



**2020**

# **NEW RIVER MARKET REPORT April 2020**



Scottsdale Area Association of REALTORS®  
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ScottsdaleREALTORS.org  
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## Summary of Key Listing and Sales Metrics

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

Key Metrics	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	19	35	-45.7%	83	106	-21.7%
New Listing Volume	\$7,734,629	\$13,409,288	-42.3%	\$34,029,112	\$41,082,238	-17.2%
Active Listing Count	29	68	-57.4%	N/A	N/A	
Active Listing Volume	\$14,105,243	\$29,024,566	-51.4%	N/A	N/A	
Average Listing Price	\$486,388	\$426,832	+14%	\$466,633	\$432,375	+7.9%
Median Listing Price	\$449,000	\$409,950	+9.5%	\$442,744	\$415,729	+6.5%
Average Listing Price per Sq Ft	\$204	\$182	+12.1%	\$194	\$172	+12.5%
Median Listing Price per Sq Ft	\$207	\$168	+23.2%	\$196	\$164	+19.5%
Median Days in RPR	41	41	+/-	47.55	63.8	-25.5%
Months of Inventory	0.9	5.2	-82.1%	2.2	3.7	-40.4%
Absorption Rate	106.9%	19.12%	+87.8%	45.83%	27.31%	+18.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	20	41	-51.2%	108	114	-5.3%
New Pending Sales Volume	\$7,634,479	\$14,907,160	-48.8%	\$41,336,739	\$41,753,758	-1%
Pending Sales Count	26	29	-10.3%	N/A	N/A	
Pending Sales Volume	\$9,645,279	\$26,845,090	-64.1%	N/A	N/A	
Closed Sales Count	18	23	-21.7%	80	66	+21.2%
Closed Sales Volume	\$7,355,560	\$8,700,733	-15.5%	\$31,081,595	\$23,432,115	+32.6%
Average Sales Price	\$408,642	\$378,293	+8%	\$388,520	\$355,032	+9.4%
Median Sales Price	\$392,030	\$375,000	+4.5%	\$378,936	\$355,106	+6.7%
Average Sales Price per Sq Ft	\$181	\$162	+11.6%	\$177	\$160	+10.5%
Median Sales Price per Sq Ft	\$188	\$173	+8.7%	\$179	\$163	+9.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

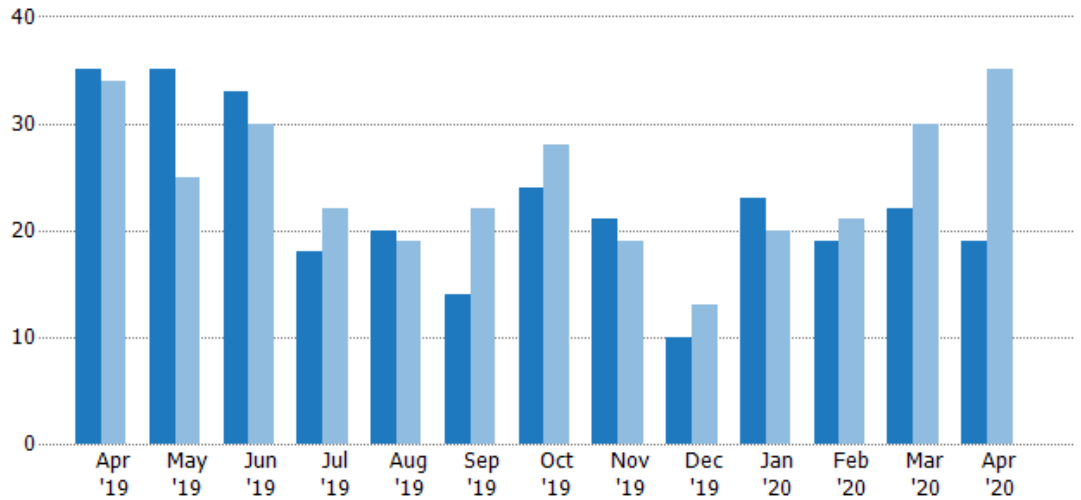
## New Listings

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.
Apr '20	19	-45.7%
Apr '19	35	2.9%
Apr '18	34	-32.4%



Current Year	35	35	33	18	20	14	24	21	10	23	19	22	19
Prior Year	34	25	30	22	19	22	28	19	13	20	21	30	35
Percent Change from Prior Year	3%	40%	10%	-18%	5%	-36%	-14%	11%	-23%	15%	-10%	-27%	-46%

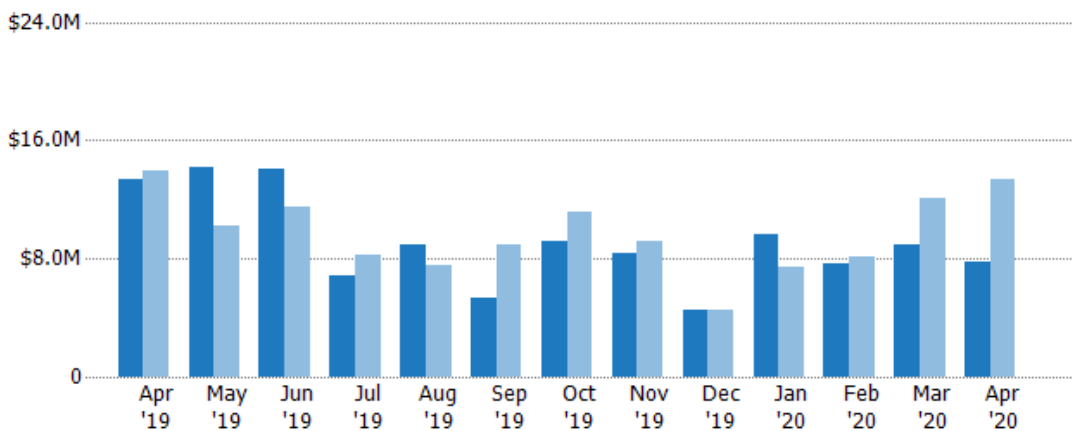
## New Listing Volume

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.
Apr '20	\$7.73M	-42.3%
Apr '19	\$13.4M	-3.7%
Apr '18	\$13.9M	97.5%



Current Year	\$13.4M	\$14.2M	\$14.1M	\$6.9M	\$9M	\$5.38M	\$9.12M	\$8.36M	\$4.57M	\$9.66M	\$7.71M	\$8.92M	\$7.73M
Prior Year	\$13.9M	\$10.3M	\$11.5M	\$8.19M	\$7.6M	\$8.96M	\$11.2M	\$9.12M	\$4.5M	\$7.43M	\$8.15M	\$12.1M	\$13.4M
Percent Change from Prior Year	-4%	38%	23%	-16%	18%	-40%	-19%	-8%	1%	30%	-5%	-26%	-42%

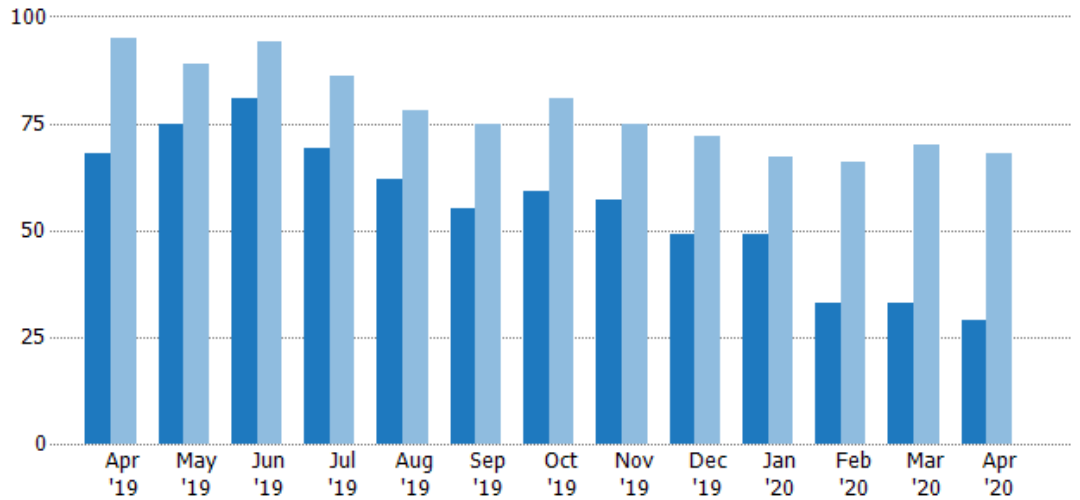
## Active Listings

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

Month/ Year	Count	% Chg.
Apr '20	29	-57.4%
Apr '19	68	-28.4%
Apr '18	95	-23.2%



Current Year	68	75	81	69	62	55	59	57	49	49	33	33	29
Prior Year	95	89	94	86	78	75	81	75	72	67	66	70	68
Percent Change from Prior Year	-28%	-16%	-14%	-20%	-21%	-27%	-27%	-24%	-32%	-27%	-50%	-53%	-57%

