



2019

NEW RIVER MARKET REPORT

July 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	Jul 2019	Jul 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	19	22	-13.6%	188	204	-7.8%
New Listing Volume	\$8,002,489	\$8,490,400	-5.7%	\$77,305,316	\$80,210,554	-3.6%
Active Listing Count	55	86	-36%	N/A	N/A	
Active Listing Volume	\$25,425,568	\$35,498,273	-28.4%	N/A	N/A	
Average Listing Price	\$462,283	\$412,771	+12%	\$440,665	\$517,161	-14.8%
Median Listing Price	\$440,000	\$399,995	+10%	\$426,743	\$395,587	+7.9%
Average Listing Price per Sq Ft	\$197	\$160	+23%	\$182	\$169	+7.8%
Median Listing Price per Sq Ft	\$184	\$164	+12.2%	\$175	\$165	+6.1%
Median Days in RPR	51	80.5	-36.6%	53.37	61.53	-13.3%
Months of Inventory	2.6	3.3	-20.8%	3.6	4.9	-26.8%
Absorption Rate	38.18%	30.23%	+7.9%	27.77%	20.33%	+7.4%
Sales Activity Charts Metrics						
New Pending Sales Count	40	20	+100%	199	158	+25.9%
New Pending Sales Volume	\$16,806,548	\$6,900,450	+143.6%	\$77,818,675	\$77,124,689	+0.9%
Pending Sales Count	34	25	+36%	N/A	N/A	
Pending Sales Volume	\$29,955,769	\$25,447,933	+17.7%	N/A	N/A	
Closed Sales Count	32	16	+100%	142	128	+10.9%
Closed Sales Volume	\$12,056,270	\$5,557,097	+117%	\$53,746,985	\$48,465,072	+10.9%
Average Sales Price	\$376,758	\$347,319	+8.5%	\$378,500	\$378,633	0%
Median Sales Price	\$380,000	\$330,500	+15%	\$378,234	\$366,241	+3.3%
Average Sales Price per Sq Ft	\$164	\$144	+13.5%	\$165	\$158	+4.2%
Median Sales Price per Sq Ft	\$160	\$134	+19.9%	\$167	\$158	+5.4%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

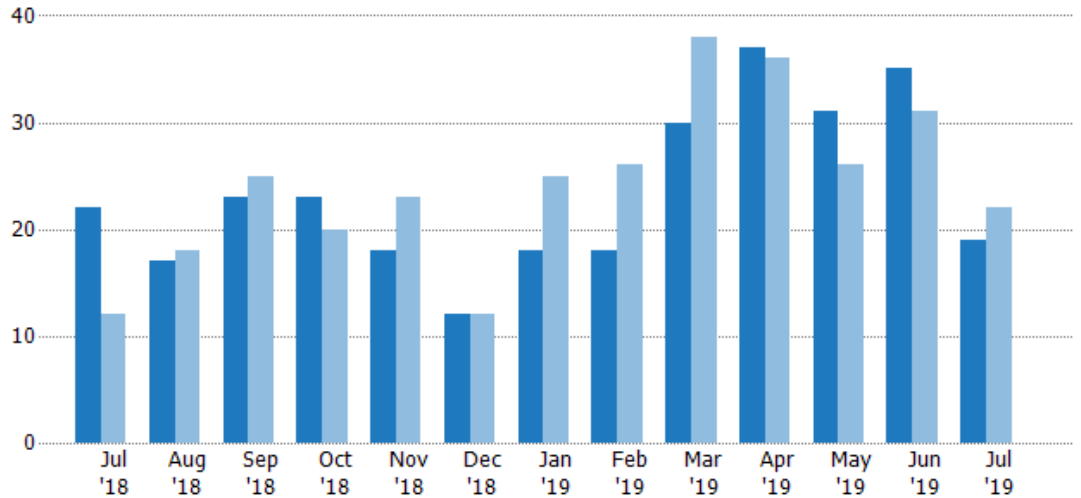
New Listings

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.
Jul '19	19	-13.6%
Jul '18	22	83.3%
Jul '17	12	133.3%



Current Year	22	17	23	23	18	12	18	18	30	37	31	35	19
Prior Year	12	18	25	20	23	12	25	26	38	36	26	31	22
Percent Change from Prior Year	83%	-6%	-8%	15%	-22%	0%	-28%	-31%	-21%	3%	19%	13%	-14%

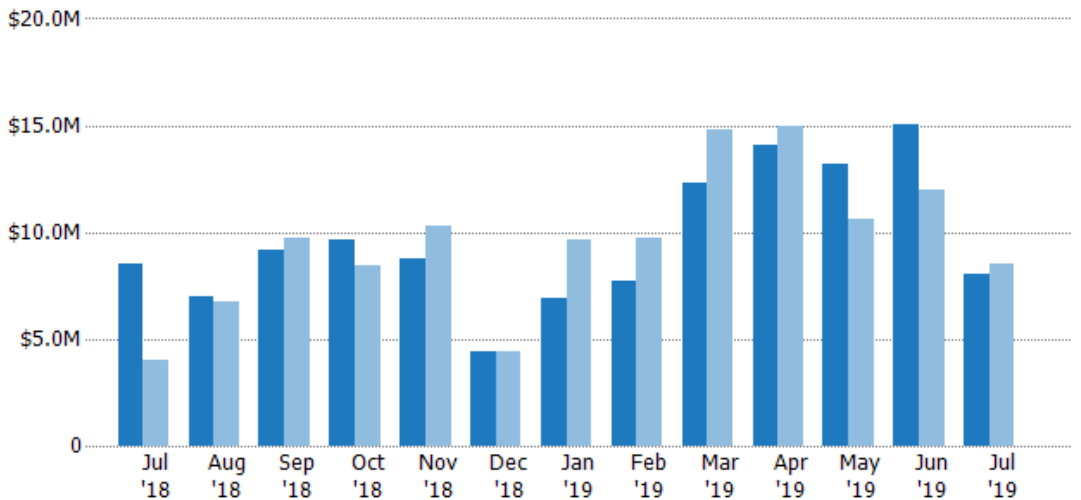
New Listing Volume

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.
Jul '19	\$8M	-5.7%
Jul '18	\$8.49M	109.9%
Jul '17	\$4.05M	164.8%



Current Year	\$8.49M	\$6.98M	\$9.15M	\$9.63M	\$8.75M	\$4.43M	\$6.93M	\$7.71M	\$12.3M	\$14.1M	\$13.2M	\$15M	\$8M
Prior Year	\$4.05M	\$6.77M	\$9.76M	\$8.47M	\$10.3M	\$4.42M	\$9.68M	\$9.76M	\$14.8M	\$14.9M	\$10.6M	\$12M	\$8.49M
Percent Change from Prior Year	110%	3%	-6%	14%	-15%	0%	-28%	-21%	-17%	-5%	25%	26%	-6%

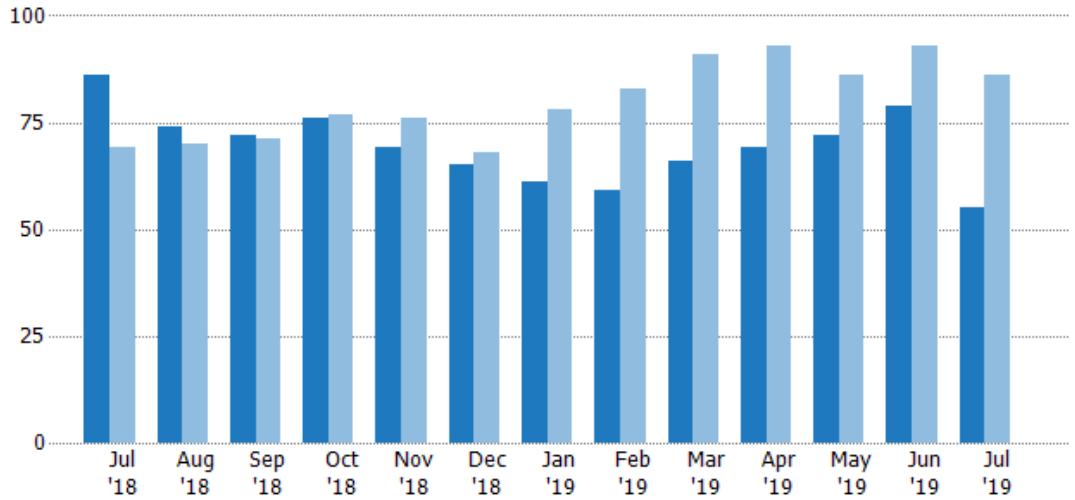
Active Listings

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

Month/Year	Count	% Chg.
Jul '19	55	-36%
Jul '18	86	24.6%
Jul '17	69	10.1%



Current Year	86	74	72	76	69	65	61	59	66	69	72	79	55
Prior Year	69	70	71	77	76	68	78	83	91	93	86	93	86
Percent Change from Prior Year	25%	6%	1%	-1%	-9%	-4%	-22%	-29%	-27%	-26%	-16%	-15%	-36%

