

NEW RIVER, AZ 85087

Single-Family Homes

This week the median list price for New River, AZ 85087 is \$745,000 with the market action index hovering around 36. This is less than last month's market action index of 38. Inventory has increased to 49.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



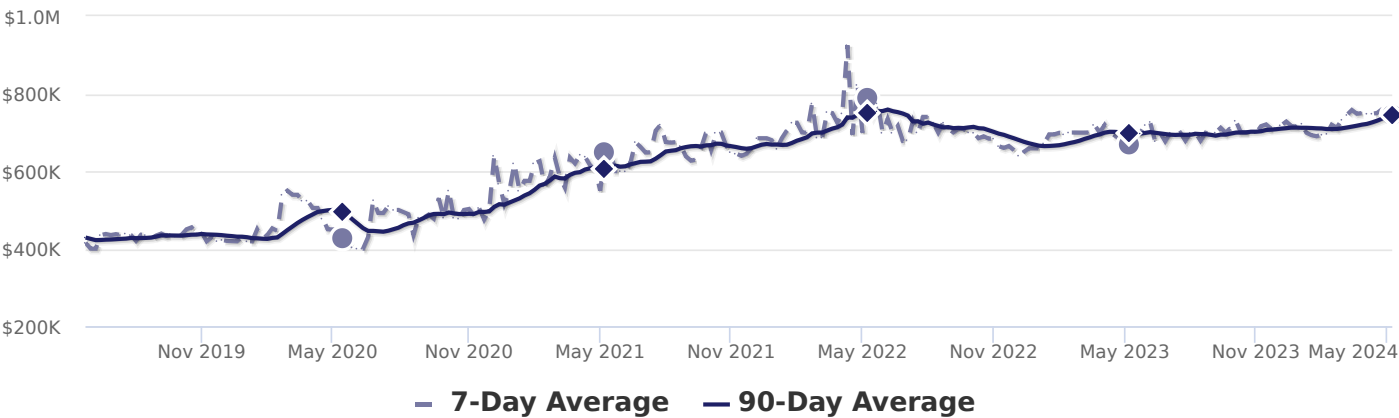
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$745,000
Median Price of New Listings		\$667,000
Per Square Foot		\$286
Average Days on Market		61
Median Days on Market		49
Price Decreased		55%
Price Increased		6%
Relisted		2%
Inventory		49
Median Rent		\$2,800
Market Action		36

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,085,000	3,480	0.5 - 1 acre	4	3.8	17	0	1	66
\$785,000	2,917	0.25 - 0.5 acre	4	3	17	1	1	28
\$697,500	2,235	1 - 2.5 acres	3	2	19	2	1	42
\$579,000	1,990	0.5 - 1 acre	4	2	18	3	0	28