



2020

CAVE CREEK MARKET REPORT February 2020



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 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	97	100	-3%	180	221	-18.6%
New Listing Volume	\$67,158,838	\$65,142,236	+3.1%	\$122,992,263	\$138,601,646	-11.3%
Active Listing Count	167	306	-45.4%	N/A	N/A	
Active Listing Volume	\$157,196,218	\$236,337,395	-33.5%	N/A	N/A	
Average Listing Price	\$941,295	\$772,344	+21.9%	\$899,534	\$762,077	+18%
Median Listing Price	\$725,000	\$594,500	+22%	\$710,863	\$591,954	+20.1%
Average Listing Price per Sq Ft	\$295	\$246	+19.9%	\$287	\$246	+16.7%
Median Listing Price per Sq Ft	\$250	\$214	+17.1%	\$244	\$214	+13.7%
Median Days in RPR	72	51.5	+39.8%	77.7	56.65	+37.2%
Months of Inventory	2.7	10.6	-74.1%	4.8	5.6	-14.1%
Absorption Rate	36.53%	9.48%	+27%	20.77%	17.85%	+2.9%
Sales Activity Charts Metrics						
New Pending Sales Count	122	77	+58.4%	208	143	+45.5%
New Pending Sales Volume	\$79,962,346	\$41,518,254	+92.6%	\$136,706,708	\$74,842,072	+82.7%
Pending Sales Count	130	77	+68.8%	N/A	N/A	
Pending Sales Volume	\$84,693,645	\$43,704,252	+93.8%	N/A	N/A	
Closed Sales Count	46	47	-2.1%	107	76	+40.8%
Closed Sales Volume	\$27,715,175	\$23,855,431	+16.2%	\$65,230,842	\$39,039,931	+67.1%
Average Sales Price	\$602,504	\$507,562	+18.7%	\$609,634	\$513,683	+18.7%
Median Sales Price	\$587,000	\$450,000	+30.4%	\$543,103	\$432,829	+25.5%
Average Sales Price per Sq Ft	\$235	\$210	+11.7%	\$233	\$212	+9.8%
Median Sales Price per Sq Ft	\$232	\$205	+13.2%	\$232	\$210	+10.5%
Distressed Charts Metrics						
Distressed Listing Count	2	-	-	N/A	N/A	

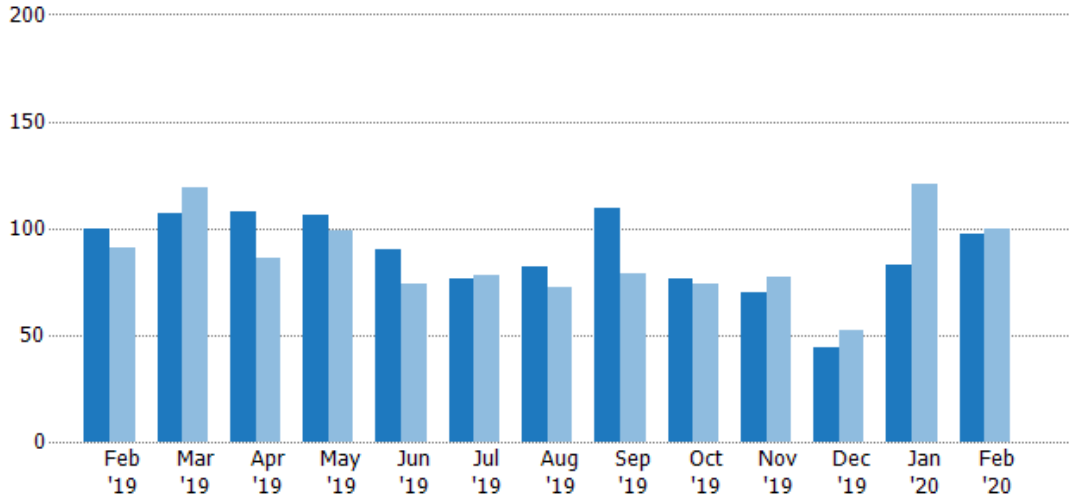
New Listings

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Feb '20	97	-3%
Feb '19	100	9.9%
Feb '18	91	-4.4%



Current Year	100	107	108	106	90	76	82	109	76	70	44	83	97
Prior Year	91	119	86	99	74	78	72	79	74	77	52	121	100
Percent Change from Prior Year	10%	-10%	26%	7%	22%	-3%	14%	38%	3%	-9%	-15%	-31%	-3%

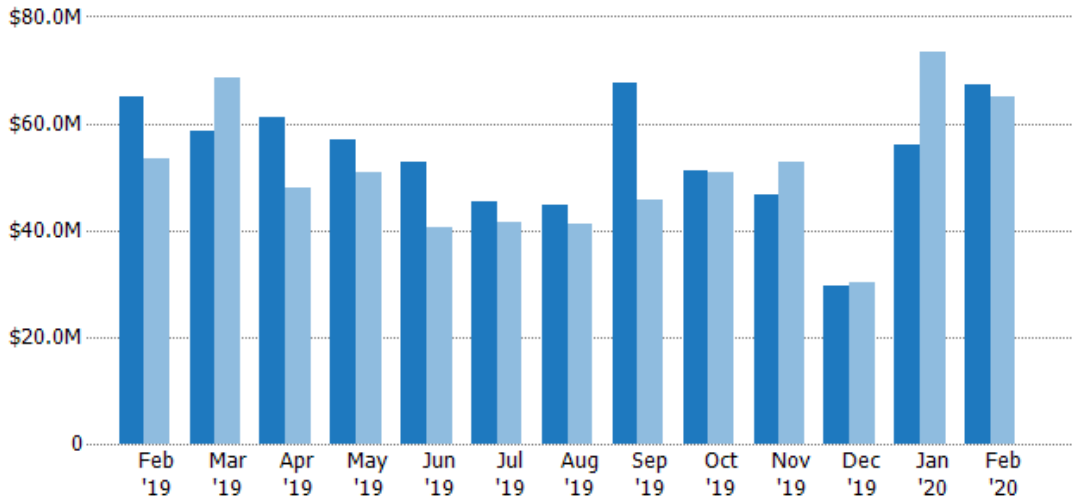
New Listing Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Feb '20	\$67.2M	3.1%
Feb '19	\$65.1M	22.3%
Feb '18	\$53.3M	-9.8%



Current Year	\$65.1M	\$58.6M	\$61.1M	\$56.9M	\$52.8M	\$45.5M	\$44.6M	\$67.5M	\$51.2M	\$46.8M	\$29.7M	\$55.8M	\$67.2M
Prior Year	\$53.3M	\$68.7M	\$47.8M	\$50.8M	\$40.4M	\$41.7M	\$41.2M	\$45.8M	\$50.8M	\$52.6M	\$30.1M	\$73.5M	\$65.1M
Percent Change from Prior Year	22%	-15%	28%	12%	31%	9%	8%	47%	1%	-11%	-1%	-24%	3%

