

2021

NEW RIVER
MARKET REPORT
January 2021



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
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	Jan 2021	Jan 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	21	26	-19.2%	300	314	-4.5%
New Listing Volume	\$9,578,975	\$10,875,789	-11.9%	\$135,074,798	\$125,942,042	+7.3%
Active Listing Count	26	54	-51.9%	N/A	N/A	
Active Listing Volume	\$15,025,299	\$23,459,269	-36%	N/A	N/A	
Average Listing Price	\$577,896	\$434,431	+33%	\$488,256	\$431,460	+13.2%
Median Listing Price	\$494,900	\$404,750	+22.3%	\$448,616	\$413,258	+8.6%
Average Listing Price per Sq Ft	\$269	\$190	+41.8%	\$211	\$181	+16.9%
Median Listing Price per Sq Ft	\$252	\$190	+32.7%	\$204	\$175	+16.5%
Median Days in RPR	43	77	-44.2%	43.22	61.58	-29.8%
Months of Inventory	1.4	2.7	-46.5%	1.5	6	-74.5%
Absorption Rate	69.23%	37.04%	+32.2%	65.38%	16.67%	+48.7%
Sales Activity Charts Metrics						
New Pending Sales Count	21	28	-25%	374	348	+7.5%
New Pending Sales Volume	\$9,535,475	\$10,757,390	-11.4%	\$158,233,467	\$133,382,892	+18.6%
Pending Sales Count	17	16	+6.3%	N/A	N/A	
Pending Sales Volume	\$7,395,475	\$5,973,450	+23.8%	N/A	N/A	
Closed Sales Count	18	17	+5.9%	285	257	+10.9%
Closed Sales Volume	\$8,090,933	\$6,912,258	+17.1%	\$120,613,361	\$97,086,637	+24.2%
Average Sales Price	\$449,496	\$406,603	+10.5%	\$423,205	\$377,769	+12%
Median Sales Price	\$450,000	\$395,000	+13.9%	\$412,363	\$377,822	+9.1%
Average Sales Price per Sq Ft	\$206	\$168	+23.2%	\$185	\$167	+11.2%
Median Sales Price per Sq Ft	\$213	\$170	+25.3%	\$182	\$164	+11%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

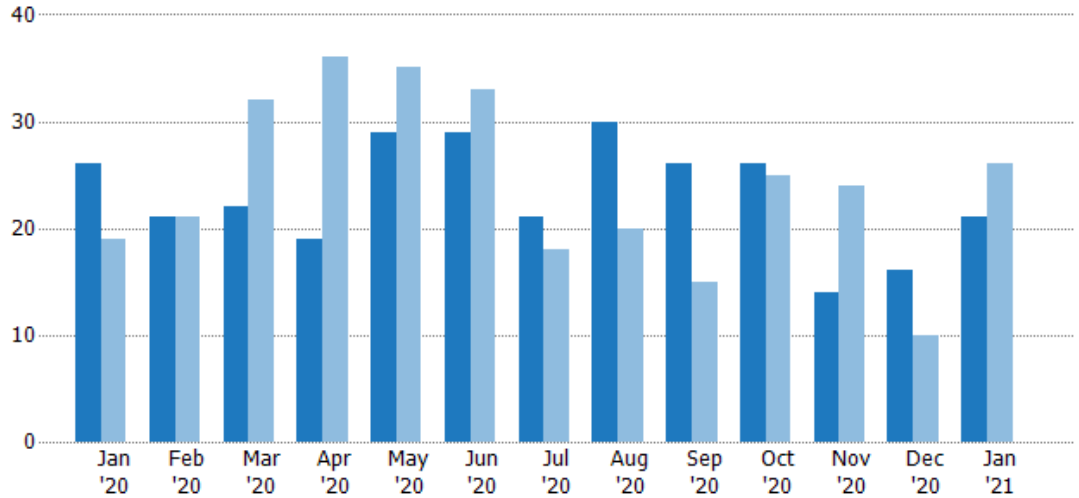
New Listings

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.
Jan '21	21	-19.2%
Jan '20	26	36.8%
Jan '19	19	42.1%



Current Year	26	21	22	19	29	29	21	30	26	26	14	16	21
Prior Year	19	21	32	36	35	33	18	20	15	25	24	10	26
Percent Change from Prior Year	37%	0%	-31%	-47%	-17%	-12%	17%	50%	73%	4%	-42%	60%	-19%

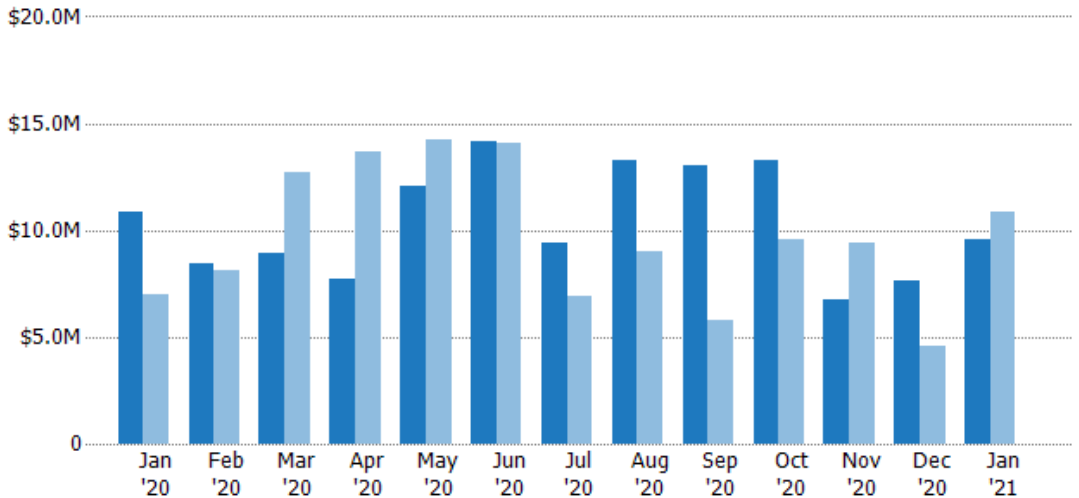
New Listing Volume

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.
Jan '21	\$9.58M	-11.9%
Jan '20	\$10.9M	55%
Jan '19	\$7.02M	44.7%



Current Year	\$10.9M	\$8.42M	\$8.91M	\$7.72M	\$12M	\$14.2M	\$9.38M	\$13.3M	\$13.1M	\$13.3M	\$6.75M	\$7.62M	\$9.58M
Prior Year	\$7.02M	\$8.15M	\$12.7M	\$13.7M	\$14.2M	\$14.1M	\$6.9M	\$9M	\$5.78M	\$9.57M	\$9.4M	\$4.56M	\$10.9M
Percent Change from Prior Year	55%	3%	-30%	-43%	-15%	1%	36%	48%	126%	38%	-28%	67%	-12%

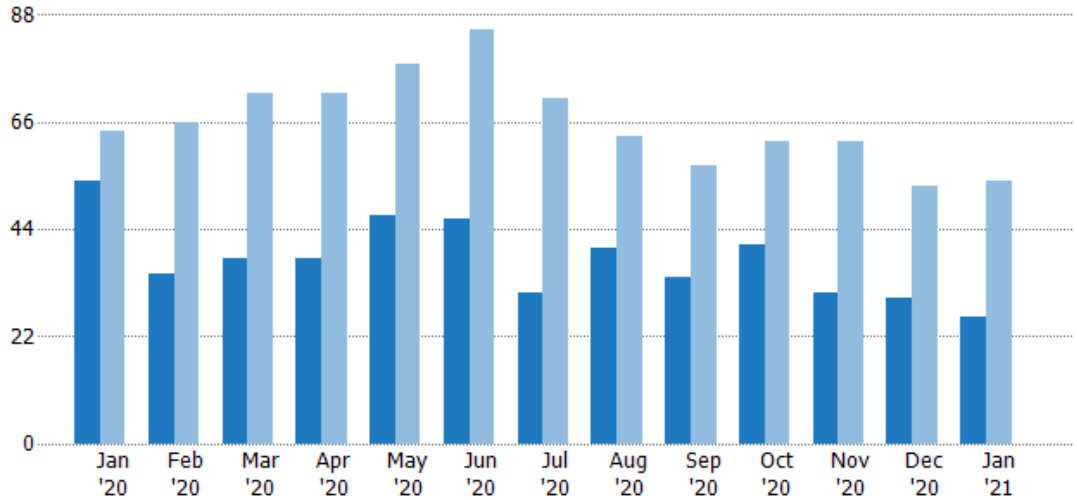
Active Listings

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.
Jan '21	26	-51.9%
Jan '20	54	-15.6%
Jan '19	64	26.6%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	54	35	38	38	47	46	31	40	34	41	31	30	26
Prior Year	64	66	72	72	78	85	71	63	57	62	62	53	54
Percent Change from Prior Year	-16%	-47%	-47%	-47%	-40%	-46%	-56%	-37%	-40%	-34%	-50%	-43%	-52%

