

2019

CAVE CREEK

MARKET REPORT

August 2019



Scottsdale Area Association of REALTORS®
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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	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	77	78	-1.3%	806	741	+8.8%
New Listing Volume	\$43,254,222	\$43,993,143	-1.7%	\$475,951,699	\$415,498,884	+14.5%
Active Listing Count	182	229	-20.5%	N/A	N/A	
Active Listing Volume	\$148,895,010	\$164,526,725	-9.5%	N/A	N/A	
Average Listing Price	\$818,104	\$718,457	+13.9%	\$787,483	\$721,093	+9.2%
Median Listing Price	\$647,450	\$571,500	+13.3%	\$616,963	\$585,710	+5.3%
Average Listing Price per Sq Ft	\$264	\$230	+14.7%	\$251	\$228	+10%
Median Listing Price per Sq Ft	\$224	\$208	+7.5%	\$218	\$208	+4.5%
Median Days in RPR	70.5	76	-7.2%	63.33	73.38	-13.7%
Months of Inventory	2.4	3.6	-34.1%	3.7	4.3	-14.4%
Absorption Rate	41.76%	27.51%	+14.2%	27.13%	23.23%	+3.9%
Sales Activity Charts Metrics						
New Pending Sales Count	88	78	+12.8%	814	659	+23.5%
New Pending Sales Volume	\$52,020,951	\$43,679,464	+19.1%	\$445,532,051	\$351,537,786	+26.7%
Pending Sales Count	101	64	+57.8%	N/A	N/A	
Pending Sales Volume	\$65,374,162	\$39,199,679	+66.8%	N/A	N/A	
Closed Sales Count	66	75	-12%	598	566	+5.7%
Closed Sales Volume	\$35,327,979	\$37,041,003	-4.6%	\$311,035,465	\$289,933,516	+7.3%
Average Sales Price	\$535,272	\$493,880	+8.4%	\$520,126	\$512,250	+1.5%
Median Sales Price	\$465,895	\$452,500	+3%	\$458,161	\$460,414	-0.5%
Average Sales Price per Sq Ft	\$216	\$202	+6.7%	\$212	\$206	+2.7%
Median Sales Price per Sq Ft	\$215	\$198	+8.3%	\$207	\$200	+3.2%
Distressed Charts Metrics						
Distressed Listing Count	2	3	-33.3%	N/A	N/A	

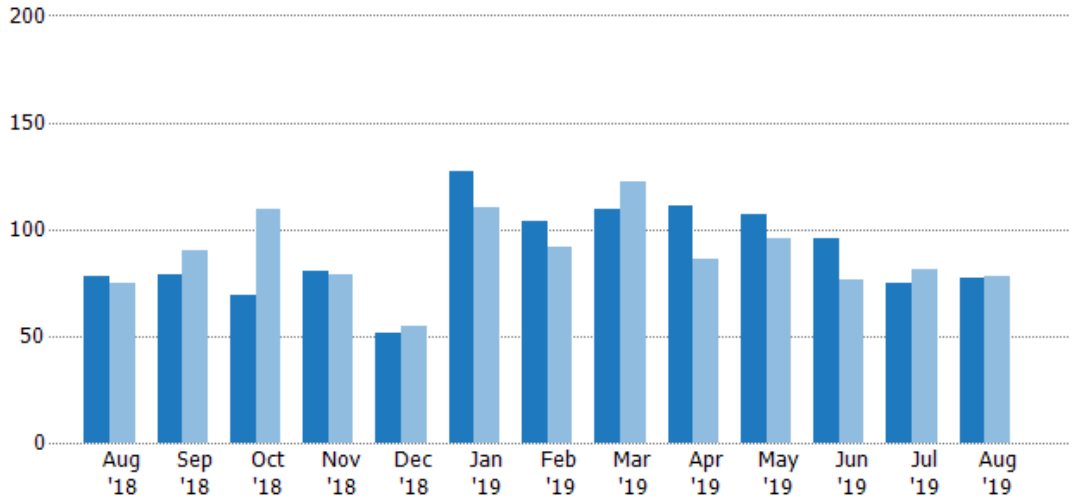
New Listings

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.
Aug '19	77	-1.3%
Aug '18	78	4%
Aug '17	75	2.7%



Current Year	78	79	69	80	51	127	104	109	111	107	96	75	77
Prior Year	75	90	109	79	55	110	92	122	86	96	76	81	78
Percent Change from Prior Year	4%	-12%	-37%	1%	-7%	15%	13%	-11%	29%	11%	26%	-7%	-1%

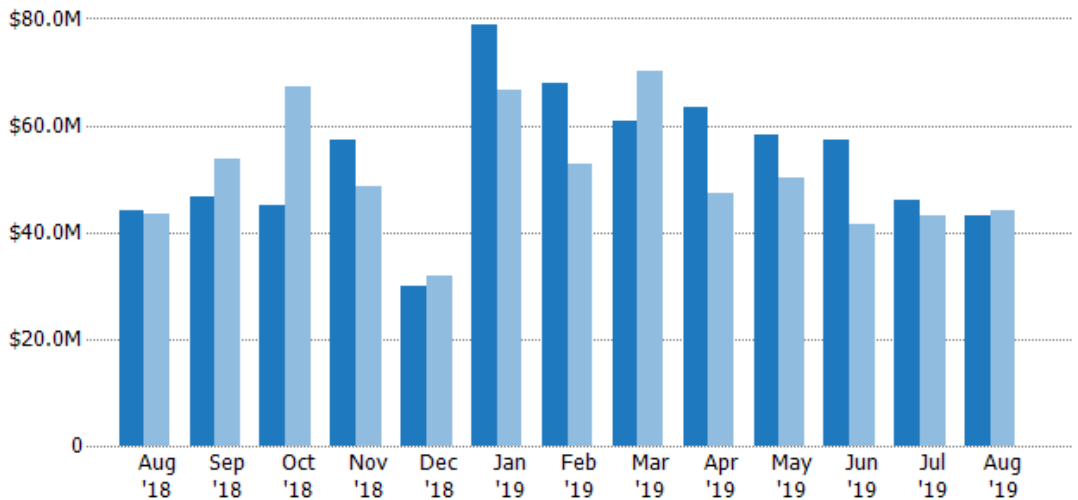
New Listing Volume

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.
Aug '19	\$43.3M	-1.7%
Aug '18	\$44M	1.7%
Aug '17	\$43.3M	-11%



Current Year	\$44M	\$46.6M	\$44.9M	\$57.3M	\$30M	\$78.9M	\$67.9M	\$60.8M	\$63.4M	\$58.3M	\$57.3M	\$46.2M	\$43.3M
Prior Year	\$43.3M	\$53.8M	\$67.2M	\$48.5M	\$31.8M	\$66.7M	\$52.8M	\$70.1M	\$47.3M	\$50.1M	\$41.6M	\$43M	\$44M
Percent Change from Prior Year	2%	-13%	-33%	18%	-6%	18%	29%	-13%	34%	16%	38%	7%	-2%

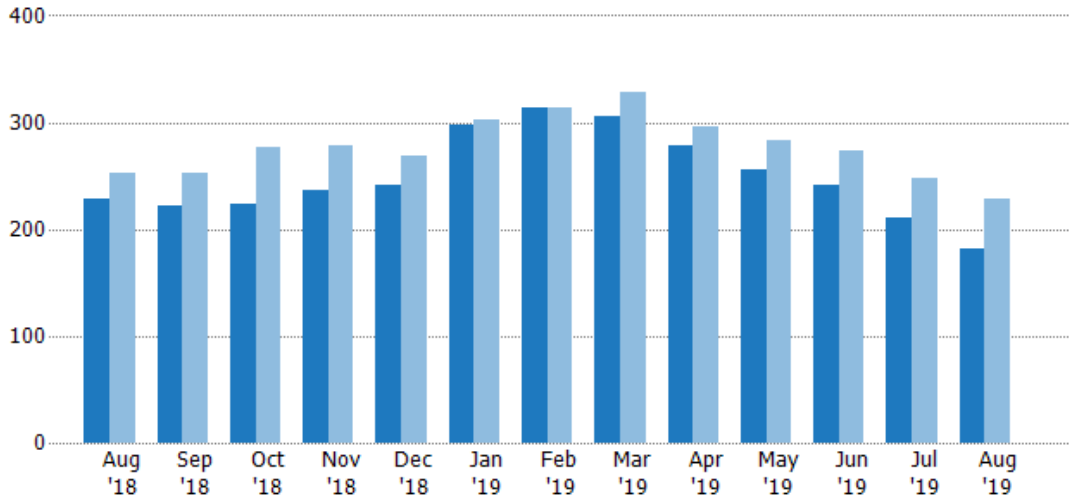
Active Listings

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.
Aug '19	182	-20.5%
Aug '18	229	-9.1%
Aug '17	252	23.8%



