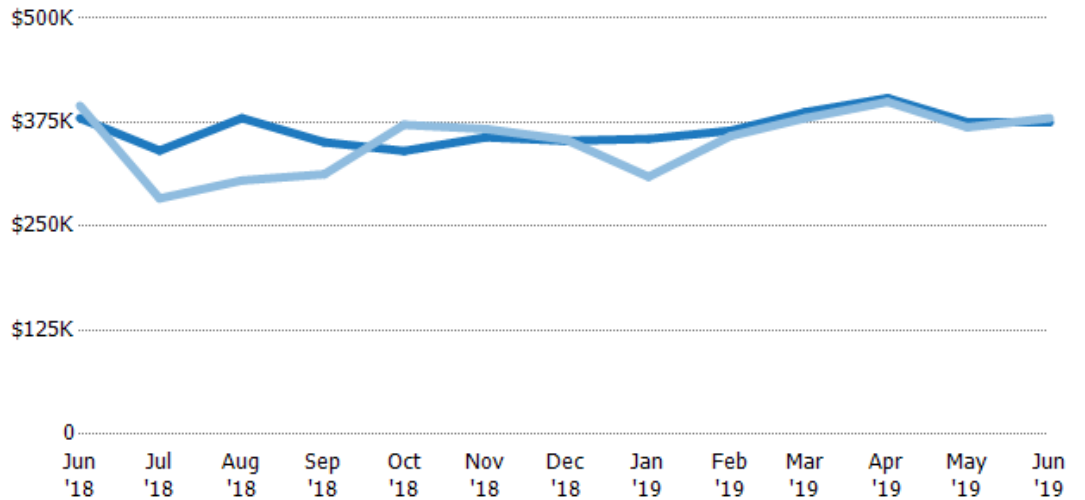
Median Sales Price

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.
Jun '19	\$375K	-1.3%
Jun '18	\$380K	-3.8%
Jun '17	\$395K	-22.8%



Current Year	\$380K	\$341K	\$380K	\$351K	\$340K	\$357K	\$353K	\$355K	\$365K	\$387K	\$404K	\$375K	\$375K
Prior Year	\$395K	\$284K	\$305K	\$313K	\$372K	\$367K	\$354K	\$310K	\$358K	\$380K	\$399K	\$369K	\$380K
Percent Change from Prior Year	-4%	20%	25%	12%	-8%	-3%	0%	15%	2%	2%	1%	2%	-1%

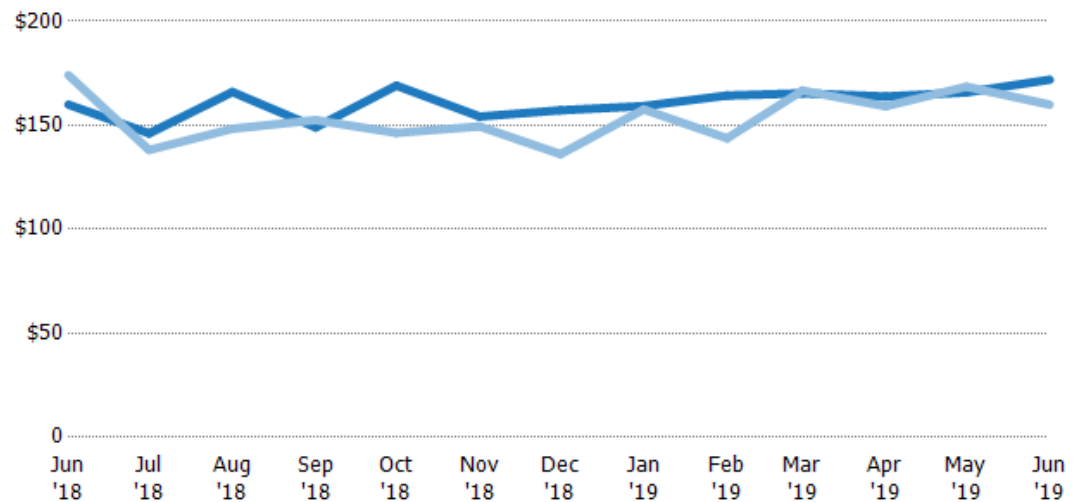
Average Sales Price per Sq Ft

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.
Jun '19	\$172	7.5%
Jun '18	\$160	-8.2%
Jun '17	\$174	-31.3%



