



2019

CAVE CREEK

MARKET REPORT

May 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	May 2019	May 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	106	97	+9.3%	559	508	+10%
New Listing Volume	\$58,307,849	\$50,316,466	+15.9%	\$334,770,336	\$288,081,235	+16.2%
Active Listing Count	222	285	-22.1%	N/A	N/A	
Active Listing Volume	\$191,875,087	\$210,596,477	-8.9%	N/A	N/A	
Average Listing Price	\$864,302	\$738,935	+17%	\$801,076	\$729,823	+9.8%
Median Listing Price	\$690,000	\$599,000	+15.2%	\$616,389	\$591,032	+4.3%
Average Listing Price per Sq Ft	\$262	\$235	+11.5%	\$251	\$235	+7.1%
Median Listing Price per Sq Ft	\$220	\$207	+6.3%	\$218	\$208	+4.7%
Median Days in RPR	65	79	-17.7%	63.35	70.37	-10%
Months of Inventory	2.3	3.9	-40.1%	4	4.9	-18.4%
Absorption Rate	42.79%	25.61%	+17.2%	25.18%	20.55%	+4.6%
Sales Activity Charts Metrics						
New Pending Sales Count	128	93	+37.6%	538	434	+24%
New Pending Sales Volume	\$64,505,545	\$46,058,201	+40.1%	\$285,581,190	\$226,145,169	+26.3%
Pending Sales Count	122	73	+67.1%	N/A	N/A	
Pending Sales Volume	\$67,918,308	\$39,200,296	+73.3%	N/A	N/A	
Closed Sales Count	113	101	+11.9%	369	358	+3.1%
Closed Sales Volume	\$58,921,909	\$49,055,908	+20.1%	\$188,899,213	\$182,551,272	+3.5%
Average Sales Price	\$521,433	\$485,702	+7.4%	\$511,922	\$509,920	+0.4%
Median Sales Price	\$446,500	\$439,900	+1.5%	\$455,755	\$464,220	-1.8%
Average Sales Price per Sq Ft	\$215	\$206	+4.4%	\$211	\$208	+1.7%
Median Sales Price per Sq Ft	\$206	\$203	+1.5%	\$206	\$201	+2.6%
Distressed Charts Metrics						
Distressed Listing Count	-	3	-	N/A	N/A	

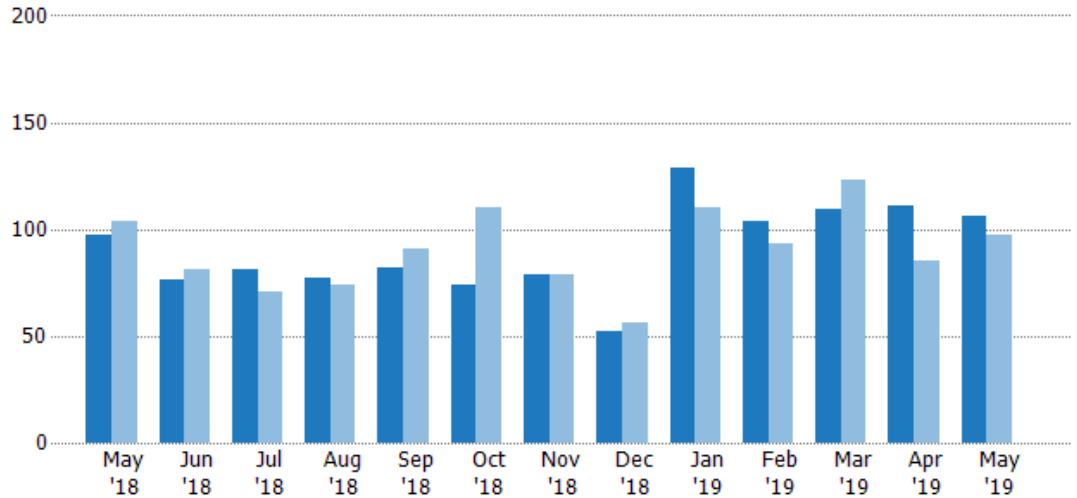
New Listings

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.
May '19	106	9.3%
May '18	97	-6.7%
May '17	104	-4.8%



Current Year	97	76	81	77	82	74	79	52	129	104	109	111	106
Prior Year	104	81	71	74	91	110	79	56	110	93	123	85	97
Percent Change from Prior Year	-7%	-6%	14%	4%	-10%	-33%	0%	-7%	17%	12%	-11%	31%	9%

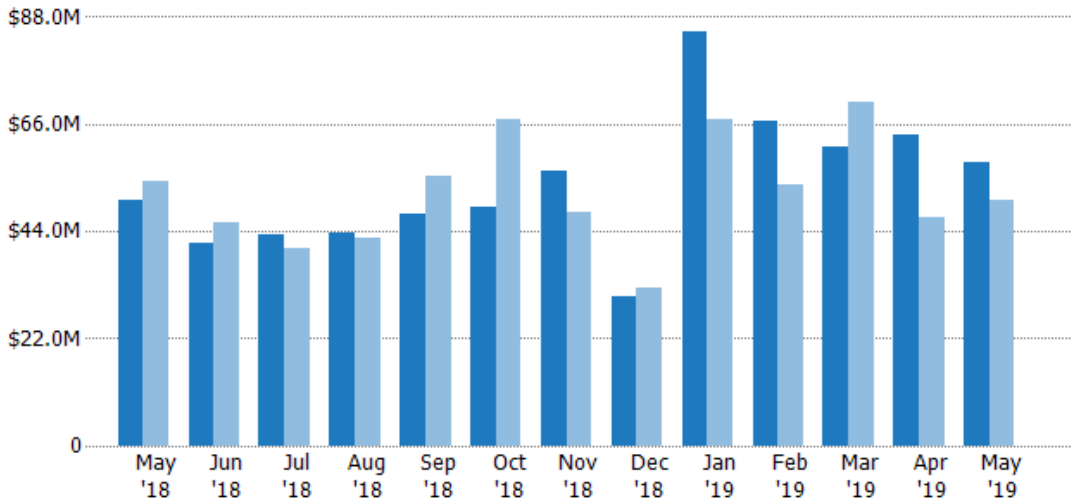
New Listing Volume

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.
May '19	\$58.3M	15.9%
May '18	\$50.3M	-7.5%
May '17	\$54.4M	-12.9%



Current Year	\$50.3M	\$41.6M	\$43.4M	\$43.9M	\$47.7M	\$49.1M	\$56.4M	\$30.5M	\$84.8M	\$66.6M	\$61.4M	\$63.7M	\$58.3M
Prior Year	\$54.4M	\$45.7M	\$40.6M	\$42.8M	\$55.3M	\$66.9M	\$48.1M	\$32.5M	\$66.8M	\$53.5M	\$70.6M	\$46.8M	\$50.3M
Percent Change from Prior Year	-8%	-9%	7%	3%	-14%	-27%	17%	-6%	27%	24%	-13%	36%	16%

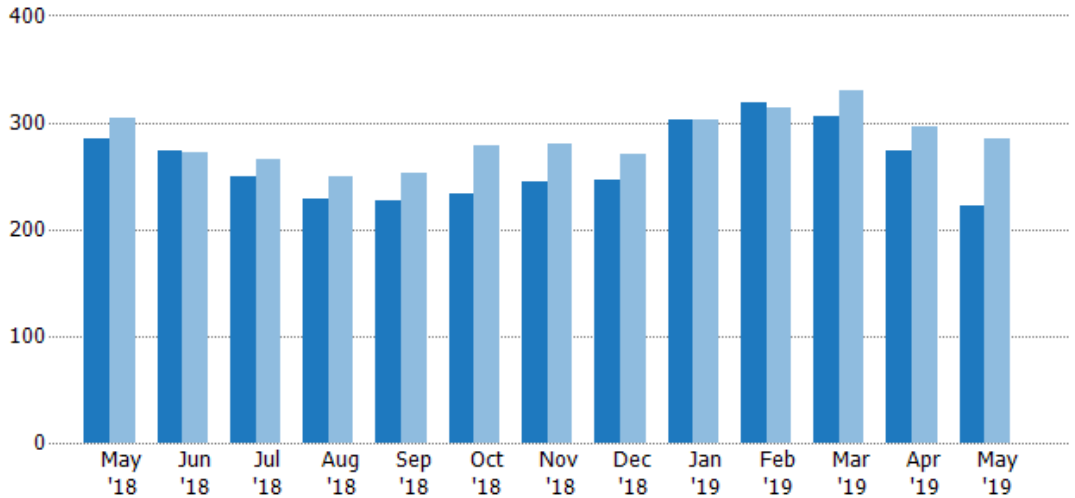
Active Listings

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

Month/Year	Count	% Chg.
May '19	222	-22.1%
May '18	285	-6.3%
May '17	304	14.1%



Current Year	285	273	250	229	226	233	244	246	303	319	305	273	222
Prior Year	304	272	265	250	253	279	280	270	303	314	330	296	285
Percent Change from Prior Year	-6%	0%	-6%	-8%	-11%	-16%	-13%	-9%	0%	2%	-8%	-8%	-22%

