

**2020**

# **NEW RIVER MARKET REPORT March 2020**



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	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	22	30	-26.7%	64	71	-9.9%
New Listing Volume	\$8,950,793	\$12,088,970	-26%	\$26,141,971	\$27,672,950	-5.5%
Active Listing Count	-	70	-	N/A	N/A	
Active Listing Volume	-	\$30,218,548	-	N/A	N/A	
Average Listing Price	-	\$431,694	-	\$473,101	\$434,232	+9%
Median Listing Price	-	\$399,900	-	\$454,610	\$417,665	+8.8%
Average Listing Price per Sq Ft	-	\$169	-	\$194	\$169	+14.3%
Median Listing Price per Sq Ft	-	\$160	-	\$193	\$162	+18.8%
Median Days in RPR	-	54.5	-	28.05	75.99	-63.1%
Months of Inventory	-	4.1	-100%	1.7	4.1	-59%
Absorption Rate	-	24.29%	-	58.9%	24.14%	+34.8%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	23	31	-25.8%	88	73	+20.5%
New Pending Sales Volume	\$9,009,488	\$11,663,380	-22.8%	\$33,487,248	\$26,846,598	+24.7%
Pending Sales Count	-	21	-	N/A	N/A	
Pending Sales Volume	-	\$24,545,890	-	N/A	N/A	
Closed Sales Count	29	13	+123.1%	60	43	+39.5%
Closed Sales Volume	\$11,014,490	\$4,484,907	+145.6%	\$22,830,135	\$14,731,382	+55%
Average Sales Price	\$379,810	\$344,993	+10.1%	\$380,502	\$342,590	+11.1%
Median Sales Price	\$376,000	\$339,900	+10.6%	\$375,106	\$344,465	+8.9%
Average Sales Price per Sq Ft	\$186	\$161	+15.2%	\$175	\$159	+10.2%
Median Sales Price per Sq Ft	\$182	\$157	+15.9%	\$174	\$158	+10.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

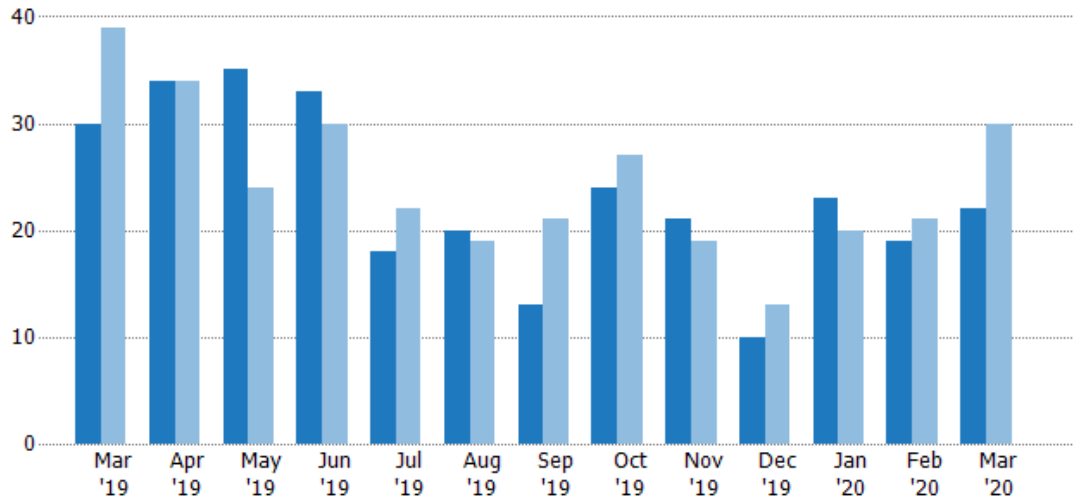
## New Listings

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Mar '20	22	-26.7%
Mar '19	30	-23.1%
Mar '18	39	-33.3%



Current Year	30	34	35	33	18	20	13	24	21	10	23	19	22
Prior Year	39	34	24	30	22	19	21	27	19	13	20	21	30
Percent Change from Prior Year	-23%	0%	46%	10%	-18%	5%	-38%	-11%	11%	-23%	15%	-10%	-27%

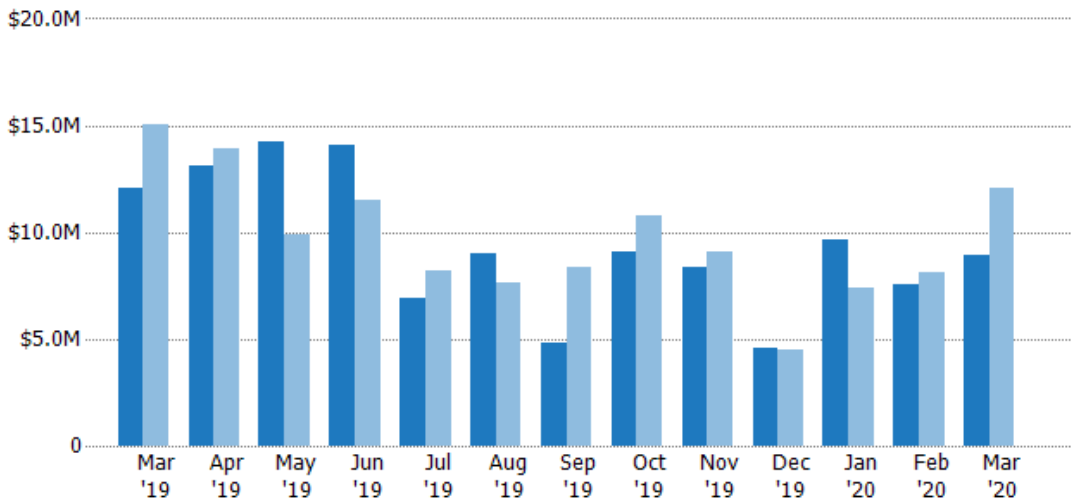
## New Listing Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Mar '20	\$8.95M	-26%
Mar '19	\$12.1M	-19.5%
Mar '18	\$15M	-36.1%



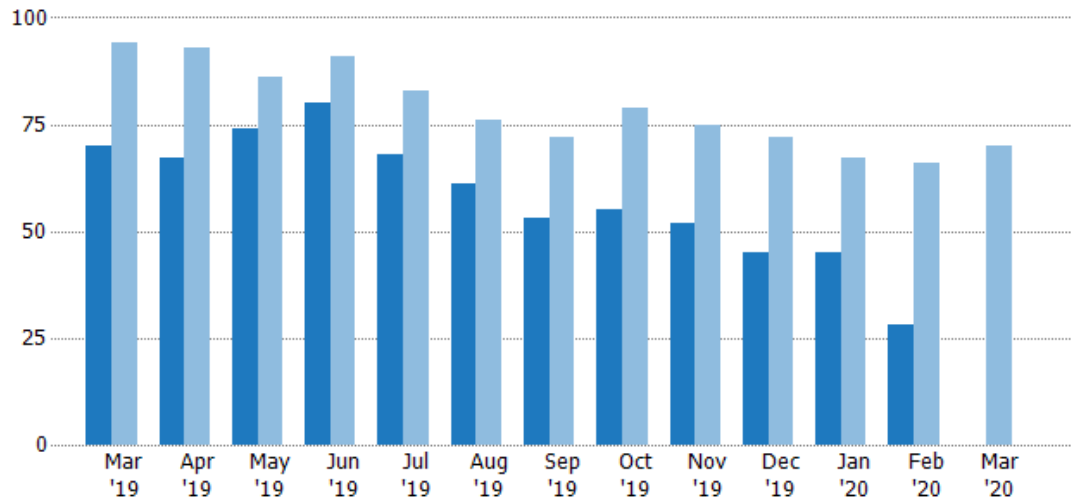
Current Year	\$12.1M	\$13.1M	\$14.2M	\$14.1M	\$6.9M	\$9M	\$4.8M	\$9.12M	\$8.36M	\$4.57M	\$9.66M	\$7.53M	\$8.95M
Prior Year	\$15M	\$13.9M	\$9.86M	\$11.5M	\$8.19M	\$7.6M	\$8.39M	\$10.8M	\$9.12M	\$4.5M	\$7.43M	\$8.15M	\$12.1M
Percent Change from Prior Year	-19%	-6%	44%	23%	-16%	18%	-43%	-15%	-8%	2%	30%	-8%	-26%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



