

New River

Community · AZ · Arizona · Maricopa County

BALANCED MARKET

\$563K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

211

SALES (12 MO)

\$642K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

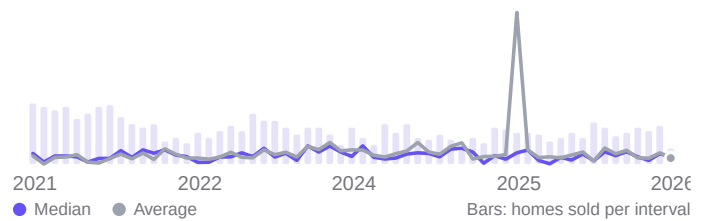
Market temperature (0-100)

59 / 100



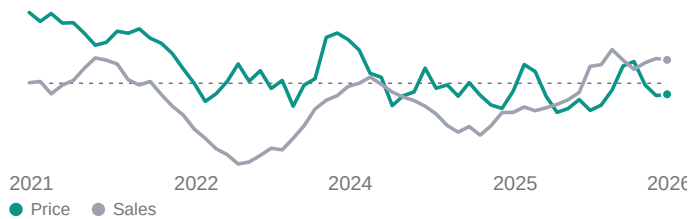
Sale prices

Median \$564K · Average \$549K



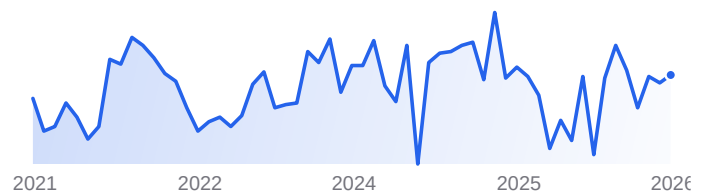
Growth (year over year)

Price -5.5% · Sales +11.6%



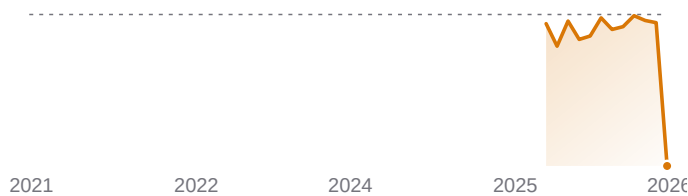
Price per square foot

\$274/ft²



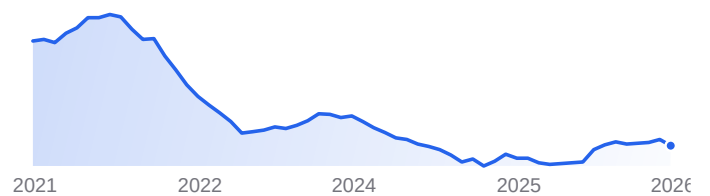
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

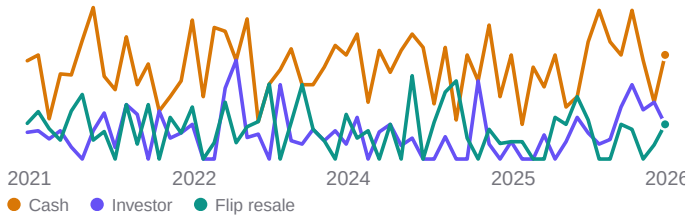
5.3%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 11% · Flip resale 11%



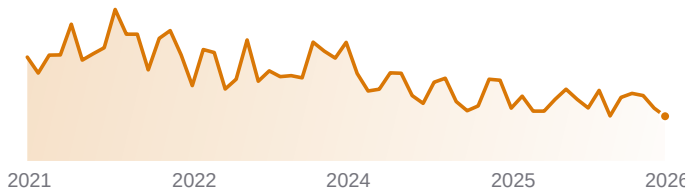
Sellers who sold at a gain

89%

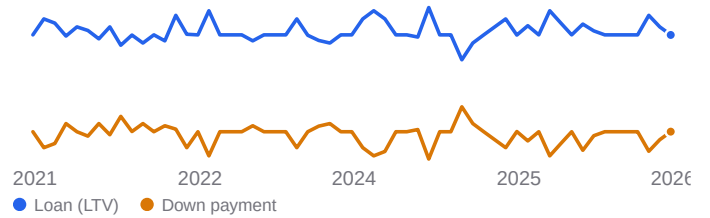


Median annualized return at resale

+4.4%

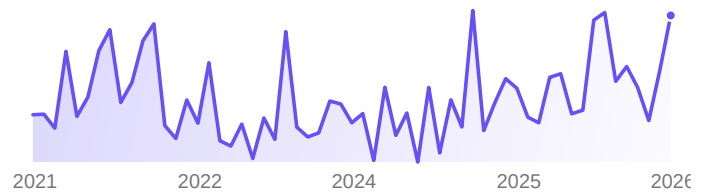


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



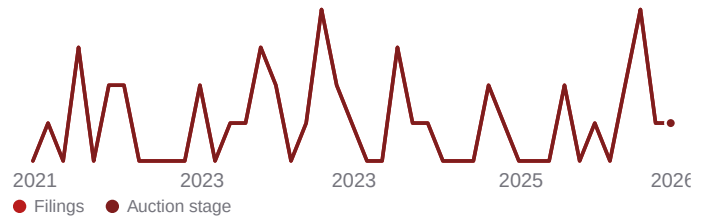
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,011
Median value (AVM)	\$642K
Median size	2,172 ft²
Median bedrooms	4
Median year built	2005
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	25%
Median loan-to-value	49%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	18,349
Density	327 / mi²
Median household income	\$113K
Average household income	\$154K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	62
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	3.2%
Unemployment	1.1%
Average temp	69°F
Annual precip	13 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.