Current Year	229	222	224	237	241	298	314	306	278	256	242	210	182
Prior Year	252	253	277	278	268	303	313	328	296	283	273	248	229
Percent Change from Prior Year	-9%	-12%	-19%	-15%	-10%	-2%	0%	-7%	-6%	-10%	-11%	-15%	-21%

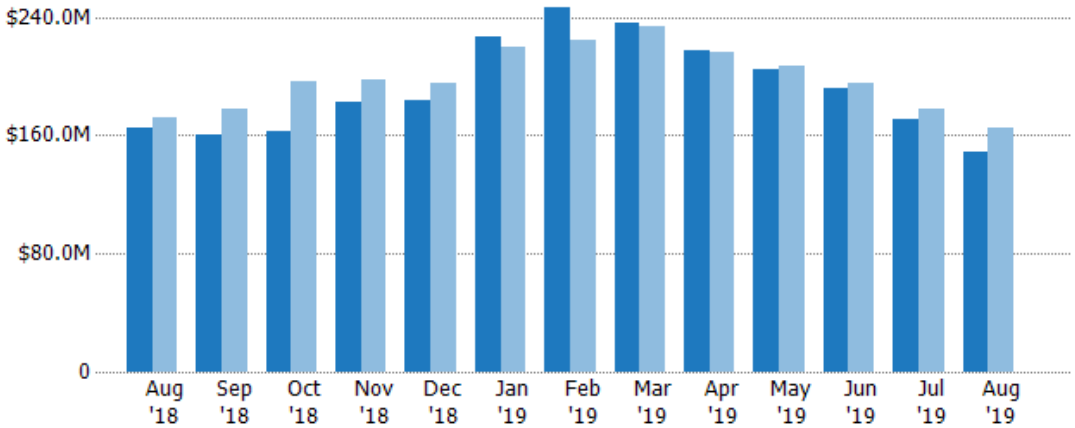
Active Listing Volume

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.
Aug '19	\$149M	-9.5%
Aug '18	\$165M	-4.5%
Aug '17	\$172M	10.8%



Current Year	\$165M	\$160M	\$163M	\$182M	\$183M	\$227M	\$246M	\$236M	\$218M	\$204M	\$192M	\$171M	\$149M
Prior Year	\$172M	\$177M	\$196M	\$198M	\$195M	\$219M	\$225M	\$233M	\$216M	\$207M	\$196M	\$178M	\$165M
Percent Change from Prior Year	-5%	-10%	-17%	-8%	-6%	4%	10%	1%	1%	-2%	-2%	-4%	-10%

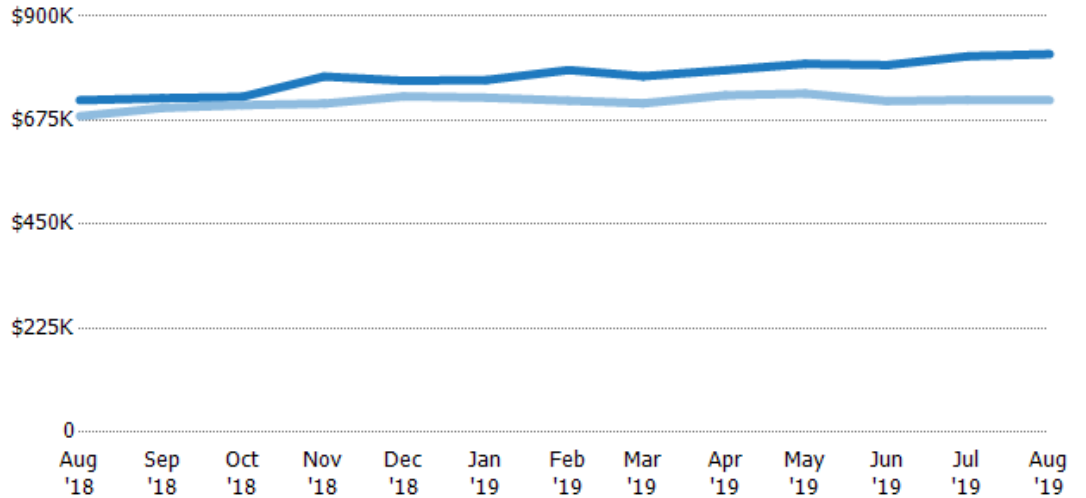
Average Listing Price

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.
Aug '19	\$818K	13.9%
Aug '18	\$718K	5.1%
Aug '17	\$684K	-10.5%



Current Year	\$718K	\$723K	\$725K	\$770K	\$761K	\$762K	\$784K	\$770K	\$783K	\$797K	\$794K	\$813K	\$818K
Prior Year	\$684K	\$702K	\$708K	\$711K	\$727K	\$724K	\$718K	\$712K	\$729K	\$733K	\$716K	\$719K	\$718K
Percent Change from Prior Year	5%	3%	3%	8%	5%	5%	9%	8%	7%	9%	11%	13%	14%

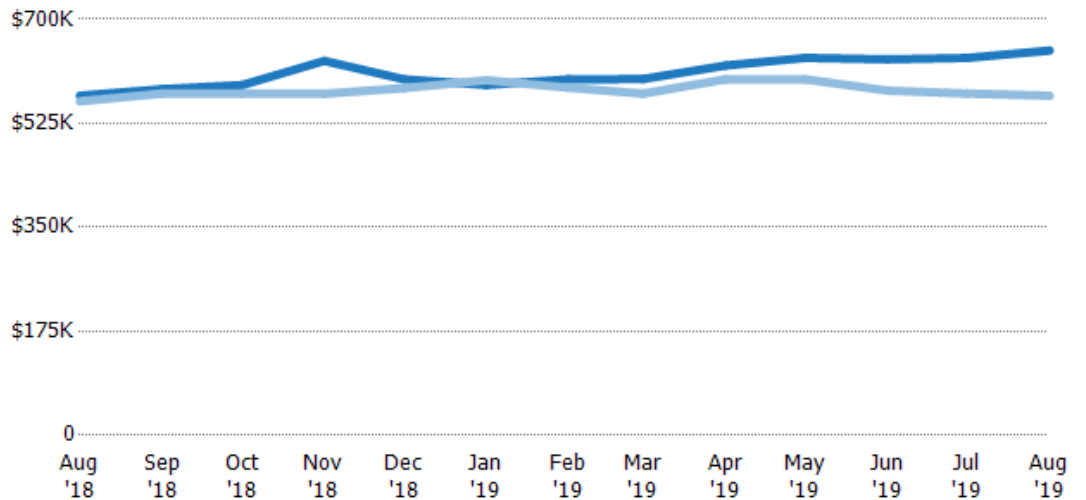
Median Listing Price

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.
Aug '19	\$647K	13.3%
Aug '18	\$572K	1.7%
Aug '17	\$562K	-7.7%



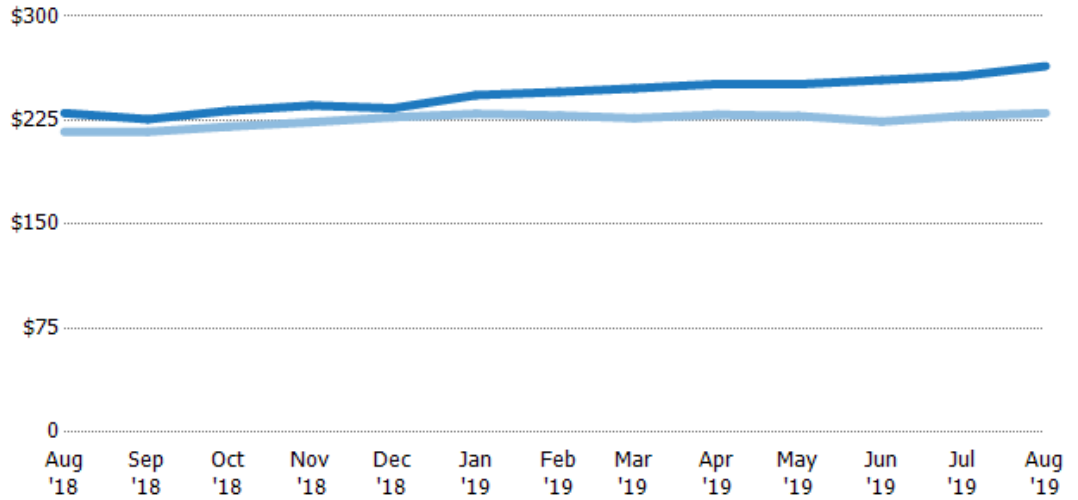
Current Year	\$572K	\$582K	\$589K	\$630K	\$599K	\$589K	\$599K	\$600K	\$622K	\$635K	\$632K	\$635K	\$647K
Prior Year	\$562K	\$575K	\$575K	\$575K	\$584K	\$598K	\$585K	\$575K	\$599K	\$599K	\$580K	\$575K	\$572K
Percent Change from Prior Year	2%	1%	2%	10%	3%	-1%	2%	4%	4%	6%	9%	10%	13%