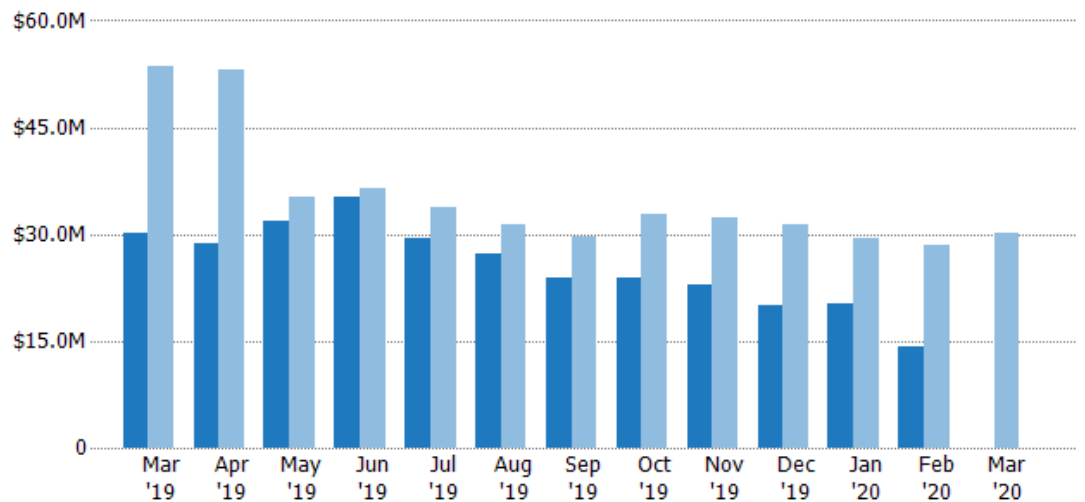
Current Year	70	67	74	80	68	61	53	55	52	45	45	28	-
Prior Year	94	93	86	91	83	76	72	79	75	72	67	66	70
Percent Change from Prior Year	-26%	-28%	-14%	-12%	-18%	-20%	-26%	-30%	-31%	-38%	-33%	-58%	-100%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



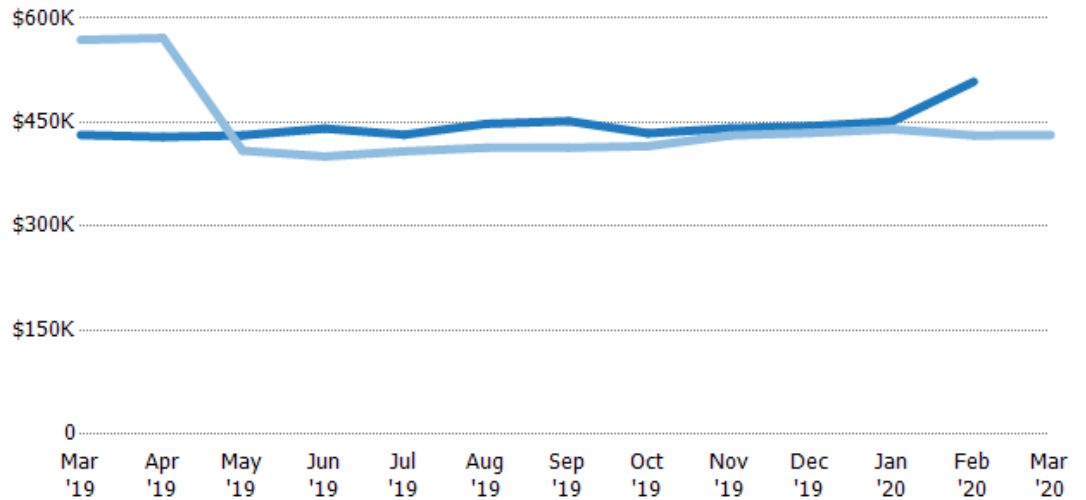
Current Year	\$30.2M	\$28.7M	\$31.9M	\$35.3M	\$29.4M	\$27.3M	\$23.9M	\$23.9M	\$22.9M	\$20M	\$20.3M	\$14.2M	-
Prior Year	\$53.5M	\$53.1M	\$35.2M	\$36.5M	\$33.9M	\$31.4M	\$29.8M	\$32.8M	\$32.3M	\$31.3M	\$29.5M	\$28.5M	\$30.2M
Percent Change from Prior Year	-43%	-46%	-9%	-3%	-13%	-13%	-20%	-27%	-29%	-36%	-31%	-50%	-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,  
Mobile/Manufactured, Single Family  
Residence



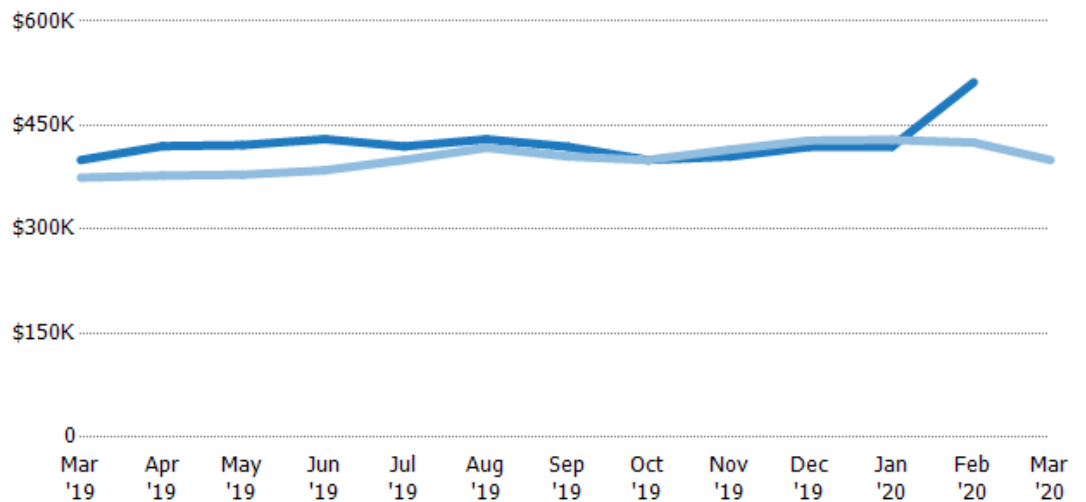
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$432K	\$429K	\$431K	\$441K	\$432K	\$448K	\$452K	\$434K	\$441K	\$444K	\$451K	\$509K	-
Prior Year	\$569K	\$571K	\$409K	\$401K	\$408K	\$413K	\$413K	\$416K	\$431K	\$435K	\$440K	\$431K	\$432K
Percent Change from Prior Year	-24%	-25%	5%	10%	6%	8%	9%	4%	2%	2%	3%	18%	-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,  
Mobile/Manufactured, Single Family  
Residence



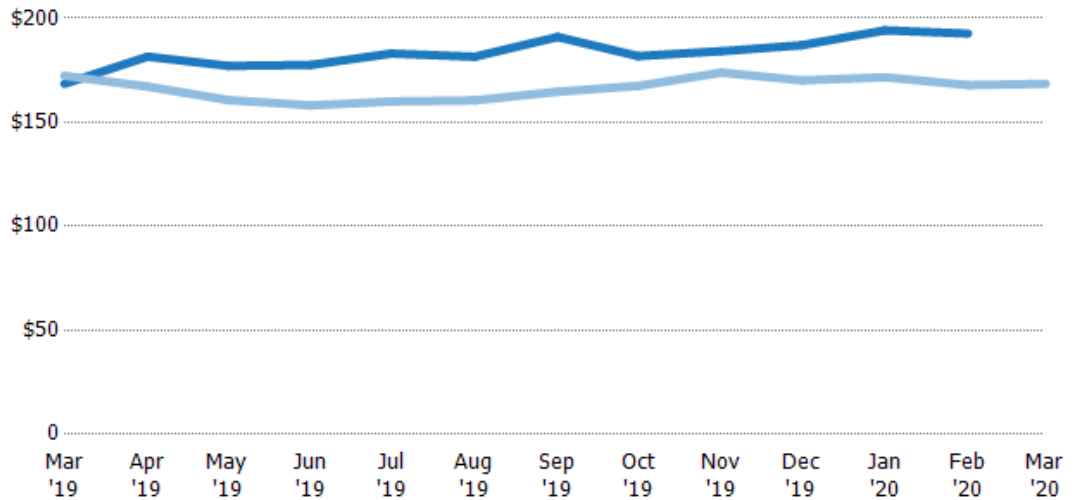
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$400K	\$420K	\$421K	\$430K	\$419K	\$430K	\$419K	\$400K	\$405K	\$419K	\$419K	\$512K	-
Prior Year	\$375K	\$377K	\$379K	\$385K	\$400K	\$418K	\$405K	\$400K	\$415K	\$428K	\$429K	\$425K	\$400K
Percent Change from Prior Year	7%	11%	11%	12%	5%	3%	3%	0%	-2%	-2%	-2%	20%	-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,  
Mobile/Manufactured, Single Family  
Residence



