



2020

NEW RIVER MARKET REPORT SEPTEMBER 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	Sep 2020	Sep 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	26	14	+85.7%	217	227	-4.4%
New Listing Volume	\$13,195,489	\$5,197,190	+153.9%	\$95,709,225	\$90,632,834	+5.6%
Active Listing Count	25	55	-54.5%	N/A	N/A	
Active Listing Volume	\$13,119,799	\$24,701,788	-46.9%	N/A	N/A	
Average Listing Price	\$524,792	\$449,123	+16.8%	\$477,188	\$430,467	+10.9%
Median Listing Price	\$484,900	\$418,900	+15.8%	\$451,445	\$417,728	+8.1%
Average Listing Price per Sq Ft	\$232	\$192	+20.4%	\$203	\$179	+13.4%
Median Listing Price per Sq Ft	\$203	\$185	+9.7%	\$197	\$170	+15.9%
Median Days in RPR	35	87	-59.8%	42.18	61.79	-31.7%
Months of Inventory	1.2	2.1	-43.7%	1.8	3.3	-46.3%
Absorption Rate	84%	47.27%	+36.7%	56.6%	30.41%	+26.2%
Sales Activity Charts Metrics						
New Pending Sales Count	34	19	+78.9%	271	255	+6.3%
New Pending Sales Volume	\$15,720,480	\$7,539,129	+108.5%	\$113,209,794	\$96,837,183	+16.9%
Pending Sales Count	35	15	+133.3%	N/A	N/A	
Pending Sales Volume	\$15,516,250	\$21,460,229	-27.7%	N/A	N/A	
Closed Sales Count	22	17	+29.4%	190	193	-1.6%
Closed Sales Volume	\$10,673,700	\$6,080,180	+75.5%	\$77,887,179	\$71,981,714	+8.2%
Average Sales Price	\$485,168	\$357,658	+35.7%	\$409,933	\$372,962	+9.9%
Median Sales Price	\$483,250	\$369,990	+30.6%	\$400,718	\$374,098	+7.1%
Average Sales Price per Sq Ft	\$184	\$175	+5.2%	\$177	\$166	+6.7%
Median Sales Price per Sq Ft	\$182	\$177	+2.8%	\$175	\$161	+8.6%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

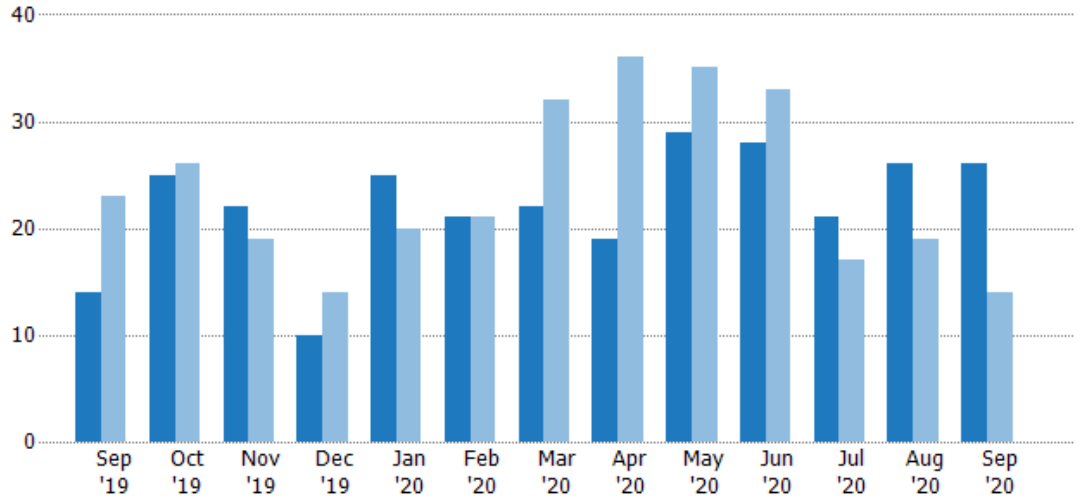
New Listings

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.
Sep '20	26	85.7%
Sep '19	14	-39.1%
Sep '18	23	8.7%



Current Year	14	25	22	10	25	21	22	19	29	28	21	26	26
Prior Year	23	26	19	14	20	21	32	36	35	33	17	19	14
Percent Change from Prior Year	-39%	-4%	16%	-29%	25%	0%	-31%	-47%	-17%	-15%	24%	37%	86%

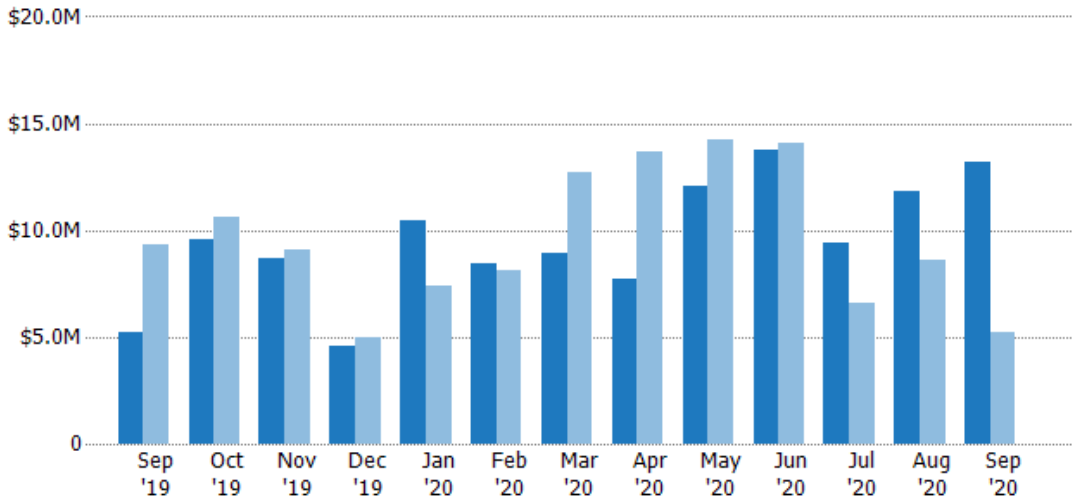
New Listing Volume

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.
Sep '20	\$13.2M	153.9%
Sep '19	\$5.2M	-44.4%
Sep '18	\$9.34M	0.9%



Current Year	\$5.2M	\$9.57M	\$8.71M	\$4.56M	\$10.4M	\$8.42M	\$8.91M	\$7.72M	\$12.1M	\$13.7M	\$9.38M	\$11.8M	\$13.2M
Prior Year	\$9.34M	\$10.6M	\$9.12M	\$5M	\$7.43M	\$8.15M	\$12.7M	\$13.7M	\$14.2M	\$14.1M	\$6.58M	\$8.59M	\$5.2M
Percent Change from Prior Year	-44%	-10%	-4%	-9%	41%	3%	-30%	-43%	-15%	-2%	43%	38%	154%

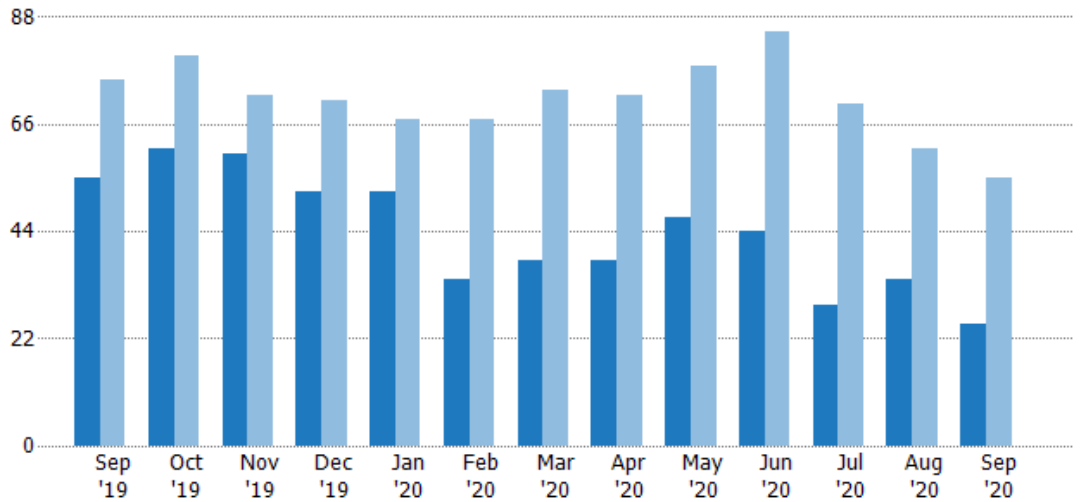
Active Listings

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.
Sep '20	25	-54.5%
Sep '19	55	-26.7%
Sep '18	75	-8%



