



2020

NEW RIVER MARKET REPORT JULY 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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	21	17	+23.5%	164	193	-15%
New Listing Volume	\$9,382,300	\$6,577,289	+42.6%	\$70,437,856	\$76,519,394	-7.9%
Active Listing Count	22	70	-68.6%	N/A	N/A	
Active Listing Volume	\$12,239,890	\$30,231,235	-59.5%	N/A	N/A	
Average Listing Price	\$556,359	\$431,875	+28.8%	\$473,768	\$430,969	+9.9%
Median Listing Price	\$517,450	\$419,445	+23.4%	\$442,981	\$417,737	+6%
Average Listing Price per Sq Ft	\$221	\$183	+20.3%	\$197	\$178	+10.9%
Median Listing Price per Sq Ft	\$203	\$175	+16%	\$194	\$167	+15.8%
Median Days in RPR	43.5	65	-33.1%	44.88	57.95	-22.6%
Months of Inventory	1.2	3	-62%	1.8	3.7	-51.5%
Absorption Rate	86.36%	32.86%	+53.5%	56.3%	27.29%	+29%
Sales Activity Charts Metrics						
New Pending Sales Count	40	39	+2.6%	214	210	+1.9%
New Pending Sales Volume	\$17,642,580	\$16,308,948	+8.2%	\$86,117,634	\$79,539,775	+8.3%
Pending Sales Count	36	22	+63.6%	N/A	N/A	
Pending Sales Volume	\$15,384,140	\$25,495,179	-39.7%	N/A	N/A	
Closed Sales Count	24	32	-25%	146	152	-3.9%
Closed Sales Volume	\$10,031,200	\$12,083,270	-17%	\$57,370,079	\$55,609,485	+3.2%
Average Sales Price	\$417,967	\$377,602	+10.7%	\$392,946	\$365,852	+7.4%
Median Sales Price	\$387,950	\$381,000	+1.8%	\$387,661	\$365,903	+5.9%
Average Sales Price per Sq Ft	\$177	\$164	+8.2%	\$177	\$164	+8%
Median Sales Price per Sq Ft	\$172	\$160	+7.5%	\$176	\$162	+8.8%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

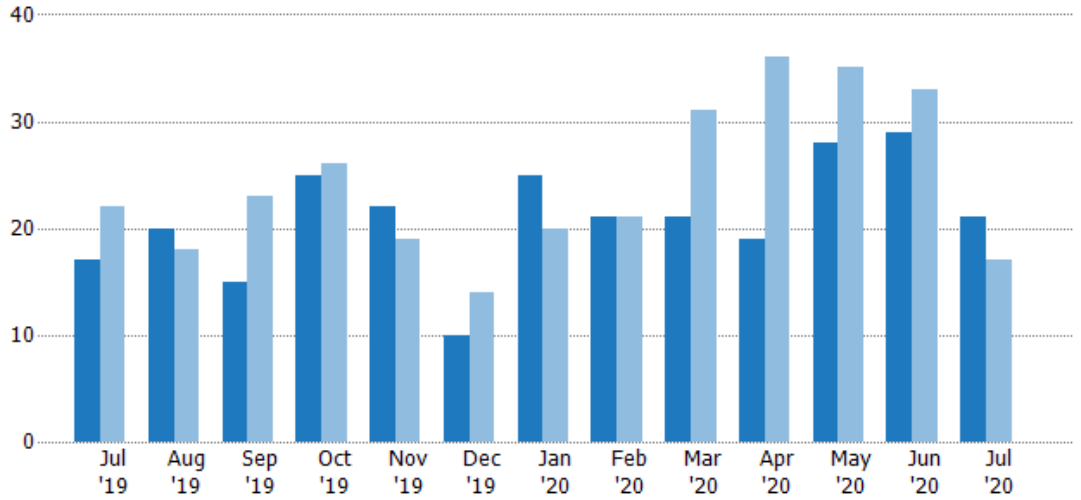
New Listings

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	21	23.5%
Jul '19	17	-22.7%
Jul '18	22	-40.9%



Current Year	17	20	15	25	22	10	25	21	21	19	28	29	21
Prior Year	22	18	23	26	19	14	20	21	31	36	35	33	17
Percent Change from Prior Year	-23%	11%	-35%	-4%	16%	-29%	25%	0%	-32%	-47%	-20%	-12%	24%

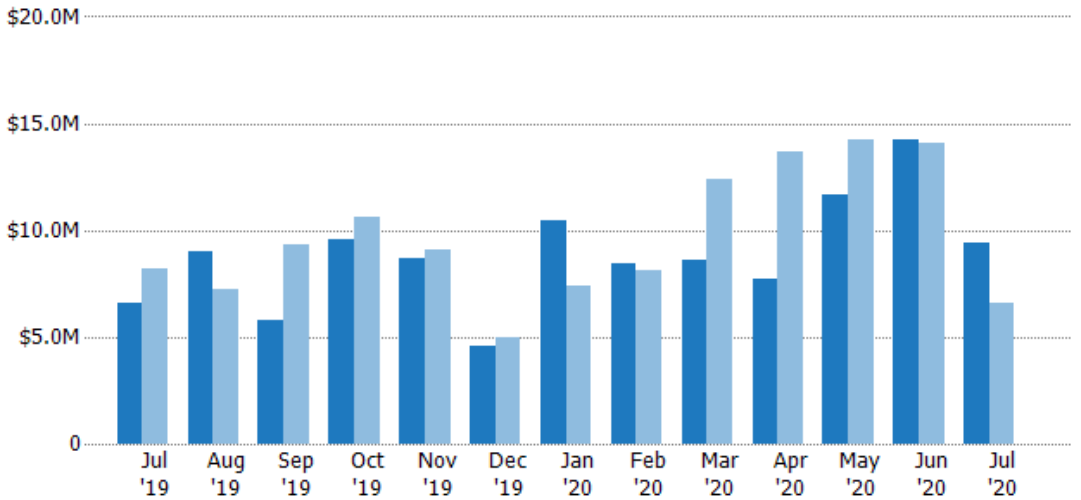
New Listing Volume

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.
Jul '20	\$9.38M	42.6%
Jul '19	\$6.58M	-19.7%
Jul '18	\$8.19M	-43.8%



Current Year	\$6.58M	\$9M	\$5.78M	\$9.57M	\$8.67M	\$4.56M	\$10.4M	\$8.42M	\$8.57M	\$7.71M	\$11.7M	\$14.2M	\$9.38M
Prior Year	\$8.19M	\$7.23M	\$9.34M	\$10.6M	\$9.12M	\$5M	\$7.43M	\$8.15M	\$12.4M	\$13.7M	\$14.2M	\$14.1M	\$6.58M
Percent Change from Prior Year	-20%	24%	-38%	-10%	-5%	-9%	41%	3%	-31%	-44%	-18%	1%	43%

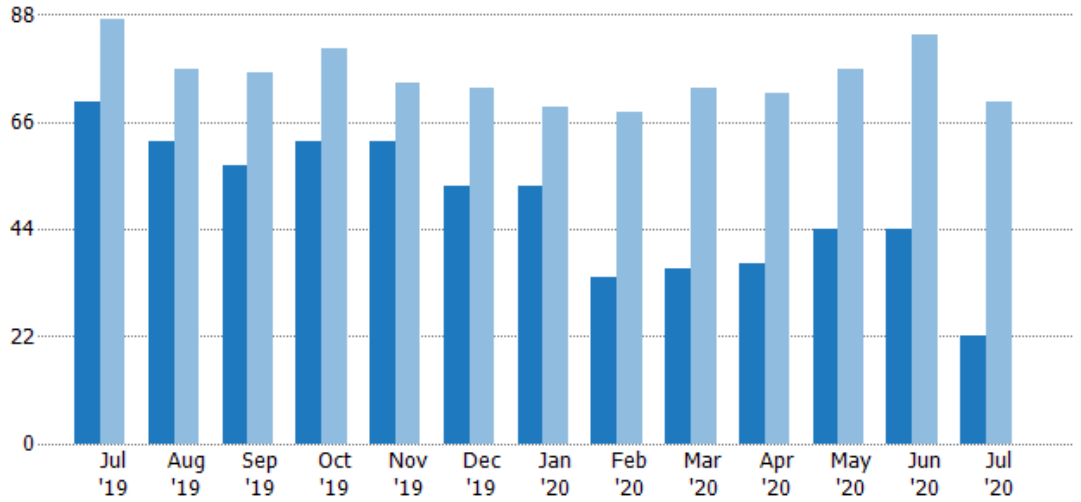
Active Listings

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.
Jul '20	22	-68.6%
Jul '19	70	-19.5%
Jul '18	87	-24.1%