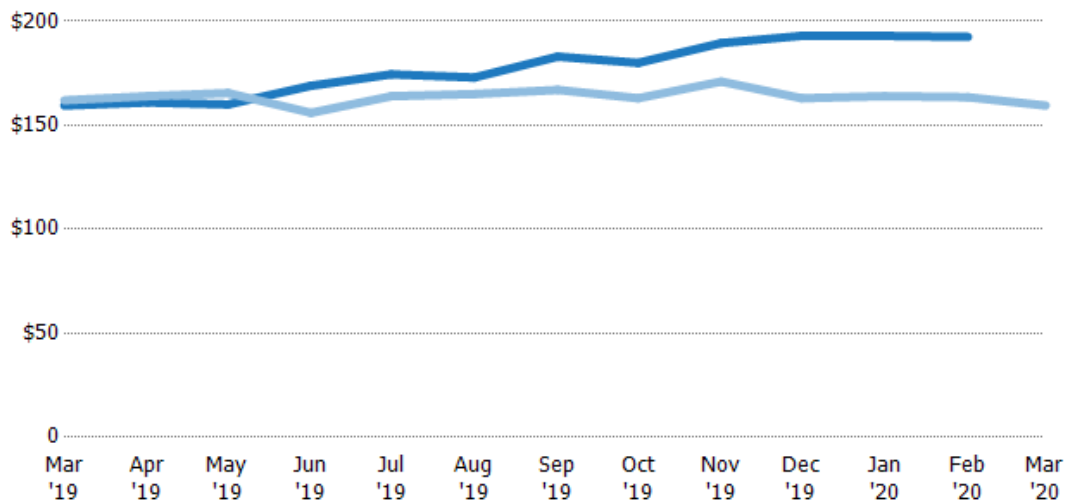
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$169	\$182	\$177	\$178	\$183	\$182	\$191	\$182	\$184	\$187	\$194	\$193	-
Prior Year	\$172	\$167	\$161	\$158	\$160	\$161	\$165	\$167	\$174	\$170	\$172	\$168	\$169
Percent Change from Prior Year	-2%	9%	10%	12%	14%	13%	16%	9%	6%	10%	13%	15%	-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,  
Mobile/Manufactured, Single Family  
Residence



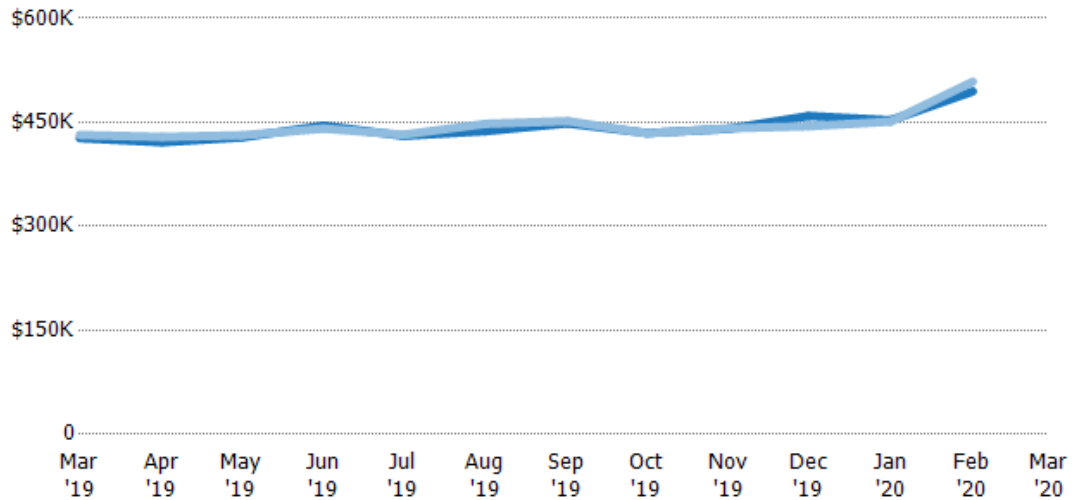
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$160	\$161	\$160	\$169	\$175	\$173	\$183	\$180	\$190	\$193	\$193	\$193	-
Prior Year	\$162	\$164	\$166	\$156	\$164	\$165	\$167	\$163	\$171	\$163	\$164	\$164	\$160
Percent Change from Prior Year	-2%	-2%	-3%	8%	6%	5%	10%	10%	11%	18%	18%	18%	-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,  
Mobile/Manufactured, Single Family  
Residence



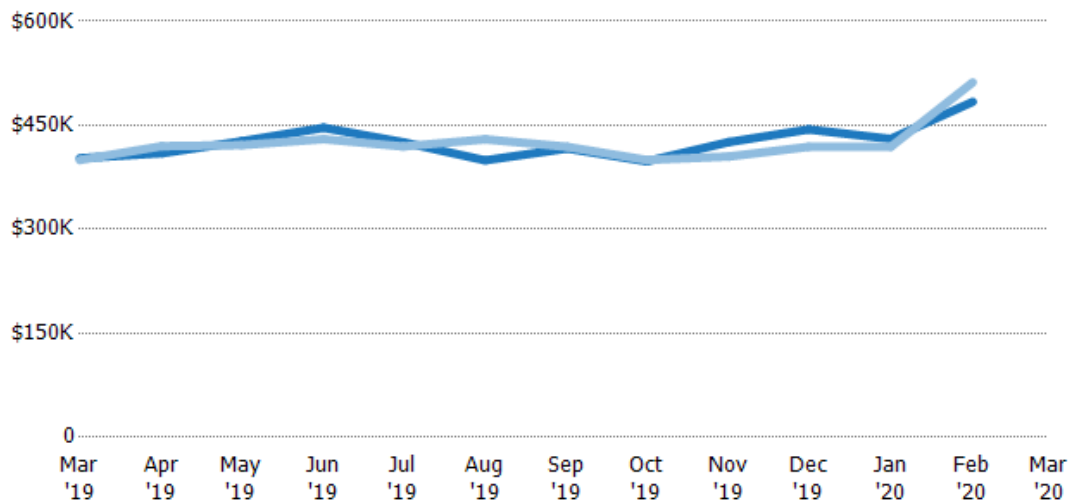
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$427K	\$421K	\$428K	\$445K	\$430K	\$437K	\$449K	\$434K	\$441K	\$459K	\$453K	\$495K	-
Avg Listing Price	\$432K	\$429K	\$431K	\$441K	\$432K	\$448K	\$452K	\$434K	\$441K	\$444K	\$451K	\$509K	-
Avg Listing Price as a % of Avg Est Value	101%	102%	101%	99%	100%	102%	101%	100%	100%	97%	100%	103%	-

## 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,  
Mobile/Manufactured, Single Family  
Residence



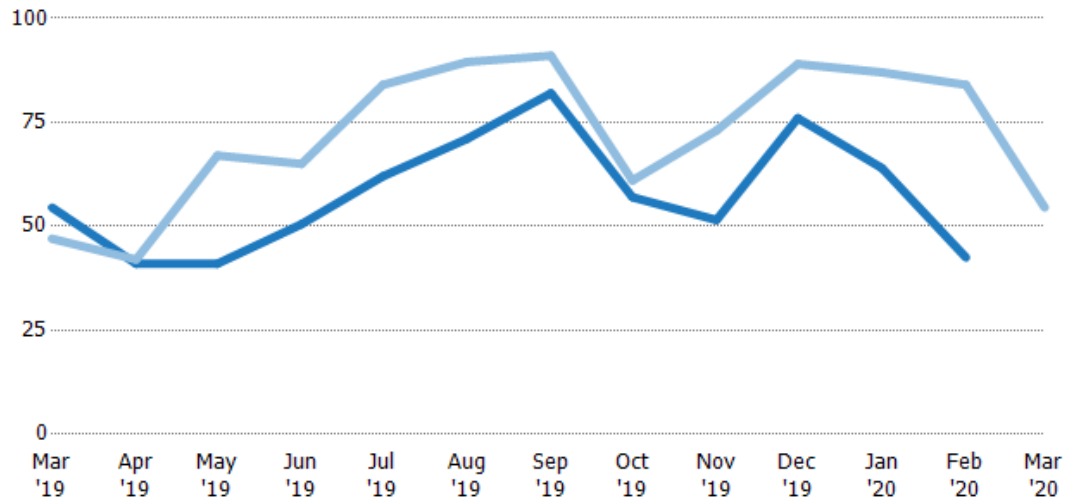
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$402K	\$410K	\$427K	\$446K	\$426K	\$399K	\$417K	\$398K	\$426K	\$444K	\$430K	\$484K	-
Median Listing Price	\$400K	\$420K	\$421K	\$430K	\$419K	\$430K	\$419K	\$400K	\$405K	\$419K	\$419K	\$512K	-
Med Listing Price as a % of Med Est Value	99%	102%	99%	96%	99%	108%	101%	101%	95%	94%	97%	106%	-