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



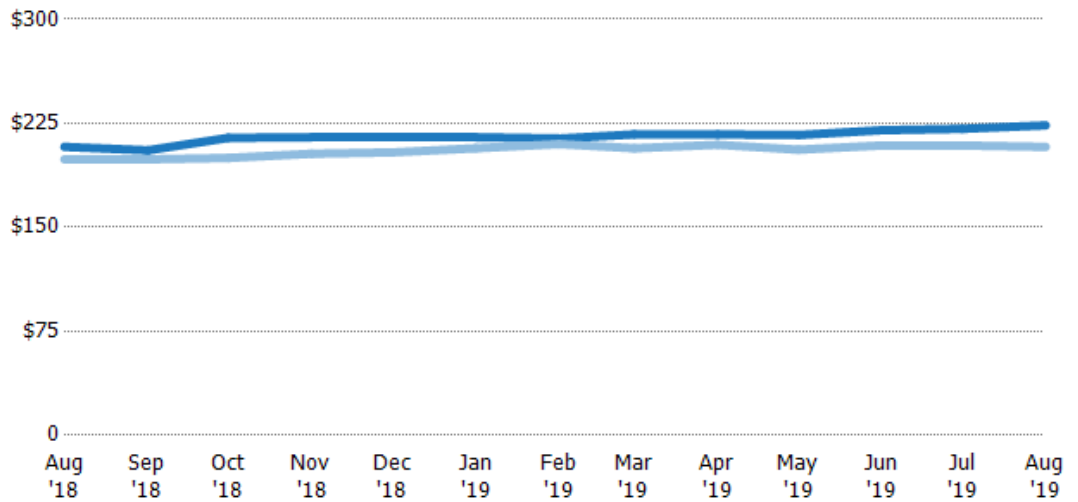
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$230	\$226	\$232	\$236	\$234	\$243	\$245	\$248	\$251	\$251	\$254	\$257	\$264
Prior Year	\$217	\$217	\$220	\$224	\$227	\$230	\$228	\$226	\$229	\$228	\$224	\$228	\$230
Percent Change from Prior Year	6%	4%	5%	5%	3%	6%	7%	10%	10%	10%	13%	13%	15%

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



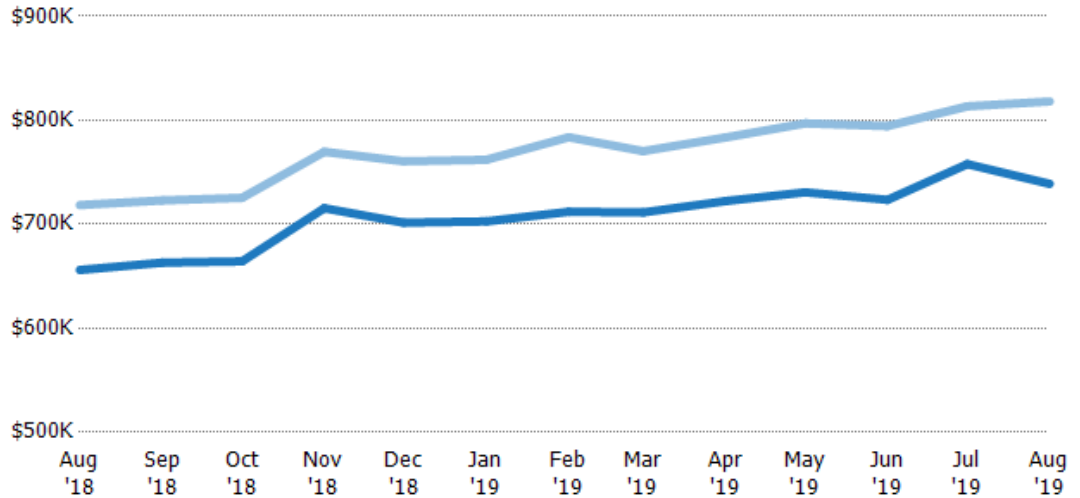
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$208	\$206	\$215	\$215	\$215	\$215	\$214	\$217	\$217	\$217	\$220	\$221	\$224
Prior Year	\$199	\$199	\$200	\$203	\$204	\$207	\$210	\$207	\$210	\$206	\$209	\$209	\$208
Percent Change from Prior Year	5%	3%	7%	6%	5%	4%	2%	5%	4%	5%	5%	6%	7%

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



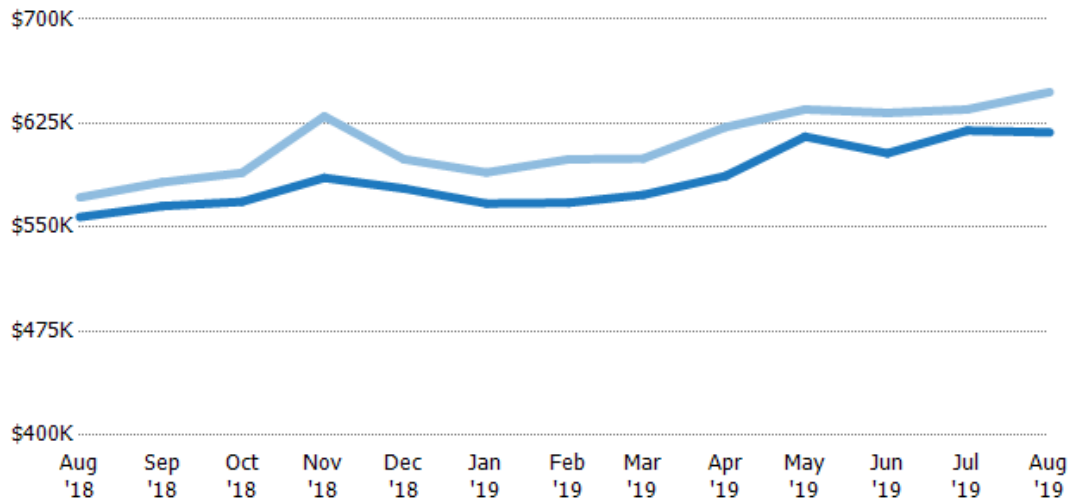
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$656K	\$663K	\$664K	\$715K	\$702K	\$703K	\$712K	\$711K	\$722K	\$731K	\$724K	\$758K	\$739K
Avg Listing Price	\$718K	\$723K	\$725K	\$770K	\$761K	\$762K	\$784K	\$770K	\$783K	\$797K	\$794K	\$813K	\$818K
Avg Listing Price as a % of Avg Est Value	110%	109%	109%	108%	108%	108%	110%	108%	108%	109%	110%	107%	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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$557K	\$565K	\$568K	\$586K	\$578K	\$567K	\$568K	\$573K	\$587K	\$615K	\$603K	\$620K	\$618K
Median Listing Price	\$572K	\$582K	\$589K	\$630K	\$599K	\$589K	\$599K	\$600K	\$622K	\$635K	\$632K	\$635K	\$647K
Med Listing Price as a % of Med Est Value	103%	103%	104%	108%	104%	104%	106%	105%	106%	103%	105%	102%	105%

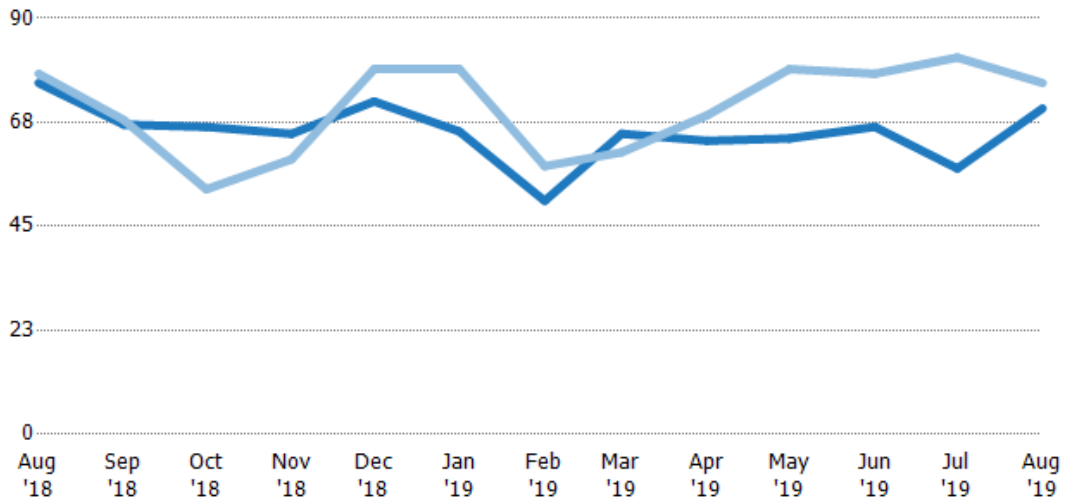
Median Days in RPR

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.
Aug '19	70.5	-7.2%
Aug '18	76	-2.6%
Aug '17	78	12.8%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	76	67	66.5	65	72	65.5	50.5	65	63.5	64	66.5	57.5	70.5
Prior Year	78	68	53	59.5	79	79	58	61	69	79	78	81.5	76
Percent Change from Prior Year	-3%	-1%	25%	9%	-9%	-17%	-13%	7%	-8%	-19%	-15%	-29%	-7%

