

2021

NEW RIVER
MARKET REPORT
May 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	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	26	29	-10.3%	128	117	+9.4%
New Listing Volume	\$15,846,433	\$12,037,696	+31.6%	\$68,413,047	\$47,963,196	+42.6%
Active Listing Count	44	47	-6.4%	N/A	N/A	
Active Listing Volume	\$27,783,750	\$21,111,617	+31.6%	N/A	N/A	
Average Listing Price	\$631,449	\$449,183	+40.6%	\$592,285	\$457,085	+29.6%
Median Listing Price	\$612,500	\$400,000	+53.1%	\$545,971	\$431,427	+26.5%
Average Listing Price per Sq Ft	\$260	\$193	+34.8%	\$252	\$192	+31.6%
Median Listing Price per Sq Ft	\$247	\$186	+32.5%	\$236	\$192	+22.9%
Median Days in RPR	24	44	-45.5%	27.89	47.21	-40.9%
Months of Inventory	2	2.5	-19.1%	1.7	2.2	-23.7%
Absorption Rate	50%	40.43%	+9.6%	58.76%	44.81%	+13.9%
Sales Activity Charts Metrics						
New Pending Sales Count	21	27	-22.2%	109	139	-21.6%
New Pending Sales Volume	\$10,511,672	\$11,249,021	-6.6%	\$53,507,345	\$54,431,448	-1.7%
Pending Sales Count	8	16	-50%	N/A	N/A	
Pending Sales Volume	\$3,903,233	\$22,319,819	-82.5%	N/A	N/A	
Closed Sales Count	24	18	+33.3%	97	104	-6.7%
Closed Sales Volume	\$11,544,625	\$7,267,794	+58.8%	\$47,125,258	\$40,490,139	+16.4%
Average Sales Price	\$481,026	\$403,766	+19.1%	\$485,827	\$389,328	+24.8%
Median Sales Price	\$485,000	\$422,500	+14.8%	\$483,258	\$386,948	+24.9%
Average Sales Price per Sq Ft	\$238	\$181	+31%	\$224	\$178	+25.5%
Median Sales Price per Sq Ft	\$238	\$180	+31.9%	\$221	\$178	+24.1%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

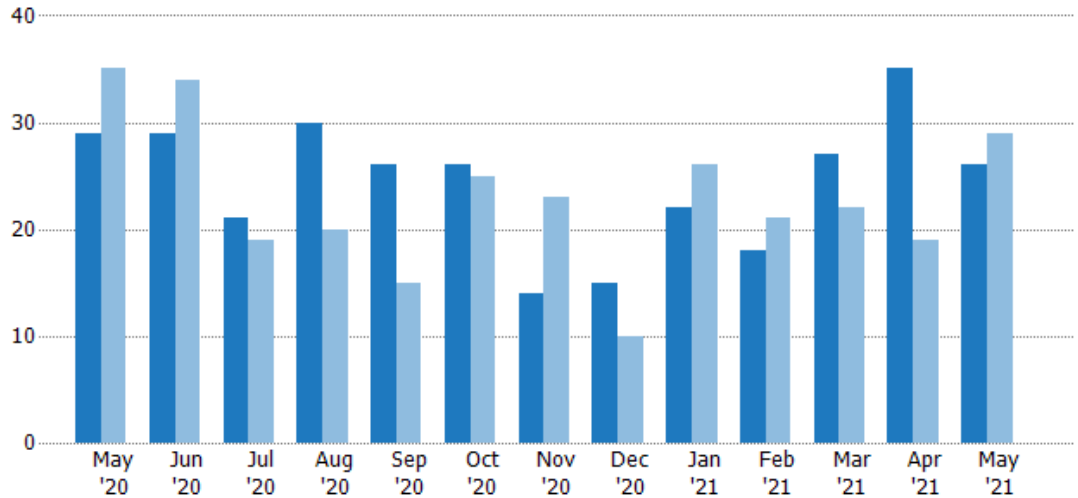
New Listings

The number of new residential listings that were added each month.

Filters Used

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

Month/Year	Count	% Chg.
May '21	26	-10.3%
May '20	29	-17.1%
May '19	35	-31.4%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	29	29	21	30	26	26	14	15	22	18	27	35	26
Prior Year	35	34	19	20	15	25	23	10	26	21	22	19	29
Percent Change from Prior Year	-17%	-15%	11%	50%	73%	4%	-39%	50%	-15%	-14%	23%	84%	-10%

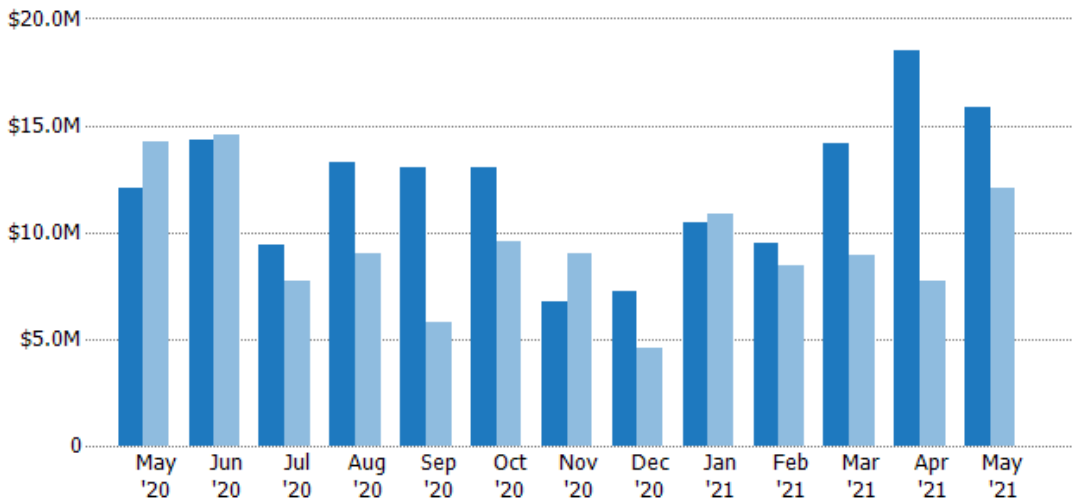
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$15.8M	31.6%
May '20	\$12M	-15.3%
May '19	\$14.2M	-31.1%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$12M	\$14.3M	\$9.38M	\$13.3M	\$13.1M	\$13M	\$6.75M	\$7.22M	\$10.4M	\$9.46M	\$14.2M	\$18.5M	\$15.8M
Prior Year	\$14.2M	\$14.5M	\$7.68M	\$9M	\$5.78M	\$9.57M	\$8.97M	\$4.56M	\$10.9M	\$8.42M	\$8.91M	\$7.72M	\$12M
Percent Change from Prior Year	-15%	-2%	22%	48%	126%	36%	-25%	58%	-4%	12%	59%	139%	32%

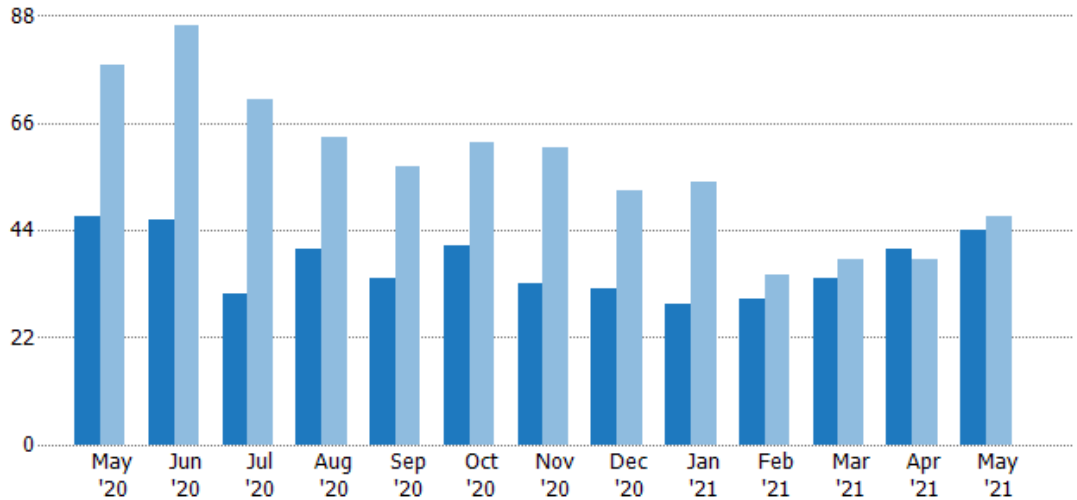
Active Listings

The number of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Count	% Chg.
May '21	44	-6.4%
May '20	47	-39.7%
May '19	78	11.5%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	47	46	31	40	34	41	33	32	29	30	34	40	44
Prior Year	78	86	71	63	57	62	61	52	54	35	38	38	47
Percent Change from Prior Year	-40%	-47%	-56%	-37%	-40%	-34%	-46%	-38%	-46%	-14%	-11%	5%	-6%