Month	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	70	87	-20%
Aug '19	62	77	-19%
Sep '19	57	76	-25%
Oct '19	62	81	-23%
Nov '19	62	74	-16%
Dec '19	53	73	-27%
Jan '20	53	69	-23%
Feb '20	34	68	-50%
Mar '20	36	73	-51%
Apr '20	37	72	-49%
May '20	44	77	-43%
Jun '20	44	84	-48%
Jul '20	22	70	-69%

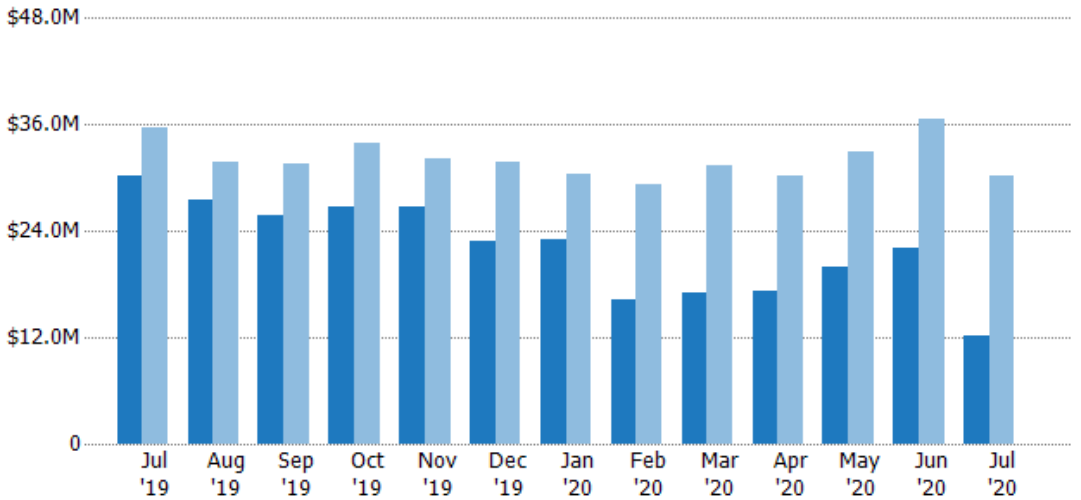
Active Listing Volume

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.
Jul '20	\$12.2M	-59.5%
Jul '19	\$30.2M	-15.1%
Jul '18	\$35.6M	15.4%



Month	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$30.2M	\$35.6M	-15%
Aug '19	\$27.5M	\$31.8M	-14%
Sep '19	\$25.7M	\$31.5M	-18%
Oct '19	\$26.6M	\$33.8M	-21%
Nov '19	\$26.7M	\$32.1M	-17%
Dec '19	\$22.8M	\$31.8M	-28%
Jan '20	\$23M	\$30.3M	-24%
Feb '20	\$16.4M	\$29.3M	-44%
Mar '20	\$17.1M	\$31.4M	-46%
Apr '20	\$17.2M	\$30.2M	-43%
May '20	\$19.9M	\$33M	-40%
Jun '20	\$22.1M	\$36.5M	-39%
Jul '20	\$12.2M	\$30.2M	-60%

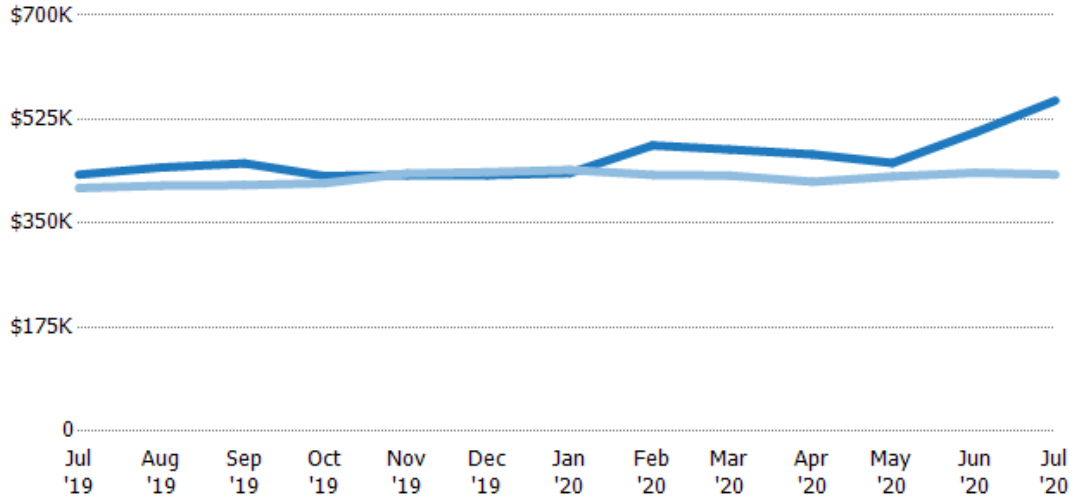
Average Listing Price

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.
Jul '20	\$556K	28.8%
Jul '19	\$432K	5.5%
Jul '18	\$409K	52.1%



Current Year	\$432K	\$444K	\$451K	\$430K	\$431K	\$431K	\$435K	\$481K	\$474K	\$466K	\$451K	\$503K	\$556K
Prior Year	\$409K	\$413K	\$414K	\$417K	\$434K	\$436K	\$440K	\$431K	\$430K	\$420K	\$429K	\$435K	\$432K
Percent Change from Prior Year	6%	7%	9%	3%	-1%	-1%	-1%	12%	10%	11%	5%	16%	29%

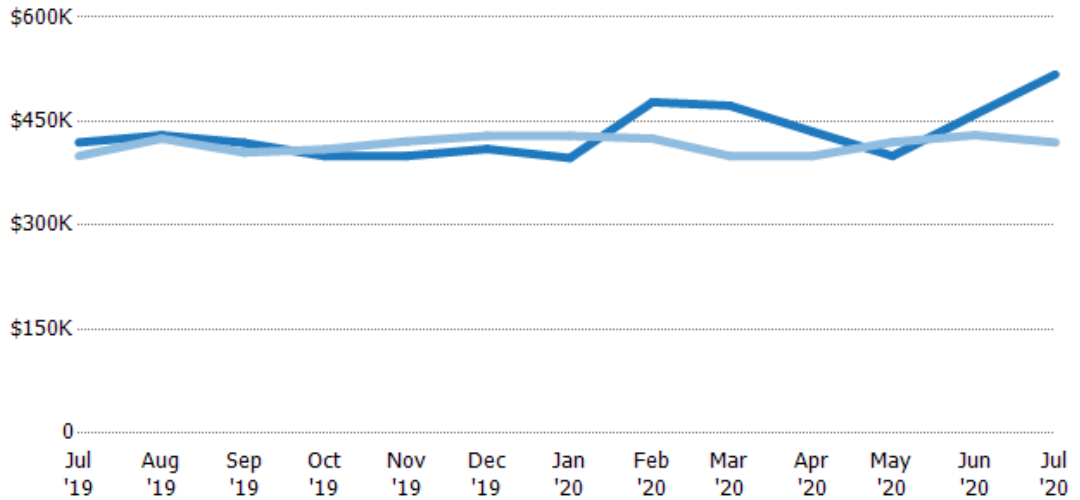
Median Listing Price

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.
Jul '20	\$517K	23.4%
Jul '19	\$419K	4.9%
Jul '18	\$400K	-4.5%



Current Year	\$419K	\$430K	\$419K	\$400K	\$400K	\$410K	\$397K	\$478K	\$473K	\$435K	\$400K	\$460K	\$517K
Prior Year	\$400K	\$425K	\$405K	\$410K	\$421K	\$429K	\$429K	\$425K	\$400K	\$400K	\$420K	\$430K	\$419K
Percent Change from Prior Year	5%	1%	3%	-2%	-5%	-4%	-7%	12%	18%	9%	-5%	7%	23%

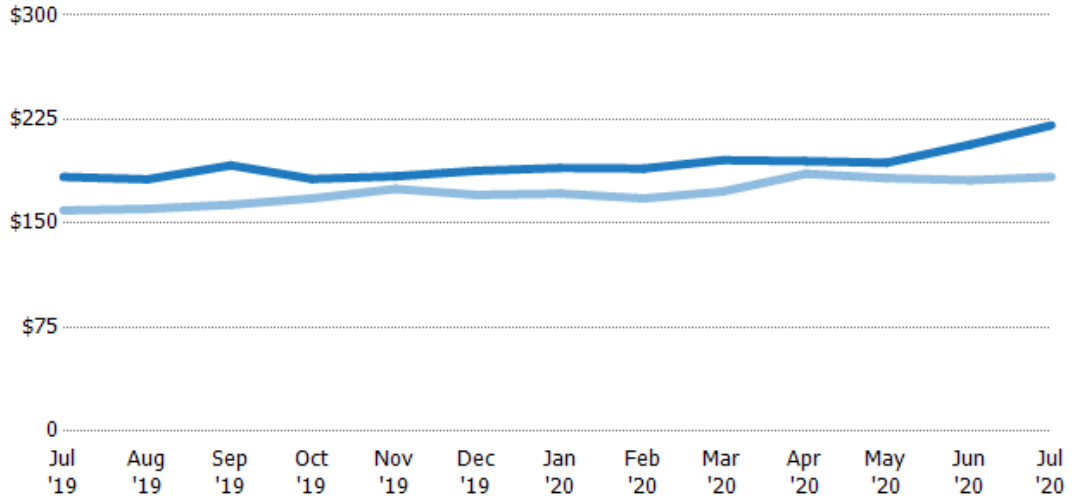
Average Listing Price per Sq Ft

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.
Jul '20	\$221	20.3%
Jul '19	\$183	15.1%
Jul '18	\$159	8.6%