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



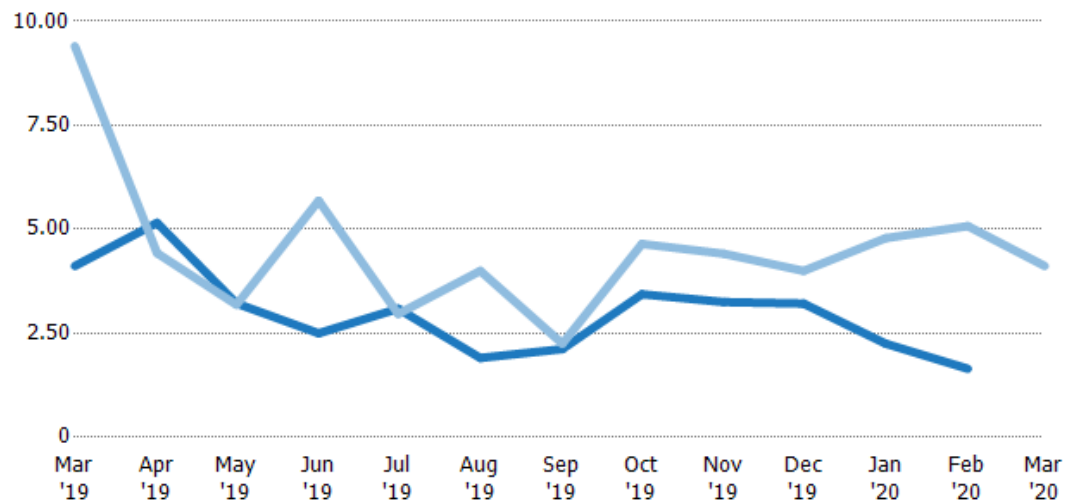
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	54.5	41	41	50.5	62	71	82	57	51.5	76	64	42.5	-
Prior Year	47	42	67	65	84	89.5	91	61	73	89	87	84	54.5
Percent Change from Prior Year	16%	-2%	-39%	-22%	-26%	-21%	-10%	-7%	-29%	-15%	-26%	-49%	-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,  
 Mobile/Manufactured, Single Family  
 Residence



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	4.12	5.15	3.22	2.5	3.09	1.91	2.12	3.44	3.25	3.21	2.25	1.65	-
Prior Year	9.4	4.43	3.19	5.69	2.96	4	2.25	4.65	4.41	4	4.79	5.08	4.12
Percent Change from Prior Year	-56%	16%	1%	-56%	4%	-52%	-6%	-26%	-26%	-20%	-53%	-68%	-100%

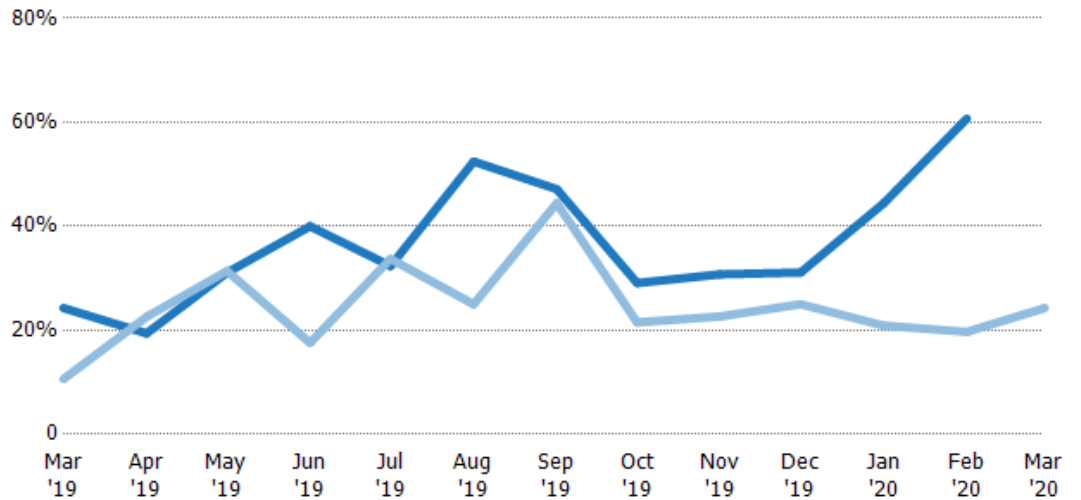


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



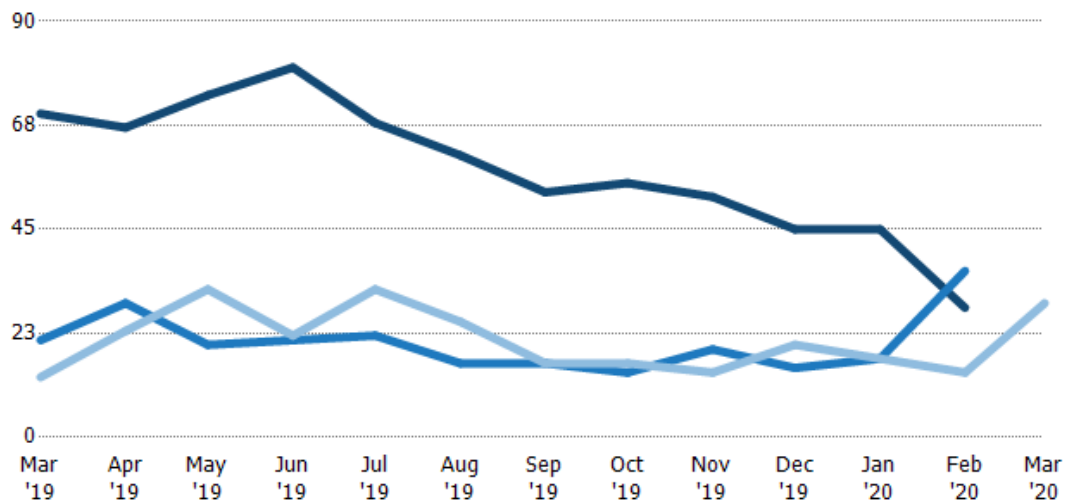
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	24%	19%	31%	40%	32%	52%	47%	29%	31%	31%	44%	61%	-
Prior Year	11%	23%	31%	18%	34%	25%	44%	22%	23%	25%	21%	20%	24%
Change from Prior Year	-14%	3%	0%	-22%	1%	-27%	-3%	-8%	-8%	-6%	-24%	-41%	24%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	70	67	74	80	68	61	53	55	52	45	45	28	-
Pending	21	29	20	21	22	16	16	14	19	15	17	36	-
Sold	13	23	32	22	32	25	16	16	14	20	17	14	29

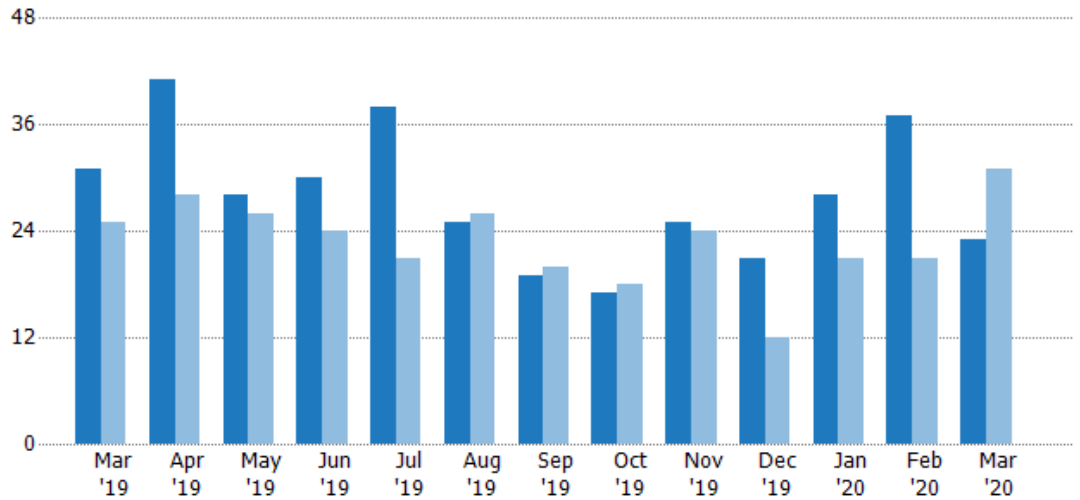
## New Pending Sales

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Count	% Chg.
Mar '20	23	-25.8%
Mar '19	31	24%
Mar '18	25	12%