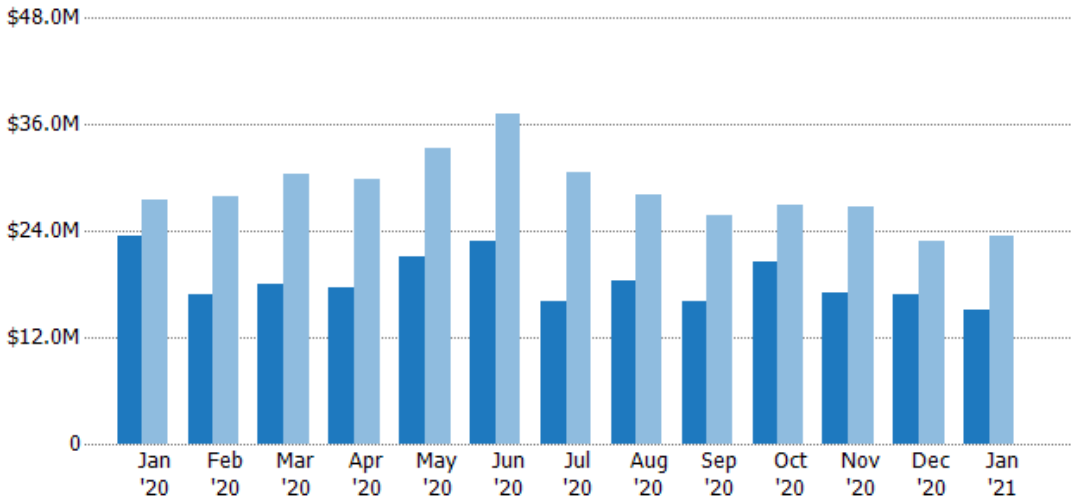
Active Listing Volume

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.
Jan '21	\$15M	-36%
Jan '20	\$23.5M	-14.9%
Jan '19	\$27.6M	77.8%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$23.5M	\$16.8M	\$18M	\$17.6M	\$21.1M	\$22.8M	\$16.1M	\$18.4M	\$16M	\$20.5M	\$17M	\$16.9M	\$15M
Prior Year	\$27.6M	\$28M	\$30.4M	\$29.9M	\$33.3M	\$37.1M	\$30.6M	\$28.1M	\$25.7M	\$26.9M	\$26.7M	\$22.8M	\$23.5M
Percent Change from Prior Year	-15%	-40%	-41%	-41%	-37%	-39%	-47%	-35%	-38%	-24%	-36%	-26%	-36%

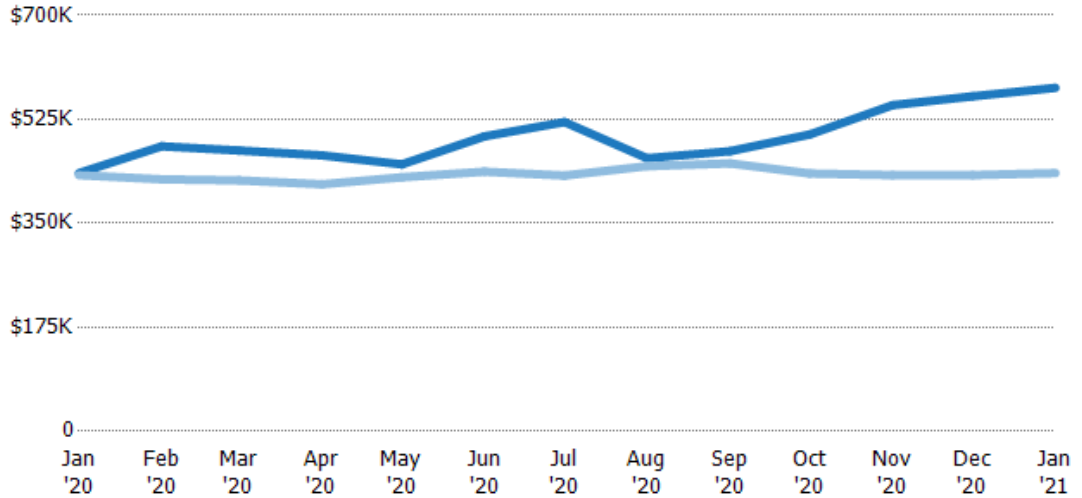
Average Listing Price

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.
Jan '21	\$578K	33%
Jan '20	\$434K	0.8%
Jan '19	\$431K	40.5%



Current Year	\$434K	\$480K	\$472K	\$464K	\$449K	\$496K	\$520K	\$459K	\$471K	\$499K	\$549K	\$564K	\$578K
Prior Year	\$431K	\$424K	\$422K	\$416K	\$427K	\$437K	\$430K	\$446K	\$451K	\$434K	\$431K	\$431K	\$434K
Percent Change from Prior Year	1%	13%	12%	12%	5%	14%	21%	3%	5%	15%	27%	31%	33%

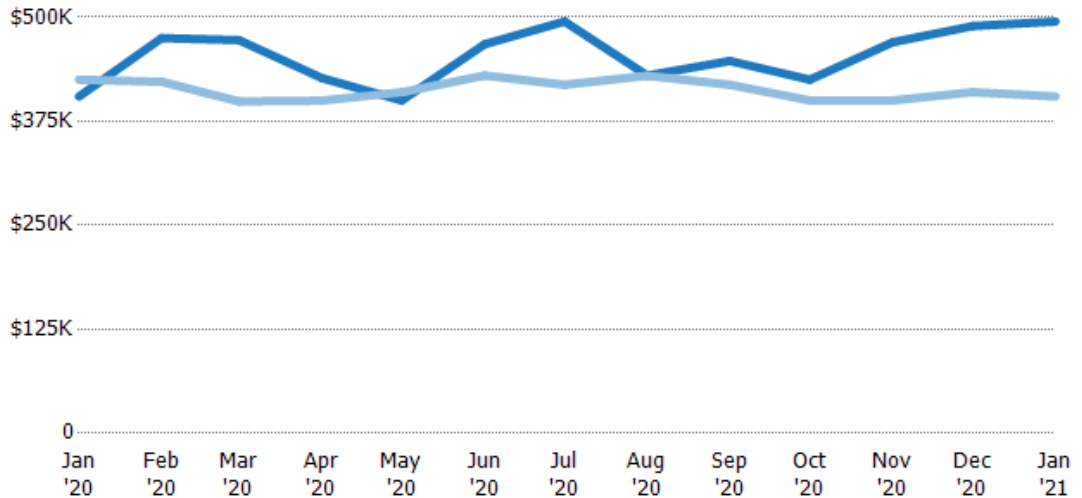
Median Listing Price

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.
Jan '21	\$495K	22.3%
Jan '20	\$405K	-4.8%
Jan '19	\$425K	-5.2%



Current Year	\$405K	\$475K	\$473K	\$427K	\$400K	\$468K	\$495K	\$430K	\$448K	\$425K	\$470K	\$489K	\$495K
Prior Year	\$425K	\$423K	\$399K	\$400K	\$410K	\$430K	\$419K	\$430K	\$419K	\$400K	\$400K	\$410K	\$405K
Percent Change from Prior Year	-5%	12%	18%	7%	-2%	9%	18%	0%	7%	6%	18%	19%	22%

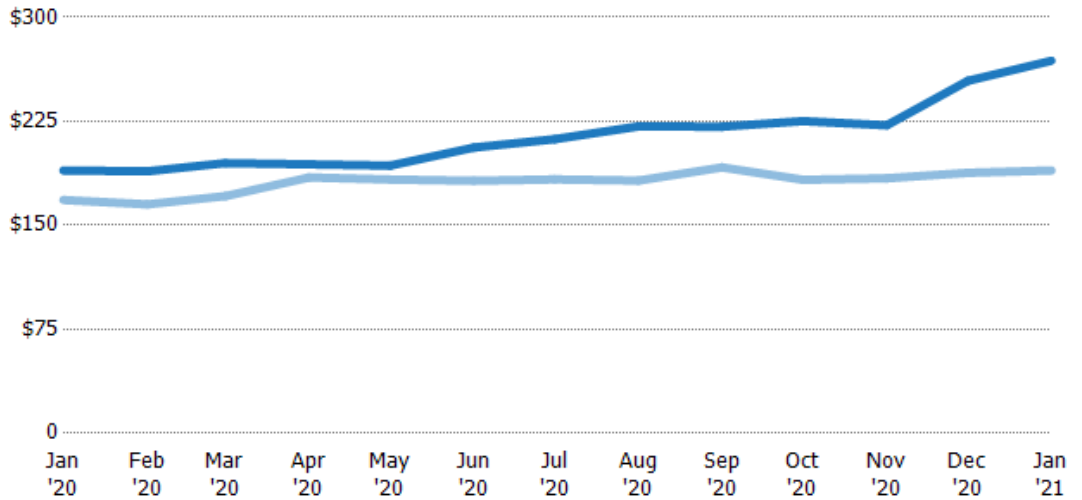
Average Listing Price per Sq Ft

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.
Jan '21	\$269	41.8%
Jan '20	\$190	12.6%
Jan '19	\$168	5.7%