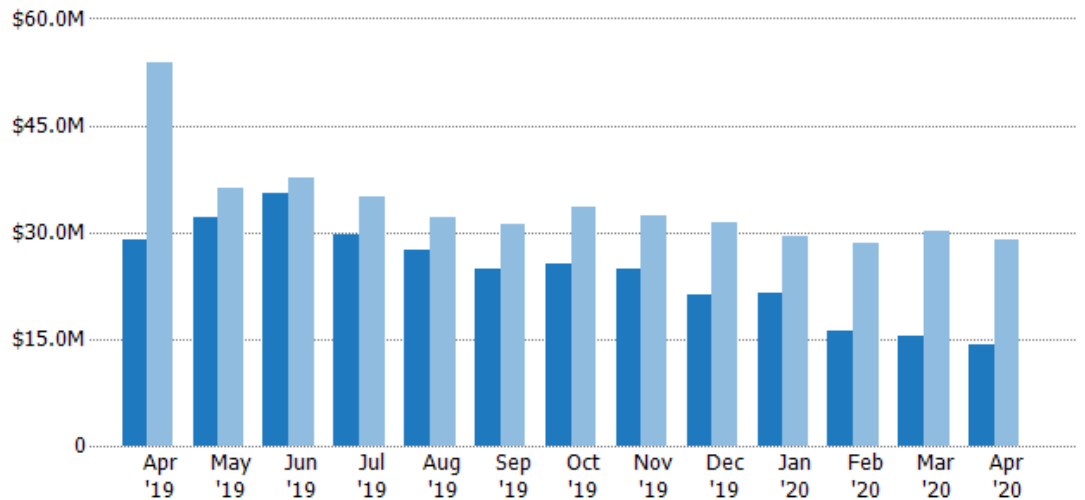
## Active Listing Volume

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

Month/ Year	Volume	% Chg.
Apr '20	\$14.1M	-51.4%
Apr '19	\$29M	-46.1%
Apr '18	\$53.8M	-12.2%



Current Year	\$29M	\$32.2M	\$35.6M	\$29.7M	\$27.6M	\$24.8M	\$25.5M	\$24.8M	\$21.3M	\$21.6M	\$16.1M	\$15.5M	\$14.1M
Prior Year	\$53.8M	\$36.3M	\$37.5M	\$35M	\$32.1M	\$31M	\$33.5M	\$32.3M	\$31.3M	\$29.5M	\$28.5M	\$30.2M	\$29M
Percent Change from Prior Year	-46%	-11%	-5%	-15%	-14%	-20%	-24%	-23%	-32%	-27%	-43%	-49%	-51%

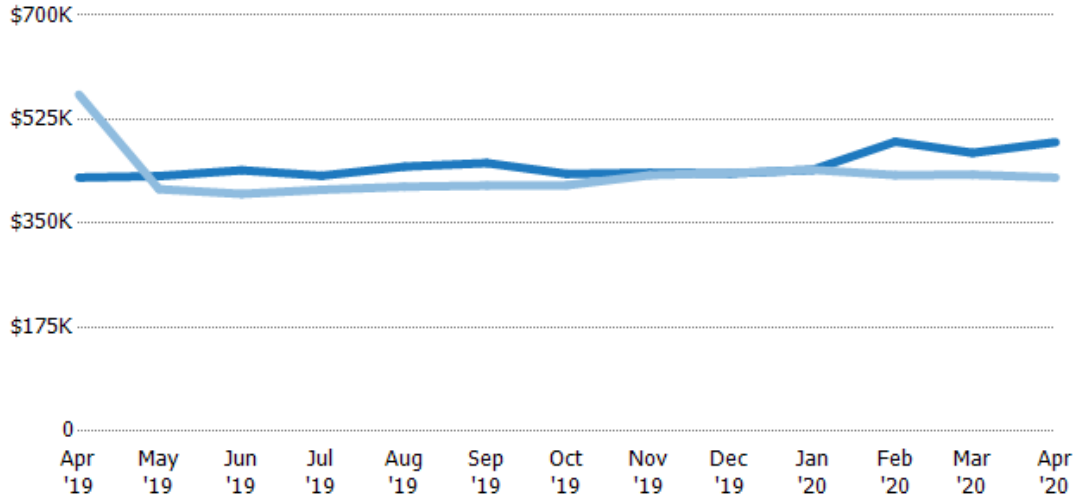
## Average Listing Price

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

Month/Year	Price	% Chg.
Apr '20	\$486K	14%
Apr '19	\$427K	-24.7%
Apr '18	\$567K	14.3%



Current Year	\$427K	\$429K	\$439K	\$430K	\$445K	\$451K	\$433K	\$435K	\$434K	\$440K	\$487K	\$468K	\$486K
Prior Year	\$567K	\$407K	\$399K	\$406K	\$411K	\$414K	\$414K	\$431K	\$435K	\$440K	\$431K	\$432K	\$427K
Percent Change from Prior Year	-25%	5%	10%	6%	8%	9%	5%	1%	0%	0%	13%	9%	14%

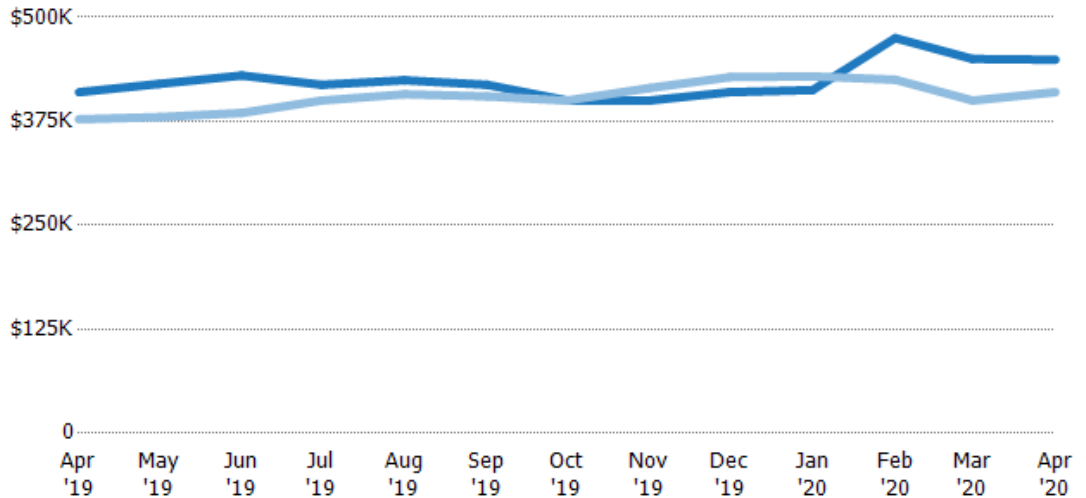
## Median Listing Price

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

Month/Year	Price	% Chg.
Apr '20	\$449K	9.5%
Apr '19	\$410K	8.6%
Apr '18	\$377K	8.6%



Current Year	\$410K	\$420K	\$430K	\$419K	\$424K	\$419K	\$400K	\$400K	\$410K	\$413K	\$475K	\$450K	\$449K
Prior Year	\$377K	\$380K	\$385K	\$400K	\$407K	\$405K	\$400K	\$415K	\$428K	\$429K	\$425K	\$400K	\$410K
Percent Change from Prior Year	9%	11%	12%	5%	4%	3%	0%	-4%	-4%	-4%	12%	13%	10%

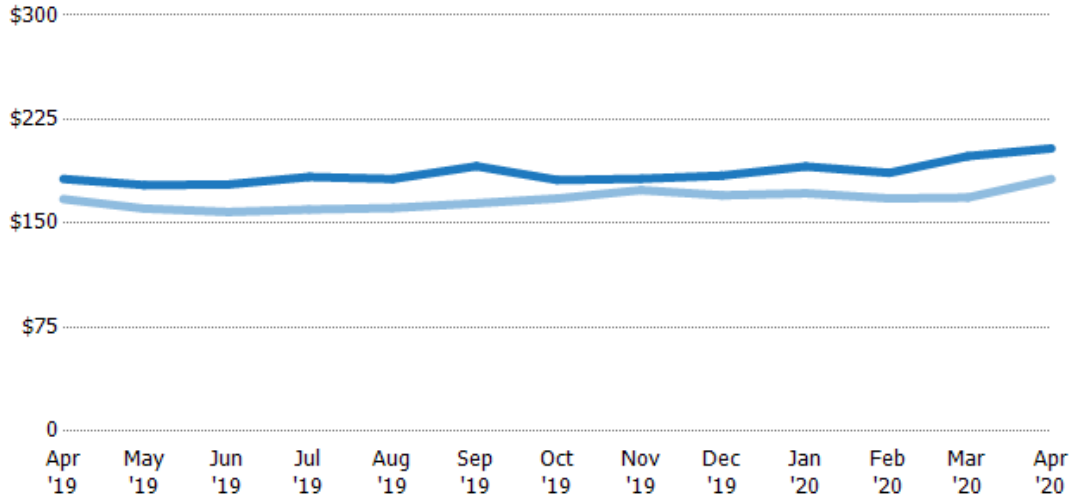
## Average Listing Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$204	12.1%
Apr '19	\$182	8.7%
Apr '18	\$167	9.4%