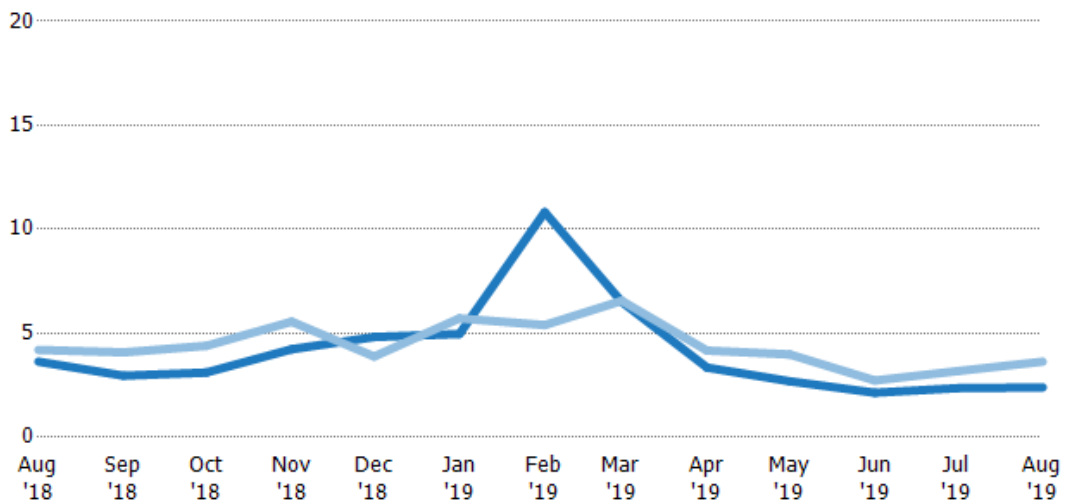
Months of Inventory

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.
Aug '19	2.39	-34.1%
Aug '18	3.63	-13.5%
Aug '17	4.2	23.8%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	3.63	2.96	3.11	4.23	4.82	4.97	10.8	6.51	3.35	2.69	2.14	2.36	2.39
Prior Year	4.2	4.08	4.4	5.56	3.88	5.72	5.4	6.56	4.17	3.99	2.73	3.18	3.63
Percent Change from Prior Year	-13%	-27%	-29%	-24%	24%	-13%	101%	-1%	-20%	-32%	-22%	-26%	-34%

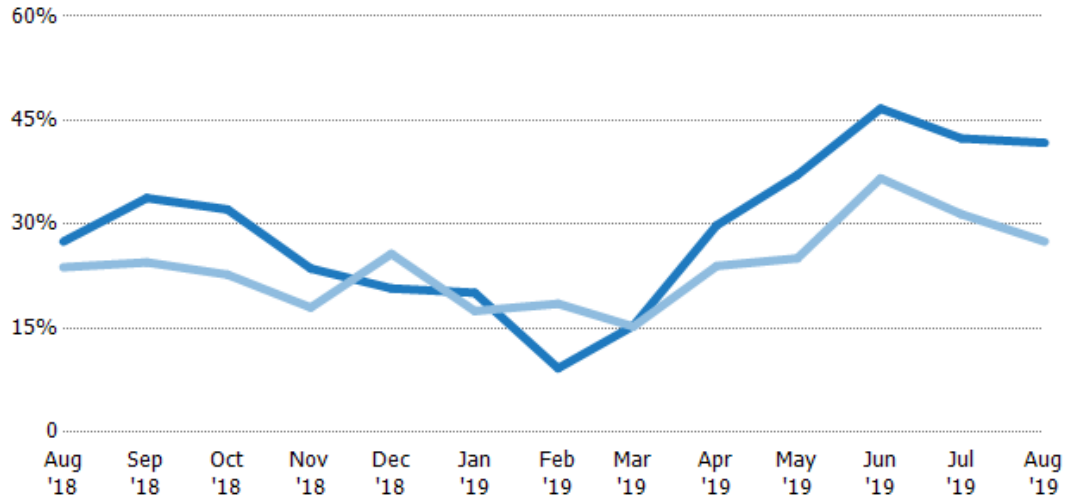
Absorption Rate

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.
Aug '19	42%	-14.2%
Aug '18	28%	-3.7%
Aug '17	24%	-19.2%



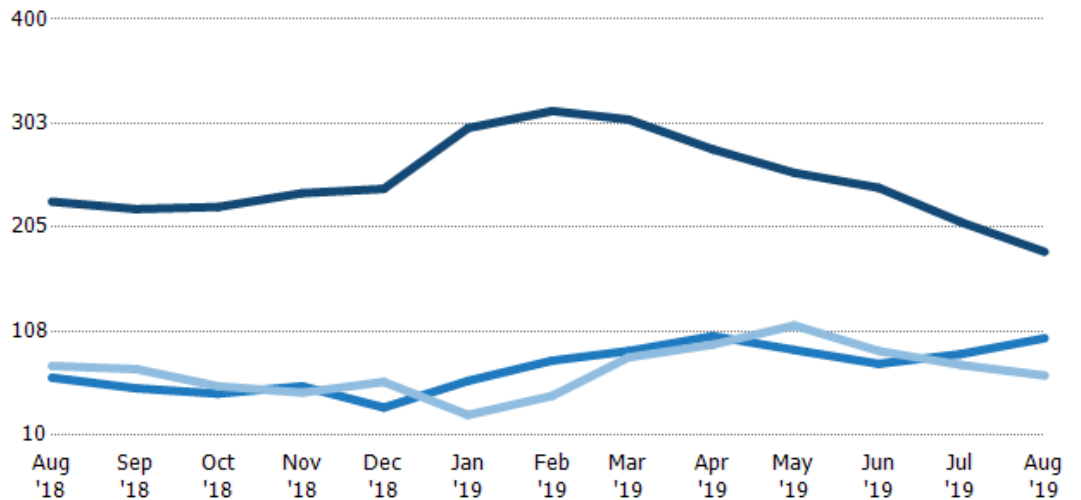
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	28%	34%	32%	24%	21%	20%	9%	15%	30%	37%	47%	42%	42%
Prior Year	24%	25%	23%	18%	26%	17%	19%	15%	24%	25%	37%	31%	28%
Change from Prior Year	-4%	-9%	-9%	-6%	5%	-3%	9%	0%	-6%	-12%	-10%	-11%	-14%

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	229	222	224	237	241	298	314	306	278	256	242	210	182
Pending	64	54	49	56	36	61	80	89	103	90	77	86	101
Sold	75	72	56	50	60	29	47	83	95	113	89	76	66

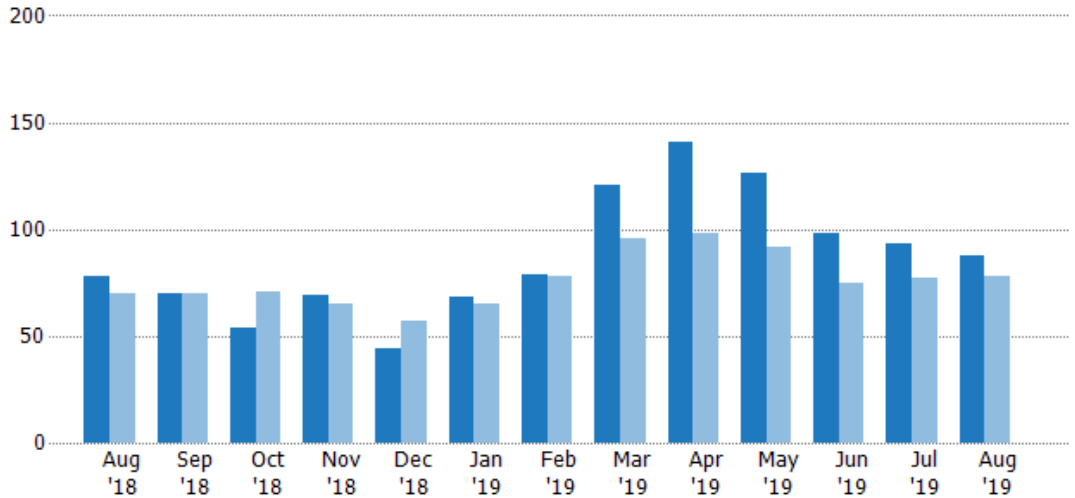
New Pending Sales

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.
Aug '19	88	12.8%
Aug '18	78	11.4%
Aug '17	70	11.4%