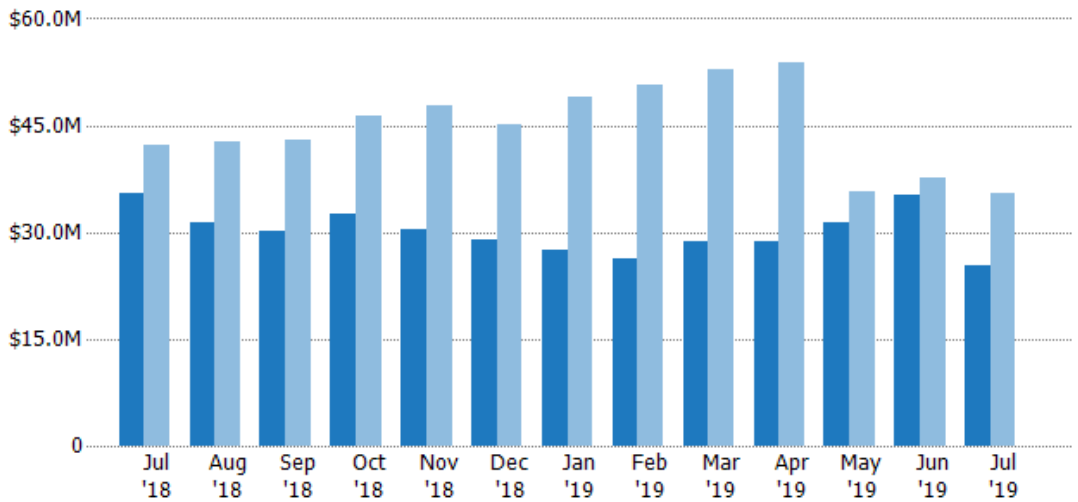
Active Listing Volume

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

Month/Year	Volume	% Chg.
Jul '19	\$25.4M	-28.4%
Jul '18	\$35.5M	-16.1%
Jul '17	\$42.3M	-26%



Current Year	\$35.5M	\$31.3M	\$30.2M	\$32.5M	\$30.3M	\$29M	\$27.5M	\$26.2M	\$28.7M	\$28.7M	\$31.4M	\$35.3M	\$25.4M
Prior Year	\$42.3M	\$42.7M	\$42.8M	\$46.3M	\$47.7M	\$45.1M	\$49.1M	\$50.6M	\$52.8M	\$53.9M	\$35.8M	\$37.8M	\$35.5M
Percent Change from Prior Year	-16%	-27%	-29%	-30%	-37%	-36%	-44%	-48%	-46%	-47%	-12%	-7%	-28%

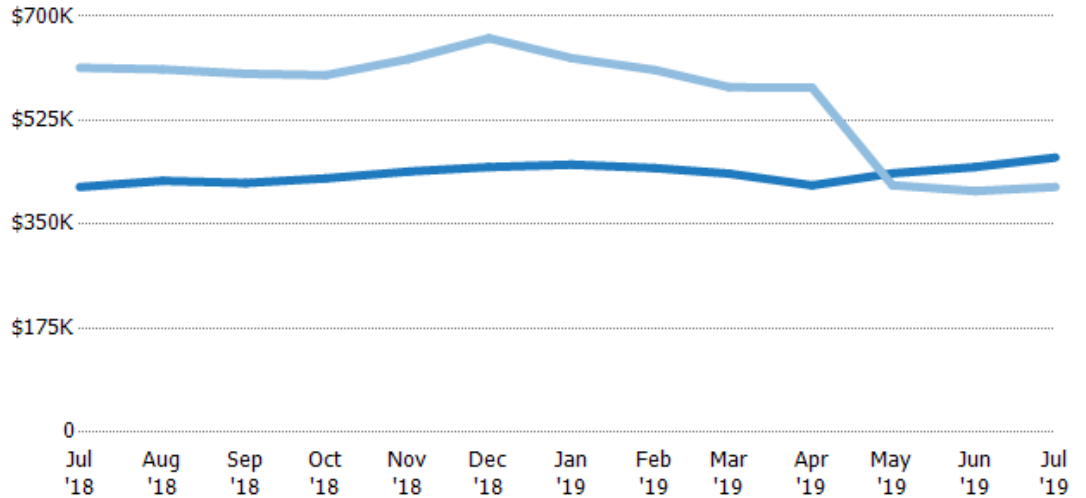
Average Listing Price

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

Month/ Year	Price	% Chg.
Jul '19	\$462K	12%
Jul '18	\$413K	-32.7%
Jul '17	\$613K	-32.8%



Current Year	\$413K	\$423K	\$419K	\$427K	\$439K	\$446K	\$450K	\$445K	\$435K	\$416K	\$436K	\$446K	\$462K
Prior Year	\$613K	\$611K	\$603K	\$601K	\$628K	\$663K	\$630K	\$610K	\$581K	\$580K	\$416K	\$406K	\$413K
Percent Change from Prior Year	-33%	-31%	-30%	-29%	-30%	-33%	-28%	-27%	-25%	-28%	5%	10%	12%

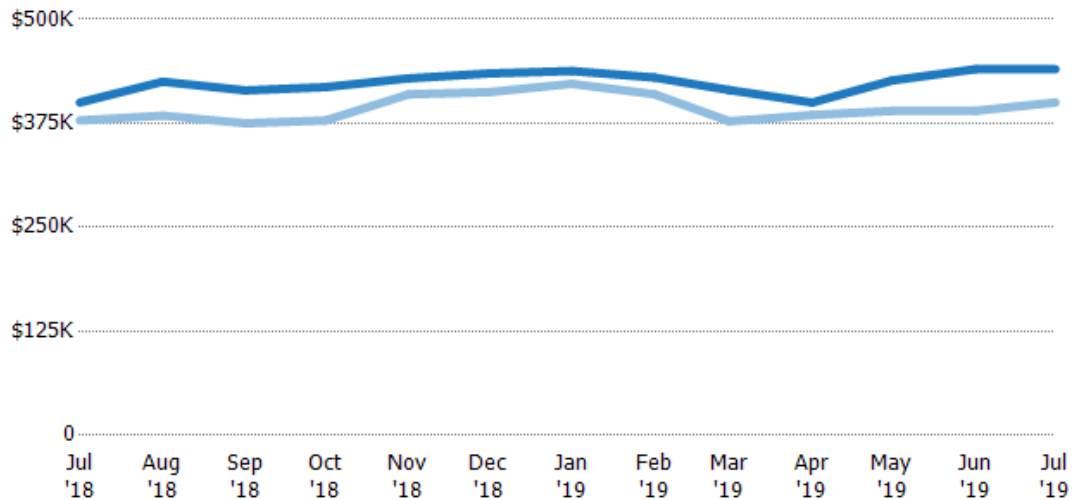
Median Listing Price

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

Month/ Year	Price	% Chg.
Jul '19	\$440K	10%
Jul '18	\$400K	5.7%
Jul '17	\$378K	-1.2%



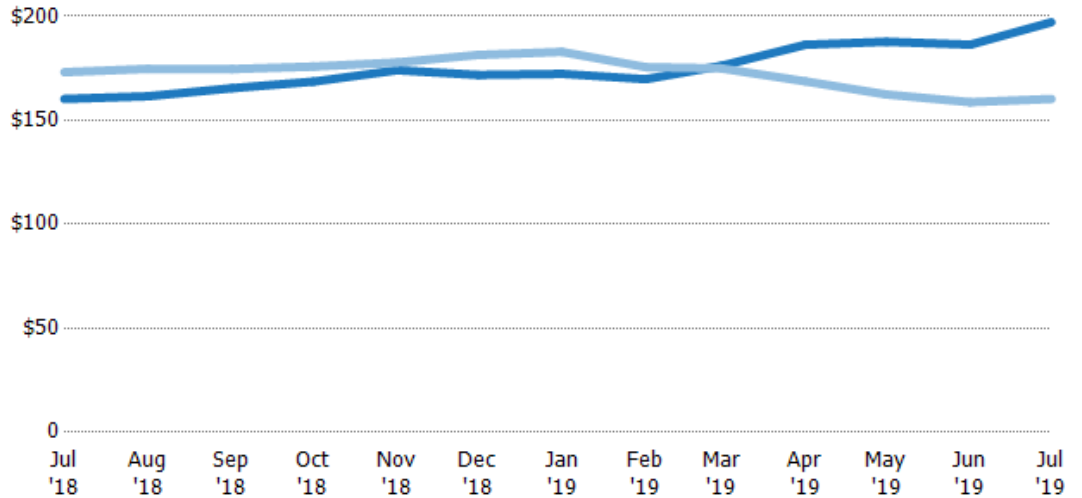
Current Year	\$400K	\$425K	\$415K	\$418K	\$429K	\$435K	\$438K	\$430K	\$415K	\$400K	\$426K	\$440K	\$440K
Prior Year	\$378K	\$384K	\$375K	\$378K	\$410K	\$412K	\$422K	\$410K	\$377K	\$385K	\$390K	\$390K	\$400K
Percent Change from Prior Year	6%	11%	11%	11%	5%	5%	4%	5%	10%	4%	9%	13%	10%