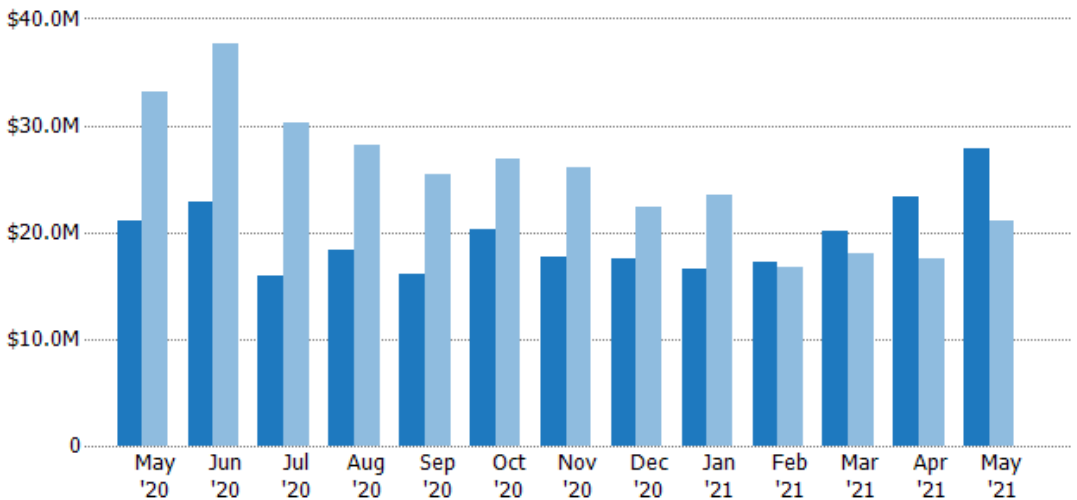
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$27.8M	31.6%
May '20	\$21.1M	-36.2%
May '19	\$33.1M	6.1%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$21.1M	\$22.8M	\$16M	\$18.4M	\$16M	\$20.2M	\$17.6M	\$17.5M	\$16.5M	\$17.1M	\$20.1M	\$23.3M	\$27.8M
Prior Year	\$33.1M	\$37.6M	\$30.3M	\$28.1M	\$25.4M	\$26.9M	\$26M	\$22.4M	\$23.5M	\$16.8M	\$18M	\$17.6M	\$21.1M
Percent Change from Prior Year	-36%	-39%	-47%	-35%	-37%	-25%	-32%	-22%	-30%	2%	12%	33%	32%

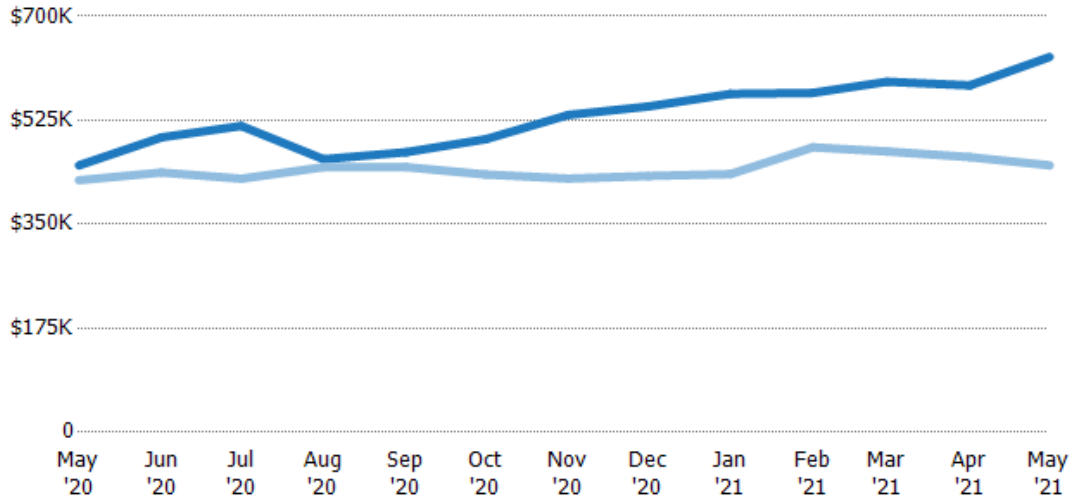
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$631K	40.6%
May '20	\$449K	5.9%
May '19	\$424K	-4.9%



Current Year	\$449K	\$496K	\$515K	\$459K	\$471K	\$493K	\$534K	\$548K	\$569K	\$571K	\$590K	\$584K	\$631K
Prior Year	\$424K	\$437K	\$427K	\$446K	\$446K	\$434K	\$427K	\$431K	\$434K	\$480K	\$472K	\$463K	\$449K
Percent Change from Prior Year	6%	14%	21%	3%	6%	14%	25%	27%	31%	19%	25%	26%	41%

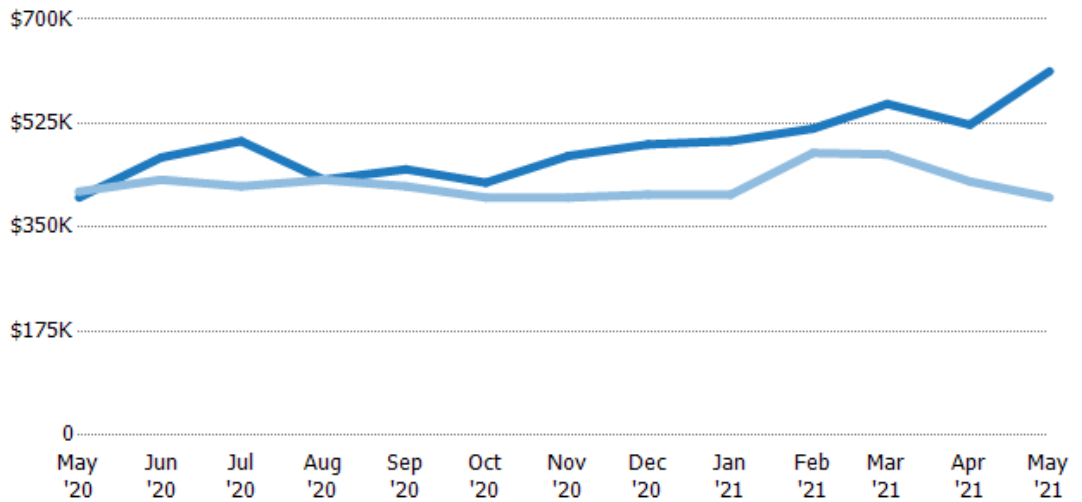
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$613K	53.1%
May '20	\$400K	-2.4%
May '19	\$410K	-7.9%



Current Year	\$400K	\$468K	\$495K	\$430K	\$448K	\$425K	\$470K	\$489K	\$495K	\$516K	\$557K	\$523K	\$613K
Prior Year	\$410K	\$430K	\$419K	\$430K	\$419K	\$400K	\$400K	\$405K	\$405K	\$475K	\$473K	\$427K	\$400K
Percent Change from Prior Year	-2%	9%	18%	0%	7%	6%	18%	21%	22%	9%	18%	22%	53%