Current Year	\$190	\$189	\$195	\$194	\$193	\$206	\$212	\$221	\$221	\$225	\$222	\$254	\$269
Prior Year	\$168	\$165	\$171	\$185	\$183	\$182	\$183	\$182	\$192	\$183	\$184	\$188	\$190
Percent Change from Prior Year	13%	14%	14%	5%	5%	13%	16%	21%	15%	23%	21%	35%	42%

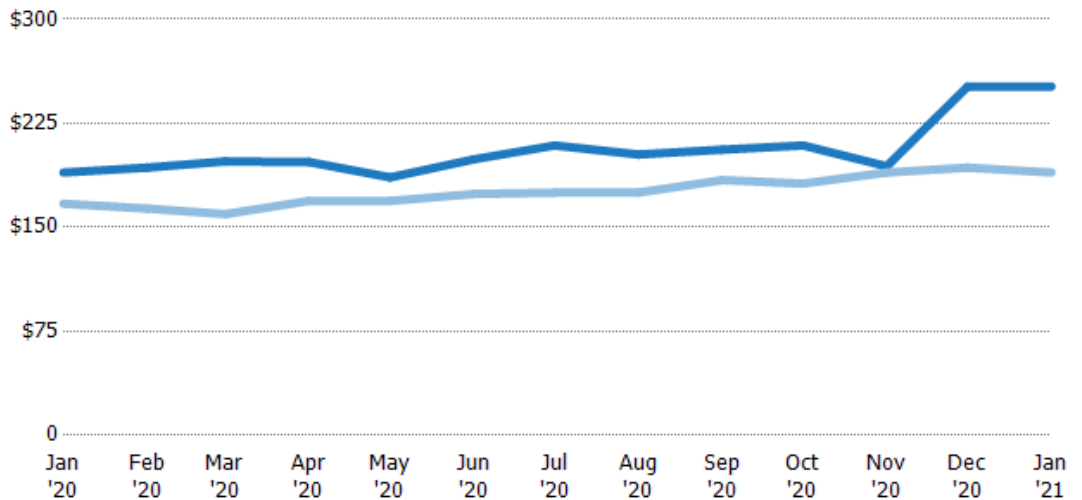
Median Listing Price per Sq Ft

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.
Jan '21	\$252	32.7%
Jan '20	\$190	13.5%
Jan '19	\$167	-1.2%



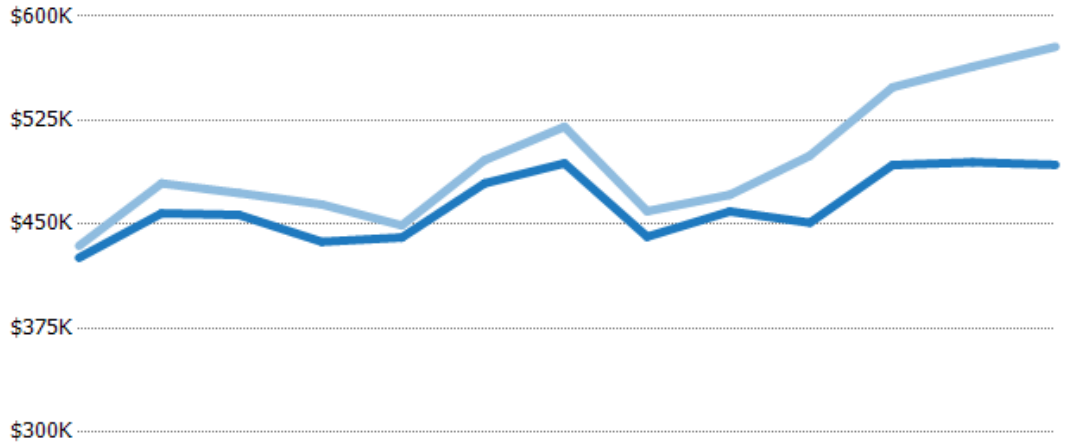
Current Year	\$190	\$193	\$198	\$197	\$186	\$199	\$209	\$203	\$206	\$209	\$194	\$252	\$252
Prior Year	\$167	\$164	\$160	\$169	\$169	\$174	\$175	\$175	\$184	\$182	\$190	\$193	\$190
Percent Change from Prior Year	13%	18%	24%	17%	10%	14%	19%	16%	12%	15%	2%	30%	33%

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



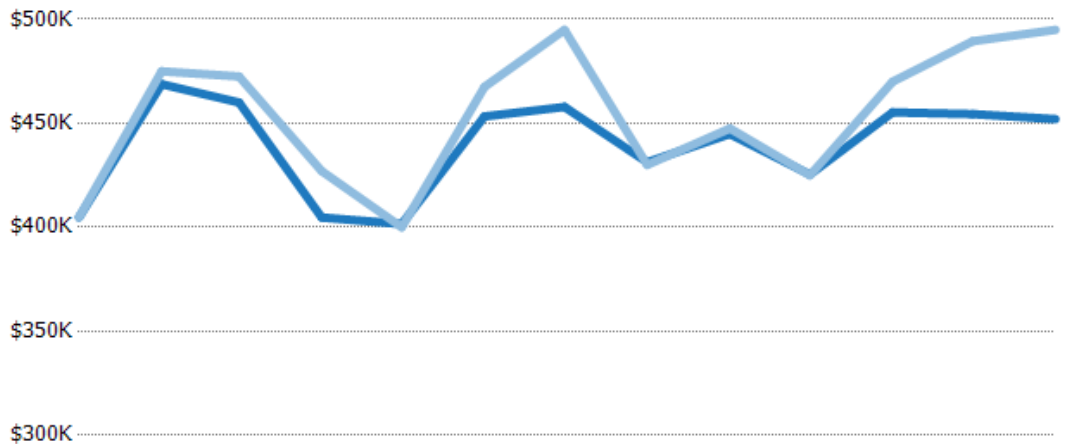
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$426K	\$458K	\$457K	\$437K	\$440K	\$479K	\$494K	\$441K	\$459K	\$451K	\$493K	\$495K	\$493K
Avg Listing Price	\$434K	\$480K	\$472K	\$464K	\$449K	\$496K	\$520K	\$459K	\$471K	\$499K	\$549K	\$564K	\$578K
Avg Listing Price as a % of Avg Est Value	102%	105%	103%	106%	102%	103%	105%	104%	103%	111%	111%	114%	117%

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$405K	\$469K	\$460K	\$405K	\$402K	\$453K	\$458K	\$431K	\$445K	\$425K	\$455K	\$454K	\$452K
Median Listing Price	\$405K	\$475K	\$473K	\$427K	\$400K	\$468K	\$495K	\$430K	\$448K	\$425K	\$470K	\$489K	\$495K
Med Listing Price as a % of Med Est Value	100%	101%	103%	106%	100%	103%	108%	100%	101%	100%	103%	108%	109%

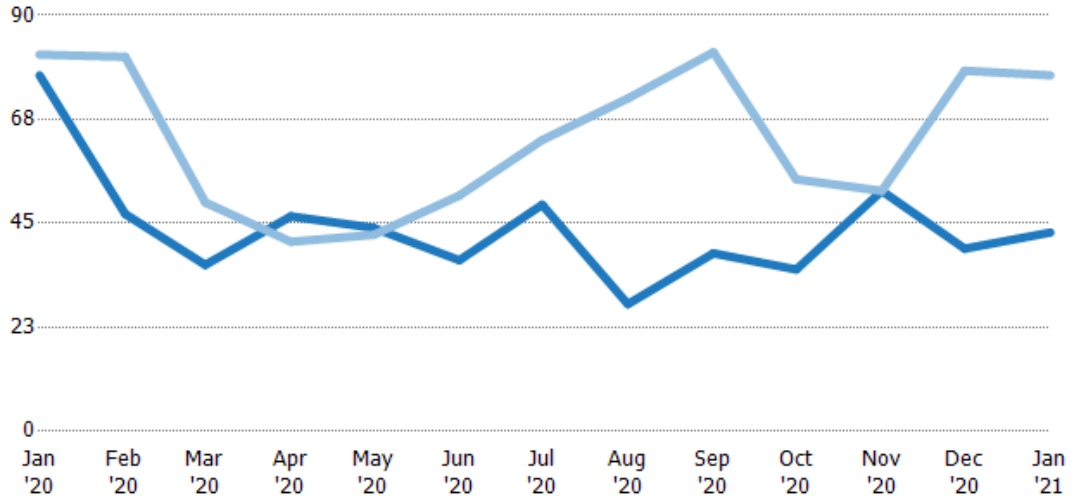
Median Days in RPR

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.
Jan '21	43	-44.2%
Jan '20	77	-5.5%
Jan '19	81.5	-8%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	77	47	36	46.5	44	37	49	27.5	38.5	35	52	39.5	43
Prior Year	81.5	81	49.5	41	42.5	51	63	72	82	54.5	52	78	77
Percent Change from Prior Year	-6%	-42%	-27%	13%	4%	-27%	-22%	-62%	-53%	-36%	0%	-49%	-44%

