2024

NEW RIVER

SCOTTSDALE REALTORS®

MARKET REPORT
APRIL

RPR
Realtors Property Resource, LLC

ARMLS® | New River, Arizona

Market Trends

Property Type: SF + Condo/TH/Apt

April 2024

Market Type

Seller's Market — Balanced Market — Buyer's Market
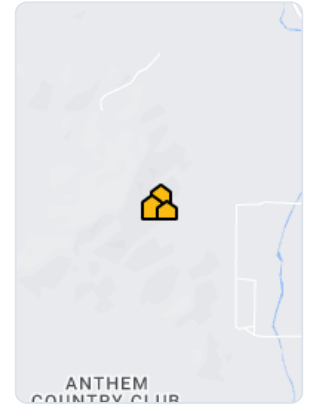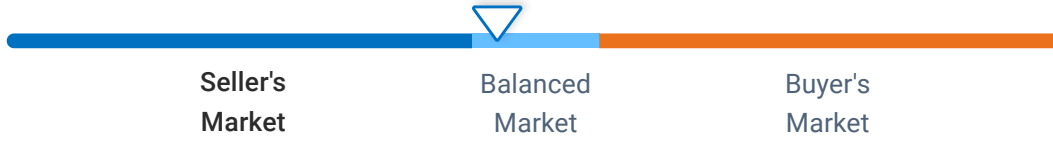
Key Details

Months of Inventory	List to Sold Price %	Median Days in RPR	Median Sold Price
5.46	**98.3%**	**31**	**$570,000**
↑ 26.1% MoM	↓ 0.6% MoM	↓ 39.22% MoM	↓ 18.57% MoM

ANTHEM COUNTRY CLUB

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Median Estimated Property Value

April 2024

Property Type: SF + Condo/TH/Apt

Median Estimated Value	Last Month Change	12 Month Change
$674,490	**-2.2%**	**+4.7%**

Legend: New River · Maricopa County · Arizona · USA
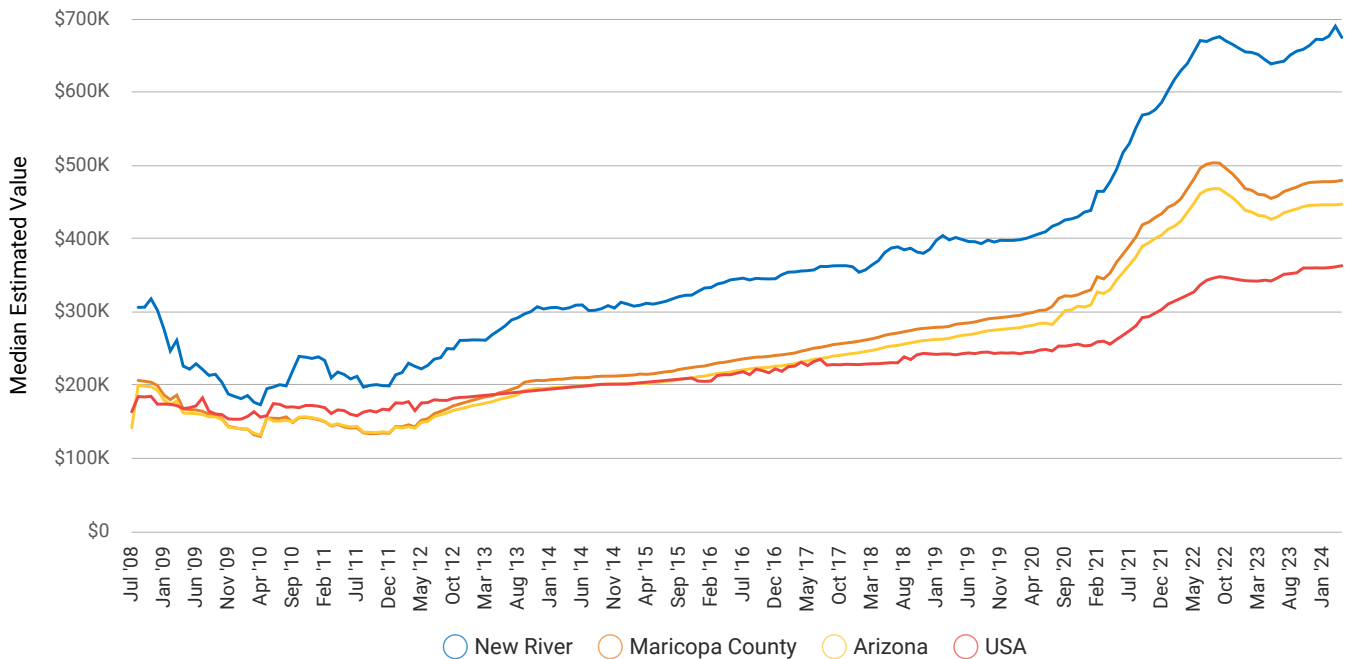
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New Listings

