



**2019**

# **CAVE CREEK**

## **MARKET REPORT**

April 2019



Scottsdale Area Association of REALTORS®  
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255  
ScottsdaleREALTORS.org  
480-945-2651



## Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Apr 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	61	85	-28.2%	402	408	-1.5%
New Listing Volume	\$36,310,780	\$46,822,292	-22.4%	\$245,789,453	\$235,129,869	+4.5%
Active Listing Count	–	298	–	N/A	N/A	
Active Listing Volume	–	\$219,687,502	–	N/A	N/A	
Average Listing Price	–	\$737,206	–	\$782,872	\$726,065	+7.8%
Median Listing Price	–	\$599,000	–	\$606,372	\$589,220	+2.9%
Average Listing Price per Sq Ft	–	\$236	–	\$249	\$235	+6%
Median Listing Price per Sq Ft	–	\$211	–	\$218	\$209	+4%
Median Days in RPR	–	69	–	47.24	66.5	-29%
Months of Inventory	–	4.1	-100%	3.5	5.5	-36.5%
Absorption Rate	–	24.5%	–	28.83%	18.31%	+10.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	91	99	-8.1%	364	343	+6.1%
New Pending Sales Volume	\$50,906,815	\$51,132,296	-0.4%	\$197,627,760	\$180,772,768	+9.3%
Pending Sales Count	–	96	–	N/A	N/A	
Pending Sales Volume	–	\$51,103,807	–	N/A	N/A	
Closed Sales Count	45	72	-37.5%	204	256	-20.3%
Closed Sales Volume	\$22,789,400	\$39,461,530	-42.2%	\$104,688,061	\$132,925,364	-21.2%
Average Sales Price	\$506,431	\$548,077	-7.6%	\$513,177	\$519,240	-1.2%
Median Sales Price	\$445,000	\$520,000	-14.4%	\$463,049	\$472,171	-1.9%
Average Sales Price per Sq Ft	\$201	\$209	-4%	\$208	\$208	-0.2%
Median Sales Price per Sq Ft	\$202	\$203	-0.5%	\$207	\$200	+3.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	–	2	–	N/A	N/A	

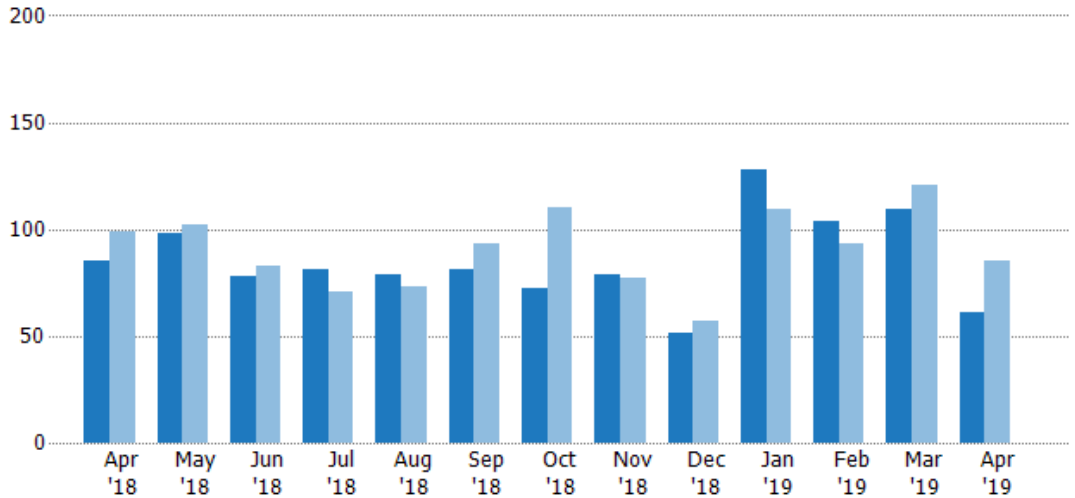
## New Listings

The number of new residential listings that were added each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Apr '19	61	-28.2%
Apr '18	85	-14.1%
Apr '17	99	-7.1%



Current Year	85	98	78	81	79	81	72	79	51	128	104	109	61
Prior Year	99	102	83	71	73	93	110	77	57	109	93	121	85
Percent Change from Prior Year	-14%	-4%	-6%	14%	8%	-13%	-35%	3%	-11%	17%	12%	-10%	-28%

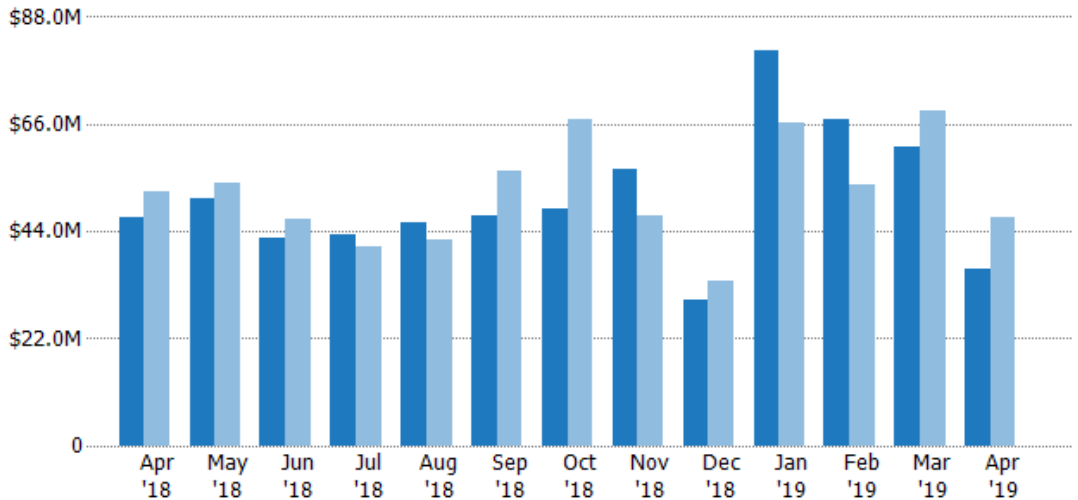
## New Listing Volume

The sum of the listing price of residential listings that were added each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$36.3M	-22.4%
Apr '18	\$46.8M	-10.4%
Apr '17	\$52.3M	-10.4%



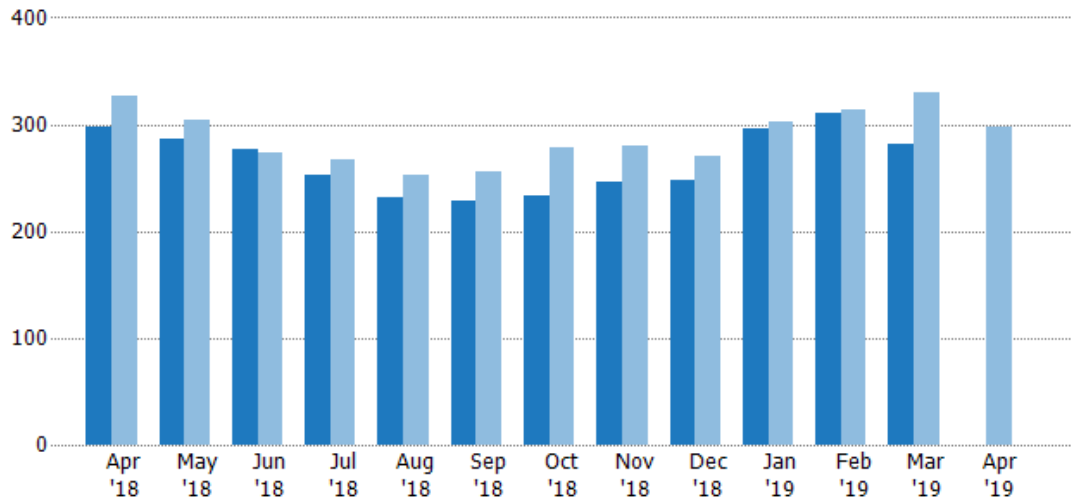
Current Year	\$46.8M	\$50.7M	\$42.6M	\$43.4M	\$45.9M	\$47.3M	\$48.5M	\$56.9M	\$29.8M	\$81M	\$67.1M	\$61.3M	\$36.3M
Prior Year	\$52.3M	\$53.8M	\$46.5M	\$40.8M	\$42.4M	\$56.3M	\$66.9M	\$47.2M	\$33.9M	\$66.1M	\$53.5M	\$68.6M	\$46.8M
Percent Change from Prior Year	-10%	-6%	-8%	6%	8%	-16%	-27%	20%	-12%	22%	25%	-11%	-22%

## Active Listings

The number of active residential listings at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