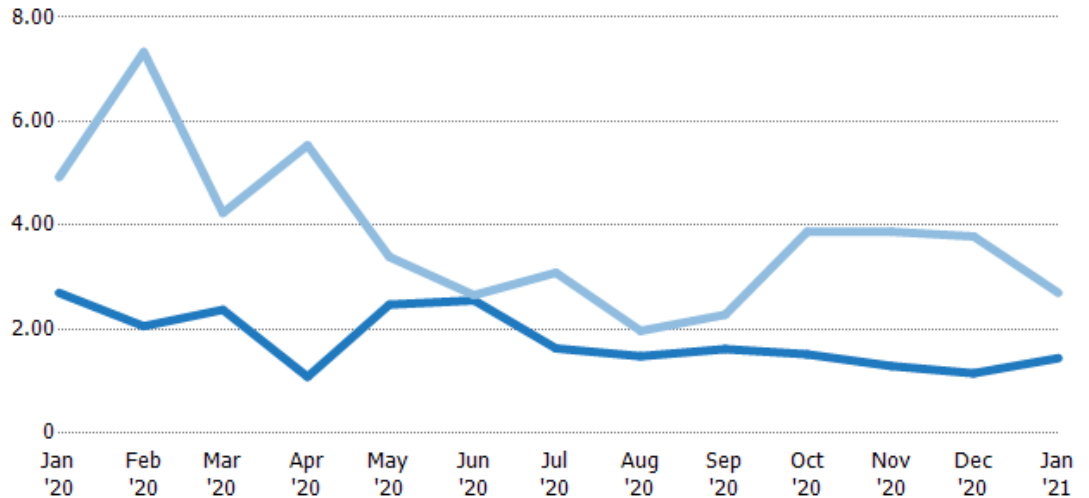
Months of Inventory

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.
Jan '21	1.44	-46.5%
Jan '20	2.7	-45.2%
Jan '19	4.92	49.6%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	2.7	2.06	2.38	1.09	2.47	2.56	1.63	1.48	1.62	1.52	1.29	1.15	1.44
Prior Year	4.92	7.33	4.24	5.54	3.39	2.66	3.09	1.97	2.28	3.88	3.88	3.79	2.7
Percent Change from Prior Year	-45%	-72%	-44%	-80%	-27%	-4%	-47%	-25%	-29%	-61%	-67%	-70%	-47%

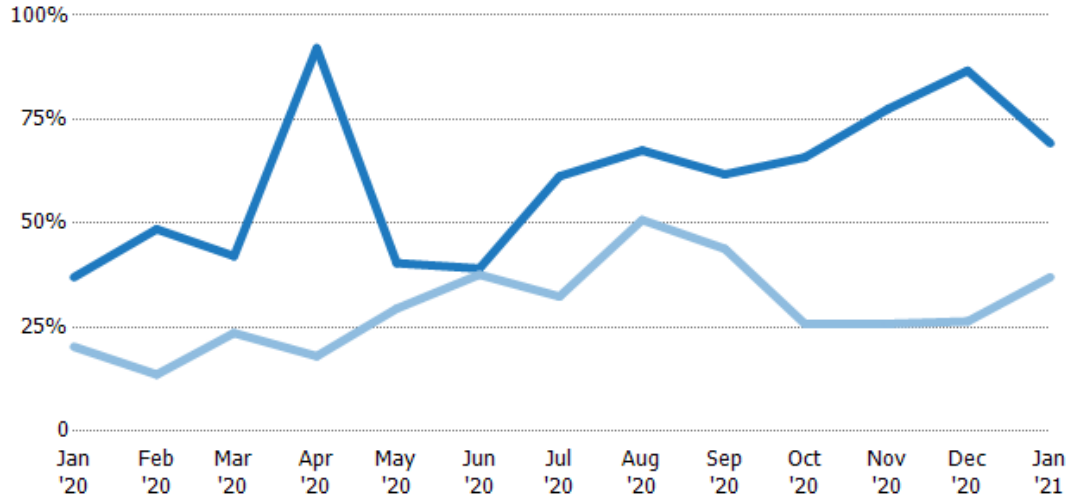
Absorption Rate

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.
Jan '21	69%	-32.2%
Jan '20	37%	-16.7%
Jan '19	20%	-33.1%



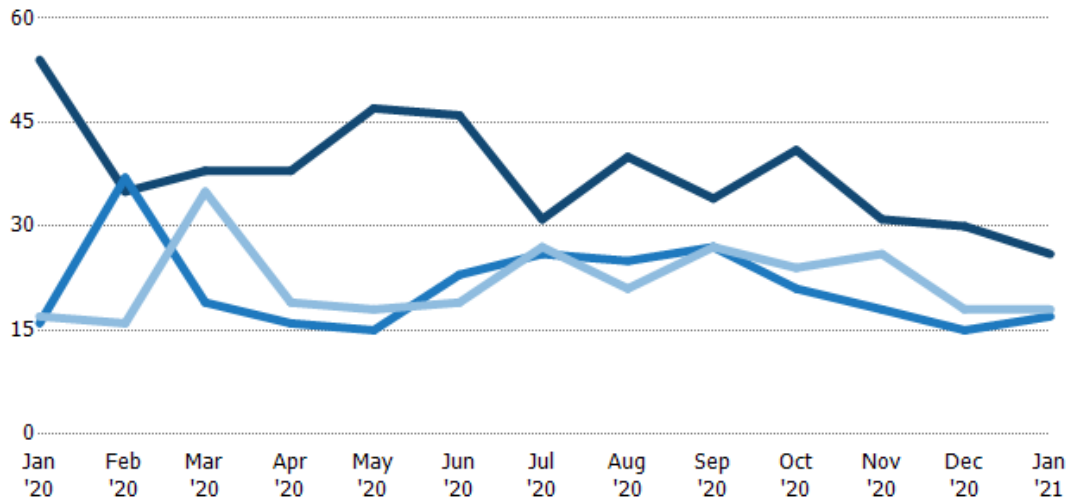
Current Year	37%	49%	42%	92%	40%	39%	61%	68%	62%	66%	77%	87%	69%
Prior Year	20%	14%	24%	18%	29%	38%	32%	51%	44%	26%	26%	26%	37%
Change from Prior Year	-17%	-35%	-18%	-74%	-11%	-1%	-29%	-17%	-18%	-40%	-52%	-60%	-32%

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	54	35	38	38	47	46	31	40	34	41	31	30	26
Pending	16	37	19	16	15	23	26	25	27	21	18	15	17
Sold	17	16	35	19	18	19	27	21	27	24	26	18	18

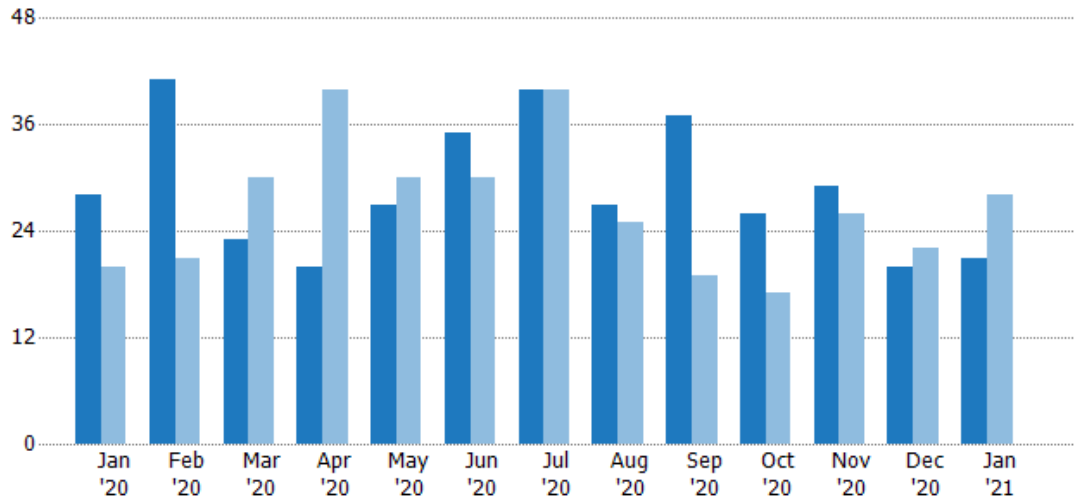
New Pending Sales

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.
Jan '21	21	-25%
Jan '20	28	40%
Jan '19	20	-25%