April 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$737,499	**20**	**$286**	**$14,790,403**	**2,426**
↑ 6.5% MoM	↓ 16.7% MoM	↑ 2.9% MoM	↓ 12.5% MoM	↓ 5.1% MoM

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Active Listings

April 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$760,000	**56**	**50**	**$284**	**$50,769,172**	**2,580**
↑ 4.1% MoM	↑ 16.7% MoM	↑ 61.3% MoM	↑ 2.2% MoM	↑ 19.1% MoM	↑ 0.3% MoM

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New Pending Listings

April 2024

Property Type: SF + Condo/TH/Apt

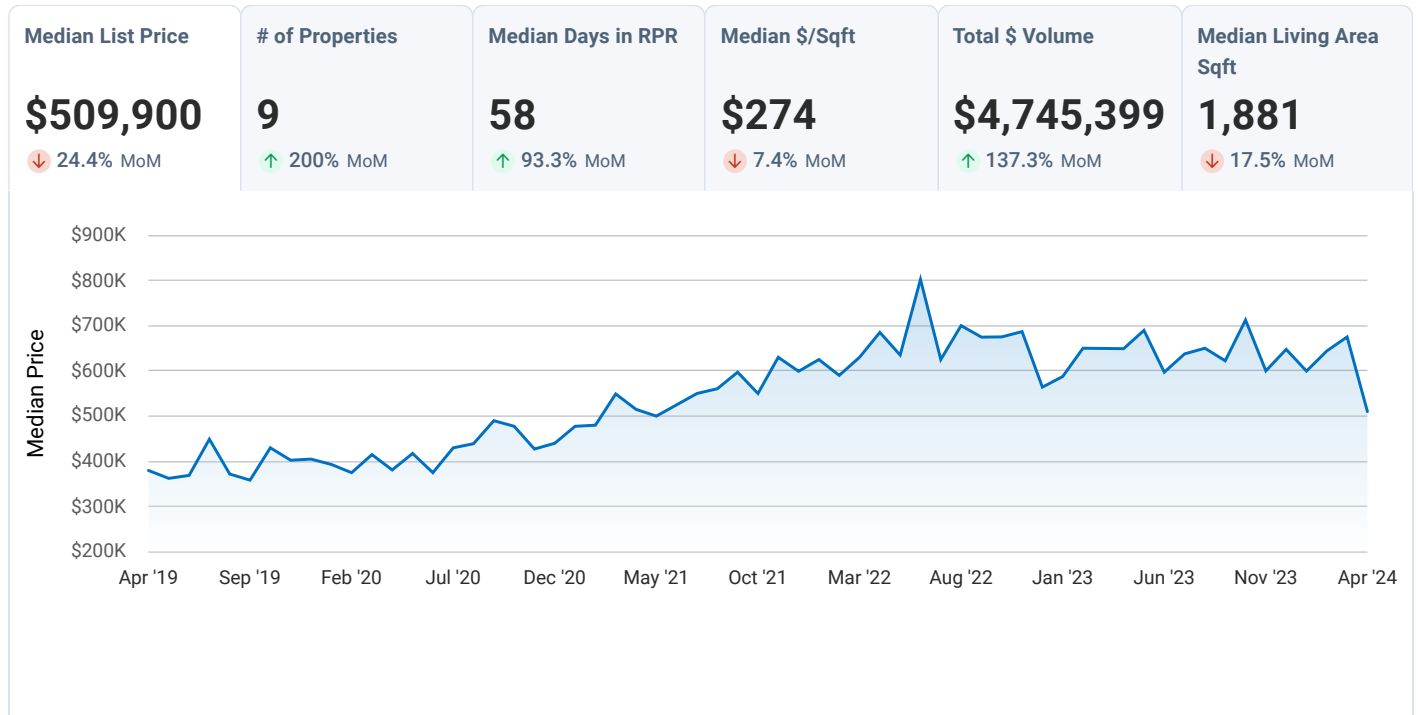| Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$509,900	**9**	**58**	**$274**	**$4,745,399**	**1,881**
↓ 24.4% MoM	↑ 200% MoM	↑ 93.3% MoM	↓ 7.4% MoM	↑ 137.3% MoM	↓ 17.5% MoM