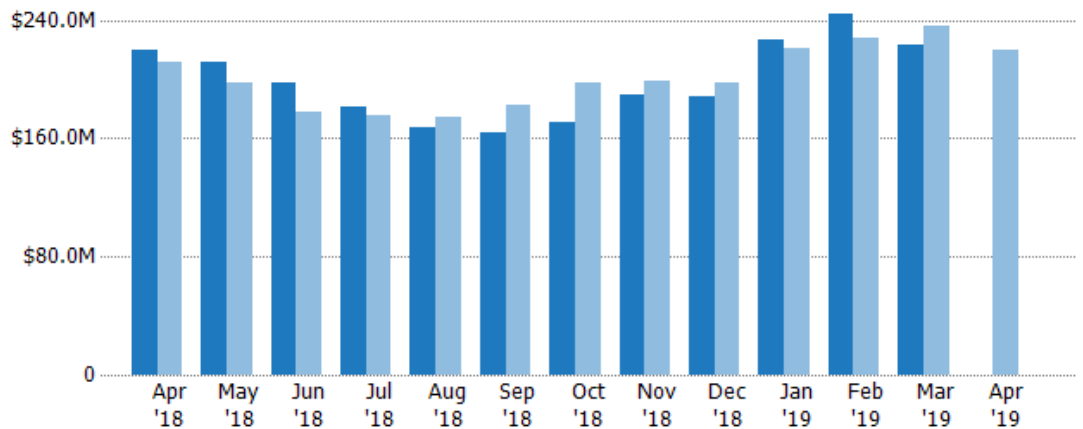
Current Year	298	287	276	252	232	228	234	246	248	296	310	282	-
Prior Year	326	304	273	267	252	256	279	280	270	303	314	330	298
Percent Change from Prior Year	-9%	-6%	1%	-6%	-8%	-11%	-16%	-12%	-8%	-2%	-1%	-15%	-100%

## Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



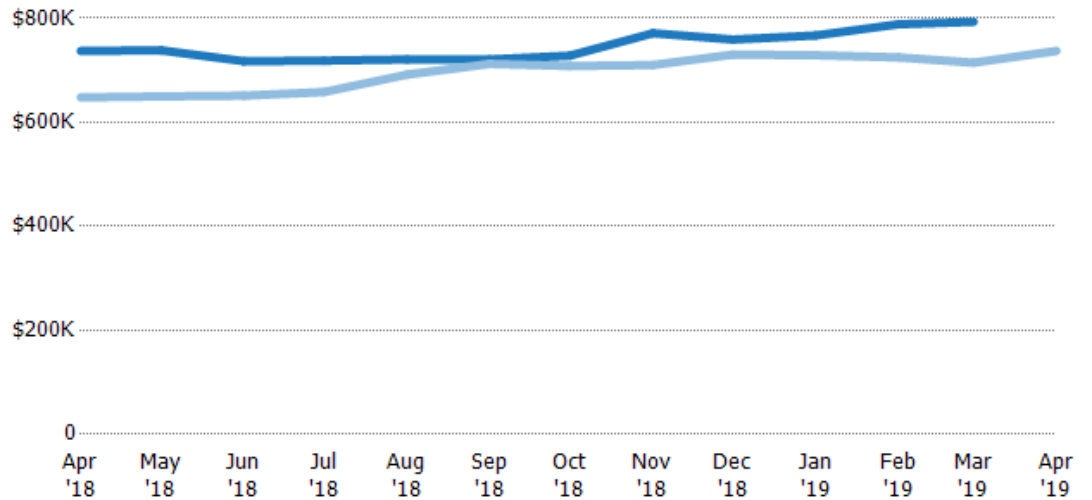
Current Year	\$220M	\$212M	\$198M	\$181M	\$167M	\$164M	\$170M	\$190M	\$188M	\$227M	\$244M	\$224M	-
Prior Year	\$211M	\$198M	\$178M	\$176M	\$174M	\$182M	\$198M	\$199M	\$197M	\$221M	\$228M	\$236M	\$220M
Percent Change from Prior Year	4%	7%	11%	3%	-4%	-10%	-14%	-5%	-5%	3%	7%	-5%	-100%

## Average Listing Price

The average listing price of active residential listings at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



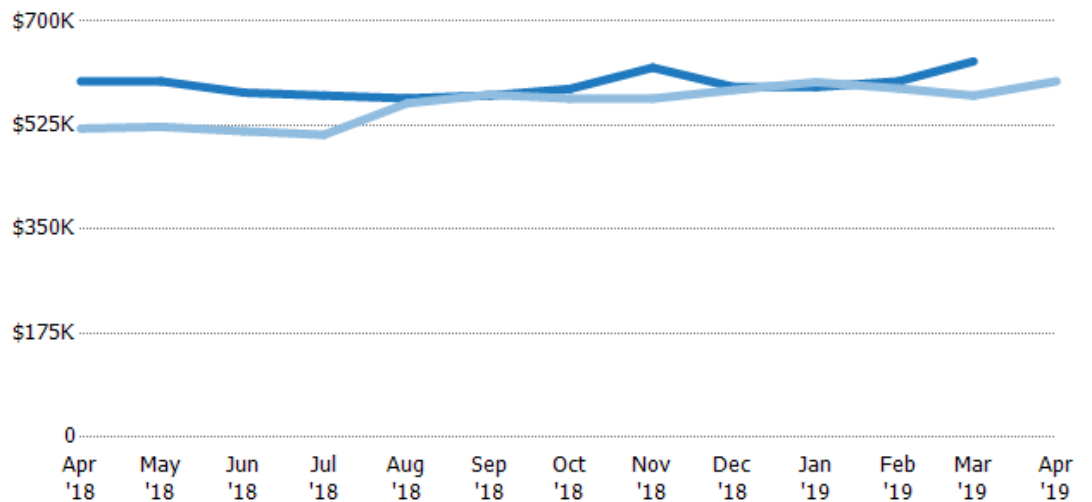
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$737K	\$738K	\$717K	\$719K	\$721K	\$721K	\$728K	\$771K	\$759K	\$767K	\$788K	\$793K	-
Prior Year	\$648K	\$650K	\$651K	\$658K	\$692K	\$712K	\$708K	\$710K	\$730K	\$729K	\$725K	\$715K	\$737K
Percent Change from Prior Year	14%	14%	10%	9%	4%	1%	3%	9%	4%	5%	9%	11%	-100%

## Median Listing Price

The median listing price of active residential listings at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



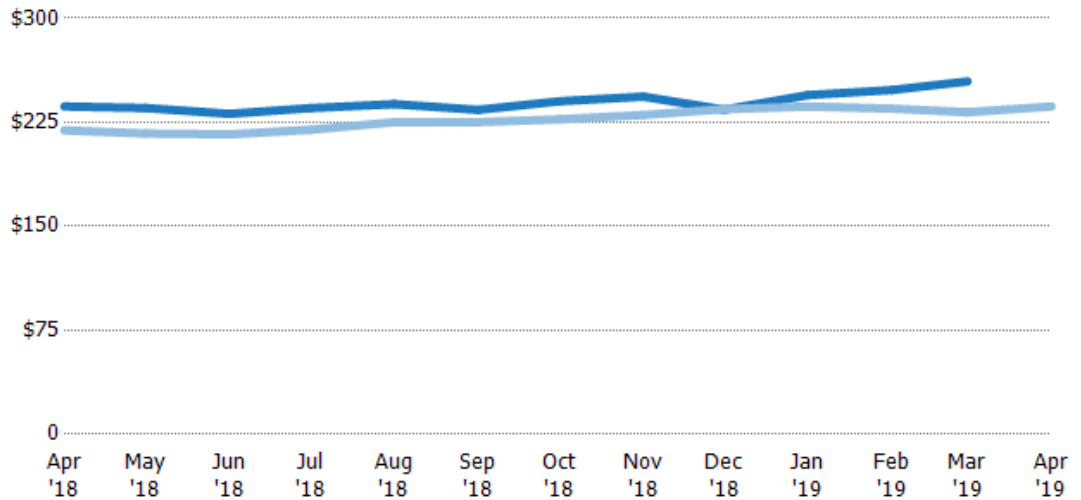
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$599K	\$599K	\$580K	\$575K	\$570K	\$575K	\$586K	\$622K	\$590K	\$589K	\$599K	\$632K	-
Prior Year	\$519K	\$522K	\$515K	\$509K	\$562K	\$576K	\$570K	\$570K	\$584K	\$598K	\$587K	\$575K	\$599K
Percent Change from Prior Year	15%	15%	13%	13%	1%	0%	3%	9%	1%	-1%	2%	10%	-100%

## Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



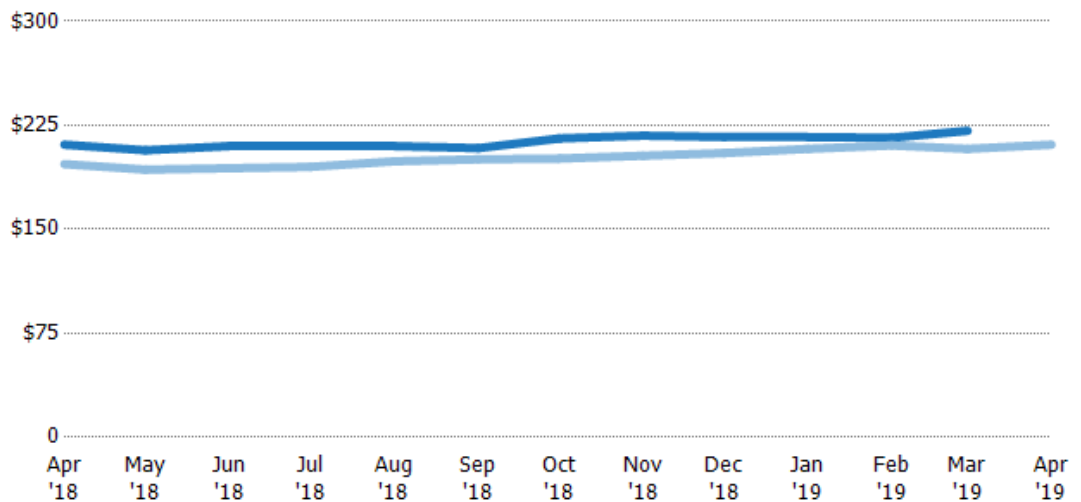
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$236	\$235	\$231	\$235	\$238	\$234	\$240	\$244	\$234	\$245	\$248	\$254	-
Prior Year	\$219	\$217	\$216	\$220	\$225	\$225	\$227	\$230	\$234	\$236	\$235	\$232	\$236
Percent Change from Prior Year	8%	8%	7%	7%	6%	4%	6%	6%	0%	3%	6%	10%	-100%

## Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



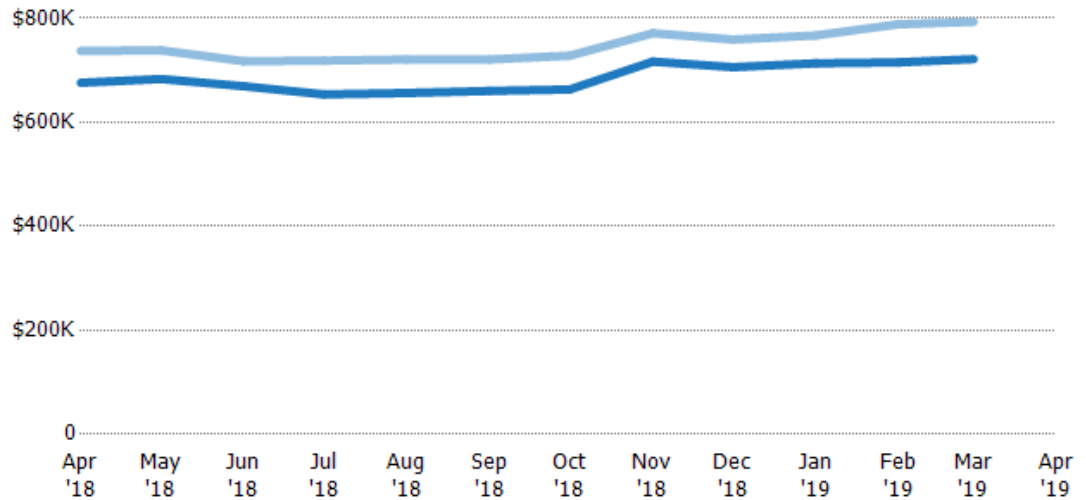
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$211	\$207	\$210	\$210	\$210	\$209	\$216	\$218	\$217	\$217	\$216	\$221	-
Prior Year	\$197	\$193	\$194	\$195	\$199	\$201	\$201	\$203	\$205	\$208	\$211	\$208	\$211
Percent Change from Prior Year	7%	7%	8%	8%	6%	4%	7%	7%	6%	4%	3%	6%	-100%

## Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



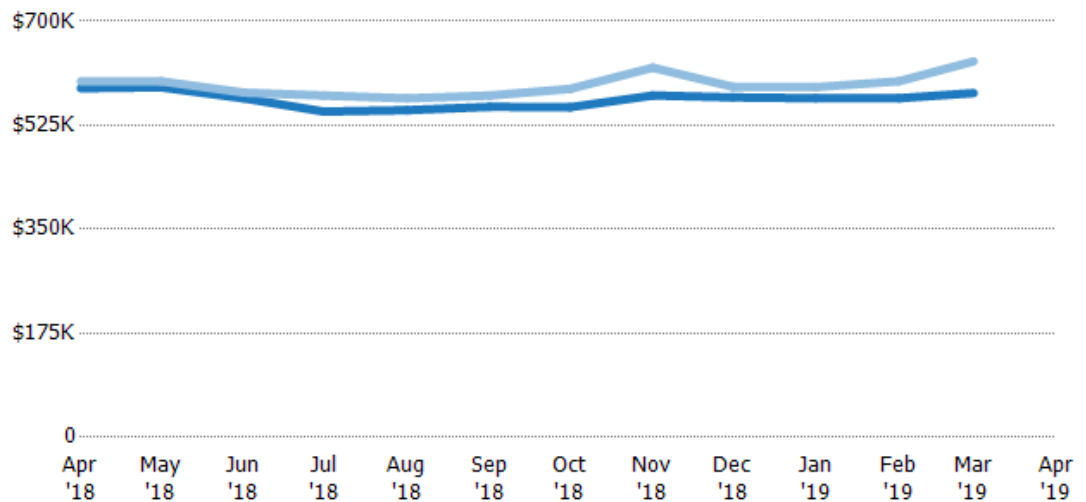
Avg Est Value	\$676K	\$683K	\$669K	\$654K	\$656K	\$660K	\$663K	\$717K	\$706K	\$713K	\$715K	\$721K	-
Avg Listing Price	\$737K	\$738K	\$717K	\$719K	\$721K	\$721K	\$728K	\$771K	\$759K	\$767K	\$788K	\$793K	-
Avg Listing Price as a % of Avg Est Value	109%	108%	107%	110%	110%	109%	110%	108%	108%	108%	110%	110%	-

## Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



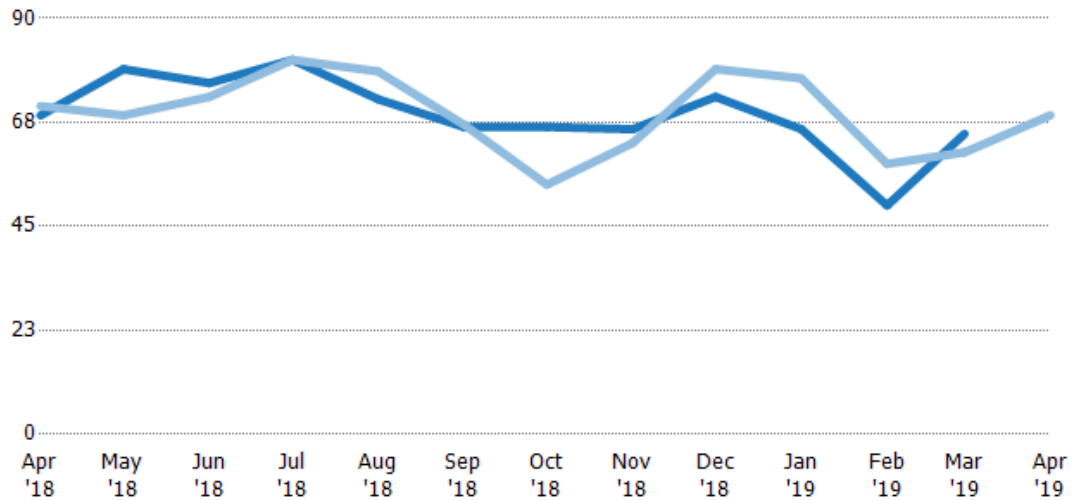
Median Est Value	\$587K	\$589K	\$570K	\$548K	\$550K	\$556K	\$555K	\$575K	\$572K	\$570K	\$570K	\$579K	-
Median Listing Price	\$599K	\$599K	\$580K	\$575K	\$570K	\$575K	\$586K	\$622K	\$590K	\$589K	\$599K	\$632K	-
Med Listing Price as a % of Med Est Value	102%	102%	102%	105%	104%	103%	106%	108%	103%	103%	105%	109%	-

## Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



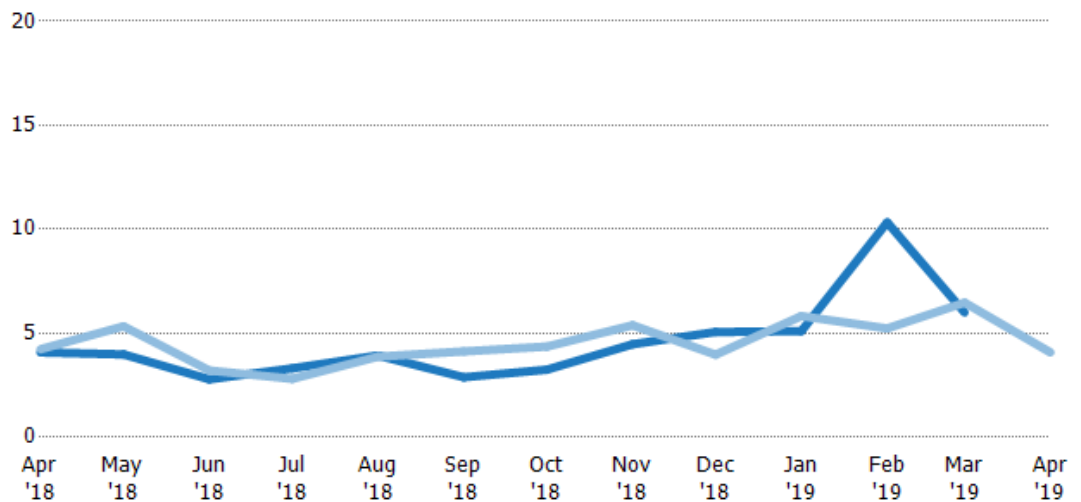
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	69	79	76	81	72.5	66.5	66.5	66	73	66	49.5	65	-
Prior Year	71	69	73	81	78.5	67	54	63	79	77	58.5	61	69
Percent Change from Prior Year	-3%	14%	4%	0%	-8%	-1%	23%	5%	-8%	-14%	-15%	7%	-100%

## Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	4.08	3.99	2.79	3.32	3.93	2.89	3.25	4.47	5.06	5.1	10.3	6	-
Prior Year	4.23	5.33	3.21	2.81	3.88	4.13	4.36	5.38	3.97	5.83	5.23	6.47	4.08
Percent Change from Prior Year	-4%	-25%	-13%	18%	1%	-30%	-25%	-17%	27%	-12%	97%	-7%	-100%

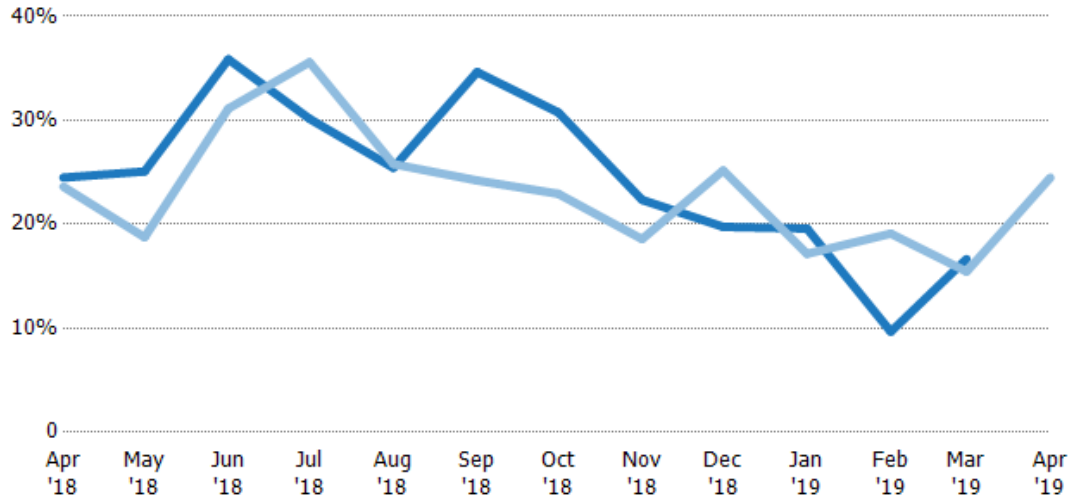


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



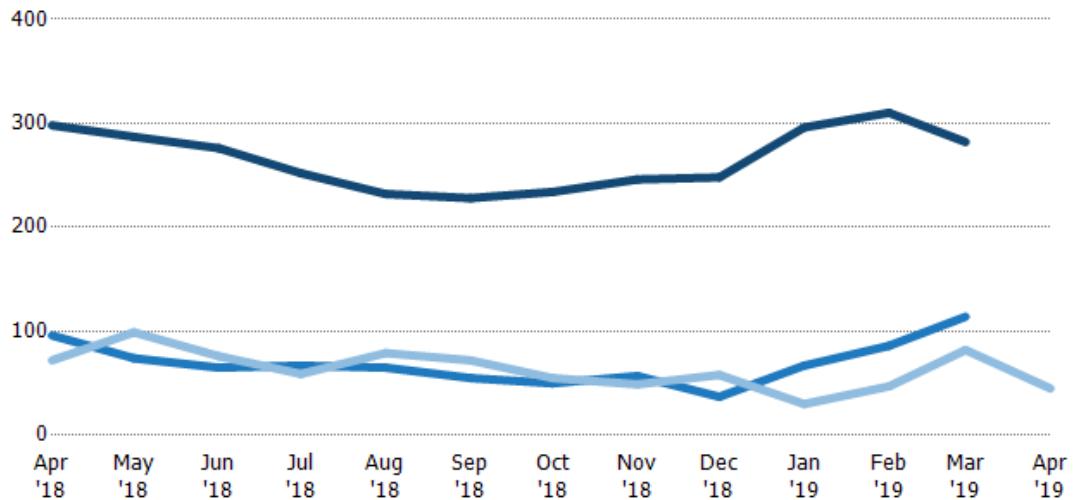
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	24%	25%	36%	30%	25%	35%	31%	22%	20%	20%	10%	17%	-
Prior Year	24%	19%	31%	36%	26%	24%	23%	19%	25%	17%	19%	15%	24%
Change from Prior Year	-1%	-6%	-5%	5%	0%	-10%	-8%	-4%	5%	-2%	9%	-1%	24%

## Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Active	298	287	276	252	232	228	234	246	248	296	310	282	-
Pending	96	74	65	67	65	55	50	57	37	67	86	114	-
Sold	72	99	76	59	79	72	55	49	58	30	47	82	45

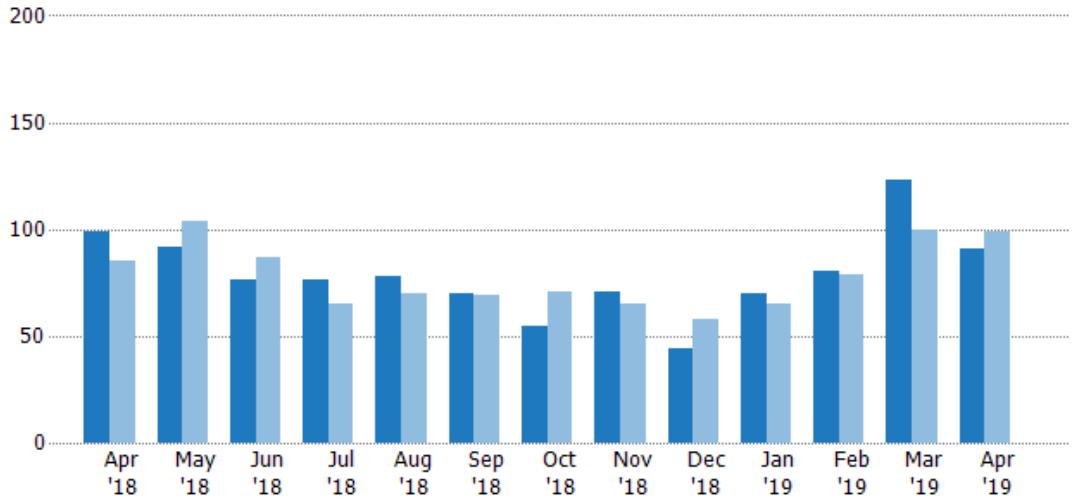
## New Pending Sales

The number of residential properties with accepted offers that were added each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Count	% Chg.
Apr '19	91	-8.1%
Apr '18	99	16.5%
Apr '17	85	-2.4%



Current Year	99	92	76	76	78	70	55	71	44	70	80	123	91
Prior Year	85	104	87	65	70	69	71	65	58	65	79	100	99
Percent Change from Prior Year	16%	-12%	-13%	17%	11%	1%	-23%	9%	-24%	8%	1%	23%	-8%