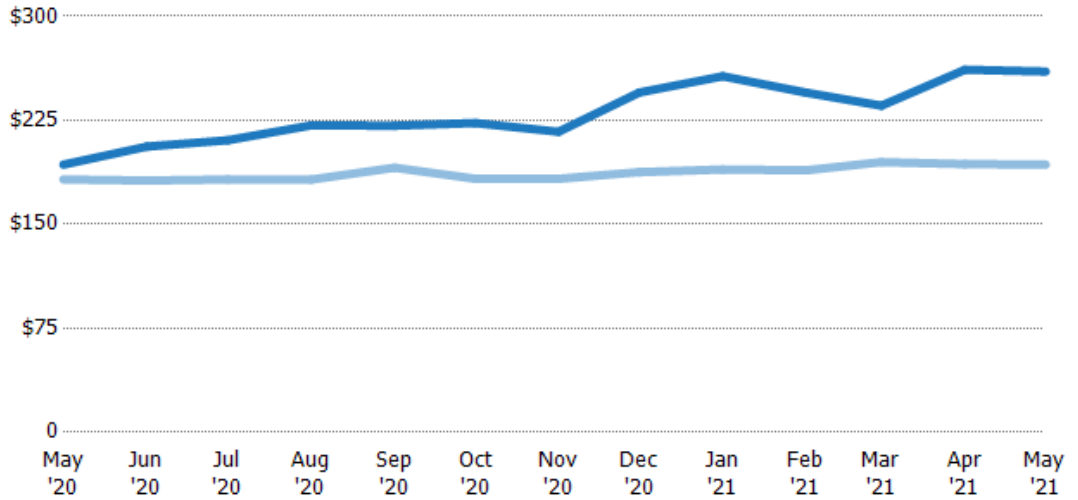
Average Listing Price per Sq Ft

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
May '21	\$260	34.8%
May '20	\$193	5.9%
May '19	\$182	-11.1%



Current Year	\$193	\$206	\$211	\$221	\$221	\$223	\$217	\$245	\$257	\$245	\$236	\$261	\$260
Prior Year	\$182	\$182	\$182	\$182	\$191	\$183	\$183	\$188	\$190	\$189	\$195	\$193	\$193
Percent Change from Prior Year	6%	13%	15%	21%	16%	22%	19%	31%	35%	30%	21%	35%	35%

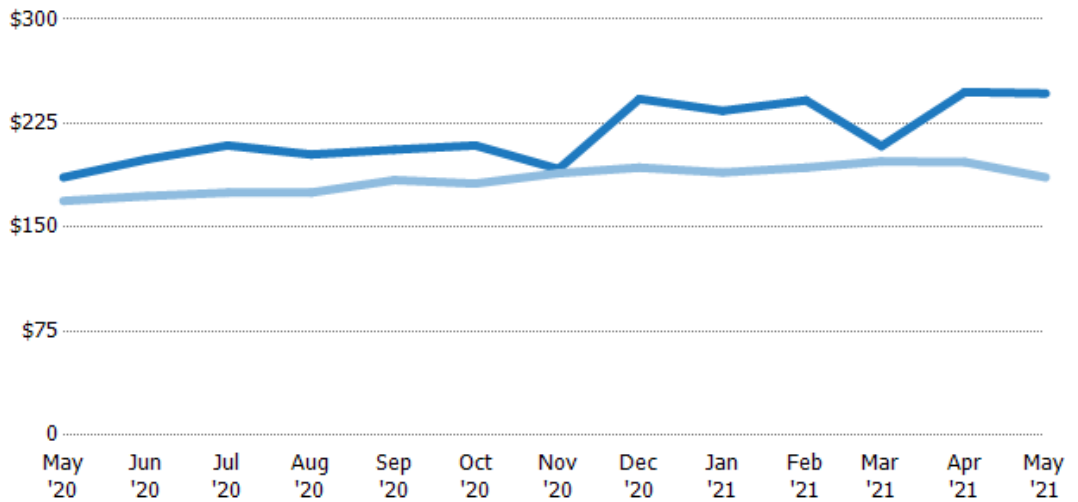
Median Listing Price per Sq Ft

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
May '21	\$247	32.5%
May '20	\$186	10.1%
May '19	\$169	-1.8%



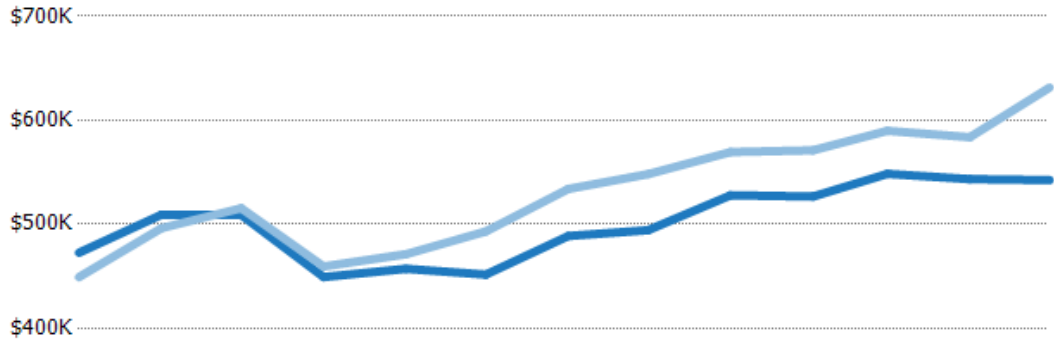
Current Year	\$186	\$199	\$209	\$203	\$206	\$209	\$192	\$243	\$234	\$242	\$209	\$248	\$247
Prior Year	\$169	\$173	\$175	\$175	\$184	\$182	\$189	\$193	\$190	\$193	\$198	\$197	\$186
Percent Change from Prior Year	10%	15%	19%	16%	12%	15%	2%	26%	23%	25%	6%	26%	33%

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



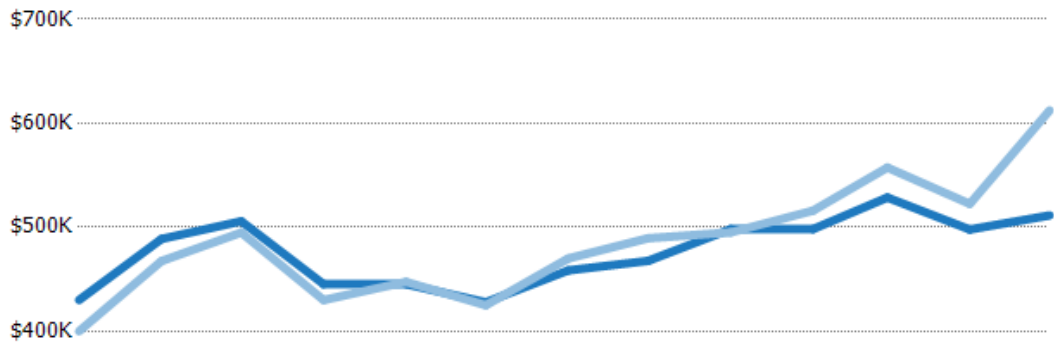
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$473K	\$509K	\$509K	\$449K	\$457K	\$452K	\$489K	\$494K	\$528K	\$527K	\$548K	\$543K	\$542K
Avg Listing Price	\$449K	\$496K	\$515K	\$459K	\$471K	\$493K	\$534K	\$548K	\$569K	\$571K	\$590K	\$584K	\$631K
Avg Listing Price as a % of Avg Est Value	95%	97%	101%	102%	103%	109%	109%	111%	108%	108%	108%	107%	116%

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$430K	\$489K	\$506K	\$445K	\$445K	\$428K	\$459K	\$468K	\$498K	\$498K	\$529K	\$498K	\$511K
Median Listing Price	\$400K	\$468K	\$495K	\$430K	\$448K	\$425K	\$470K	\$489K	\$495K	\$516K	\$557K	\$523K	\$613K
Med Listing Price as a % of Med Est Value	93%	96%	98%	97%	100%	99%	102%	105%	99%	104%	105%	105%	120%