Current Year	\$182	\$178	\$178	\$183	\$182	\$191	\$181	\$182	\$184	\$191	\$186	\$198	\$204
Prior Year	\$167	\$161	\$158	\$160	\$161	\$164	\$168	\$174	\$170	\$172	\$168	\$169	\$182
Percent Change from Prior Year	9%	11%	13%	15%	13%	16%	8%	5%	8%	11%	11%	18%	12%

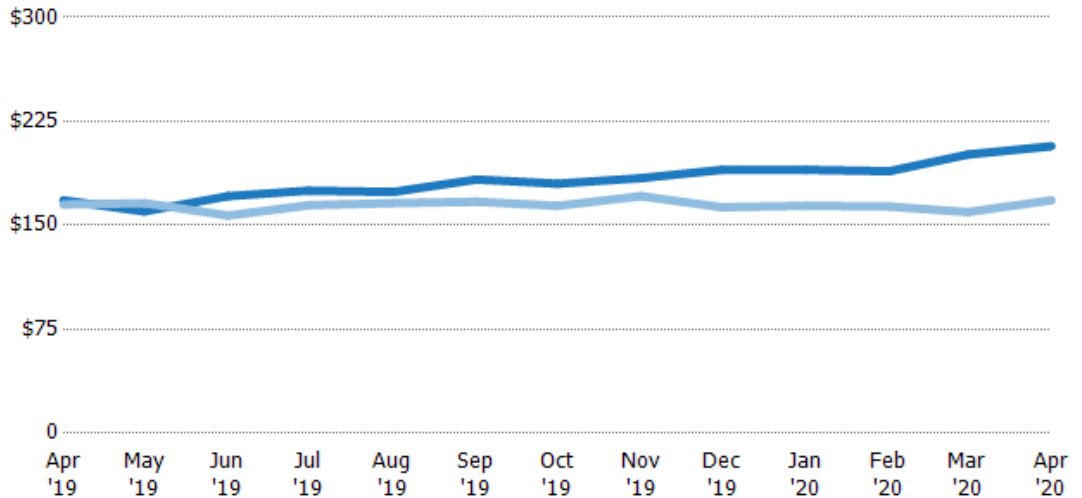
## Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$207	23.2%
Apr '19	\$168	1.8%
Apr '18	\$165	-6.1%



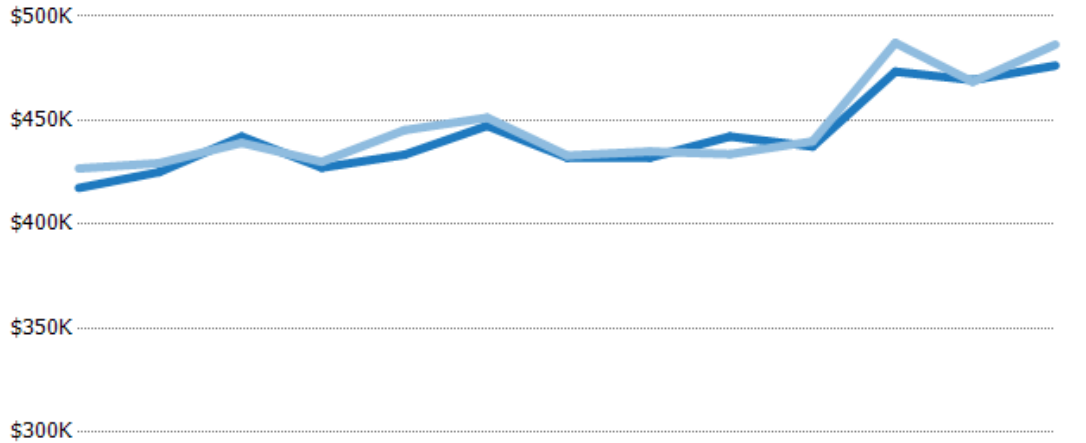
Current Year	\$168	\$160	\$171	\$175	\$174	\$183	\$180	\$184	\$190	\$190	\$189	\$201	\$207
Prior Year	\$165	\$166	\$157	\$165	\$166	\$167	\$164	\$171	\$163	\$164	\$164	\$160	\$168
Percent Change from Prior Year	2%	-4%	9%	6%	5%	10%	10%	8%	17%	16%	16%	26%	23%

## 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



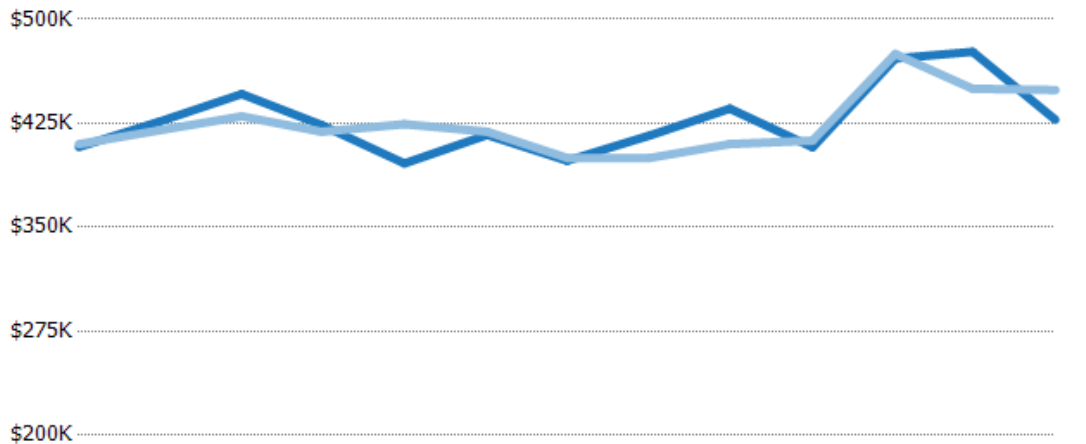
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$417K	\$425K	\$442K	\$427K	\$433K	\$447K	\$432K	\$432K	\$442K	\$437K	\$473K	\$469K	\$476K
Avg Listing Price	\$427K	\$429K	\$439K	\$430K	\$445K	\$451K	\$433K	\$435K	\$434K	\$440K	\$487K	\$468K	\$486K
Avg Listing Price as a % of Avg Est Value	102%	101%	99%	101%	103%	101%	100%	101%	98%	101%	103%	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,  
 Mobile/Manufactured, Single Family  
 Residence



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$408K	\$426K	\$446K	\$424K	\$396K	\$417K	\$398K	\$416K	\$436K	\$408K	\$472K	\$477K	\$428K
Median Listing Price	\$410K	\$420K	\$430K	\$419K	\$424K	\$419K	\$400K	\$400K	\$410K	\$413K	\$475K	\$450K	\$449K
Med Listing Price as a % of Med Est Value	101%	99%	96%	99%	107%	101%	101%	96%	94%	101%	101%	94%	105%



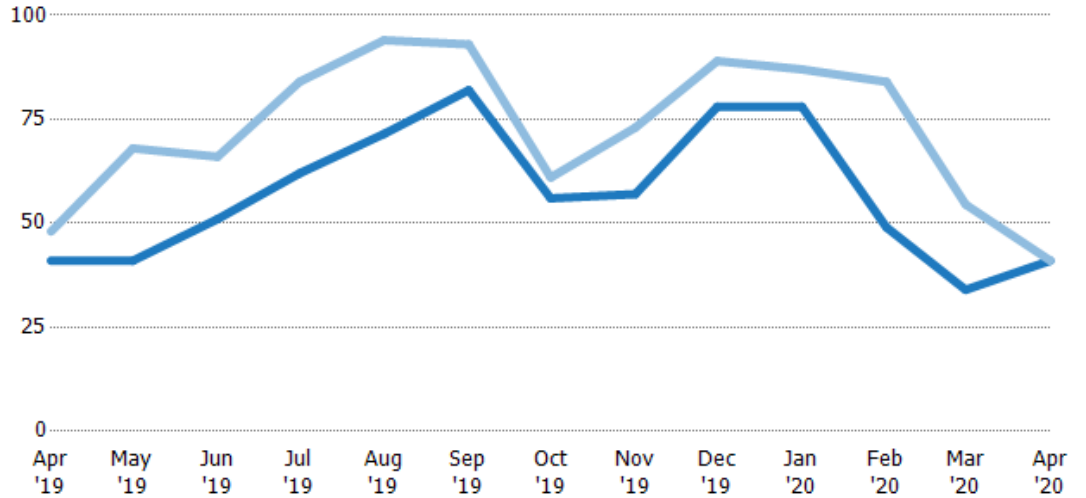
## Median Days in RPR

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

Month/Year	Days	% Chg.
Apr '20	41	0%
Apr '19	41	-14.6%
Apr '18	48	6.3%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	41	41	51	62	71.5	82	56	57	78	78	49	34	41
Prior Year	48	68	66	84	94	93	61	73	89	87	84	54.5	41
Percent Change from Prior Year	-15%	-40%	-23%	-26%	-24%	-12%	-8%	-22%	-12%	-10%	-42%	-38%	0%