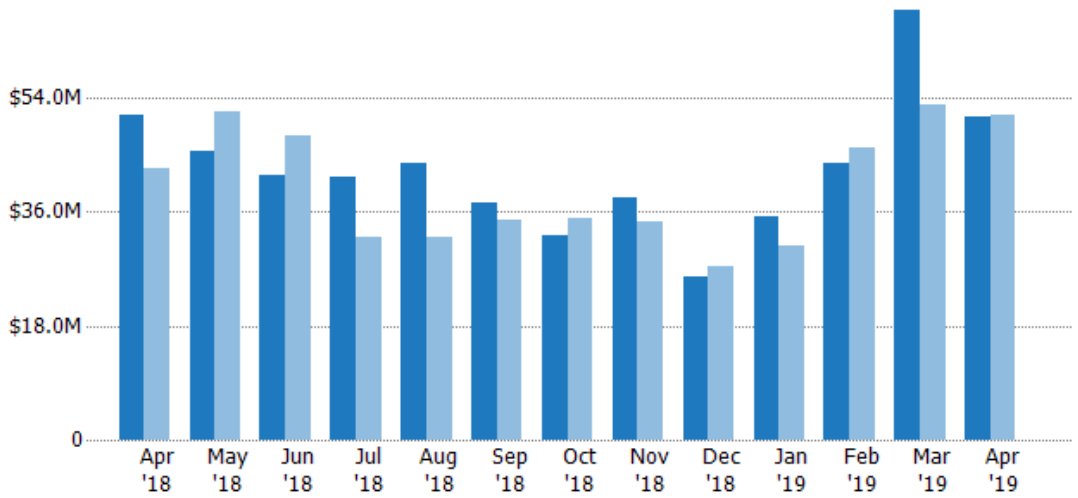
## New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$50.9M	-0.4%
Apr '18	\$51.1M	19.2%
Apr '17	\$42.9M	-9.3%



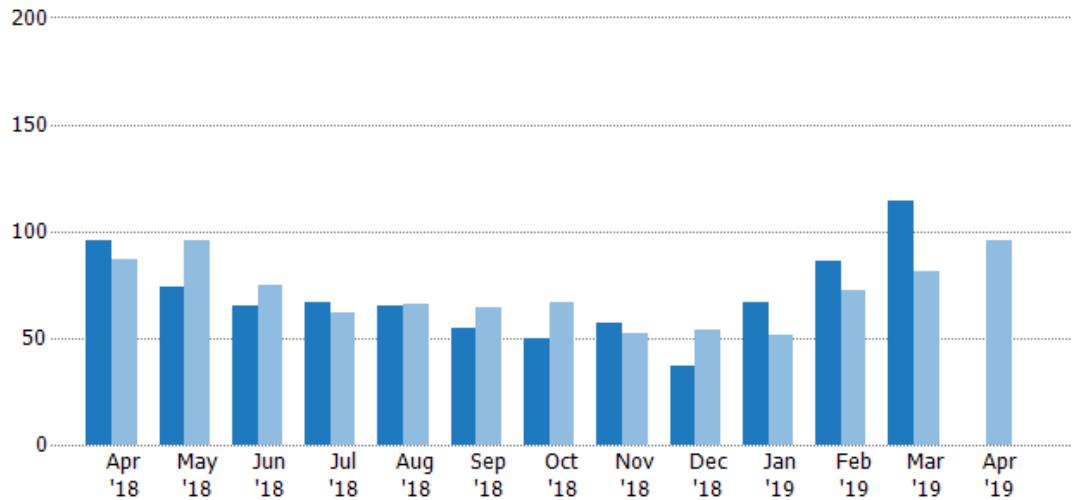
Current Year	\$51.1M	\$45.5M	\$41.7M	\$41.5M	\$43.7M	\$37.4M	\$32.3M	\$38.1M	\$25.7M	\$35.2M	\$43.7M	\$67.8M	\$50.9M
Prior Year	\$42.9M	\$51.8M	\$48.1M	\$32M	\$32M	\$34.7M	\$35.1M	\$34.5M	\$27.3M	\$30.6M	\$46.2M	\$52.9M	\$51.1M
Percent Change from Prior Year	19%	-12%	-13%	30%	36%	8%	-8%	10%	-6%	15%	-5%	28%	0%

## Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



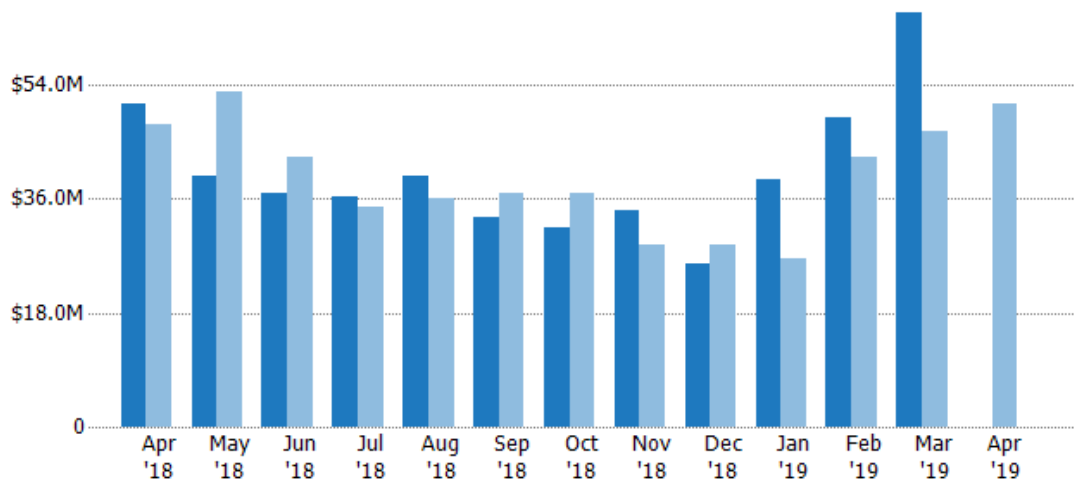
Current Year	96	74	65	67	65	55	50	57	37	67	86	114	-
Prior Year	87	96	75	62	66	64	67	52	54	51	72	81	96
Percent Change from Prior Year	10%	-23%	-13%	8%	-2%	-14%	-25%	10%	-31%	31%	19%	41%	-100%

## Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Current Year	\$51.1M	\$39.7M	\$36.8M	\$36.4M	\$39.5M	\$33M	\$31.4M	\$34.2M	\$25.7M	\$39M	\$48.8M	\$65.5M	-
Prior Year	\$47.8M	\$52.9M	\$42.6M	\$34.7M	\$36M	\$36.8M	\$36.9M	\$28.9M	\$28.8M	\$26.6M	\$42.6M	\$46.6M	\$51.1M
Percent Change from Prior Year	7%	-25%	-14%	5%	10%	-10%	-15%	19%	-11%	46%	15%	41%	-100%

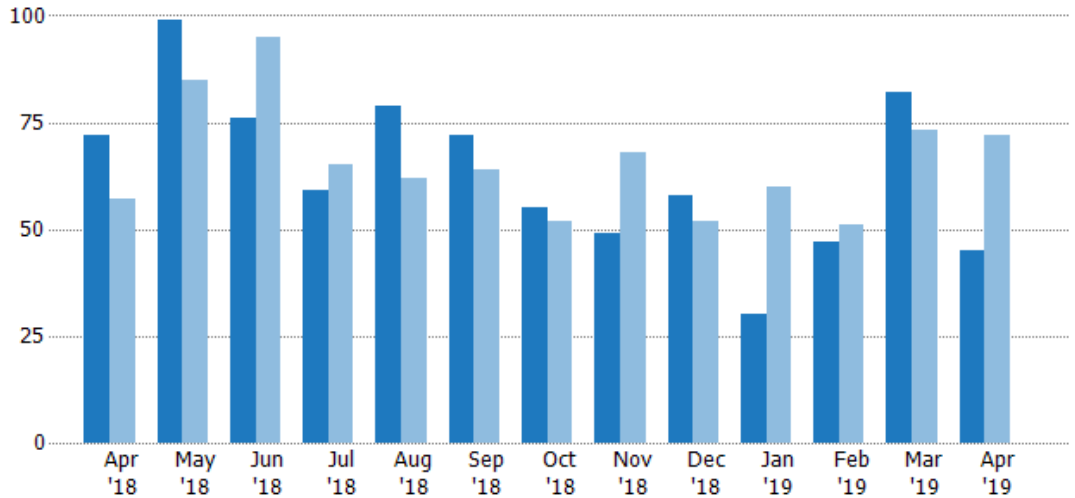
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Apr '19	45	-37.5%
Apr '18	72	26.3%
Apr '17	57	3.5%



Current Year	72	99	76	59	79	72	55	49	58	30	47	82	45
Prior Year	57	85	95	65	62	64	52	68	52	60	51	73	72
Percent Change from Prior Year	26%	16%	-20%	-9%	27%	13%	6%	-28%	12%	-50%	-8%	12%	-38%