Current Year	28	41	23	20	27	35	40	27	37	26	29	20	21
Prior Year	20	21	30	40	30	30	40	25	19	17	26	22	28
Percent Change from Prior Year	40%	95%	-23%	-50%	-10%	17%	0%	8%	95%	53%	12%	-9%	-25%

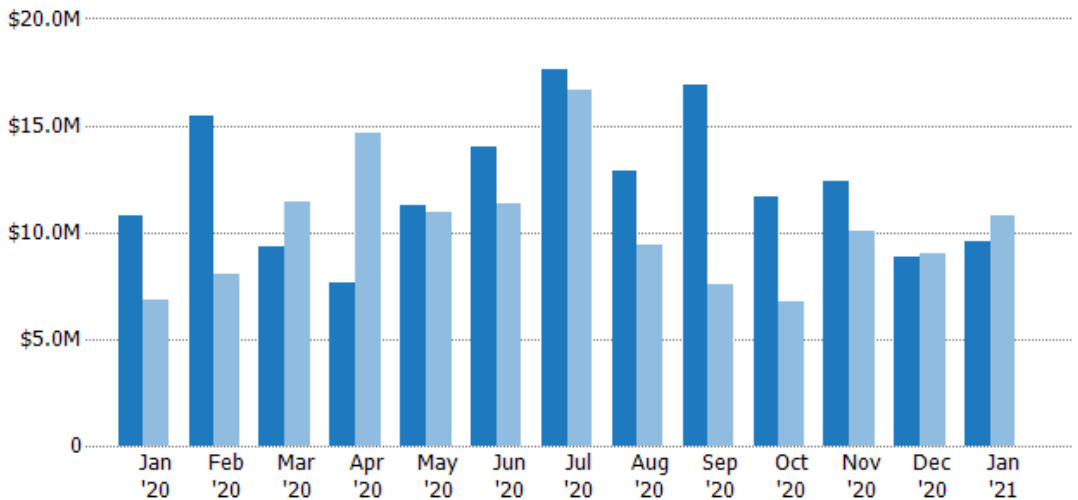
New Pending Sales Volume

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.
Jan '21	\$9.54M	-11.4%
Jan '20	\$10.8M	57%
Jan '19	\$6.85M	-23.2%



Current Year	\$10.8M	\$15.5M	\$9.32M	\$7.63M	\$11.2M	\$14M	\$17.7M	\$12.8M	\$16.9M	\$11.7M	\$12.4M	\$8.83M	\$9.54M
Prior Year	\$6.85M	\$8.04M	\$11.4M	\$14.6M	\$11M	\$11.4M	\$16.6M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.8M
Percent Change from Prior Year	57%	92%	-18%	-48%	3%	23%	6%	36%	124%	74%	23%	-2%	-11%

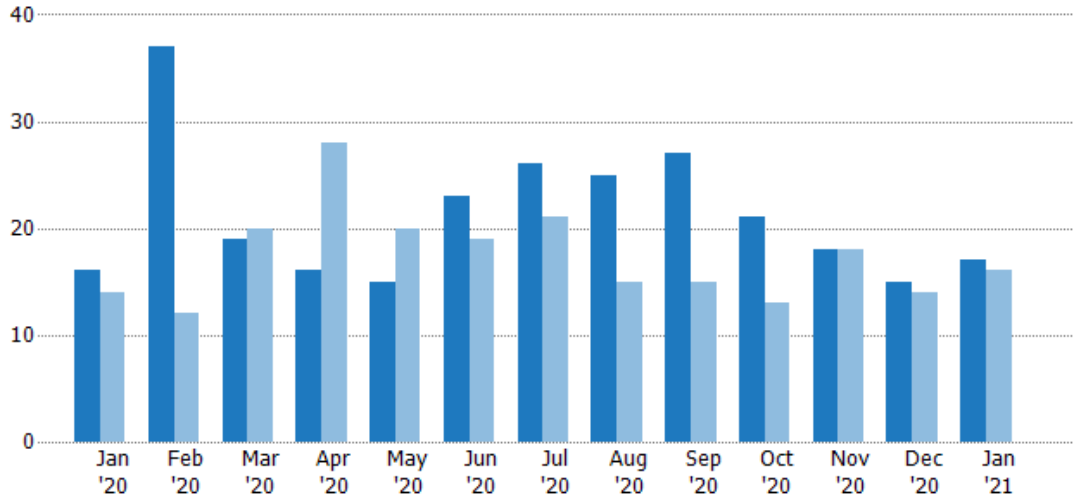
Pending Sales

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.
Jan '21	17	6.3%
Jan '20	16	14.3%
Jan '19	14	-14.3%



Current Year	16	37	19	16	15	23	26	25	27	21	18	15	17
Prior Year	14	12	20	28	20	19	21	15	15	13	18	14	16
Percent Change from Prior Year	14%	208%	-5%	-43%	-25%	21%	24%	67%	80%	62%	0%	7%	6%

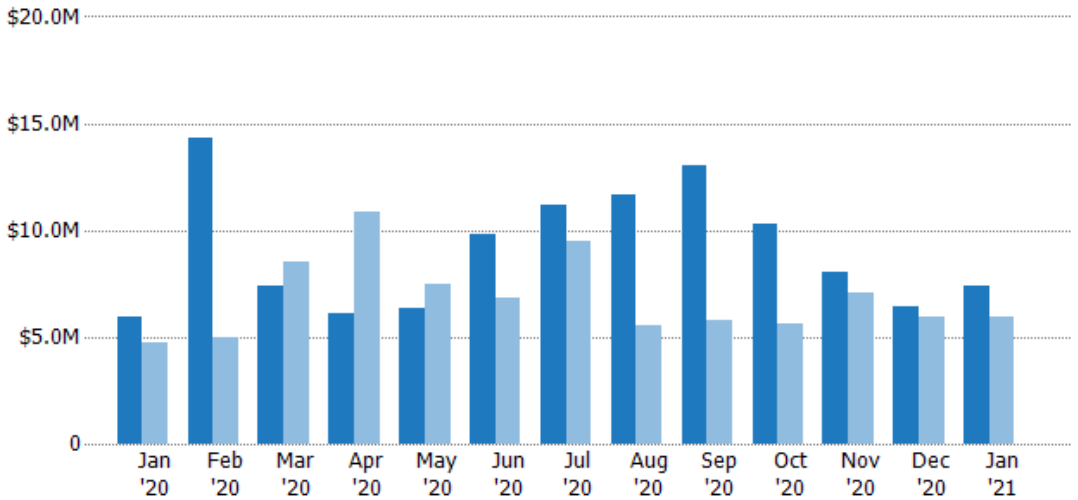
Pending Sales Volume

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.
Jan '21	\$7.4M	23.8%
Jan '20	\$5.97M	26.1%
Jan '19	\$4.74M	-9.4%



Current Year	\$5.97M	\$14.3M	\$7.43M	\$6.1M	\$6.32M	\$9.79M	\$11.2M	\$11.6M	\$13.1M	\$10.3M	\$8.05M	\$6.42M	\$7.4M
Prior Year	\$4.74M	\$4.95M	\$8.55M	\$10.8M	\$7.48M	\$6.79M	\$9.5M	\$5.53M	\$5.78M	\$5.64M	\$7.08M	\$5.92M	\$5.97M
Percent Change from Prior Year	26%	189%	-13%	-44%	-16%	44%	18%	111%	126%	83%	14%	8%	24%