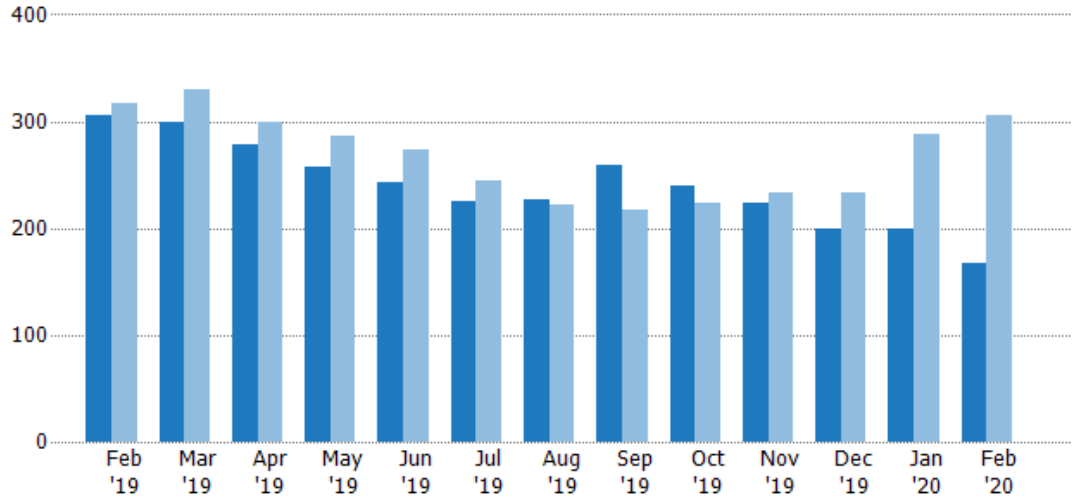
Active Listings

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Feb '20	167	-45.4%
Feb '19	306	-3.5%
Feb '18	317	-6.6%



Current Year	306	300	279	257	243	225	227	259	239	224	199	199	167
Prior Year	317	330	299	286	273	245	222	217	224	234	234	288	306
Percent Change from Prior Year	-3%	-9%	-7%	-10%	-11%	-8%	2%	19%	7%	-4%	-15%	-31%	-45%

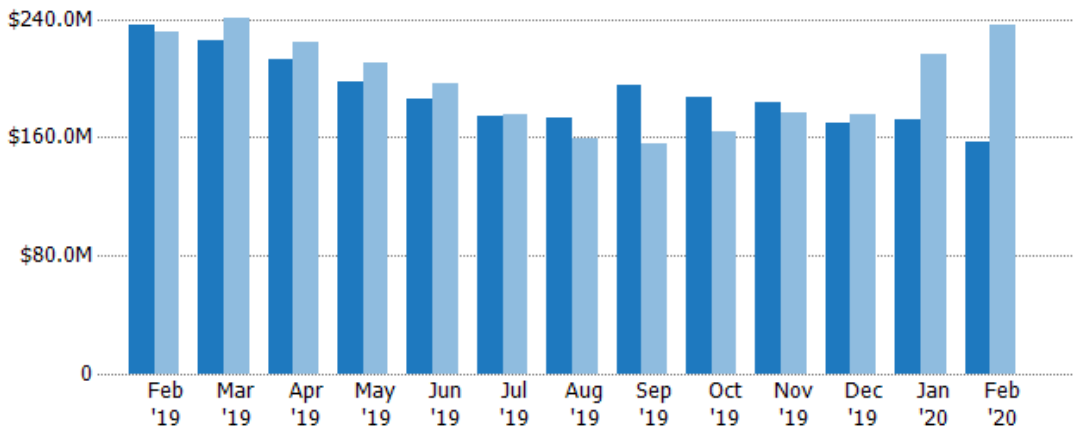
Active Listing Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$157M	-33.5%
Feb '19	\$236M	2%
Feb '18	\$232M	-15.9%



Current Year	\$236M	\$226M	\$212M	\$198M	\$187M	\$175M	\$173M	\$196M	\$188M	\$183M	\$169M	\$172M	\$157M
Prior Year	\$232M	\$240M	\$224M	\$210M	\$196M	\$176M	\$160M	\$156M	\$163M	\$177M	\$175M	\$216M	\$236M
Percent Change from Prior Year	2%	-6%	-5%	-6%	-5%	-1%	8%	25%	15%	4%	-3%	-20%	-33%

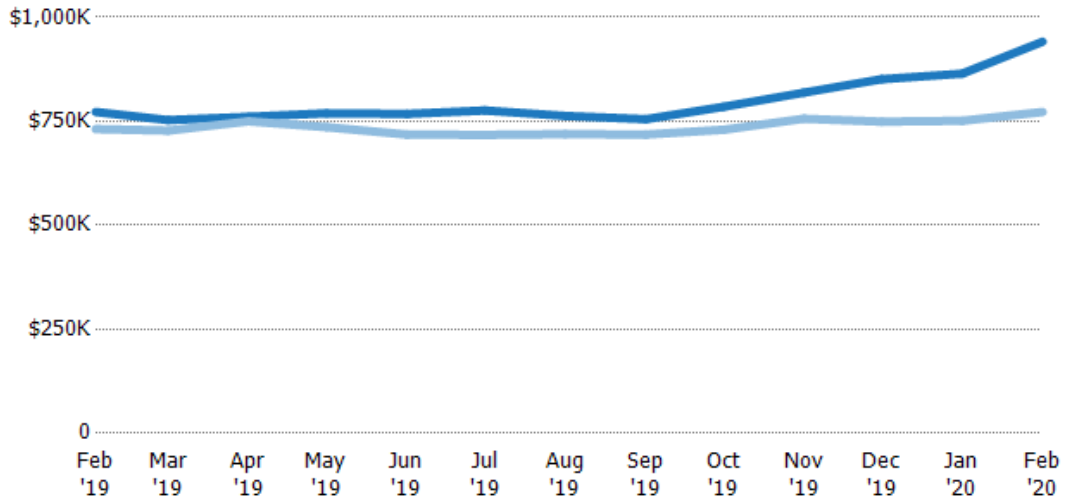
Average Listing Price

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Feb '20	\$941K	21.9%
Feb '19	\$772K	5.6%
Feb '18	\$731K	-10%



Current Year	\$772K	\$753K	\$761K	\$769K	\$768K	\$776K	\$763K	\$755K	\$785K	\$819K	\$851K	\$864K	\$941K
Prior Year	\$731K	\$728K	\$750K	\$736K	\$718K	\$717K	\$719K	\$718K	\$730K	\$756K	\$749K	\$751K	\$772K
Percent Change from Prior Year	6%	3%	1%	5%	7%	8%	6%	5%	8%	8%	14%	15%	22%

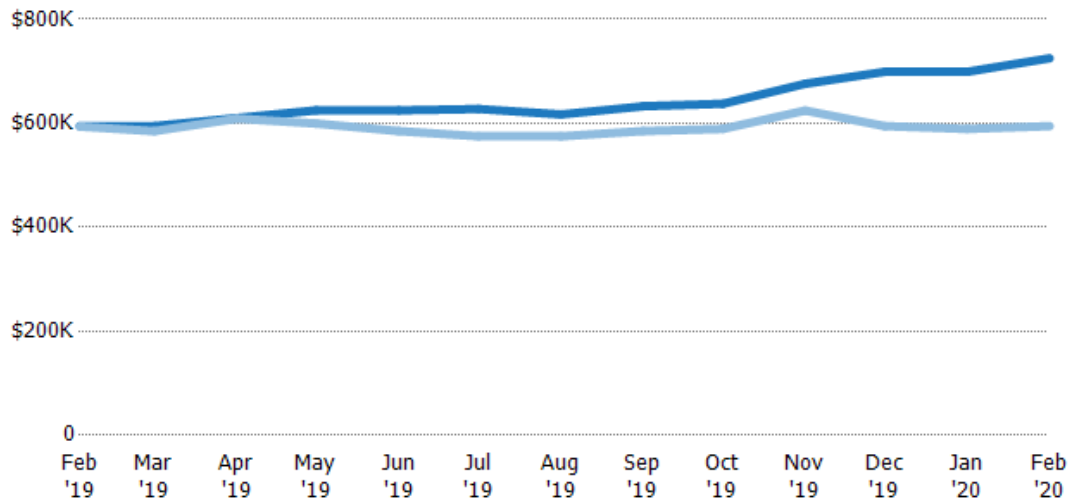
Median Listing Price

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:
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 Residence