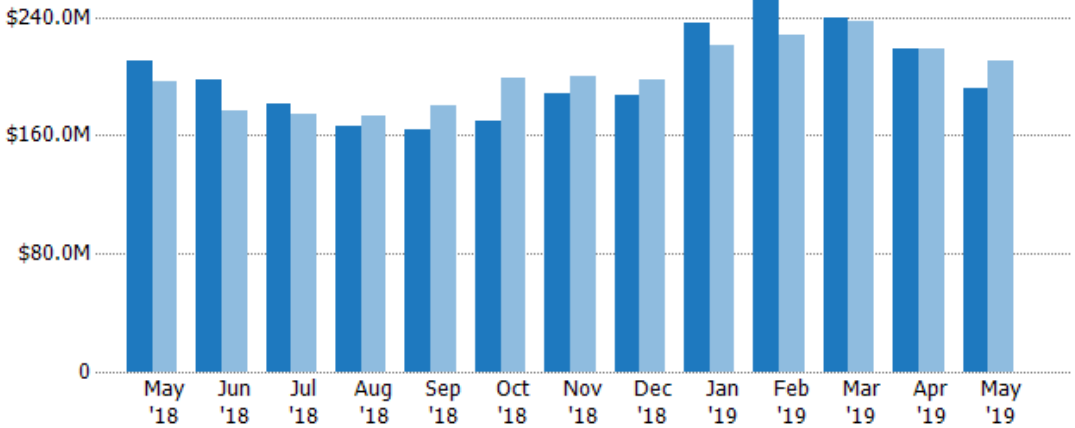
Active Listing Volume

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

Month/Year	Volume	% Chg.
May '19	\$192M	-8.9%
May '18	\$211M	6.9%
May '17	\$197M	10.5%



Current Year	\$211M	\$197M	\$181M	\$166M	\$164M	\$170M	\$188M	\$187M	\$236M	\$254M	\$239M	\$219M	\$192M
Prior Year	\$197M	\$177M	\$174M	\$173M	\$180M	\$199M	\$200M	\$198M	\$221M	\$228M	\$237M	\$218M	\$211M
Percent Change from Prior Year	7%	11%	4%	-4%	-9%	-14%	-6%	-5%	7%	11%	1%	0%	-9%

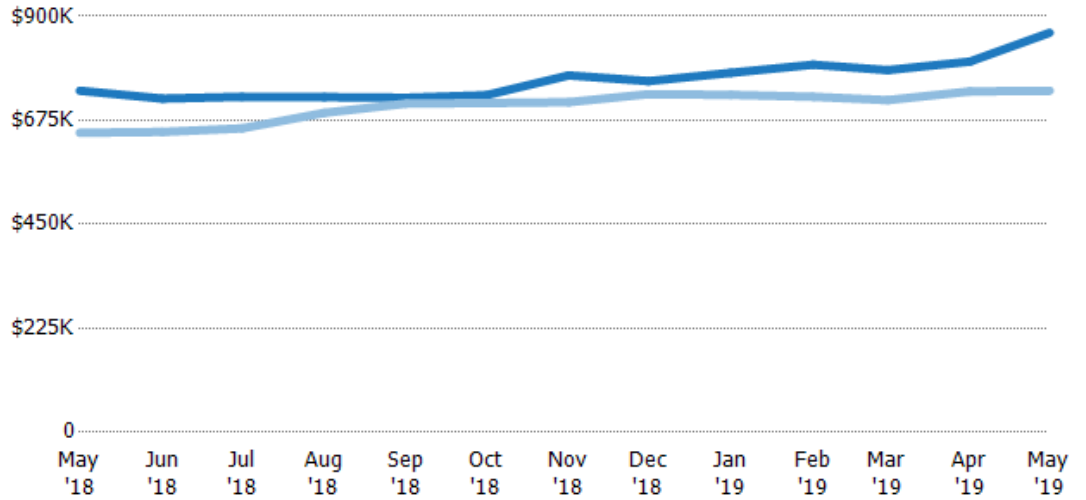
Average Listing Price

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

Month/ Year	Price	% Chg.
May '19	\$864K	17%
May '18	\$739K	14%
May '17	\$648K	-3.2%



Current Year	\$739K	\$722K	\$726K	\$725K	\$724K	\$729K	\$772K	\$760K	\$778K	\$795K	\$783K	\$802K	\$864K
Prior Year	\$648K	\$650K	\$657K	\$691K	\$711K	\$712K	\$714K	\$731K	\$730K	\$726K	\$719K	\$737K	\$739K
Percent Change from Prior Year	14%	11%	10%	5%	2%	2%	8%	4%	7%	10%	9%	9%	17%

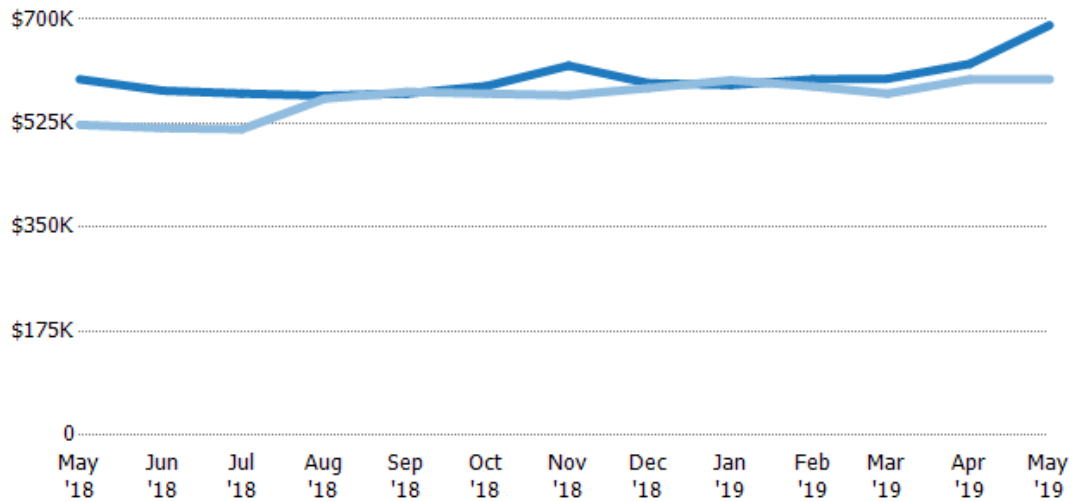
Median Listing Price

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

Month/ Year	Price	% Chg.
May '19	\$690K	15.2%
May '18	\$599K	14.7%
May '17	\$522K	-0.5%



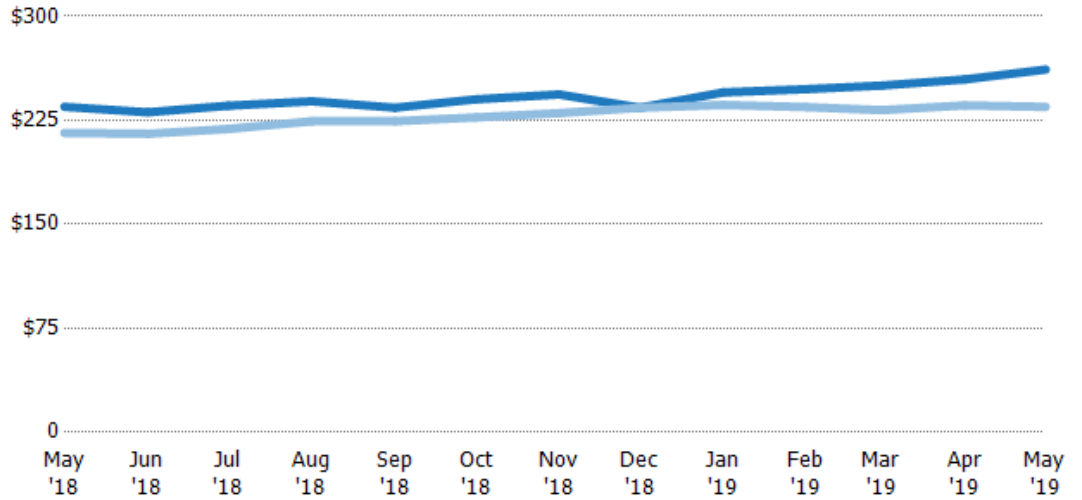
Current Year	\$599K	\$580K	\$575K	\$572K	\$575K	\$588K	\$622K	\$592K	\$590K	\$599K	\$600K	\$625K	\$690K
Prior Year	\$522K	\$517K	\$515K	\$566K	\$578K	\$575K	\$572K	\$584K	\$598K	\$587K	\$575K	\$599K	\$599K
Percent Change from Prior Year	15%	12%	12%	1%	-1%	2%	9%	1%	-1%	2%	4%	4%	15%