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.
Jul '19	\$197	23%
Jul '18	\$160	-7.4%
Jul '17	\$173	-11.9%

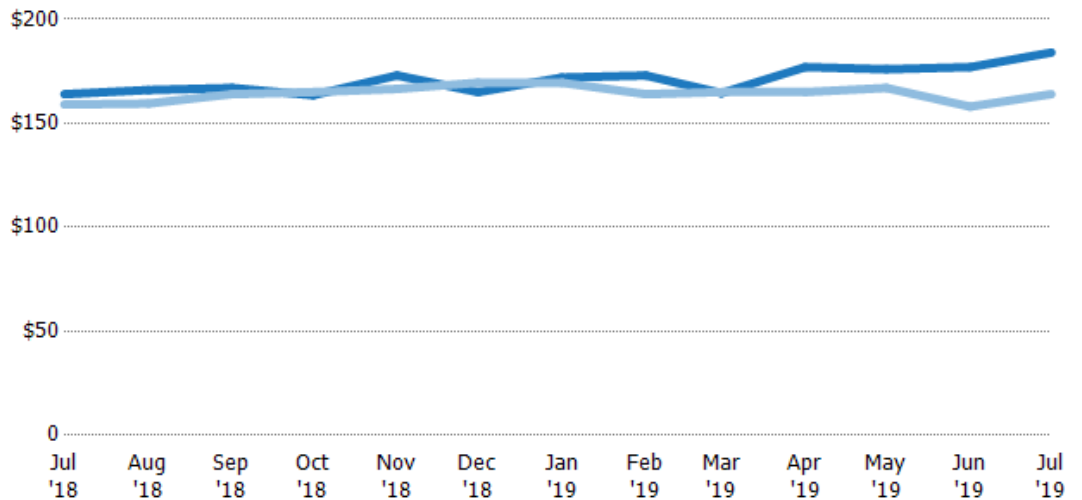
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$160	\$162	\$165	\$169	\$174	\$172	\$172	\$170	\$176	\$186	\$188	\$186	\$197
Prior Year	\$173	\$175	\$175	\$176	\$178	\$181	\$183	\$176	\$175	\$169	\$162	\$159	\$160
Percent Change from Prior Year	-7%	-8%	-5%	-4%	-2%	-5%	-6%	-3%	1%	10%	16%	17%	23%

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.
Jul '19	\$184	12.2%
Jul '18	\$164	3.1%
Jul '17	\$159	-8.2%

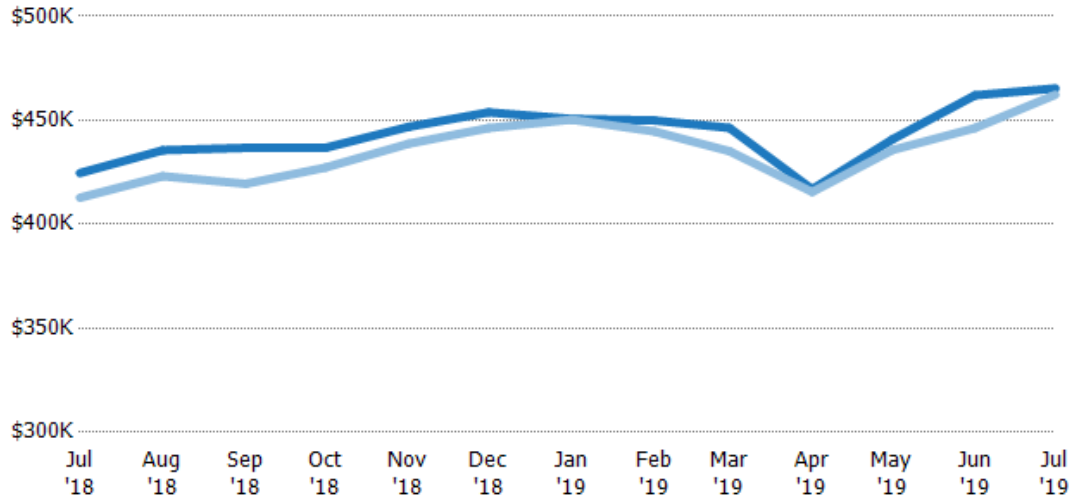
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$164	\$166	\$167	\$164	\$173	\$165	\$172	\$173	\$165	\$177	\$176	\$177	\$184
Prior Year	\$159	\$160	\$164	\$165	\$167	\$170	\$170	\$164	\$165	\$165	\$167	\$158	\$164
Percent Change from Prior Year	3%	4%	2%	-1%	4%	-3%	1%	5%	0%	7%	5%	12%	12%

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

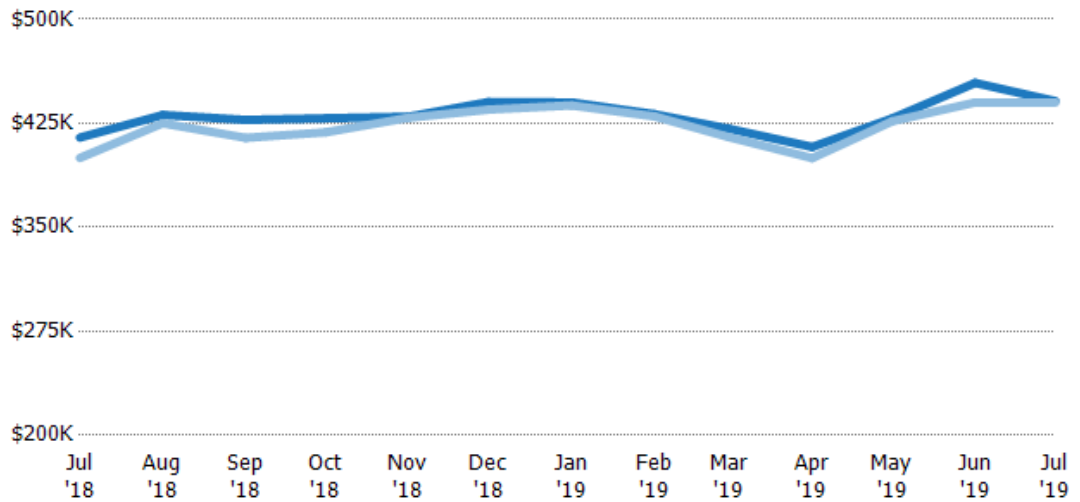


Median Listing Price vs Median Est Value

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



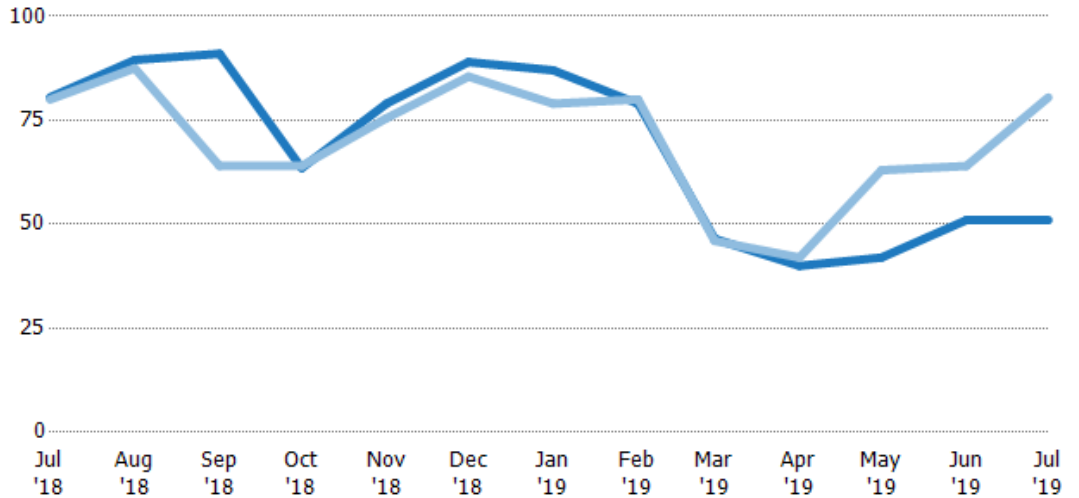
Median Days in RPR

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.
Jul '19	51	-36.6%
Jul '18	80.5	0.6%
Jul '17	80	-34.4%