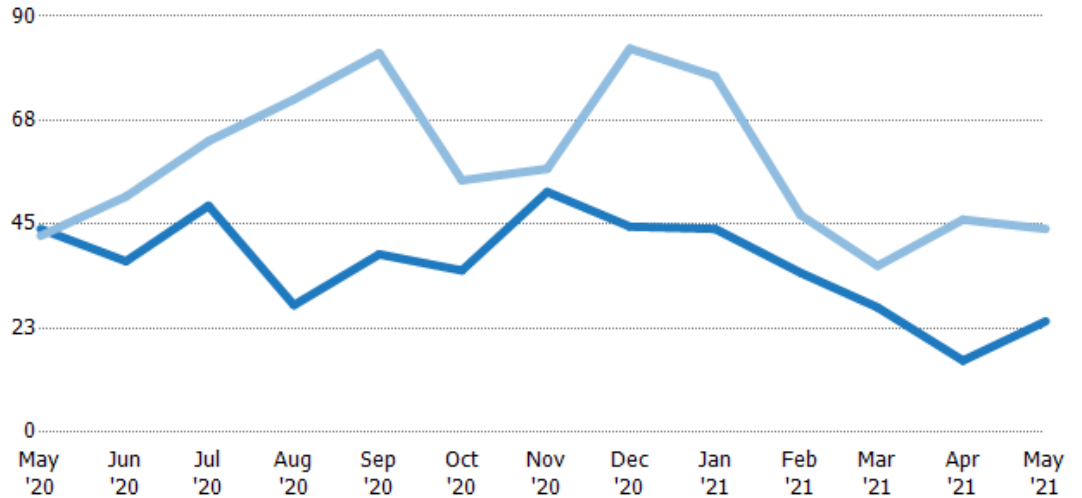
Median Days in RPR

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Days	% Chg.
May '21	24	-45.5%
May '20	44	3.5%
May '19	42.5	62.4%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	44	37	49	27.5	38.5	35	52	44.5	44	34.5	27	15.5	24
Prior Year	42.5	51	63	72	82	54.5	57	83	77	47	36	46	44
Percent Change from Prior Year	4%	-27%	-22%	-62%	-53%	-36%	-9%	-46%	-43%	-27%	-25%	-66%	-45%

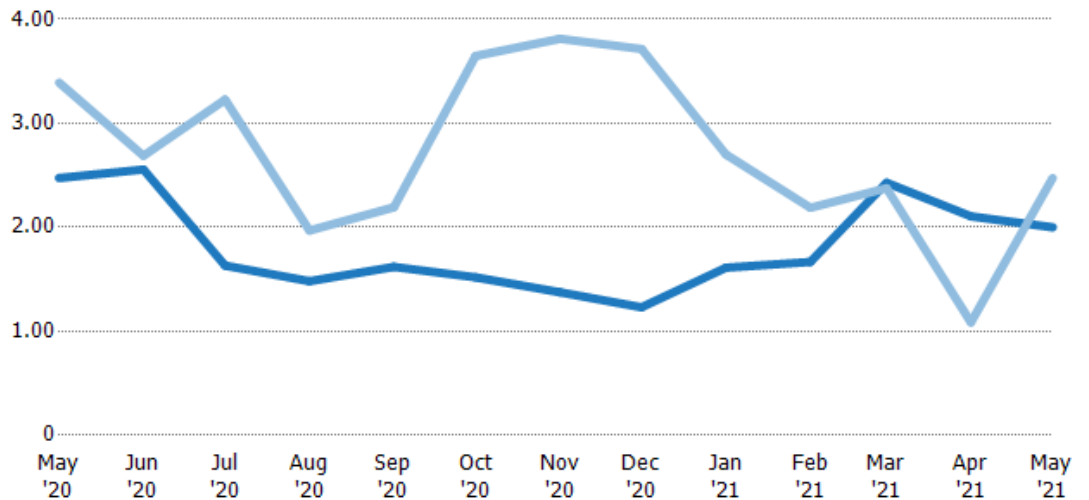
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

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

Month/Year	Months	% Chg.
May '21	2	-19.1%
May '20	2.47	-27.1%
May '19	3.39	-8.4%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	2.47	2.56	1.63	1.48	1.62	1.52	1.38	1.23	1.61	1.67	2.43	2.11	2
Prior Year	3.39	2.69	3.23	1.97	2.19	3.65	3.81	3.71	2.7	2.19	2.38	1.09	2.47
Percent Change from Prior Year	-27%	-5%	-49%	-25%	-26%	-58%	-64%	-67%	-40%	-24%	2%	94%	-19%

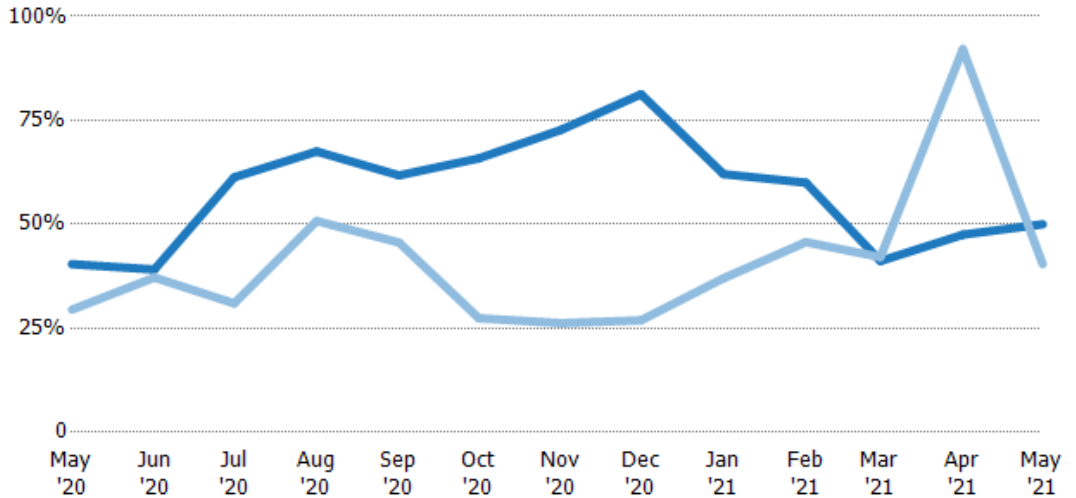
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/Year	Rate	Chg.
May '21	50%	-9.6%
May '20	40%	-10.9%
May '19	29%	9.2%



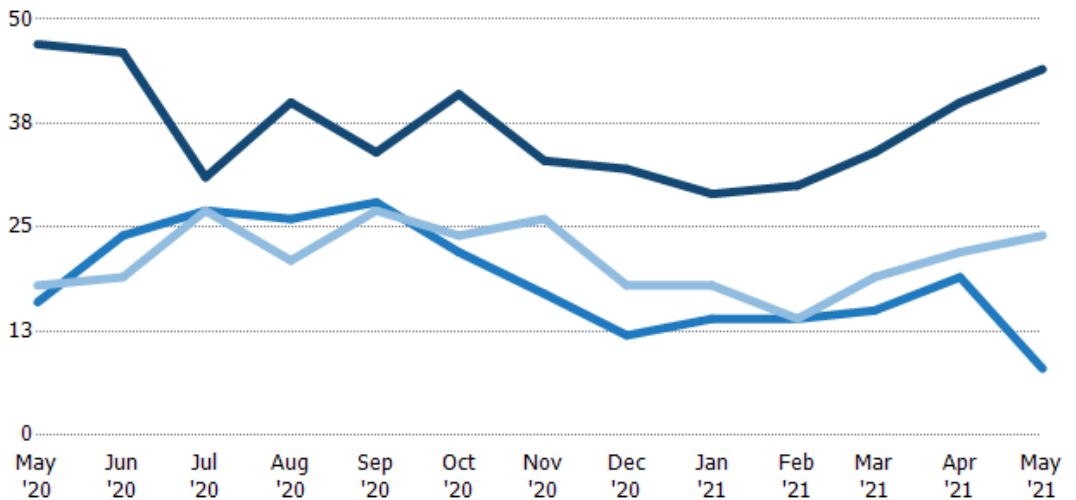
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	40%	39%	61%	68%	62%	66%	73%	81%	62%	60%	41%	48%	50%
Prior Year	29%	37%	31%	51%	46%	27%	26%	27%	37%	46%	42%	92%	40%
Change from Prior Year	-11%	-2%	-30%	-17%	-16%	-38%	-47%	-54%	-25%	-14%	1%	45%	-10%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Active	47	46	31	40	34	41	33	32	29	30	34	40	44
Pending	16	24	27	26	28	22	17	12	14	14	15	19	8
Sold	18	19	27	21	27	24	26	18	18	14	19	22	24