Current Year	55	61	60	52	52	34	38	38	47	44	29	34	25
Prior Year	75	80	72	71	67	67	73	72	78	85	70	61	55
Percent Change from Prior Year	-27%	-24%	-17%	-27%	-22%	-49%	-48%	-47%	-40%	-48%	-59%	-44%	-55%

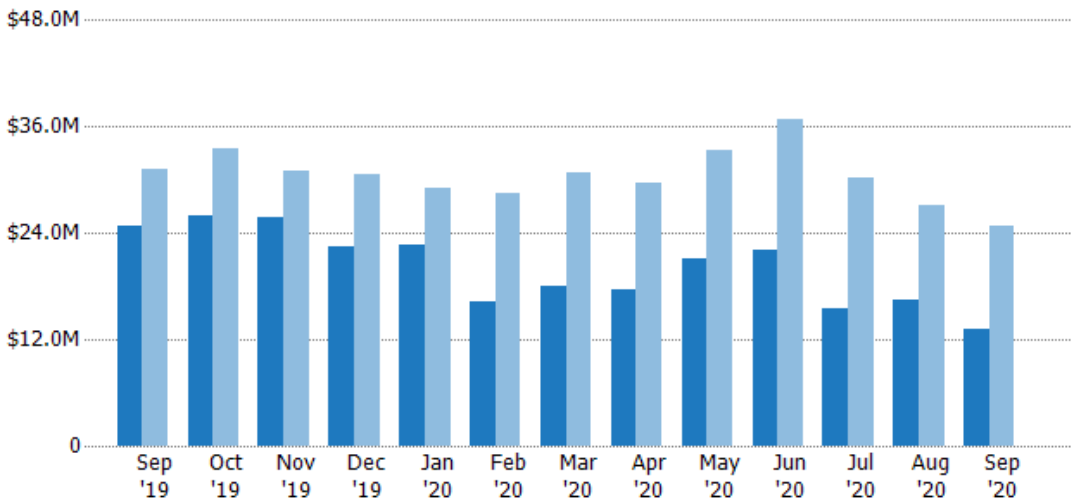
Active Listing Volume

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.
Sep '20	\$13.1M	-46.9%
Sep '19	\$24.7M	-20.8%
Sep '18	\$31.2M	32.9%



Current Year	\$24.7M	\$26M	\$25.8M	\$22.5M	\$22.6M	\$16.4M	\$18M	\$17.6M	\$21.1M	\$22M	\$15.5M	\$16.4M	\$13.1M
Prior Year	\$31.2M	\$33.5M	\$30.9M	\$30.6M	\$29.1M	\$28.4M	\$30.8M	\$29.7M	\$33.3M	\$36.9M	\$30.2M	\$27.1M	\$24.7M
Percent Change from Prior Year	-21%	-22%	-17%	-27%	-22%	-42%	-42%	-41%	-37%	-40%	-49%	-40%	-47%

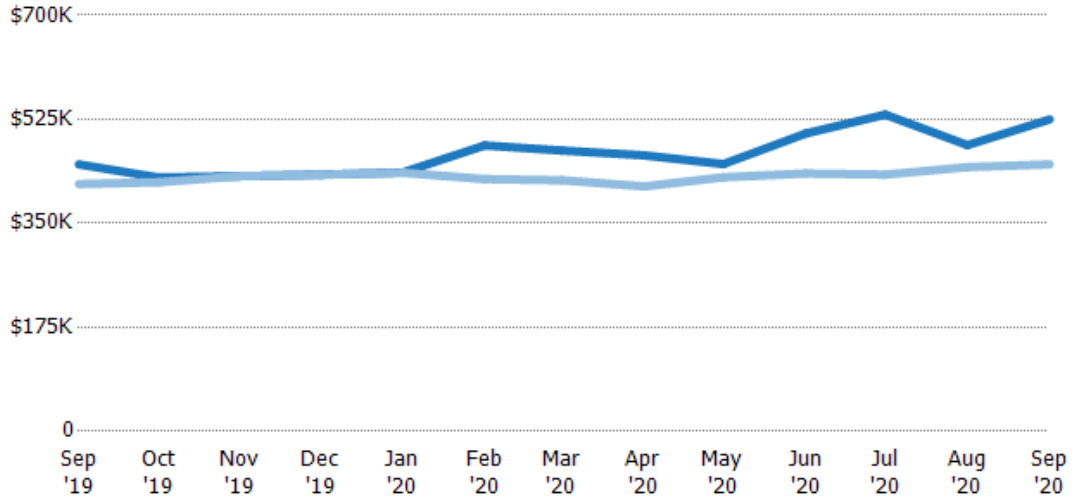
Average Listing Price

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.
Sep '20	\$525K	16.8%
Sep '19	\$449K	8%
Sep '18	\$416K	44.5%



Current Year	\$449K	\$427K	\$429K	\$432K	\$435K	\$481K	\$472K	\$464K	\$450K	\$501K	\$533K	\$482K	\$525K
Prior Year	\$416K	\$419K	\$429K	\$432K	\$435K	\$424K	\$422K	\$412K	\$427K	\$434K	\$432K	\$445K	\$449K
Percent Change from Prior Year	8%	2%	0%	0%	0%	13%	12%	13%	5%	16%	23%	8%	17%

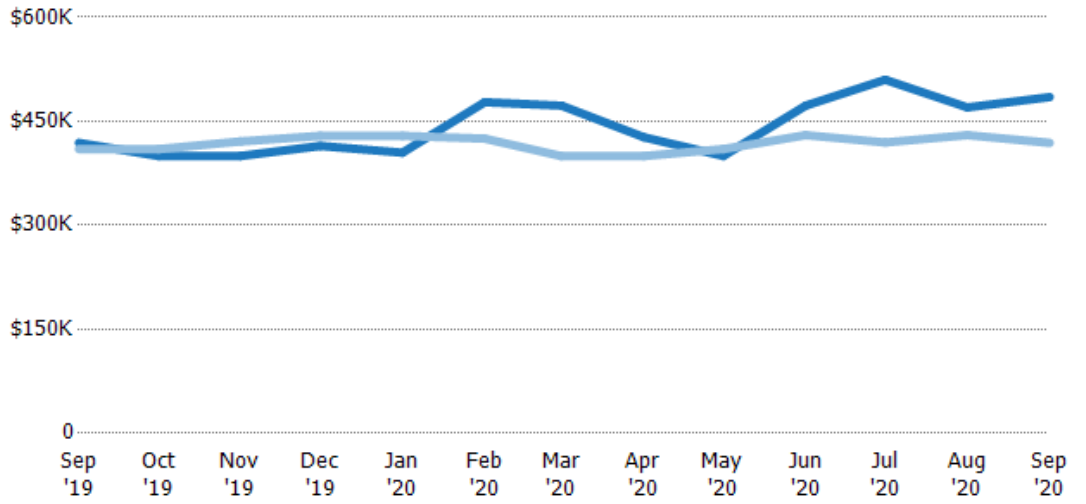
Median Listing Price

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.
Sep '20	\$485K	15.8%
Sep '19	\$419K	2.2%
Sep '18	\$410K	-9.8%



Current Year	\$419K	\$400K	\$400K	\$414K	\$405K	\$478K	\$473K	\$427K	\$400K	\$473K	\$510K	\$470K	\$485K
Prior Year	\$410K	\$410K	\$421K	\$429K	\$429K	\$425K	\$400K	\$400K	\$410K	\$430K	\$419K	\$430K	\$419K
Percent Change from Prior Year	2%	-2%	-5%	-3%	-6%	12%	18%	7%	-2%	10%	22%	9%	16%

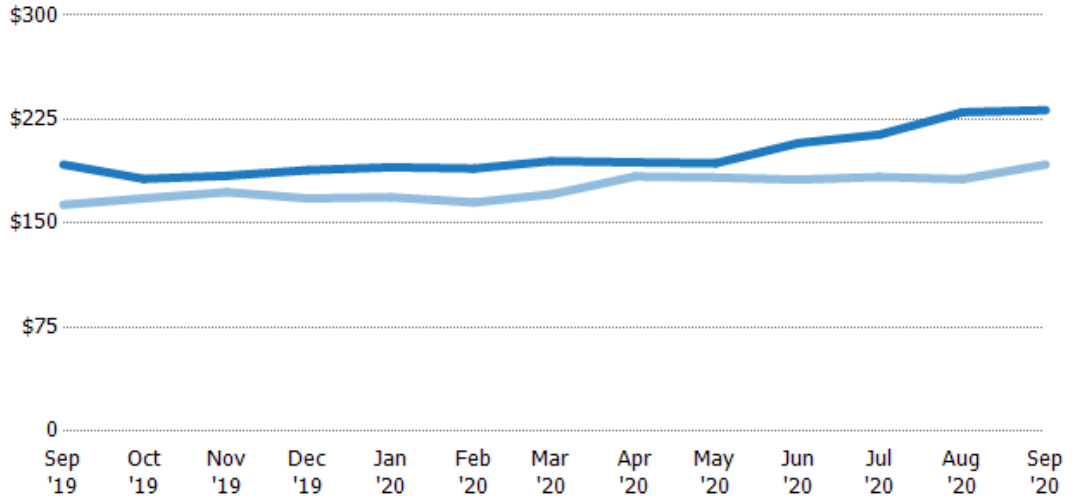
Average Listing Price per Sq Ft

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.
Sep '20	\$232	20.4%
Sep '19	\$192	17.7%
Sep '18	\$163	6.6%