Current Year	80.5	89.5	91	63.5	79	89	87	79	46.5	40	42	51	51
Prior Year	80	87.5	64	64	75.5	85.5	79	80	46	42	63	64	80.5
Percent Change from Prior Year	1%	2%	42%	-1%	5%	4%	10%	-1%	1%	-5%	-33%	-20%	-37%

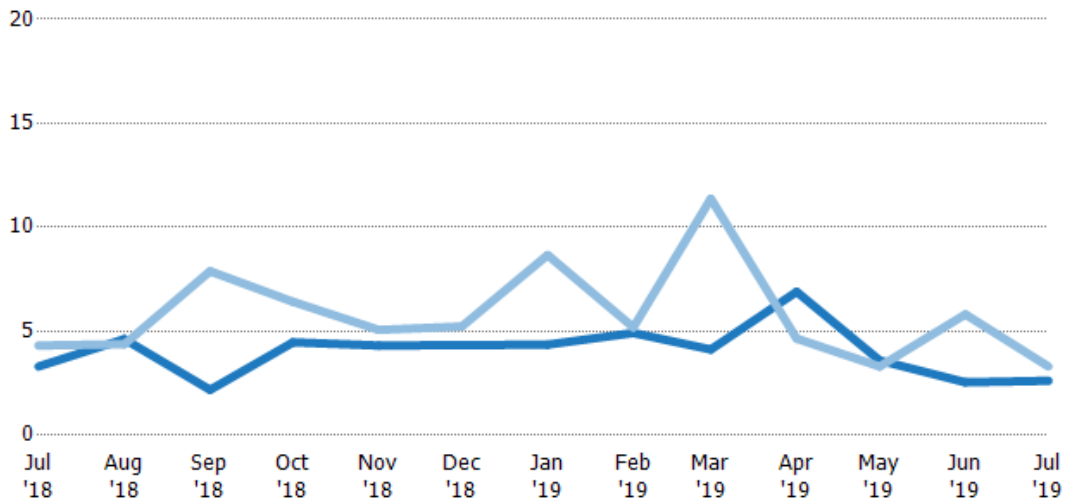
Months of Inventory

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.
Jul '19	2.62	-20.8%
Jul '18	3.31	-23.3%
Jul '17	4.31	95.8%



Current Year	3.31	4.63	2.18	4.47	4.31	4.33	4.36	4.92	4.13	6.9	3.6	2.55	2.62
Prior Year	4.31	4.38	7.89	6.42	5.07	5.23	8.67	5.19	11.4	4.65	3.31	5.81	3.31
Percent Change from Prior Year	-23%	6%	-72%	-30%	-15%	-17%	-50%	-5%	-64%	48%	9%	-56%	-21%

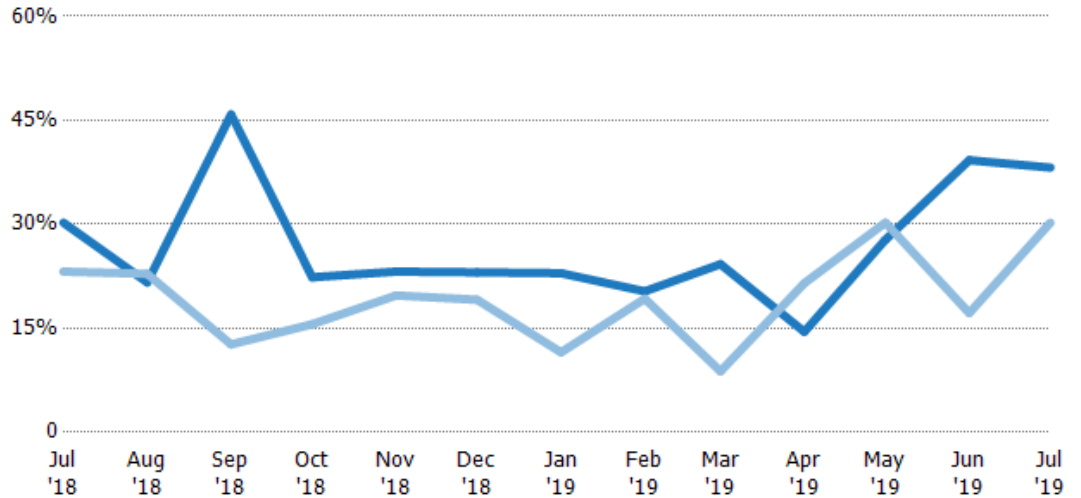
Absorption Rate

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.
Jul '19	38%	-8%
Jul '18	30%	-7.1%
Jul '17	23%	-48.9%



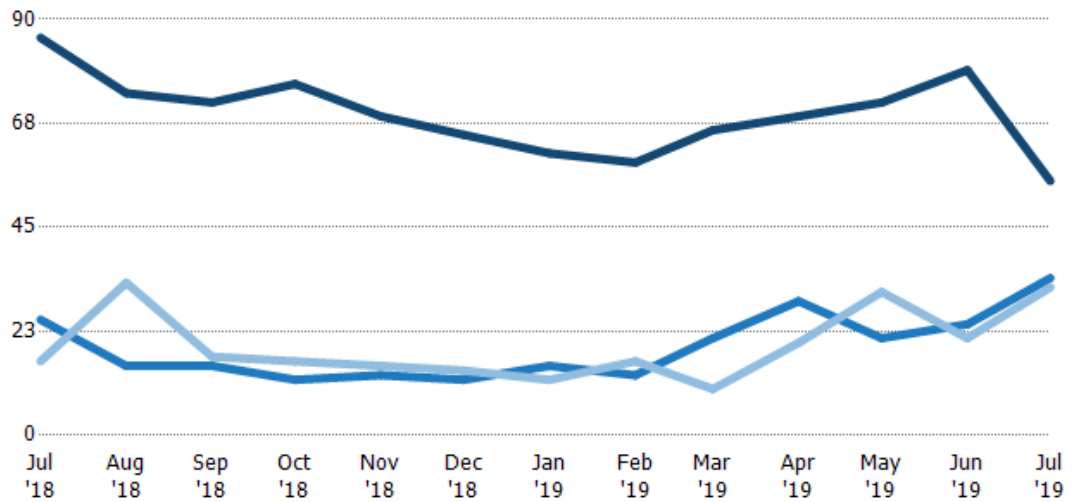
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	30%	22%	46%	22%	23%	23%	23%	20%	24%	14%	28%	39%	38%
Prior Year	23%	23%	13%	16%	20%	19%	12%	19%	9%	22%	30%	17%	30%
Change from Prior Year	-7%	1%	-33%	-7%	-3%	-4%	-11%	-1%	-15%	7%	2%	-22%	-8%

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Active	86	74	72	76	69	65	61	59	66	69	72	79	55
Pending	25	15	15	12	13	12	15	13	21	29	21	24	34
Sold	16	33	17	16	15	14	12	16	10	20	31	21	32

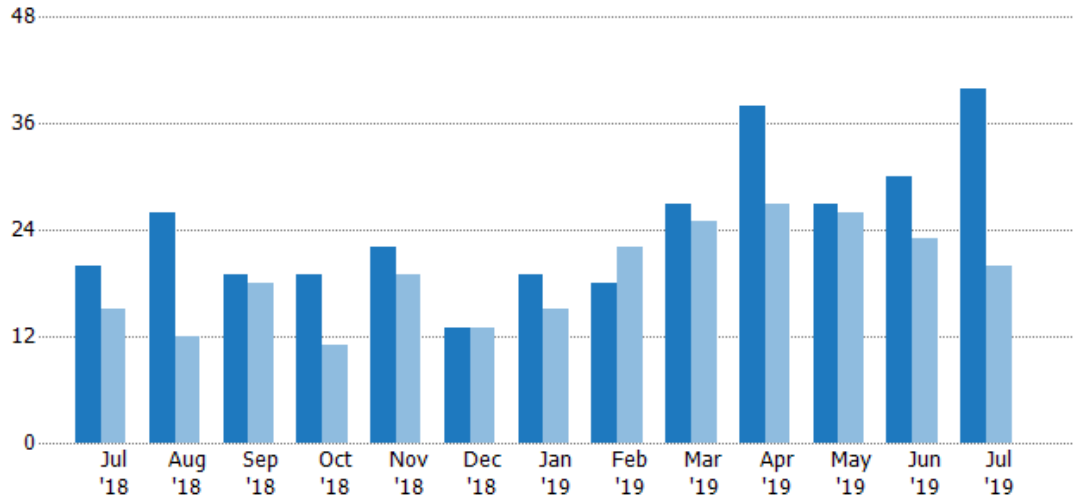
New Pending Sales

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.
Jul '19	40	100%
Jul '18	20	33.3%
Jul '17	15	6.7%