Current Year	\$183	\$182	\$192	\$182	\$184	\$188	\$190	\$189	\$195	\$195	\$194	\$207	\$221
Prior Year	\$159	\$160	\$163	\$168	\$175	\$170	\$171	\$168	\$173	\$186	\$183	\$181	\$183
Percent Change from Prior Year	15%	13%	17%	8%	5%	10%	11%	13%	13%	5%	6%	14%	20%

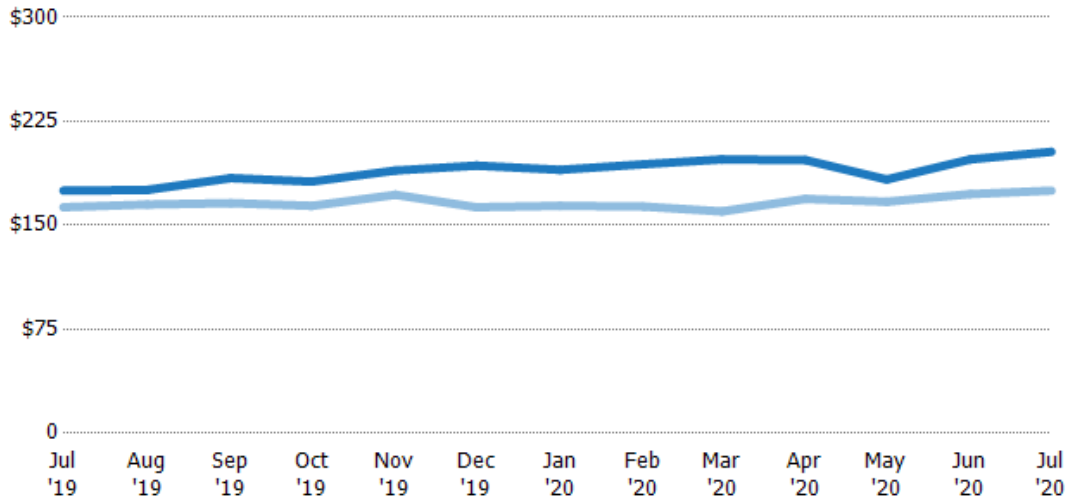
Median Listing Price per Sq Ft

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.
Jul '20	\$203	16%
Jul '19	\$175	7.4%
Jul '18	\$163	-2.5%



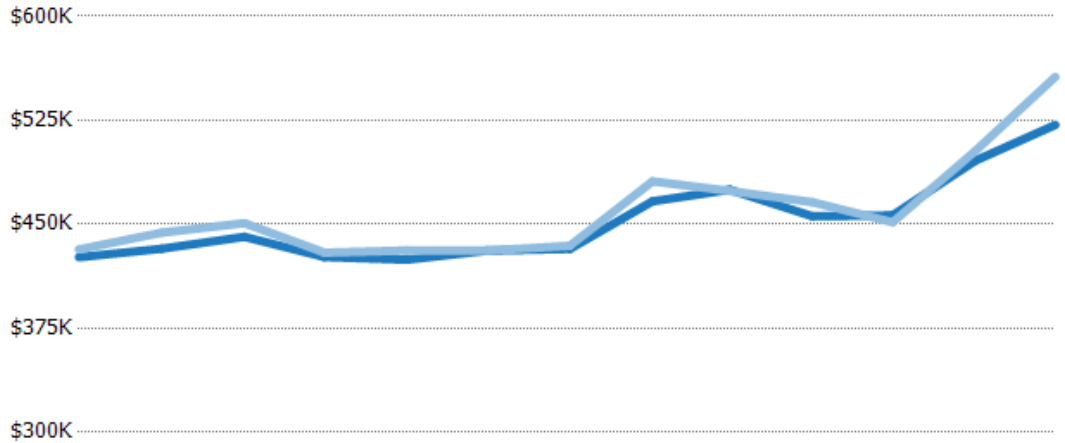
Current Year	\$175	\$176	\$184	\$182	\$190	\$193	\$190	\$194	\$198	\$197	\$183	\$198	\$203
Prior Year	\$163	\$165	\$166	\$164	\$172	\$163	\$164	\$164	\$160	\$169	\$167	\$173	\$175
Percent Change from Prior Year	7%	6%	11%	11%	10%	18%	16%	19%	23%	17%	10%	14%	16%

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



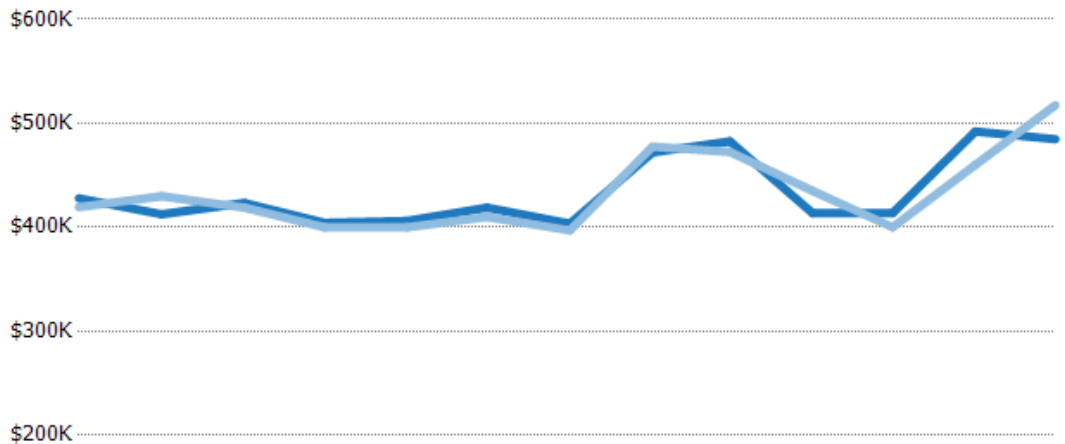
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$426K	\$432K	\$441K	\$426K	\$424K	\$431K	\$432K	\$467K	\$475K	\$456K	\$456K	\$496K	\$522K
Avg Listing Price	\$432K	\$444K	\$451K	\$430K	\$431K	\$431K	\$435K	\$481K	\$474K	\$466K	\$451K	\$503K	\$556K
Avg Listing Price as a % of Avg Est Value	101%	103%	102%	101%	102%	100%	101%	103%	100%	102%	99%	101%	107%

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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$428K	\$413K	\$423K	\$404K	\$406K	\$419K	\$403K	\$472K	\$483K	\$414K	\$414K	\$492K	\$485K
Median Listing Price	\$419K	\$430K	\$419K	\$400K	\$400K	\$410K	\$397K	\$478K	\$473K	\$435K	\$400K	\$460K	\$517K
Med Listing Price as a % of Med Est Value	98%	104%	99%	99%	98%	98%	98%	101%	98%	105%	97%	93%	107%

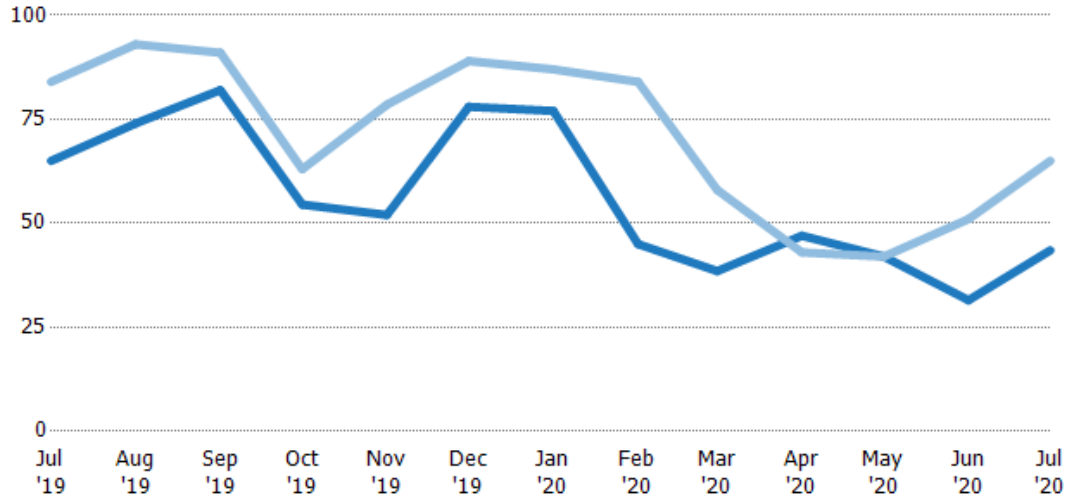
Median Days in RPR

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.
Jul '20	43.5	-33.1%
Jul '19	65	-22.6%
Jul '18	84	-18.5%