Current Year	\$160	\$146	\$166	\$149	\$169	\$154	\$157	\$159	\$164	\$165	\$164	\$166	\$172
Prior Year	\$174	\$138	\$148	\$153	\$146	\$149	\$136	\$158	\$144	\$167	\$159	\$169	\$160
Percent Change from Prior Year	-8%	6%	12%	-2%	16%	3%	16%	1%	14%	-1%	3%	-2%	7%

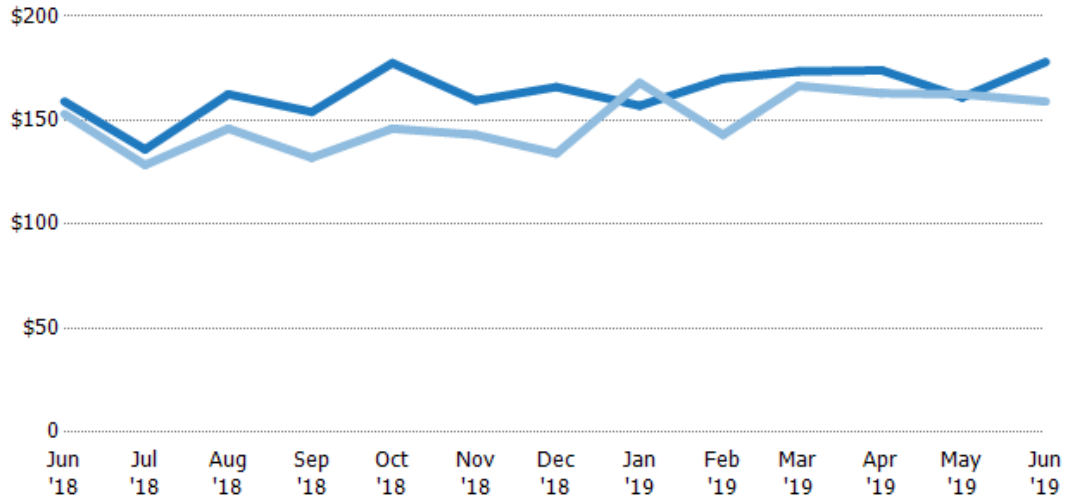
Median Sales Price per Sq Ft

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.
Jun '19	\$178	11.9%
Jun '18	\$159	3.9%
Jun '17	\$153	-26.8%



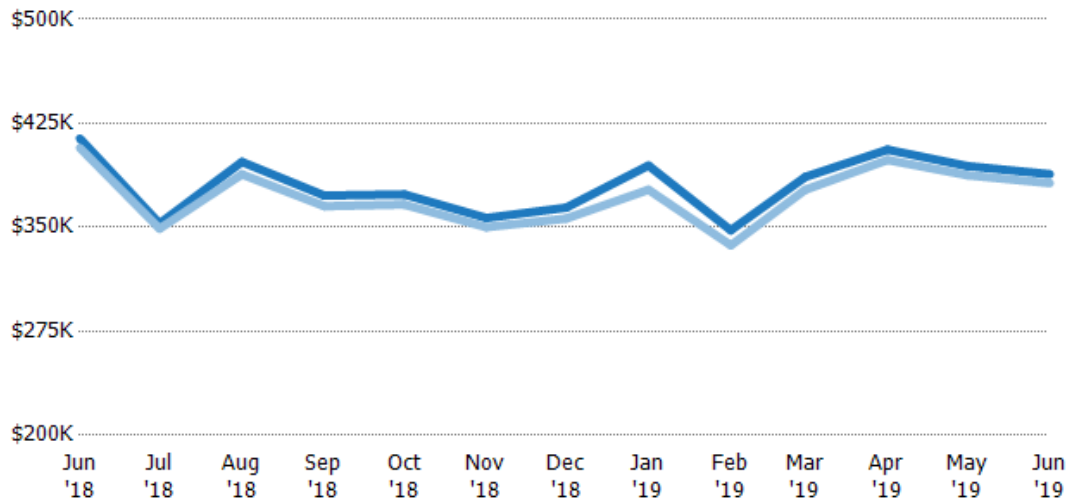
Current Year	\$159	\$136	\$163	\$154	\$178	\$160	\$166	\$157	\$170	\$174	\$174	\$161	\$178
Prior Year	\$153	\$129	\$146	\$132	\$146	\$143	\$134	\$168	\$143	\$167	\$163	\$163	\$159
Percent Change from Prior Year	4%	6%	11%	17%	22%	12%	24%	-7%	19%	4%	7%	-1%	12%

