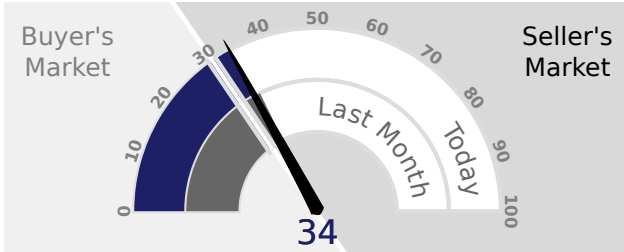


NEW RIVER, AZ 85087
Single-Family Homes

This week the median list price for New River, AZ 85087 is \$751,636 with the market action index hovering around 34. This is less than last month's market action index of 36. Inventory has increased to 52.

MARKET ACTION INDEX












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



Slight Seller's Advantage

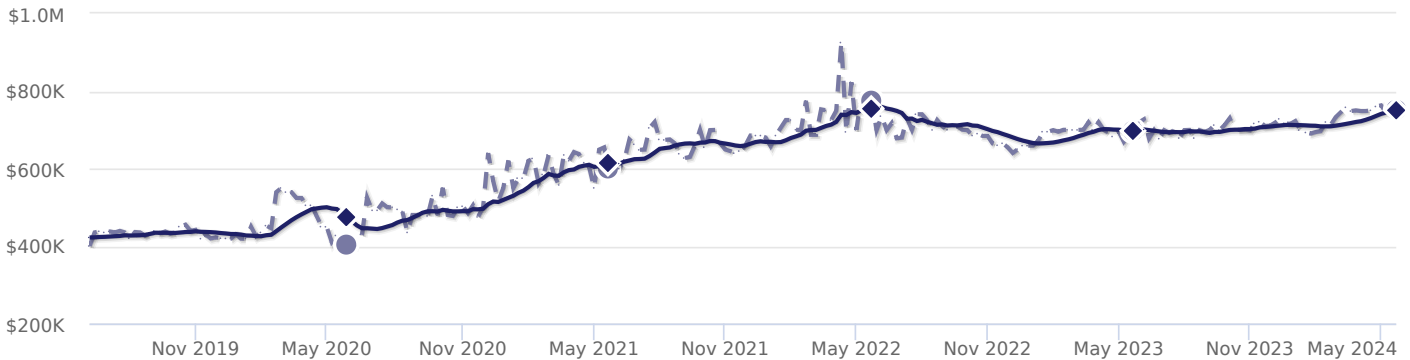
The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$751,636
Median Price of New Listings		\$769,257
Per Square Foot		\$296
Average Days on Market		65
Median Days on Market		46
Price Decreased		50%
Price Increased		4%
Relisted		2%
Inventory		52
Median Rent		\$2,895
Market Action		34

Slight Seller's Advantage

MEDIAN LIST PRICE



— 7-Day Average — 90-Day Average

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
\$1,109,654	3,496	1 - 2.5 acres	4	4	17	0	0	70
\$813,514	2,894	1 - 2.5 acres	4	3	17	2	2	42
\$720,000	2,286	1 - 2.5 acres	3	3	19	1	1	49
\$589,900	2,049	0.5 - 1 acre	4	2	18	1	2	42