Current Year	65	74	82	54.5	52	78	77	45	38.5	47	42	31.5	43.5
Prior Year	84	93	91	63	78.5	89	87	84	58	43	42	51	65
Percent Change from Prior Year	-23%	-20%	-10%	-13%	-34%	-12%	-11%	-46%	-34%	9%	0%	-38%	-33%

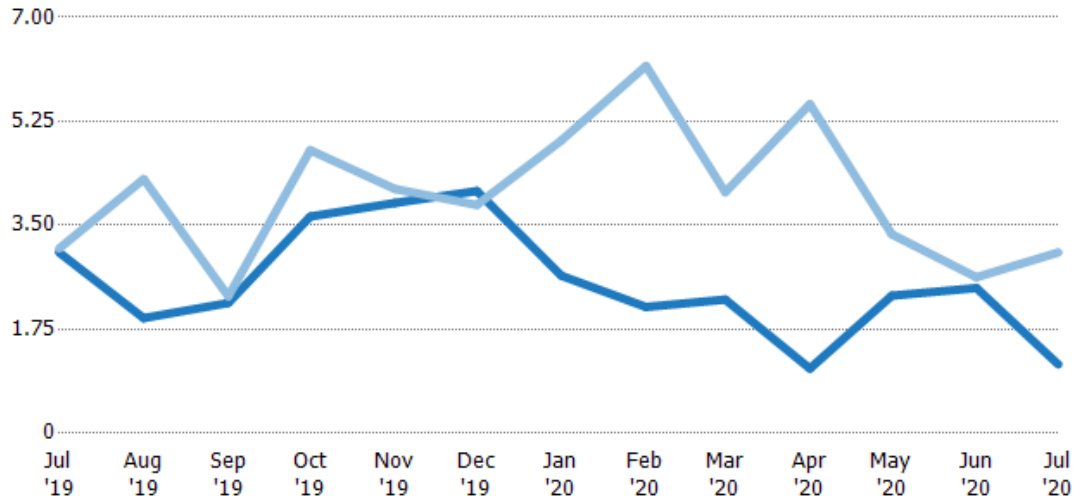
Months of Inventory

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.
Jul '20	1.16	-62%
Jul '19	3.04	-2.1%
Jul '18	3.11	18%



Current Year	3.04	1.94	2.19	3.65	3.88	4.08	2.65	2.13	2.25	1.09	2.32	2.44	1.16
Prior Year	3.11	4.28	2.3	4.76	4.11	3.84	4.93	6.18	4.06	5.54	3.35	2.63	3.04
Percent Change from Prior Year	-2%	-55%	-5%	-23%	-6%	6%	-46%	-66%	-45%	-80%	-31%	-7%	-62%

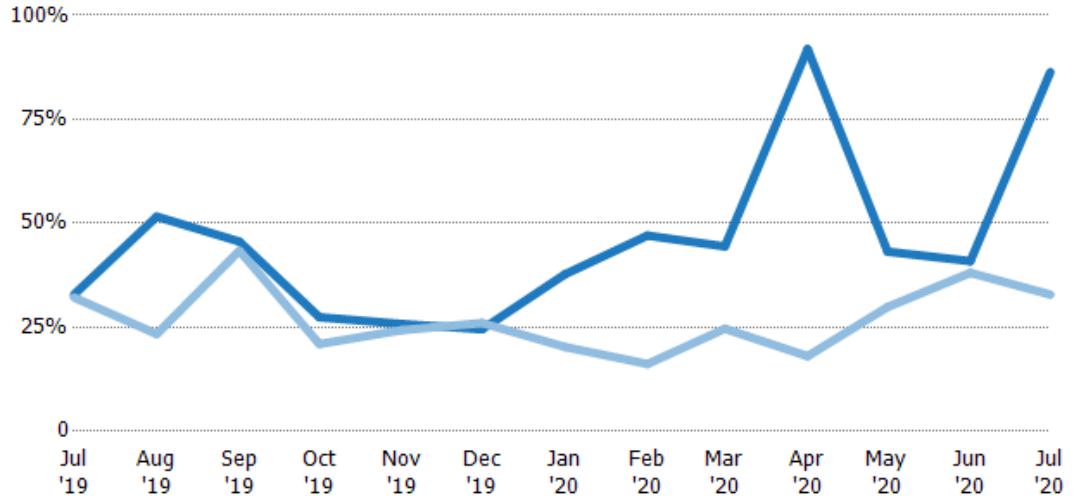
Absorption Rate

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.
Jul '20	86%	-53.5%
Jul '19	33%	-0.7%
Jul '18	32%	-15.3%



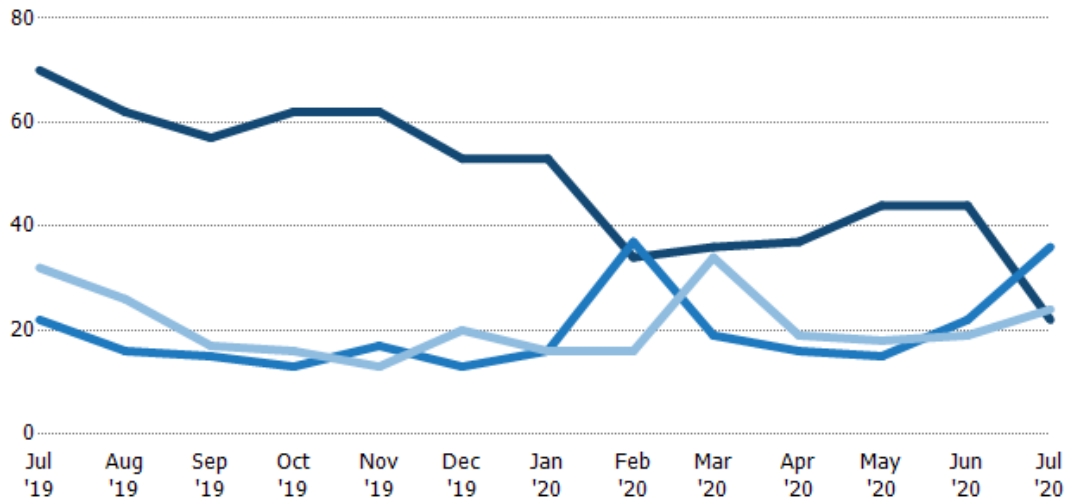
Current Year	33%	52%	46%	27%	26%	25%	38%	47%	44%	92%	43%	41%	86%
Prior Year	32%	23%	43%	21%	24%	26%	20%	16%	25%	18%	30%	38%	33%
Change from Prior Year	-1%	-28%	-2%	-6%	-1%	2%	-17%	-31%	-20%	-74%	-13%	-3%	-54%

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	70	62	57	62	62	53	53	34	36	37	44	44	22
Pending	22	16	15	13	17	13	16	37	19	16	15	22	36
Sold	32	26	17	16	13	20	16	16	34	19	18	19	24

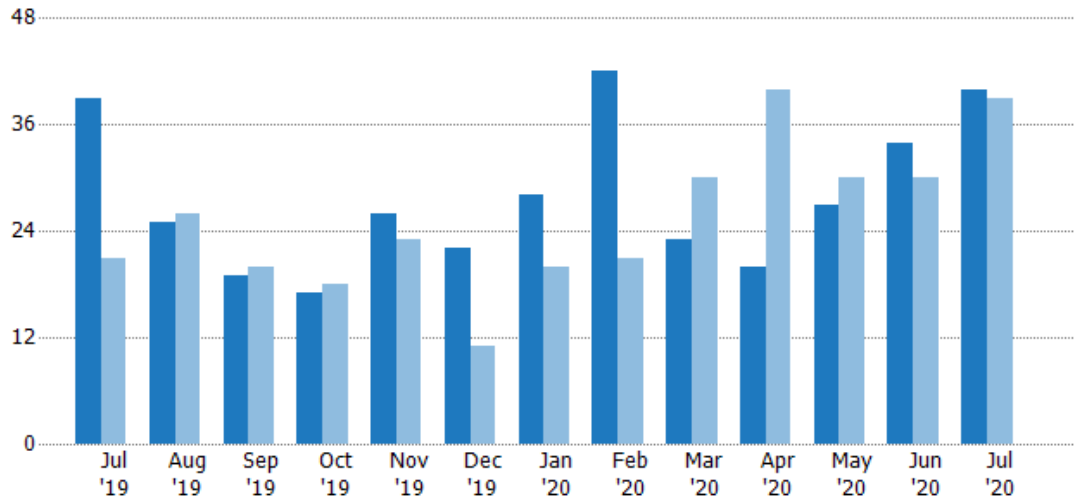
New Pending Sales

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.
Jul '20	40	2.6%
Jul '19	39	85.7%
Jul '18	21	-28.6%