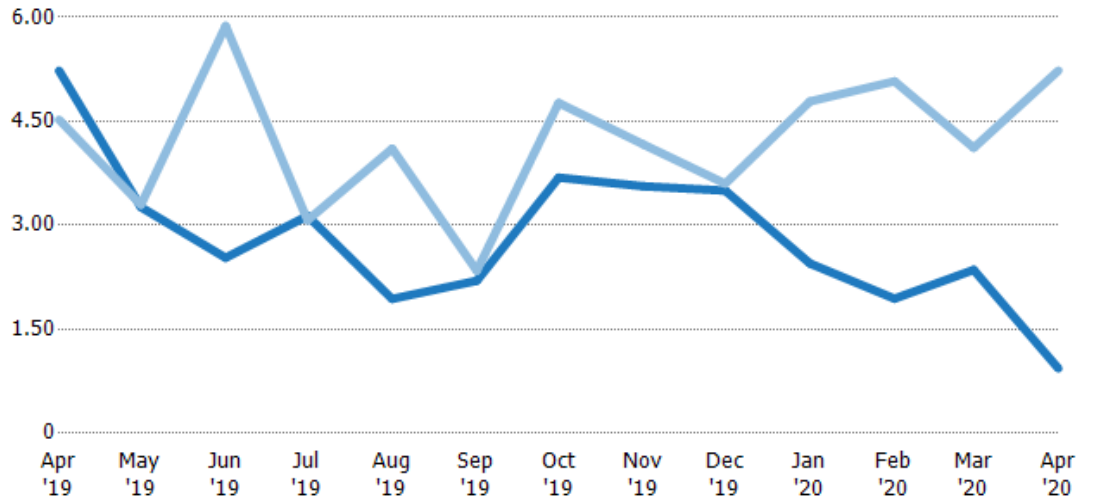
## Months of Inventory

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

Month/Year	Months	% Chg.
Apr '20	0.94	-82.1%
Apr '19	5.23	15.6%
Apr '18	4.52	-40.2%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	5.23	3.26	2.53	3.14	1.94	2.2	3.69	3.56	3.5	2.45	1.94	2.36	0.94
Prior Year	4.52	3.3	5.88	3.07	4.11	2.34	4.76	4.17	3.6	4.79	5.08	4.12	5.23
Percent Change from Prior Year	16%	-1%	-57%	2%	-53%	-6%	-23%	-14%	-3%	-49%	-62%	-43%	-82%



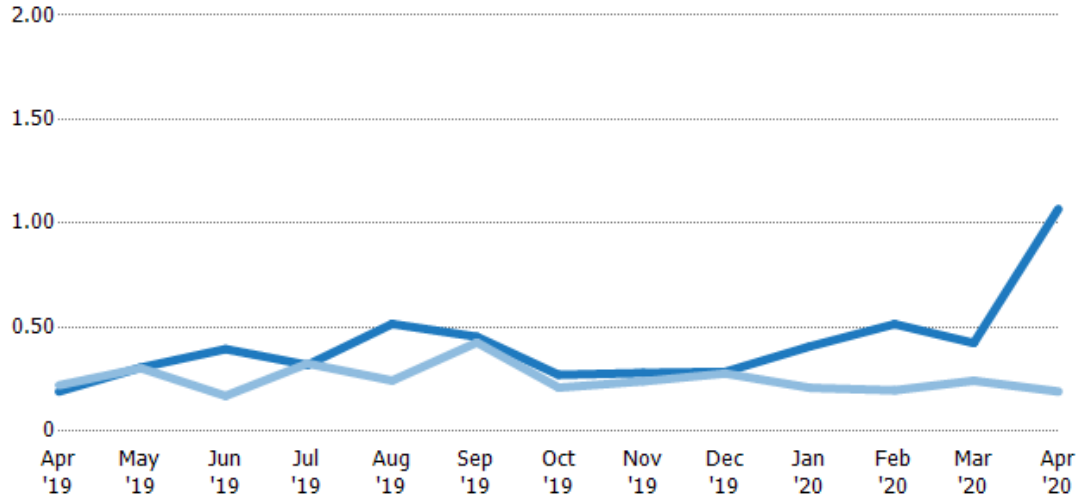
## Absorption Rate

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

Month/ Year	Rate	Chg.
Apr '20	107%	-87.8%
Apr '19	19%	3%
Apr '18	22%	67.3%



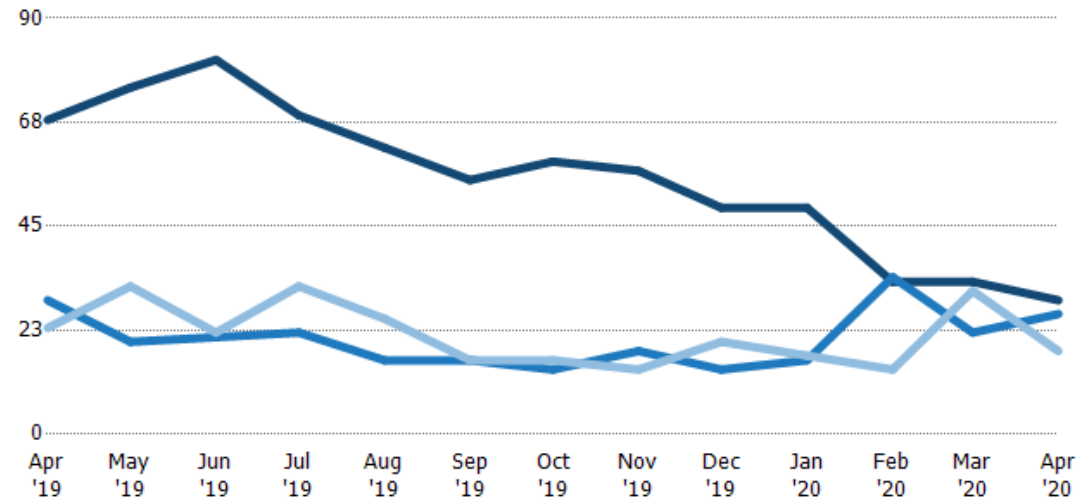
Current Year	19%	31%	40%	32%	52%	45%	27%	28%	29%	41%	52%	42%	107%
Prior Year	22%	30%	17%	33%	24%	43%	21%	24%	28%	21%	20%	24%	19%
Change from Prior Year	3%	0%	-22%	1%	-27%	-3%	-6%	-4%	-1%	-20%	-32%	-18%	-88%

## 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



Active	68	75	81	69	62	55	59	57	49	49	33	33	29
Pending	29	20	21	22	16	16	14	18	14	16	34	22	26
Sold	23	32	22	32	25	16	16	14	20	17	14	31	18

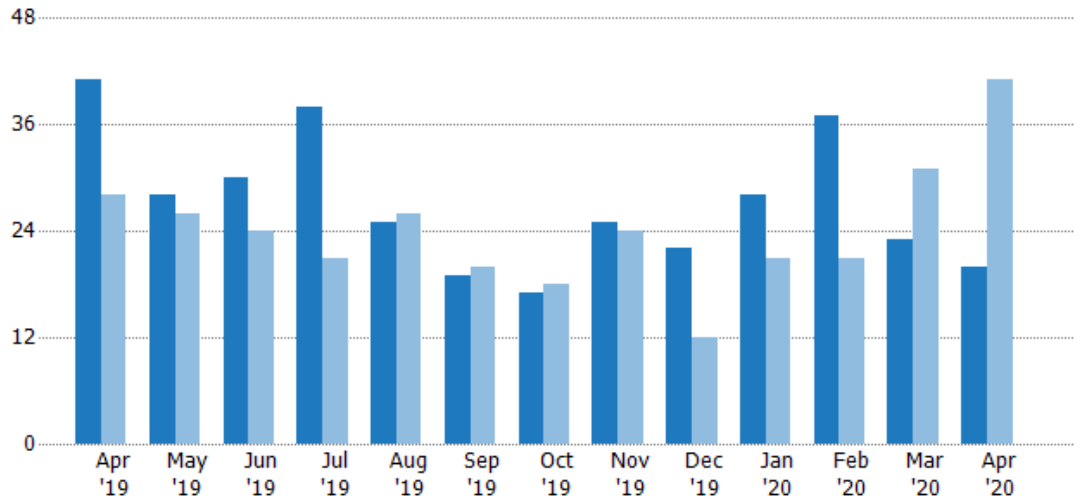
## New Pending Sales

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.
Apr '20	20	-51.2%
Apr '19	41	46.4%
Apr '18	28	-35.7%