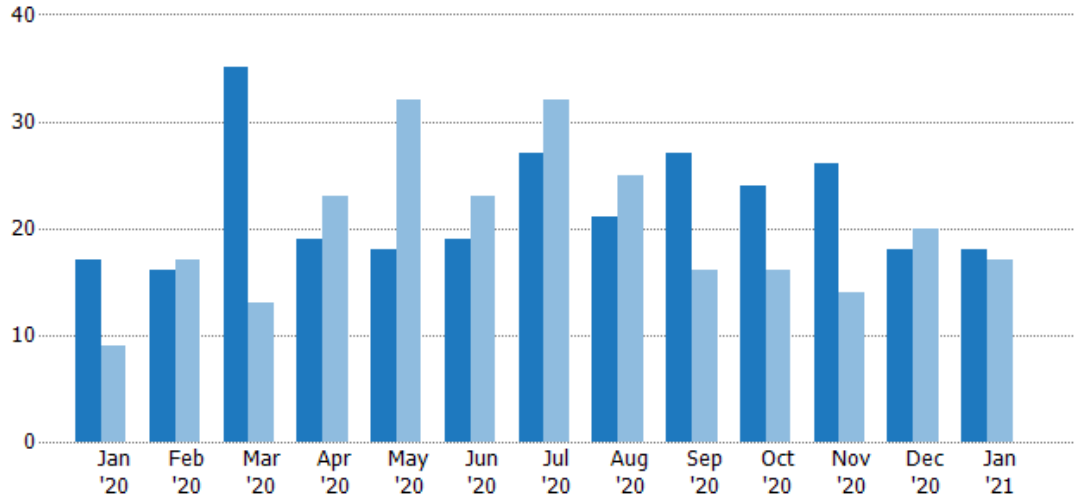
Closed Sales

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.
Jan '21	18	5.9%
Jan '20	17	88.9%
Jan '19	9	88.9%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	17	16	35	19	18	19	27	21	27	24	26	18	18
Prior Year	9	17	13	23	32	23	32	25	16	16	14	20	17
Percent Change from Prior Year	89%	-6%	169%	-17%	-44%	-17%	-16%	-16%	69%	50%	86%	-10%	6%

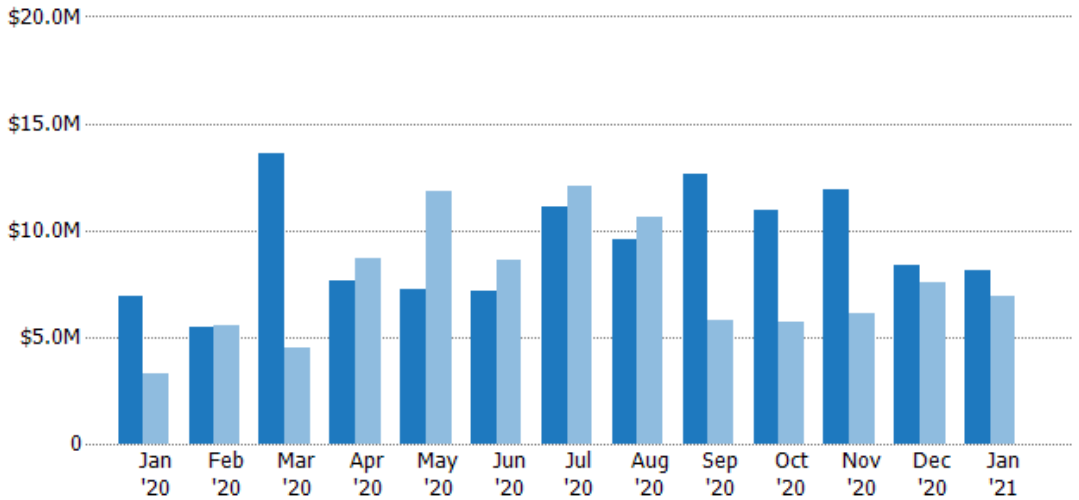
Closed Sales Volume

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.
Jan '21	\$8.09M	17.1%
Jan '20	\$6.91M	111.9%
Jan '19	\$3.26M	66.2%



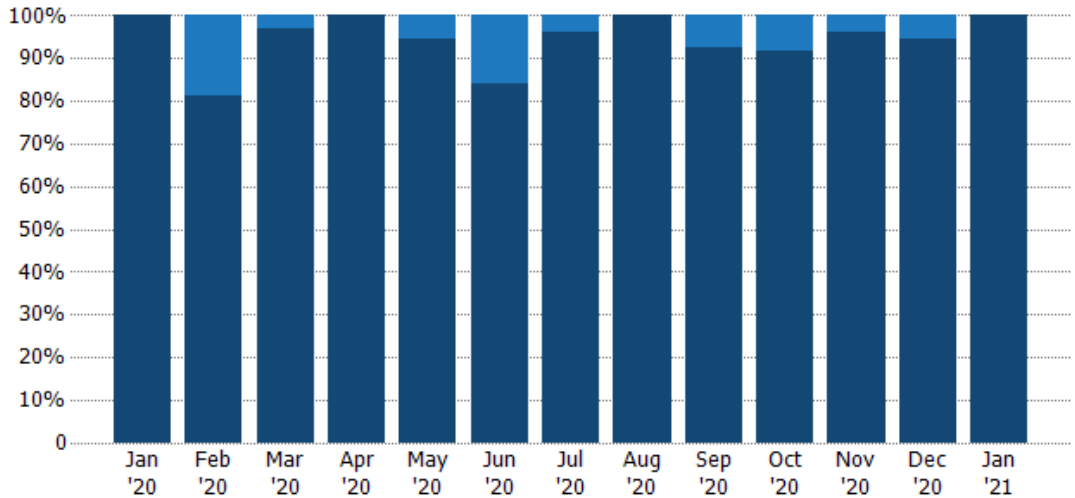
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$6.91M	\$5.48M	\$13.6M	\$7.63M	\$7.27M	\$7.14M	\$11.1M	\$9.55M	\$12.6M	\$11M	\$11.9M	\$8.34M	\$8.09M
Prior Year	\$3.26M	\$5.57M	\$4.48M	\$8.7M	\$11.8M	\$8.56M	\$12.1M	\$10.6M	\$5.76M	\$5.7M	\$6.08M	\$7.56M	\$6.91M
Percent Change from Prior Year	112%	-2%	204%	-12%	-39%	-17%	-8%	-10%	119%	92%	95%	10%	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



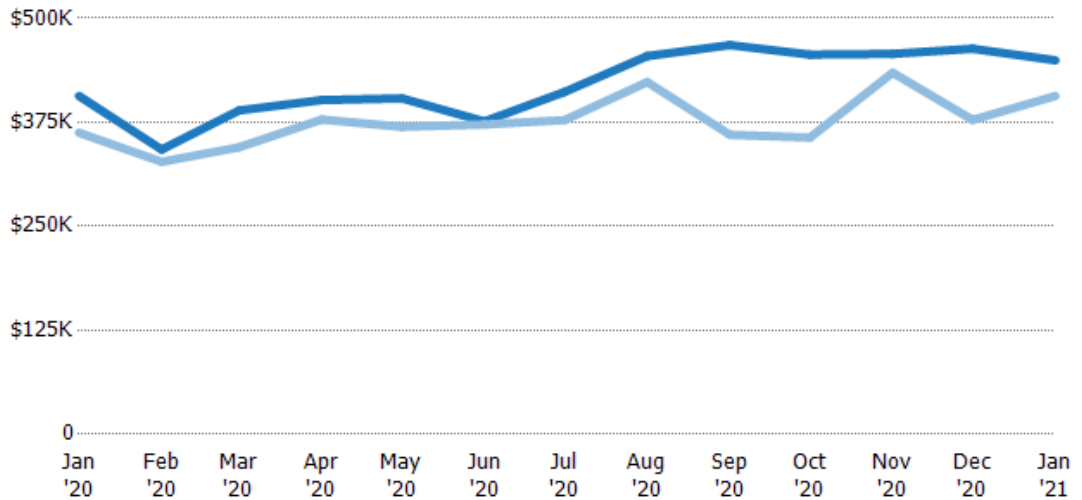
Mobile/Manufactured	-	19%	3%	-	6%	16%	4%	-	7%	8%	4%	6%	-
Single Family Residence	100%	81%	97%	100%	94%	84%	96%	100%	93%	92%	96%	94%	100%

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	\$407K	\$342K	\$389K	\$402K	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K
Prior Year	\$362K	\$327K	\$345K	\$378K	\$370K	\$372K	\$378K	\$423K	\$360K	\$357K	\$435K	\$378K	\$407K
Percent Change from Prior Year	12%	5%	13%	6%	9%	1%	9%	7%	30%	28%	5%	23%	11%

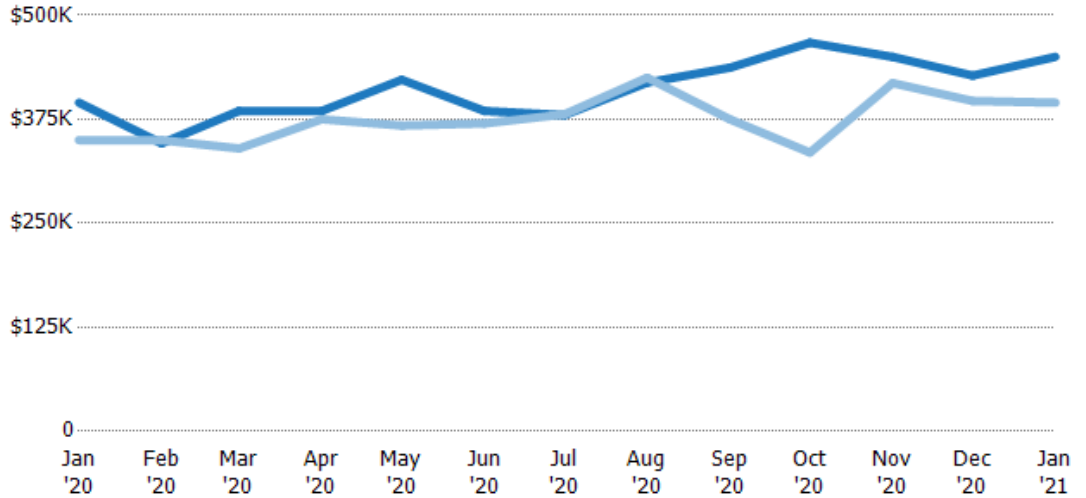
Median Sales Price

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.
Jan '21	\$450K	13.9%
Jan '20	\$395K	12.9%
Jan '19	\$350K	-14%