Month/ Year	Price	% Chg.
Feb '20	\$725K	22%
Feb '19	\$595K	0.1%
Feb '18	\$594K	-7.5%



Current Year	\$595K	\$595K	\$610K	\$625K	\$625K	\$628K	\$617K	\$633K	\$638K	\$676K	\$699K	\$699K	\$725K
Prior Year	\$594K	\$585K	\$609K	\$599K	\$585K	\$575K	\$575K	\$585K	\$589K	\$625K	\$594K	\$589K	\$595K
Percent Change from Prior Year	0%	2%	0%	4%	7%	9%	7%	8%	8%	8%	18%	19%	22%

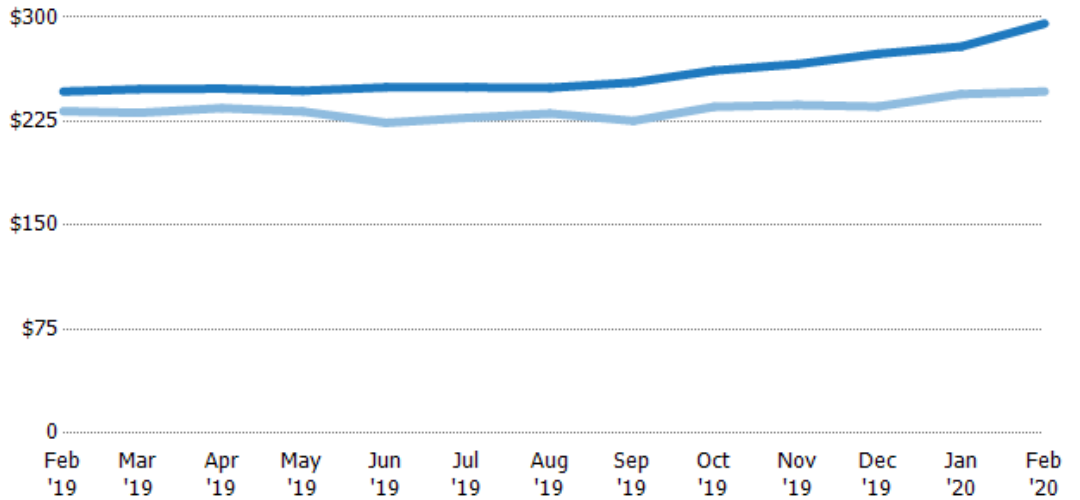
Average Listing Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$295	19.9%
Feb '19	\$246	6.1%
Feb '18	\$232	-6.3%



Current Year	\$246	\$248	\$249	\$247	\$249	\$249	\$249	\$253	\$262	\$266	\$274	\$279	\$295
Prior Year	\$232	\$231	\$234	\$232	\$224	\$227	\$231	\$225	\$235	\$237	\$236	\$245	\$246
Percent Change from Prior Year	6%	7%	6%	6%	11%	10%	8%	12%	11%	12%	16%	14%	20%

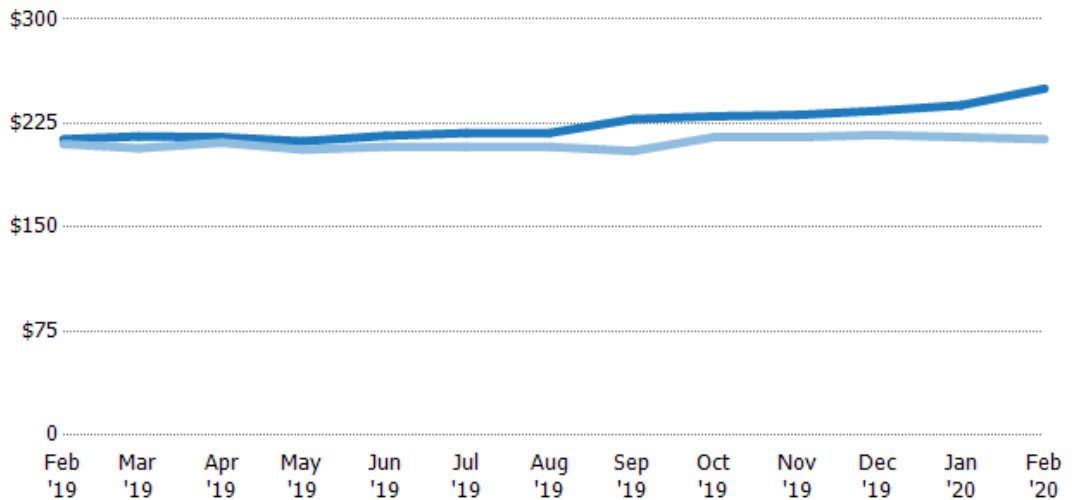
Median Listing Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$250	17.1%
Feb '19	\$214	1.7%
Feb '18	\$210	-6%



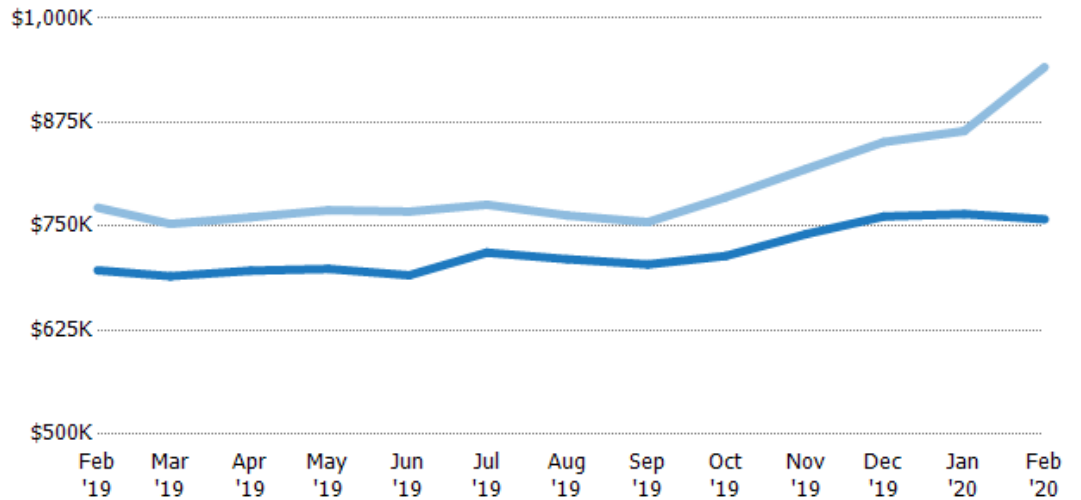
Current Year	\$214	\$216	\$215	\$212	\$216	\$218	\$218	\$228	\$230	\$231	\$234	\$238	\$250
Prior Year	\$210	\$207	\$211	\$206	\$208	\$208	\$208	\$205	\$215	\$215	\$217	\$215	\$214
Percent Change from Prior Year	2%	4%	2%	3%	4%	5%	5%	11%	7%	7%	8%	11%	17%

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,
 Mobile/Manufactured, Single Family
 Residence