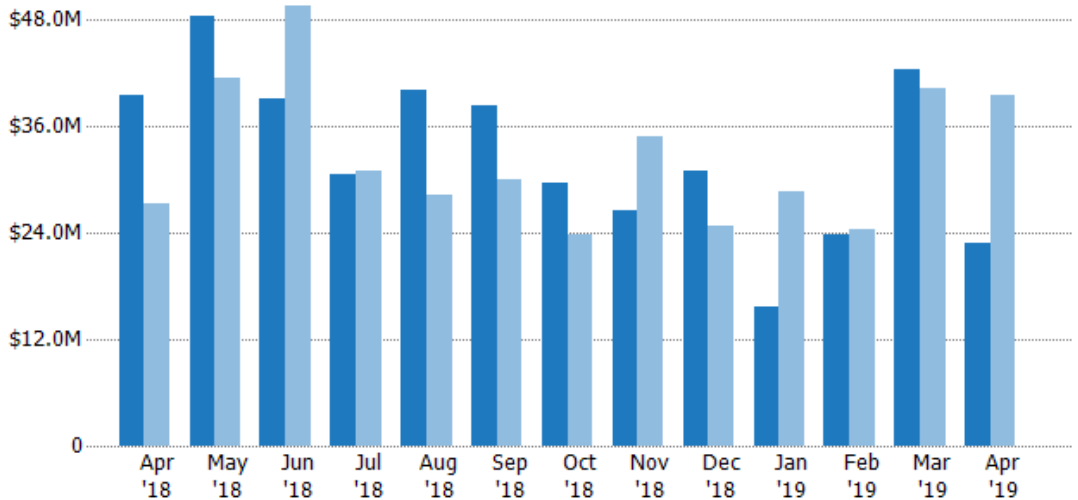
## Closed Sales Volume

The sum of the sales price of residential properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Apr '19	\$22.8M	-42.2%
Apr '18	\$39.5M	44.4%
Apr '17	\$27.3M	-3.4%



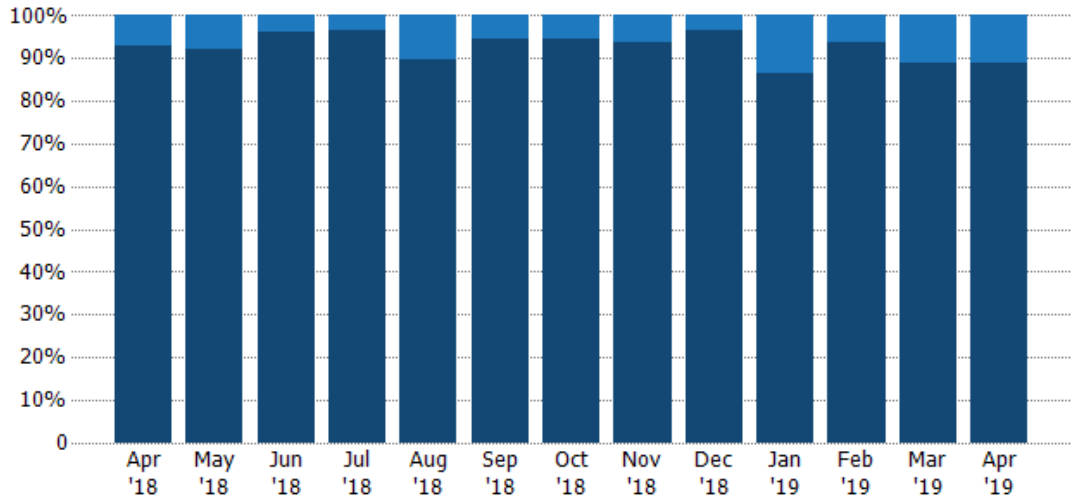
Current Year	\$39.5M	\$48.4M	\$39.2M	\$30.6M	\$40M	\$38.4M	\$29.6M	\$26.5M	\$31M	\$15.6M	\$23.9M	\$42.4M	\$22.8M
Prior Year	\$27.3M	\$41.4M	\$49.5M	\$31M	\$28.2M	\$30.1M	\$23.8M	\$34.9M	\$24.8M	\$28.8M	\$24.4M	\$40.3M	\$39.5M
Percent Change from Prior Year	44%	17%	-21%	-1%	42%	28%	24%	-24%	25%	-46%	-2%	5%	-42%

## Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



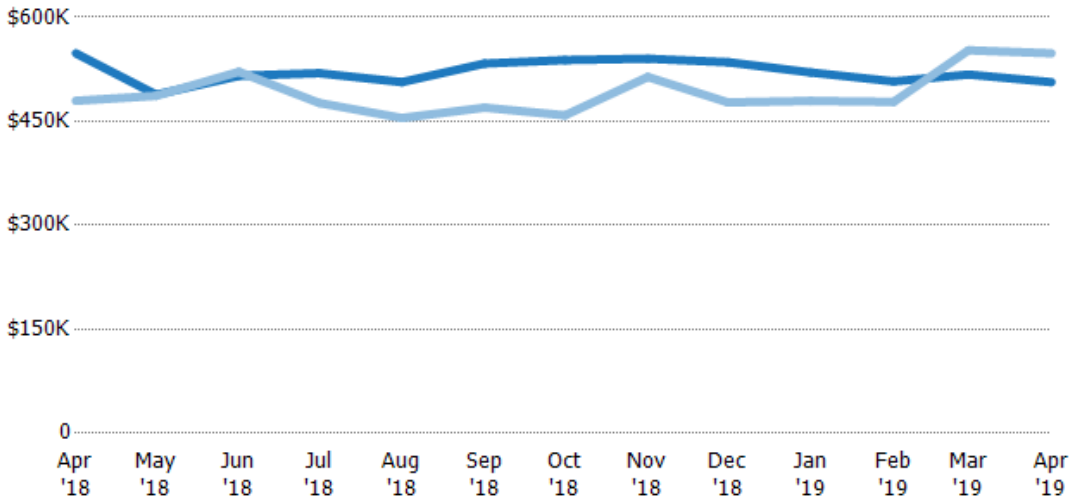
Condo/Townhouse	7%	8%	4%	3%	10%	6%	5%	6%	3%	13%	6%	11%	11%
Single Family Residence	93%	92%	96%	97%	90%	94%	95%	94%	97%	87%	94%	89%	89%

## Average Sales Price

The average sales price of the residential properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Current Year	\$548K	\$488K	\$516K	\$519K	\$507K	\$533K	\$538K	\$540K	\$535K	\$520K	\$508K	\$517K	\$506K
Prior Year	\$480K	\$487K	\$521K	\$476K	\$455K	\$470K	\$459K	\$514K	\$477K	\$479K	\$478K	\$552K	\$548K
Percent Change from Prior Year	14%	0%	-1%	9%	11%	14%	17%	5%	12%	9%	6%	-6%	-8%

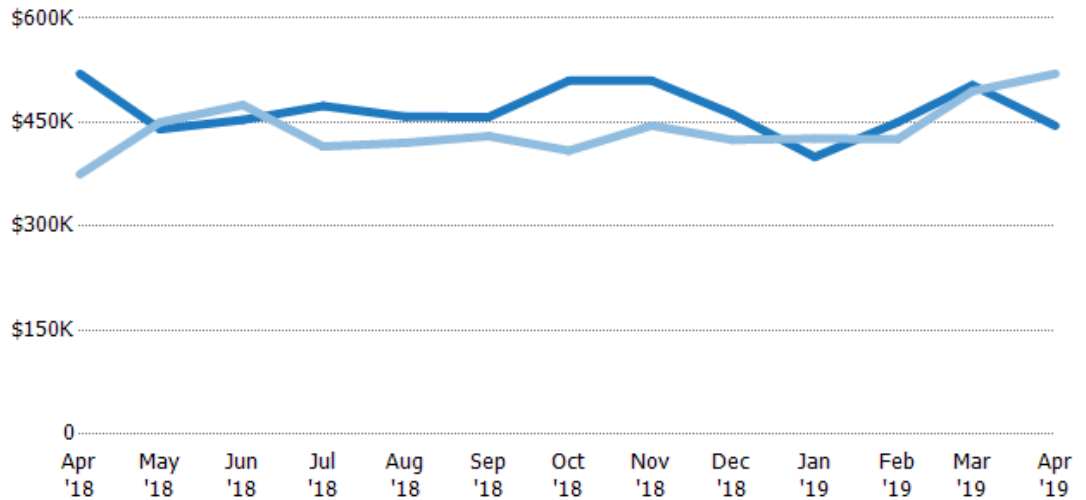
## Median Sales Price

The median sales price of the residential properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Apr '19	\$445K	-14.4%
Apr '18	\$520K	38.7%
Apr '17	\$375K	-1.3%



Current Year	\$520K	\$440K	\$454K	\$474K	\$458K	\$458K	\$510K	\$510K	\$462K	\$400K	\$450K	\$504K	\$445K
Prior Year	\$375K	\$450K	\$475K	\$415K	\$420K	\$430K	\$409K	\$445K	\$425K	\$427K	\$426K	\$495K	\$520K
Percent Change from Prior Year	39%	-2%	-5%	14%	9%	6%	25%	15%	9%	-6%	6%	2%	-14%