Current Year	\$192	\$182	\$184	\$188	\$190	\$189	\$195	\$194	\$193	\$208	\$214	\$230	\$232
Prior Year	\$163	\$168	\$172	\$168	\$169	\$165	\$171	\$184	\$183	\$181	\$183	\$182	\$192
Percent Change from Prior Year	18%	8%	7%	12%	13%	15%	14%	6%	6%	15%	17%	27%	20%

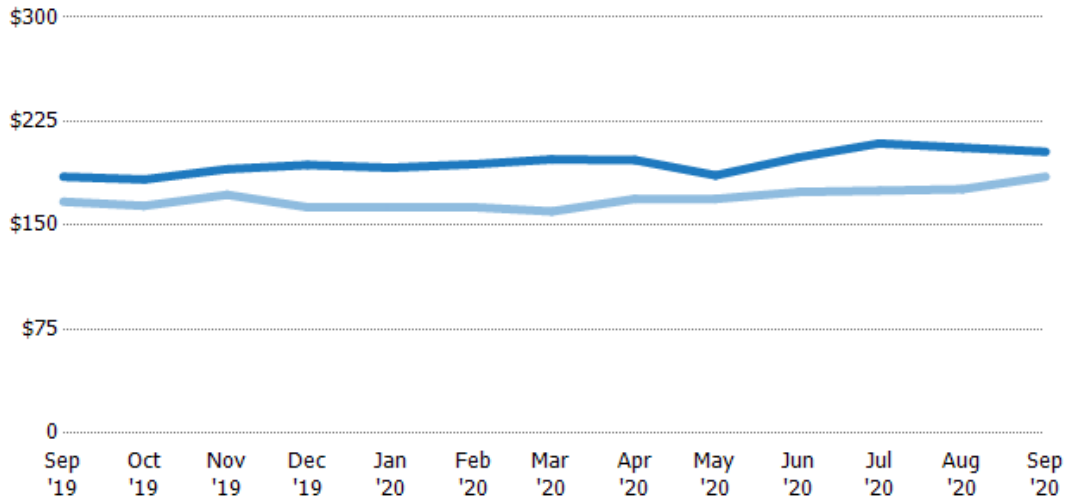
Median Listing Price per Sq Ft

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.
Sep '20	\$203	9.7%
Sep '19	\$185	10.8%
Sep '18	\$167	-4.8%



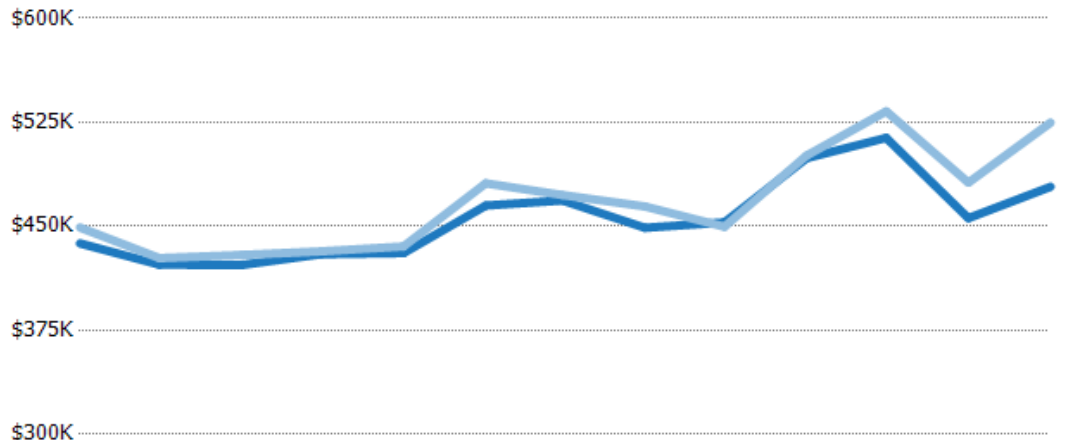
Current Year	\$185	\$183	\$191	\$194	\$192	\$194	\$198	\$197	\$186	\$199	\$209	\$206	\$203
Prior Year	\$167	\$164	\$172	\$163	\$163	\$163	\$160	\$169	\$169	\$174	\$175	\$176	\$185
Percent Change from Prior Year	11%	12%	11%	19%	17%	19%	23%	17%	10%	14%	19%	17%	10%

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



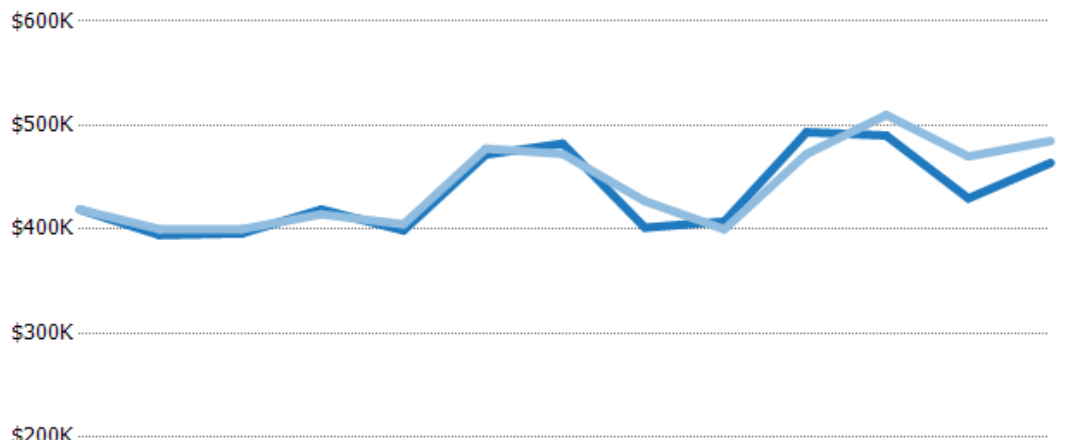
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$438K	\$422K	\$422K	\$430K	\$431K	\$465K	\$469K	\$449K	\$453K	\$499K	\$514K	\$456K	\$478K
Avg Listing Price	\$449K	\$427K	\$429K	\$432K	\$435K	\$481K	\$472K	\$464K	\$450K	\$501K	\$533K	\$482K	\$525K
Avg Listing Price as a % of Avg Est Value	103%	101%	102%	100%	101%	103%	101%	103%	99%	100%	104%	106%	110%

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



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$419K	\$394K	\$396K	\$419K	\$399K	\$472K	\$482K	\$402K	\$407K	\$493K	\$490K	\$430K	\$464K
Median Listing Price	\$419K	\$400K	\$400K	\$414K	\$405K	\$478K	\$473K	\$427K	\$400K	\$473K	\$510K	\$470K	\$485K
Med Listing Price as a % of Med Est Value	100%	101%	101%	99%	101%	101%	98%	106%	98%	96%	104%	109%	105%

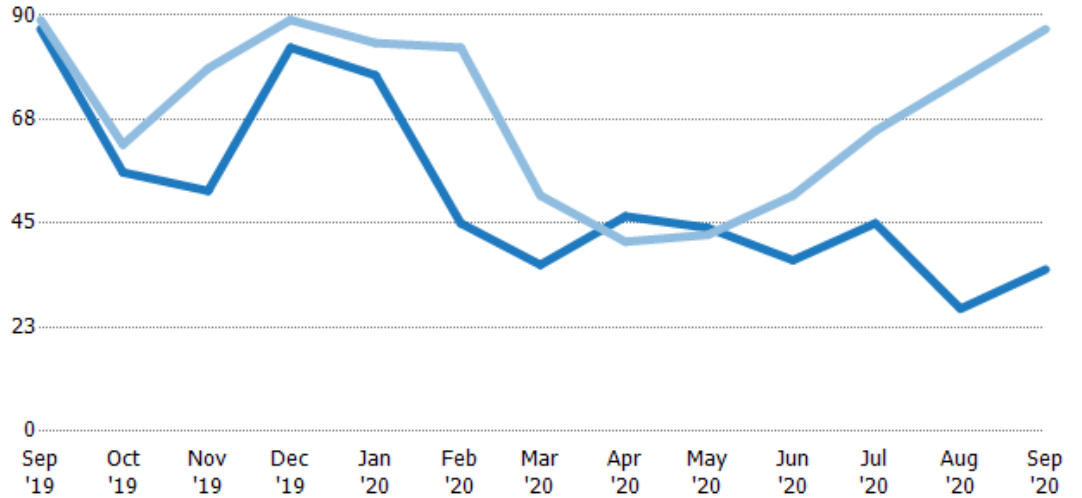
Median Days in RPR

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.
Sep '20	35	-59.8%
Sep '19	87	-2.2%
Sep '18	89	-40.4%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	87	56	52	83	77	45	36	46.5	44	37	45	26.5	35
Prior Year	89	62	78.5	89	84	83	51	41	42.5	51	65	76	87
Percent Change from Prior Year	-2%	-10%	-34%	-7%	-8%	-46%	-29%	13%	4%	-27%	-31%	-65%	-60%