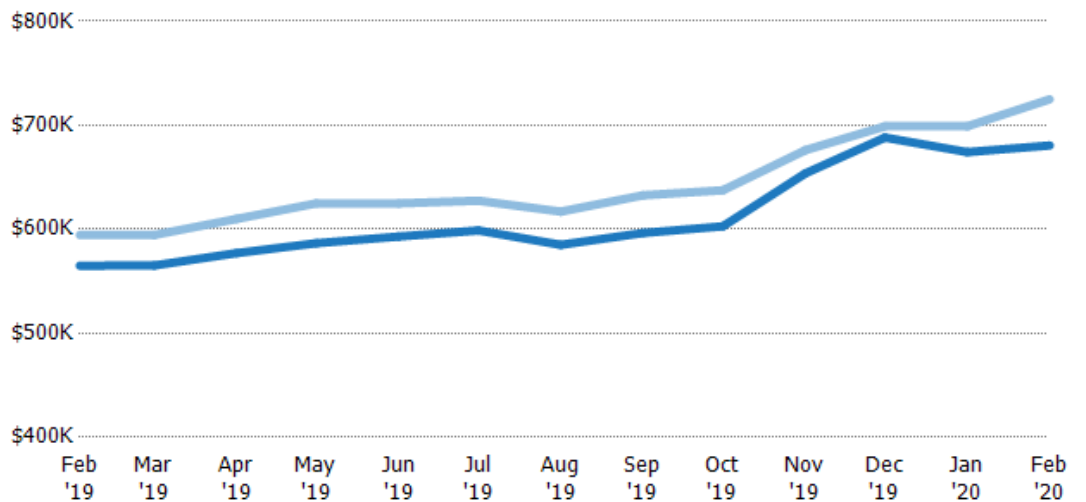
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$697K	\$690K	\$697K	\$699K	\$691K	\$718K	\$710K	\$704K	\$714K	\$741K	\$762K	\$765K	\$758K
Avg Listing Price	\$772K	\$753K	\$761K	\$769K	\$768K	\$776K	\$763K	\$755K	\$785K	\$819K	\$851K	\$864K	\$941K
Avg Listing Price as a % of Avg Est Value	111%	109%	109%	110%	111%	108%	107%	107%	110%	111%	112%	113%	124%

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,
 Mobile/Manufactured, Single Family
 Residence



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$565K	\$565K	\$577K	\$587K	\$593K	\$599K	\$585K	\$596K	\$603K	\$654K	\$688K	\$674K	\$681K
Median Listing Price	\$595K	\$595K	\$610K	\$625K	\$625K	\$628K	\$617K	\$633K	\$638K	\$676K	\$699K	\$699K	\$725K
Med Listing Price as a % of Med Est Value	105%	105%	106%	107%	105%	105%	105%	106%	106%	103%	102%	104%	107%

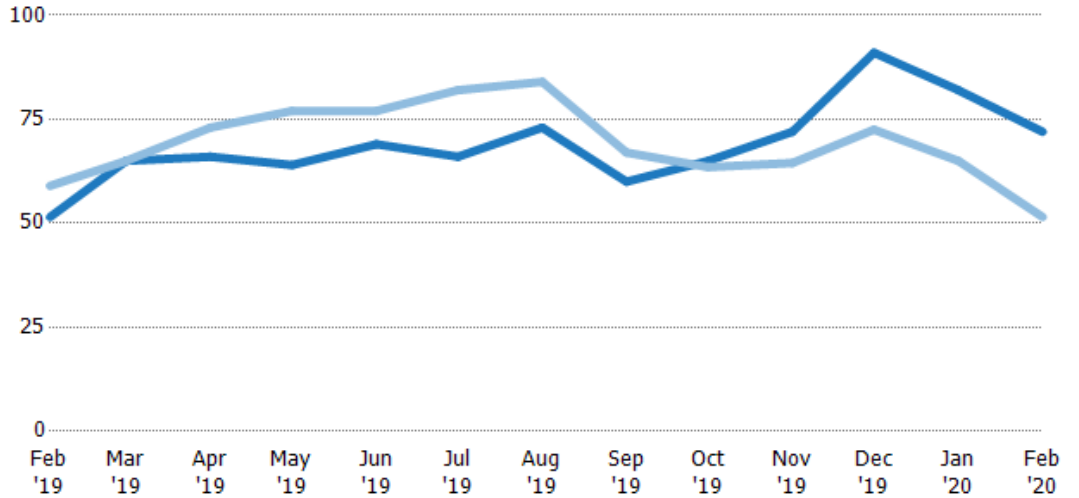
Median Days in RPR

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Days	% Chg.
Feb '20	72	39.8%
Feb '19	51.5	-12.7%
Feb '18	59	40.7%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	51.5	65	66	64	69	66	73	60	65	72	91	82	72
Prior Year	59	65	73	77	77	82	84	67	63.5	64.5	72.5	65	51.5
Percent Change from Prior Year	-13%	0%	-10%	-17%	-10%	-20%	-13%	-10%	2%	12%	26%	26%	40%

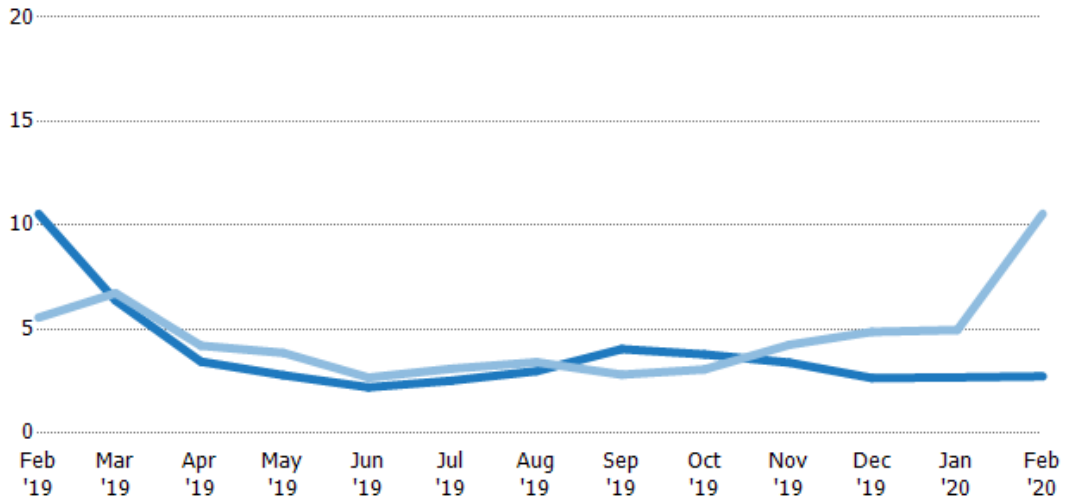
Months of Inventory

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Months	% Chg.
Feb '20	2.74	-74.1%
Feb '19	10.6	89.7%
Feb '18	5.56	18.3%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	10.6	6.38	3.44	2.79	2.21	2.53	2.99	4.05	3.79	3.39	2.65	2.69	2.74
Prior Year	5.56	6.73	4.21	3.86	2.68	3.1	3.42	2.82	3.07	4.25	4.88	4.97	10.6
Percent Change from Prior Year	90%	-5%	-18%	-28%	-17%	-18%	-13%	44%	24%	-20%	-46%	-46%	-74%