Current Year	78	70	54	69	44	68	79	121	141	126	98	93	88
Prior Year	70	70	71	65	57	65	78	96	98	92	75	77	78
Percent Change from Prior Year	11%	0%	-24%	6%	-23%	5%	1%	26%	44%	37%	31%	21%	13%

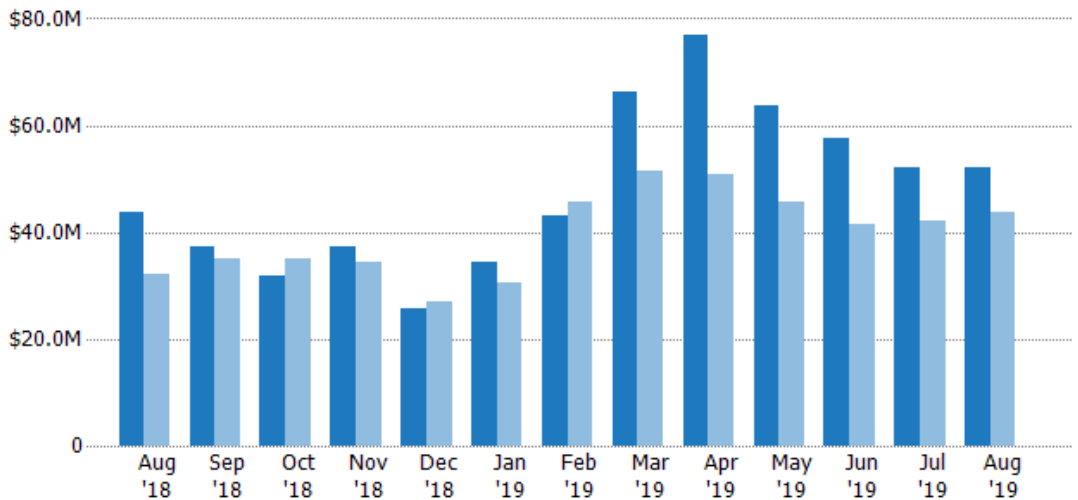
New Pending Sales Volume

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.
Aug '19	\$52M	19.1%
Aug '18	\$43.7M	36.5%
Aug '17	\$32M	20.1%



Current Year	\$43.7M	\$37.4M	\$31.9M	\$37.2M	\$25.7M	\$34.3M	\$43M	\$66.1M	\$76.8M	\$63.7M	\$57.5M	\$52M	\$52M
Prior Year	\$32M	\$35M	\$35.1M	\$34.5M	\$27M	\$30.6M	\$45.6M	\$51.6M	\$50.7M	\$45.8M	\$41.3M	\$42.2M	\$43.7M
Percent Change from Prior Year	36%	7%	-9%	8%	-5%	12%	-6%	28%	52%	39%	39%	23%	19%

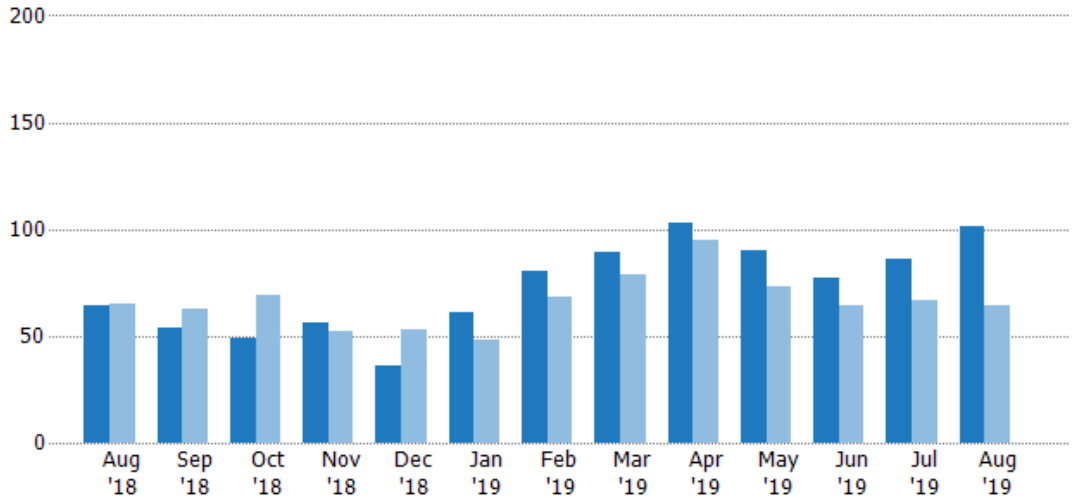
Pending Sales

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.
Aug '19	101	57.8%
Aug '18	64	-1.5%
Aug '17	65	21.5%



Current Year	64	54	49	56	36	61	80	89	103	90	77	86	101
Prior Year	65	63	69	52	53	48	68	79	95	73	64	67	64
Percent Change from Prior Year	-2%	-14%	-29%	8%	-32%	27%	18%	13%	8%	23%	20%	28%	58%

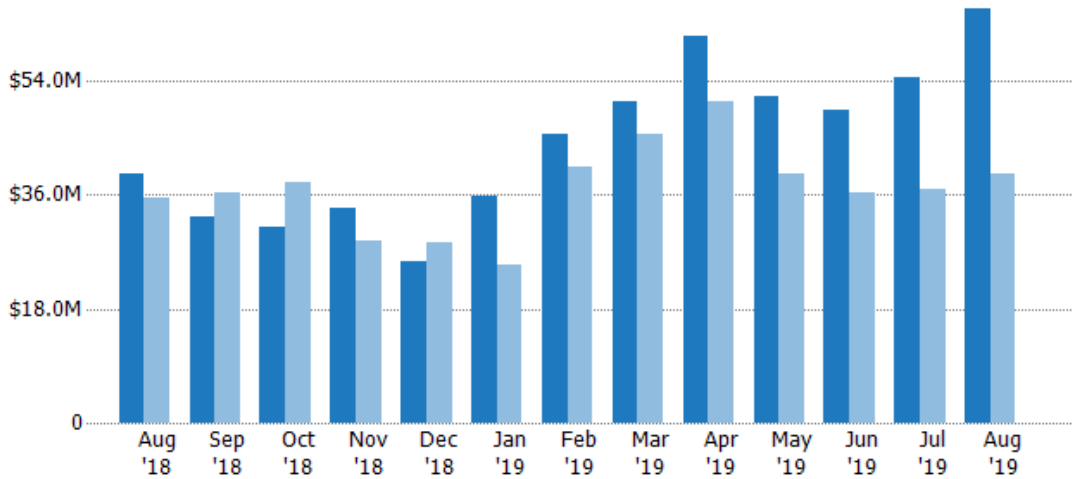
Pending Sales Volume

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.
Aug '19	\$65.4M	66.8%
Aug '18	\$39.2M	10.3%
Aug '17	\$35.5M	12.5%



Current Year	\$39.2M	\$32.6M	\$31M	\$33.9M	\$25.4M	\$35.7M	\$45.6M	\$50.7M	\$61.1M	\$51.4M	\$49.3M	\$54.5M	\$65.4M
Prior Year	\$35.5M	\$36.3M	\$37.9M	\$28.9M	\$28.5M	\$24.9M	\$40.3M	\$45.6M	\$50.8M	\$39.3M	\$36.5M	\$36.9M	\$39.2M
Percent Change from Prior Year	10%	-10%	-18%	17%	-11%	43%	13%	11%	20%	31%	35%	48%	67%

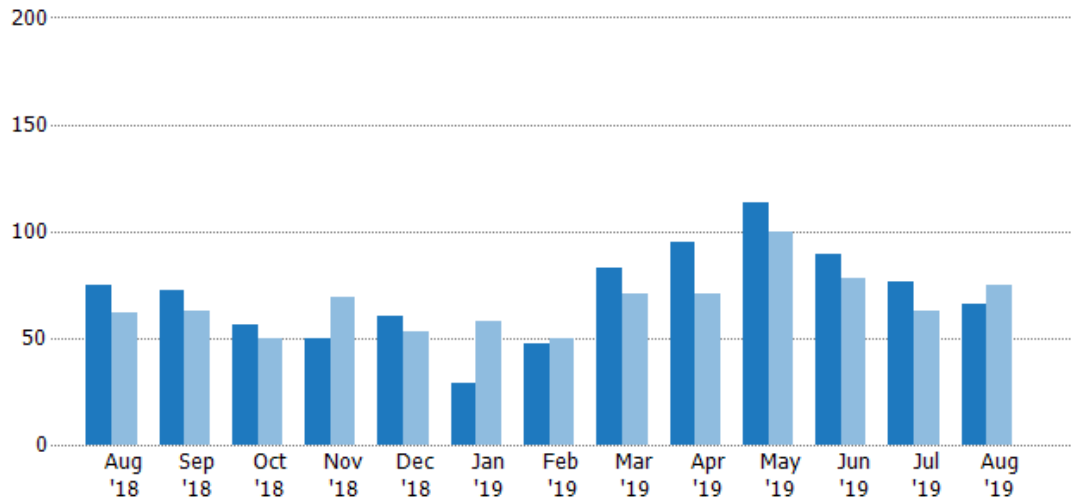
Closed Sales

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.
Aug '19	66	-12%
Aug '18	75	21%
Aug '17	62	-6.5%