Current Year	20	26	19	19	22	13	19	18	27	38	27	30	40
Prior Year	15	12	18	11	19	13	15	22	25	27	26	23	20
Percent Change from Prior Year	33%	117%	6%	73%	16%	0%	27%	-18%	8%	41%	4%	30%	100%

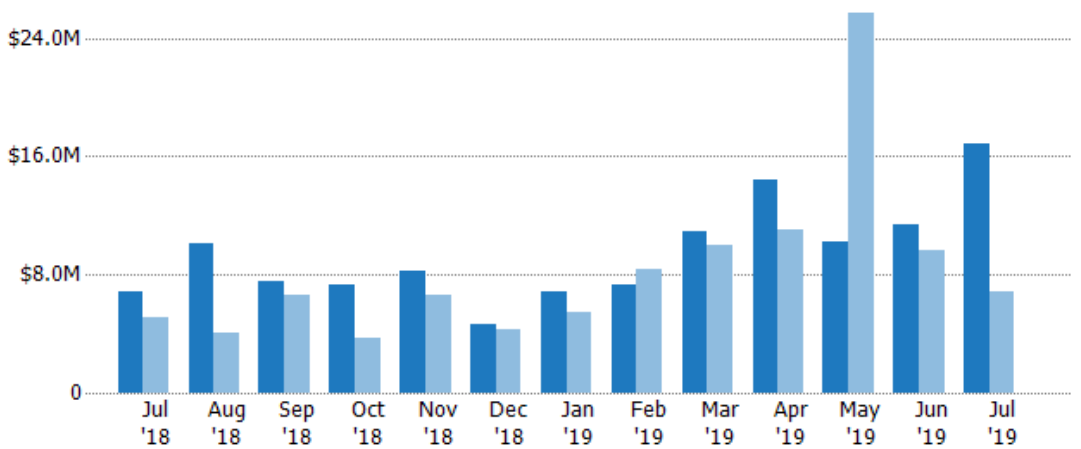
New Pending Sales Volume

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.
Jul '19	\$16.8M	143.6%
Jul '18	\$6.9M	35.2%
Jul '17	\$5.1M	14.2%



Current Year	\$6.9M	\$10.1M	\$7.49M	\$7.26M	\$8.23M	\$4.61M	\$6.79M	\$7.33M	\$10.9M	\$14.4M	\$10.2M	\$11.4M	\$16.8M
Prior Year	\$5.1M	\$4.04M	\$6.62M	\$3.73M	\$6.59M	\$4.3M	\$5.42M	\$8.36M	\$10M	\$11.1M	\$25.7M	\$9.65M	\$6.9M
Percent Change from Prior Year	35%	149%	13%	95%	25%	7%	25%	-12%	9%	30%	-60%	18%	144%

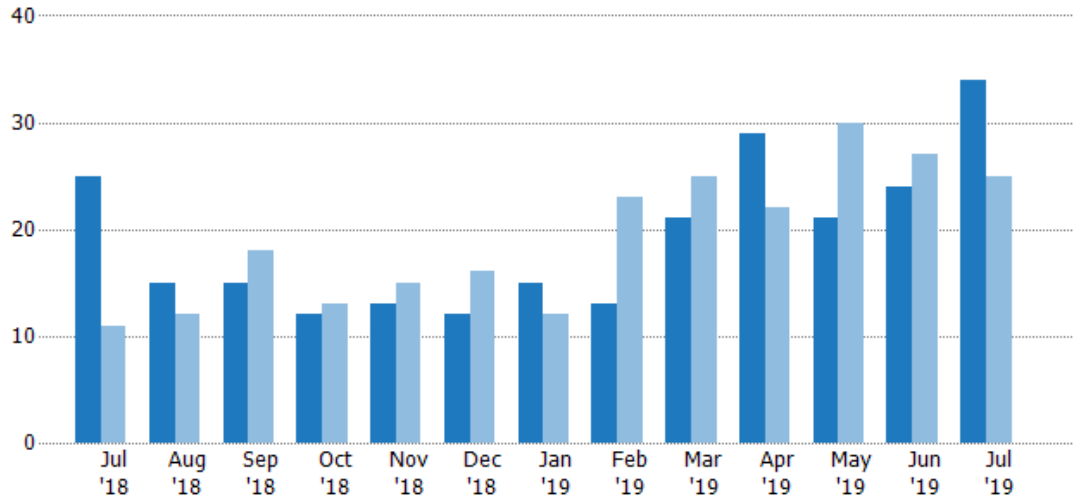
Pending Sales

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

Month/ Year	Count	% Chg.
Jul '19	34	36%
Jul '18	25	127.3%
Jul '17	11	27.3%



Current Year	25	15	15	12	13	12	15	13	21	29	21	24	34
Prior Year	11	12	18	13	15	16	12	23	25	22	30	27	25
Percent Change from Prior Year	127%	25%	-17%	-8%	-13%	-25%	25%	-43%	-16%	32%	-30%	-11%	36%

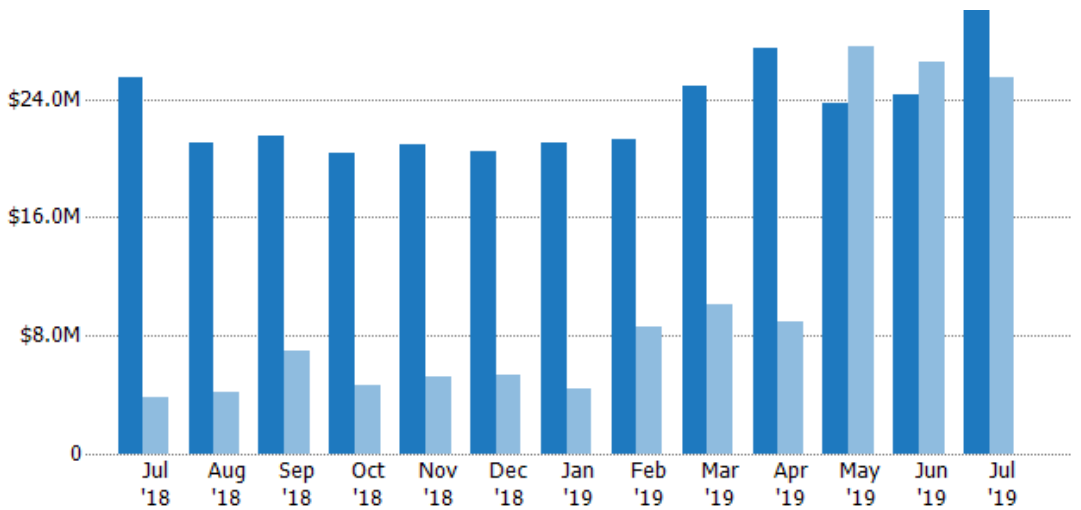
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Jul '19	\$30M	17.7%
Jul '18	\$25.4M	561.3%
Jul '17	\$3.85M	31.5%



Current Year	\$25.4M	\$21.1M	\$21.5M	\$20.3M	\$20.9M	\$20.4M	\$21M	\$21.2M	\$24.8M	\$27.4M	\$23.7M	\$24.3M	\$30M
Prior Year	\$3.85M	\$4.2M	\$7.01M	\$4.67M	\$5.2M	\$5.38M	\$4.44M	\$8.56M	\$10.1M	\$8.95M	\$27.6M	\$26.5M	\$25.4M
Percent Change from Prior Year	561%	402%	207%	335%	302%	280%	373%	148%	147%	206%	-14%	-8%	18%

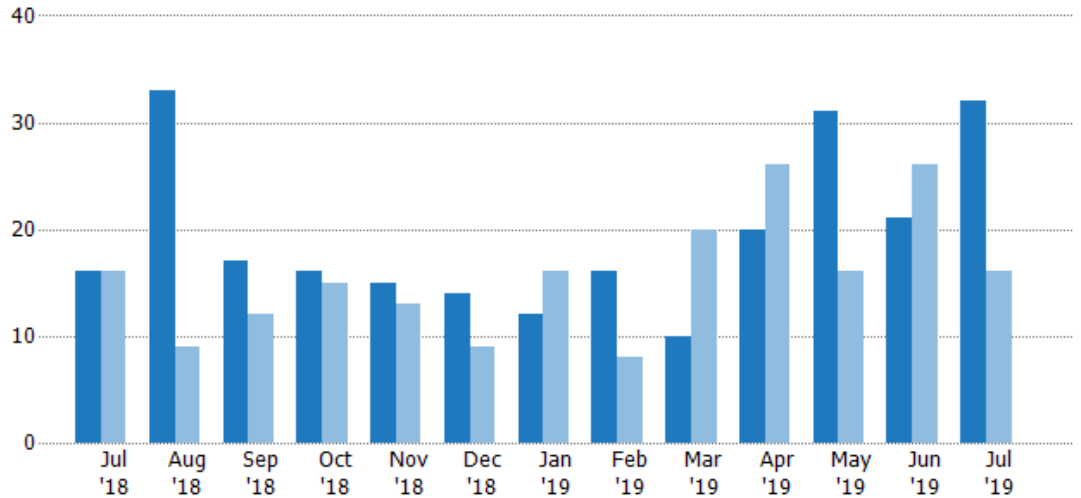
Closed Sales

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.
Jul '19	32	100%
Jul '18	16	0%
Jul '17	16	-31.3%