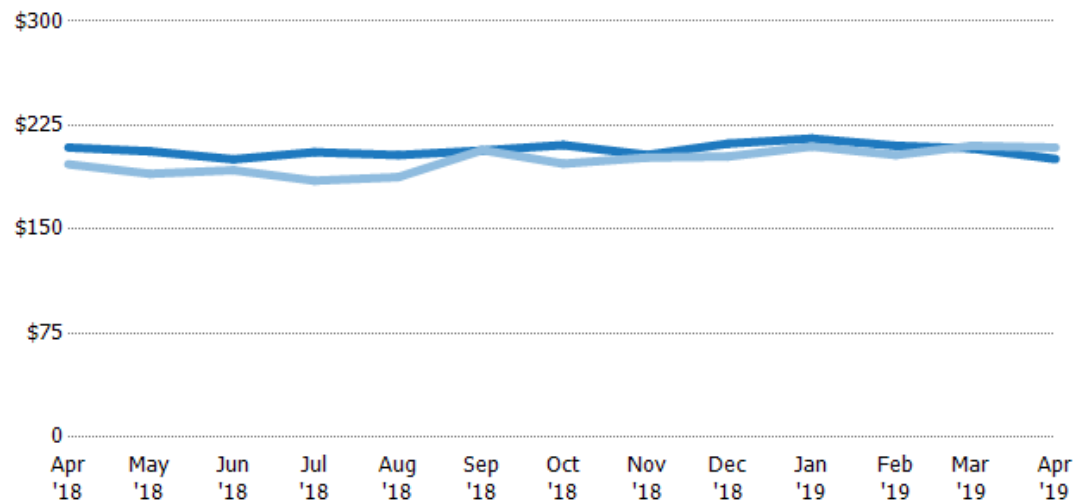
## Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$201	-4%
Apr '18	\$209	6.1%
Apr '17	\$197	-5.6%



Current Year	\$209	\$206	\$200	\$206	\$204	\$207	\$211	\$204	\$212	\$215	\$210	\$208	\$201
Prior Year	\$197	\$190	\$193	\$185	\$188	\$207	\$197	\$202	\$202	\$210	\$204	\$210	\$209
Percent Change from Prior Year	6%	8%	4%	11%	8%	0%	7%	1%	5%	3%	3%	-1%	-4%

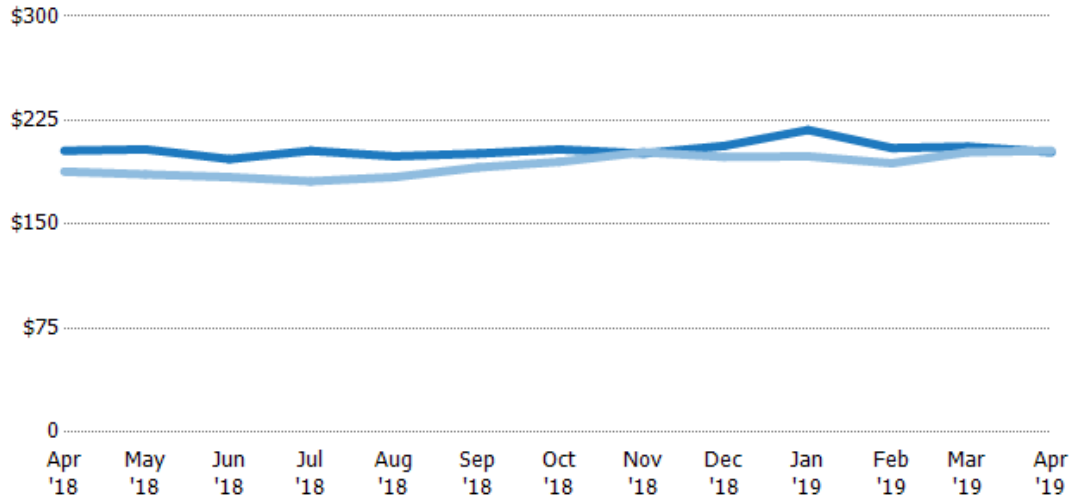
## Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$202	-0.5%
Apr '18	\$203	8%
Apr '17	\$188	-3.7%



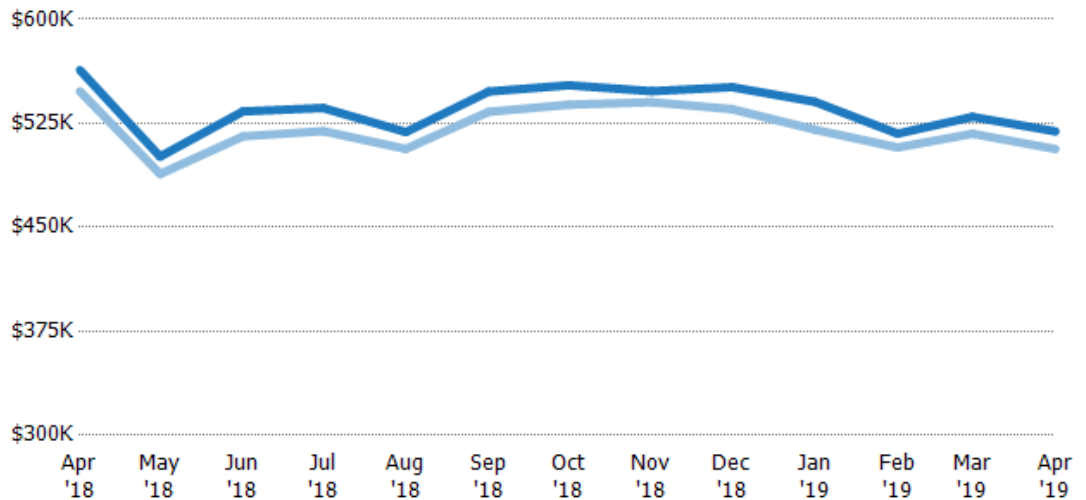
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$203	\$204	\$197	\$203	\$199	\$201	\$204	\$201	\$207	\$218	\$205	\$206	\$202
Prior Year	\$188	\$186	\$184	\$181	\$184	\$191	\$195	\$202	\$199	\$199	\$194	\$202	\$203
Percent Change from Prior Year	8%	10%	7%	12%	8%	5%	5%	0%	4%	10%	6%	2%	0%

## Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



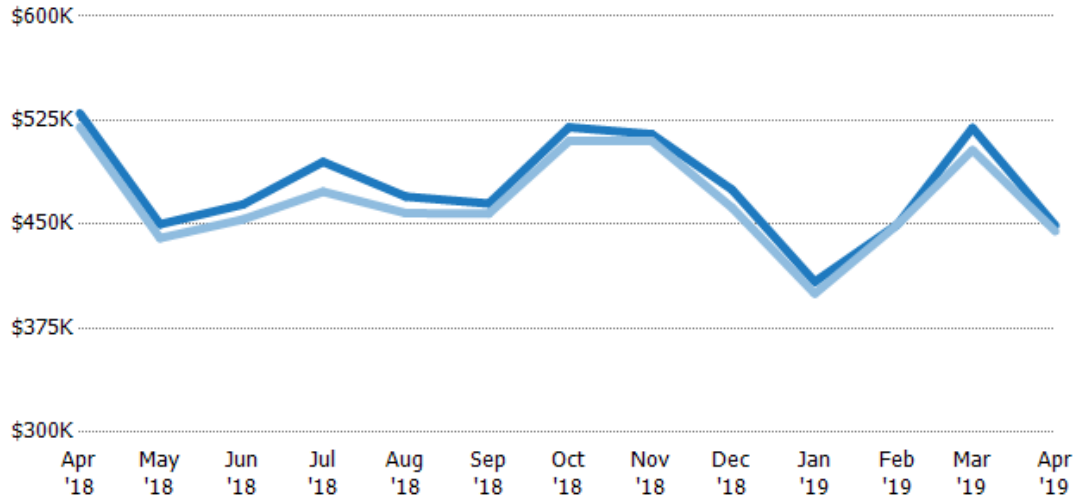
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg List Price	\$563K	\$501K	\$534K	\$536K	\$519K	\$548K	\$552K	\$548K	\$551K	\$541K	\$518K	\$530K	\$519K
Avg Sales Price	\$548K	\$488K	\$516K	\$519K	\$507K	\$533K	\$538K	\$540K	\$535K	\$520K	\$508K	\$517K	\$506K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	98%	97%	97%	99%	97%	96%	98%	98%	98%

## Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



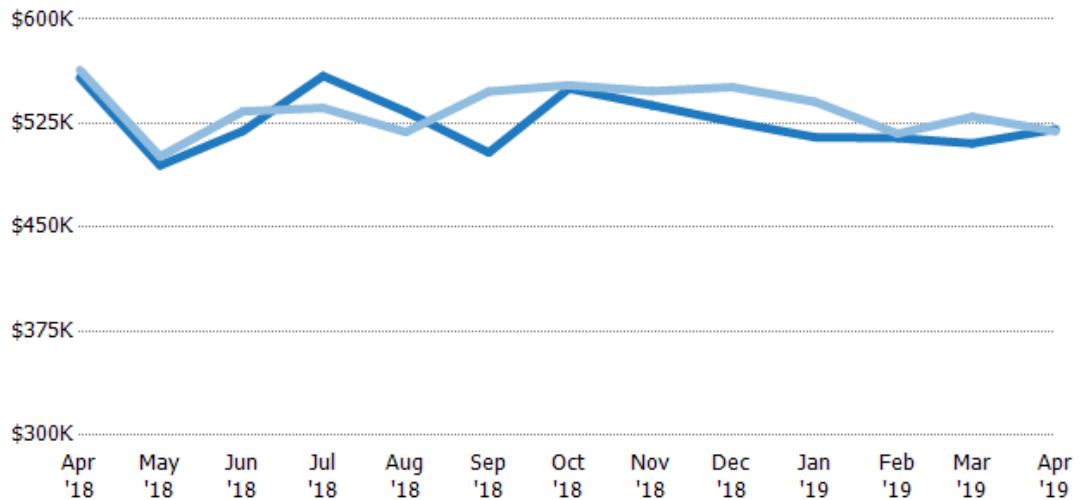
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median List Price	\$530K	\$450K	\$464K	\$495K	\$470K	\$465K	\$520K	\$515K	\$475K	\$409K	\$450K	\$520K	\$449K
Median Sales Price	\$520K	\$440K	\$454K	\$474K	\$458K	\$458K	\$510K	\$510K	\$462K	\$400K	\$450K	\$504K	\$445K
Med Sales Price as a % of Med List Price	98%	98%	98%	96%	97%	98%	98%	99%	97%	98%	100%	97%	99%

## Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$558K	\$495K	\$519K	\$559K	\$533K	\$504K	\$550K	\$538K	\$526K	\$515K	\$514K	\$510K	\$521K
Avg Sales Price	\$563K	\$501K	\$534K	\$536K	\$519K	\$548K	\$552K	\$548K	\$551K	\$541K	\$518K	\$530K	\$519K
Avg Sales Price as a % of Avg Est Value	101%	101%	103%	96%	97%	109%	100%	102%	105%	105%	101%	104%	100%

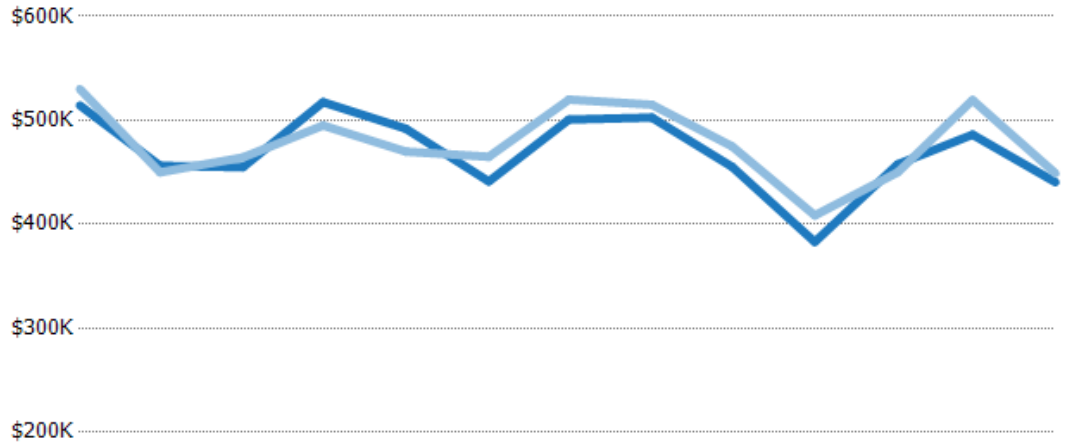


## Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



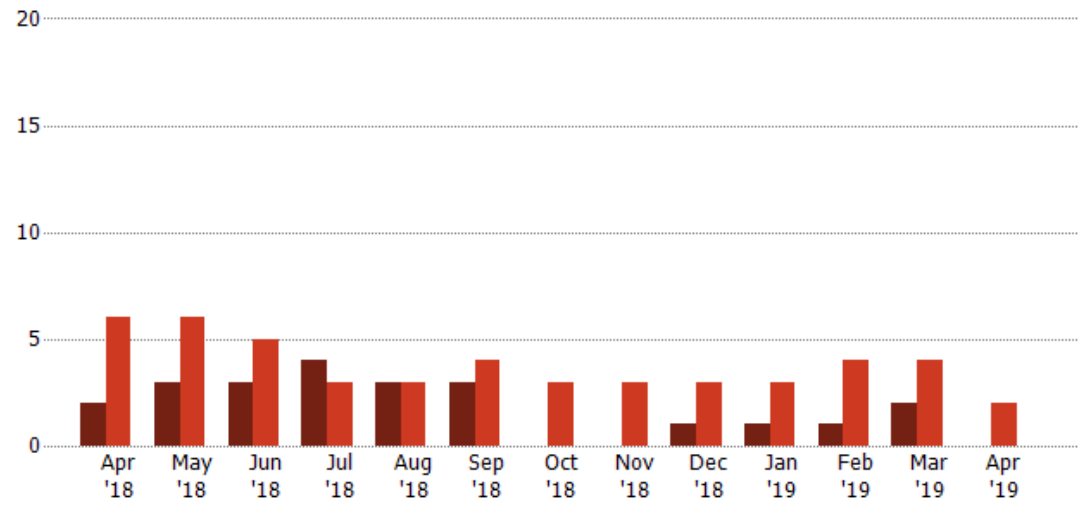
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$514K	\$456K	\$455K	\$517K	\$492K	\$441K	\$501K	\$503K	\$455K	\$383K	\$458K	\$486K	\$441K
Median Sales Price	\$530K	\$450K	\$464K	\$495K	\$470K	\$465K	\$520K	\$515K	\$475K	\$409K	\$450K	\$520K	\$449K
Med Sales Price as a % of Med Est Value	103%	99%	102%	96%	96%	105%	104%	102%	104%	107%	98%	107%	102%

## Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	2	3	3	4	3	3	-	-	1	1	1	2	-
Prior Year	6	6	5	3	3	4	3	3	3	3	4	4	2
Percent Change from Prior Year	-67%	-50%	-40%	33%	0%	-25%	-100%	-100%	-67%	-67%	-75%	-50%	-100%

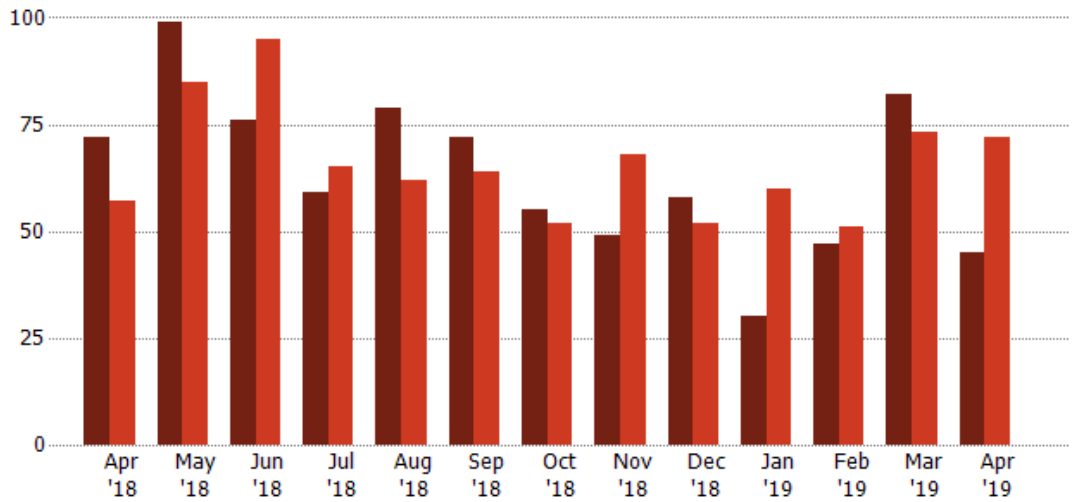
## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

Custom Area: Cave Creek, Arizona  
Saved Area  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Apr '19	45	-37.5%
Apr '18	72	26.3%
Apr '17	57	3.5%



Current Year	72	99	76	59	79	72	55	49	58	30	47	82	45
Prior Year	57	85	95	65	62	64	52	68	52	60	51	73	72
Percent Change from Prior Year	26%	16%	-20%	-9%	27%	13%	6%	-28%	12%	-50%	-8%	12%	-38%



## Sales Activity by ZIP

Apr 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85331			45	\$22,789,400	\$506,431	\$445,000	\$196	\$197	39