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



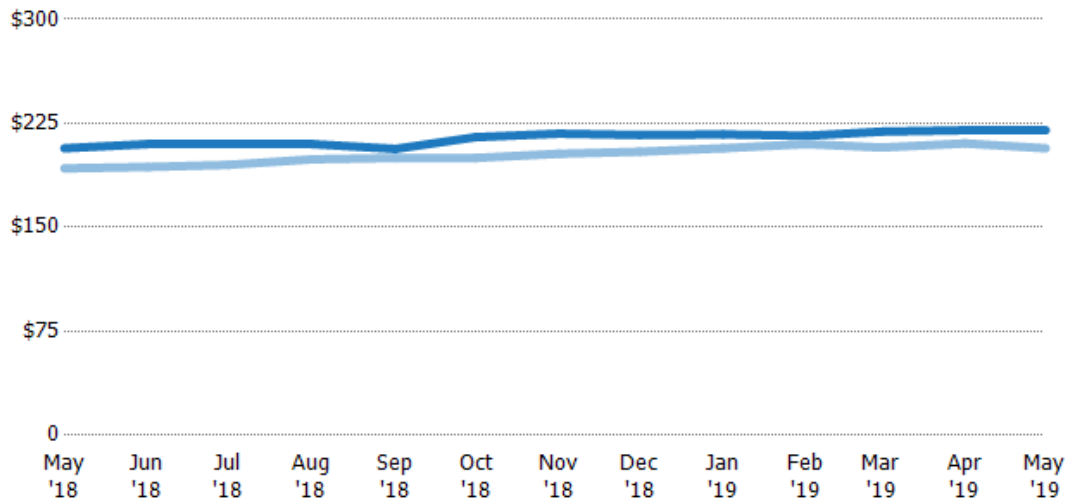
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$235	\$231	\$236	\$239	\$234	\$240	\$244	\$234	\$245	\$247	\$250	\$254	\$262
Prior Year	\$216	\$215	\$219	\$224	\$224	\$227	\$230	\$234	\$236	\$235	\$232	\$236	\$235
Percent Change from Prior Year	9%	7%	8%	6%	4%	6%	6%	0	4%	6%	8%	8%	11%

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



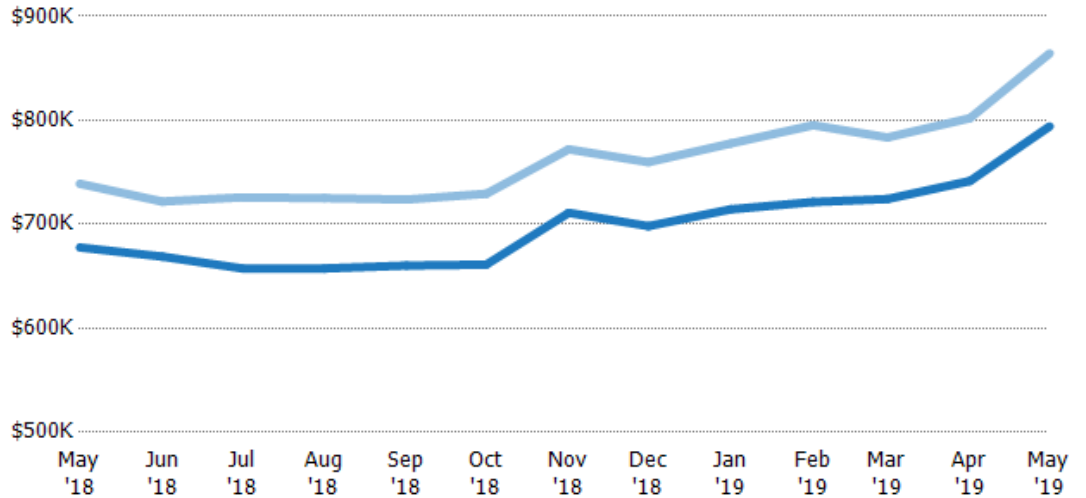
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$207	\$210	\$210	\$210	\$207	\$215	\$218	\$217	\$217	\$216	\$219	\$220	\$220
Prior Year	\$193	\$194	\$195	\$199	\$200	\$200	\$203	\$205	\$207	\$210	\$208	\$211	\$207
Percent Change from Prior Year	8%	9%	8%	6%	3%	8%	7%	6%	5%	3%	6%	5%	6%

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

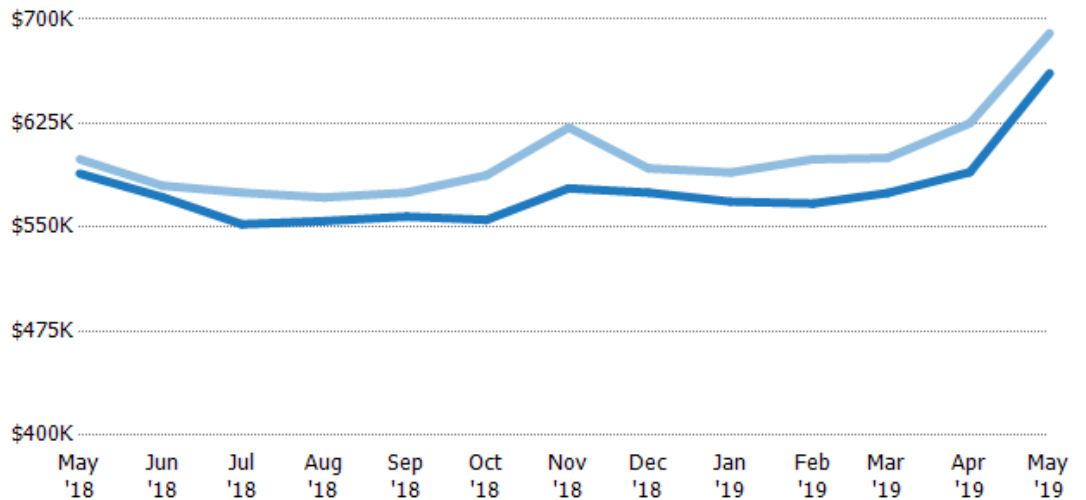


Median Listing Price vs Median Est Value

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

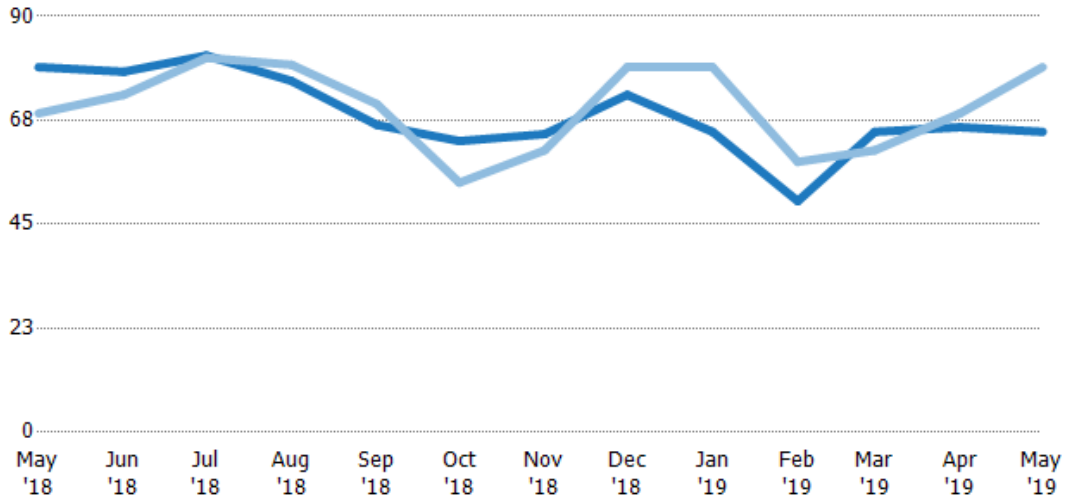


Median Days in RPR

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.
May '19	65	-17.7%
May '18	79	14.5%
May '17	69	17.4%