Current Year	16	33	17	16	15	14	12	16	10	20	31	21	32
Prior Year	16	9	12	15	13	9	16	8	20	26	16	26	16
Percent Change from Prior Year	0%	267%	42%	7%	15%	56%	-25%	100%	-50%	-23%	94%	-19%	100%

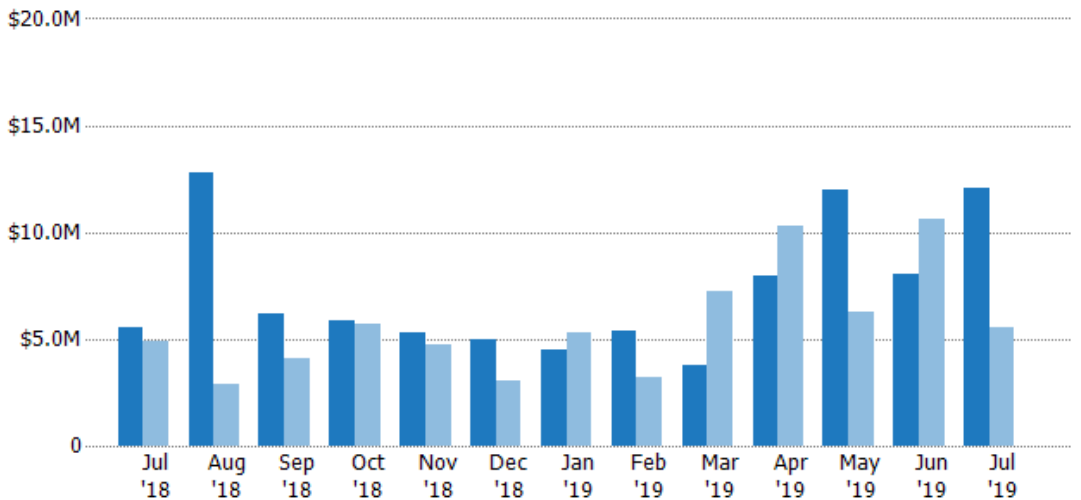
Closed Sales Volume

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.
Jul '19	\$12.1M	117%
Jul '18	\$5.56M	13%
Jul '17	\$4.92M	-14.1%



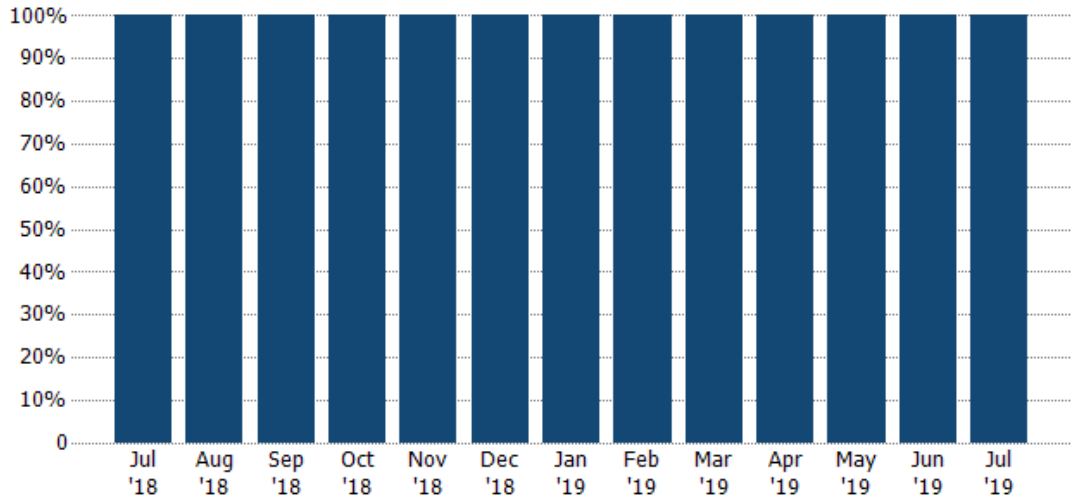
Current Year	\$5.56M	\$12.8M	\$6.21M	\$5.86M	\$5.33M	\$4.99M	\$4.52M	\$5.39M	\$3.77M	\$7.97M	\$12M	\$8.02M	\$12.1M
Prior Year	\$4.92M	\$2.87M	\$4.06M	\$5.72M	\$4.7M	\$3.05M	\$5.3M	\$3.23M	\$7.23M	\$10.3M	\$6.29M	\$10.6M	\$5.56M
Percent Change from Prior Year	13%	347%	53%	3%	13%	64%	-15%	67%	-48%	-22%	91%	-24%	117%

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

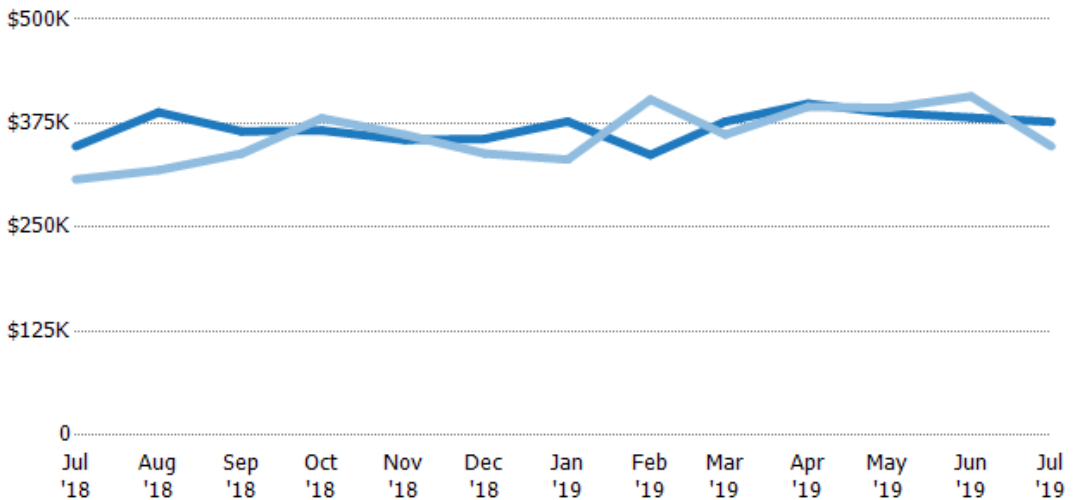
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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

\$347K \$388K \$365K \$366K \$355K \$356K \$377K \$337K \$377K \$399K \$388K \$382K \$377K

Prior Year

\$307K \$319K \$339K \$381K \$361K \$339K \$331K \$404K \$361K \$395K \$393K \$407K \$347K

Percent Change from Prior Year

13% 22% 8% -4% -2% 5% 14% -17% 4% 1% -1% -6% 8%

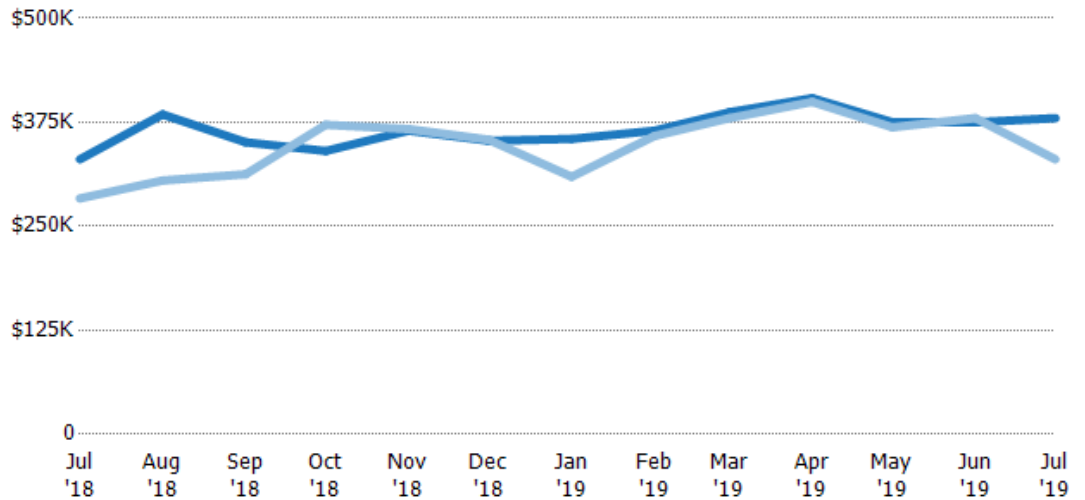
Median Sales Price

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.
Jul '19	\$380K	15%
Jul '18	\$331K	16.6%
Jul '17	\$284K	37.6%



