

2018

CAVE CREEK

MARKET REPORT

February 2018



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	Feb 2018	Feb 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	103	109	-5.5%	225	224	+0.4%
New Listing Volume	\$60,342,076	\$57,156,204	+5.6%	\$134,272,998	\$114,027,826	+17.8%
Active Listing Count	330	361	-8.6%	662	734	-9.8%
Active Listing Volume	\$252,457,699	\$236,432,917	+6.8%	\$499,489,884	\$477,188,707	+4.7%
Average Listing Price	\$765,023	\$654,939	+16.8%	\$754,516	\$650,121	+16.1%
Median Listing Price	\$625,000	\$549,000	+13.8%	\$614,970	\$549,457	+11.9%
Average Listing Price per Sq Ft	\$241	\$225	+7.1%	\$240	\$225	+6.8%
Median Listing Price per Sq Ft	\$214	\$198	+8.1%	\$211	\$198	+6.6%
Median Days in RPR	57.5	91	-36.8%	68.11	90	-24.3%
Months of Inventory	5.3	7.2	-26.3%	6.6	7.5	-11.6%
Absorption Rate	18.79%	13.85%	+4.9%	15.11%	13.35%	+1.8%
Sales Activity Charts Metrics						
New Pending Sales Count	88	96	-8.3%	155	177	-12.4%
New Pending Sales Volume	\$47,527,089	\$45,257,662	+5%	\$79,237,849	\$78,034,750	+1.5%
Pending Sales Count	88	98	-10.2%	146	164	-11%
Pending Sales Volume	\$50,906,255	\$50,646,422	+0.5%	\$82,005,824	\$79,598,070	+3%
Closed Sales Count	52	50	+4%	114	100	+14%
Closed Sales Volume	\$24,736,399	\$20,309,164	+21.8%	\$54,219,634	\$43,179,974	+25.6%
Average Sales Price	\$475,700	\$406,183	+17.1%	\$475,611	\$431,800	+10.1%
Median Sales Price	\$420,350	\$379,000	+10.9%	\$422,199	\$390,500	+8.1%
Average Sales Price per Sq Ft	\$203	\$177	+15.1%	\$206	\$181	+13.8%
Median Sales Price per Sq Ft	\$194	\$176	+9.9%	\$196	\$179	+9.7%
Distressed Charts Metrics						
Distressed Listing Count	3	9	-66.7%	6	17	-64.7%

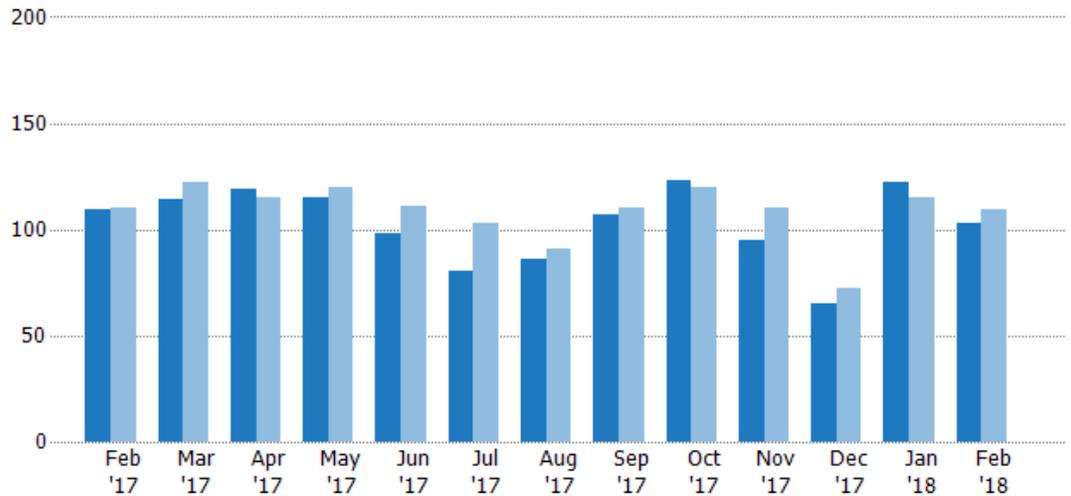
New Listings

The number of new single-family, condominium and townhome 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.
Feb '18	103	-5.5%
Feb '17	109	-0.9%
Feb '16	110	5.5%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	109	114	119	115	98	80	86	107	123	95	65	122	103
Prior Year	110	122	115	120	111	103	91	110	120	110	72	115	109
Percent Change from Prior Year	-1%	-7%	3%	-4%	-12%	-22%	-5%	-3%	3%	-14%	-10%	6%	-6%

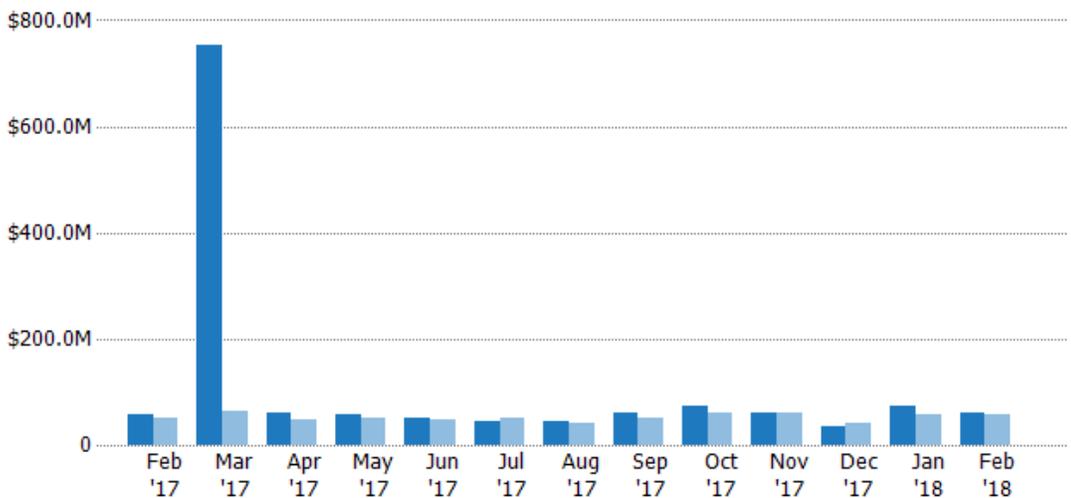
New Listing Volume

The sum of the listing price of single-family, condominium and townhome 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.
Feb '18	\$60.3M	5.6%
Feb '17	\$57.2M	9.3%
Feb '16	\$52.3M	0.2%



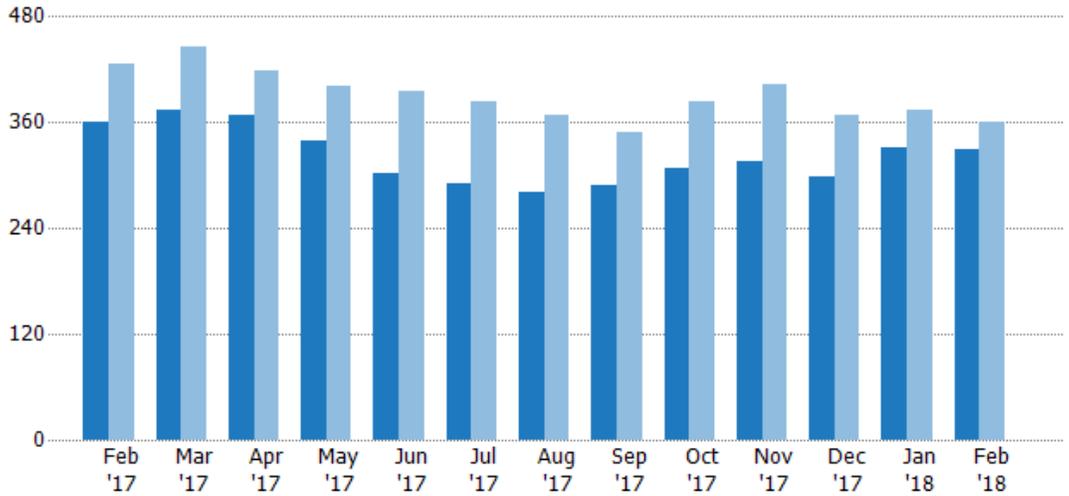
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$57.2M	\$754M	\$60.6M	\$56.9M	\$50.8M	\$43.5M	\$45.4M	\$61.4M	\$73.7M	\$59.2M	\$35M	\$73.9M	\$60.3M
Prior Year	\$52.3M	\$63.2M	\$48.6M	\$50.3M	\$48.2M	\$49.8M	\$41.8M	\$51.3M	\$61.6M	\$60.8M	\$41.3M	\$56.9M	\$57.2M
Percent Change from Prior Year	9%	1,092%	25%	13%	5%	-13%	9%	20%	20%	-3%	-15%	30%	6%

Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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