Current Year	41	28	30	38	25	19	17	25	22	28	37	23	20
Prior Year	28	26	24	21	26	20	18	24	12	21	21	31	41
Percent Change from Prior Year	46%	8%	25%	81%	-4%	-5%	-6%	4%	83%	33%	76%	-26%	-51%

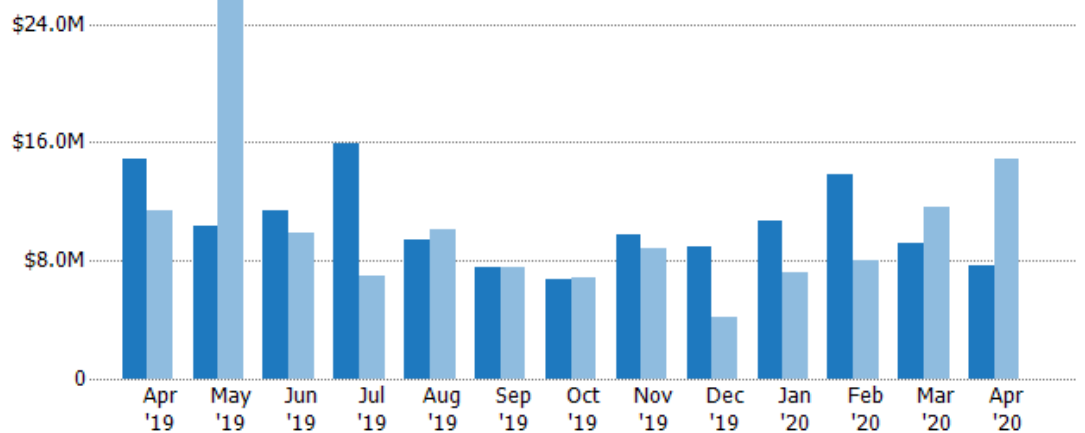
## New Pending Sales Volume

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.
Apr '20	\$7.63M	-48.8%
Apr '19	\$14.9M	31.2%
Apr '18	\$11.4M	-46.1%



Current Year	\$14.9M	\$10.3M	\$11.4M	\$16M	\$9.43M	\$7.54M	\$6.73M	\$9.7M	\$8.98M	\$10.7M	\$13.8M	\$9.22M	\$7.63M
Prior Year	\$11.4M	\$25.7M	\$9.88M	\$6.93M	\$10.1M	\$7.6M	\$6.85M	\$8.78M	\$4.21M	\$7.14M	\$8.04M	\$11.7M	\$14.9M
Percent Change from Prior Year	31%	-60%	15%	131%	-7%	-1%	-2%	10%	113%	49%	72%	-21%	-49%

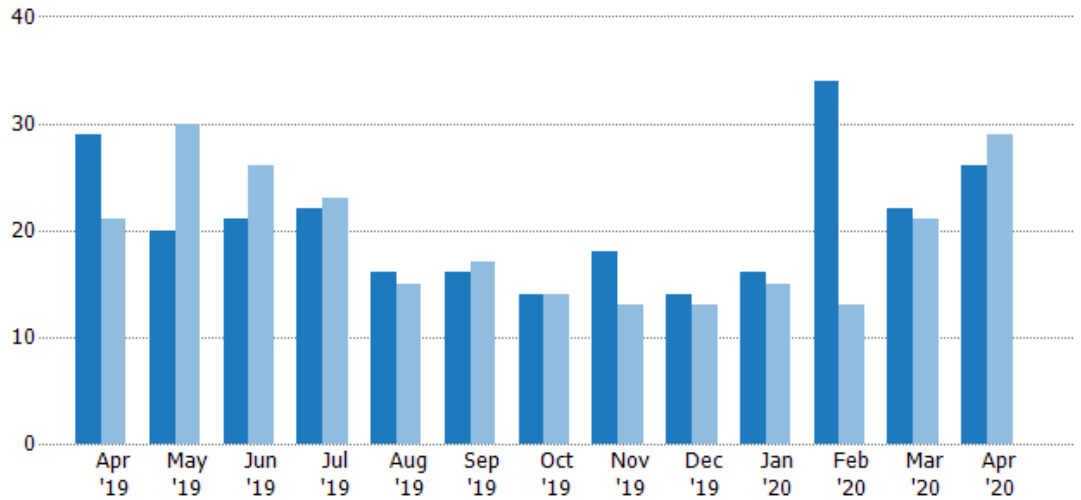
## Pending Sales

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

Month/ Year	Count	% Chg.
Apr '20	26	-10.3%
Apr '19	29	38.1%
Apr '18	21	-28.6%



Current Year	29	20	21	22	16	16	14	18	14	16	34	22	26
Prior Year	21	30	26	23	15	17	14	13	13	15	13	21	29
Percent Change from Prior Year	38%	-33%	-19%	-4%	7%	-6%	0%	38%	8%	7%	162%	5%	-10%

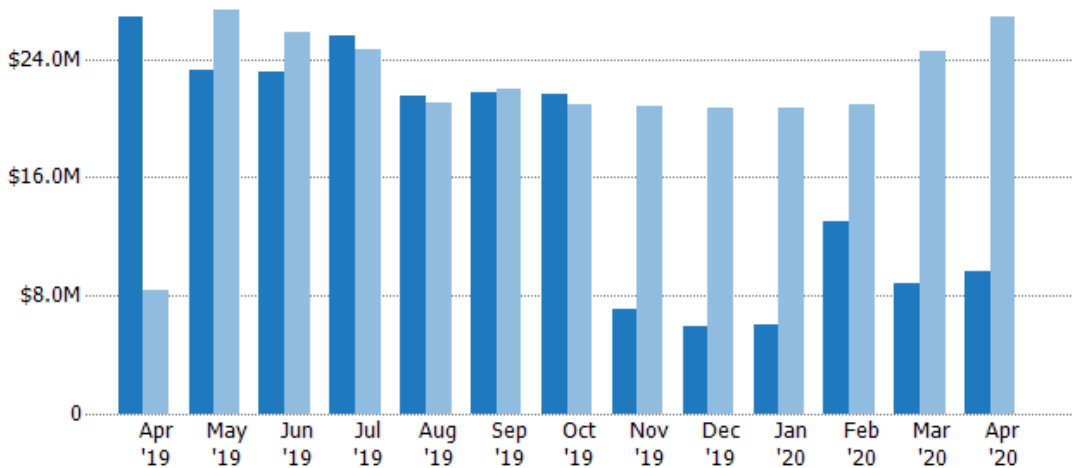
## Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Apr '20	\$9.65M	-64.1%
Apr '19	\$26.8M	220.1%
Apr '18	\$8.39M	-31.3%



Current Year	\$26.8M	\$23.2M	\$23.2M	\$25.6M	\$21.5M	\$21.8M	\$21.6M	\$7.08M	\$5.92M	\$5.97M	\$13M	\$8.83M	\$9.65M
Prior Year	\$8.39M	\$27.3M	\$25.9M	\$24.6M	\$21.1M	\$22M	\$20.9M	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M	\$26.8M
Percent Change from Prior Year	220%	-15%	-10%	4%	2%	-1%	3%	-66%	-71%	-71%	-38%	-64%	-64%

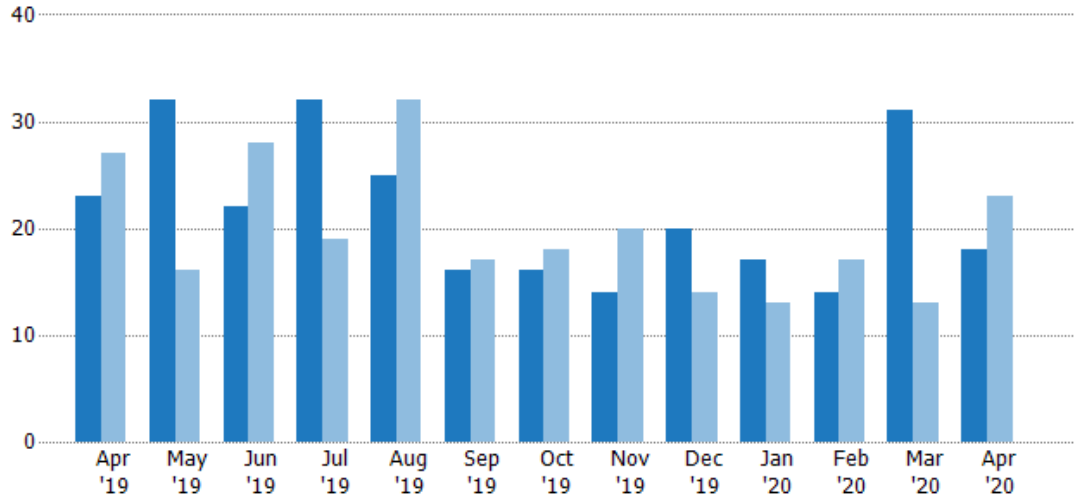
## Closed Sales

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.
Apr '20	18	-21.7%
Apr '19	23	-14.8%
Apr '18	27	-29.6%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	23	32	22	32	25	16	16	14	20	17	14	31	18
Prior Year	27	16	28	19	32	17	18	20	14	13	17	13	23
Percent Change from Prior Year	-15%	100%	-21%	68%	-22%	-6%	-11%	-30%	43%	31%	-18%	138%	-22%