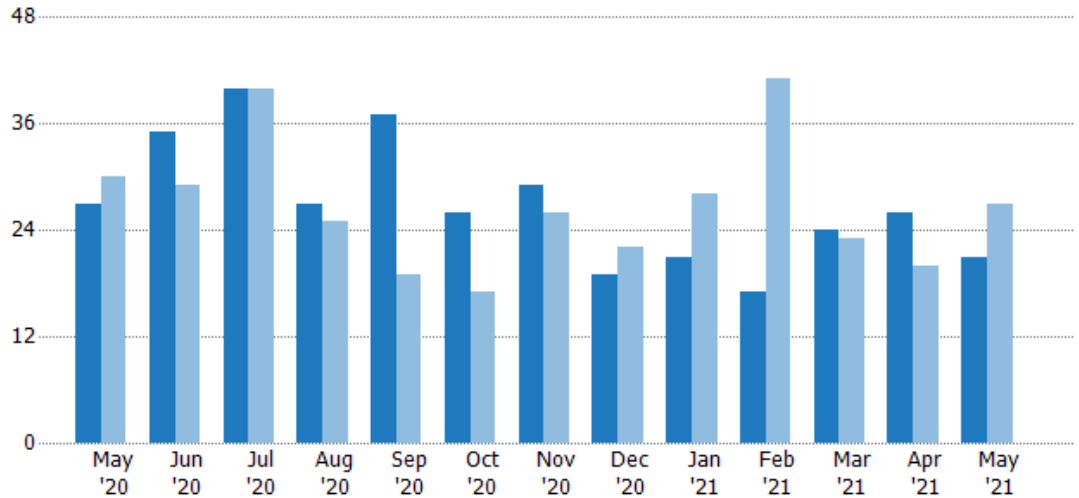
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

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

Month/Year	Count	% Chg.
May '21	21	-22.2%
May '20	27	-10%
May '19	30	-13.3%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	27	35	40	27	37	26	29	19	21	17	24	26	21
Prior Year	30	29	40	25	19	17	26	22	28	41	23	20	27
Percent Change from Prior Year	-10%	21%	0%	8%	95%	53%	12%	-14%	-25%	-59%	4%	30%	-22%

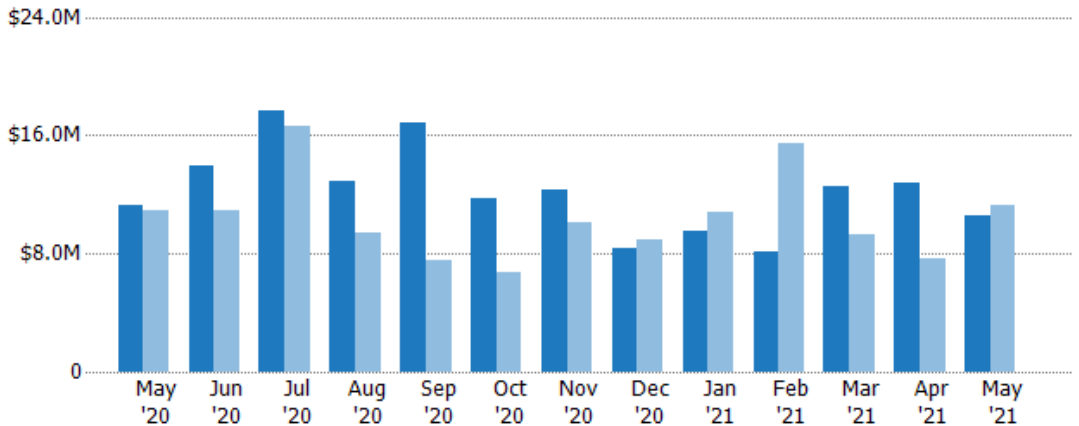
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$10.5M	-6.6%
May '20	\$11.2M	2.7%
May '19	\$11M	134.6%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$11.2M	\$14M	\$17.7M	\$12.8M	\$16.9M	\$11.7M	\$12.4M	\$8.4M	\$9.55M	\$8.12M	\$12.6M	\$12.8M	\$10.5M
Prior Year	\$11M	\$10.9M	\$16.6M	\$9.43M	\$7.54M	\$6.73M	\$10.1M	\$8.98M	\$10.8M	\$15.5M	\$9.32M	\$7.63M	\$11.2M
Percent Change from Prior Year	3%	29%	6%	36%	124%	74%	23%	-6%	-11%	-47%	35%	67%	-7%

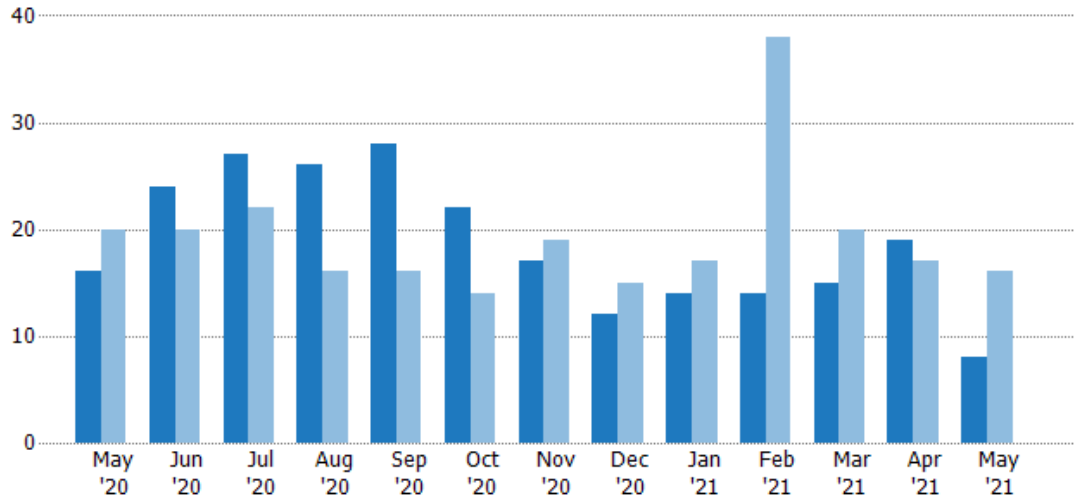
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

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

Month/Year	Count	% Chg.
May '21	8	-50%
May '20	16	-20%
May '19	20	55%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	16	24	27	26	28	22	17	12	14	14	15	19	8
Prior Year	20	20	22	16	16	14	19	15	17	38	20	17	16
Percent Change from Prior Year	-20%	20%	23%	63%	75%	57%	-11%	-20%	-18%	-63%	-25%	12%	-50%

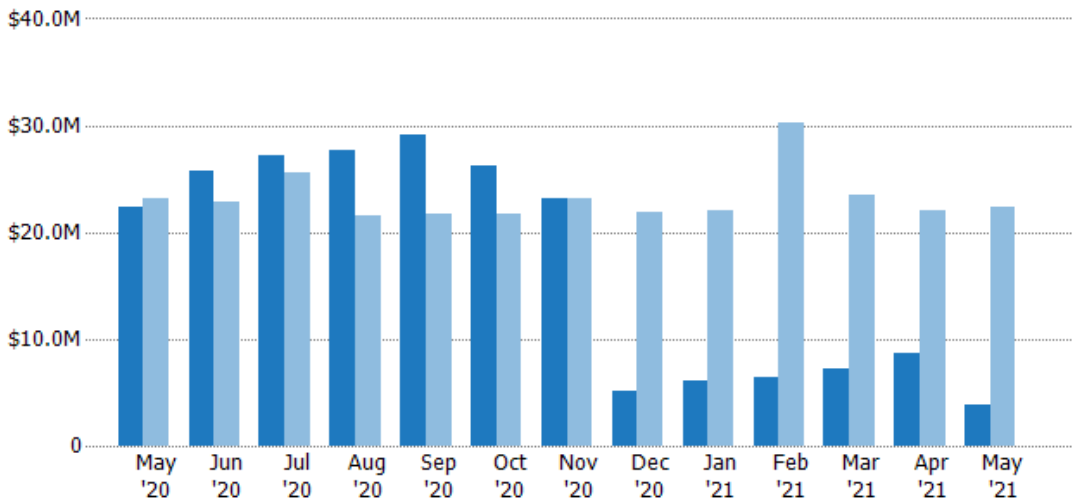
Pending Sales Volume

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
May '21	\$3.9M	-82.5%
May '20	\$22.3M	-3.3%
May '19	\$23.1M	20%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$22.3M	\$25.8M	\$27.2M	\$27.6M	\$29.1M	\$26.3M	\$23.2M	\$5.12M	\$6.11M	\$6.46M	\$7.15M	\$8.63M	\$3.9M
Prior Year	\$23.1M	\$22.8M	\$25.5M	\$21.5M	\$21.8M	\$21.6M	\$23.1M	\$21.9M	\$22M	\$30.3M	\$23.4M	\$22.1M	\$22.3M
Percent Change from Prior Year	-3%	13%	7%	28%	33%	22%	0%	-77%	-72%	-79%	-69%	-61%	-83%