Month/Year	Count	% Chg.
Feb '18	330	-8.6%
Feb '17	361	-15.3%
Feb '16	426	-6.6%

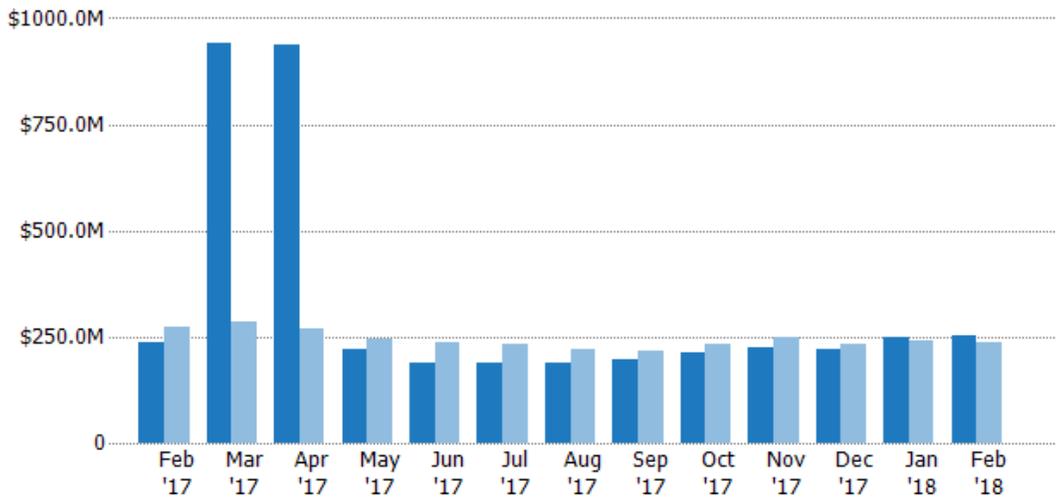
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '17	361	426	-15%
Mar '17	373	445	-16%
Apr '17	368	419	-12%
May '17	340	402	-15%
Jun '17	302	396	-24%
Jul '17	290	383	-24%
Aug '17	280	369	-24%
Sep '17	288	349	-17%
Oct '17	308	384	-20%
Nov '17	315	403	-22%
Dec '17	299	369	-19%
Jan '18	332	373	-11%
Feb '18	330	361	-9%

Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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



Month/Year	Volume	% Chg.
Feb '18	\$252M	6.8%
Feb '17	\$236M	-13%
Feb '16	\$272M	-6.3%

Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '17	\$236M	\$272M	-13%
Mar '17	\$943M	\$287M	229%
Apr '17	\$938M	\$270M	248%
May '17	\$222M	\$246M	-10%
Jun '17	\$190M	\$236M	-20%
Jul '17	\$187M	\$231M	-19%
Aug '17	\$187M	\$221M	-15%
Sep '17	\$197M	\$216M	-9%
Oct '17	\$215M	\$233M	-8%
Nov '17	\$225M	\$248M	-9%
Dec '17	\$221M	\$234M	-5%
Jan '18	\$247M	\$241M	3%
Feb '18	\$252M	\$236M	7%

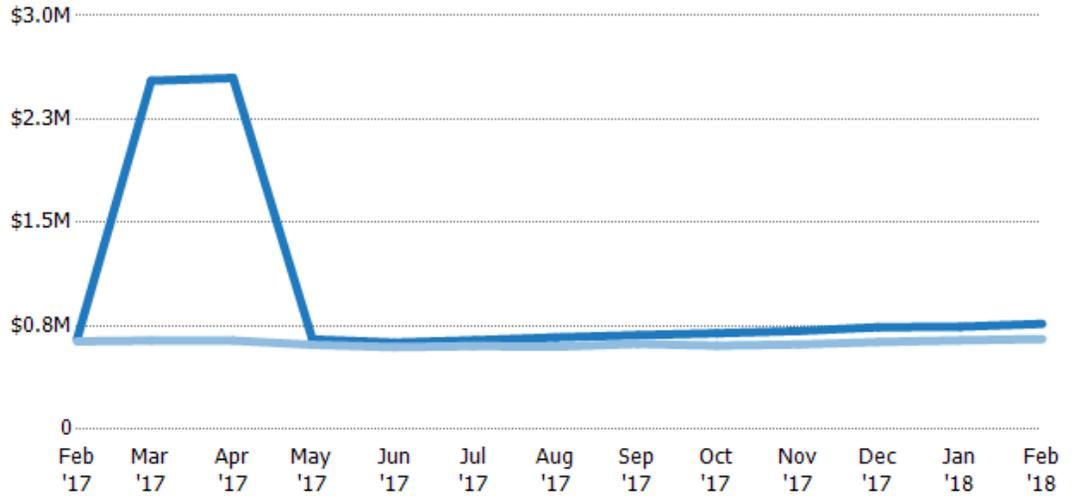
Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/Year	Price	% Chg.
Feb '18	\$765K	16.8%
Feb '17	\$655K	2.6%
Feb '16	\$638K	0.3%



Current Year	\$655K	\$2.53M	\$2.55M	\$652K	\$629K	\$646K	\$667K	\$683K	\$697K	\$713K	\$740K	\$744K	\$765K
Prior Year	\$638K	\$644K	\$644K	\$613K	\$596K	\$604K	\$599K	\$619K	\$607K	\$615K	\$633K	\$645K	\$655K
Percent Change from Prior Year	3%	293%	296%	6%	5%	7%	11%	10%	15%	16%	17%	15%	17%

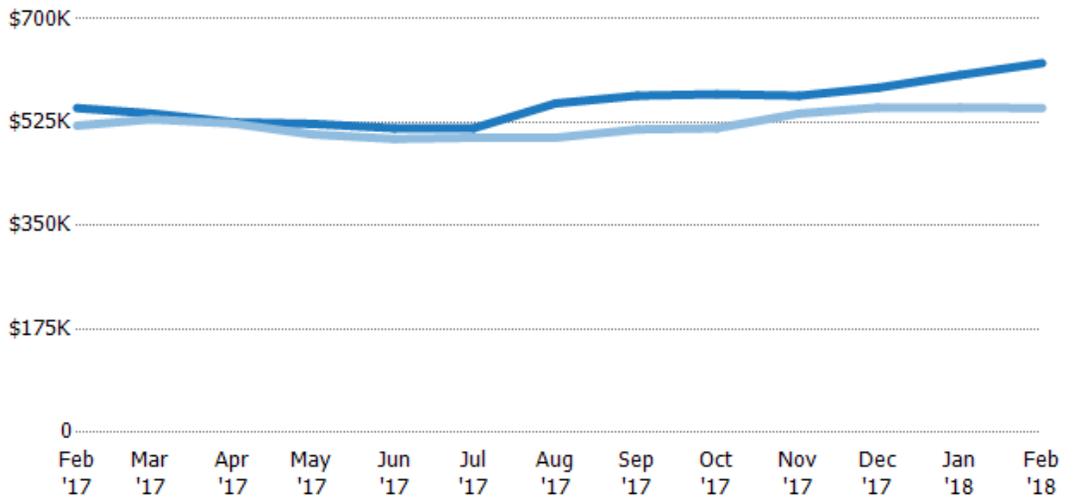
Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/Year	Price	% Chg.
Feb '18	\$625K	13.8%
Feb '17	\$549K	5.7%
Feb '16	\$519K	-9.6%



Current Year	\$549K	\$540K	\$525K	\$522K	\$515K	\$515K	\$557K	\$570K	\$572K	\$570K	\$584K	\$605K	\$625K
Prior Year	\$519K	\$530K	\$523K	\$504K	\$497K	\$499K	\$499K	\$513K	\$515K	\$540K	\$550K	\$550K	\$549K
Percent Change from Prior Year	6%	2%	0%	4%	4%	3%	12%	11%	11%	6%	6%	10%	14%

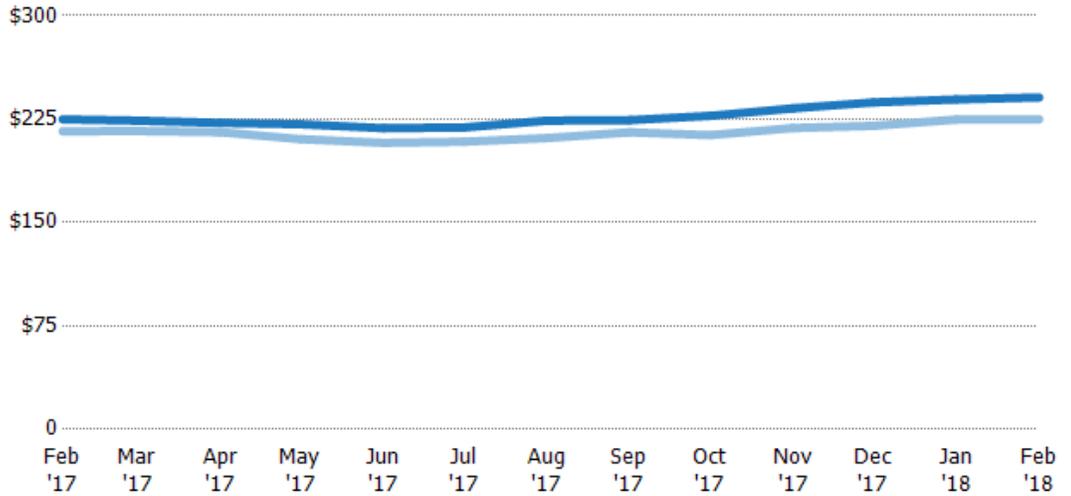
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '18	\$241	7.1%
Feb '17	\$225	4%
Feb '16	\$216	-2.2%