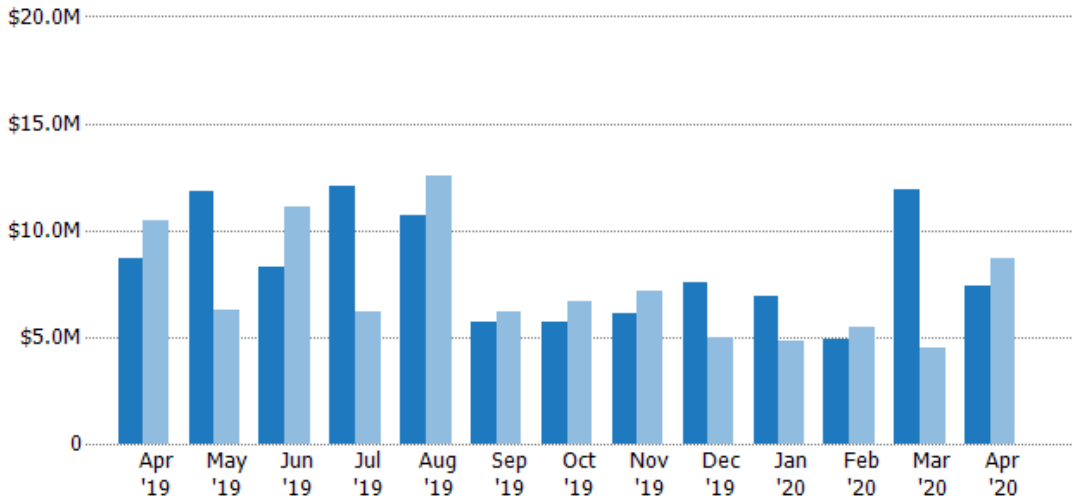
## Closed Sales Volume

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.
Apr '20	\$7.36M	-15.5%
Apr '19	\$8.7M	-17%
Apr '18	\$10.5M	-44%



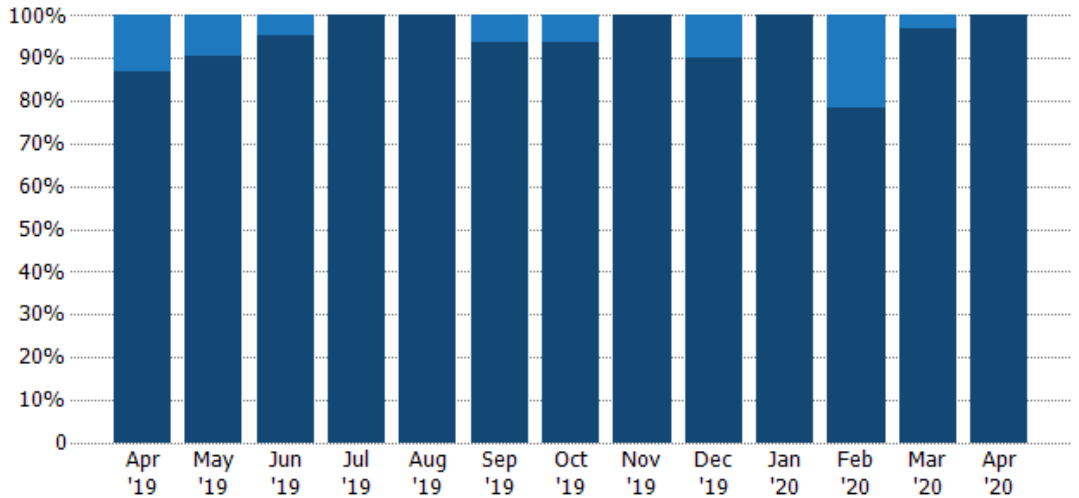
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$8.7M	\$11.8M	\$8.3M	\$12.1M	\$10.7M	\$5.69M	\$5.7M	\$6.08M	\$7.56M	\$6.91M	\$4.9M	\$11.9M	\$7.36M
Prior Year	\$10.5M	\$6.29M	\$11.1M	\$6.21M	\$12.5M	\$6.21M	\$6.7M	\$7.13M	\$4.99M	\$4.78M	\$5.46M	\$4.48M	\$8.7M
Percent Change from Prior Year	-17%	88%	-25%	95%	-15%	-8%	-15%	-15%	52%	44%	-10%	166%	-15%

## 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



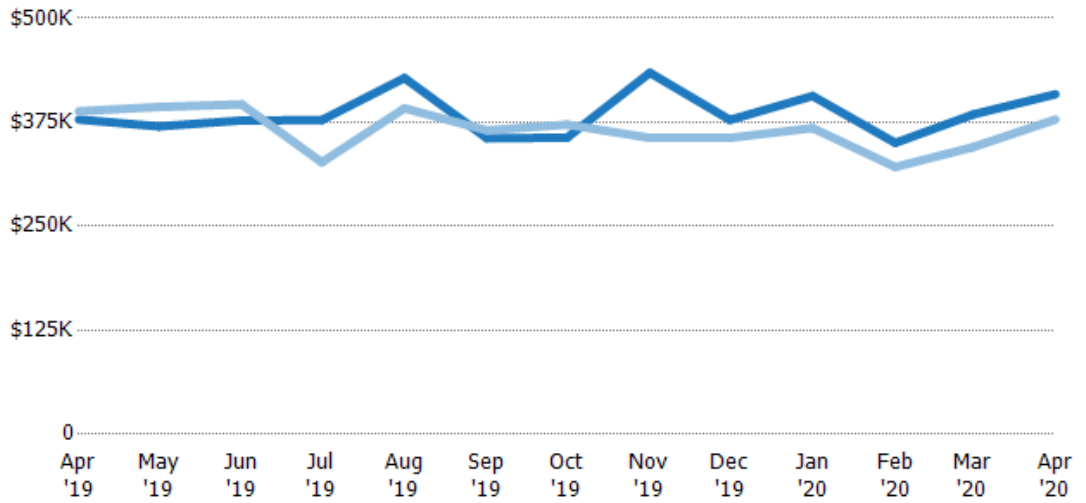
Mobile/Manufactured	13%	9%	5%	-	-	6%	6%	-	10%	-	21%	3%	-
Single Family Residence	87%	91%	95%	100%	100%	94%	94%	100%	90%	100%	79%	97%	100%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Current Year	\$378K	\$370K	\$377K	\$378K	\$428K	\$356K	\$357K	\$435K	\$378K	\$407K	\$350K	\$384K	\$409K
Prior Year	\$388K	\$393K	\$397K	\$327K	\$392K	\$365K	\$372K	\$356K	\$356K	\$368K	\$321K	\$345K	\$378K
Percent Change from Prior Year	-3%	-6%	-5%	16%	9%	-3%	-4%	22%	6%	10%	9%	11%	8%

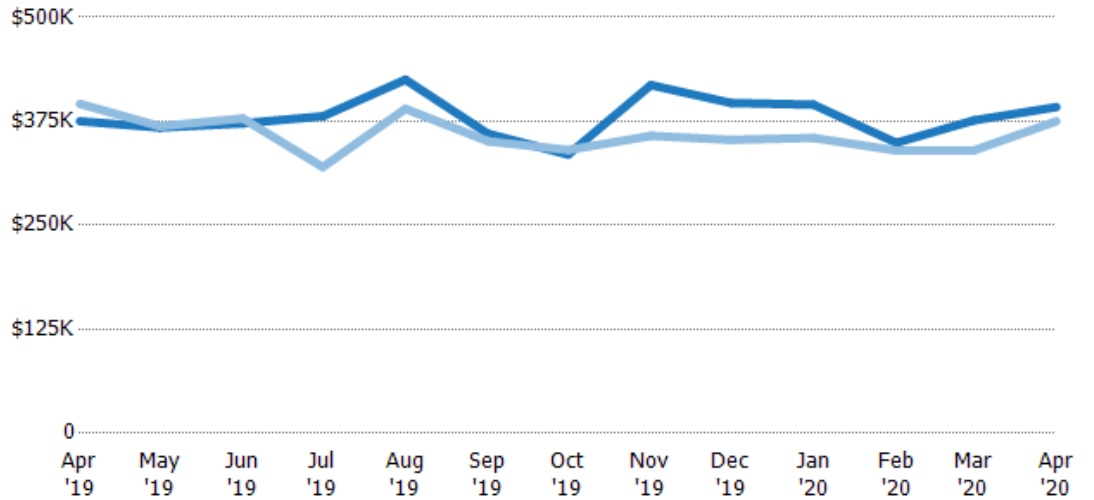
## Median Sales Price

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price	% Chg.
Apr '20	\$392K	4.5%
Apr '19	\$375K	-5.3%
Apr '18	\$396K	-26.8%