Current Year	39	25	19	17	26	22	28	42	23	20	27	34	40
Prior Year	21	26	20	18	23	11	20	21	30	40	30	30	39
Percent Change from Prior Year	86%	-4%	-5%	-6%	13%	100%	40%	100%	-23%	-50%	-10%	13%	3%

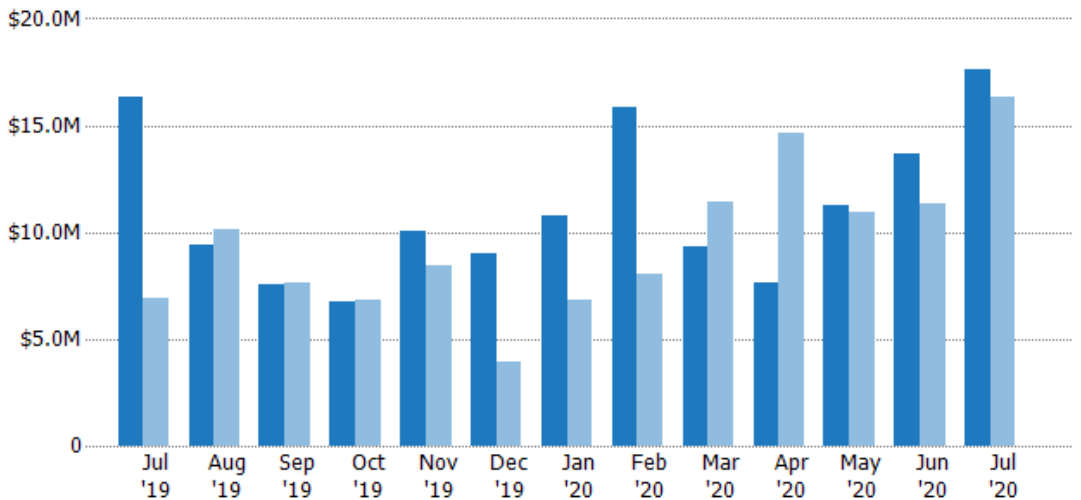
New Pending Sales Volume

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.
Jul '20	\$17.6M	8.2%
Jul '19	\$16.3M	135.3%
Jul '18	\$6.93M	-26.4%



Current Year	\$16.3M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.8M	\$15.8M	\$9.32M	\$7.63M	\$11.2M	\$13.7M	\$17.6M
Prior Year	\$6.93M	\$10.1M	\$7.6M	\$6.85M	\$8.46M	\$3.95M	\$6.85M	\$8.04M	\$11.4M	\$14.6M	\$11M	\$11.4M	\$16.3M
Percent Change from Prior Year	135%	-7%	-1%	-2%	19%	127%	57%	97%	-18%	-48%	3%	20%	8%

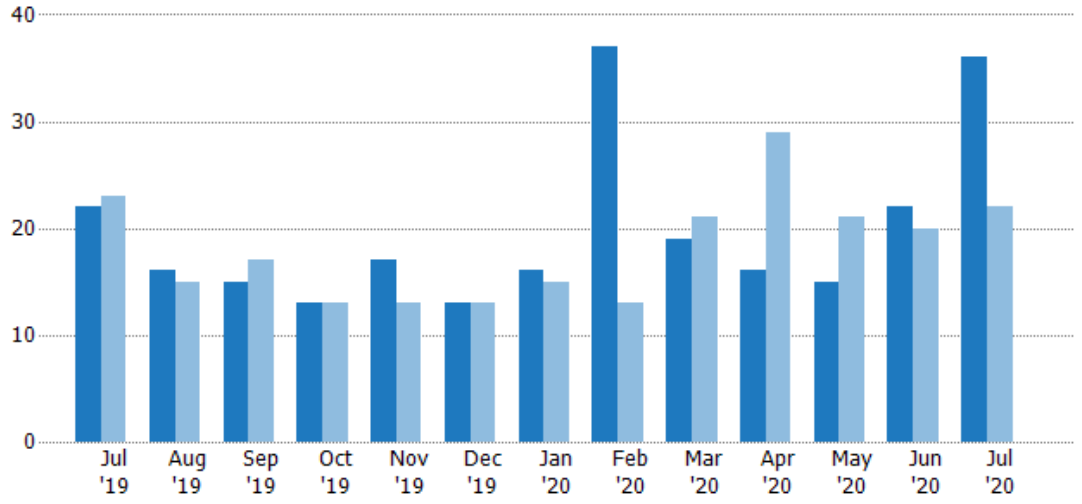
Pending Sales

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.
Jul '20	36	63.6%
Jul '19	22	-4.3%
Jul '18	23	-60.9%



Current Year	22	16	15	13	17	13	16	37	19	16	15	22	36
Prior Year	23	15	17	13	13	13	15	13	21	29	21	20	22
Percent Change from Prior Year	-4%	7%	-12%	0%	31%	0%	7%	185%	-10%	-45%	-29%	10%	64%

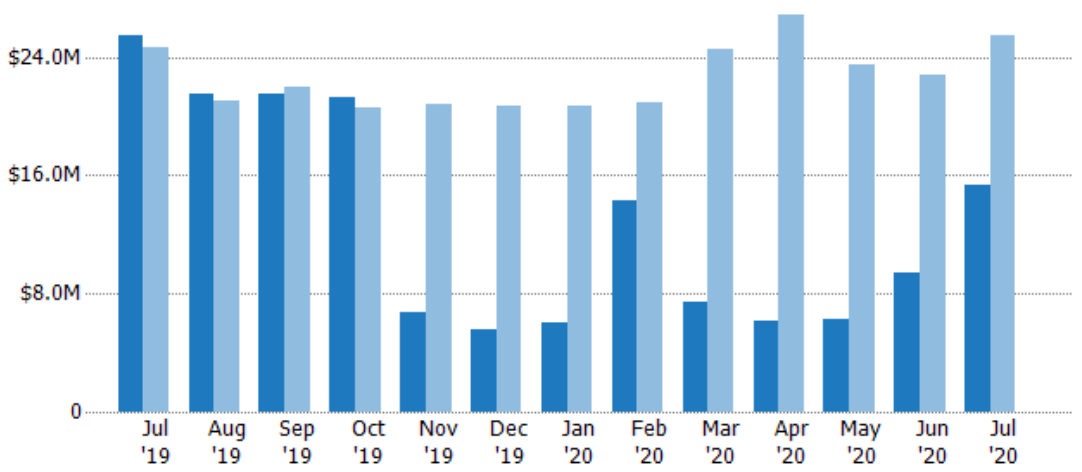
Pending Sales Volume

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.
Jul '20	\$15.4M	-39.7%
Jul '19	\$25.5M	3.6%
Jul '18	\$24.6M	-87.3%



Current Year	\$25.5M	\$21.5M	\$21.5M	\$21.3M	\$6.78M	\$5.62M	\$5.97M	\$14.3M	\$7.43M	\$6.1M	\$6.32M	\$9.45M	\$15.4M
Prior Year	\$24.6M	\$21.1M	\$22M	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M	\$26.8M	\$23.5M	\$22.8M	\$25.5M
Percent Change from Prior Year	4%	2%	-2%	4%	-67%	-73%	-71%	-32%	-70%	-77%	-73%	-59%	-40%

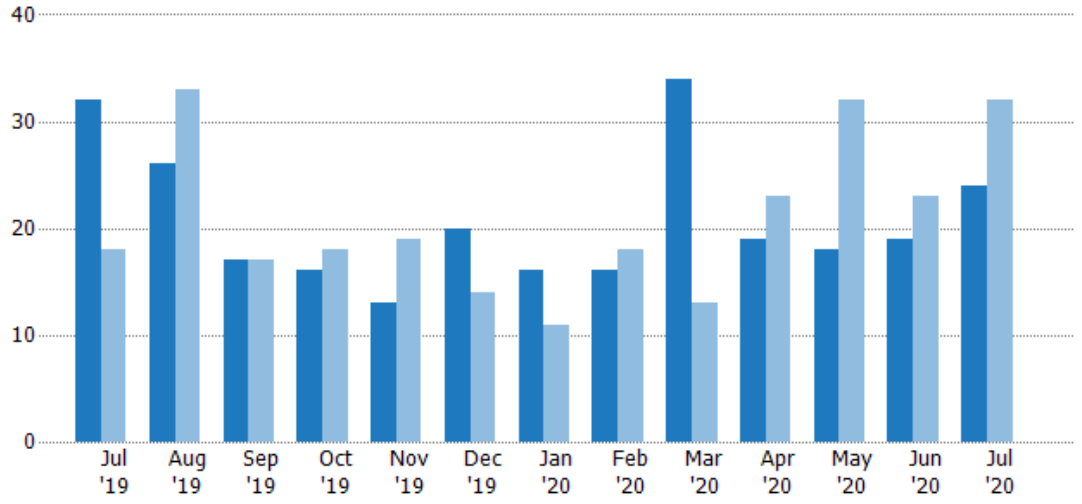
Closed Sales

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.
Jul '20	24	-25%
Jul '19	32	77.8%
Jul '18	18	0%