Current Year	75	72	56	50	60	29	47	83	95	113	89	76	66
Prior Year	62	63	50	69	53	58	50	71	71	100	78	63	75
Percent Change from Prior Year	21%	14%	12%	-28%	13%	-50%	-6%	17%	34%	13%	14%	21%	-12%

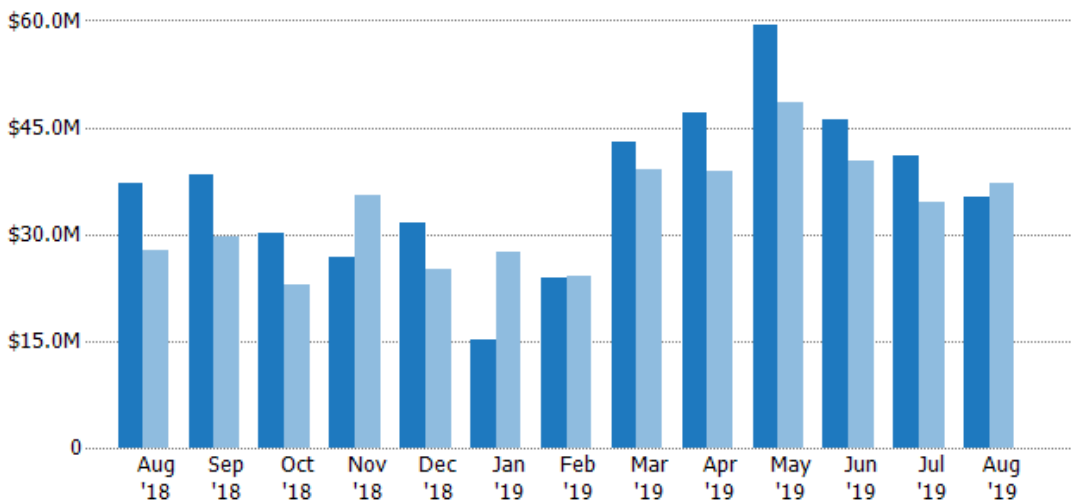
Closed Sales Volume

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

Month/ Year	Volume	% Chg.
Aug '19	\$35.3M	-4.6%
Aug '18	\$37M	33.1%
Aug '17	\$27.8M	-5.1%



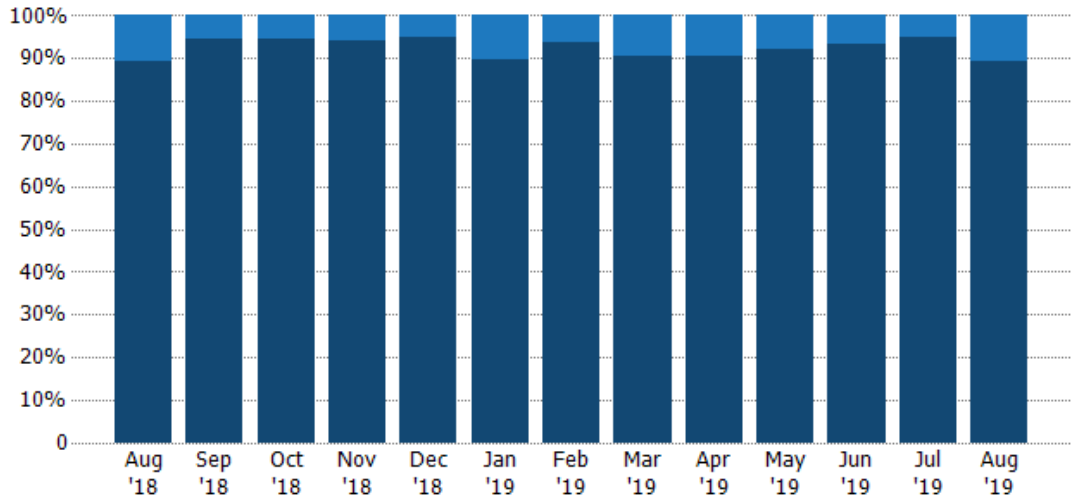
Current Year	\$37M	\$38.4M	\$30.2M	\$26.8M	\$31.6M	\$15.3M	\$23.9M	\$43M	\$47.1M	\$59.3M	\$46.1M	\$41.1M	\$35.3M
Prior Year	\$27.8M	\$29.6M	\$23M	\$35.5M	\$25.1M	\$27.5M	\$24.1M	\$39.1M	\$38.9M	\$48.5M	\$40.3M	\$34.5M	\$37M
Percent Change from Prior Year	33%	30%	31%	-24%	26%	-44%	-1%	10%	21%	22%	14%	19%	-5%

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



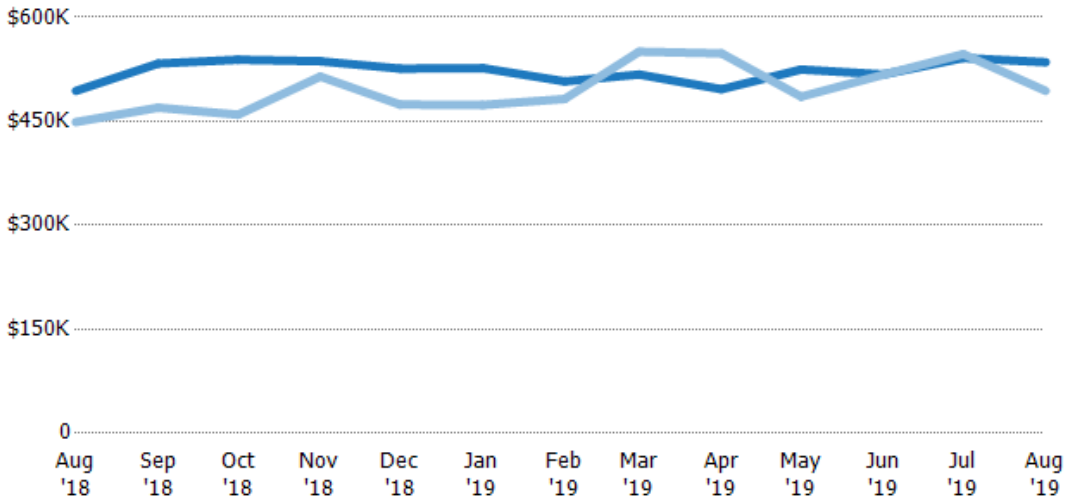
Condo/Townhouse	11%	6%	5%	6%	5%	10%	6%	10%	9%	8%	7%	5%	11%
Single Family Residence	89%	94%	95%	94%	95%	90%	94%	90%	91%	92%	93%	95%	89%

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	\$494K	\$533K	\$539K	\$537K	\$526K	\$527K	\$508K	\$517K	\$496K	\$525K	\$518K	\$541K	\$535K
Prior Year	\$449K	\$470K	\$459K	\$514K	\$474K	\$473K	\$482K	\$550K	\$548K	\$485K	\$517K	\$547K	\$494K
Percent Change from Prior Year	10%	14%	17%	4%	11%	11%	5%	-6%	-9%	8%	0%	-1%	8%

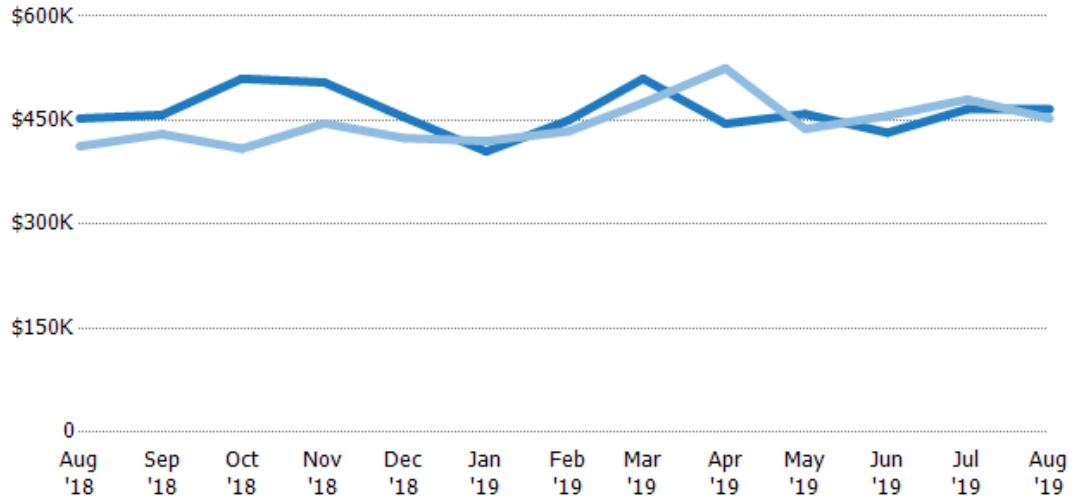
Median Sales Price

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.
Aug '19	\$466K	3%
Aug '18	\$453K	9.7%
Aug '17	\$413K	5.5%