Current Year	\$225	\$224	\$222	\$221	\$218	\$219	\$224	\$224	\$227	\$233	\$237	\$239	\$241
Prior Year	\$216	\$216	\$216	\$210	\$208	\$209	\$211	\$215	\$213	\$219	\$220	\$225	\$225
Percent Change from Prior Year	4%	4%	3%	5%	5%	5%	6%	4%	7%	7%	8%	6%	7%

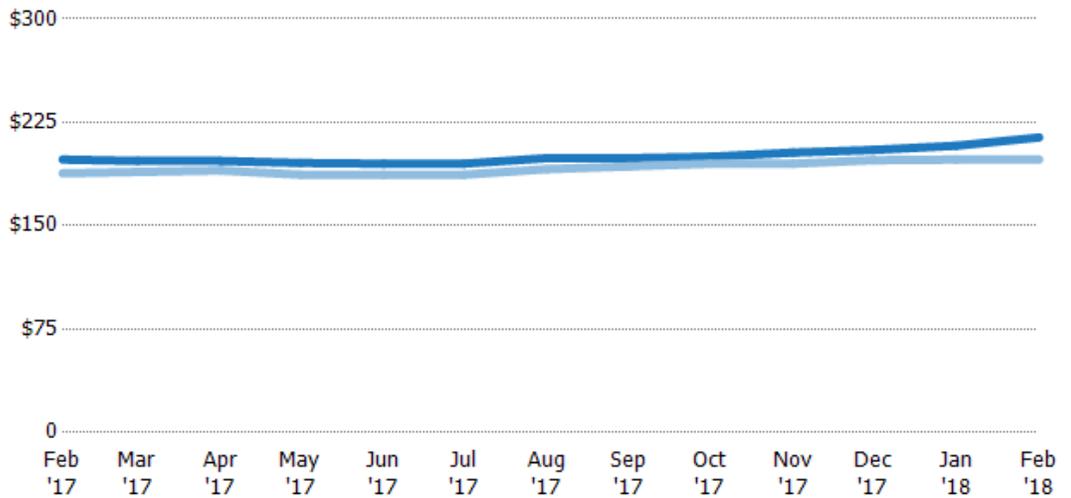
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '18	\$214	8.1%
Feb '17	\$198	5.3%
Feb '16	\$188	-4.3%



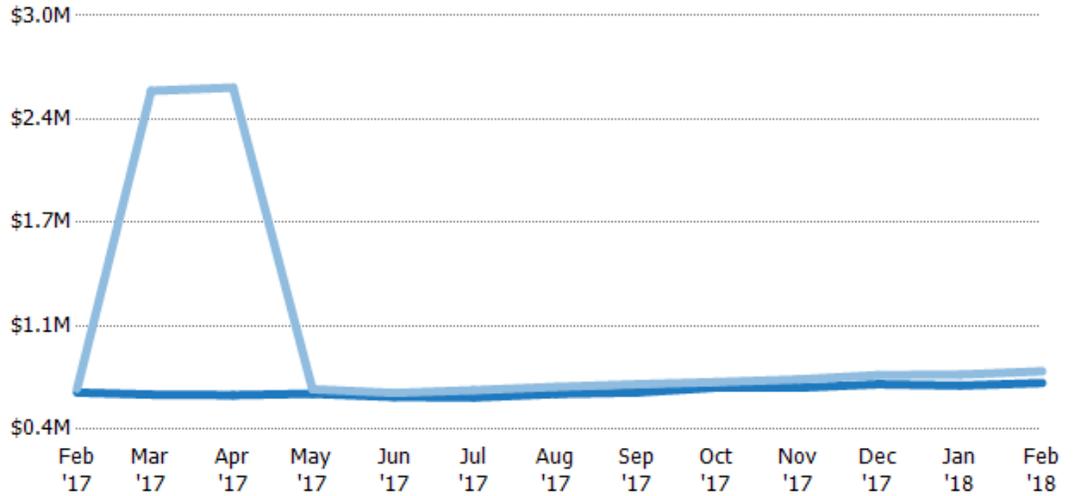
Current Year	\$198	\$197	\$197	\$196	\$195	\$195	\$199	\$199	\$200	\$203	\$205	\$208	\$214
Prior Year	\$188	\$189	\$190	\$187	\$187	\$187	\$191	\$193	\$195	\$195	\$198	\$198	\$198
Percent Change from Prior Year	5%	4%	4%	5%	4%	4%	4%	3%	3%	4%	4%	5%	8%

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



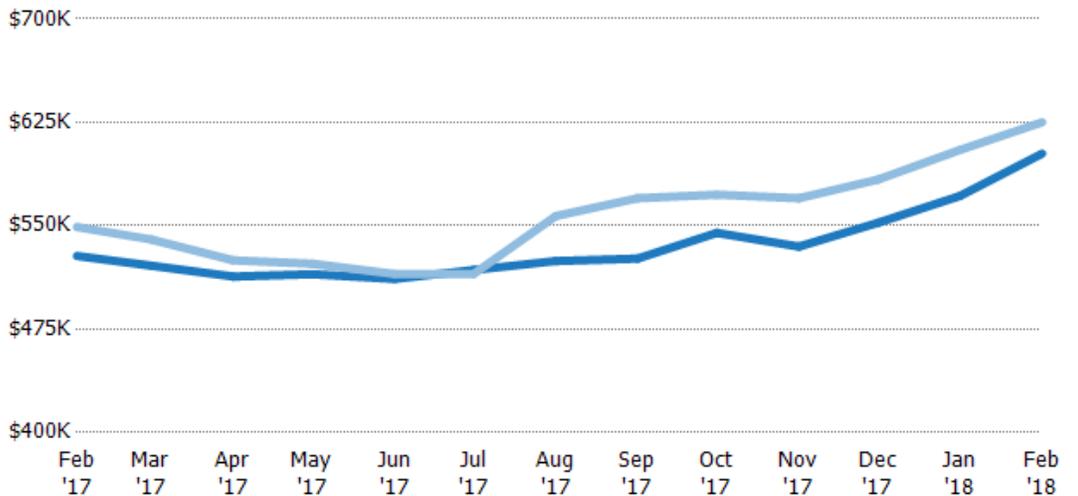
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg Est Value	\$631K	\$618K	\$615K	\$624K	\$604K	\$600K	\$622K	\$632K	\$662K	\$662K	\$683K	\$675K	\$691K
Avg Listing Price	\$655K	\$2.53M	\$2.55M	\$652K	\$629K	\$646K	\$667K	\$683K	\$697K	\$713K	\$740K	\$744K	\$765K
Avg Listing Price as a % of Avg Est Value	104%	409%	414%	105%	104%	108%	107%	108%	105%	108%	108%	110%	111%

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



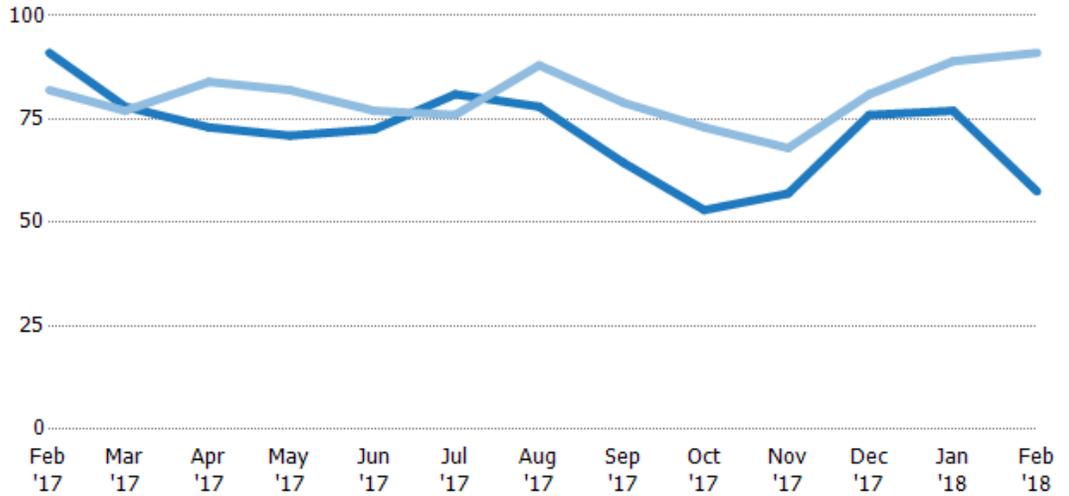
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median Est Value	\$528K	\$521K	\$513K	\$515K	\$511K	\$518K	\$524K	\$526K	\$545K	\$535K	\$552K	\$572K	\$602K
Median Listing Price	\$549K	\$540K	\$525K	\$522K	\$515K	\$515K	\$557K	\$570K	\$572K	\$570K	\$584K	\$605K	\$625K
Med Listing Price as a % of Med Est Value	104%	104%	102%	101%	101%	99%	106%	108%	105%	107%	106%	106%	104%