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Source: Listings

Pending Listings

April 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$478,000	**7**	**58**	**$267**	**$3,590,499**	**1,898**
↓ 23.5% MoM	↑ 133.3% MoM	↑ 176.2% MoM	↓ 9.8% MoM	↑ 96.2% MoM	↓ 16.7% MoM
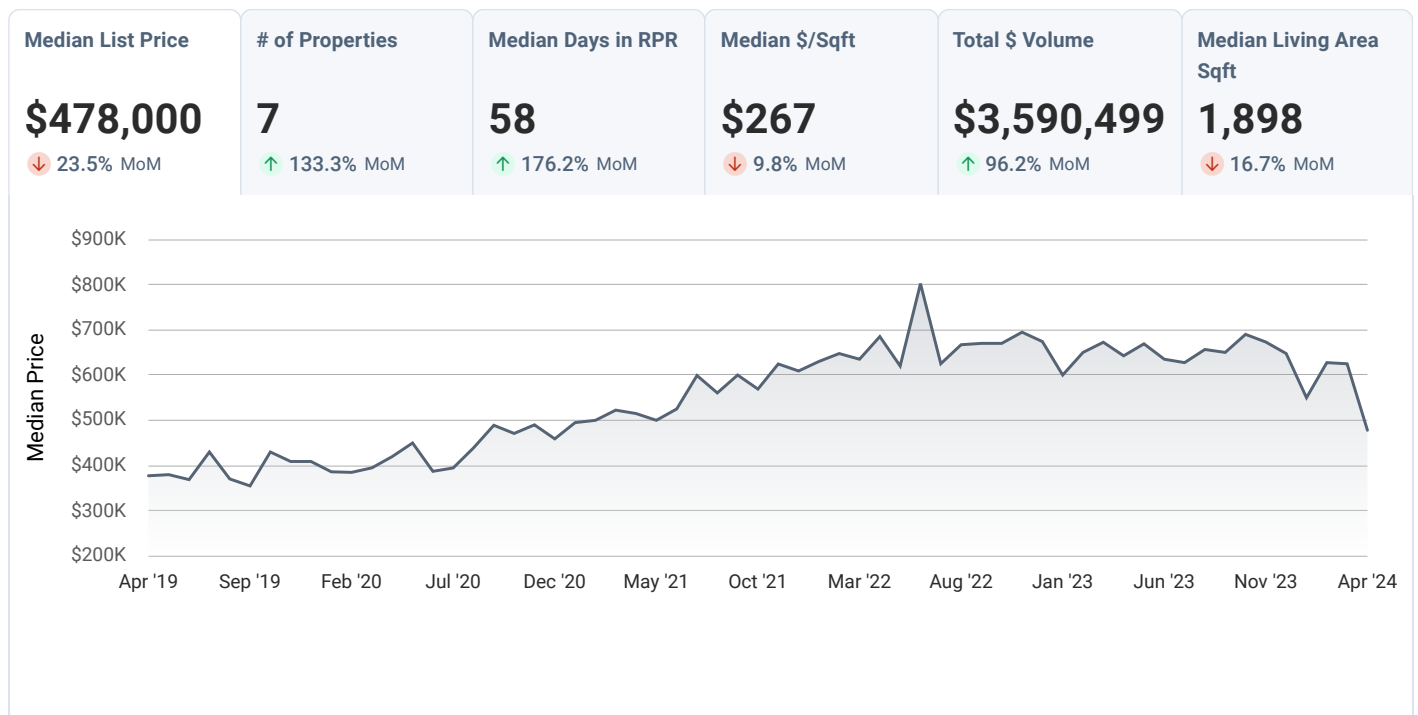
Realtors Property Resource®, LLC

Source: Listings

Sold Listings

April 2024

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Avg. List to Sale Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$570,000	**6**	**98.27%**	**31**	**$317**	**$3,499,700**
↓ 18.6% MoM	↓ 33.3% MoM	↓ 0.6% MoM	↓ 39.2% MoM	↑ 11.2% MoM	↓ 43.3% MoM

Source: Listings

Months Supply of Inventory

April 2024

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
5.46	**+26.1%**	**+74.4%**

Source: Listings

Sold Public Records

Property Type: SF + Condo/TH/Apt

There is not enough market activity at this location, for the selected property type, to display data.