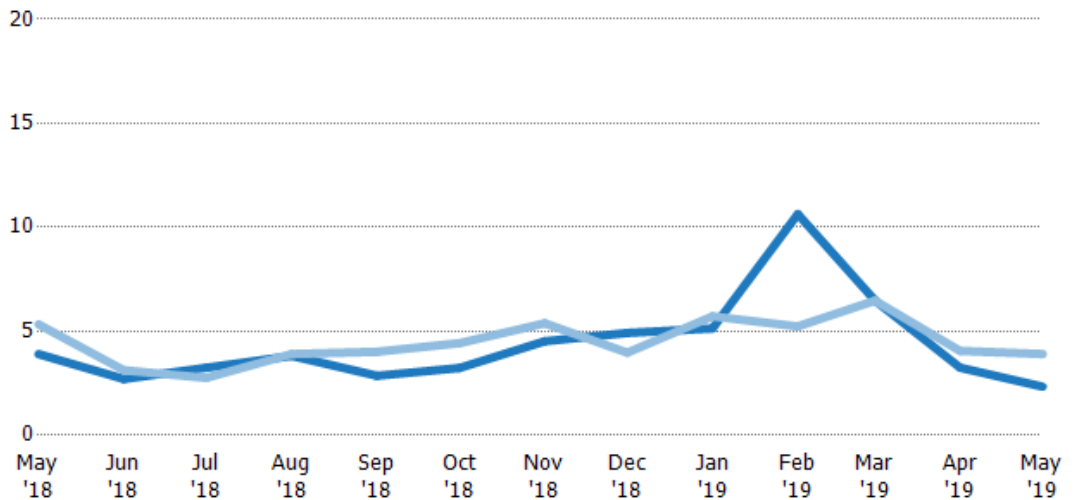
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	79	78	81.5	76	66.5	63	64.5	73	65	50	65	66	65
Prior Year	69	73	81	79.5	71	54	61	79	79	58.5	61	69	79
Percent Change from Prior Year	14%	7%	1%	-4%	-6%	17%	6%	-8%	-18%	-15%	7%	-4%	-18%

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.
May '19	2.34	-40.1%
May '18	3.9	-26.8%
May '17	5.33	8.4%

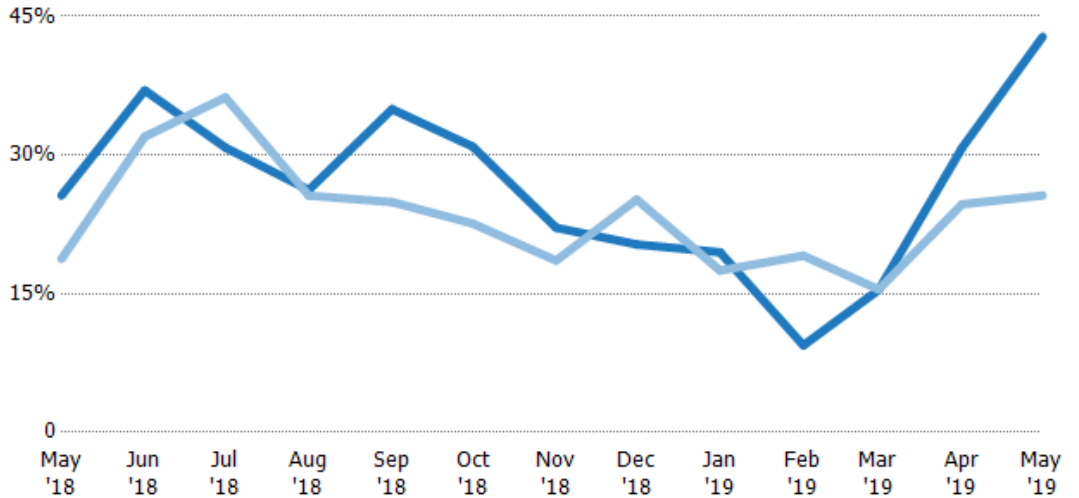
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	3.9	2.7	3.25	3.82	2.86	3.24	4.52	4.92	5.14	10.6	6.49	3.25	2.34
Prior Year	5.33	3.13	2.76	3.91	4.02	4.43	5.38	3.97	5.72	5.23	6.47	4.05	3.9
Percent Change from Prior Year	-27%	-14%	18%	-2%	-29%	-27%	-16%	24%	-10%	103%	0%	-20%	-40%

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



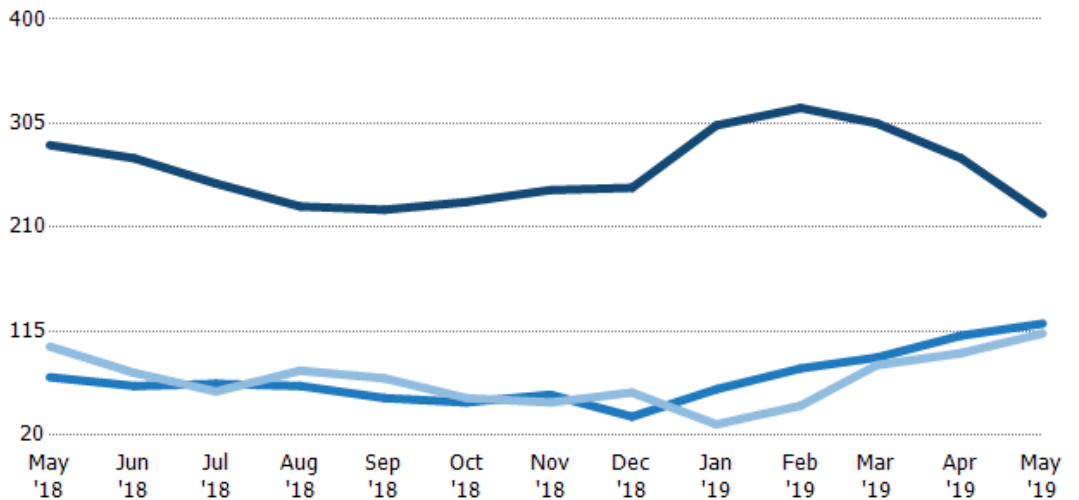
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	26%	37%	31%	26%	35%	31%	22%	20%	19%	9%	15%	31%	43%
Prior Year	19%	32%	36%	26%	25%	23%	19%	25%	17%	19%	15%	25%	26%
Change from Prior Year	-7%	-5%	5%	-1%	-10%	-8%	-4%	5%	-2%	10%	0%	-6%	-17%

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Active	285	273	250	229	226	233	244	246	303	319	305	273	222
Pending	73	65	67	65	54	50	57	37	62	81	91	111	122
Sold	101	77	60	79	72	54	50	59	30	47	84	95	113

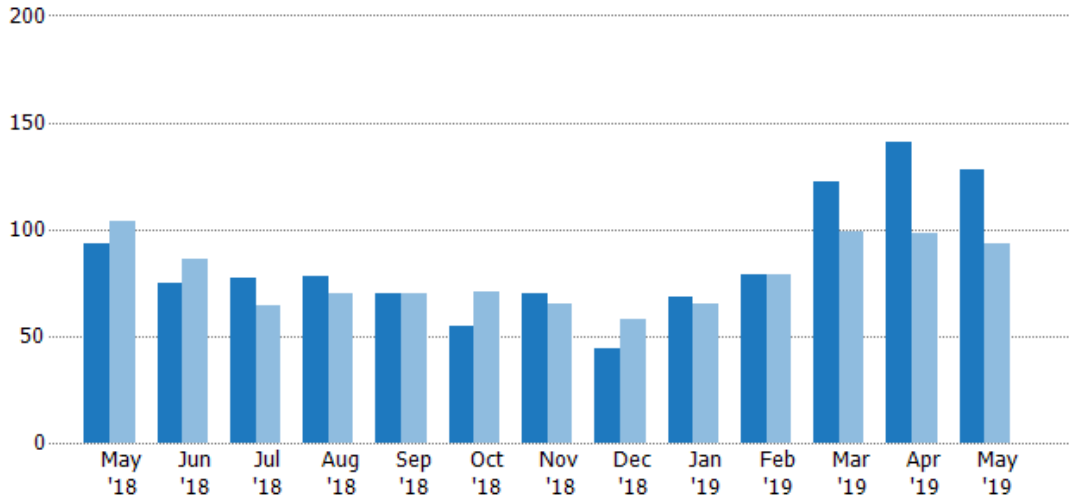
New Pending Sales

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.
May '19	128	37.6%
May '18	93	-10.6%
May '17	104	-16.3%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	93	75	77	78	70	55	70	44	68	79	122	141	128
Prior Year	104	86	64	70	70	71	65	58	65	79	99	98	93
Percent Change from Prior Year	-11%	-13%	20%	11%	0%	-23%	8%	-24%	5%	0%	23%	44%	38%