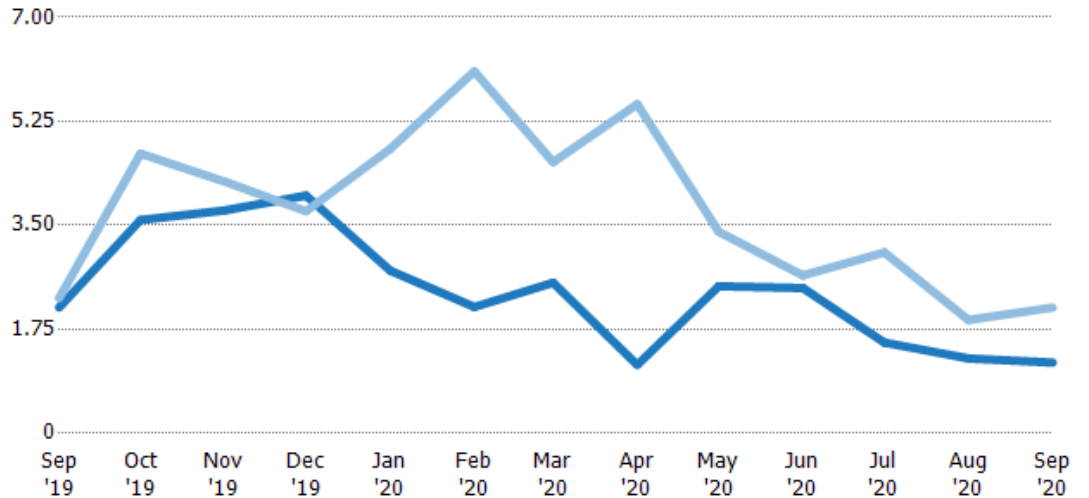
Months of Inventory

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.
Sep '20	1.19	-43.7%
Sep '19	2.12	-6.9%
Sep '18	2.27	203.6%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	2.12	3.59	3.75	4	2.74	2.13	2.53	1.15	2.47	2.44	1.53	1.26	1.19
Prior Year	2.27	4.71	4.24	3.74	4.79	6.09	4.56	5.54	3.39	2.66	3.04	1.91	2.12
Percent Change from Prior Year	-7%	-24%	-11%	7%	-43%	-65%	-44%	-79%	-27%	-8%	-50%	-34%	-44%

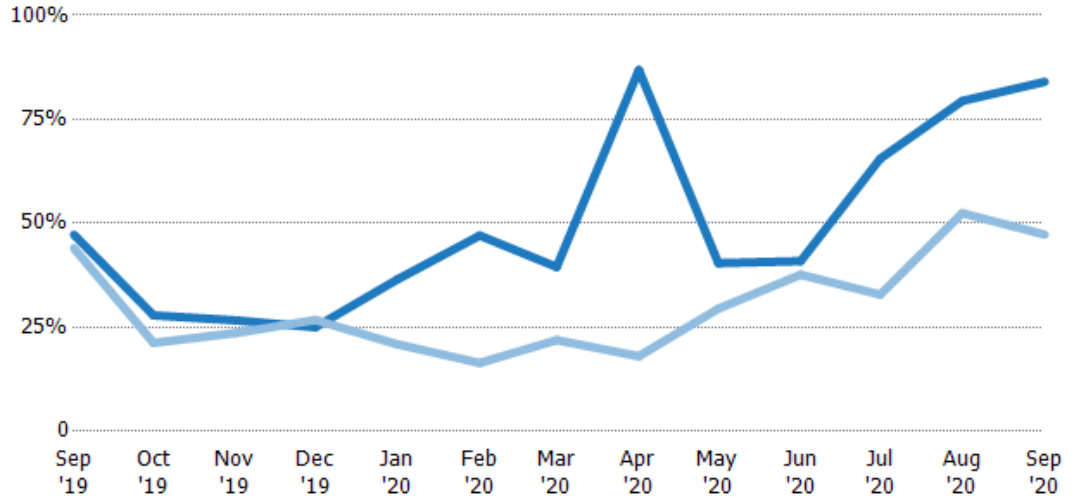
Absorption Rate

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.
Sep '20	84%	-36.7%
Sep '19	47%	-3.3%
Sep '18	44%	-67.1%



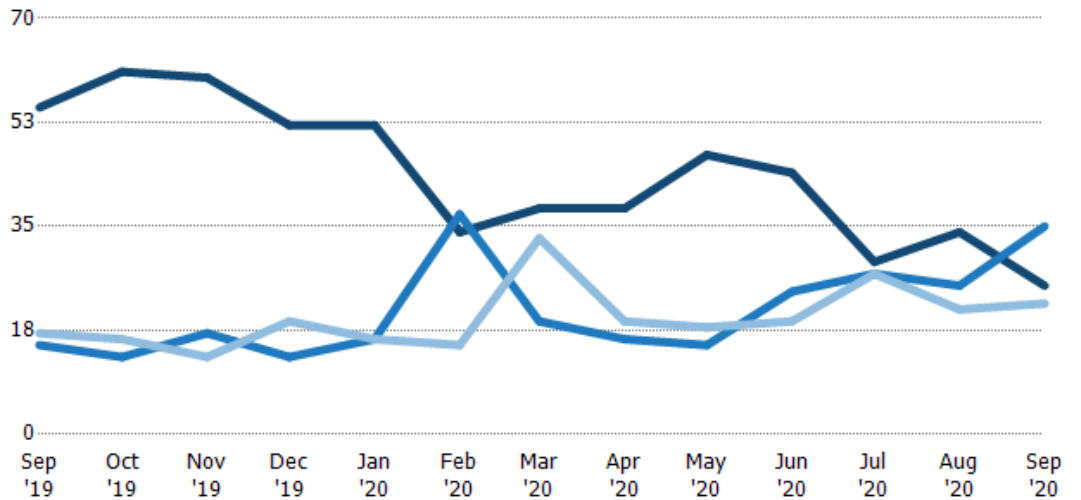
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	47%	28%	27%	25%	37%	47%	39%	87%	40%	41%	66%	79%	84%
Prior Year	44%	21%	24%	27%	21%	16%	22%	18%	29%	38%	33%	52%	47%
Change from Prior Year	-3%	-7%	-3%	2%	-16%	-31%	-18%	-69%	-11%	-3%	-33%	-27%	-37%

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



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Active	55	61	60	52	52	34	38	38	47	44	29	34	25
Pending	15	13	17	13	16	37	19	16	15	24	27	25	35
Sold	17	16	13	19	16	15	33	19	18	19	27	21	22

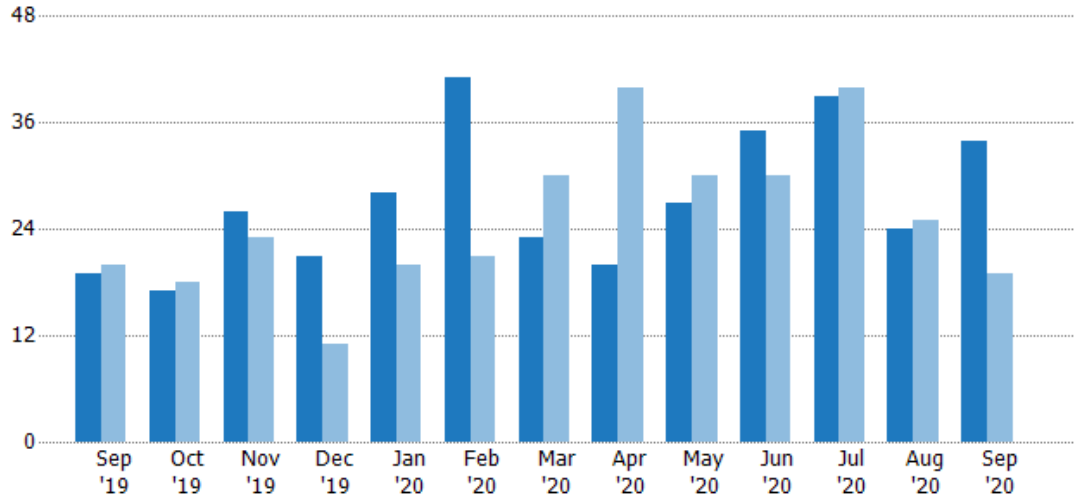
New Pending Sales

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.
Sep '20	34	78.9%
Sep '19	19	-5%
Sep '18	20	-5%



