

New River 85087

ZIP code · AZ · Arizona > Maricopa County > New River

BALANCED MARKET

\$553K

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

219

SALES (12 MO)

\$641K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



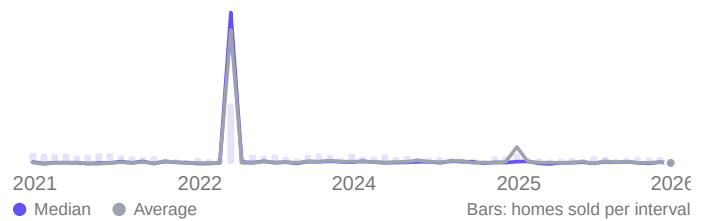
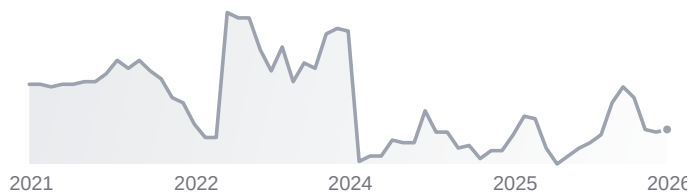
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$535K · Average \$548K

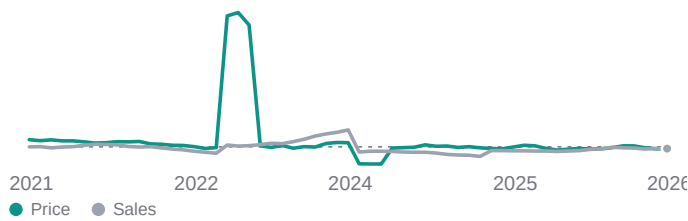


Growth (year over year)

Price -8.6% · Sales -8.8%

Price per square foot

\$254/ft²

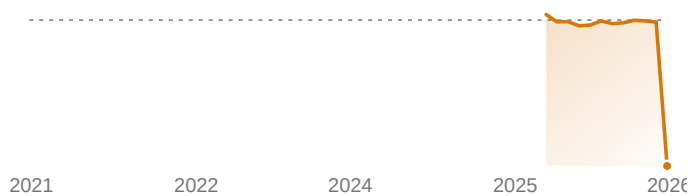


Sale premium vs estimated value

-16.7%

Annual turnover (share of homes sold)

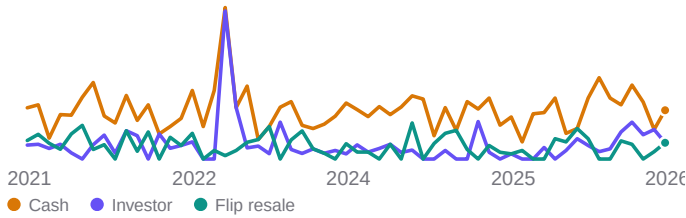
5.0%



BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 10% · Flip resale 10%



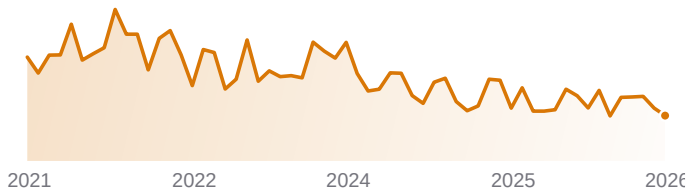
Sellers who sold at a gain

90%

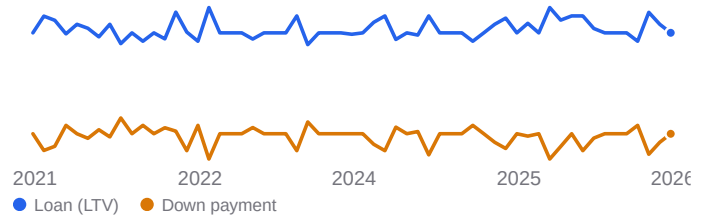


Median annualized return at resale

+4.4%

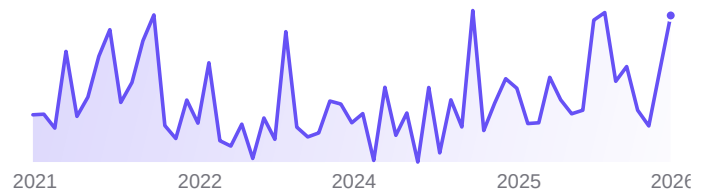


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



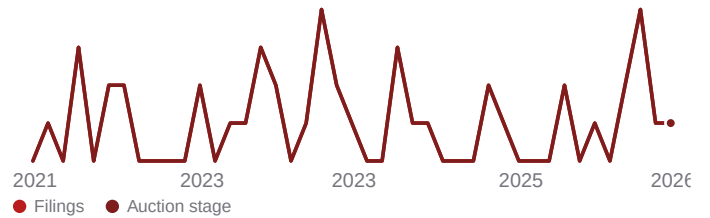
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,342
Median value (AVM)	\$641K
Median size	2,144 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	77%
Company owned	28%
Median loan-to-value	49%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	10,218
Density	73 / mi²
Median household income	\$123K
Average household income	\$149K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	66
Homes occupied	89%
Bachelor's or higher	20%
Poverty rate	5.1%
Unemployment	0.9%
Average temp	68°F
Annual precip	15 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.