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



Month/Year	Days	% Chg.
Feb '18	57.5	-36.8%
Feb '17	91	11%
Feb '16	82	-3.7%

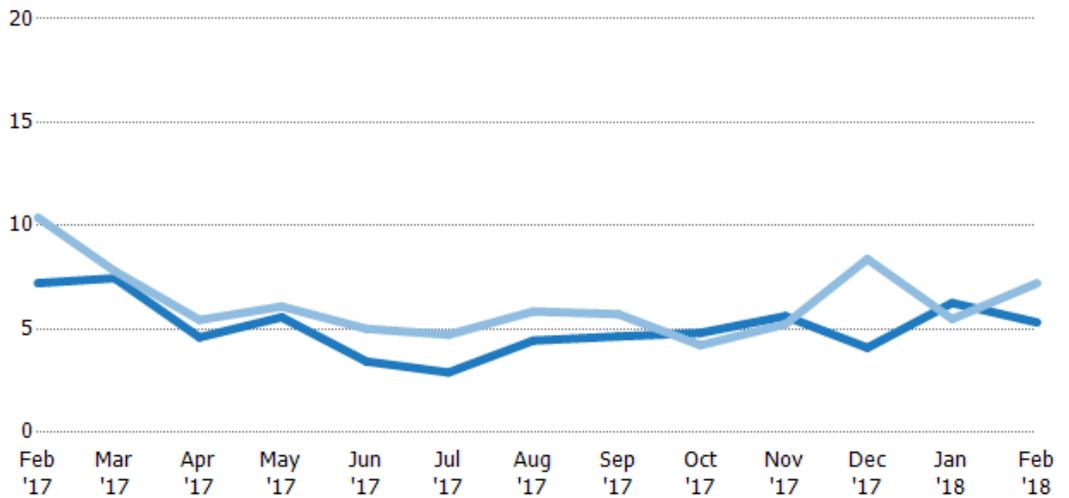
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	91	78	73	71	72.5	81	78	64.5	53	57	76	77	57.5
Prior Year	82	77	84	82	77	76	88	79	73	68	81	89	91
Percent Change from Prior Year	11%	1%	-13%	-13%	-6%	7%	-11%	-18%	-27%	-16%	-6%	-13%	-37%

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



Month/Year	Months	% Chg.
Feb '18	5.32	-26.3%
Feb '17	7.22	-30.5%
Feb '16	10.4	-4.2%

	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	7.22	7.46	4.6	5.57	3.43	2.9	4.44	4.65	4.81	5.63	4.1	6.26	5.32
Prior Year	10.4	7.81	5.44	6.09	5.01	4.73	5.86	5.72	4.22	5.23	8.39	5.49	7.22
Percent Change from Prior Year	-31%	-4%	-15%	-8%	-32%	-39%	-24%	-19%	14%	7%	-51%	14%	-26%

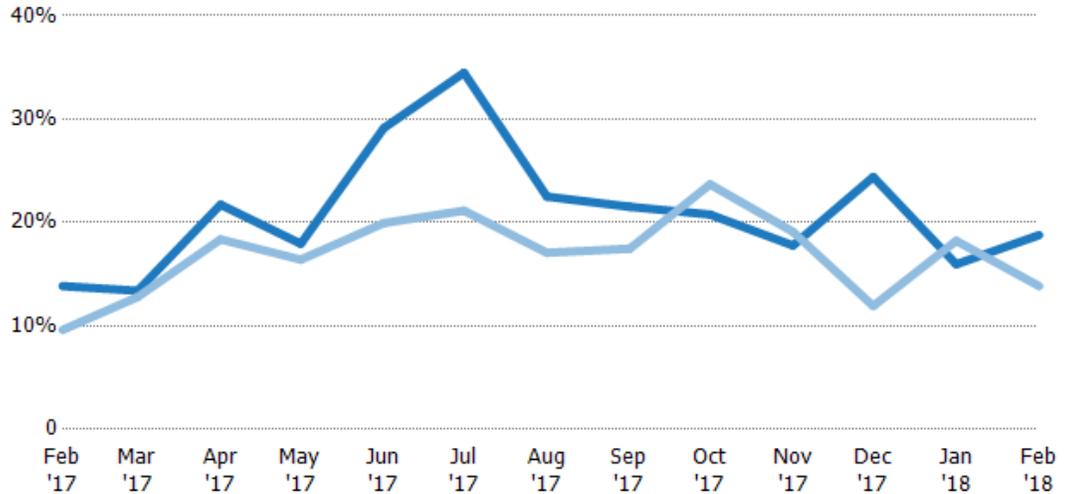
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Feb '18	19%	-4.9%
Feb '17	14%	-4.2%
Feb '16	10%	4.5%



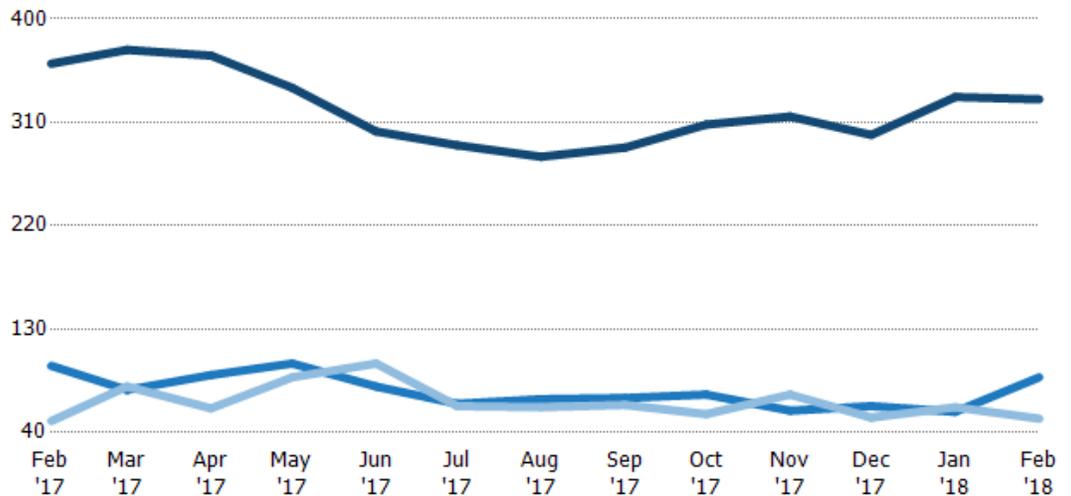
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	14%	13%	22%	18%	29%	34%	23%	22%	21%	18%	24%	16%	19%
Prior Year	10%	13%	18%	16%	20%	21%	17%	17%	24%	19%	12%	18%	14%
Change from Prior Year	-4%	-1%	-3%	-2%	-9%	-13%	-5%	-4%	3%	1%	-12%	2%	-5%

Active/Pending/Sold Units

The number of single-family, condominium and townhome 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



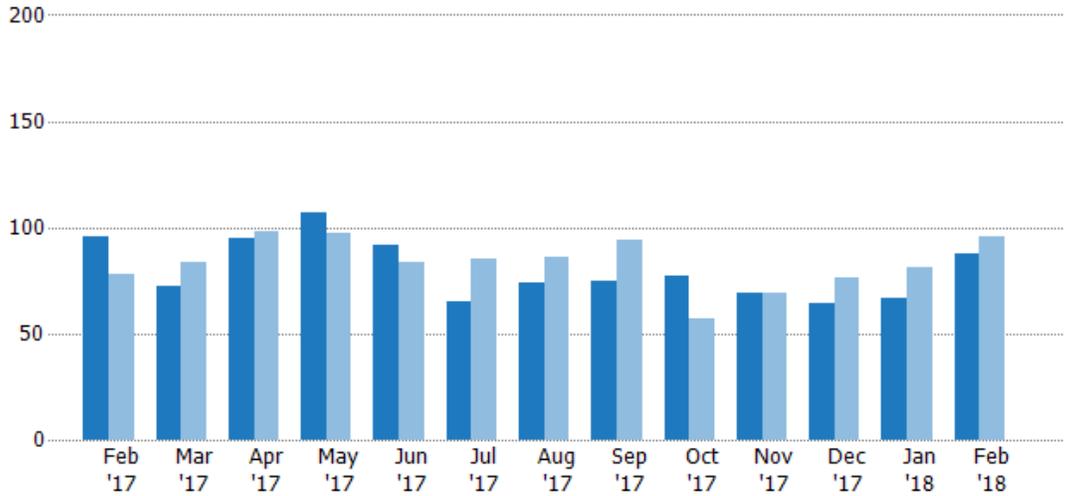
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Active	361	373	368	340	302	290	280	288	308	315	299	332	330
Pending	98	77	90	100	80	65	69	70	73	59	63	58	88
Sold	50	80	61	88	100	63	62	64	56	73	53	62	52

New Pending Sales

The number of single-family, condominium and townhome 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