Current Year	\$453K	\$458K	\$510K	\$505K	\$455K	\$405K	\$450K	\$510K	\$445K	\$459K	\$432K	\$466K	\$466K
Prior Year	\$413K	\$430K	\$409K	\$446K	\$424K	\$420K	\$434K	\$475K	\$525K	\$437K	\$457K	\$480K	\$453K
Percent Change from Prior Year	10%	6%	25%	13%	7%	-4%	4%	7%	-15%	5%	-5%	-3%	3%

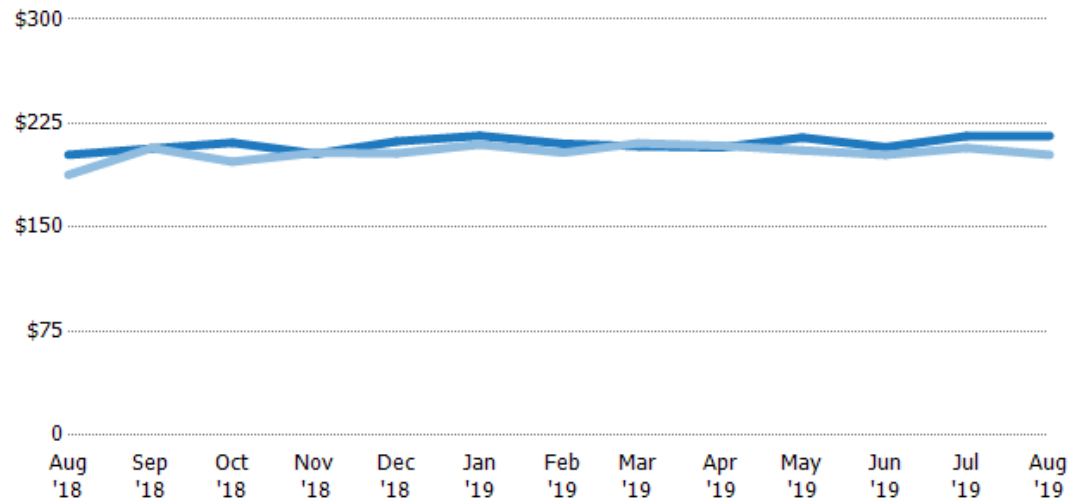
Average Sales Price per Sq Ft

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.
Aug '19	\$216	6.7%
Aug '18	\$202	7.7%
Aug '17	\$188	-2.3%



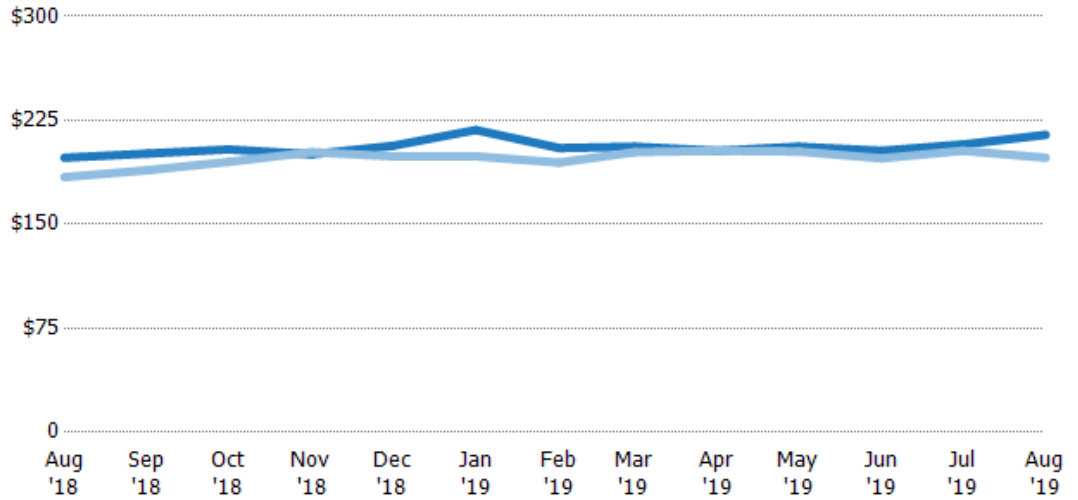
Current Year	\$202	\$207	\$211	\$203	\$212	\$216	\$210	\$208	\$208	\$215	\$208	\$216	\$216
Prior Year	\$188	\$207	\$197	\$204	\$203	\$210	\$204	\$211	\$209	\$205	\$202	\$207	\$202
Percent Change from Prior Year	8%	0%	7%	0%	4%	3%	3%	-1%	-1%	4%	3%	4%	7%

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



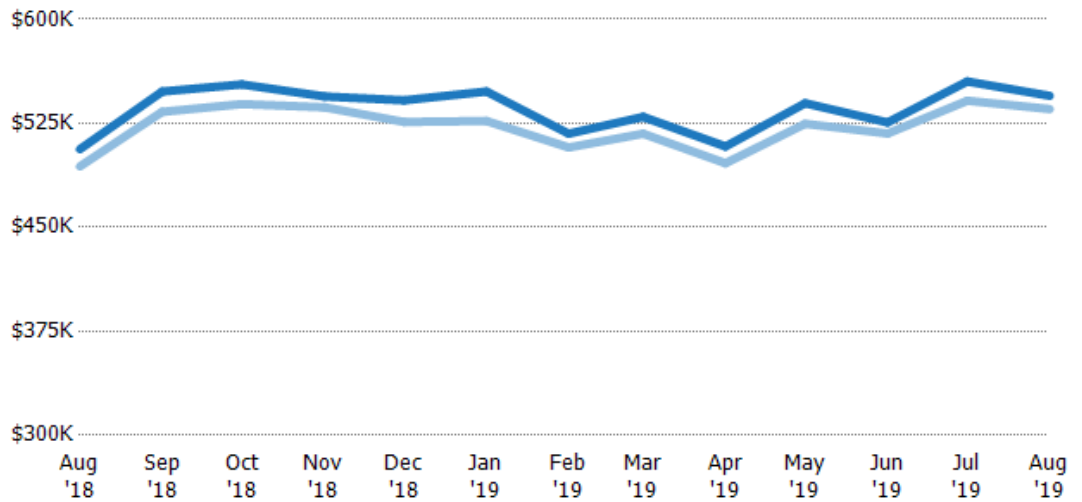
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$198	\$201	\$204	\$201	\$207	\$218	\$205	\$206	\$203	\$206	\$203	\$208	\$215
Prior Year	\$184	\$189	\$195	\$202	\$199	\$199	\$195	\$202	\$203	\$203	\$198	\$203	\$198
Percent Change from Prior Year	8%	6%	5%	-1%	4%	10%	5%	2%	0%	2%	3%	2%	8%

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



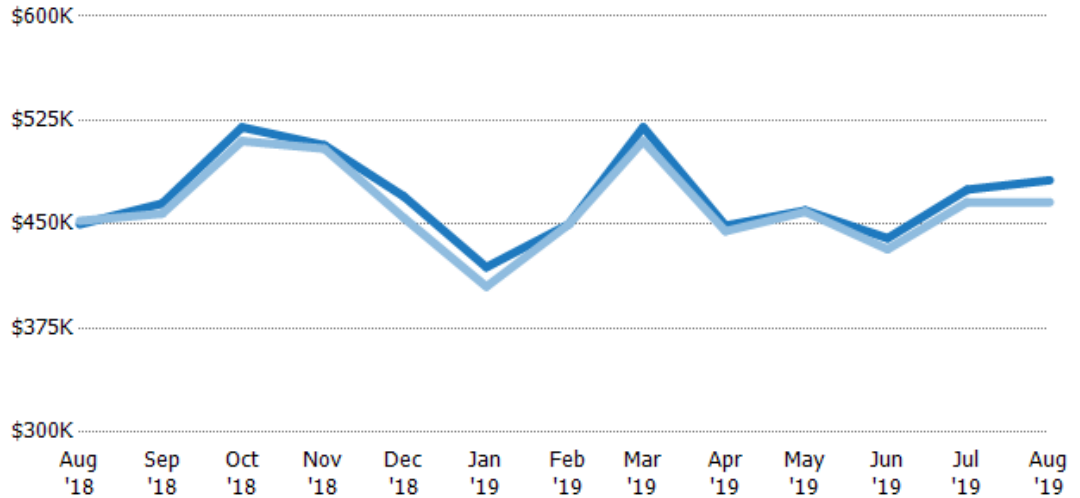
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg List Price	\$506K	\$548K	\$553K	\$544K	\$542K	\$548K	\$518K	\$530K	\$508K	\$539K	\$526K	\$555K	\$545K
Avg Sales Price	\$494K	\$533K	\$539K	\$537K	\$526K	\$527K	\$508K	\$517K	\$496K	\$525K	\$518K	\$541K	\$535K
Avg Sales Price as a % of Avg List Price	98%	97%	97%	99%	97%	96%	98%	98%	98%	97%	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