There must be activity on at least **3 properties** in the calendar **month** in order to calculate statistics.
Try selecting another property type or search at a broader geographical level.

Source: Public Records

Neighborhood: Housing Stats and Charts

|	New River	Maricopa County	Arizona	USA
Median Estimated Home Value	$674K	$478K	$446K	$361K
Estimated Home Value 12-Month Change	+4.7%	+3.8%	+3.3%	+5.7%
Median List Price	$760K	$565K	$499K	–
List Price 1-Month Change	+4.1%	+2.6%	+1.9%	–
List Price 12-Month Change	+9.8%	+3.6%	+4.3%	–
Median Home Age	21	31	31	43
Own	94%	64%	66%	65%
Rent	6%	36%	34%	35%
$ Value of All Buildings for which Permits Were Issued	–	$9.55B	$13.8B	$307B
% Change in Permits for All Buildings	–	+28%	+25%	+13%
% Change in $ Value for All Buildings	–	+29%	+27%	+10%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings
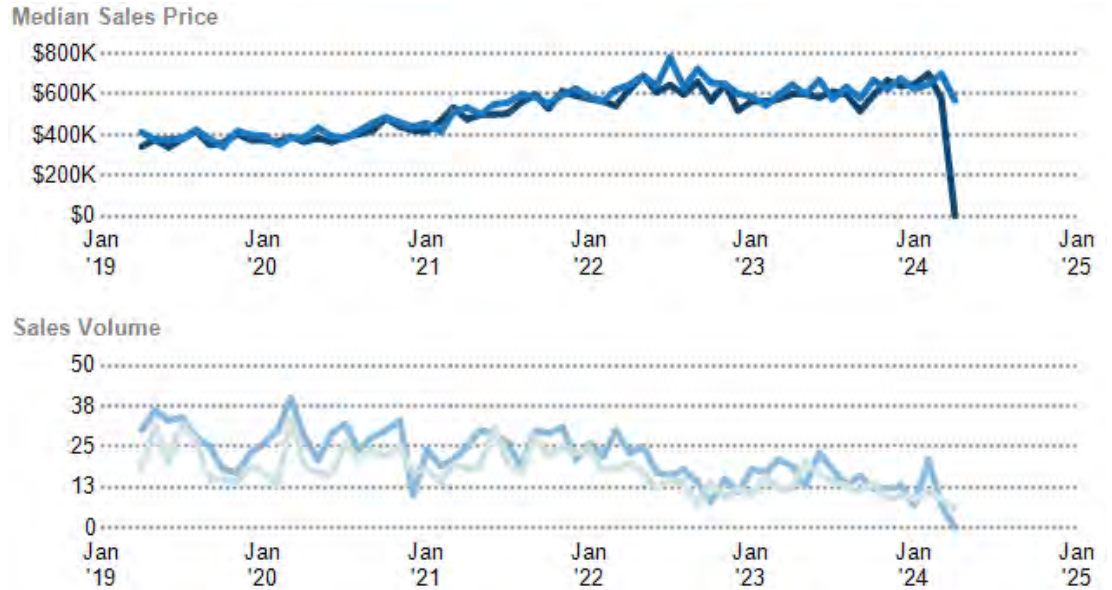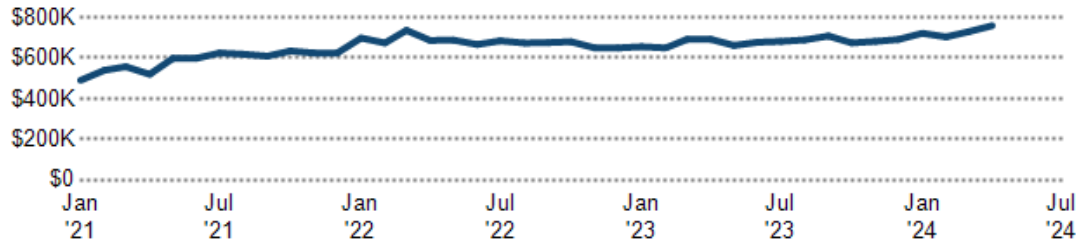
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
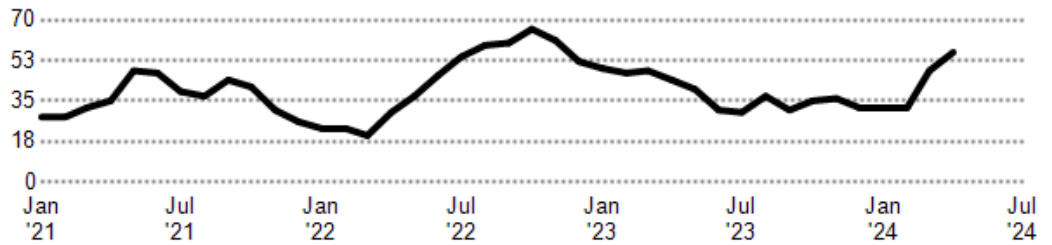
Data Source: Public Record and Listing data