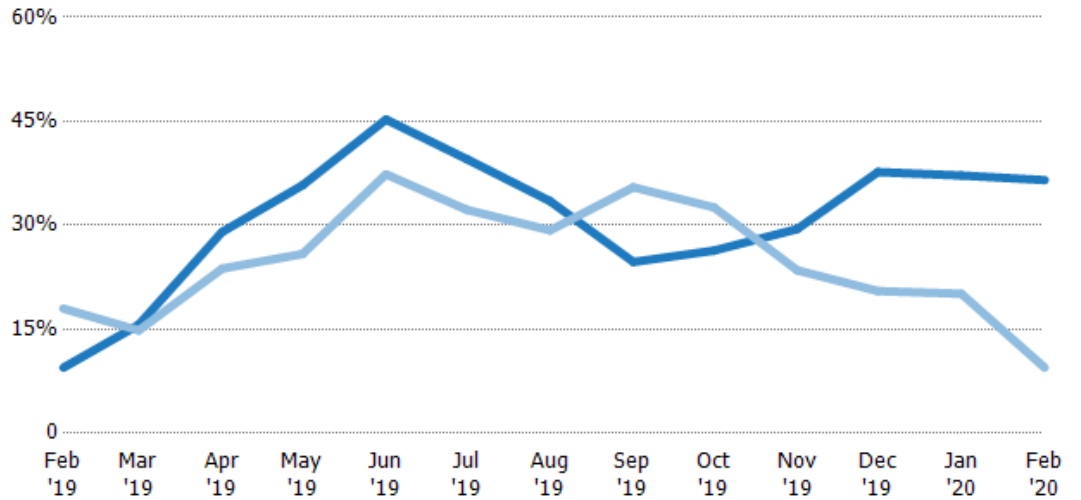
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Feb '20	37%	-27.1%
Feb '19	9%	8.5%
Feb '18	18%	-15.5%



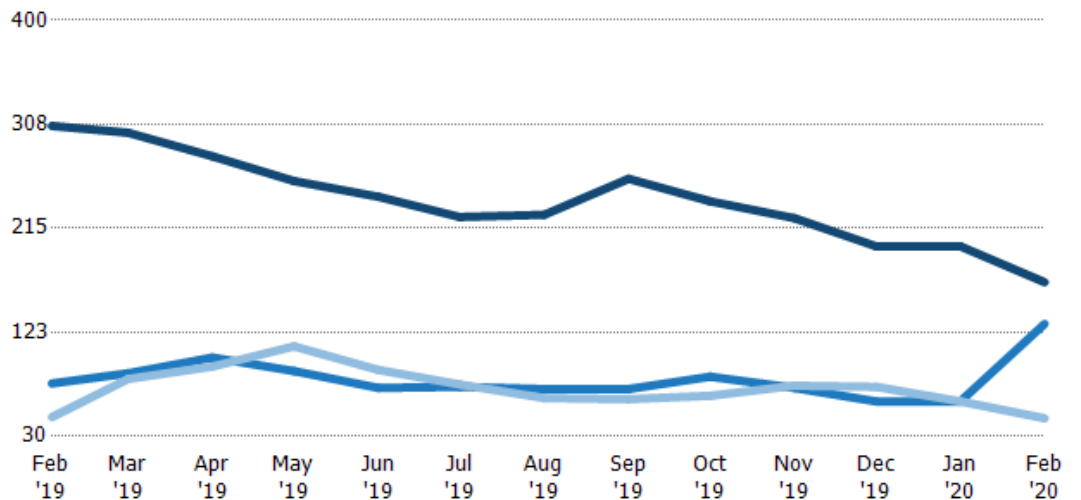
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	9%	16%	29%	36%	45%	40%	33%	25%	26%	29%	38%	37%	37%
Prior Year	18%	15%	24%	26%	37%	32%	29%	35%	33%	24%	21%	20%	9%
Change from Prior Year	9%	-1%	-5%	-10%	-8%	-7%	-4%	11%	6%	-6%	-17%	-17%	-27%

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,
 Mobile/Manufactured, Single Family
 Residence



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	306	300	279	257	243	225	227	259	239	224	199	199	167
Pending	77	86	100	88	73	74	72	72	83	73	61	61	130
Sold	47	81	92	110	89	76	64	63	66	75	74	61	46

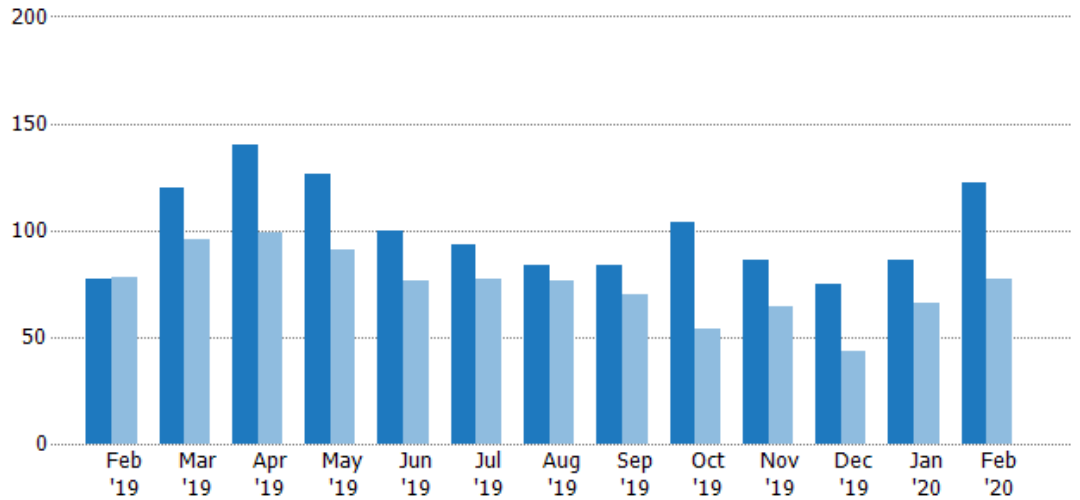
New Pending Sales

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Feb '20	122	58.4%
Feb '19	77	-1.3%
Feb '18	78	5.1%



Current Year	77	120	140	126	100	93	84	84	104	86	75	86	122
Prior Year	78	96	99	91	76	77	76	70	54	64	43	66	77
Percent Change from Prior Year	-1%	25%	41%	38%	32%	21%	11%	20%	93%	34%	74%	30%	58%

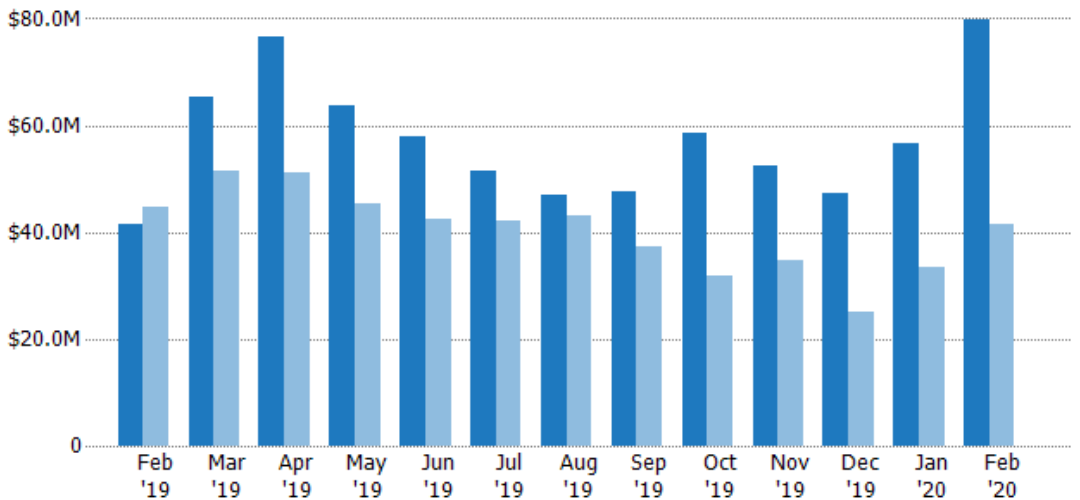
New Pending Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$80M	92.6%
Feb '19	\$41.5M	-7.3%
Feb '18	\$44.8M	-3.6%