Current Year	\$331K	\$384K	\$351K	\$340K	\$365K	\$353K	\$355K	\$365K	\$387K	\$404K	\$375K	\$375K	\$380K
Prior Year	\$284K	\$305K	\$313K	\$372K	\$367K	\$354K	\$310K	\$358K	\$380K	\$399K	\$369K	\$380K	\$331K
Percent Change from Prior Year	17%	26%	12%	-8%	0%	0%	15%	2%	2%	1%	2%	-1%	15%

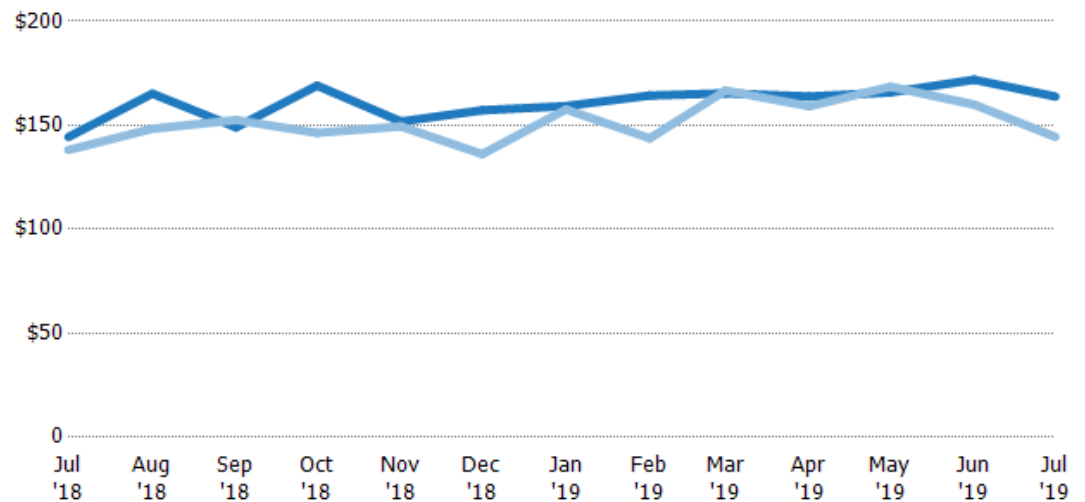
Average Sales Price per Sq Ft

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.
Jul '19	\$164	13.5%
Jul '18	\$144	4.5%
Jul '17	\$138	5%



Current Year	\$144	\$165	\$149	\$169	\$152	\$157	\$159	\$164	\$165	\$164	\$166	\$172	\$164
Prior Year	\$138	\$148	\$153	\$146	\$149	\$136	\$158	\$144	\$167	\$159	\$169	\$160	\$144
Percent Change from Prior Year	5%	11%	-2%	16%	2%	16%	1%	14%	-1%	3%	-2%	7%	13%

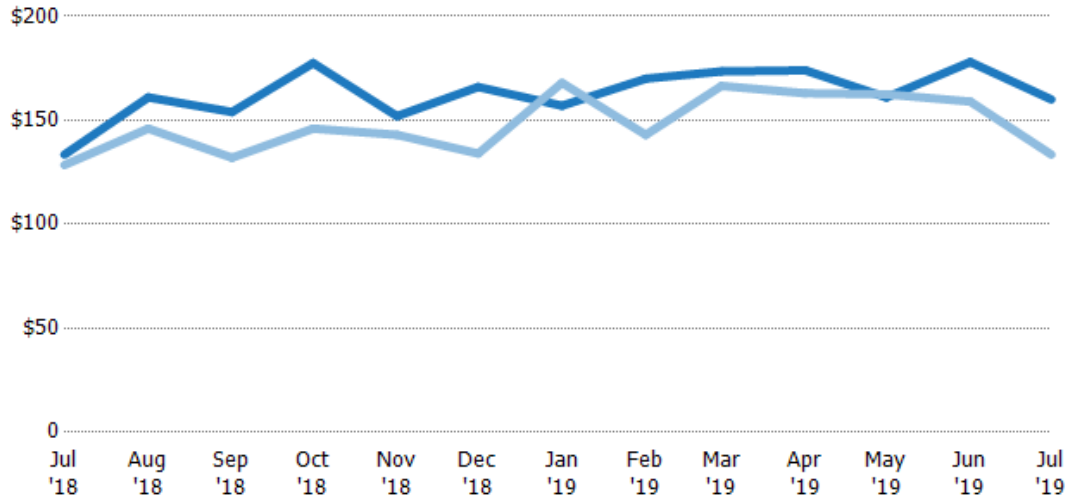
Median Sales Price per Sq Ft

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.
Jul '19	\$160	19.9%
Jul '18	\$134	3.9%
Jul '17	\$129	7.4%



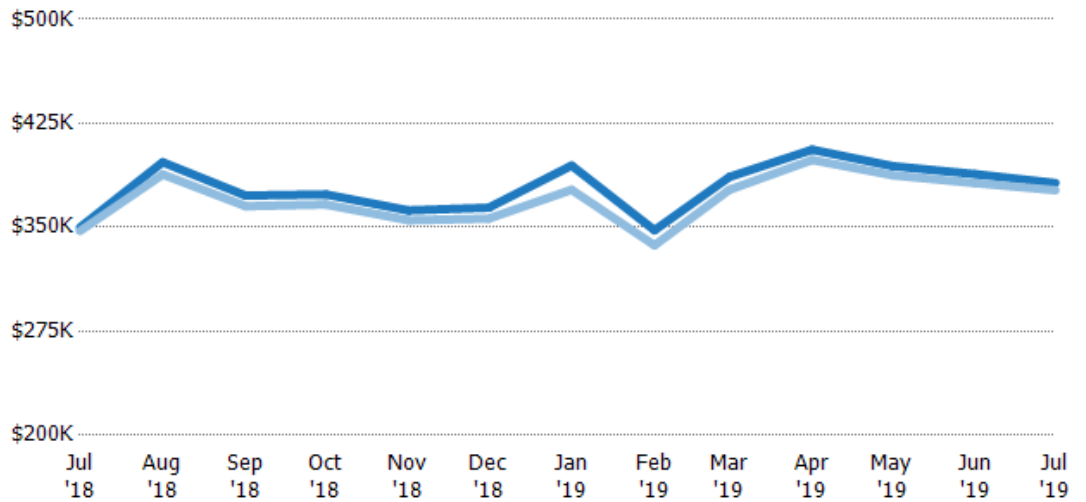
Current Year	\$134	\$161	\$154	\$178	\$152	\$166	\$157	\$170	\$174	\$174	\$161	\$178	\$160
Prior Year	\$129	\$146	\$132	\$146	\$143	\$134	\$168	\$143	\$167	\$163	\$163	\$159	\$134
Percent Change from Prior Year	4%	10%	17%	22%	6%	24%	-7%	19%	4%	7%	-1%	12%	20%

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



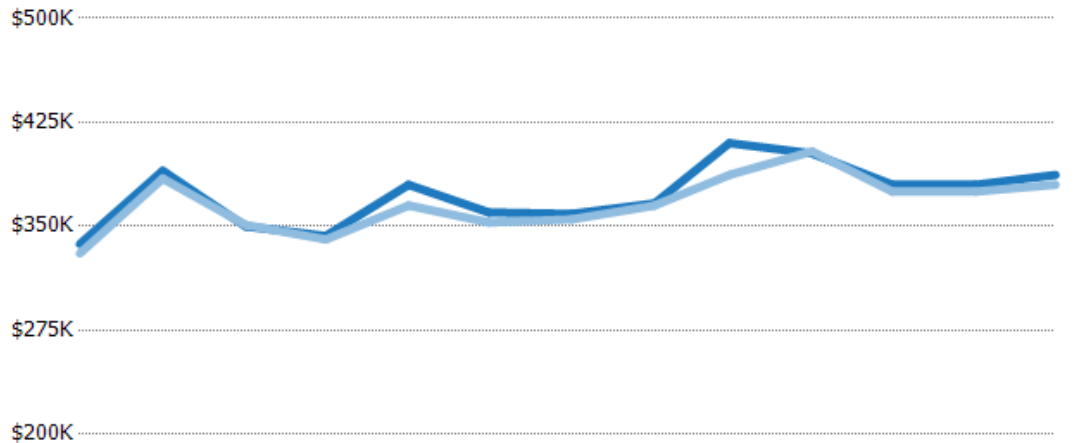
Avg List Price	\$350K	\$397K	\$373K	\$374K	\$362K	\$364K	\$395K	\$348K	\$386K	\$406K	\$394K	\$388K	\$382K
Avg Sales Price	\$347K	\$388K	\$365K	\$366K	\$355K	\$356K	\$377K	\$337K	\$377K	\$399K	\$388K	\$382K	\$377K
Avg Sales Price as a % of Avg List Price	99%	98%	98%	98%	98%	98%	96%	97%	98%	98%	98%	98%	99%