Current Year	31	41	28	30	38	25	19	17	25	21	28	37	23
Prior Year	25	28	26	24	21	26	20	18	24	12	21	21	31
Percent Change from Prior Year	24%	46%	8%	25%	81%	-4%	-5%	-6%	4%	75%	33%	76%	-26%

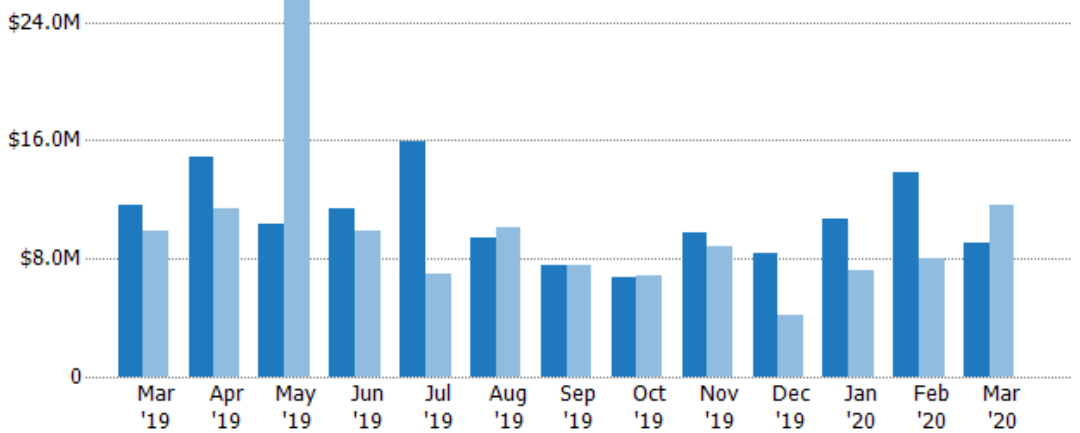
## New Pending Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Volume	% Chg.
Mar '20	\$9.01M	-22.8%
Mar '19	\$11.7M	18.1%
Mar '18	\$9.87M	-3.1%



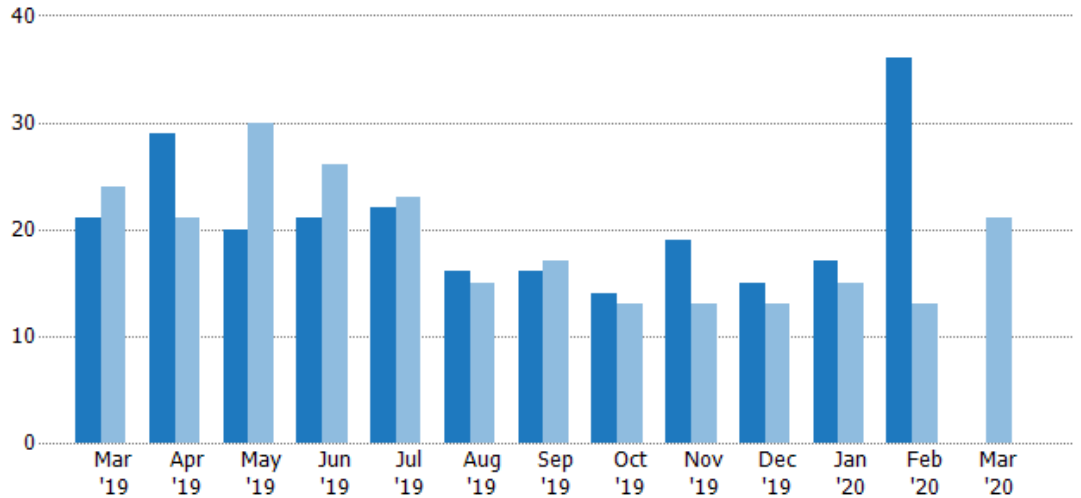
Current Year	\$11.7M	\$14.9M	\$10.3M	\$11.4M	\$16M	\$9.43M	\$7.54M	\$6.73M	\$9.7M	\$8.4M	\$10.7M	\$13.8M	\$9.01M
Prior Year	\$9.87M	\$11.4M	\$25.7M	\$9.88M	\$6.93M	\$10.1M	\$7.6M	\$6.85M	\$8.78M	\$4.21M	\$7.14M	\$8.04M	\$11.7M
Percent Change from Prior Year	18%	31%	-60%	15%	131%	-7%	-1%	-2%	10%	99%	49%	72%	-23%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



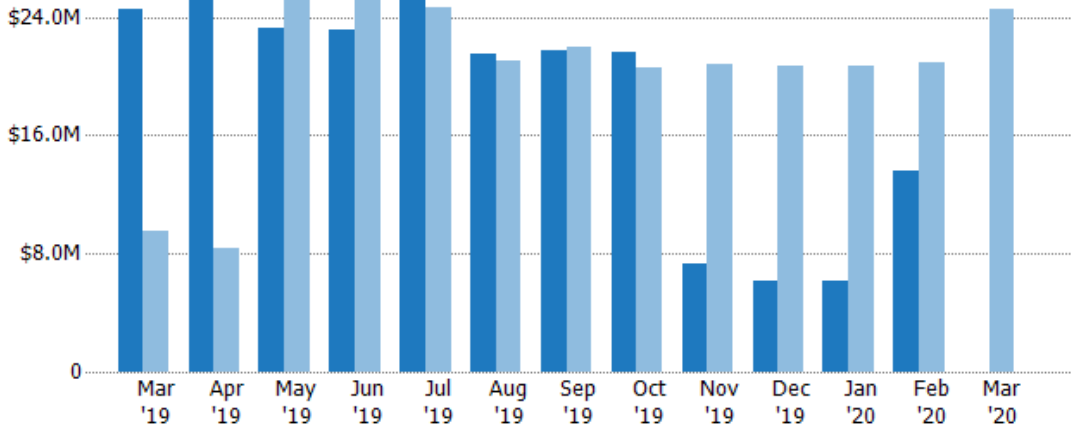
Current Year	21	29	20	21	22	16	16	14	19	15	17	36	-
Prior Year	24	21	30	26	23	15	17	13	13	13	15	13	21
Percent Change from Prior Year	-13%	38%	-33%	-19%	-4%	7%	-6%	8%	46%	15%	13%	177%	-100%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Current Year	\$24.5M	\$26.8M	\$23.2M	\$23.2M	\$25.6M	\$21.5M	\$21.8M	\$21.6M	\$7.26M	\$6.1M	\$6.15M	\$13.6M	-
Prior Year	\$9.5M	\$8.39M	\$27.3M	\$25.9M	\$24.6M	\$21.1M	\$22M	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M
Percent Change from Prior Year	158%	220%	-15%	-10%	4%	2%	-1%	5%	-65%	-70%	-70%	-35%	-100%

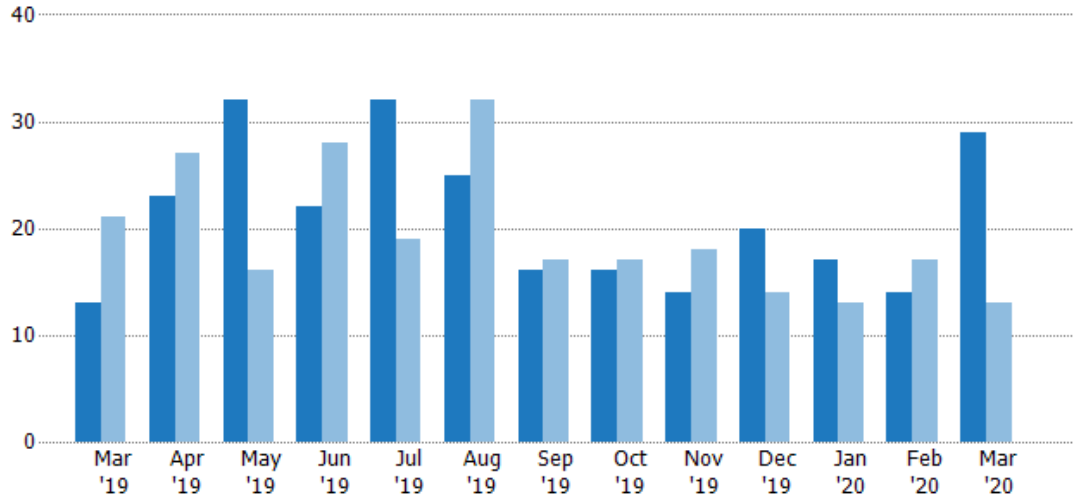
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Mar '20	29	123.1%
Mar '19	13	-38.1%
Mar '18	21	28.6%



Current Year	13	23	32	22	32	25	16	16	14	20	17	14	29
Prior Year	21	27	16	28	19	32	17	17	18	14	13	17	13
Percent Change from Prior Year	-38%	-15%	100%	-21%	68%	-22%	-6%	-6%	-22%	43%	31%	-18%	123%