Current Year	\$41.5M	\$65.5M	\$76.4M	\$63.7M	\$57.9M	\$51.5M	\$47M	\$47.6M	\$58.5M	\$52.6M	\$47.3M	\$56.7M	\$80M
Prior Year	\$44.8M	\$51.5M	\$51M	\$45.3M	\$42.6M	\$42.2M	\$43.2M	\$37.3M	\$31.9M	\$34.6M	\$25.1M	\$33.3M	\$41.5M
Percent Change from Prior Year	-7%	27%	50%	41%	36%	22%	9%	28%	83%	52%	88%	70%	93%

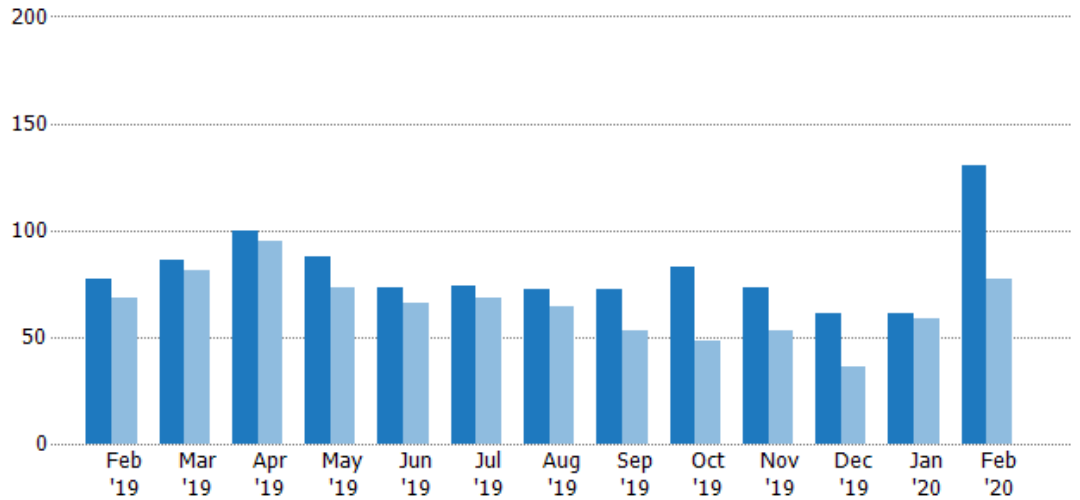
Pending Sales

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Feb '20	130	68.8%
Feb '19	77	13.2%
Feb '18	68	20.6%



Current Year	77	86	100	88	73	74	72	72	83	73	61	61	130
Prior Year	68	81	95	73	66	68	64	53	48	53	36	59	77
Percent Change from Prior Year	13%	6%	5%	21%	11%	9%	13%	36%	73%	38%	69%	3%	69%

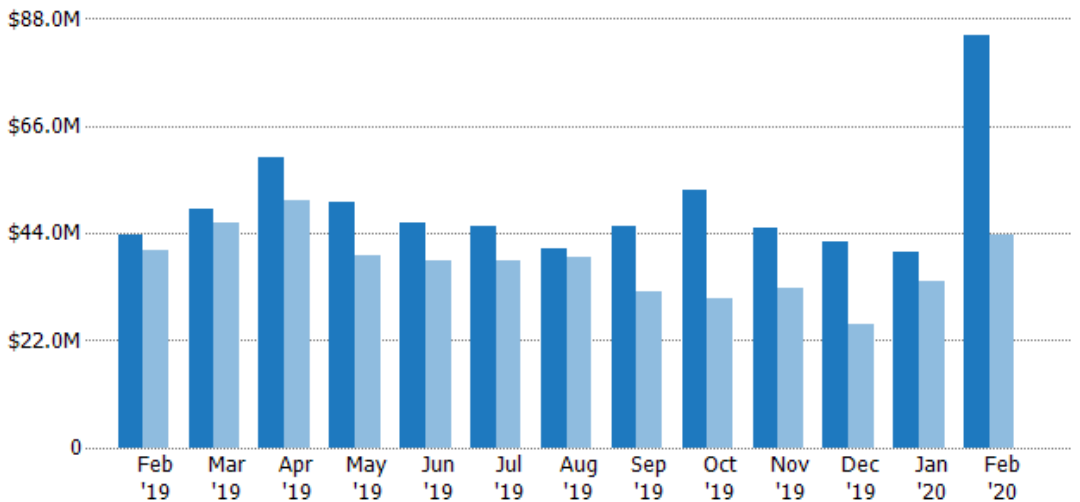
Pending Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$84.7M	93.8%
Feb '19	\$43.7M	7.9%
Feb '18	\$40.5M	13.6%



Current Year	\$43.7M	\$49M	\$59.6M	\$50.4M	\$46.1M	\$45.5M	\$40.8M	\$45.5M	\$52.8M	\$45.1M	\$42.3M	\$40M	\$84.7M
Prior Year	\$40.5M	\$46.1M	\$50.8M	\$39.3M	\$38.3M	\$38.5M	\$39.2M	\$32.1M	\$30.6M	\$32.6M	\$25.3M	\$34.3M	\$43.7M
Percent Change from Prior Year	8%	6%	17%	28%	21%	18%	4%	42%	73%	38%	67%	17%	94%

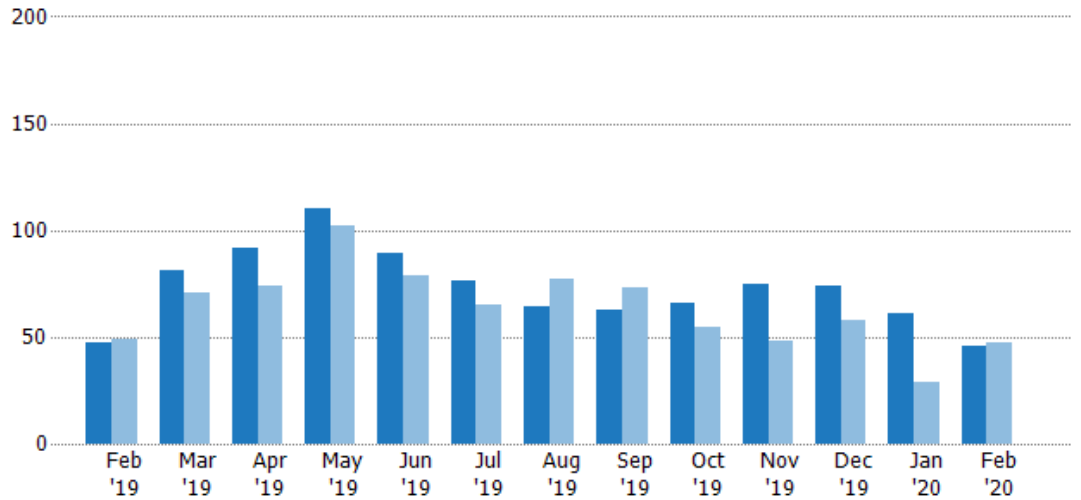
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '20	46	-2.1%
Feb '19	47	-4.1%
Feb '18	49	-4.1%



Current Year	47	81	92	110	89	76	64	63	66	75	74	61	46
Prior Year	49	71	74	102	79	65	77	73	55	48	58	29	47
Percent Change from Prior Year	-4%	14%	24%	8%	13%	17%	-17%	-14%	20%	56%	28%	110%	-2%