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



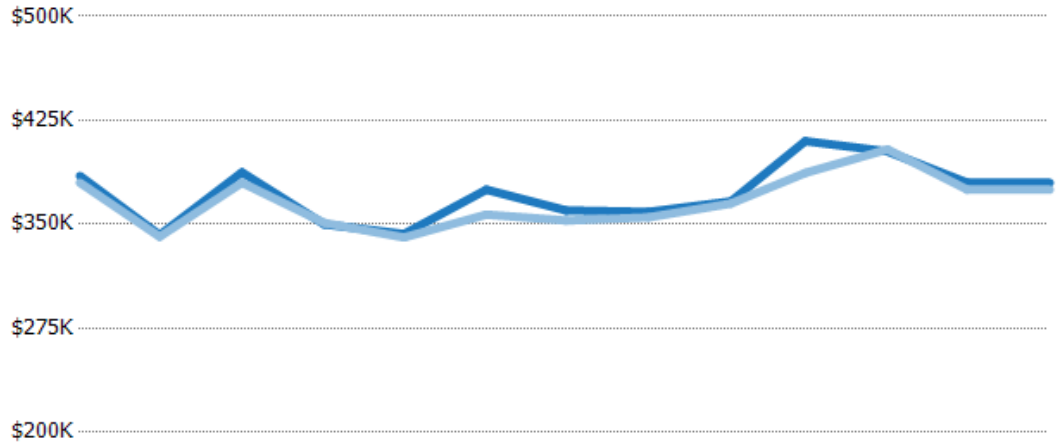
Avg List Price	\$414K	\$353K	\$397K	\$373K	\$374K	\$357K	\$364K	\$395K	\$348K	\$386K	\$406K	\$394K	\$388K
Avg Sales Price	\$407K	\$349K	\$388K	\$365K	\$366K	\$350K	\$356K	\$377K	\$337K	\$377K	\$399K	\$388K	\$382K
Avg Sales Price as a % of Avg List Price	98%	99%	98%	98%	98%	98%	98%	96%	97%	98%	98%	98%	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