Update Frequency: Monthly

- ■ Median List Price
- ■ Listing Volume
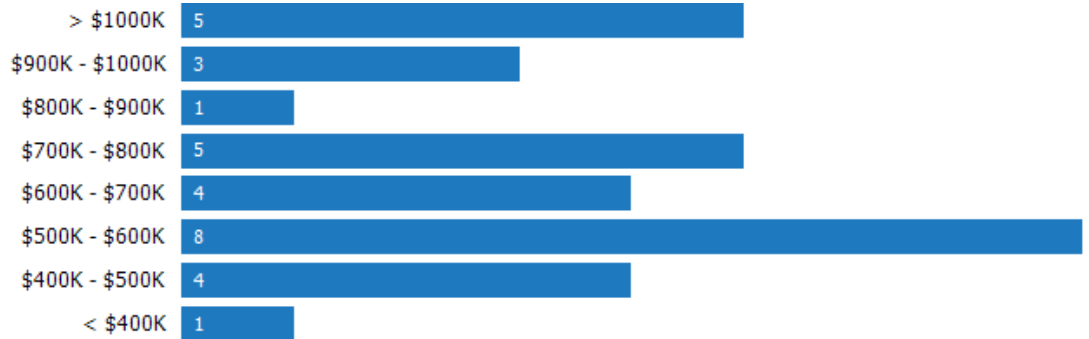
Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- ■ Sales Count By Price Range

Price Range	Count
> $1000K	5
$900K - $1000K	3
$800K - $900K	1
$700K - $800K	5
$600K - $700K	4
$500K - $600K	8
$400K - $500K	4
< $400K	1

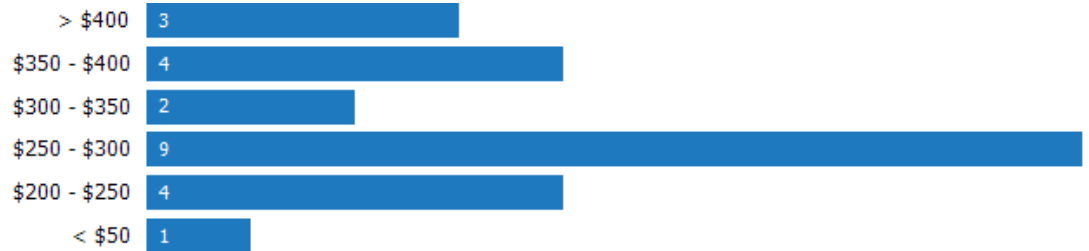## Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- ■ Sales Count By Price Per Sq Ft

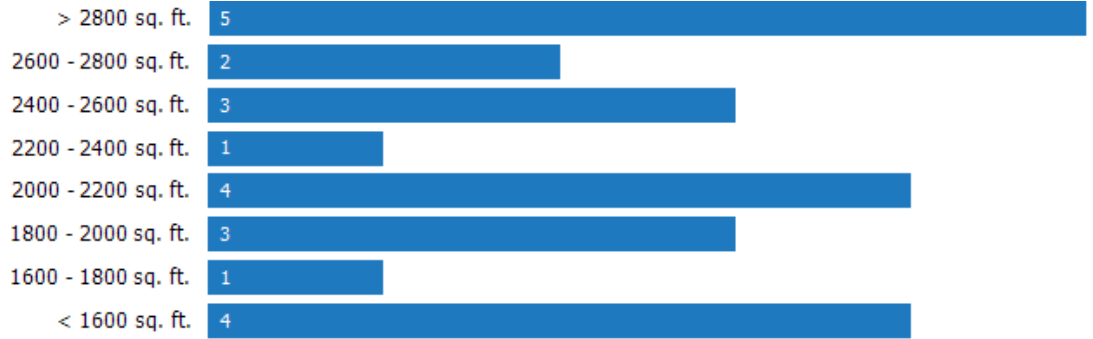| Price Per Sq Ft	Count
> $400	3
$350 - $400	4
$300 - $350	2
$250 - $300	9
$200 - $250	4
< $50	1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