Current Year	32	26	17	16	13	20	16	16	34	19	18	19	24
Prior Year	18	33	17	18	19	14	11	18	13	23	32	23	32
Percent Change from Prior Year	78%	-21%	0%	-11%	-32%	43%	45%	-11%	162%	-17%	-44%	-17%	-25%

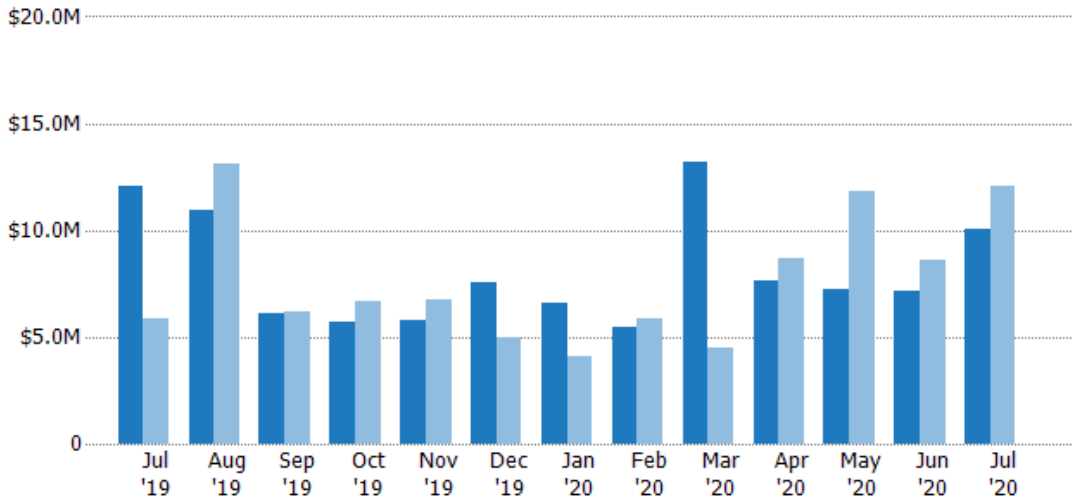
Closed Sales Volume

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.
Jul '20	\$10M	-17%
Jul '19	\$12.1M	105%
Jul '18	\$5.9M	-9.4%



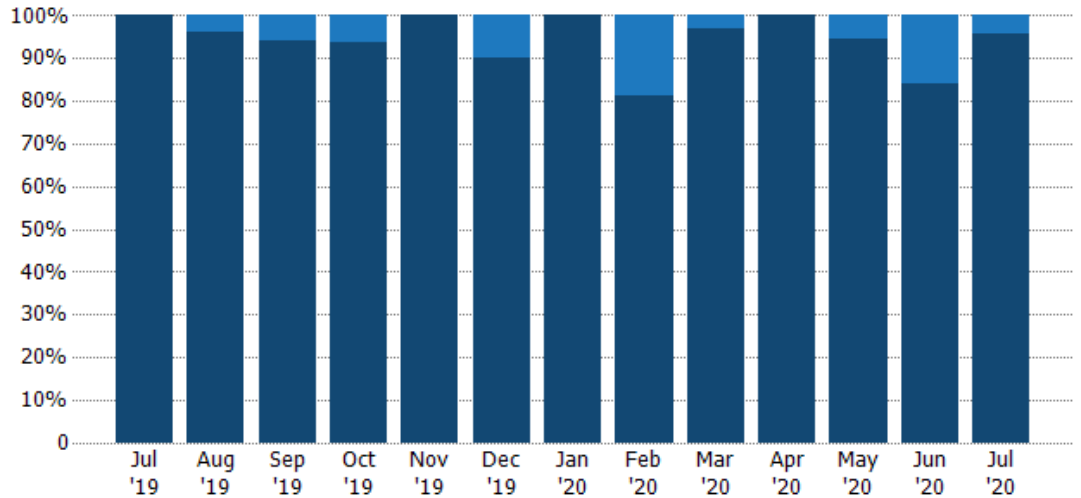
Current Year	\$12.1M	\$11M	\$6.08M	\$5.7M	\$5.77M	\$7.56M	\$6.62M	\$5.48M	\$13.2M	\$7.63M	\$7.27M	\$7.14M	\$10M
Prior Year	\$5.9M	\$13.1M	\$6.21M	\$6.7M	\$6.72M	\$4.99M	\$4.1M	\$5.85M	\$4.48M	\$8.7M	\$11.8M	\$8.56M	\$12.1M
Percent Change from Prior Year	105%	-16%	-2%	-15%	-14%	52%	61%	-6%	194%	-12%	-39%	-17%	-17%

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



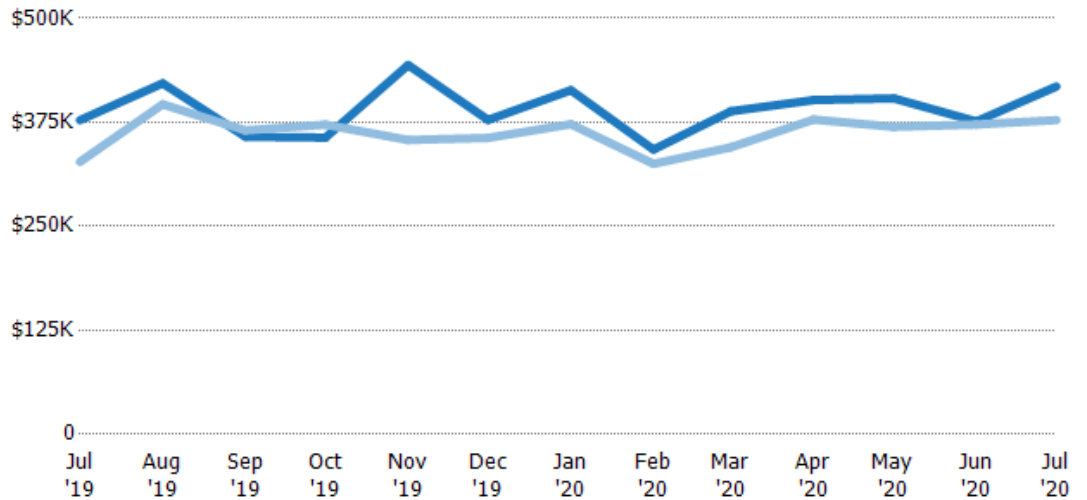
Mobile/Manufactured	-	4%	6%	6%	-	10%	-	19%	3%	-	6%	16%	4%
Single Family Residence	100%	96%	94%	94%	100%	90%	100%	81%	97%	100%	94%	84%	96%

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	\$422K	\$358K	\$357K	\$444K	\$378K	\$414K	\$342K	\$388K	\$402K	\$404K	\$376K	\$418K
Prior Year	\$328K	\$397K	\$365K	\$372K	\$354K	\$356K	\$373K	\$325K	\$345K	\$378K	\$370K	\$372K	\$378K
Percent Change from Prior Year	15%	6%	-2%	-4%	25%	6%	11%	5%	13%	6%	9%	1%	11%

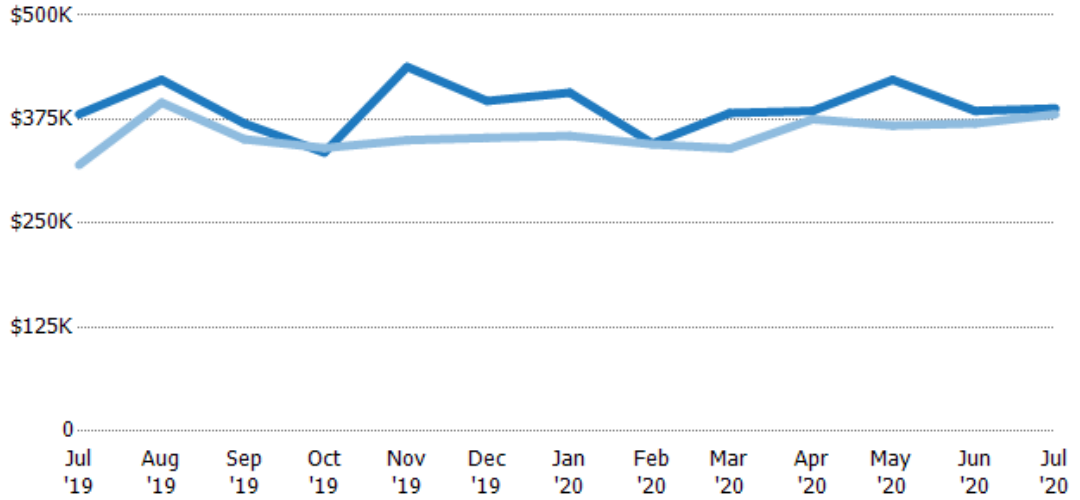
Median Sales Price

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.
Jul '20	\$388K	1.8%
Jul '19	\$381K	19.1%
Jul '18	\$320K	-12.9%