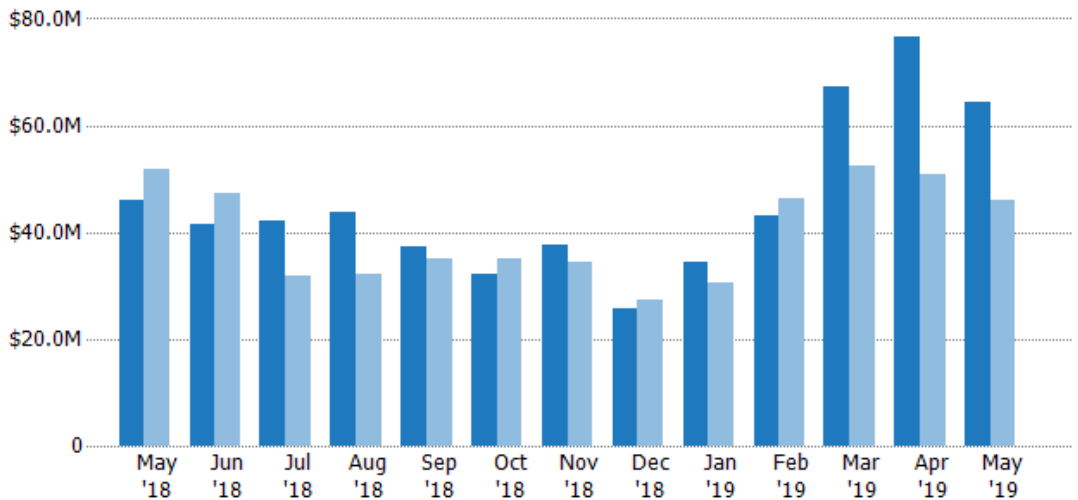
New Pending Sales Volume

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.
May '19	\$64.5M	40.1%
May '18	\$46.1M	-11.2%
May '17	\$51.8M	-16.4%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$46.1M	\$41.3M	\$42.2M	\$43.7M	\$37.4M	\$32.3M	\$37.8M	\$25.7M	\$34.3M	\$43M	\$67.2M	\$76.6M	\$64.5M
Prior Year	\$51.8M	\$47.3M	\$31.7M	\$32M	\$35M	\$35.1M	\$34.5M	\$27.3M	\$30.6M	\$46.2M	\$52.6M	\$50.7M	\$46.1M
Percent Change from Prior Year	-11%	-13%	33%	36%	7%	-8%	9%	-6%	12%	-7%	28%	51%	40%

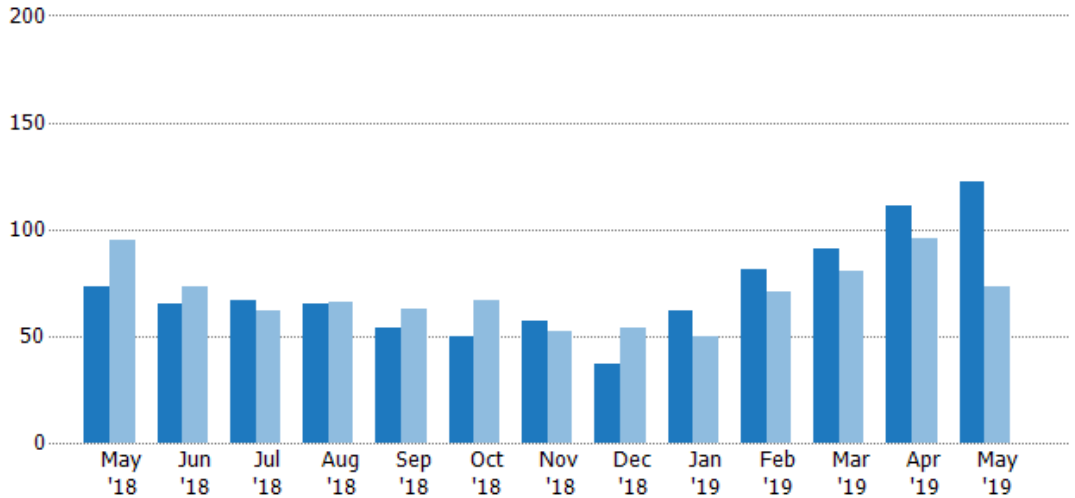
Pending Sales

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

Month/ Year	Count	% Chg.
May '19	122	67.1%
May '18	73	-23.2%
May '17	95	-16.8%



Current Year	73	65	67	65	54	50	57	37	62	81	91	111	122
Prior Year	95	73	62	66	63	67	52	54	50	71	80	96	73
Percent Change from Prior Year	-23%	-11%	8%	-2%	-14%	-25%	10%	-31%	24%	14%	14%	16%	67%

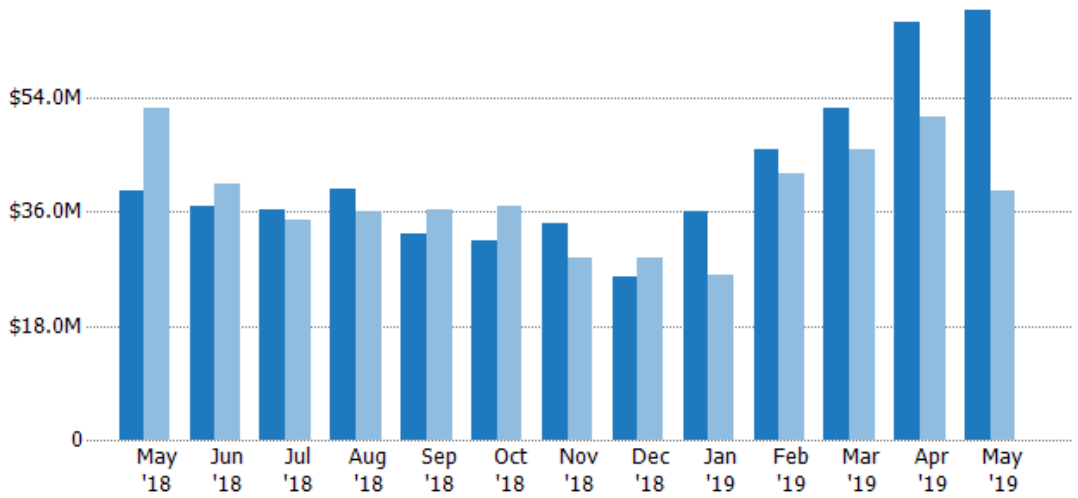
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
May '19	\$67.9M	73.3%
May '18	\$39.2M	-25.2%
May '17	\$52.4M	-17.7%



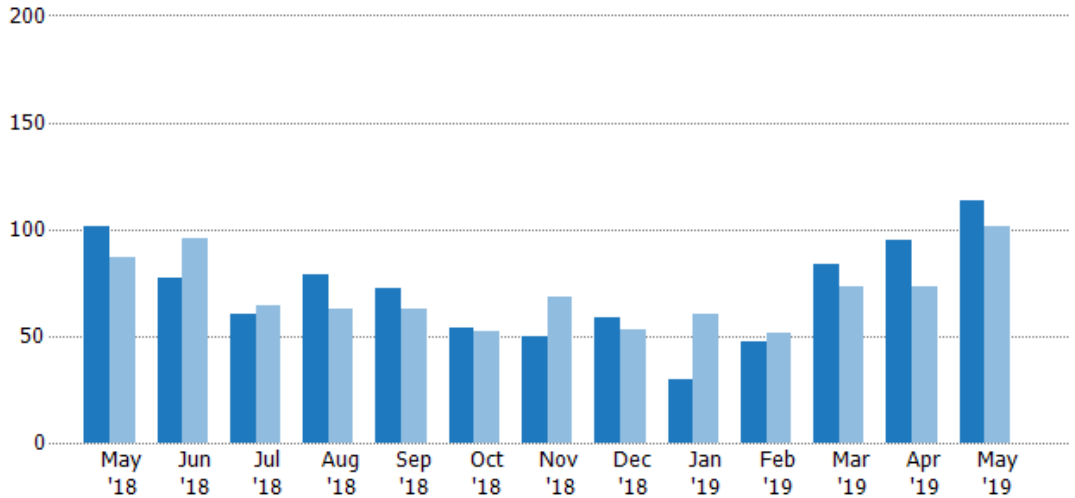
Current Year	\$39.2M	\$36.8M	\$36.4M	\$39.5M	\$32.5M	\$31.4M	\$34.2M	\$25.7M	\$36.1M	\$45.9M	\$52.3M	\$65.9M	\$67.9M
Prior Year	\$52.4M	\$40.5M	\$34.7M	\$36M	\$36.3M	\$36.9M	\$28.9M	\$28.8M	\$26M	\$41.9M	\$45.9M	\$51.1M	\$39.2M
Percent Change from Prior Year	-25%	-9%	5%	10%	-10%	-15%	19%	-11%	39%	10%	14%	29%	73%