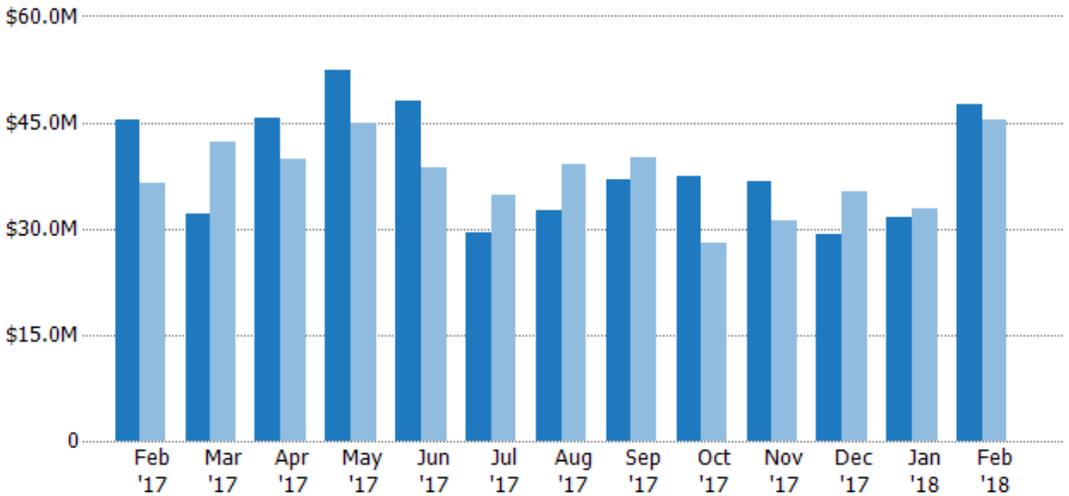
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	96	72	95	107	92	65	74	75	77	69	64	67	88
Prior Year	78	84	98	97	84	85	86	94	57	69	76	81	96
Percent Change from Prior Year	23%	-14%	-3%	10%	10%	-24%	-14%	-20%	35%	0%	-16%	-17%	-8%

New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$45.3M	\$32M	\$45.7M	\$52.3M	\$47.9M	\$29.5M	\$32.5M	\$36.8M	\$37.4M	\$36.7M	\$29.3M	\$31.7M	\$47.5M
Prior Year	\$36.4M	\$42.1M	\$39.7M	\$44.9M	\$38.5M	\$34.8M	\$39.1M	\$40.1M	\$28M	\$31.1M	\$35.3M	\$32.8M	\$45.3M
Percent Change from Prior Year	24%	-24%	15%	17%	24%	-15%	-17%	-8%	33%	18%	-17%	-3%	5%

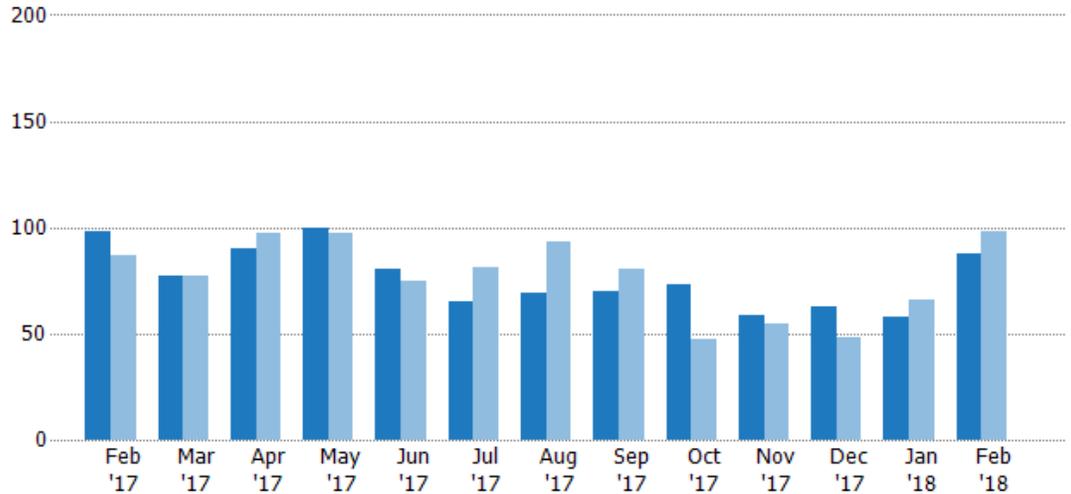
Pending Sales

The number of single-family, condominium and townhome 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

Month/ Year	Count	% Chg.
Feb '18	88	-10.2%
Feb '17	98	12.6%
Feb '16	87	-16.1%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	98	77	90	100	80	65	69	70	73	59	63	58	88
Prior Year	87	77	97	97	75	81	93	80	47	55	48	66	98
Percent Change from Prior Year	13%	0%	-7%	3%	7%	-20%	-26%	-13%	55%	7%	31%	-12%	-10%

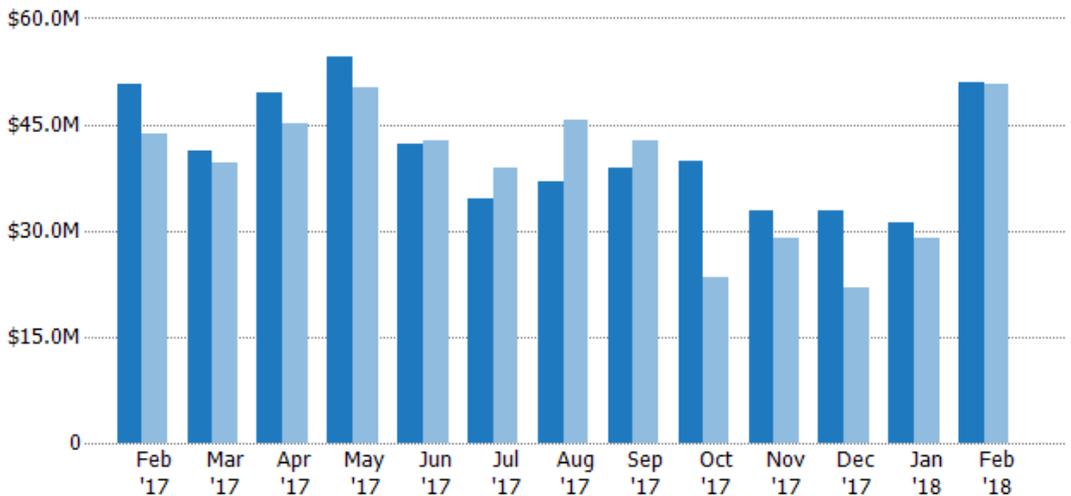
Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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

Month/ Year	Volume	% Chg.
Feb '18	\$50.9M	0.5%
Feb '17	\$50.6M	16.1%
Feb '16	\$43.6M	-19.7%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$50.6M	\$41.3M	\$49.5M	\$54.6M	\$42.3M	\$34.5M	\$36.9M	\$38.8M	\$39.9M	\$32.7M	\$32.9M	\$31.1M	\$50.9M
Prior Year	\$43.6M	\$39.5M	\$45M	\$50.1M	\$42.6M	\$38.9M	\$45.7M	\$42.7M	\$23.4M	\$29M	\$21.9M	\$29M	\$50.6M
Percent Change from Prior Year	16%	5%	10%	9%	-1%	-12%	-19%	-9%	71%	13%	50%	7%	1%

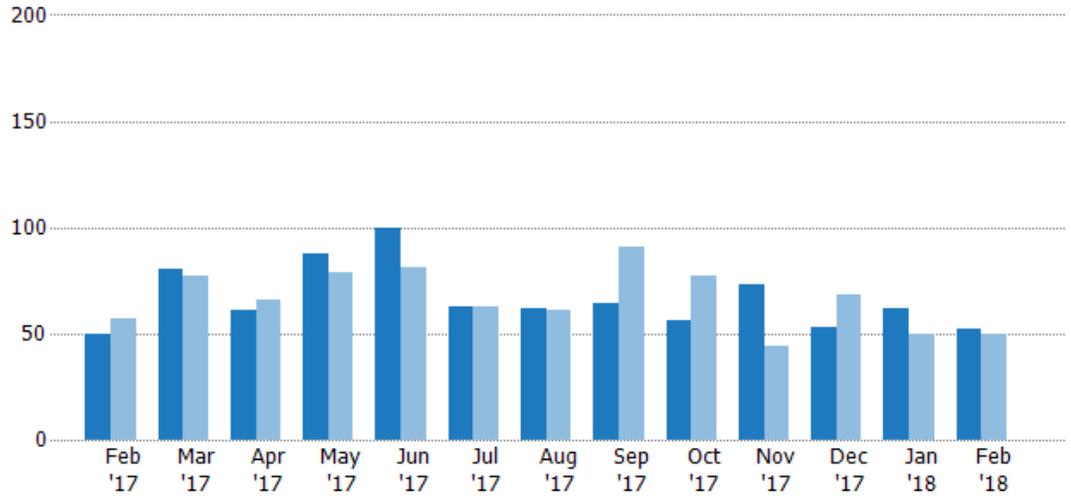
Closed Sales

The total number of single-family, condominium and townhome 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.
Feb '18	52	4%
Feb '17	50	-12.3%
Feb '16	57	1.8%