Size	Count
> 2800 sq. ft.	5
2600 - 2800 sq. ft.	2
2400 - 2600 sq. ft.	3
2200 - 2400 sq. ft.	1
2000 - 2200 sq. ft.	4
1800 - 2000 sq. ft.	3
1600 - 1800 sq. ft.	1
< 1600 sq. ft.	4

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House

Age	Count
30 - 40	2
20 - 30	5
10 - 20	13
< 10	3

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

Bedrooms	Count
0	31

5/9/2024

Neighborhood: People Stats and Charts

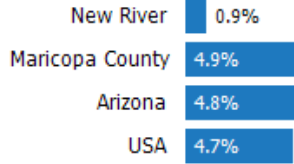|	New River	Maricopa County	Arizona	USA
Population	18.4K	4.43M	7.17M	331M
Population Density per Sq Mi	328	482	63.1	93.6
Population Change since 2020	+3%	+4.4%	+3.9%	+1.8%
Median Age	50	37	38	39
Male / Female Ratio	49%	50%	50%	50%

5/9/2024

Education Levels of Population

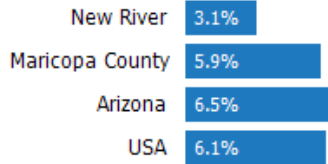This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade

New River	0.9%
Maricopa County	4.9%
Arizona	4.8%
USA	4.7%

9-12th Grade/No Diploma

New River	3.1%
Maricopa County	5.9%
Arizona	6.5%
USA	6.1%

High School Graduate

New River	24.7%
Maricopa County	22.1%
Arizona	23.6%
USA	26.4%

Associate Degree

New River	38.8%
Maricopa County	32.1%
Arizona	33.3%
USA	28.5%

Bachelor's Degree

New River	21.3%
Maricopa County	21.9%
Arizona	19.6%
USA	20.9%

At Least a College Education

New River	32.5%
Maricopa County	35%
Arizona	31.8%
USA	34.3%

Grad/Professional Degree

New River	11.2%
Maricopa County	13.1%
Arizona	12.2%
USA	13.4%

RPR

5/9/2024
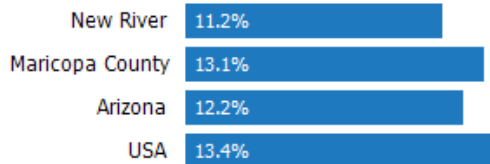
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ New River

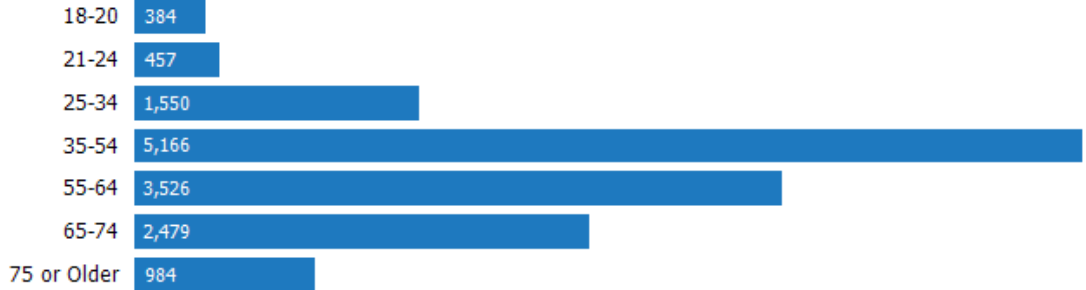| Age Group	Count
Toddlers	1,065
Elementary School	1,072
Middle School	1,036
High School	703

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ New River

Age Group	Count
18-20	384
21-24	457
25-34	1,550
35-54	5,166
55-64	3,526
65-74	2,479
75 or Older	984

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ New River

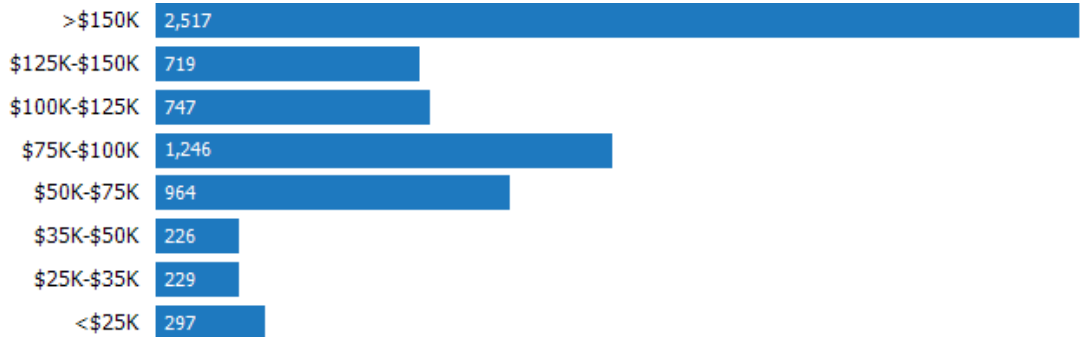| Category	Count
Married with Children	1,561
Married without Children	3,230
Single with Children	160