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



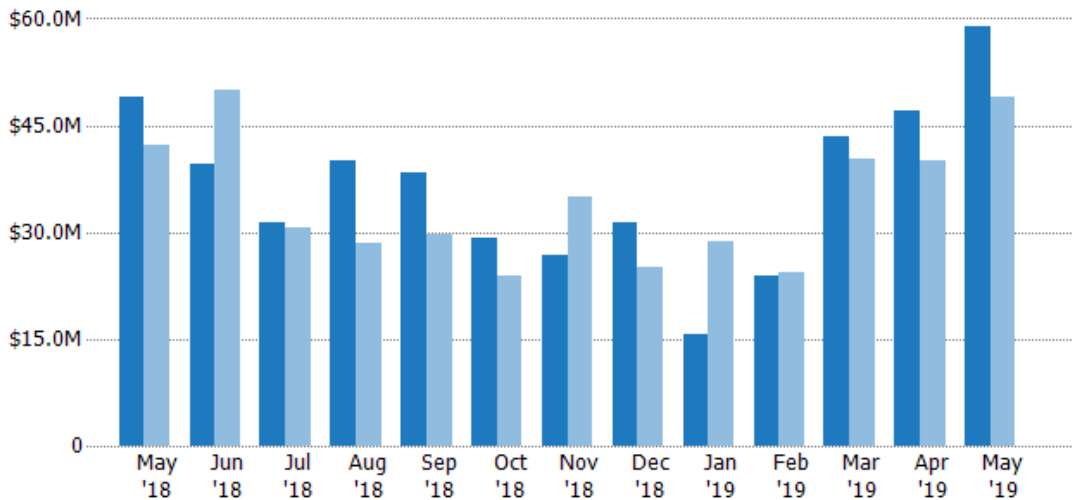
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	101	77	60	79	72	54	50	59	30	47	84	95	113
Prior Year	87	96	64	63	63	52	68	53	60	51	73	73	101
Percent Change from Prior Year	16%	-20%	-6%	25%	14%	4%	-26%	11%	-50%	-8%	15%	30%	12%

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



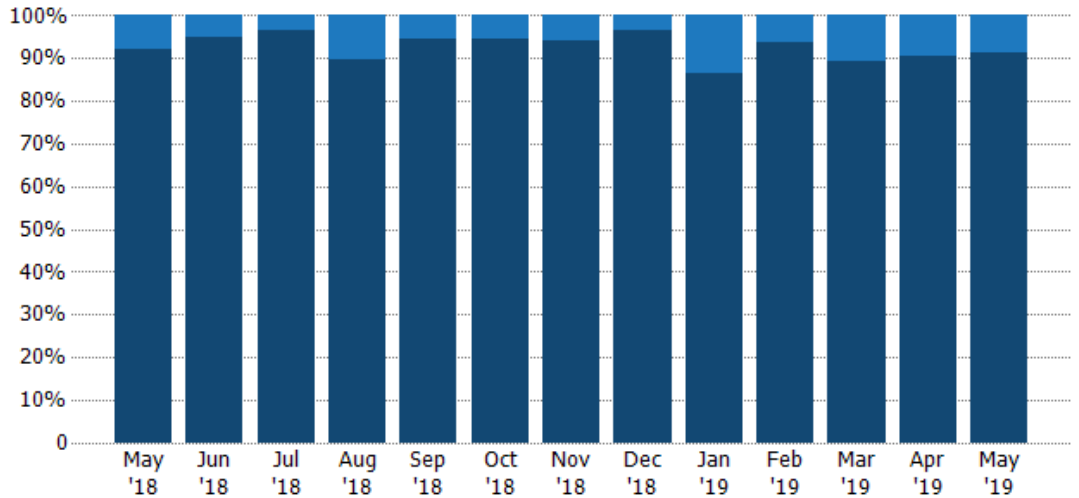
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$49.1M	\$39.6M	\$31.4M	\$40M	\$38.4M	\$29.1M	\$26.8M	\$31.3M	\$15.6M	\$23.9M	\$43.4M	\$47.1M	\$58.9M
Prior Year	\$42.2M	\$49.9M	\$30.7M	\$28.4M	\$29.6M	\$23.9M	\$34.9M	\$25.1M	\$28.8M	\$24.4M	\$40.3M	\$40M	\$49.1M
Percent Change from Prior Year	16%	-21%	2%	41%	30%	22%	-23%	25%	-46%	-2%	8%	18%	20%

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



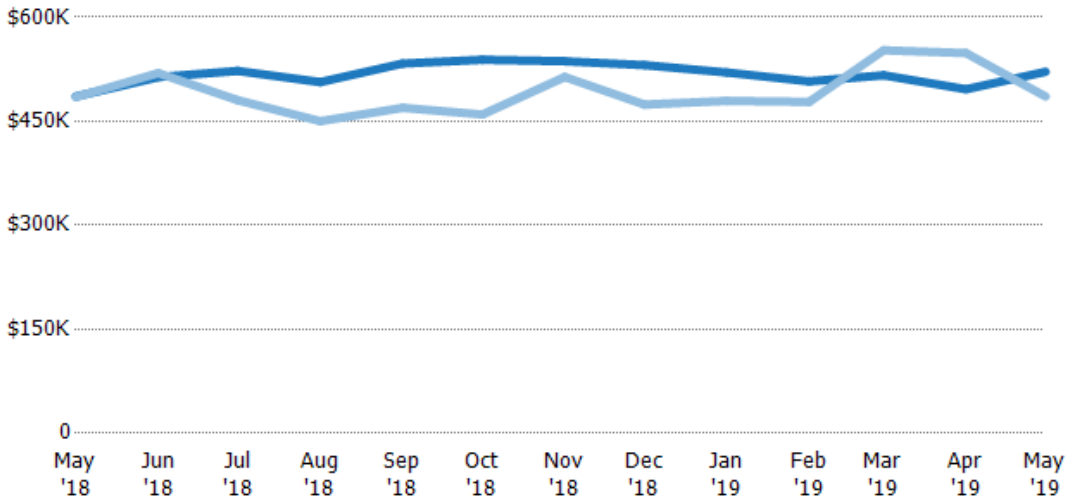
Condo/Townhouse	8%	5%	3%	10%	6%	6%	6%	3%	13%	6%	11%	9%	9%
Single Family Residence	92%	95%	97%	90%	94%	94%	94%	97%	87%	94%	89%	91%	91%

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	\$486K	\$514K	\$523K	\$507K	\$533K	\$539K	\$537K	\$531K	\$520K	\$508K	\$516K	\$496K	\$521K
Prior Year	\$485K	\$519K	\$480K	\$450K	\$469K	\$460K	\$514K	\$474K	\$479K	\$478K	\$552K	\$548K	\$486K
Percent Change from Prior Year	0%	-1%	9%	13%	14%	17%	4%	12%	9%	6%	-7%	-10%	7%

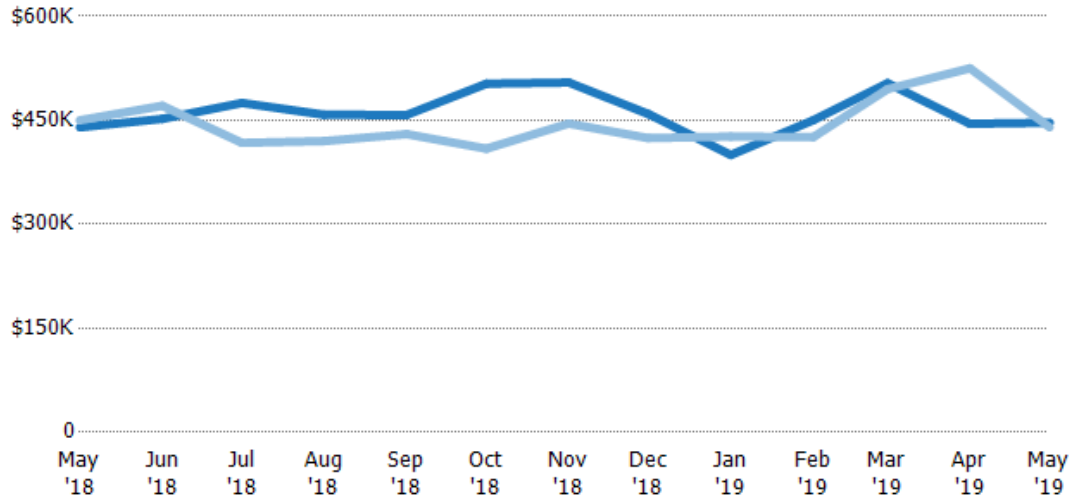
Median Sales Price

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.
May '19	\$447K	1.5%
May '18	\$440K	-2.2%
May '17	\$450K	-8.3%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$440K	\$452K	\$475K	\$458K	\$458K	\$503K	\$505K	\$459K	\$400K	\$450K	\$504K	\$445K	\$447K
Prior Year	\$450K	\$471K	\$417K	\$420K	\$430K	\$409K	\$445K	\$424K	\$427K	\$426K	\$495K	\$525K	\$440K
Percent Change from Prior Year	-2%	-4%	14%	9%	6%	23%	13%	8%	-6%	6%	2%	-15%	2%