Current Year	\$395K	\$346K	\$385K	\$385K	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K
Prior Year	\$350K	\$350K	\$340K	\$375K	\$367K	\$370K	\$381K	\$425K	\$375K	\$335K	\$419K	\$397K	\$395K
Percent Change from Prior Year	13%	-1%	13%	3%	15%	4%	0%	-1%	17%	39%	8%	8%	14%

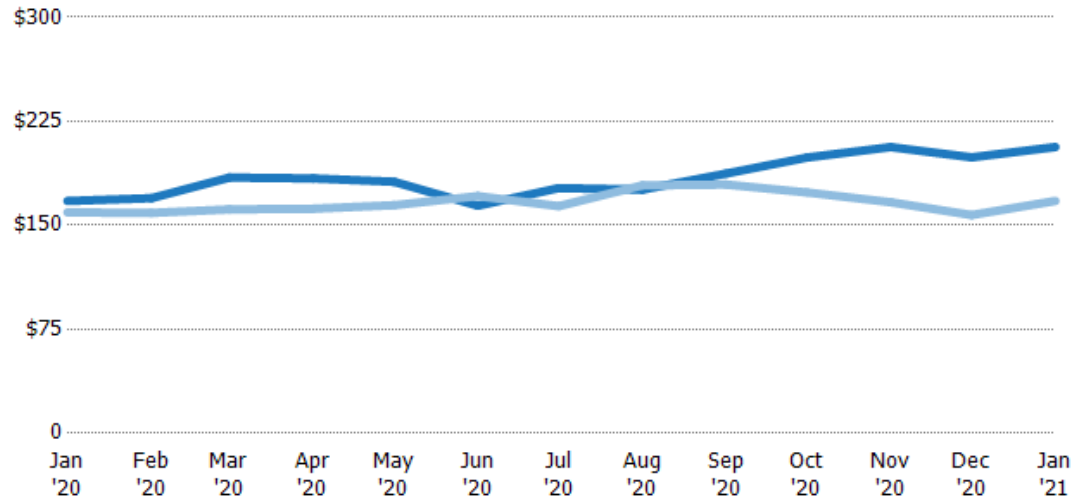
Average Sales Price per Sq Ft

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.
Jan '21	\$206	23.2%
Jan '20	\$168	5.1%
Jan '19	\$159	-0.8%



Current Year	\$168	\$170	\$184	\$184	\$181	\$164	\$177	\$176	\$187	\$199	\$206	\$199	\$206
Prior Year	\$159	\$159	\$161	\$162	\$164	\$171	\$164	\$179	\$179	\$174	\$167	\$157	\$168
Percent Change from Prior Year	5%	7%	14%	13%	10%	-4%	8%	-2%	4%	14%	24%	26%	23%

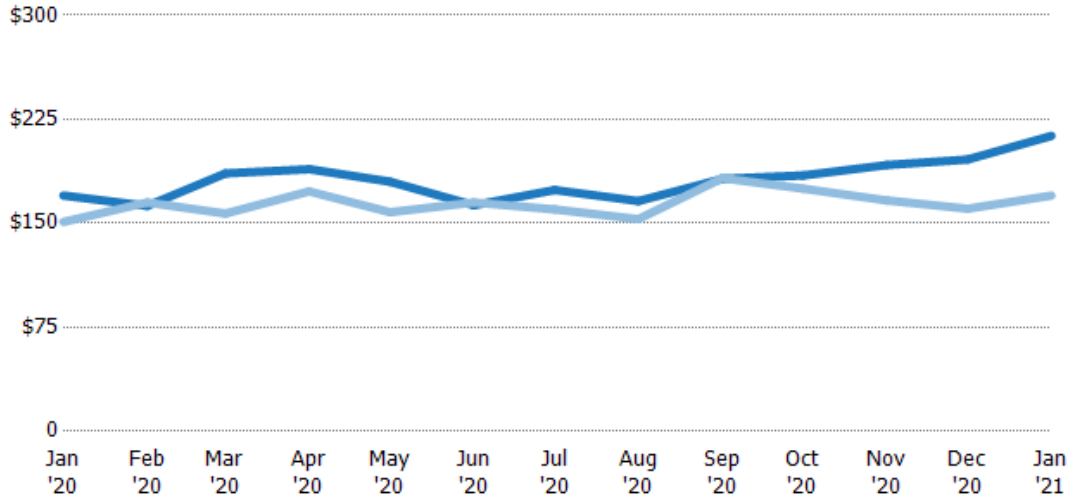
Median Sales Price per Sq Ft

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.
Jan '21	\$213	25.3%
Jan '20	\$170	12.6%
Jan '19	\$151	9.3%



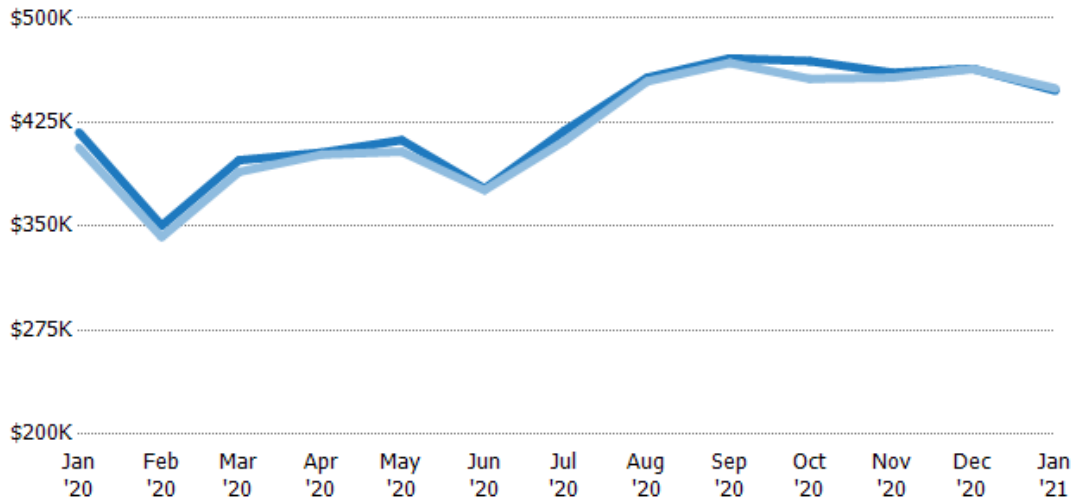
Current Year	\$170	\$163	\$186	\$189	\$180	\$163	\$174	\$166	\$182	\$185	\$192	\$196	\$213
Prior Year	\$151	\$165	\$157	\$173	\$158	\$165	\$160	\$153	\$183	\$175	\$167	\$161	\$170
Percent Change from Prior Year	13%	-2%	18%	9%	14%	-1%	9%	8%	0%	5%	15%	22%	25%

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



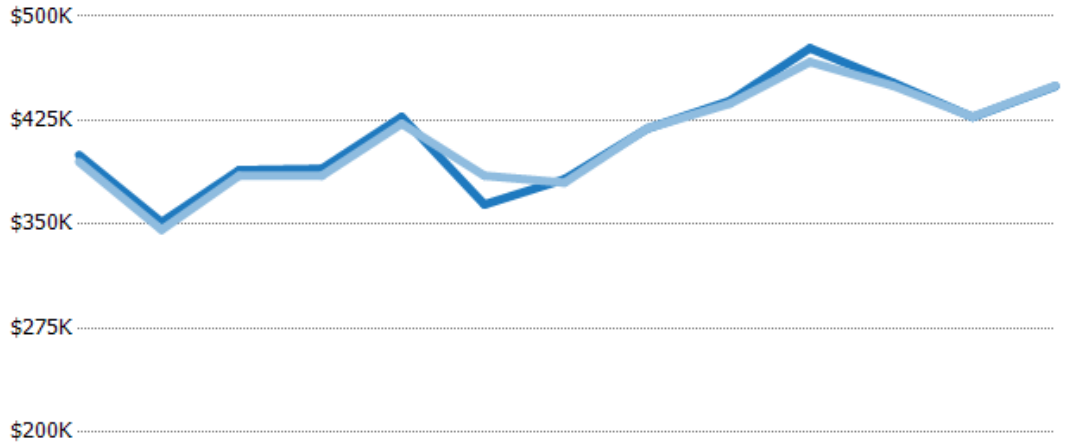
Avg List Price	\$418K	\$350K	\$398K	\$403K	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K
Avg Sales Price	\$407K	\$342K	\$389K	\$402K	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K
Avg Sales Price as a % of Avg List Price	97%	98%	98%	100%	98%	100%	98%	99%	99%	97%	99%	100%	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