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



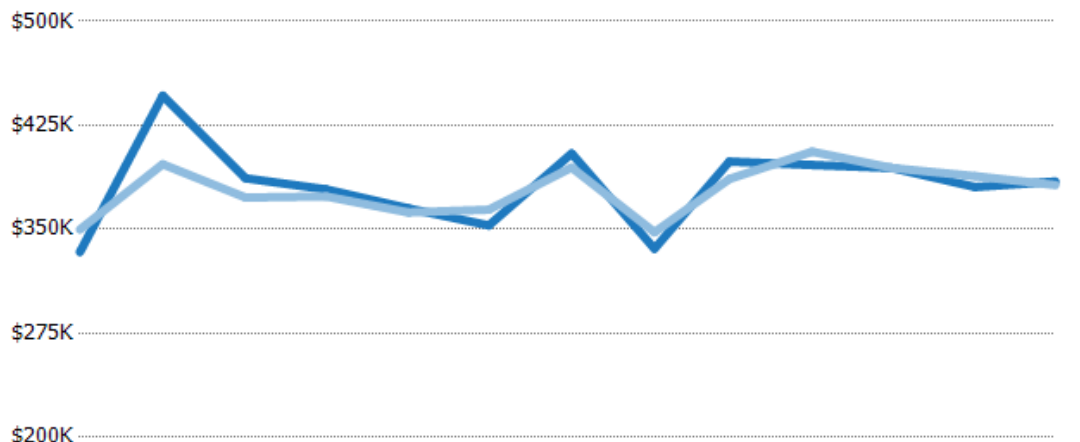
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median List Price	\$337K	\$390K	\$350K	\$343K	\$380K	\$360K	\$359K	\$366K	\$410K	\$403K	\$380K	\$380K	\$387K
Median Sales Price	\$331K	\$384K	\$351K	\$340K	\$365K	\$353K	\$355K	\$365K	\$387K	\$404K	\$375K	\$375K	\$380K
Med Sales Price as a % of Med List Price	98%	99%	100%	99%	96%	98%	99%	100%	94%	100%	99%	99%	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



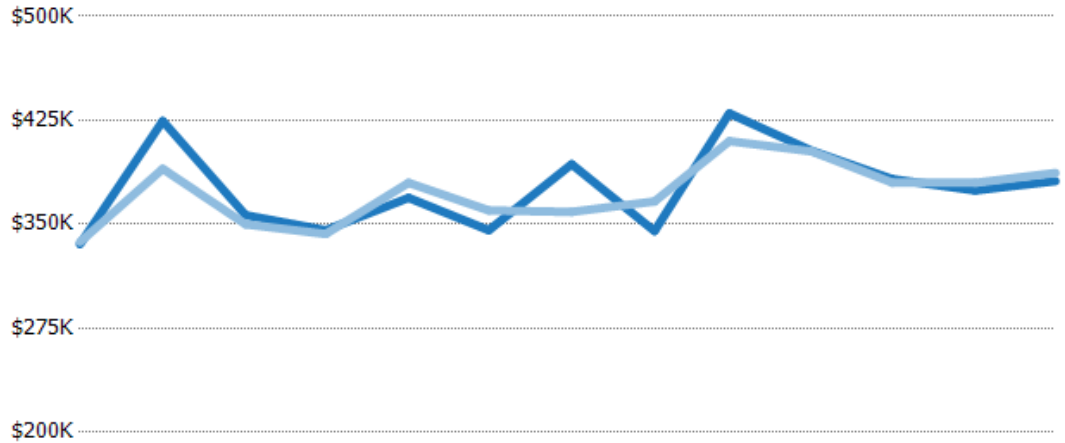
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$333K	\$446K	\$387K	\$379K	\$365K	\$353K	\$405K	\$336K	\$399K	\$396K	\$394K	\$380K	\$384K
Avg Sales Price	\$350K	\$397K	\$373K	\$374K	\$362K	\$364K	\$395K	\$348K	\$386K	\$406K	\$394K	\$388K	\$382K
Avg Sales Price as a % of Avg Est Value	105%	89%	96%	99%	99%	103%	97%	104%	97%	102%	100%	102%	99%

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



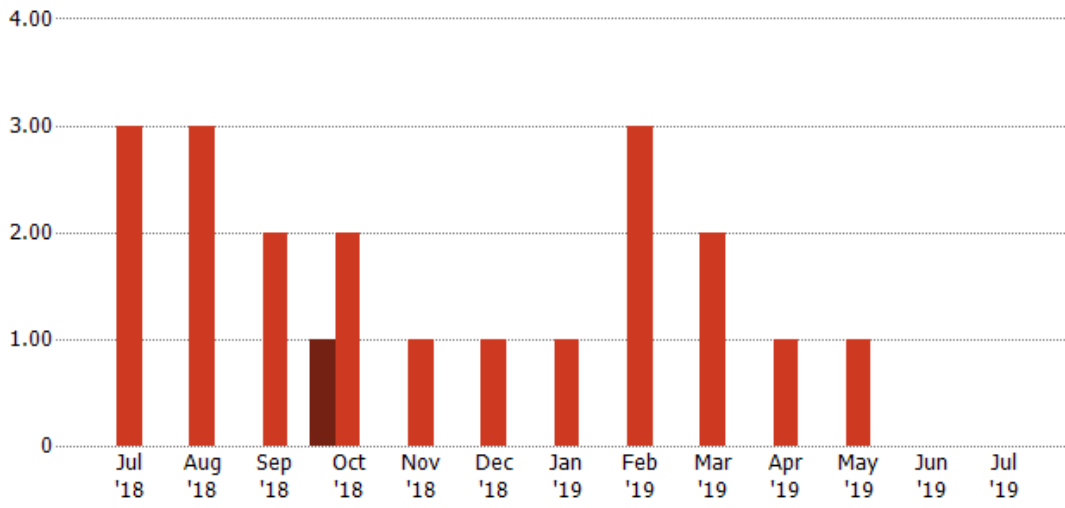
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$336K	\$424K	\$357K	\$346K	\$369K	\$346K	\$393K	\$345K	\$430K	\$403K	\$383K	\$374K	\$381K
Median Sales Price	\$337K	\$390K	\$350K	\$343K	\$380K	\$360K	\$359K	\$366K	\$410K	\$403K	\$380K	\$380K	\$387K
Med Sales Price as a % of Med Est Value	100%	92%	98%	99%	103%	104%	91%	106%	95%	100%	99%	101%	102%

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



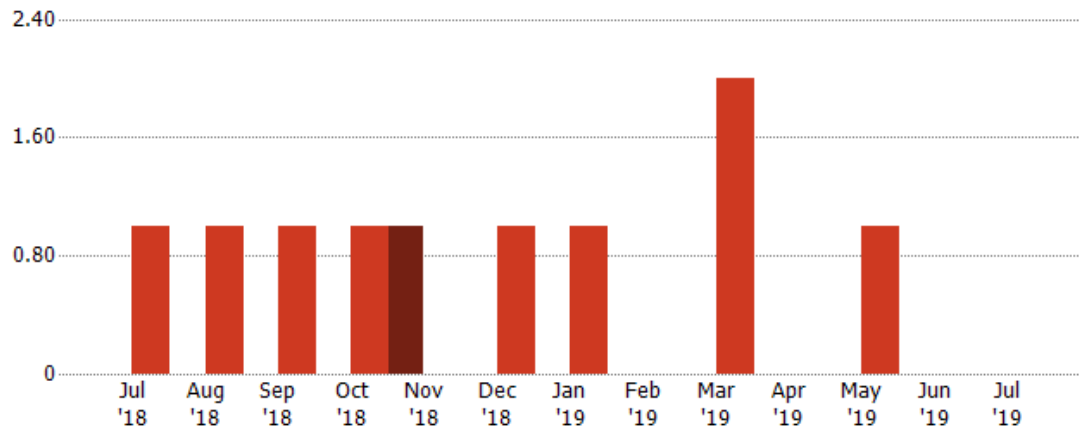
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	-	-	-	1	-	-	-	-	-	-	-	-	-
Prior Year	3	3	2	2	1	1	1	3	2	1	1	-	-
Percent Change from Prior Year	-100%	-100%	-100%	-50%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-	-

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



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



Sales Activity by ZIP

Jul 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	34	\$29,955,769	32	\$12,056,270	\$376,758	\$380,000	\$161	\$158	68