Current Year	19	17	26	21	28	41	23	20	27	35	39	24	34
Prior Year	20	18	23	11	20	21	30	40	30	30	40	25	19
Percent Change from Prior Year	-5%	-6%	13%	91%	40%	95%	-23%	-50%	-10%	17%	-3%	-4%	79%

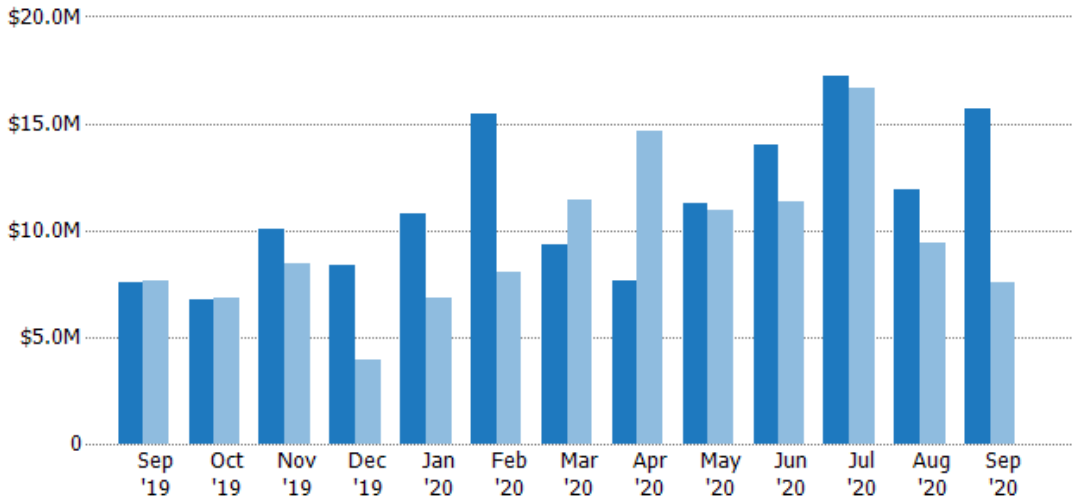
New Pending Sales Volume

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.
Sep '20	\$15.7M	108.5%
Sep '19	\$7.54M	-0.8%
Sep '18	\$7.6M	-9.6%



Current Year	\$7.54M	\$6.73M	\$10.1M	\$8.4M	\$10.8M	\$15.4M	\$9.32M	\$7.63M	\$11.2M	\$14M	\$17.2M	\$11.9M	\$15.7M
Prior Year	\$7.6M	\$6.85M	\$8.46M	\$3.95M	\$6.85M	\$8.04M	\$11.4M	\$14.6M	\$11M	\$11.4M	\$16.6M	\$9.43M	\$7.54M
Percent Change from Prior Year	-1%	-2%	19%	112%	57%	92%	-18%	-48%	3%	23%	3%	26%	109%

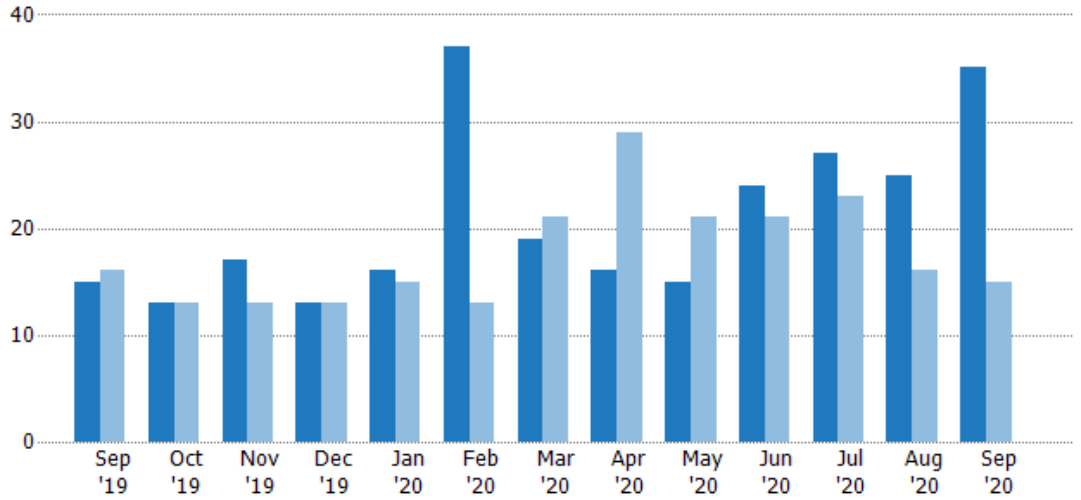
Pending Sales

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.
Sep '20	35	133.3%
Sep '19	15	-6.3%
Sep '18	16	0%



Current Year	15	13	17	13	16	37	19	16	15	24	27	25	35
Prior Year	16	13	13	13	15	13	21	29	21	21	23	16	15
Percent Change from Prior Year	-6%	0%	31%	0%	7%	185%	-10%	-45%	-29%	14%	17%	56%	133%

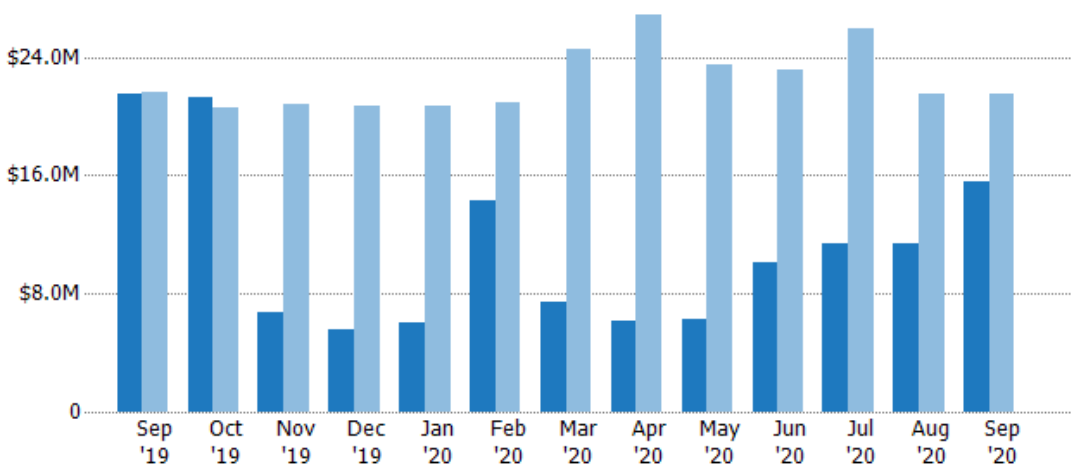
Pending Sales Volume

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.
Sep '20	\$15.5M	-27.7%
Sep '19	\$21.5M	-0.8%
Sep '18	\$21.6M	-71.4%



Current Year	\$21.5M	\$21.3M	\$6.78M	\$5.62M	\$5.97M	\$14.3M	\$7.43M	\$6.1M	\$6.32M	\$10.2M	\$11.3M	\$11.4M	\$15.5M
Prior Year	\$21.6M	\$20.5M	\$20.8M	\$20.6M	\$20.7M	\$21M	\$24.5M	\$26.8M	\$23.5M	\$23.2M	\$25.9M	\$21.5M	\$21.5M
Percent Change from Prior Year	-1%	4%	-67%	-73%	-71%	-32%	-70%	-77%	-73%	-56%	-56%	-47%	-28%

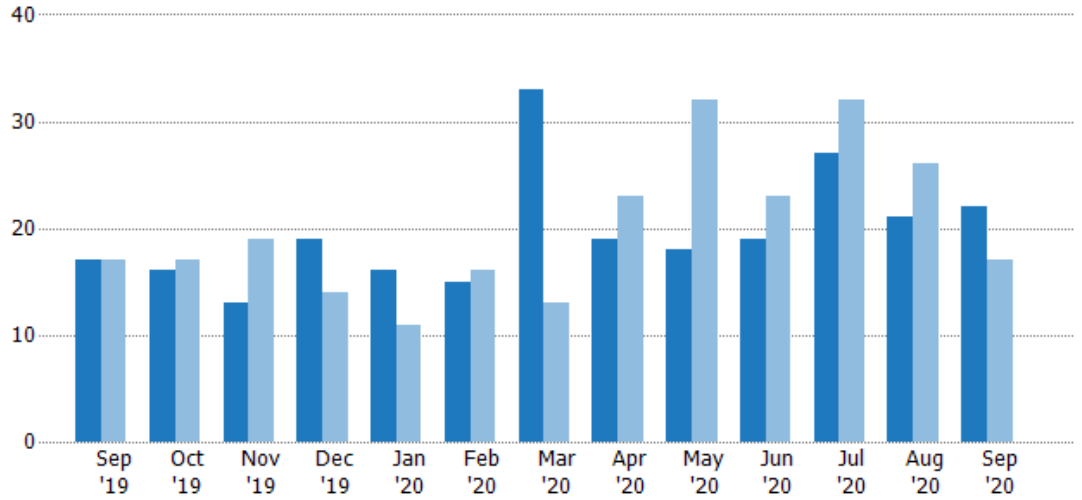
Closed Sales

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.
Sep '20	22	29.4%
Sep '19	17	0%
Sep '18	17	-29.4%