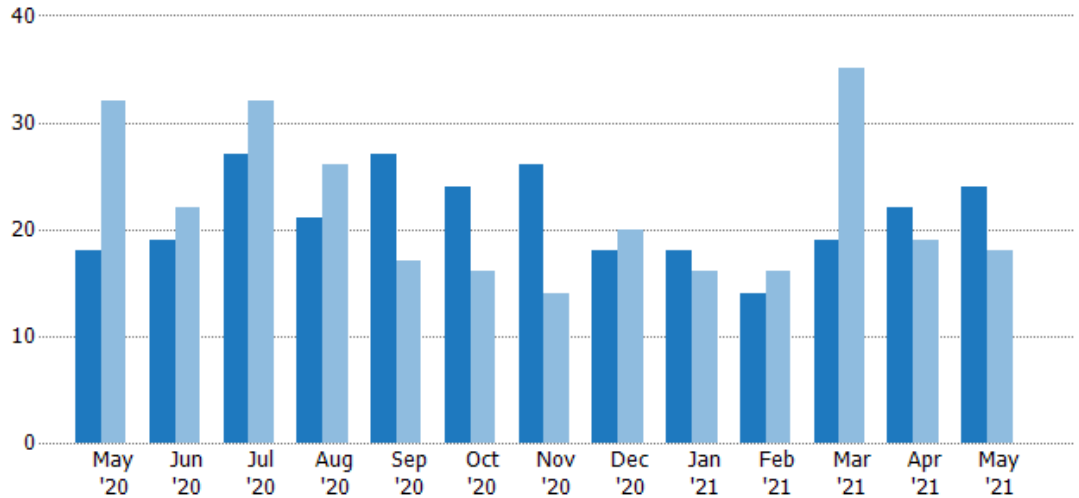
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
May '21	24	33.3%
May '20	18	-43.8%
May '19	32	-43.8%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	18	19	27	21	27	24	26	18	18	14	19	22	24
Prior Year	32	22	32	26	17	16	14	20	16	16	35	19	18
Percent Change from Prior Year	-44%	-14%	-16%	-19%	59%	50%	86%	-10%	13%	-13%	-46%	16%	33%

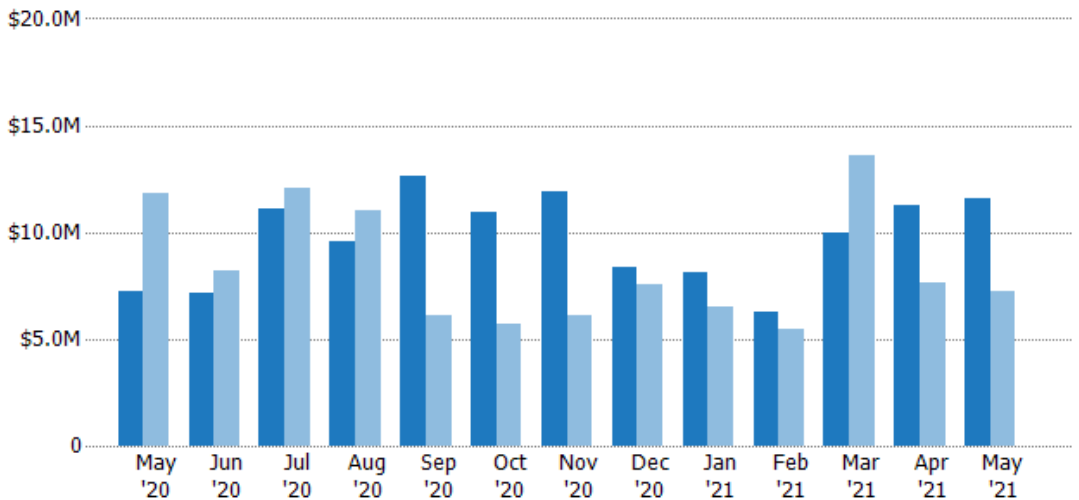
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$11.5M	58.8%
May '20	\$7.27M	-38.5%
May '19	\$11.8M	-41.6%



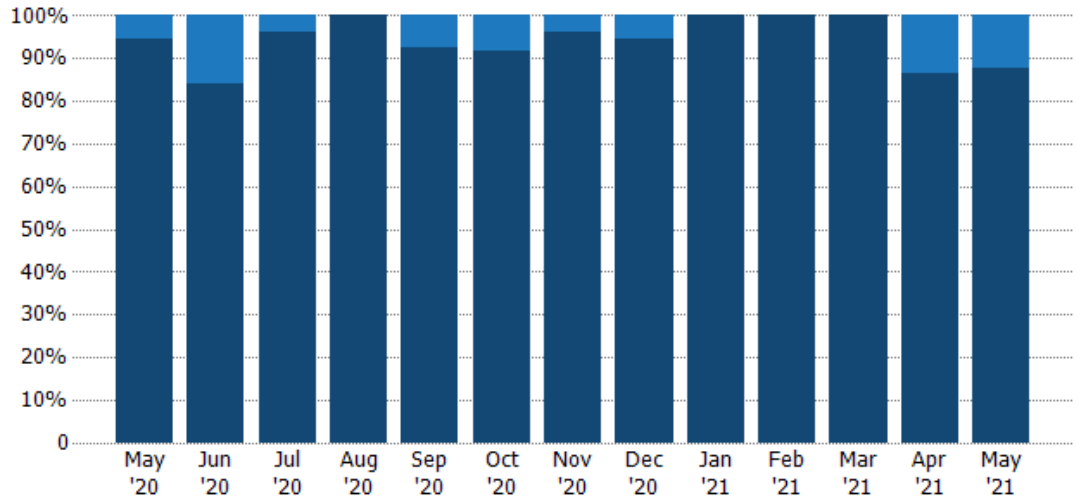
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$7.27M	\$7.14M	\$11.1M	\$9.55M	\$12.6M	\$11M	\$11.9M	\$8.34M	\$8.09M	\$6.23M	\$10M	\$11.3M	\$11.5M
Prior Year	\$11.8M	\$8.17M	\$12.1M	\$11M	\$6.08M	\$5.7M	\$6.08M	\$7.56M	\$6.49M	\$5.48M	\$13.6M	\$7.63M	\$7.27M
Percent Change from Prior Year	-39%	-13%	-8%	-14%	108%	92%	95%	10%	25%	14%	-27%	48%	59%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

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



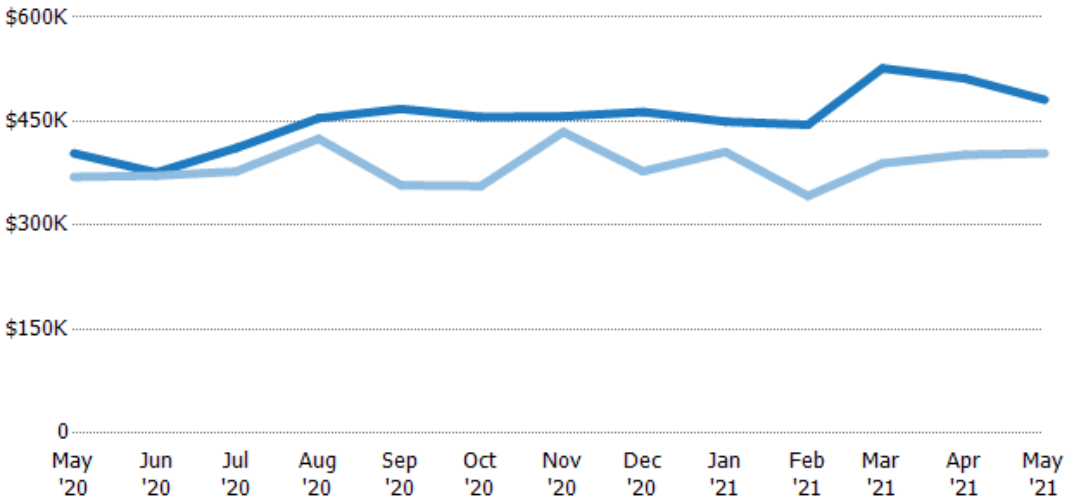
Mobile/Manufactured	6%	16%	4%	-	7%	8%	4%	6%	-	-	-	14%	13%
Single Family Residence	94%	84%	96%	100%	93%	92%	96%	94%	100%	100%	100%	86%	88%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

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



Current Year	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$526K	\$512K	\$481K
Prior Year	\$370K	\$372K	\$378K	\$425K	\$358K	\$357K	\$435K	\$378K	\$406K	\$342K	\$389K	\$402K	\$404K
Percent Change from Prior Year	9%	1%	9%	7%	31%	28%	5%	23%	11%	30%	35%	27%	19%