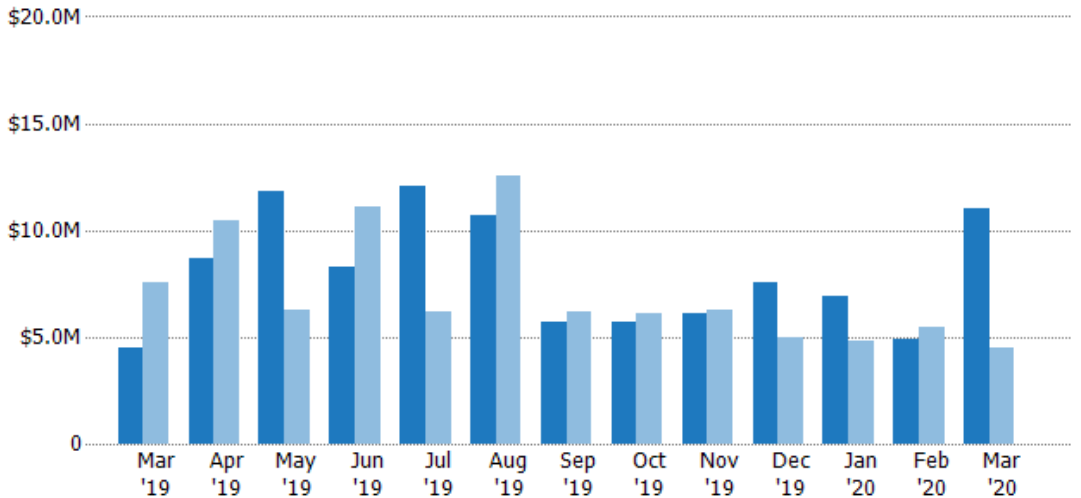
## Closed Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Mar '20	\$11M	145.6%
Mar '19	\$4.48M	-40.8%
Mar '18	\$7.57M	20.7%



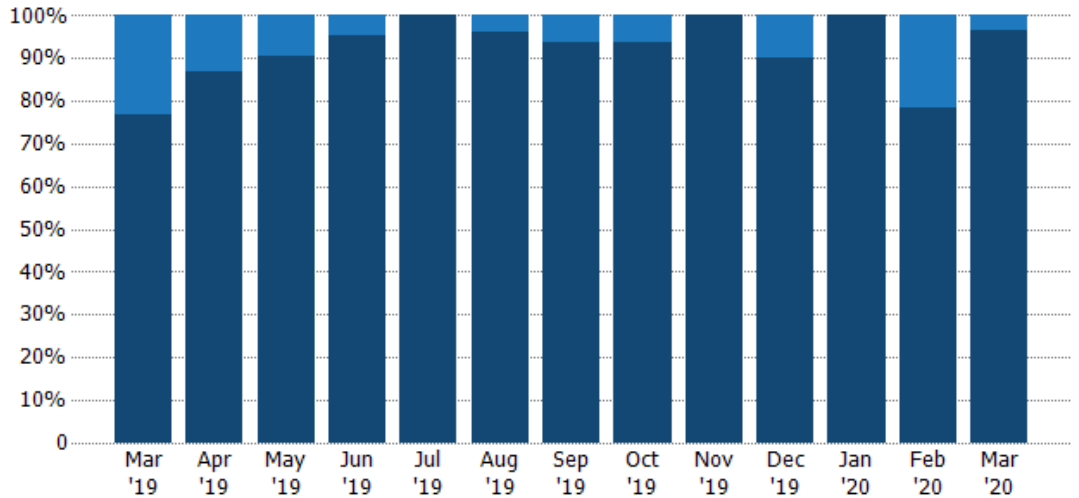
Current Year	\$4.48M	\$8.7M	\$11.8M	\$8.3M	\$12.1M	\$10.7M	\$5.69M	\$5.7M	\$6.08M	\$7.56M	\$6.91M	\$4.9M	\$11M
Prior Year	\$7.57M	\$10.5M	\$6.29M	\$11.1M	\$6.21M	\$12.5M	\$6.21M	\$6.13M	\$6.29M	\$4.99M	\$4.78M	\$5.46M	\$4.48M
Percent Change from Prior Year	-41%	-17%	88%	-25%	95%	-15%	-8%	-7%	-3%	52%	44%	-10%	146%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



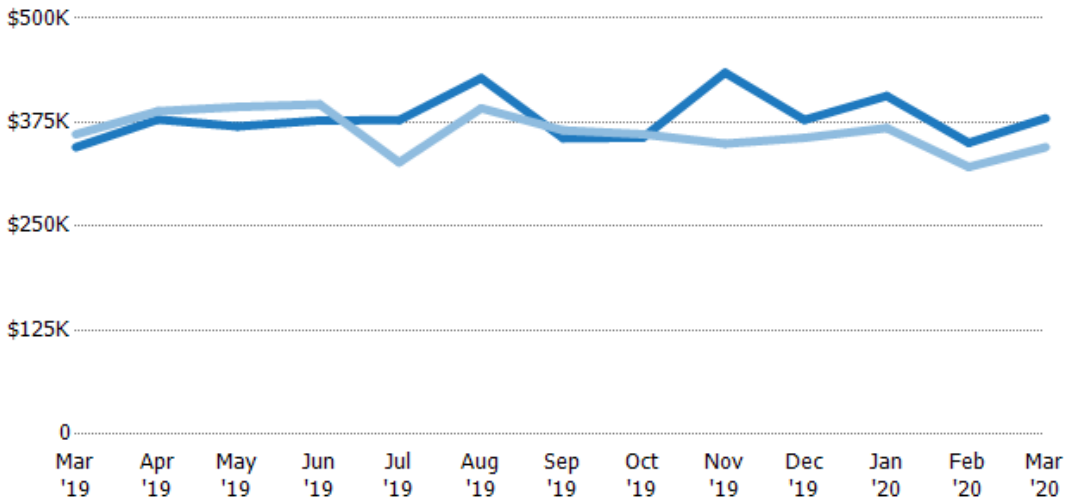
Mobile/Manufactured	23%	13%	9%	5%	-	4%	6%	6%	-	10%	-	21%	3%
Single Family Residence	77%	87%	91%	95%	100%	96%	94%	94%	100%	90%	100%	79%	97%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Current Year	\$345K	\$378K	\$370K	\$377K	\$378K	\$428K	\$356K	\$357K	\$435K	\$378K	\$407K	\$350K	\$380K
Prior Year	\$361K	\$388K	\$393K	\$397K	\$327K	\$392K	\$365K	\$361K	\$349K	\$356K	\$368K	\$321K	\$345K
Percent Change from Prior Year	-4%	-3%	-6%	-5%	16%	9%	-3%	-1%	24%	6%	10%	9%	10%

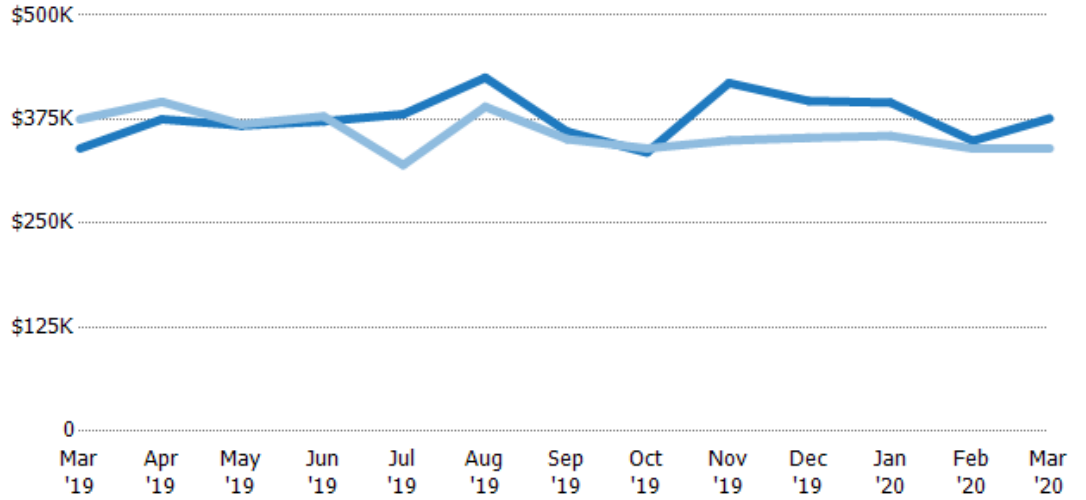
## Median Sales Price

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price	% Chg.
Mar '20	\$376K	10.6%
Mar '19	\$340K	-9.4%
Mar '18	\$375K	-9.3%