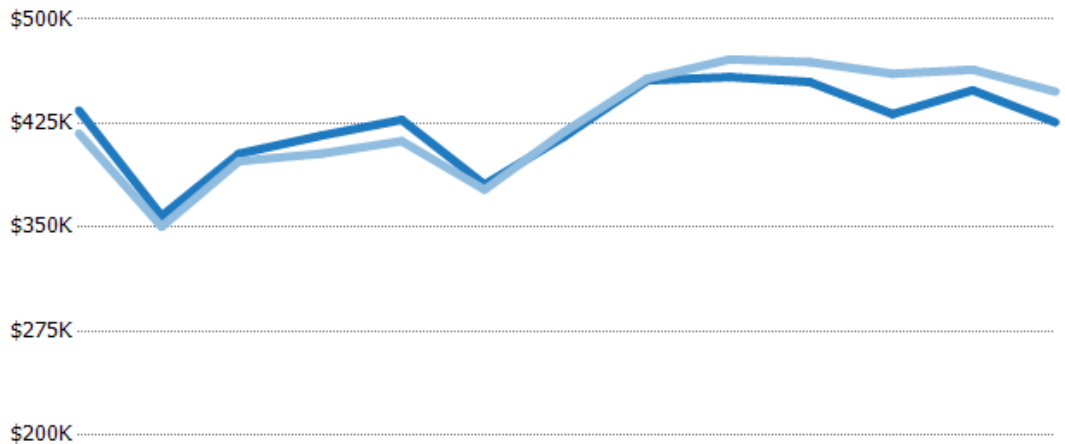
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median List Price	\$400K	\$352K	\$389K	\$390K	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K
Median Sales Price	\$395K	\$346K	\$385K	\$385K	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K
Med Sales Price as a % of Med List Price	99%	98%	99%	99%	99%	106%	99%	100%	100%	98%	100%	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



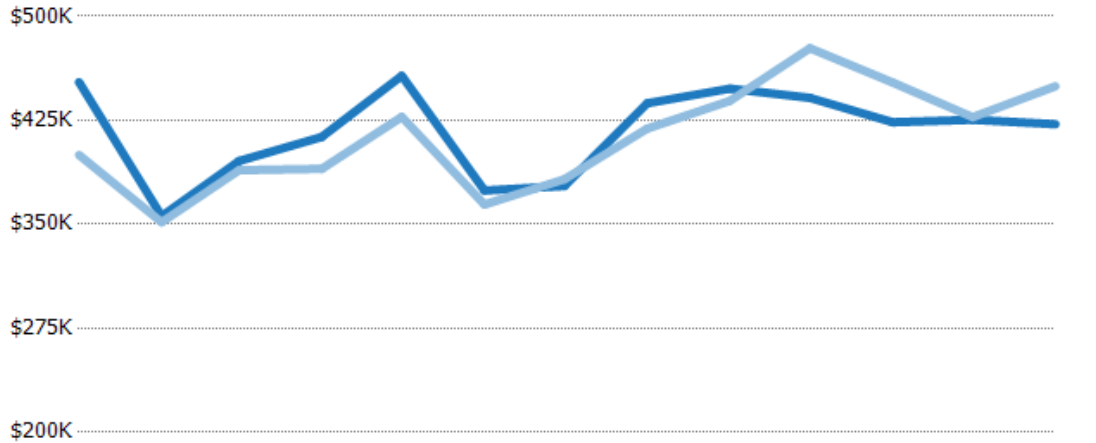
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$434K	\$358K	\$403K	\$416K	\$427K	\$381K	\$416K	\$456K	\$458K	\$455K	\$432K	\$449K	\$426K
Avg Sales Price	\$418K	\$350K	\$398K	\$403K	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K
Avg Sales Price as a % of Avg Est Value	96%	98%	99%	97%	96%	99%	101%	100%	103%	103%	107%	103%	105%

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



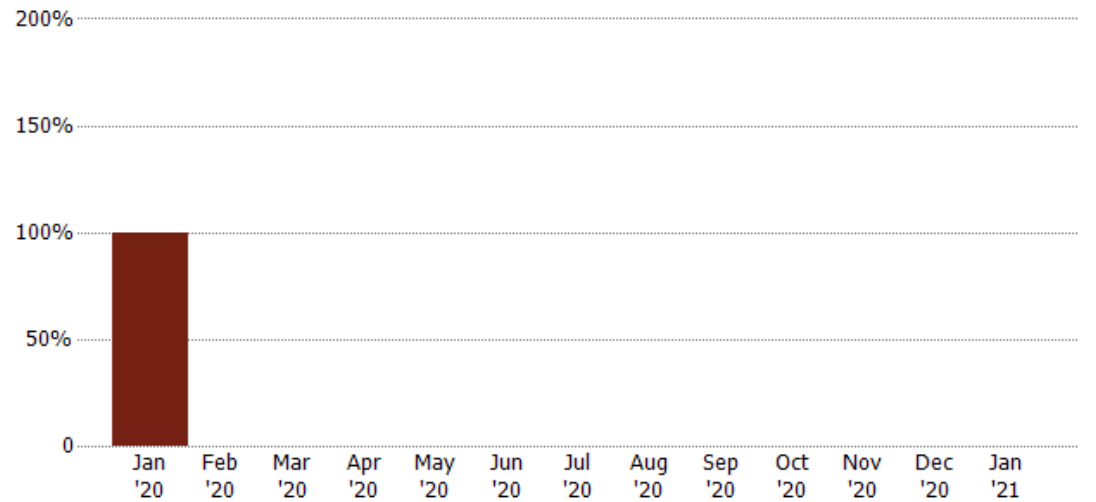
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$453K	\$356K	\$396K	\$413K	\$457K	\$374K	\$378K	\$437K	\$448K	\$441K	\$424K	\$425K	\$422K
Median Sales Price	\$400K	\$352K	\$389K	\$390K	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K
Med Sales Price as a % of Med Est Value	88%	99%	98%	94%	94%	97%	101%	96%	98%	108%	107%	100%	106%

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



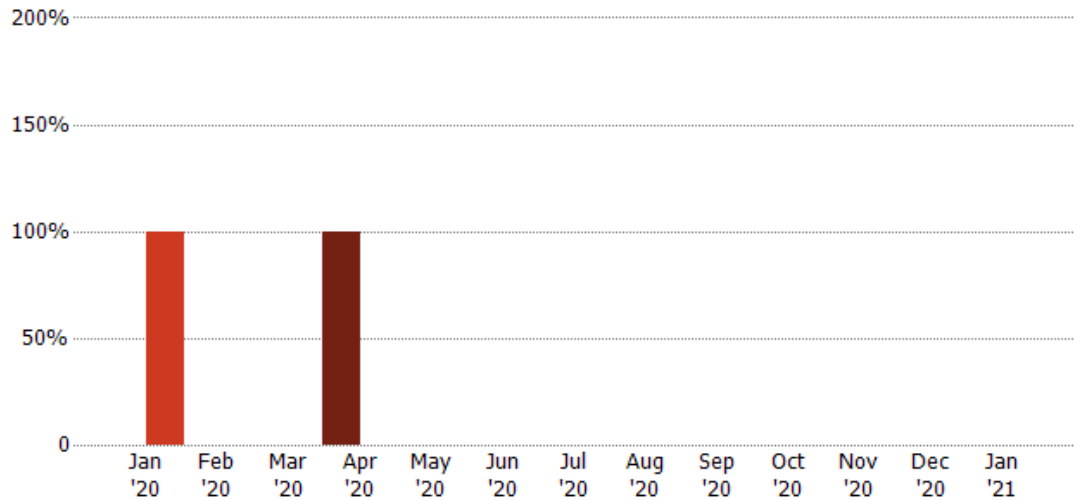
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	-	-	-	1	-	-	-	-	-	-	-	-	-
Prior Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	100%	-	-	-	-	-	-	-	-	-



Sales Activity by ZIP

Jan 2021

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	17	\$7,395,475	18	\$8,090,933	\$449,496	\$450,000	\$207	\$214	56