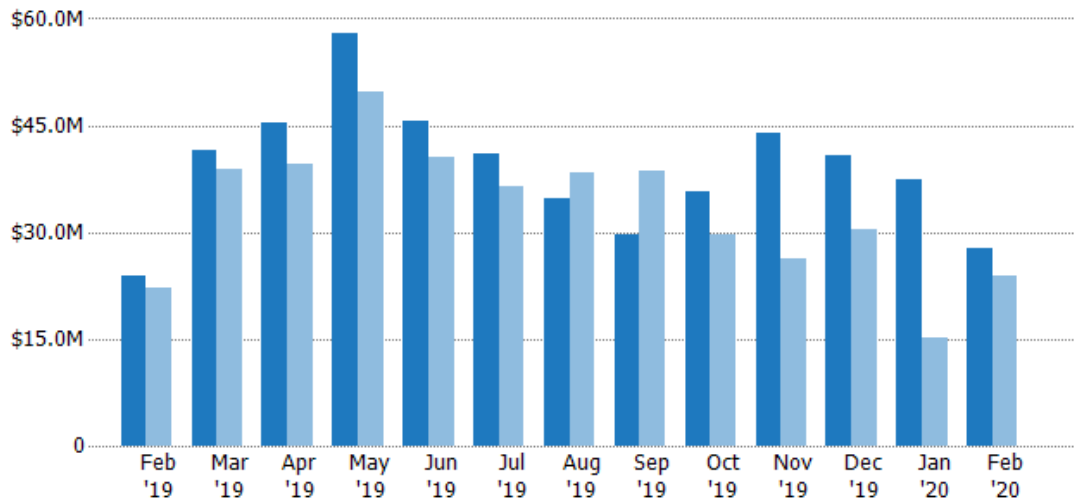
Closed Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$27.7M	16.2%
Feb '19	\$23.9M	7.5%
Feb '18	\$22.2M	-15%



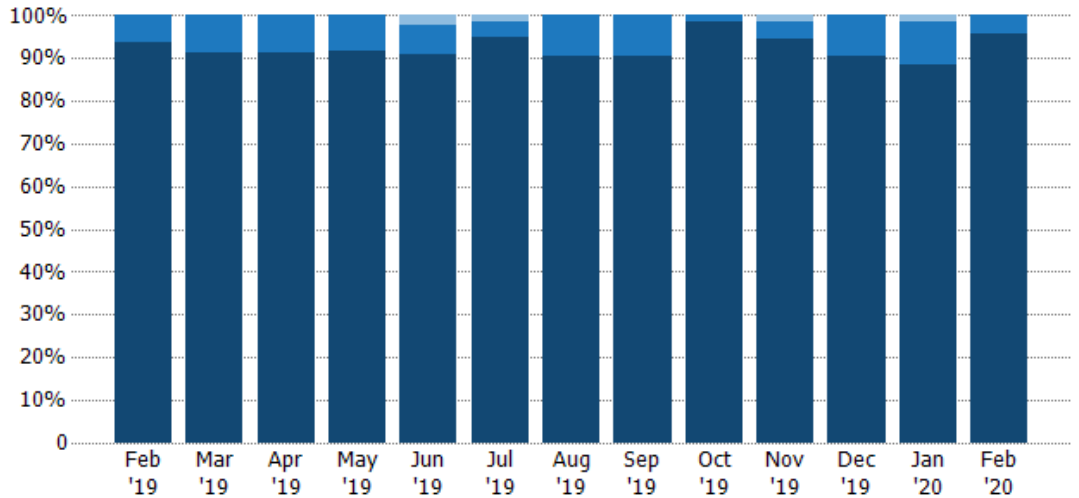
Current Year	\$23.9M	\$41.4M	\$45.4M	\$57.9M	\$45.7M	\$41.1M	\$34.6M	\$29.7M	\$35.7M	\$43.8M	\$40.7M	\$37.5M	\$27.7M
Prior Year	\$22.2M	\$38.9M	\$39.7M	\$49.6M	\$40.6M	\$36.5M	\$38.3M	\$38.7M	\$29.7M	\$26.2M	\$30.3M	\$15.2M	\$23.9M
Percent Change from Prior Year	7%	6%	15%	17%	12%	13%	-10%	-23%	20%	67%	34%	147%	16%

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,
 Mobile/Manufactured, Single Family
 Residence



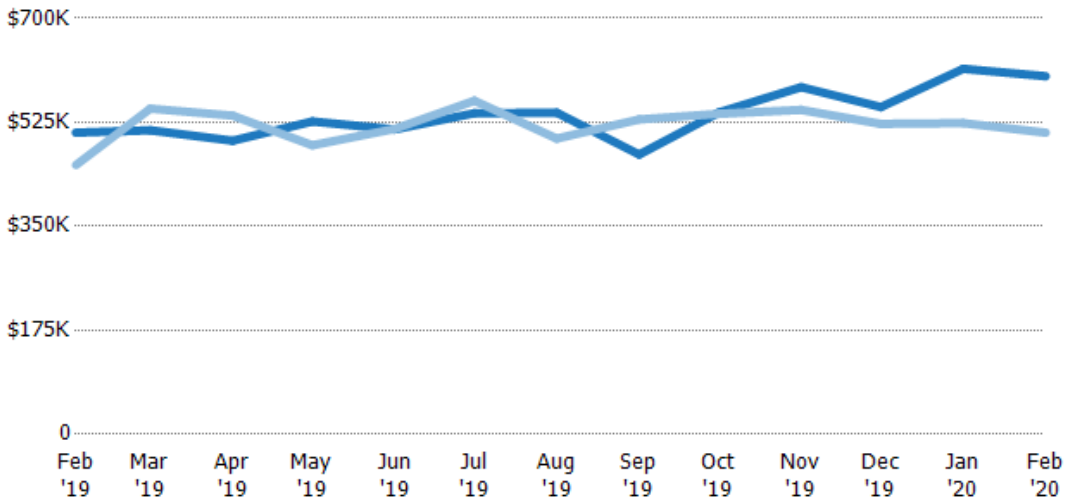
Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Mobile/Manufactured	-	-	-	-	2%	1%	-	-	-	1%	-	2%	-
Condo/Townhouse	6%	9%	9%	8%	7%	4%	9%	10%	2%	4%	9%	10%	4%
Single Family Residence	94%	91%	91%	92%	91%	95%	91%	90%	98%	95%	91%	89%	96%

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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Feb '20	\$603K	18.7%
Feb '19	\$508K	12%
Feb '18	\$453K	-11.4%

Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$508K	\$512K	\$494K	\$526K	\$513K	\$540K	\$541K	\$471K	\$541K	\$584K	\$551K	\$615K	\$603K
Prior Year	\$453K	\$548K	\$536K	\$486K	\$514K	\$561K	\$498K	\$530K	\$539K	\$546K	\$522K	\$524K	\$508K
Percent Change from Prior Year	12%	-7%	-8%	8%	0%	-4%	9%	-11%	0%	7%	5%	17%	19%