Current Year	\$340K	\$375K	\$367K	\$373K	\$381K	\$425K	\$360K	\$335K	\$419K	\$397K	\$395K	\$349K	\$376K
Prior Year	\$375K	\$396K	\$369K	\$378K	\$320K	\$390K	\$351K	\$340K	\$349K	\$353K	\$355K	\$340K	\$340K
Percent Change from Prior Year	-9%	-5%	0%	-2%	19%	9%	3%	-1%	20%	13%	11%	3%	11%

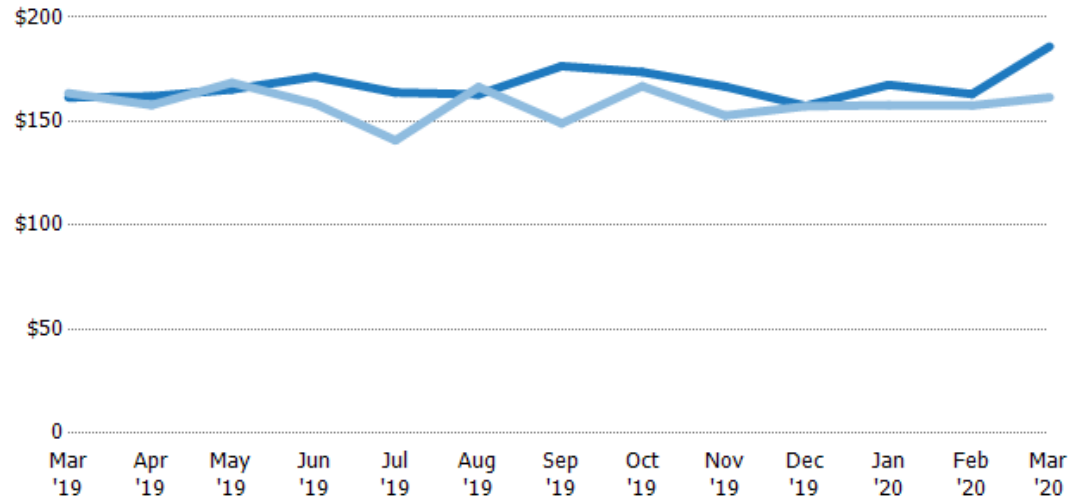
## Average Sales Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Mar '20	\$186	15.2%
Mar '19	\$161	-1.2%
Mar '18	\$163	-4.8%



Current Year	\$161	\$162	\$165	\$171	\$164	\$163	\$177	\$174	\$167	\$157	\$168	\$163	\$186
Prior Year	\$163	\$158	\$169	\$158	\$141	\$166	\$149	\$167	\$153	\$157	\$158	\$158	\$161
Percent Change from Prior Year	-1%	3%	-2%	8%	16%	-2%	18%	4%	9%	0%	6%	3%	15%

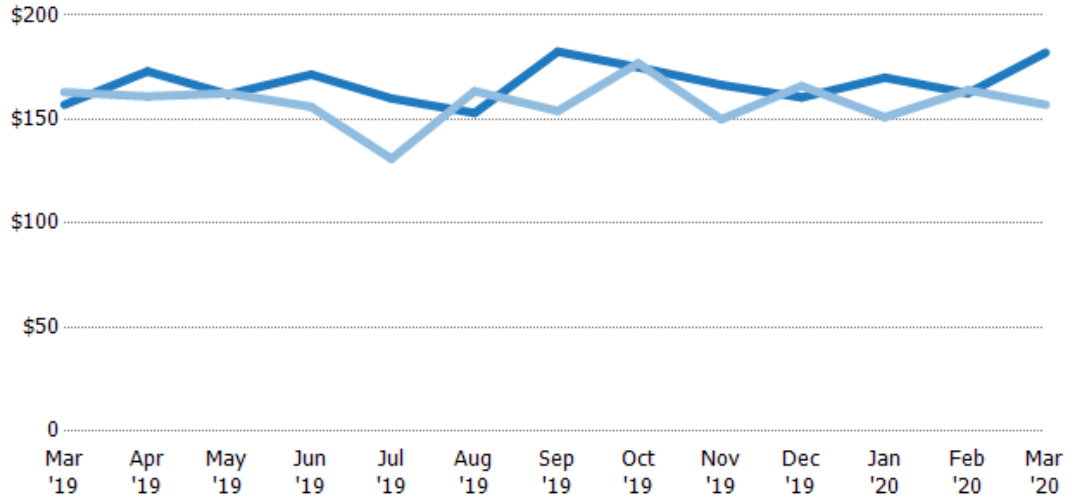
## Median Sales Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Mar '20	\$182	15.9%
Mar '19	\$157	-3.7%
Mar '18	\$163	-8.6%



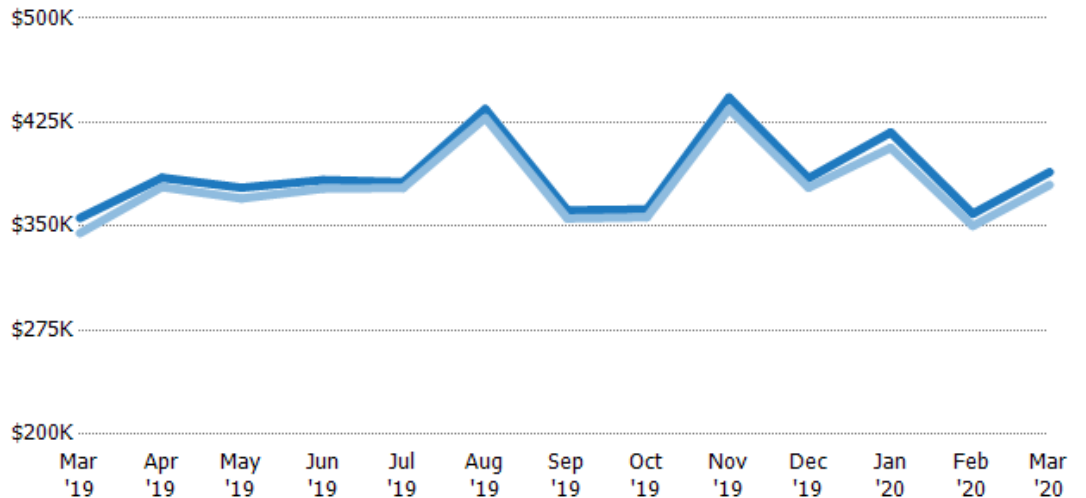
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$157	\$173	\$162	\$172	\$160	\$153	\$183	\$175	\$167	\$161	\$170	\$163	\$182
Prior Year	\$163	\$161	\$163	\$156	\$131	\$164	\$154	\$177	\$150	\$166	\$151	\$164	\$157
Percent Change from Prior Year	-4%	7%	0%	10%	22%	-6%	19%	-1%	11%	-3%	13%	-1%	16%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



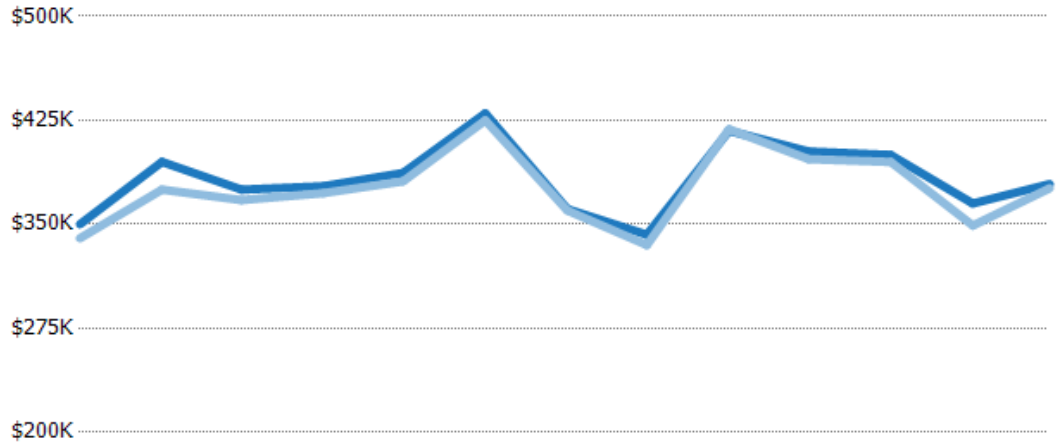
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg List Price	\$356K	\$385K	\$378K	\$383K	\$382K	\$435K	\$361K	\$362K	\$443K	\$385K	\$418K	\$359K	\$389K
Avg Sales Price	\$345K	\$378K	\$370K	\$377K	\$378K	\$428K	\$356K	\$357K	\$435K	\$378K	\$407K	\$350K	\$380K
Avg Sales Price as a % of Avg List Price	97%	98%	98%	98%	99%	99%	98%	98%	98%	98%	97%	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,  
 Mobile/Manufactured, Single Family  
 Residence