Current Year	17	16	13	19	16	15	33	19	18	19	27	21	22
Prior Year	17	17	19	14	11	16	13	23	32	23	32	26	17
Percent Change from Prior Year	0%	-6%	-32%	36%	45%	-6%	154%	-17%	-44%	-17%	-16%	-19%	29%

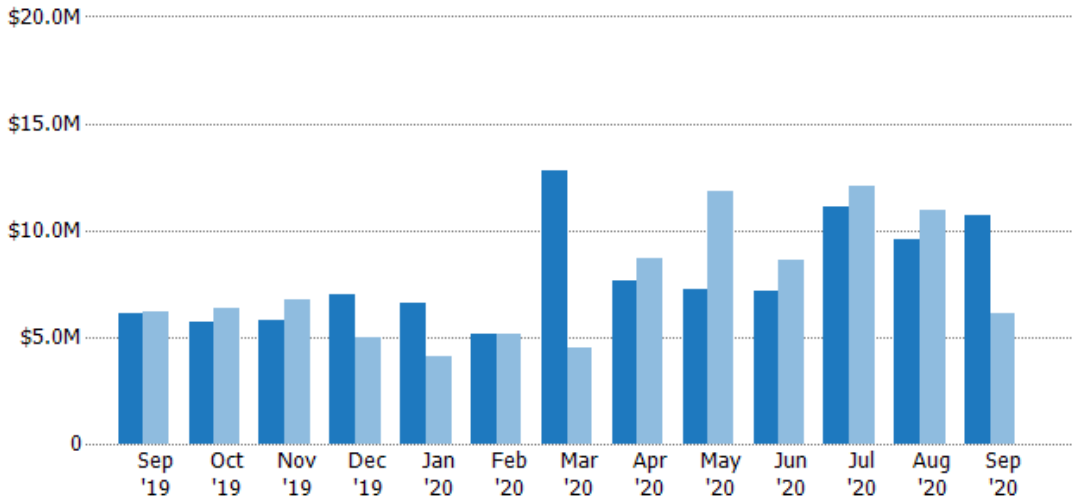
Closed Sales Volume

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.
Sep '20	\$10.7M	75.5%
Sep '19	\$6.08M	-2.1%
Sep '18	\$6.21M	-40.1%



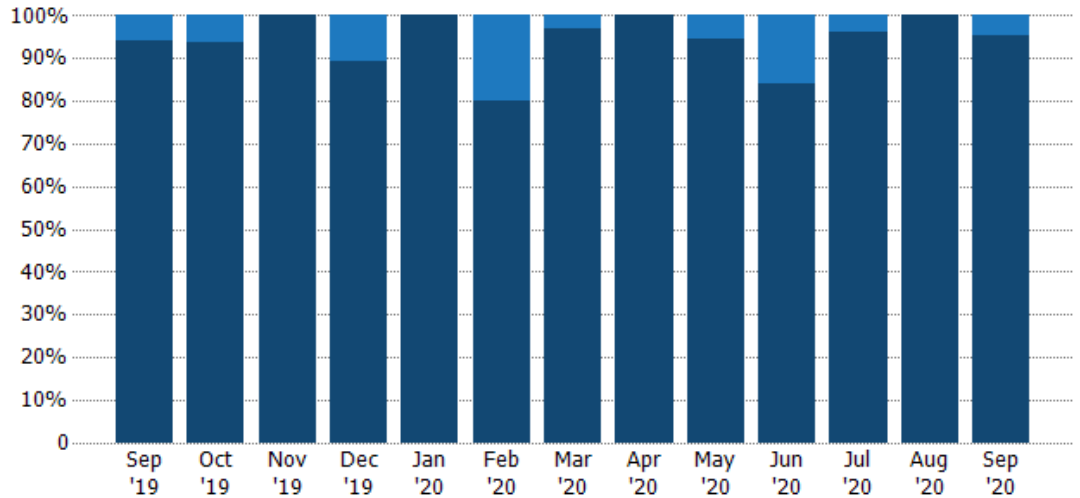
Current Year	\$6.08M	\$5.7M	\$5.77M	\$6.98M	\$6.62M	\$5.1M	\$12.8M	\$7.63M	\$7.27M	\$7.14M	\$11.1M	\$9.55M	\$10.7M
Prior Year	\$6.21M	\$6.37M	\$6.72M	\$4.99M	\$4.1M	\$5.18M	\$4.48M	\$8.7M	\$11.8M	\$8.56M	\$12.1M	\$11M	\$6.08M
Percent Change from Prior Year	-2%	-11%	-14%	40%	61%	-1%	185%	-12%	-39%	-17%	-8%	-13%	76%

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



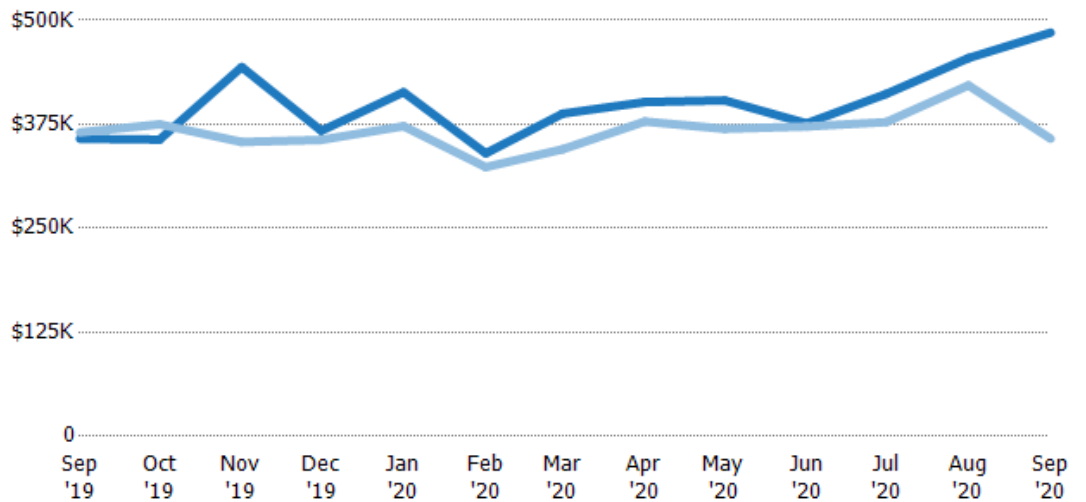
Mobile/Manufactured	6%	6%	-	11%	-	20%	3%	-	6%	16%	4%	-	5%
Single Family Residence	94%	94%	100%	89%	100%	80%	97%	100%	94%	84%	96%	100%	95%

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	\$358K	\$357K	\$444K	\$367K	\$414K	\$340K	\$388K	\$402K	\$404K	\$376K	\$411K	\$455K	\$485K
Prior Year	\$365K	\$375K	\$354K	\$356K	\$373K	\$324K	\$345K	\$378K	\$370K	\$372K	\$378K	\$422K	\$358K
Percent Change from Prior Year	-2%	-5%	25%	3%	11%	5%	12%	6%	9%	1%	9%	8%	36%

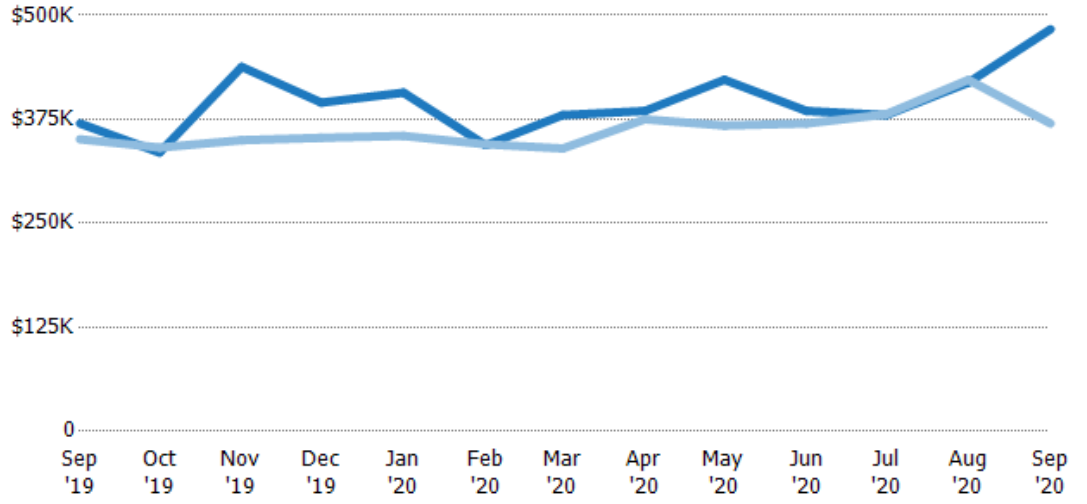
Median Sales Price

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.
Sep '20	\$483K	30.6%
Sep '19	\$370K	5.4%
Sep '18	\$351K	-16%