Current Year	50	80	61	88	100	63	62	64	56	73	53	62	52
Prior Year	57	77	66	79	81	63	61	91	77	44	68	50	50
Percent Change from Prior Year	-12%	4%	-8%	11%	23%	0%	2%	-30%	-27%	66%	-22%	24%	4%

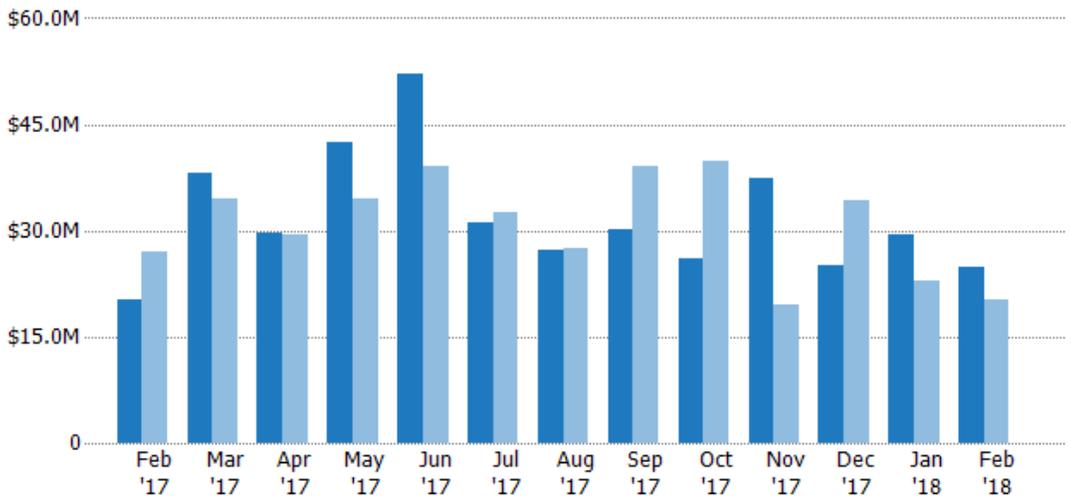
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome 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.
Feb '18	\$24.7M	21.8%
Feb '17	\$20.3M	-25.1%
Feb '16	\$27.1M	-11%



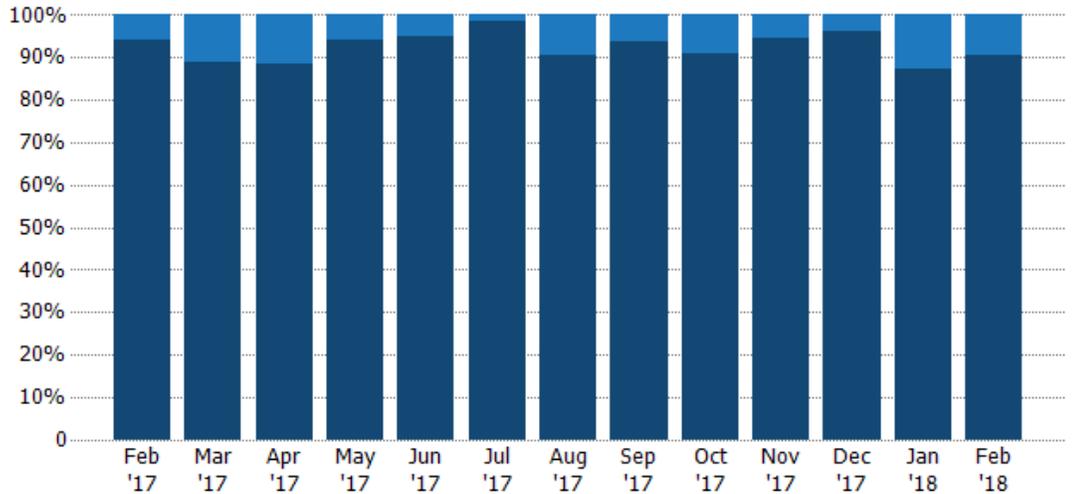
Current Year	\$20.3M	\$38.1M	\$29.6M	\$42.4M	\$52M	\$31.2M	\$27.1M	\$30.1M	\$26.1M	\$37.4M	\$25.1M	\$29.5M	\$24.7M
Prior Year	\$27.1M	\$34.4M	\$29.3M	\$34.6M	\$39.1M	\$32.7M	\$27.6M	\$39.2M	\$39.9M	\$19.5M	\$34.3M	\$22.9M	\$20.3M
Percent Change from Prior Year	-25%	11%	1%	23%	33%	-5%	-2%	-23%	-35%	92%	-27%	29%	22%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

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



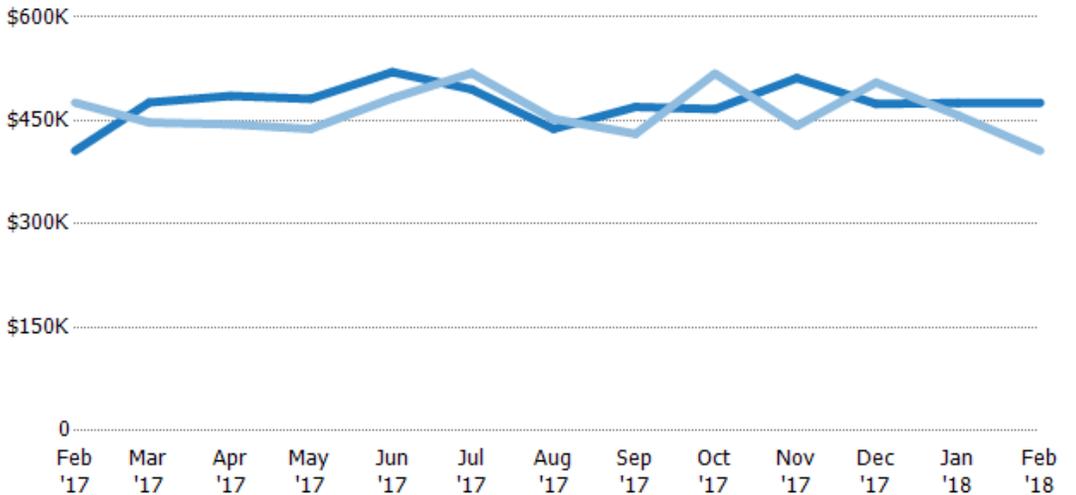
Condo/Townhouse	6%	11%	11%	6%	5%	2%	10%	6%	9%	5%	4%	13%	10%
Single Family Residence	94%	89%	89%	94%	95%	98%	90%	94%	91%	95%	96%	87%	90%

Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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



Current Year	\$406K	\$476K	\$486K	\$481K	\$520K	\$495K	\$438K	\$470K	\$466K	\$512K	\$474K	\$476K	\$476K
Prior Year	\$476K	\$447K	\$445K	\$438K	\$482K	\$519K	\$452K	\$431K	\$518K	\$442K	\$505K	\$457K	\$406K
Percent Change from Prior Year	-15%	6%	9%	10%	8%	-5%	-3%	9%	-10%	16%	-6%	4%	17%

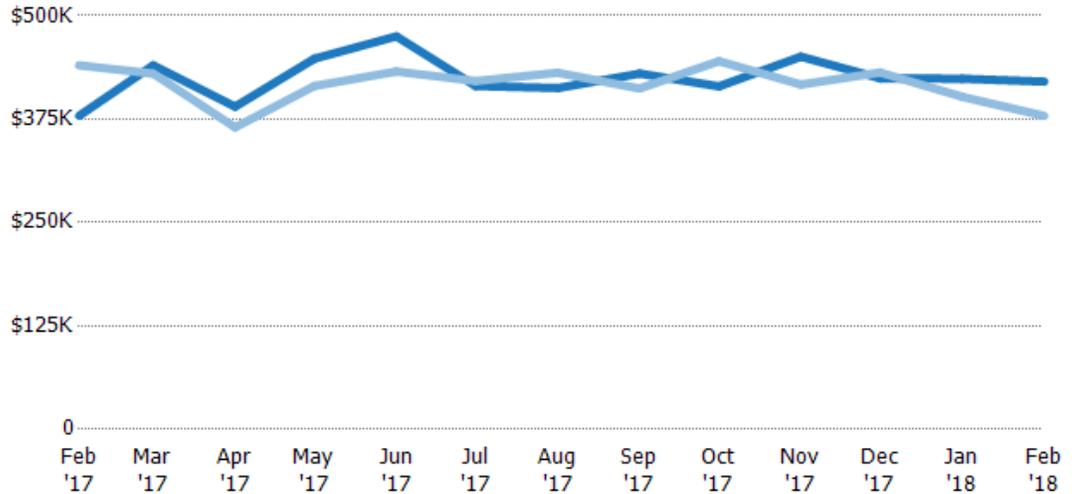
Median Sales Price

The median sales price of the single-family, condominium and townhome 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.
Feb '18	\$420K	10.9%
Feb '17	\$379K	-13.9%
Feb '16	\$440K	-11%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$379K	\$440K	\$390K	\$448K	\$475K	\$415K	\$413K	\$430K	\$415K	\$450K	\$424K	\$424K	\$420K
Prior Year	\$440K	\$430K	\$365K	\$415K	\$433K	\$421K	\$431K	\$412K	\$445K	\$417K	\$431K	\$402K	\$379K
Percent Change from Prior Year	-14%	2%	7%	8%	10%	-1%	-4%	4%	-7%	8%	-2%	5%	11%