Current Year	\$381K	\$422K	\$370K	\$335K	\$438K	\$397K	\$407K	\$346K	\$382K	\$385K	\$423K	\$385K	\$388K
Prior Year	\$320K	\$395K	\$351K	\$340K	\$350K	\$353K	\$355K	\$345K	\$340K	\$375K	\$367K	\$370K	\$381K
Percent Change from Prior Year	19%	7%	5%	-2%	25%	13%	15%	0%	13%	3%	15%	4%	2%

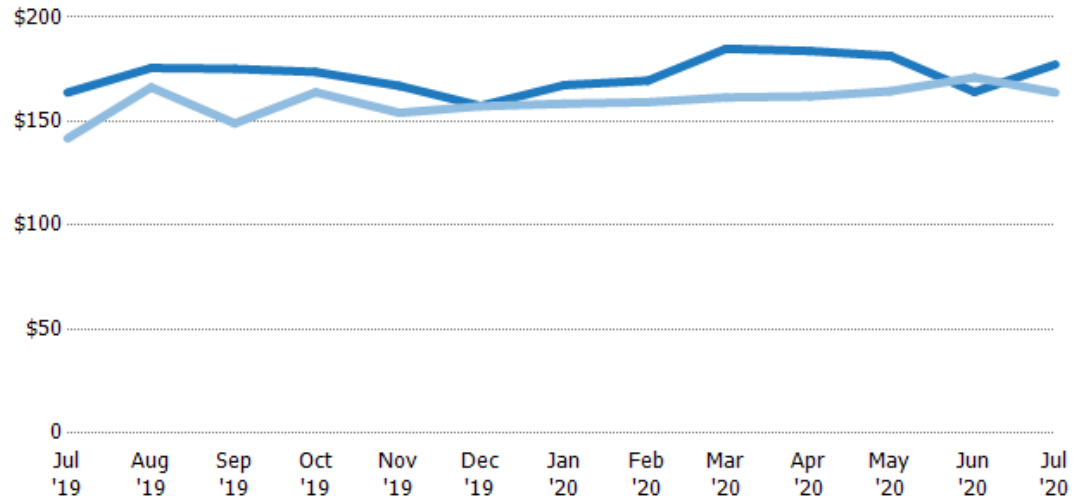
Average Sales Price per Sq Ft

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.
Jul '20	\$177	8.2%
Jul '19	\$164	15.5%
Jul '18	\$142	-5%



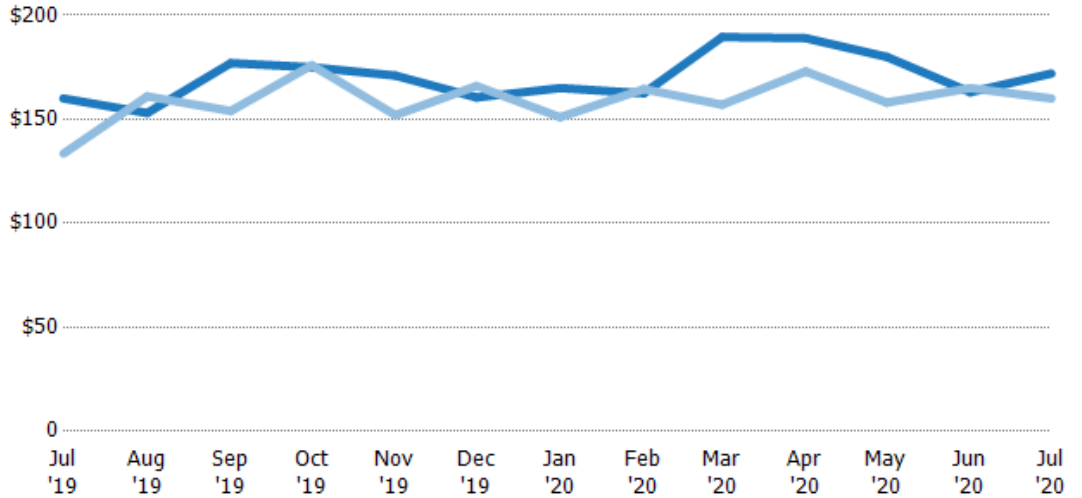
Current Year	\$164	\$176	\$175	\$174	\$167	\$157	\$167	\$170	\$185	\$184	\$181	\$164	\$177
Prior Year	\$142	\$166	\$149	\$164	\$154	\$157	\$158	\$159	\$161	\$162	\$164	\$171	\$164
Percent Change from Prior Year	16%	6%	18%	6%	8%	0%	6%	6%	14%	13%	10%	-4%	8%

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



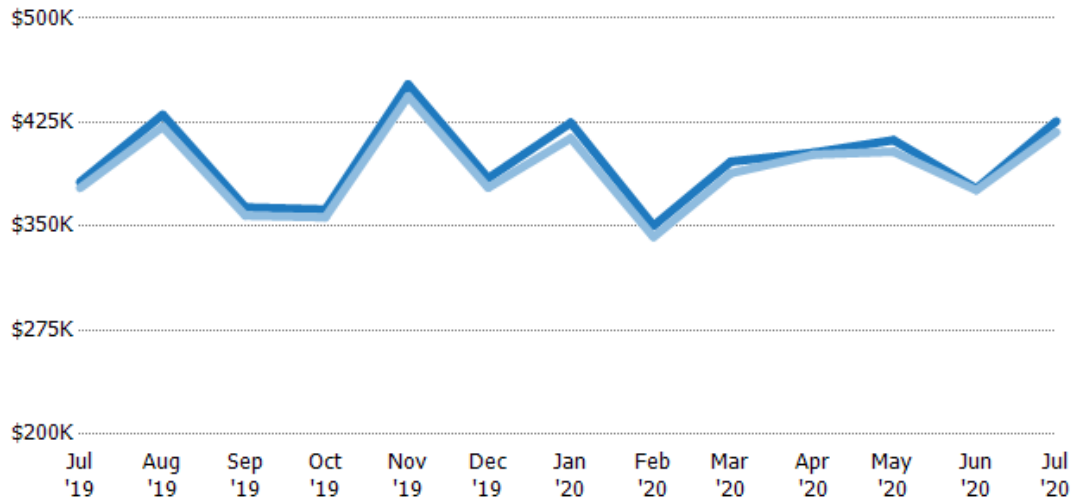
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$160	\$153	\$177	\$175	\$171	\$161	\$165	\$163	\$190	\$189	\$180	\$163	\$172
Prior Year	\$134	\$161	\$154	\$176	\$152	\$166	\$151	\$165	\$157	\$173	\$158	\$165	\$160
Percent Change from Prior Year	20%	-5%	15%	-1%	13%	-3%	9%	-1%	21%	9%	14%	-1%	8%

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



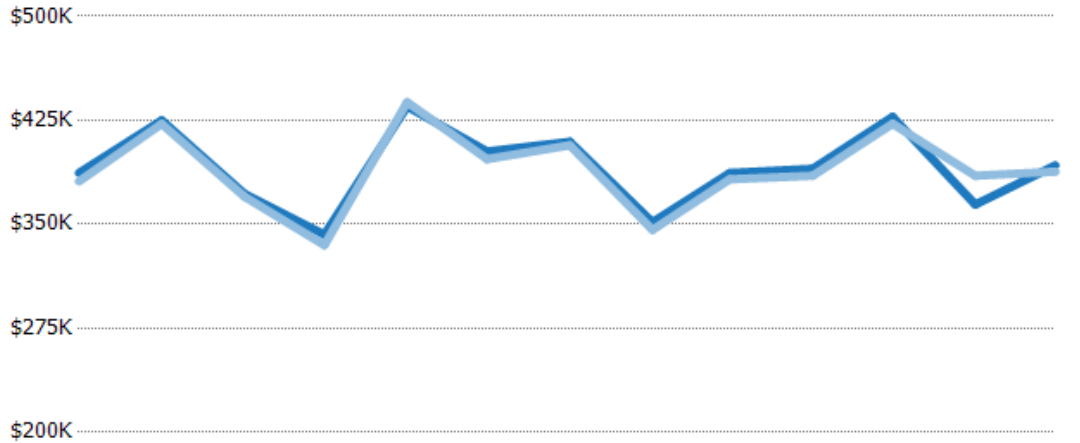
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg List Price	\$382K	\$431K	\$364K	\$362K	\$452K	\$385K	\$425K	\$350K	\$397K	\$403K	\$412K	\$377K	\$426K
Avg Sales Price	\$378K	\$422K	\$358K	\$357K	\$444K	\$378K	\$414K	\$342K	\$388K	\$402K	\$404K	\$376K	\$418K
Avg Sales Price as a % of Avg List Price	99%	98%	98%	98%	98%	98%	97%	98%	98%	100%	98%	100%	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