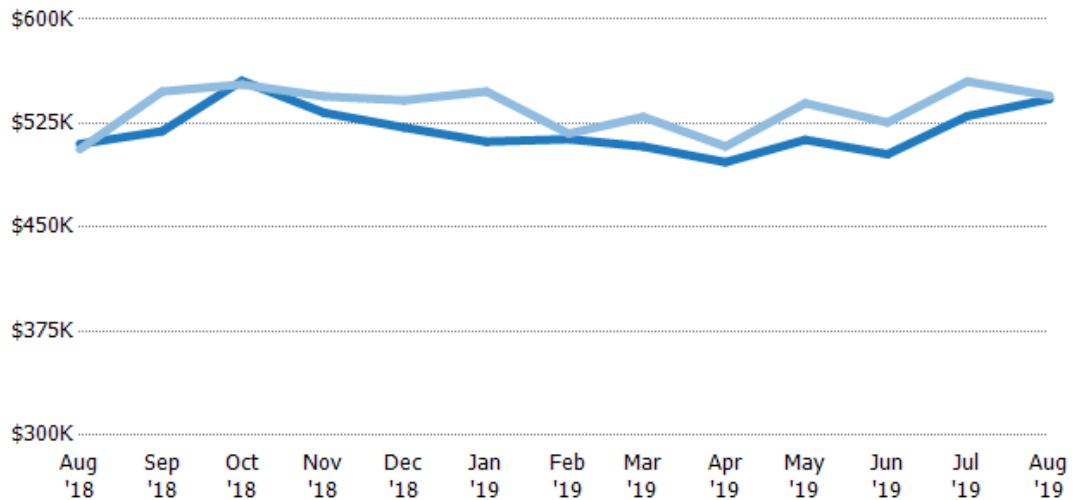


Average Sales Price vs Average Est Value

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

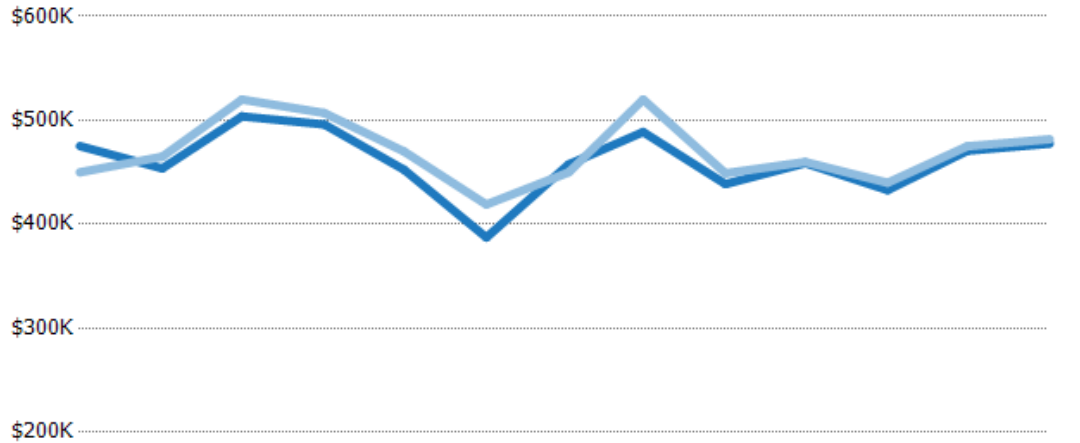


Median Sales Price vs Median Est Value

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



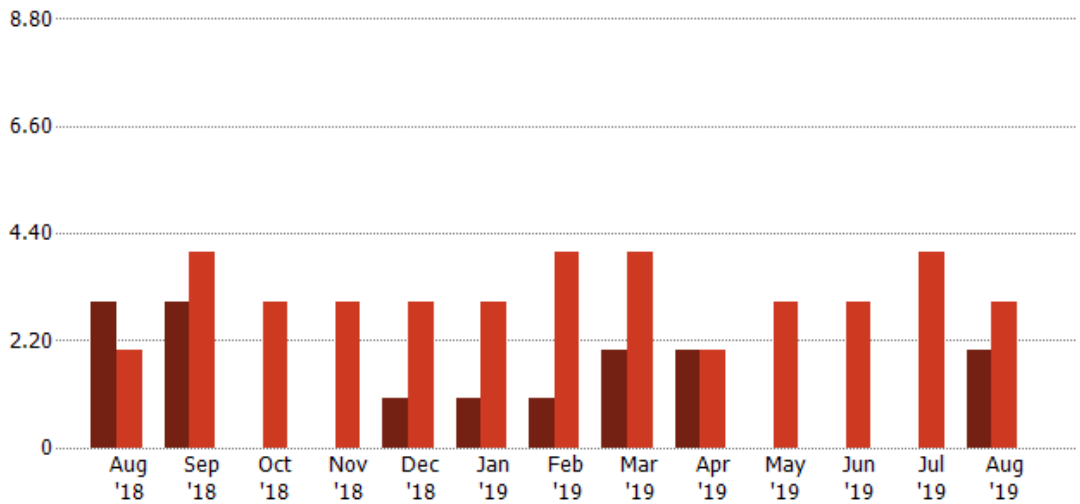
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$475K	\$454K	\$504K	\$496K	\$452K	\$387K	\$458K	\$489K	\$439K	\$459K	\$433K	\$471K	\$478K
Median Sales Price	\$450K	\$465K	\$520K	\$507K	\$470K	\$419K	\$450K	\$520K	\$449K	\$460K	\$440K	\$475K	\$482K
Med Sales Price as a % of Med Est Value	95%	102%	103%	102%	104%	108%	98%	106%	102%	100%	102%	101%	101%

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



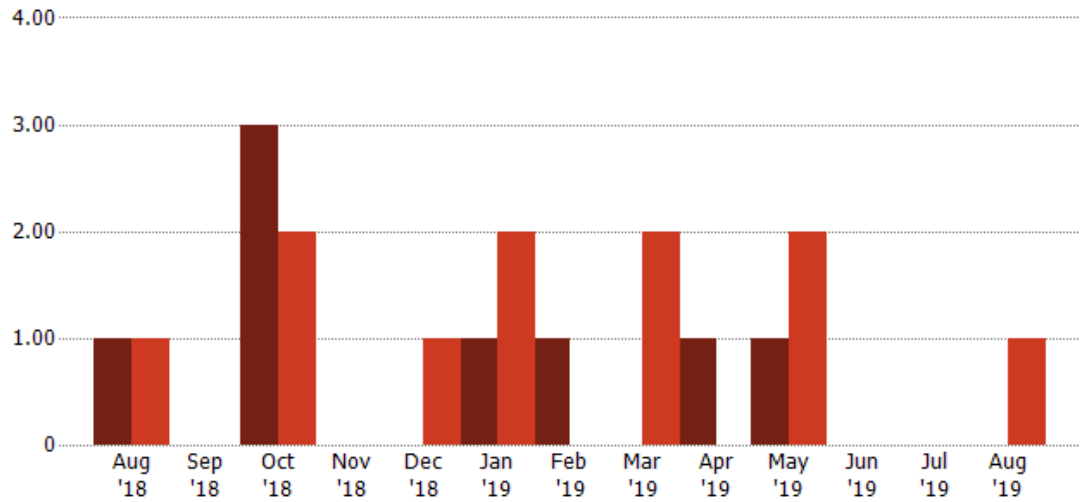
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	3	3	-	-	1	1	1	2	2	-	-	-	2
Prior Year	2	4	3	3	3	3	4	4	2	3	3	4	3
Percent Change from Prior Year	50%	-25%	-100%	-100%	-67%	-67%	-75%	-50%	0%	-100%	-100%	-100%	-33%

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



Current Year	1	-	3	-	-	1	1	-	1	1	-	-	-
Prior Year	1	-	2	-	1	2	-	2	-	2	-	-	1
Percent Change from Prior Year	0%	-	50%	-	-100%	-50%	100%	-100%	100%	-50%	-	-	-100%



Sales Activity by ZIP

Aug 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	101	\$65,374,162	66	\$35,327,979	\$535,272	\$465,895	\$212	\$210	38