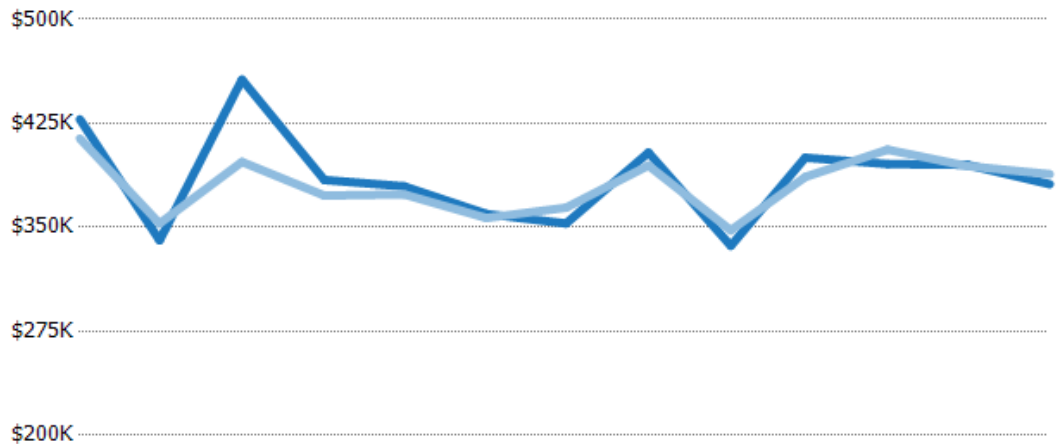
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median List Price	\$385K	\$342K	\$387K	\$350K	\$343K	\$375K	\$360K	\$359K	\$366K	\$410K	\$403K	\$380K	\$380K
Median Sales Price	\$380K	\$341K	\$380K	\$351K	\$340K	\$357K	\$353K	\$355K	\$365K	\$387K	\$404K	\$375K	\$375K
Med Sales Price as a % of Med List Price	99%	100%	98%	100%	99%	95%	98%	99%	100%	94%	100%	99%	99%

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



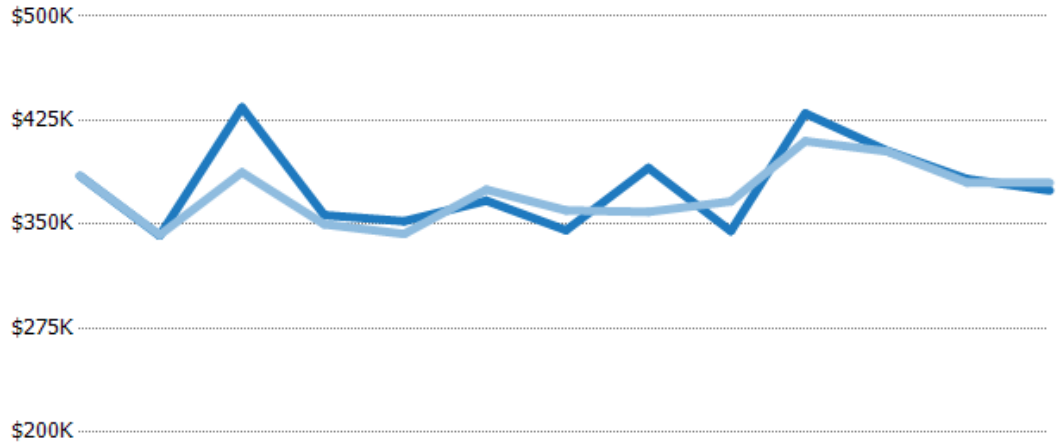
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg Est Value	\$428K	\$341K	\$457K	\$384K	\$380K	\$360K	\$353K	\$404K	\$337K	\$400K	\$396K	\$395K	\$381K
Avg Sales Price	\$414K	\$353K	\$397K	\$373K	\$374K	\$357K	\$364K	\$395K	\$348K	\$386K	\$406K	\$394K	\$388K
Avg Sales Price as a % of Avg Est Value	97%	104%	87%	97%	98%	99%	103%	98%	103%	97%	103%	100%	102%