Current Year	\$375K	\$367K	\$373K	\$381K	\$425K	\$360K	\$335K	\$419K	\$397K	\$395K	\$349K	\$376K	\$392K
Prior Year	\$396K	\$369K	\$378K	\$320K	\$390K	\$351K	\$340K	\$357K	\$353K	\$355K	\$340K	\$340K	\$375K
Percent Change from Prior Year	-5%	0%	-2%	19%	9%	3%	-2%	17%	13%	11%	3%	11%	5%

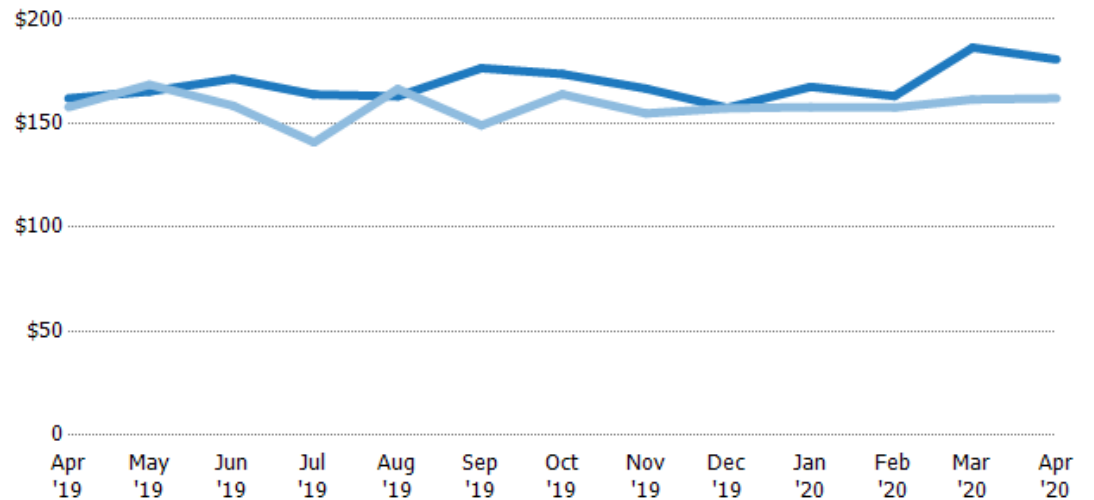
## Average Sales Price per Sq Ft

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.
Apr '20	\$181	11.6%
Apr '19	\$162	2.6%
Apr '18	\$158	-6.1%



Current Year	\$162	\$165	\$171	\$164	\$163	\$177	\$174	\$167	\$157	\$168	\$163	\$186	\$181
Prior Year	\$158	\$169	\$158	\$141	\$166	\$149	\$164	\$155	\$157	\$158	\$158	\$161	\$162
Percent Change from Prior Year	3%	-2%	8%	16%	-2%	18%	6%	8%	0%	6%	3%	15%	12%

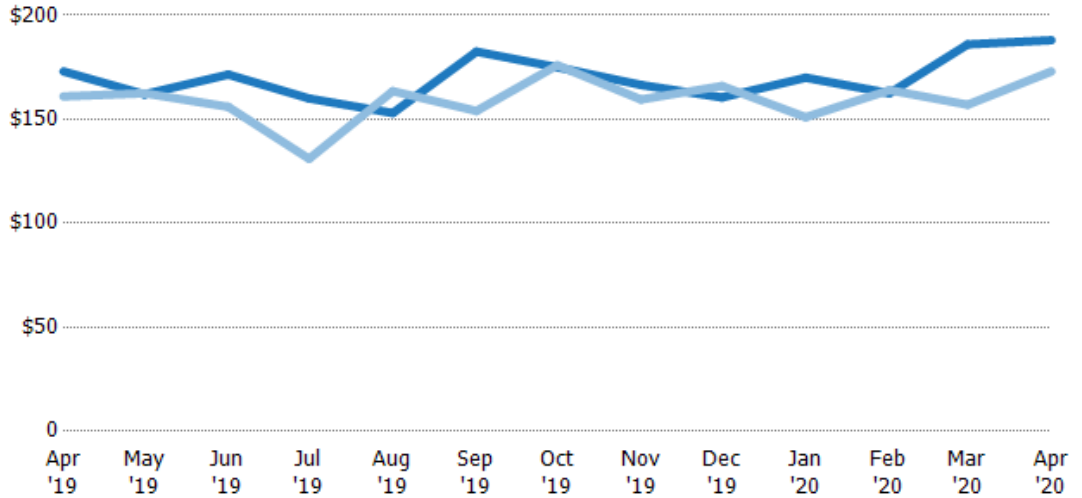
## Median Sales Price per Sq Ft

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.
Apr '20	\$188	8.7%
Apr '19	\$173	7.5%
Apr '18	\$161	-12.4%



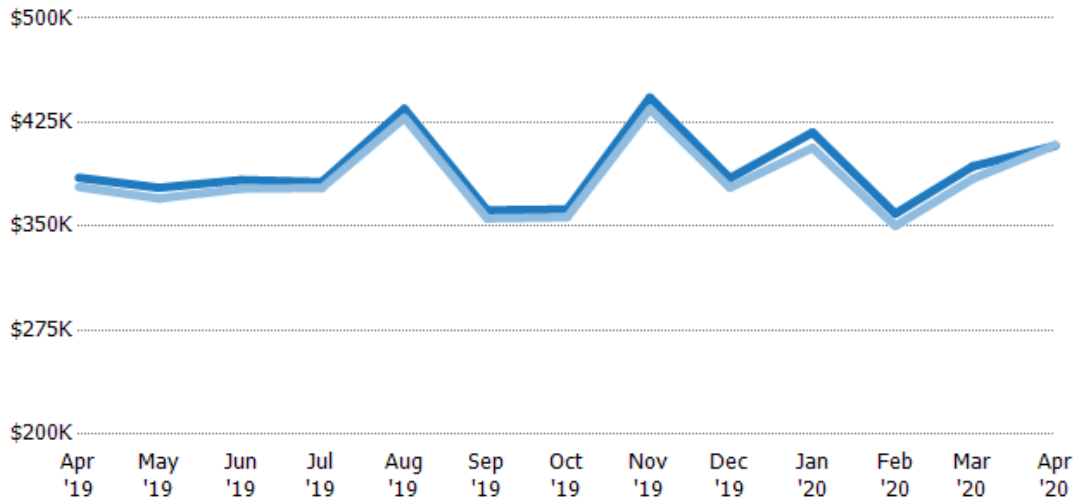
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$173	\$162	\$172	\$160	\$153	\$183	\$175	\$167	\$161	\$170	\$163	\$186	\$188
Prior Year	\$161	\$163	\$156	\$131	\$164	\$154	\$176	\$160	\$166	\$151	\$164	\$157	\$173
Percent Change from Prior Year	7%	0%	10%	22%	-6%	19%	-1%	4%	-3%	13%	-1%	18%	9%

## 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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg List Price	\$385K	\$378K	\$383K	\$382K	\$435K	\$361K	\$362K	\$443K	\$385K	\$418K	\$359K	\$393K	\$408K
Avg Sales Price	\$378K	\$370K	\$377K	\$378K	\$428K	\$356K	\$357K	\$435K	\$378K	\$407K	\$350K	\$384K	\$409K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	99%	99%	98%	98%	98%	98%	97%	98%	98%	100%