Current Year	\$370K	\$335K	\$438K	\$395K	\$407K	\$344K	\$380K	\$385K	\$423K	\$385K	\$380K	\$419K	\$483K
Prior Year	\$351K	\$341K	\$350K	\$353K	\$355K	\$345K	\$340K	\$375K	\$367K	\$370K	\$381K	\$422K	\$370K
Percent Change from Prior Year	5%	-2%	25%	12%	15%	0%	12%	3%	15%	4%	0%	-1%	31%

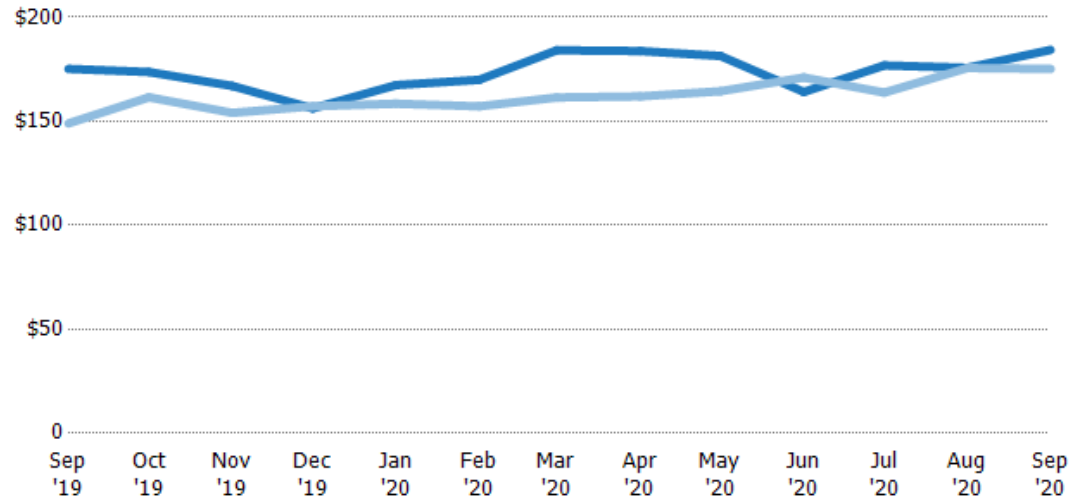
Average Sales Price per Sq Ft

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.
Sep '20	\$184	5.2%
Sep '19	\$175	17.6%
Sep '18	\$149	-3.1%



Current Year	\$175	\$174	\$167	\$156	\$167	\$170	\$184	\$184	\$181	\$164	\$177	\$176	\$184
Prior Year	\$149	\$162	\$154	\$157	\$158	\$157	\$161	\$162	\$164	\$171	\$164	\$176	\$175
Percent Change from Prior Year	18%	8%	8%	-1%	6%	8%	14%	13%	10%	-4%	8%	0%	5%

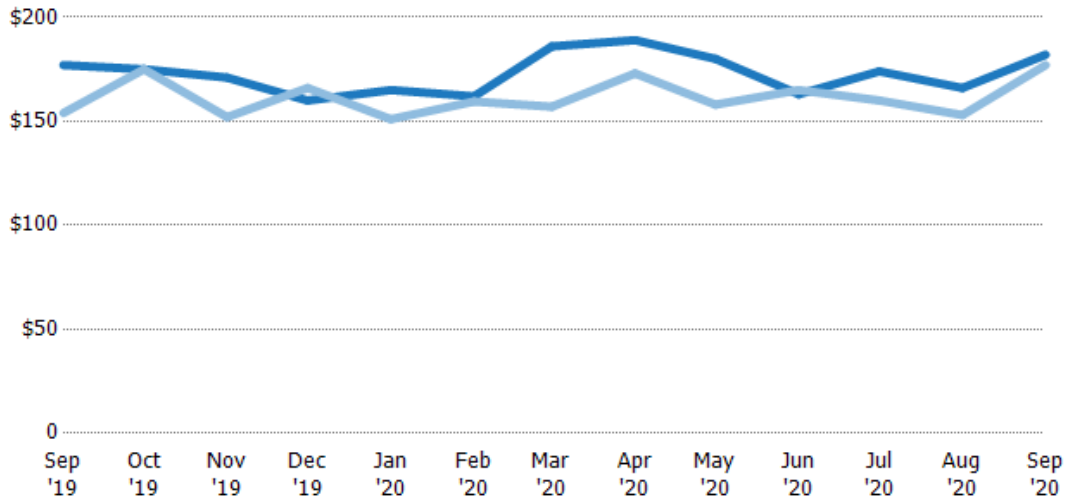
Median Sales Price per Sq Ft

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.
Sep '20	\$182	2.8%
Sep '19	\$177	14.9%
Sep '18	\$154	-16.6%



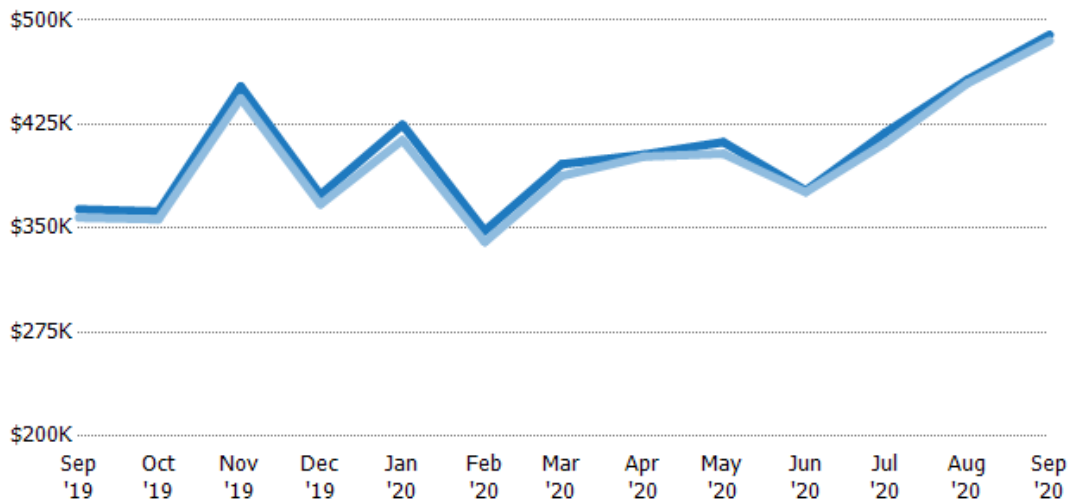
Current Year	\$177	\$175	\$171	\$160	\$165	\$162	\$186	\$189	\$180	\$163	\$174	\$166	\$182
Prior Year	\$154	\$175	\$152	\$166	\$151	\$160	\$157	\$173	\$158	\$165	\$160	\$153	\$177
Percent Change from Prior Year	15%	0%	13%	-4%	9%	2%	18%	9%	14%	-1%	9%	8%	3%

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



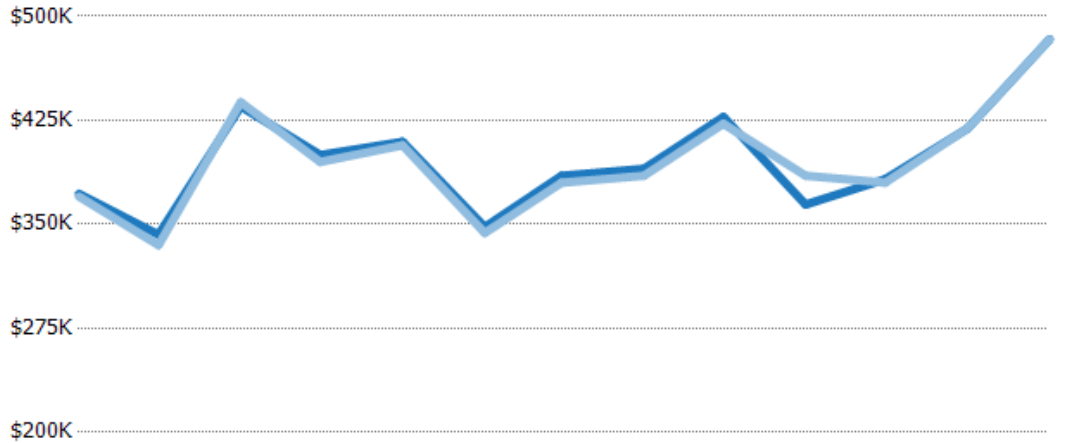
Avg List Price	\$364K	\$362K	\$452K	\$374K	\$425K	\$348K	\$396K	\$403K	\$412K	\$377K	\$419K	\$457K	\$490K
Avg Sales Price	\$358K	\$357K	\$444K	\$367K	\$414K	\$340K	\$388K	\$402K	\$404K	\$376K	\$411K	\$455K	\$485K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	97%	98%	98%	100%	98%	100%	98%	99%	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,
 Mobile/Manufactured, Single Family
 Residence