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ New River

Income Bracket	Count
>$150K	2,517
$125K-$150K	719
$100K-$125K	747
$75K-$100K	1,246
$50K-$75K	964
$35K-$50K	226
$25K-$35K	229
<$25K	297

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Maricopa County

Votes Democrat	43.6%
Votes Republican	54.3%

5/9/2024

Neighborhood: Economic Stats and Charts

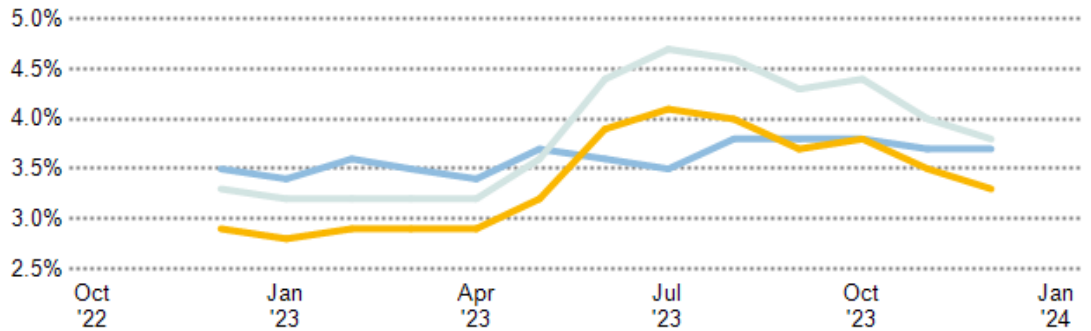|	New River	Maricopa County	Arizona	USA
Income Per Capita	$56,657	$41,533	$38,334	$41,261
Median Household Income	$116,837	$80,675	$72,581	$75,149
Unemployment Rate	–	3.3%	3.8%	3.7%
Unemployment Number	–	81.7K	141K	6.27M
Employment Number	–	2.38M	3.59M	161M
Labor Force Number	–	2.46M	3.73M	167M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