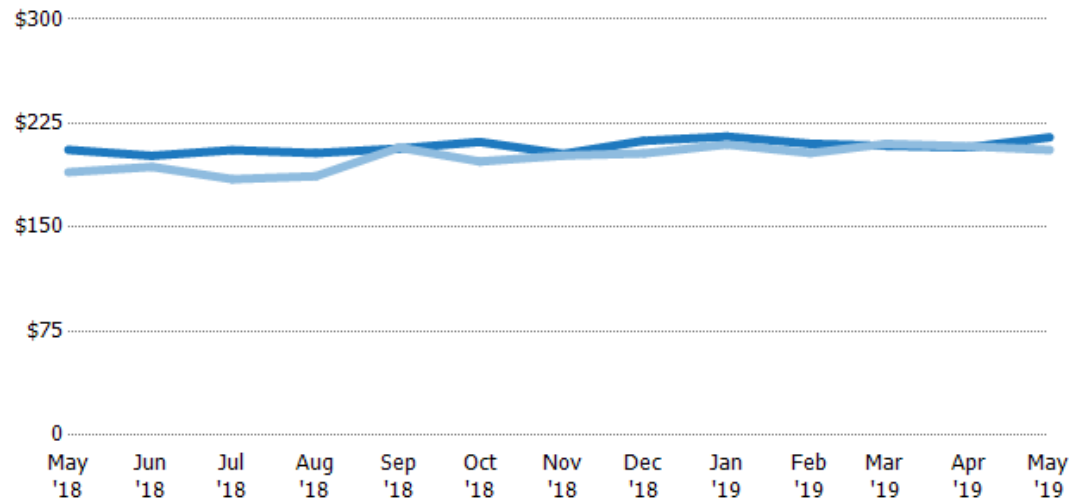
Average Sales Price per Sq Ft

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.
May '19	\$215	4.4%
May '18	\$206	8.5%
May '17	\$190	-4.7%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$206	\$202	\$206	\$204	\$207	\$212	\$203	\$212	\$215	\$210	\$209	\$208	\$215
Prior Year	\$190	\$194	\$185	\$187	\$207	\$197	\$202	\$203	\$210	\$204	\$210	\$208	\$206
Percent Change from Prior Year	8%	4%	11%	9%	0%	7%	1%	4%	3%	3%	-1%	0%	4%

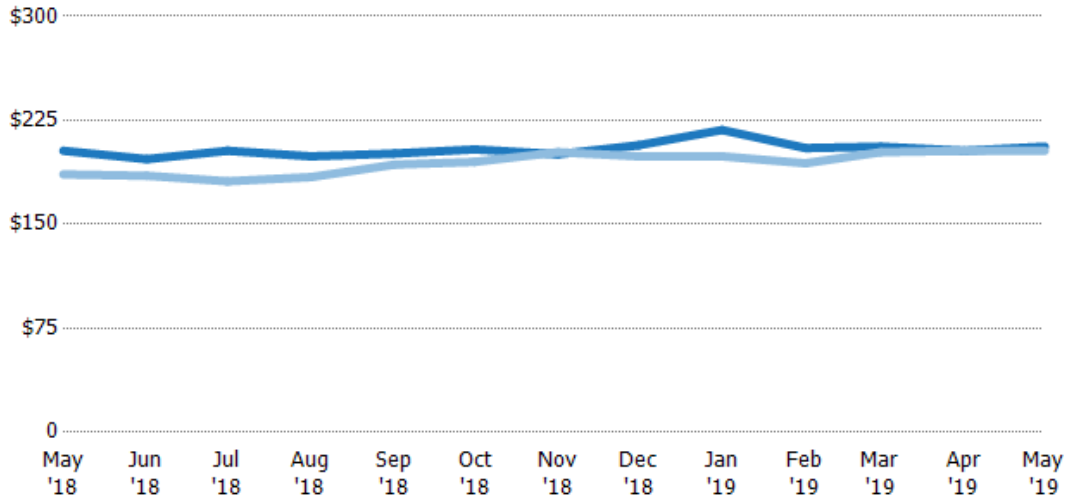
Median Sales Price per Sq Ft

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.
May '19	\$206	1.5%
May '18	\$203	9.1%
May '17	\$186	-4.6%



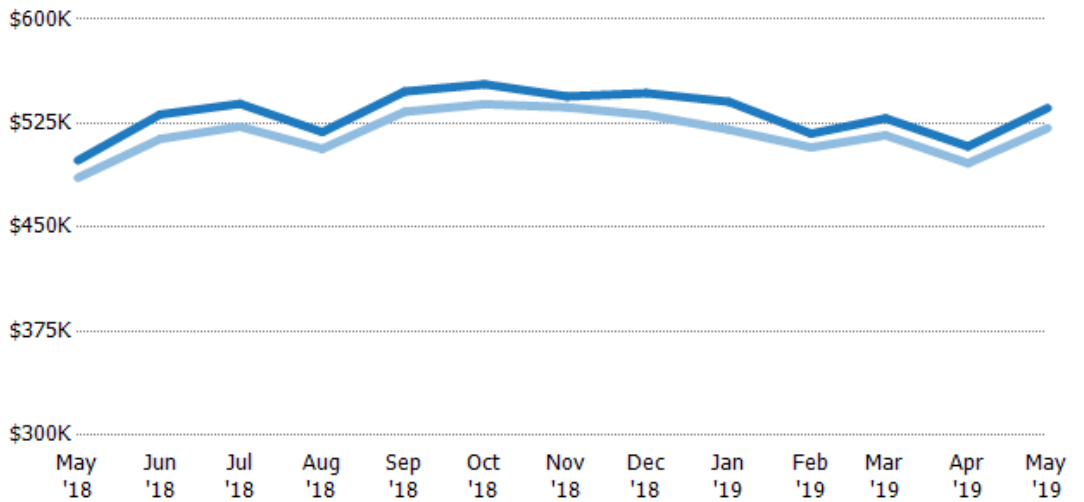
Current Year	\$203	\$197	\$203	\$199	\$201	\$204	\$201	\$207	\$218	\$205	\$206	\$203	\$206
Prior Year	\$186	\$185	\$181	\$184	\$193	\$195	\$202	\$199	\$199	\$194	\$202	\$203	\$203
Percent Change from Prior Year	9%	6%	12%	8%	4%	5%	-1%	4%	10%	6%	2%	0%	1%

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



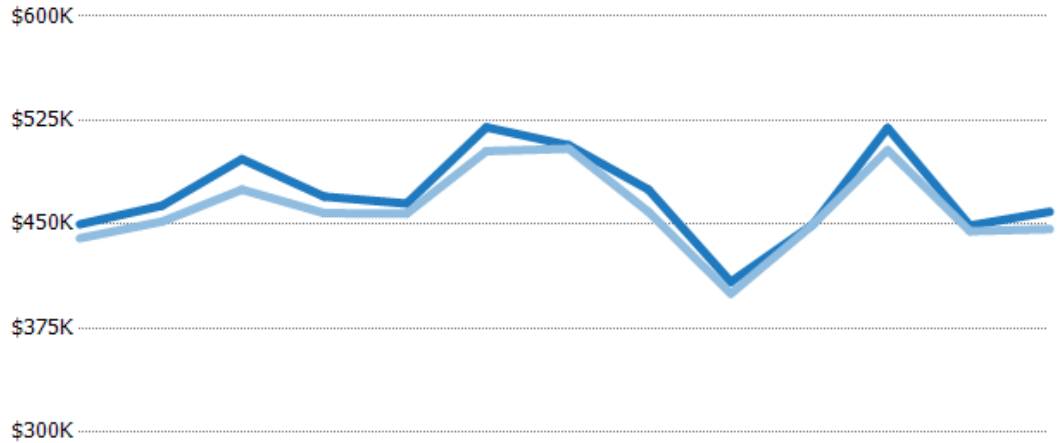
Avg List Price	\$498K	\$531K	\$539K	\$519K	\$548K	\$553K	\$544K	\$547K	\$541K	\$518K	\$529K	\$508K	\$536K
Avg Sales Price	\$486K	\$514K	\$523K	\$507K	\$533K	\$539K	\$537K	\$531K	\$520K	\$508K	\$516K	\$496K	\$521K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	98%	97%	97%	99%	97%	96%	98%	98%	98%	97%