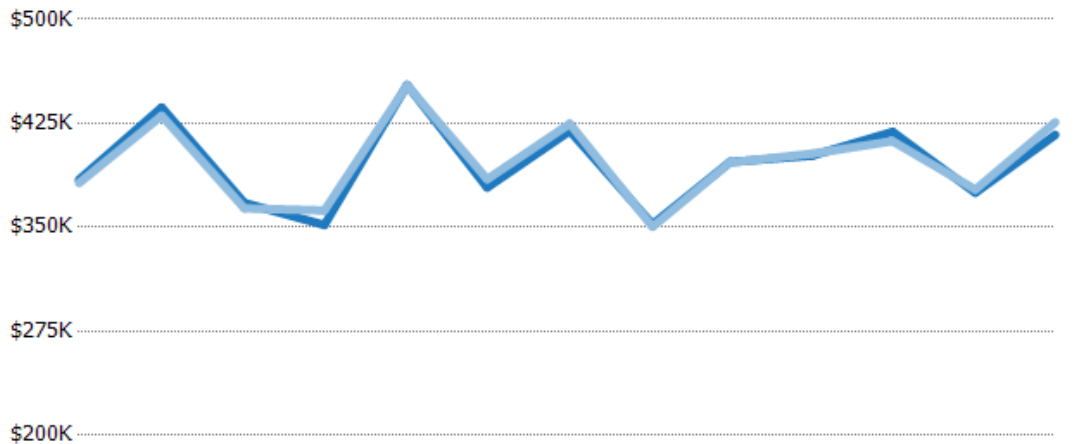
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$387K	\$425K	\$372K	\$343K	\$435K	\$403K	\$410K	\$352K	\$387K	\$390K	\$427K	\$364K	\$392K
Median Sales Price	\$381K	\$422K	\$370K	\$335K	\$438K	\$397K	\$407K	\$346K	\$382K	\$385K	\$423K	\$385K	\$388K
Med Sales Price as a % of Med List Price	98%	99%	99%	98%	101%	99%	99%	98%	99%	99%	99%	106%	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



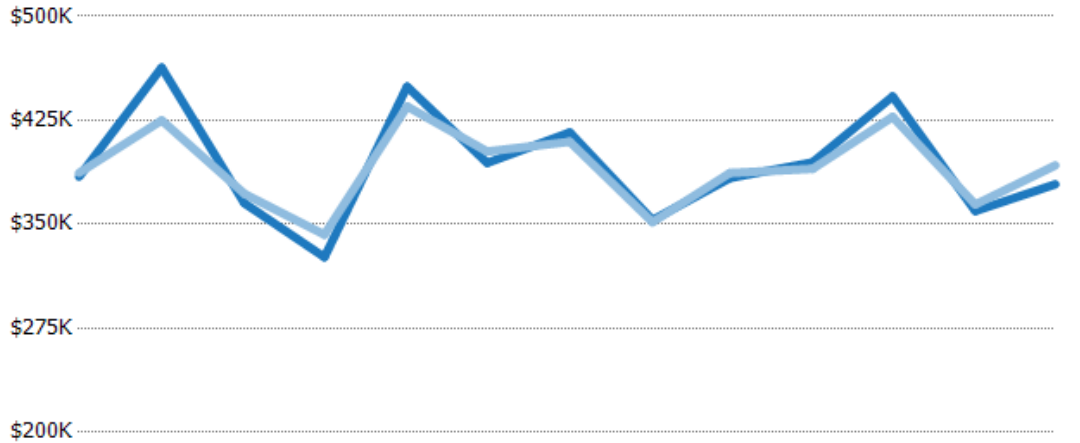
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$384K	\$436K	\$368K	\$352K	\$453K	\$379K	\$419K	\$352K	\$397K	\$402K	\$419K	\$375K	\$417K
Avg Sales Price	\$382K	\$431K	\$364K	\$362K	\$452K	\$385K	\$425K	\$350K	\$397K	\$403K	\$412K	\$377K	\$426K
Avg Sales Price as a % of Avg Est Value	99%	99%	99%	103%	100%	102%	101%	100%	100%	100%	98%	101%	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



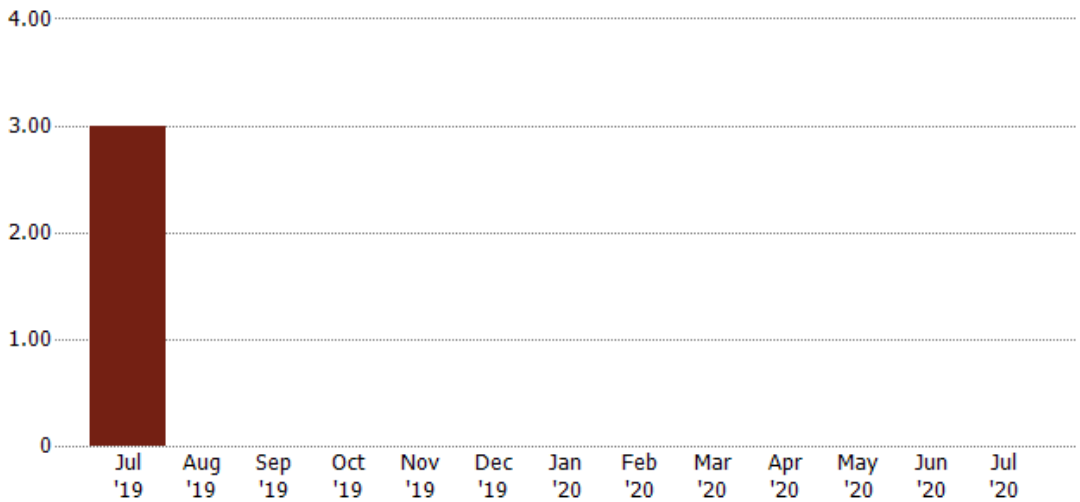
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$384K	\$463K	\$365K	\$326K	\$449K	\$394K	\$416K	\$353K	\$383K	\$395K	\$442K	\$360K	\$379K
Median Sales Price	\$387K	\$425K	\$372K	\$343K	\$435K	\$403K	\$410K	\$352K	\$387K	\$390K	\$427K	\$364K	\$392K
Med Sales Price as a % of Med Est Value	101%	92%	102%	105%	97%	102%	98%	100%	101%	99%	97%	101%	104%

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



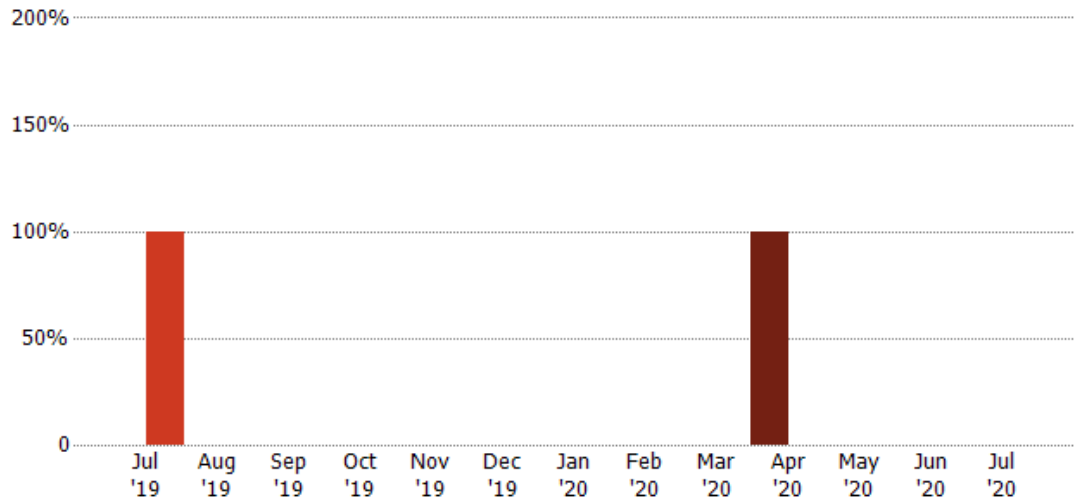
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	3	-	-	-	-	-	-	-	-	-	-	-	-

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



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



Sales Activity by ZIP

Jul 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	36	\$15,384,140	24	\$10,031,200	\$417,967	\$387,950	\$173	\$169	38