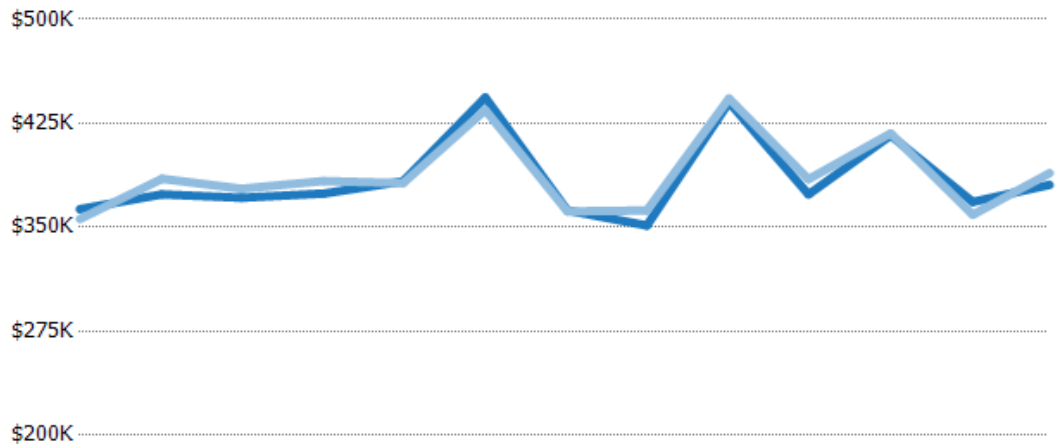
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median List Price	\$350K	\$395K	\$375K	\$377K	\$387K	\$430K	\$361K	\$343K	\$417K	\$403K	\$400K	\$365K	\$379K
Median Sales Price	\$340K	\$375K	\$367K	\$373K	\$381K	\$425K	\$360K	\$335K	\$419K	\$397K	\$395K	\$349K	\$376K
Med Sales Price as a % of Med List Price	97%	95%	98%	99%	98%	99%	100%	98%	100%	99%	99%	96%	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,  
 Mobile/Manufactured, Single Family  
 Residence



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$363K	\$374K	\$371K	\$374K	\$383K	\$444K	\$362K	\$351K	\$440K	\$374K	\$416K	\$368K	\$381K
Avg Sales Price	\$356K	\$385K	\$378K	\$383K	\$382K	\$435K	\$361K	\$362K	\$443K	\$385K	\$418K	\$359K	\$389K
Avg Sales Price as a % of Avg Est Value	98%	103%	102%	102%	100%	98%	100%	103%	101%	103%	100%	97%	102%

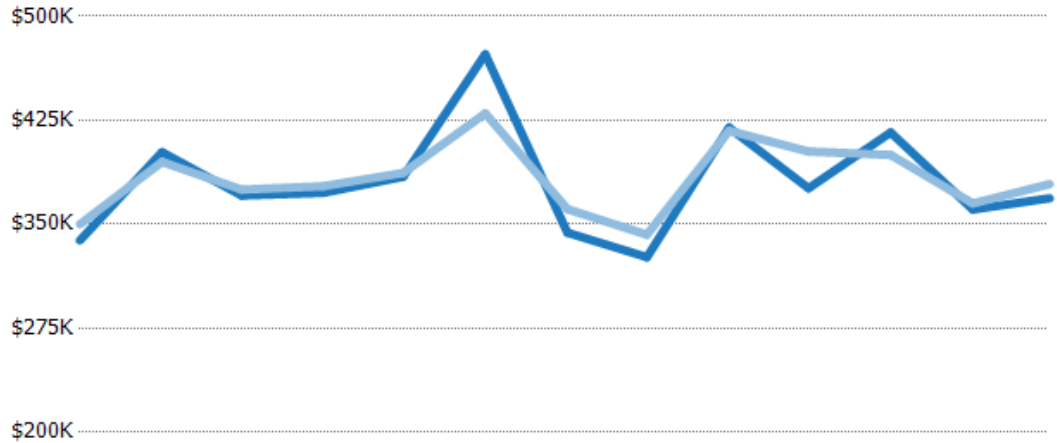


## Median Sales Price vs Median Est Value

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,  
 Mobile/Manufactured, Single Family  
 Residence



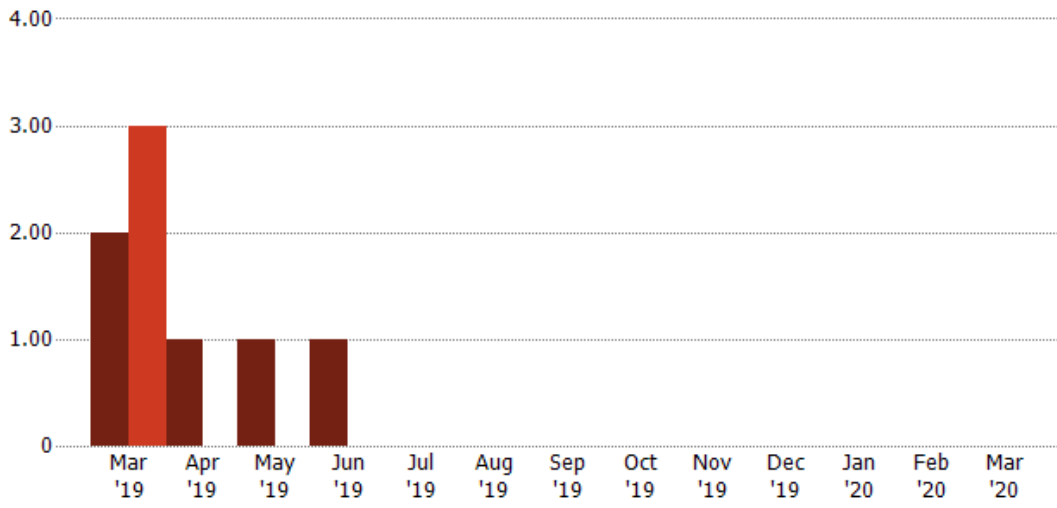
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$338K	\$402K	\$371K	\$373K	\$384K	\$473K	\$344K	\$326K	\$420K	\$376K	\$416K	\$361K	\$369K
Median Sales Price	\$350K	\$395K	\$375K	\$377K	\$387K	\$430K	\$361K	\$343K	\$417K	\$403K	\$400K	\$365K	\$379K
Med Sales Price as a % of Med Est Value	103%	98%	101%	101%	101%	91%	105%	105%	99%	107%	96%	101%	103%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	2	1	1	1	-	-	-	-	-	-	-	-	-
Prior Year	3	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-33%	100%	100%	100%	-	-	-	-	-	-	-	-	-

## Distressed Sales

The count of distressed residential properties sold each month.

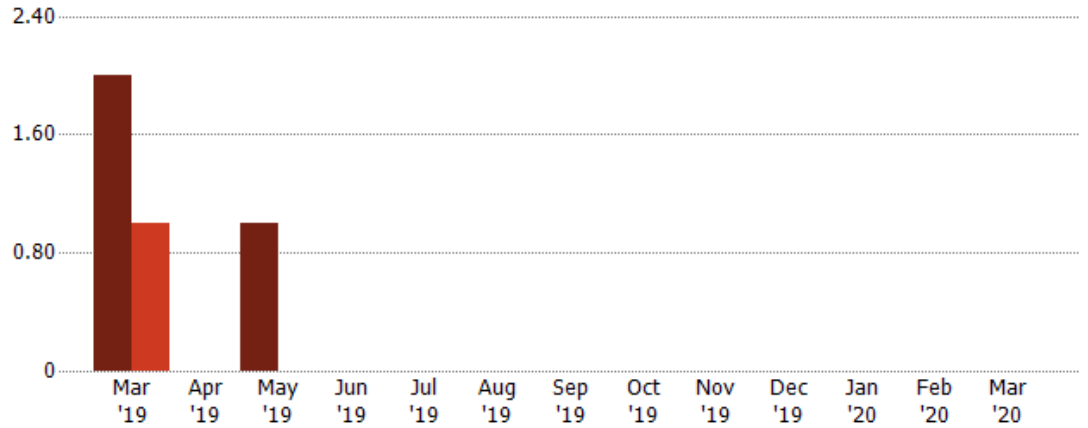
### Filters Used

Custom Area: New River, Arizona

Saved Area

Property Type:

Condo/Townhouse/Apt,  
Mobile/Manufactured, Single Family  
Residence



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



## Sales Activity by ZIP

Mar 2020

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			29	\$11,014,490	\$379,810	\$376,000	\$181	\$178	43