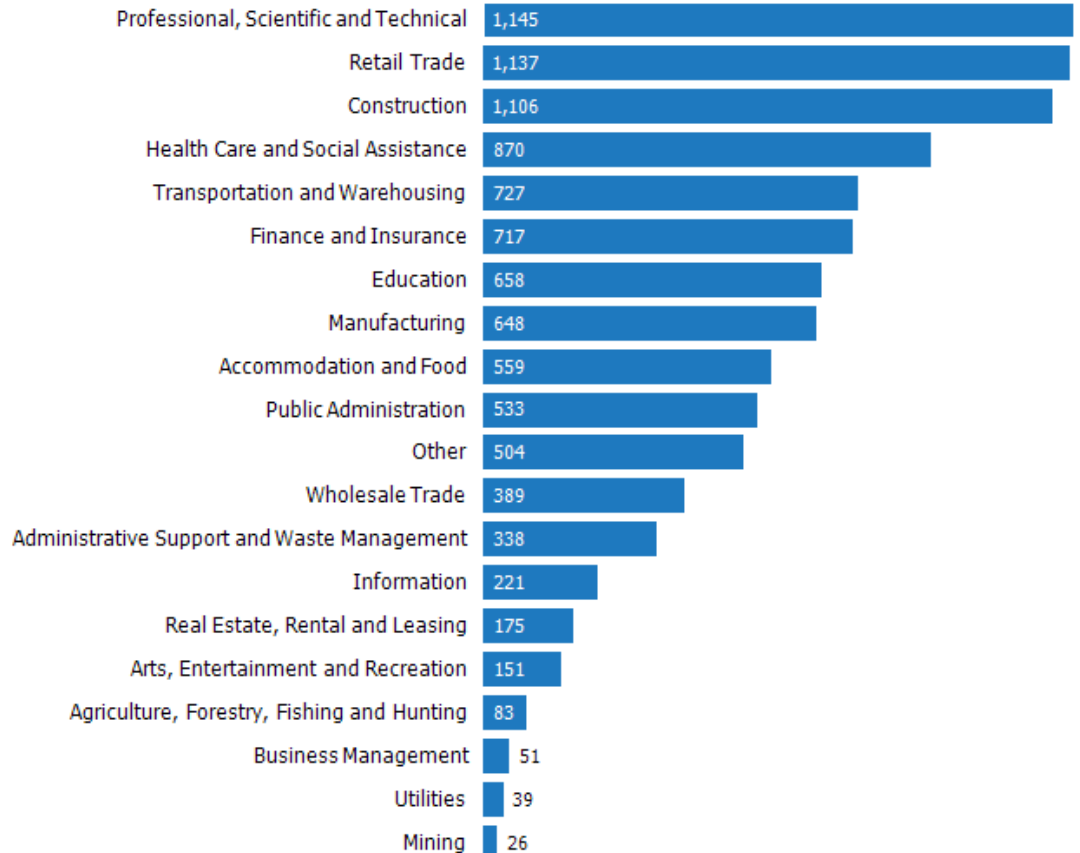Update Frequency: Monthly

- Maricopa County
- Arizona
- USA

Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- New River

Category	New River
Professional, Scientific and Technical	1,145
Retail Trade	1,137
Construction	1,106
Health Care and Social Assistance	870
Transportation and Warehousing	727
Finance and Insurance	717
Education	658
Manufacturing	648
Accommodation and Food	559
Public Administration	533
Other	504
Wholesale Trade	389
Administrative Support and Waste Management	338
Information	221
Real Estate, Rental and Leasing	175
Arts, Entertainment and Recreation	151
Agriculture, Forestry, Fishing and Hunting	83
Business Management	51
Utilities	39
Mining	26

5/9/2024

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85087

	New River	Maricopa County	Arizona	USA
Elevation (in feet)	2,253	1,634	4,214	–
Annual Rainfall (in inches)	15.08	10.08	13.11	–
Annual Snowfall (in inches)	1.19	0.76	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	36	26	26	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	12	21	2,438
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ New River

<15 Minutes	10.6%
15-30 Minutes	26.6%
30-45 Minutes	29.6%
45-60 Minutes	23.1%
>1 Hour	10.1%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

■ New River

Drive/Carpool/Motorcycle	7,701
Work at Home	1,996
Walk	94
Public Transit	22
Bicycle	0
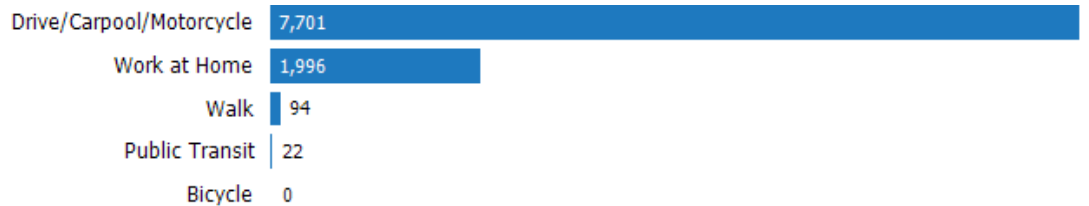
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ New River

Avg. January Min. Temp	36
Avg. January Max. Temp	65
Avg. July Min. Temp	70
Avg. July Max. Temp	100

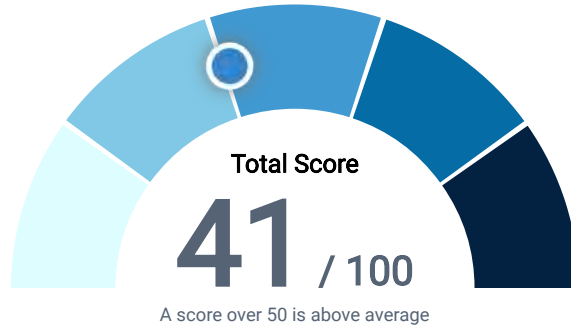## AARP Livability™ Index for 85087

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100

Total Score
41 / 100
A score over 50 is above average

Housing
Affordability & Access — **50**

Neighborhood
Access to Life, Work & Play — **36**

Transportation
Safe & Convenient Options — **31**

Environment
Clean Air & Water — **6**

Health
Prevention, Access & Quality — **58**

Engagement
Civic & Social Involvement — **52**

Opportunity
Inclusion & Possibilities — **56**

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com