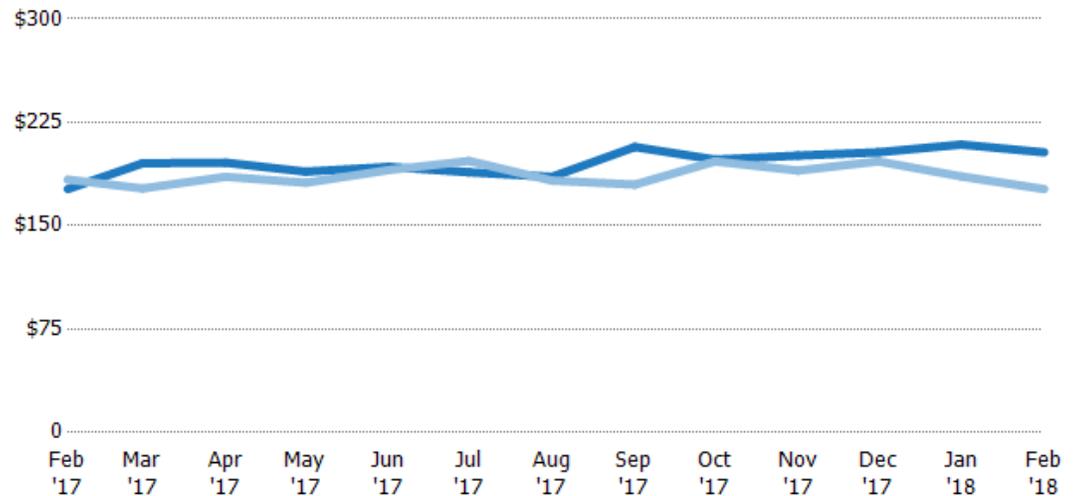
Average Sales Price per Sq Ft

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.
Feb '18	\$203	15.1%
Feb '17	\$177	-3.7%
Feb '16	\$183	-1.6%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$177	\$195	\$196	\$189	\$193	\$189	\$185	\$207	\$198	\$201	\$203	\$209	\$203
Prior Year	\$183	\$177	\$185	\$181	\$190	\$197	\$183	\$180	\$197	\$190	\$197	\$186	\$177
Percent Change from Prior Year	-4%	10%	6%	4%	1%	-4%	2%	15%	1%	6%	3%	12%	15%

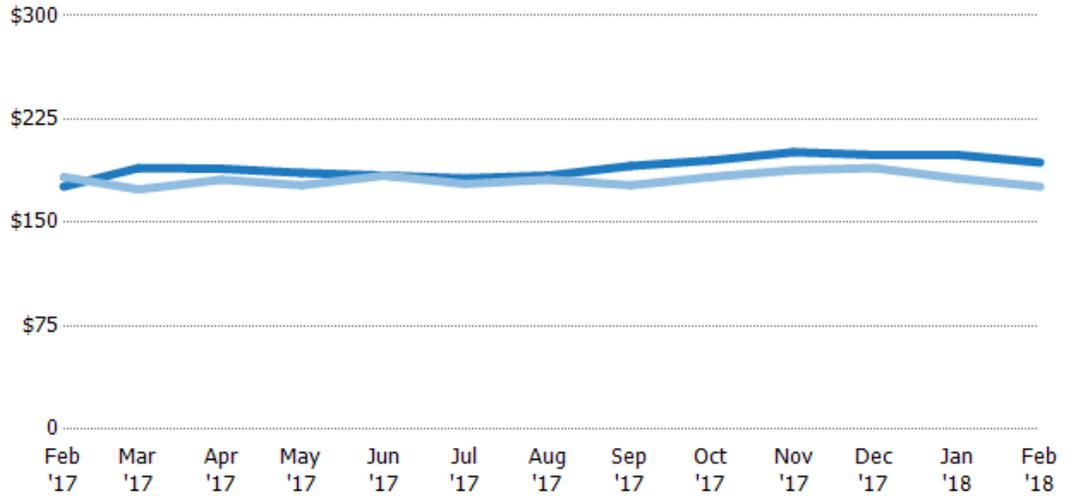
Median Sales Price per Sq Ft

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.
Feb '18	\$194	9.9%
Feb '17	\$176	-3.8%
Feb '16	\$183	-0.3%



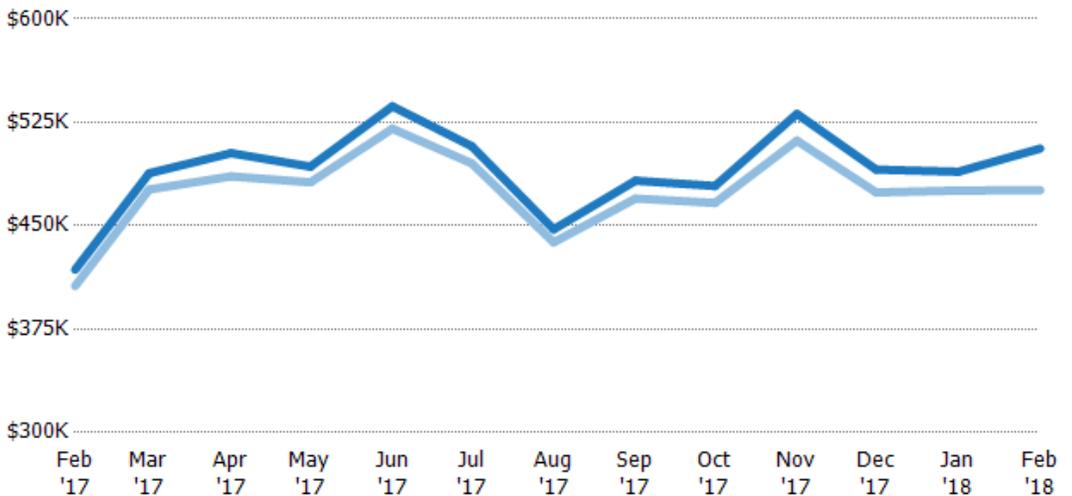
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$176	\$190	\$189	\$186	\$184	\$182	\$184	\$191	\$195	\$201	\$199	\$199	\$194
Prior Year	\$183	\$174	\$181	\$177	\$184	\$178	\$181	\$177	\$183	\$188	\$190	\$182	\$176
Percent Change from Prior Year	-4%	9%	4%	5%	0%	2%	2%	8%	7%	7%	5%	9%	10%

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



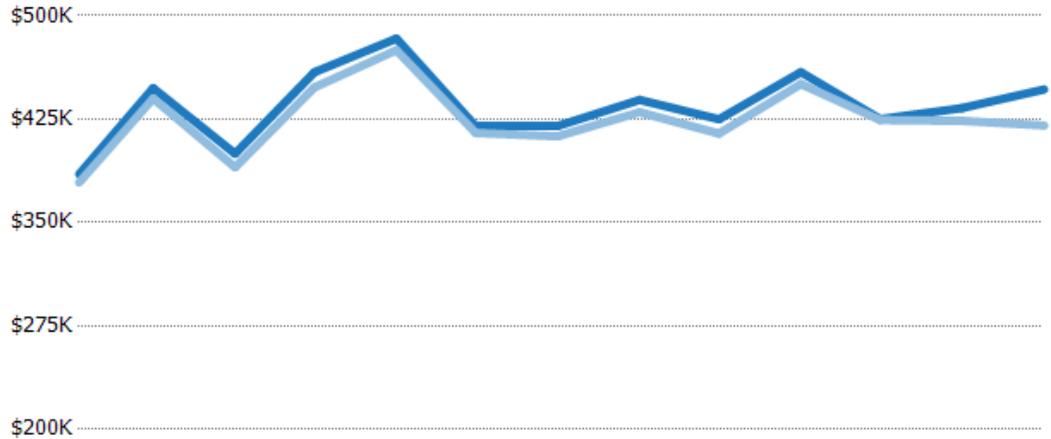
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg List Price	\$418K	\$488K	\$503K	\$493K	\$537K	\$508K	\$447K	\$483K	\$479K	\$531K	\$491K	\$489K	\$506K
Avg Sales Price	\$406K	\$476K	\$486K	\$481K	\$520K	\$495K	\$438K	\$470K	\$466K	\$512K	\$474K	\$476K	\$476K
Avg Sales Price as a % of Avg List Price	97%	98%	97%	98%	97%	98%	98%	97%	97%	96%	97%	97%	94%