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



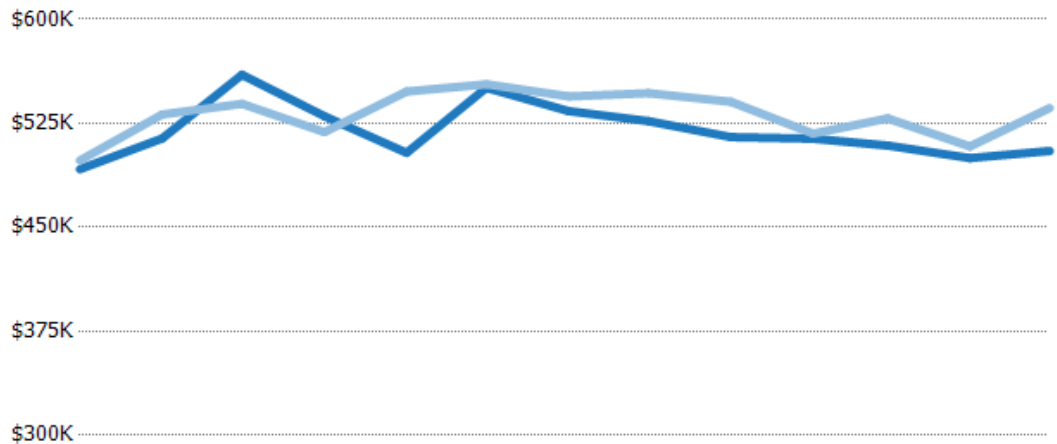
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median List Price	\$450K	\$464K	\$497K	\$470K	\$465K	\$520K	\$507K	\$475K	\$409K	\$450K	\$520K	\$449K	\$459K
Median Sales Price	\$440K	\$452K	\$475K	\$458K	\$458K	\$503K	\$505K	\$459K	\$400K	\$450K	\$504K	\$445K	\$447K
Med Sales Price as a % of Med List Price	98%	98%	96%	97%	98%	97%	100%	97%	98%	100%	97%	99%	97%

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



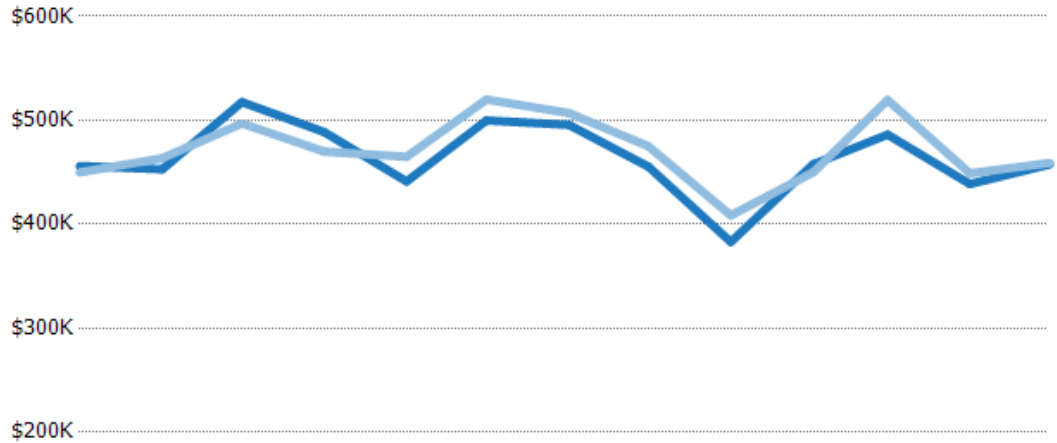
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$492K	\$514K	\$560K	\$530K	\$504K	\$551K	\$534K	\$527K	\$515K	\$514K	\$509K	\$500K	\$505K
Avg Sales Price	\$498K	\$531K	\$539K	\$519K	\$548K	\$553K	\$544K	\$547K	\$541K	\$518K	\$529K	\$508K	\$536K
Avg Sales Price as a % of Avg Est Value	101%	103%	96%	98%	109%	100%	102%	104%	105%	101%	104%	102%	106%

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



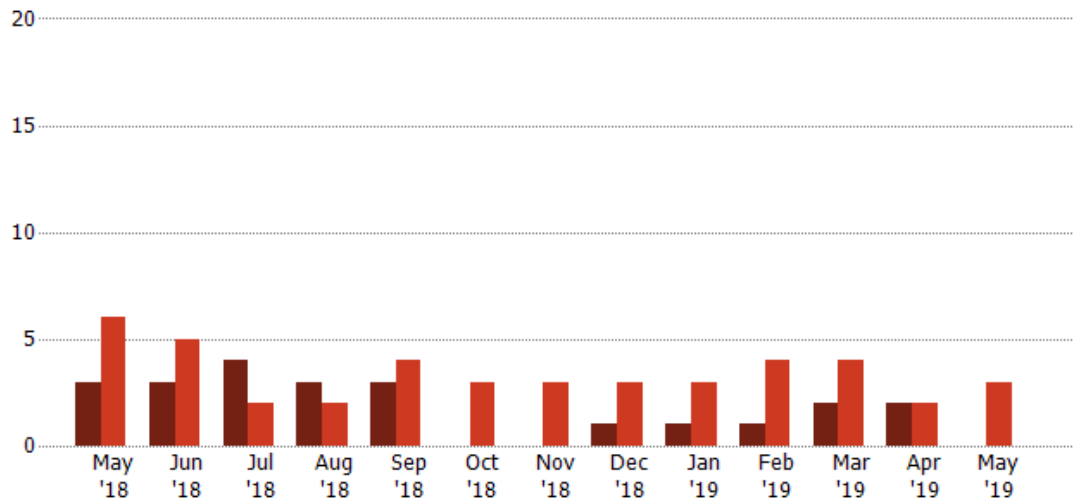
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median Est Value	\$456K	\$453K	\$517K	\$489K	\$441K	\$500K	\$496K	\$455K	\$383K	\$458K	\$486K	\$439K	\$458K
Median Sales Price	\$450K	\$464K	\$497K	\$470K	\$465K	\$520K	\$507K	\$475K	\$409K	\$450K	\$520K	\$449K	\$459K
Med Sales Price as a % of Med Est Value	99%	102%	96%	96%	105%	104%	102%	104%	107%	98%	107%	102%	100%

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



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

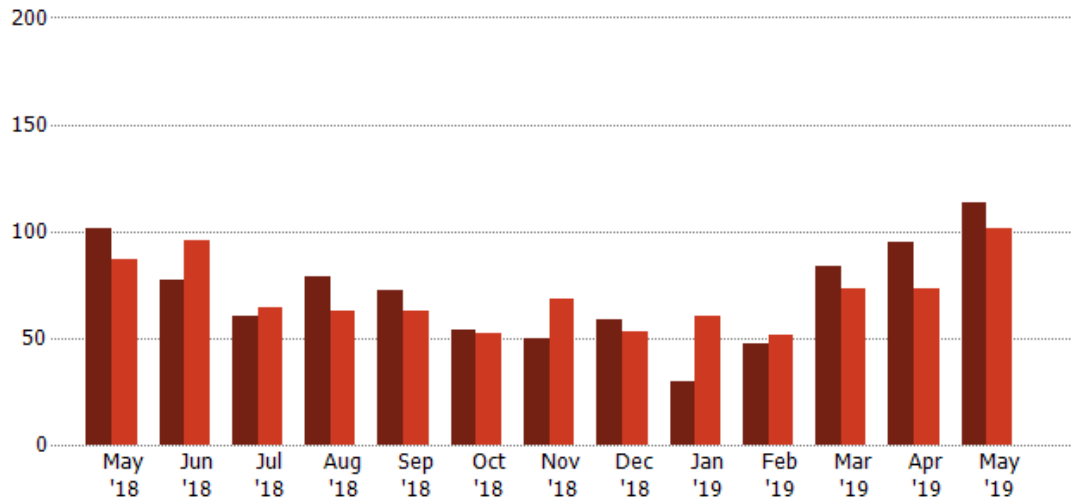
Distressed Sales

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.
May '19	113	11.9%
May '18	101	16.1%
May '17	87	-17.2%



Current Year	101	77	60	79	72	54	50	59	30	47	84	95	113
Prior Year	87	96	64	63	63	52	68	53	60	51	73	73	101
Percent Change from Prior Year	16%	-20%	-6%	25%	14%	4%	-26%	11%	-50%	-8%	15%	30%	12%



Sales Activity by ZIP

May 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	122	\$67,918,308	113	\$58,921,909	\$521,433	\$446,500	\$210	\$205	36