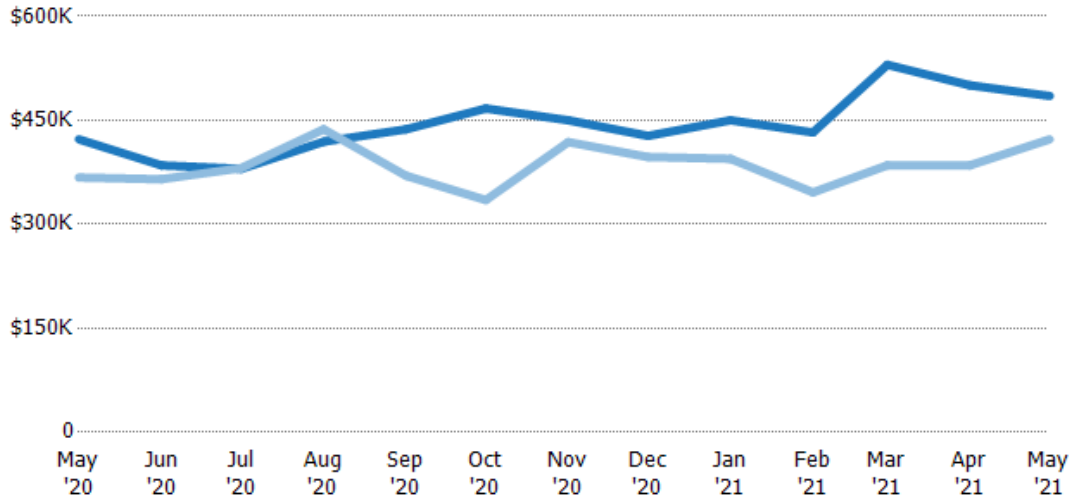
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

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

Month/Year	Price	% Chg.
May '21	\$485K	14.8%
May '20	\$423K	15%
May '19	\$367K	-6.8%



Current Year	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$530K	\$501K	\$485K
Prior Year	\$367K	\$365K	\$381K	\$437K	\$370K	\$335K	\$419K	\$397K	\$395K	\$346K	\$385K	\$385K	\$423K
Percent Change from Prior Year	15%	5%	0%	-4%	18%	39%	8%	8%	14%	25%	38%	30%	15%

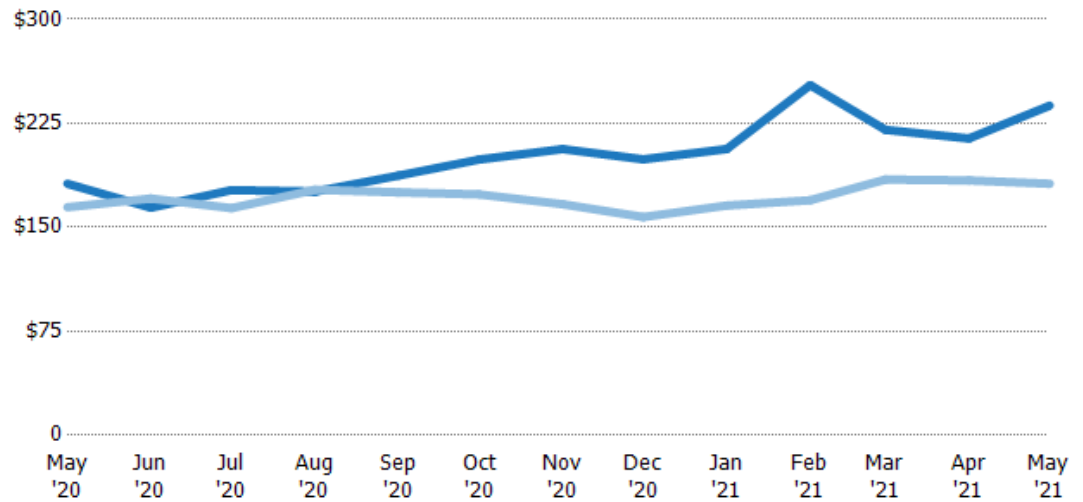
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/Year	Price/sq ft	% Chg.
May '21	\$238	31%
May '20	\$181	10.3%
May '19	\$164	1.4%



Current Year	\$181	\$164	\$177	\$176	\$187	\$199	\$206	\$199	\$206	\$253	\$220	\$214	\$238
Prior Year	\$164	\$171	\$164	\$177	\$175	\$174	\$167	\$157	\$166	\$170	\$184	\$184	\$181
Percent Change from Prior Year	10%	-4%	8%	-1%	7%	14%	24%	26%	25%	49%	19%	16%	31%

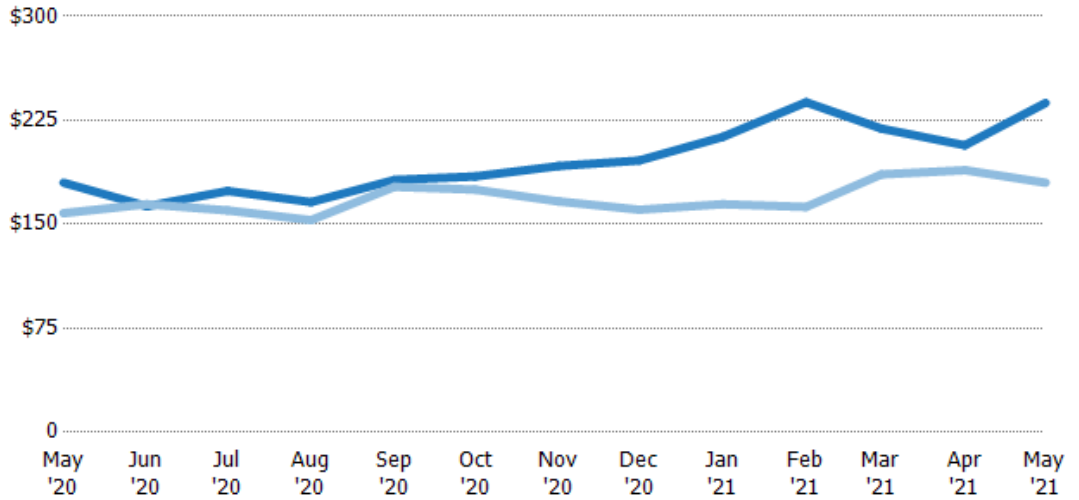
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '21	\$238	31.9%
May '20	\$180	13.9%
May '19	\$158	2.8%



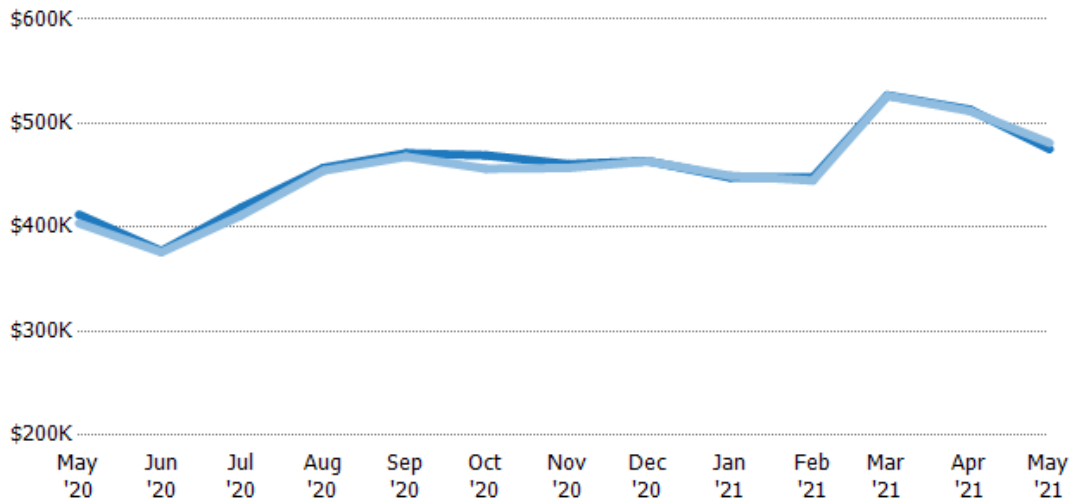
Current Year	\$180	\$163	\$174	\$166	\$182	\$185	\$192	\$196	\$213	\$238	\$219	\$207	\$238
Prior Year	\$158	\$165	\$160	\$153	\$177	\$175	\$167	\$161	\$165	\$163	\$186	\$189	\$180
Percent Change from Prior Year	14%	-1%	9%	8%	3%	5%	15%	22%	29%	46%	18%	10%	32%