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



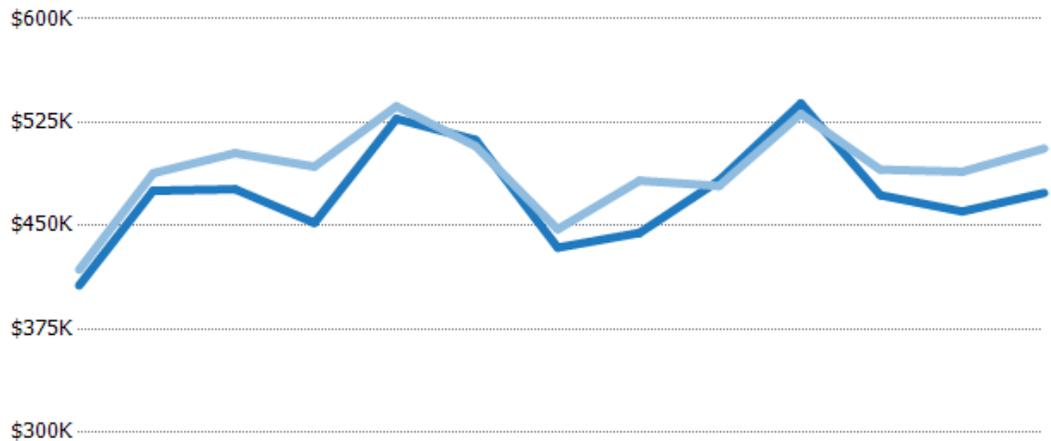
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median List Price	\$385K	\$447K	\$400K	\$459K	\$483K	\$420K	\$420K	\$439K	\$425K	\$459K	\$425K	\$433K	\$447K
Median Sales Price	\$379K	\$440K	\$390K	\$448K	\$475K	\$415K	\$413K	\$430K	\$415K	\$450K	\$424K	\$424K	\$420K
Med Sales Price as a % of Med List Price	98%	98%	98%	98%	98%	99%	98%	98%	98%	98%	100%	98%	94%

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



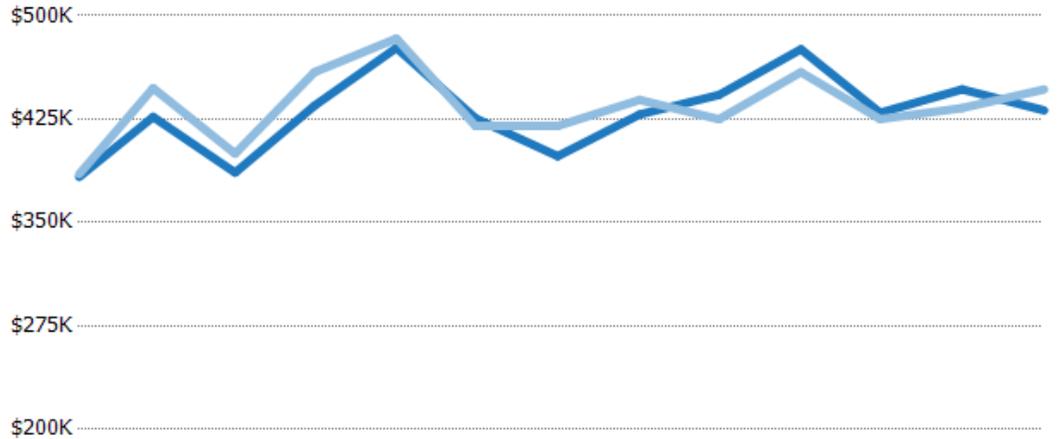
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg Est Value	\$407K	\$475K	\$476K	\$452K	\$527K	\$512K	\$434K	\$445K	\$483K	\$539K	\$472K	\$460K	\$474K
Avg Sales Price	\$418K	\$488K	\$503K	\$493K	\$537K	\$508K	\$447K	\$483K	\$479K	\$531K	\$491K	\$489K	\$506K
Avg Sales Price as a % of Avg Est Value	103%	103%	105%	109%	102%	99%	103%	109%	99%	99%	104%	106%	107%

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



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median Est Value	\$383K	\$427K	\$386K	\$435K	\$477K	\$426K	\$398K	\$428K	\$443K	\$476K	\$430K	\$447K	\$431K
Median Sales Price	\$385K	\$447K	\$400K	\$459K	\$483K	\$420K	\$420K	\$439K	\$425K	\$459K	\$425K	\$433K	\$447K
Med Sales Price as a % of Med Est Value	101%	105%	104%	106%	101%	99%	105%	102%	96%	97%	99%	97%	104%

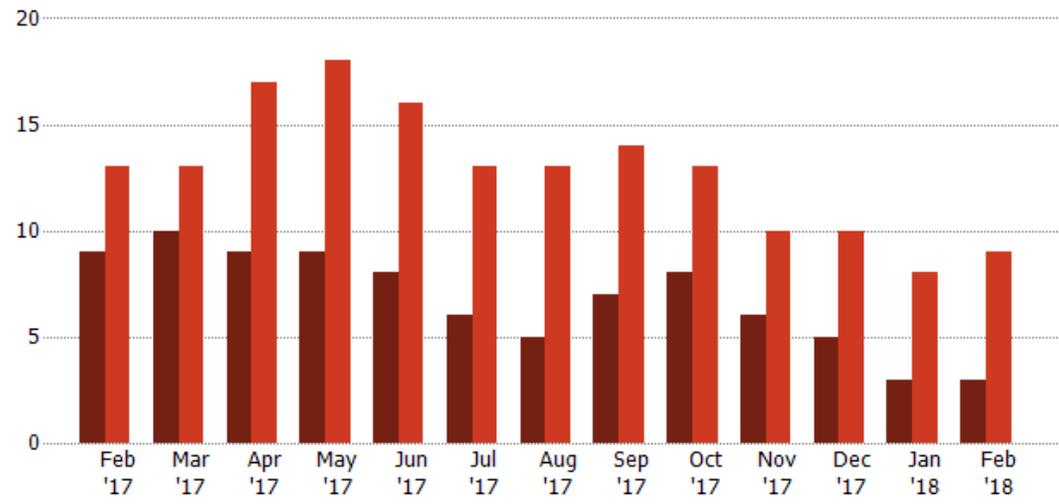
Distressed Listings

The number of distressed single-family, condominium and townhome 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

Month/Year	Count	% Chg.
Feb '18	3	-66.7%
Feb '17	9	-30.8%
Feb '16	13	38.5%



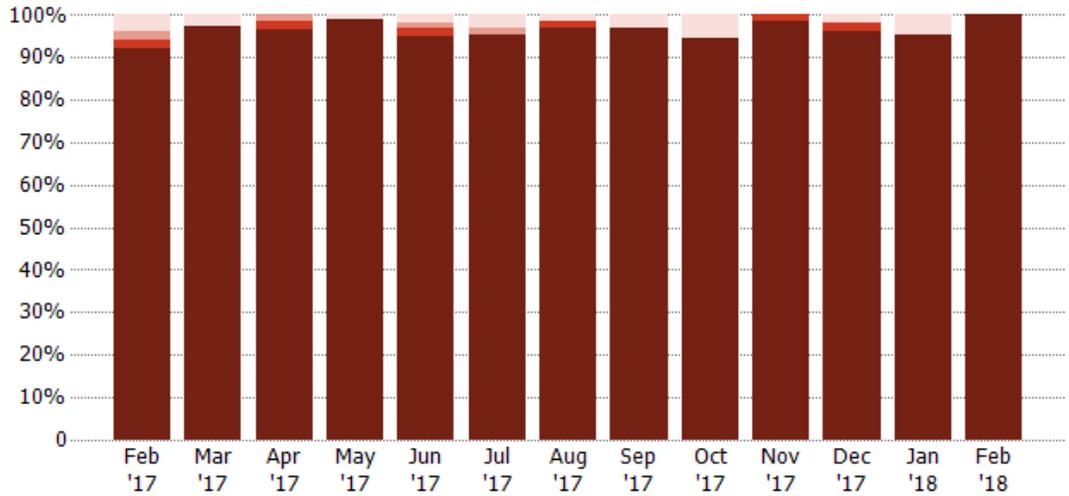
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	9	10	9	9	8	6	5	7	8	6	5	3	3
Prior Year	13	13	17	18	16	13	13	14	13	10	10	8	9
Percent Change from Prior Year	-31%	-23%	-47%	-50%	-50%	-54%	-62%	-50%	-38%	-40%	-50%	-63%	-67%

Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

Filters Used

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



Sales Type	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Pre-Foreclosure	4%	3%	-	1%	2%	3%	2%	3%	5%	-	2%	5%	-
Short Sale	2%	-	2%	-	1%	2%	-	-	-	-	-	-	-
Foreclosure	2%	-	2%	-	2%	-	2%	-	-	1%	2%	-	-
Non-Distressed	92%	98%	97%	99%	95%	95%	97%	97%	95%	99%	96%	95%	100%



Listing Activity by ZIP

Feb 2018

ZIP	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
85331	329	\$252,082,699	\$766,209	\$625,000	\$241	\$214	6	15.80 %
Other	1	\$375,000	\$375,000	\$375,000	\$248	\$248		



Sales Activity by ZIP

Feb 2018

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	88	\$50,906,255	52	\$24,736,399	\$505,948	\$446,500	\$194	\$190	71