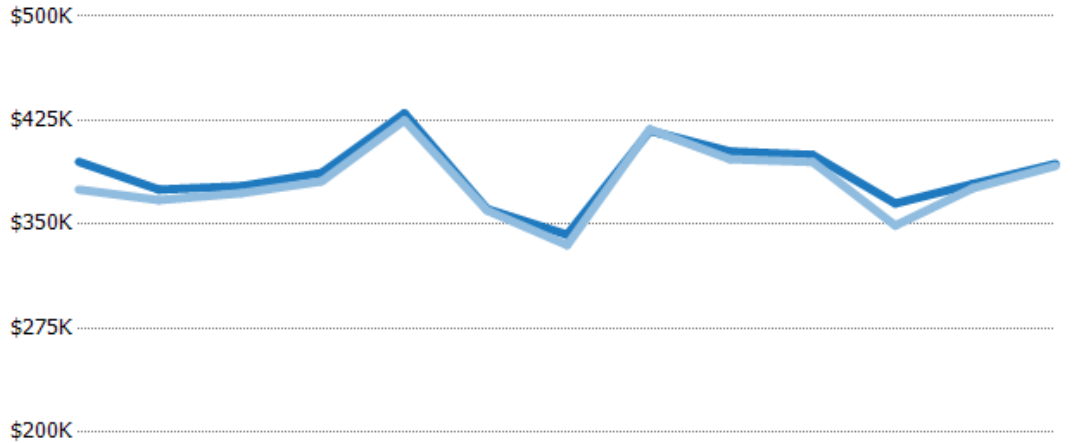


## Median Sales Price vs Median Listing Price

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



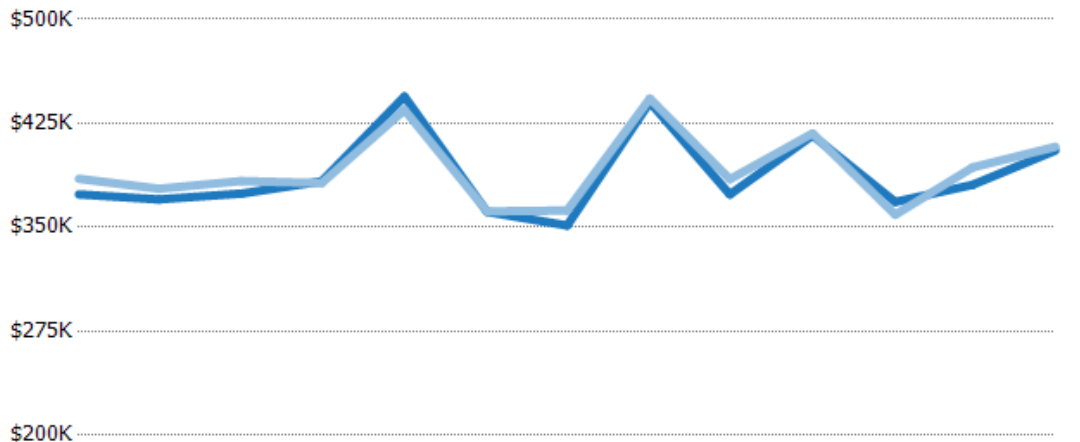
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median List Price	\$395K	\$375K	\$377K	\$387K	\$430K	\$361K	\$343K	\$417K	\$403K	\$400K	\$365K	\$379K	\$394K
Median Sales Price	\$375K	\$367K	\$373K	\$381K	\$425K	\$360K	\$335K	\$419K	\$397K	\$395K	\$349K	\$376K	\$392K
Med Sales Price as a % of Med List Price	95%	98%	99%	98%	99%	100%	98%	100%	99%	99%	96%	99%	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,  
 Mobile/Manufactured, Single Family  
 Residence



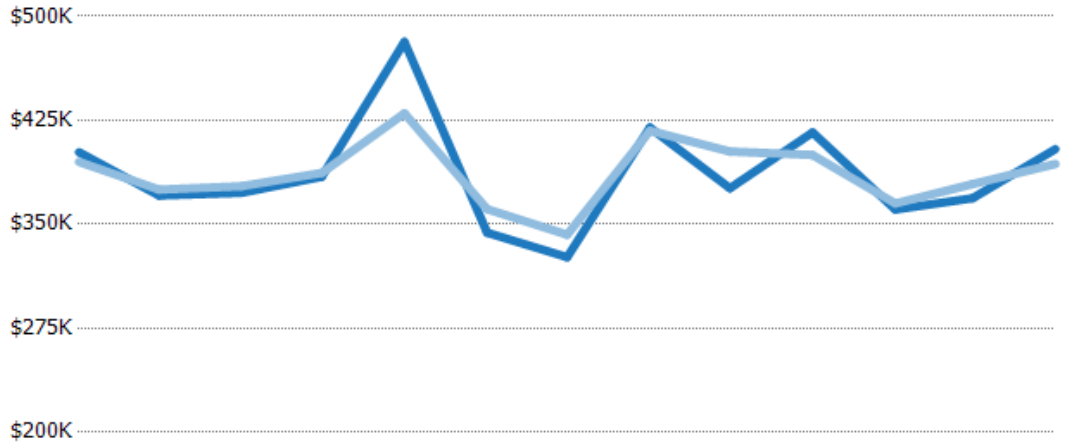
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$374K	\$370K	\$374K	\$383K	\$444K	\$361K	\$351K	\$440K	\$374K	\$416K	\$368K	\$381K	\$405K
Avg Sales Price	\$385K	\$378K	\$383K	\$382K	\$435K	\$361K	\$362K	\$443K	\$385K	\$418K	\$359K	\$393K	\$408K
Avg Sales Price as a % of Avg Est Value	103%	102%	102%	100%	98%	100%	103%	101%	103%	100%	97%	103%	101%

## 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



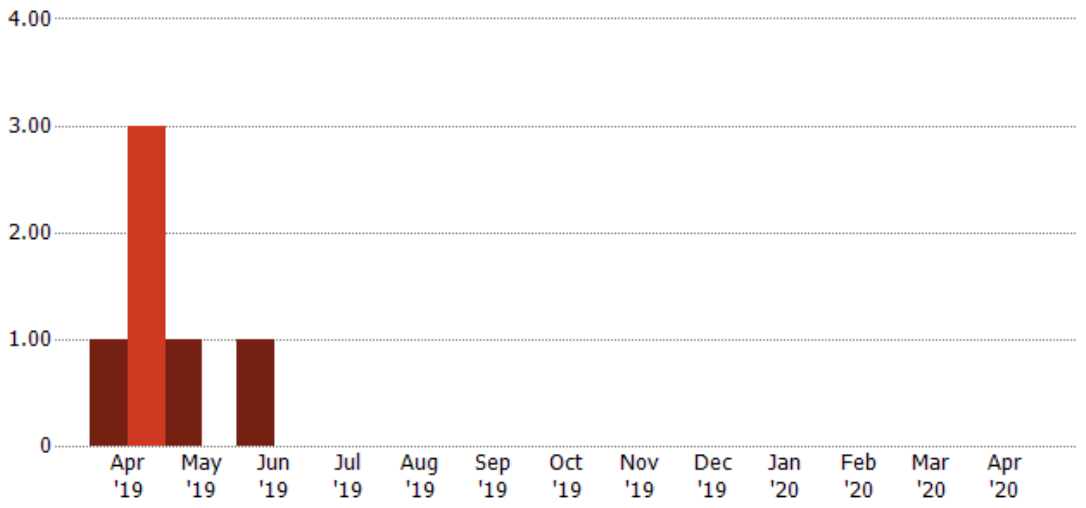
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$402K	\$371K	\$373K	\$384K	\$482K	\$344K	\$326K	\$420K	\$376K	\$416K	\$361K	\$369K	\$404K
Median Sales Price	\$395K	\$375K	\$377K	\$387K	\$430K	\$361K	\$343K	\$417K	\$403K	\$400K	\$365K	\$379K	\$394K
Med Sales Price as a % of Med Est Value	98%	101%	101%	101%	89%	105%	105%	99%	107%	96%	101%	103%	97%

## 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



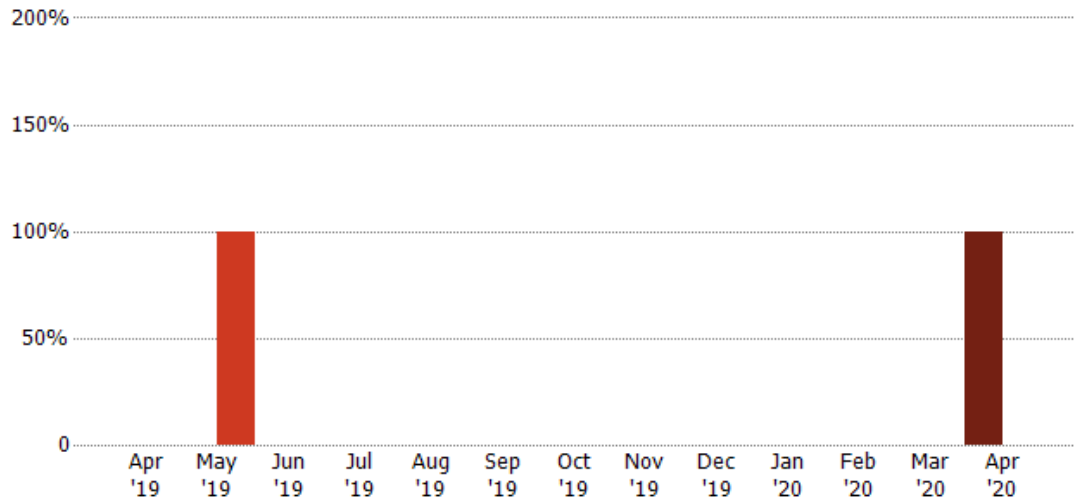
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	1	1	1	-	-	-	-	-	-	-	-	-	-
Prior Year	3	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-67%	100%	100%	-	-	-	-	-	-	-	-	-	-

## 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



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



## Sales Activity by ZIP

Apr 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	26	\$9,645,279	18	\$7,355,560	\$408,642	\$392,030	\$181	\$190	51