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



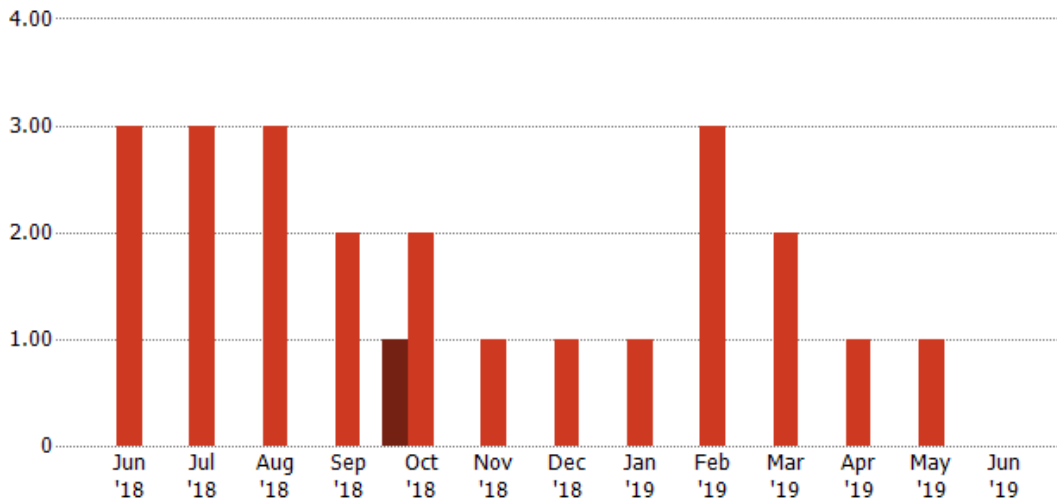
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$385K	\$342K	\$434K	\$357K	\$352K	\$367K	\$346K	\$391K	\$345K	\$430K	\$403K	\$383K	\$374K
Median Sales Price	\$385K	\$342K	\$387K	\$350K	\$343K	\$375K	\$360K	\$359K	\$366K	\$410K	\$403K	\$380K	\$380K
Med Sales Price as a % of Med Est Value	100%	100%	89%	98%	97%	102%	104%	92%	106%	95%	100%	99%	101%

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



Current Year	-	-	-	-	1	-	-	-	-	-	-	-	-
Prior Year	3	3	3	2	2	1	1	1	3	2	1	1	-
Percent Change from Prior Year	-100%	-100%	-100%	-100%	-50%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-

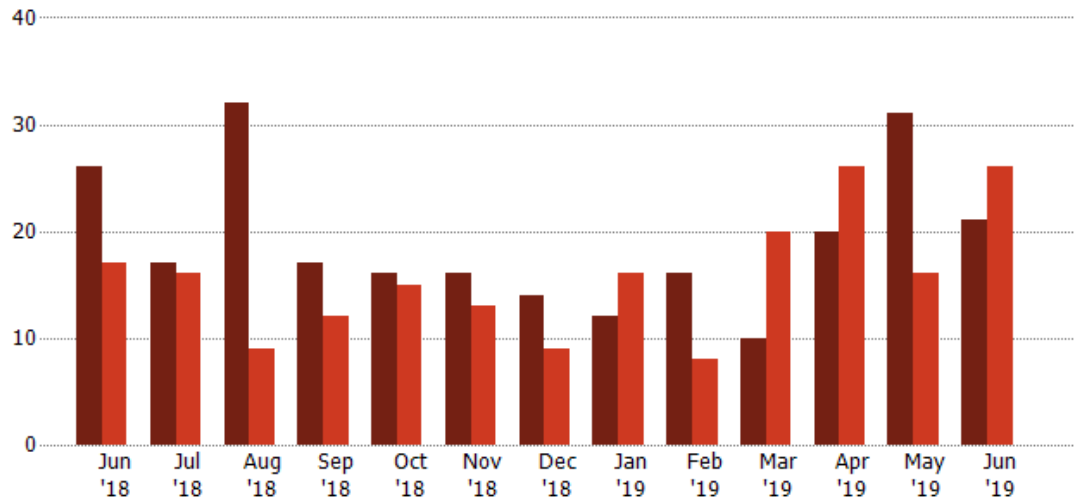
Distressed Sales

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.
Jun '19	21	-19.2%
Jun '18	26	52.9%
Jun '17	17	-47.1%



Current Year	26	17	32	17	16	16	14	12	16	10	20	31	21
Prior Year	17	16	9	12	15	13	9	16	8	20	26	16	26
Percent Change from Prior Year	53%	6%	256%	42%	7%	23%	56%	-25%	100%	-50%	-23%	94%	-19%



Sales Activity by ZIP

Jun 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			21	\$8,018,600	\$381,838	\$375,000	\$169	\$176	38