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



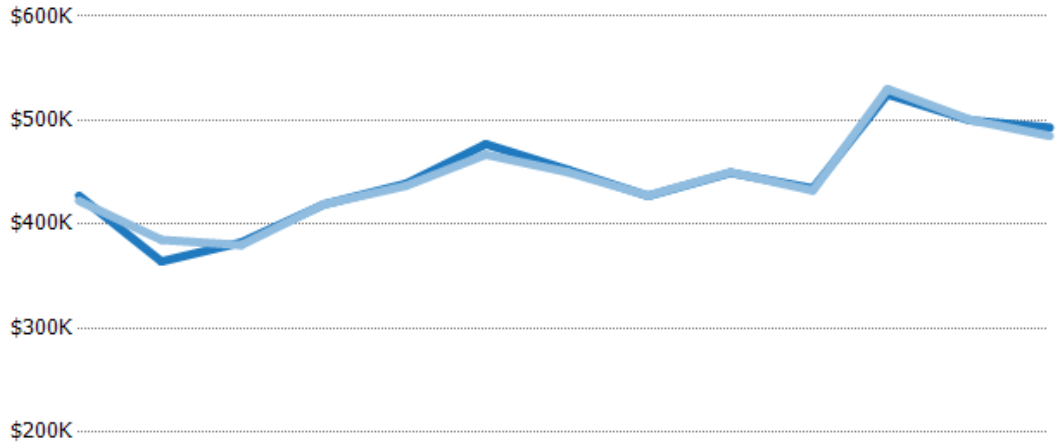
Avg List Price	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$527K	\$513K	\$475K
Avg Sales Price	\$404K	\$376K	\$411K	\$455K	\$468K	\$456K	\$457K	\$463K	\$449K	\$445K	\$526K	\$512K	\$481K
Avg Sales Price as a % of Avg List Price	98%	100%	98%	99%	99%	97%	99%	100%	100%	99%	100%	100%	101%

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



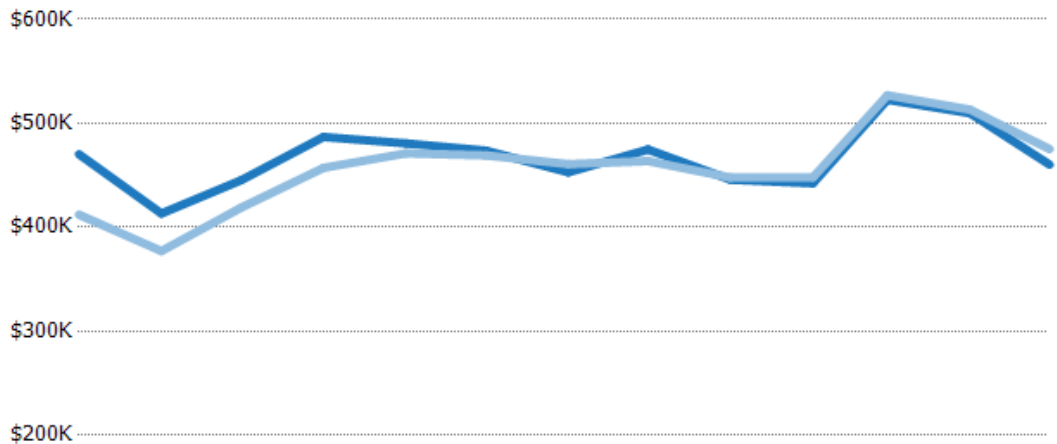
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$525K	\$500K	\$493K
Median Sales Price	\$423K	\$385K	\$380K	\$419K	\$437K	\$467K	\$450K	\$428K	\$450K	\$433K	\$530K	\$501K	\$485K
Med Sales Price as a % of Med List Price	99%	106%	99%	100%	100%	98%	100%	100%	100%	100%	101%	100%	98%

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



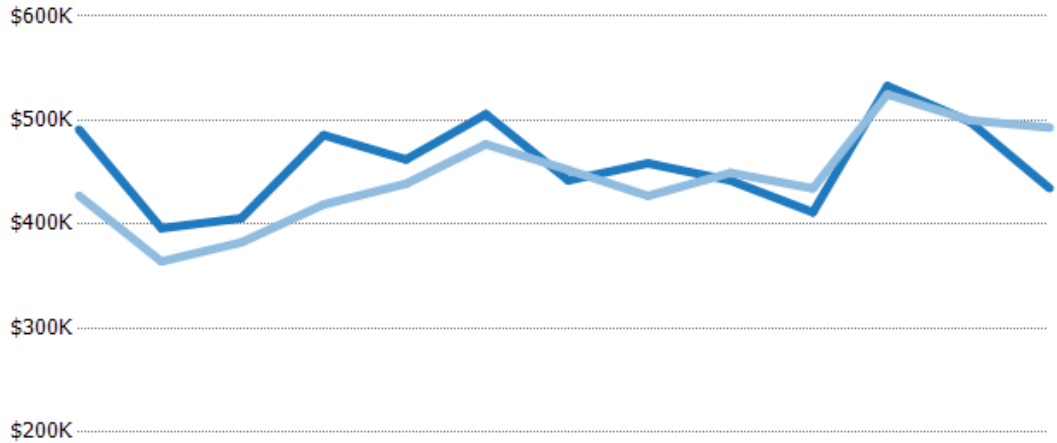
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$470K	\$413K	\$445K	\$487K	\$481K	\$474K	\$453K	\$475K	\$446K	\$442K	\$523K	\$510K	\$460K
Avg Sales Price	\$412K	\$377K	\$419K	\$457K	\$471K	\$469K	\$461K	\$464K	\$448K	\$448K	\$527K	\$513K	\$475K
Avg Sales Price as a % of Avg Est Value	88%	91%	94%	94%	98%	99%	102%	98%	100%	101%	101%	101%	103%

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
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



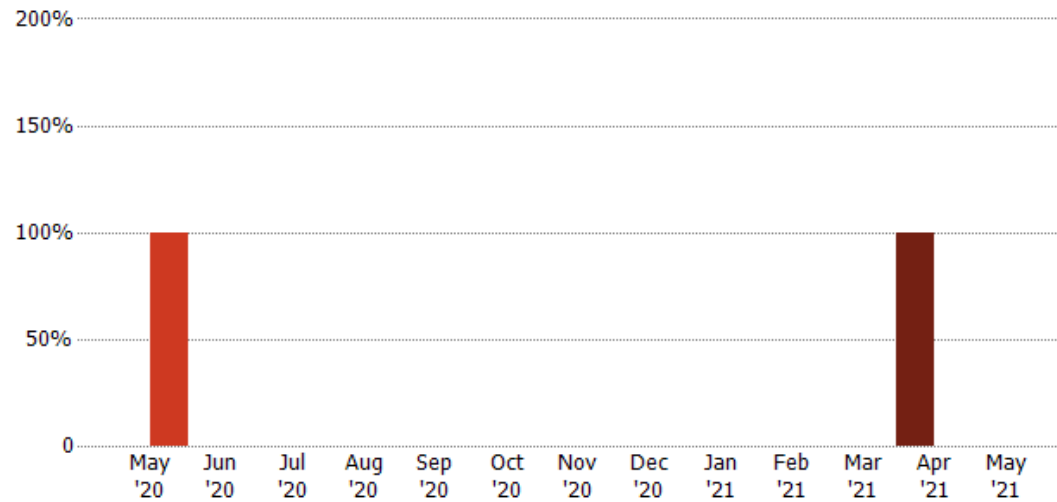
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$491K	\$396K	\$406K	\$486K	\$462K	\$506K	\$442K	\$459K	\$442K	\$412K	\$533K	\$499K	\$435K
Median Sales Price	\$427K	\$364K	\$382K	\$419K	\$439K	\$477K	\$452K	\$427K	\$450K	\$435K	\$525K	\$500K	\$493K
Med Sales Price as a % of Med Est Value	87%	92%	94%	86%	95%	94%	102%	93%	102%	106%	99%	100%	113%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



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



Sales Activity by ZIP

May 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	8	\$3,903,233	24	\$11,544,625	\$481,026	\$485,000	\$240	\$240	28