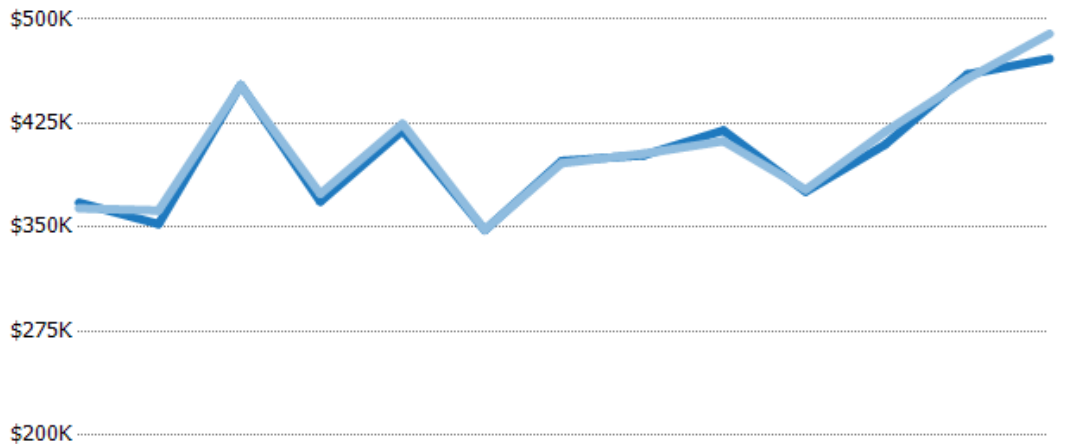
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median List Price	\$372K	\$343K	\$435K	\$400K	\$410K	\$348K	\$385K	\$390K	\$427K	\$364K	\$382K	\$419K	\$484K
Median Sales Price	\$370K	\$335K	\$438K	\$395K	\$407K	\$344K	\$380K	\$385K	\$423K	\$385K	\$380K	\$419K	\$483K
Med Sales Price as a % of Med List Price	99%	98%	101%	99%	99%	99%	99%	99%	99%	106%	99%	100%	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



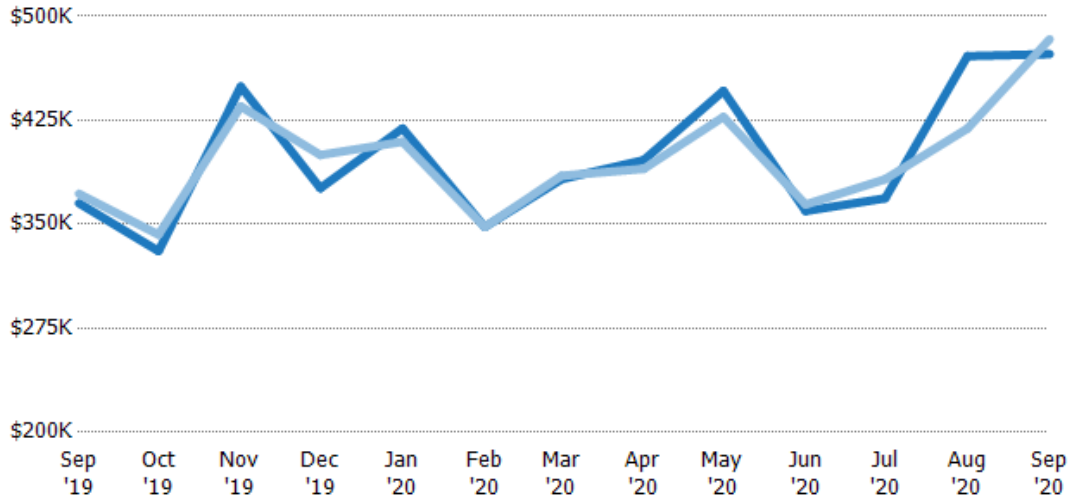
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$368K	\$352K	\$453K	\$368K	\$420K	\$348K	\$398K	\$402K	\$420K	\$376K	\$410K	\$460K	\$472K
Avg Sales Price	\$364K	\$362K	\$452K	\$374K	\$425K	\$348K	\$396K	\$403K	\$412K	\$377K	\$419K	\$457K	\$490K
Avg Sales Price as a % of Avg Est Value	99%	103%	100%	102%	101%	100%	100%	100%	98%	100%	102%	99%	104%

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



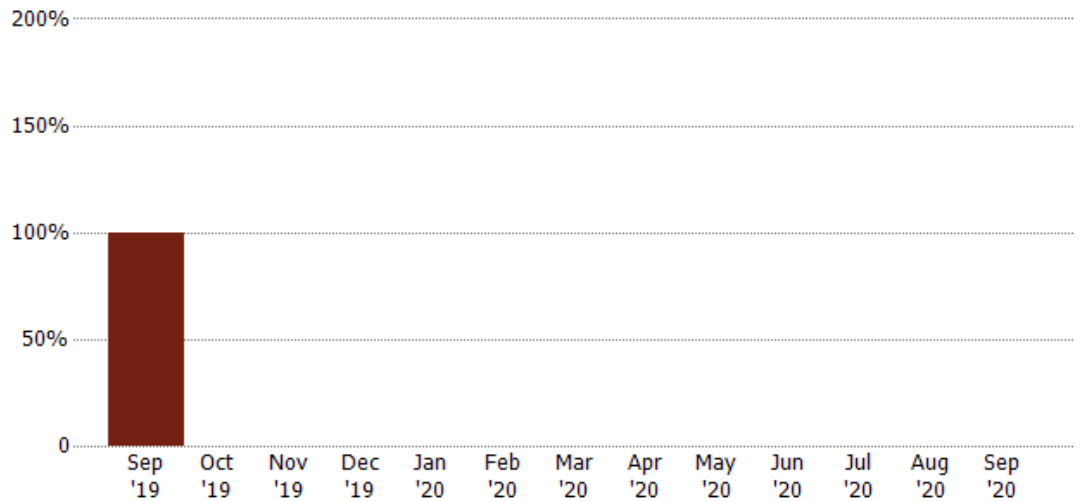
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$365K	\$331K	\$449K	\$376K	\$419K	\$348K	\$383K	\$396K	\$446K	\$360K	\$369K	\$471K	\$473K
Median Sales Price	\$372K	\$343K	\$435K	\$400K	\$410K	\$348K	\$385K	\$390K	\$427K	\$364K	\$382K	\$419K	\$484K
Med Sales Price as a % of Med Est Value	102%	104%	97%	106%	98%	100%	101%	98%	96%	101%	104%	89%	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,
 Mobile/Manufactured, Single Family
 Residence



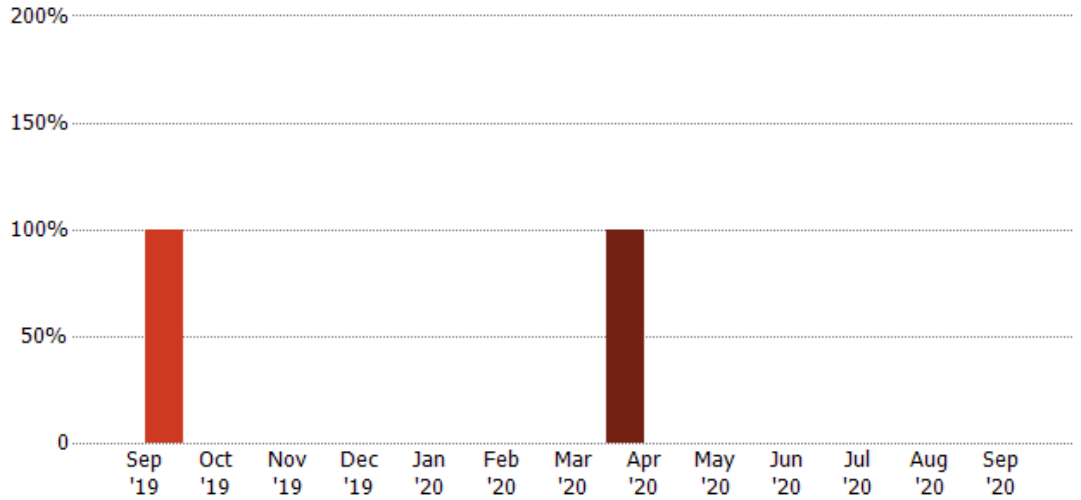
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-

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



Sales Activity by ZIP

Sep 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	35	\$15,516,250	22	\$10,673,700	\$485,168	\$483,250	\$183	\$182	25