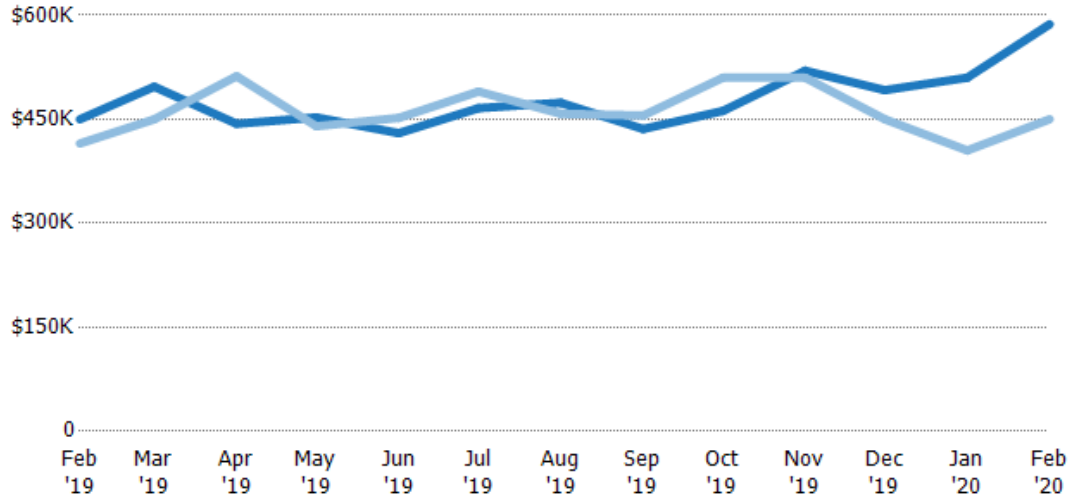
Median Sales Price

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Feb '20	\$587K	30.4%
Feb '19	\$450K	8.4%
Feb '18	\$415K	-9.4%



Current Year	\$450K	\$497K	\$444K	\$453K	\$430K	\$466K	\$474K	\$436K	\$462K	\$520K	\$492K	\$510K	\$587K
Prior Year	\$415K	\$450K	\$512K	\$440K	\$452K	\$490K	\$458K	\$455K	\$510K	\$510K	\$450K	\$405K	\$450K
Percent Change from Prior Year	8%	10%	-13%	3%	-5%	-5%	3%	-4%	-9%	2%	9%	26%	30%

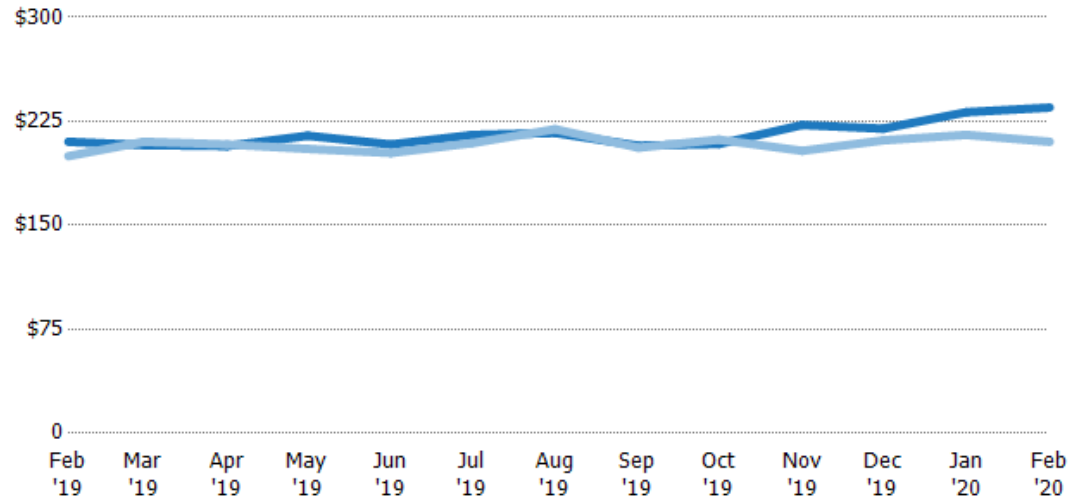
Average Sales Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$235	11.7%
Feb '19	\$210	5.2%
Feb '18	\$200	-12%



Current Year	\$210	\$208	\$207	\$215	\$208	\$215	\$217	\$207	\$209	\$222	\$220	\$232	\$235
Prior Year	\$200	\$210	\$208	\$205	\$202	\$209	\$219	\$206	\$212	\$204	\$211	\$215	\$210
Percent Change from Prior Year	5%	-1%	-1%	5%	3%	3%	-1%	1%	-1%	9%	4%	8%	12%

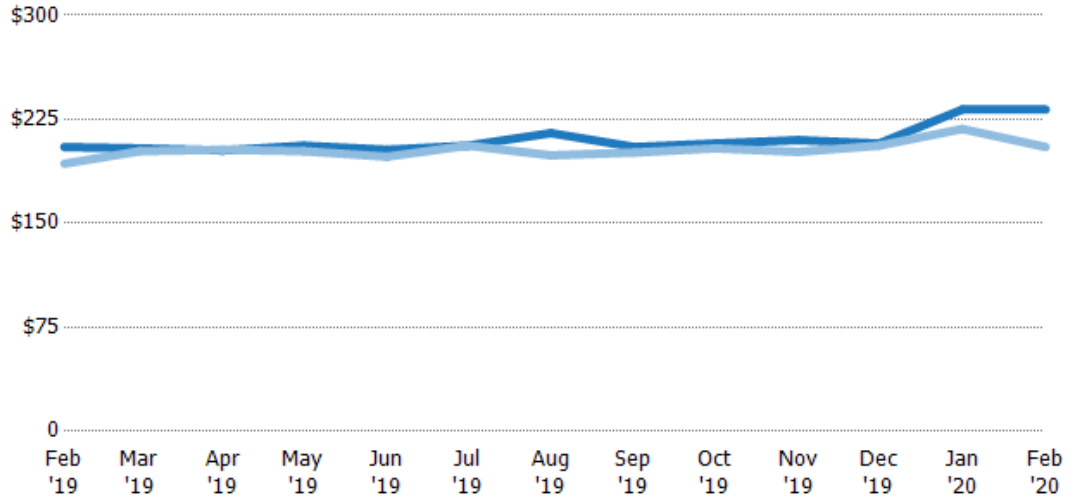
Median Sales Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$232	13.2%
Feb '19	\$205	6.2%
Feb '18	\$193	-9.3%



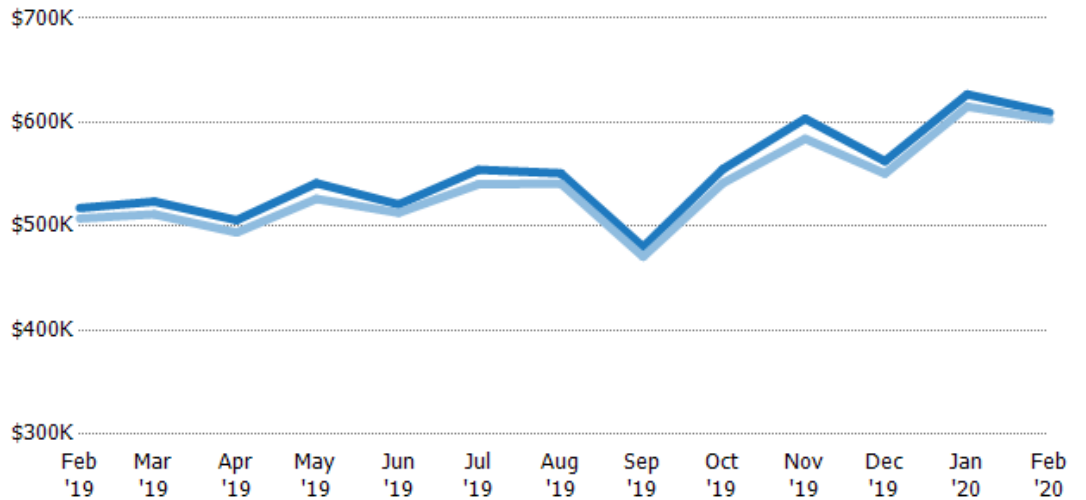
Current Year	\$205	\$204	\$203	\$206	\$203	\$206	\$215	\$205	\$208	\$210	\$208	\$232	\$232
Prior Year	\$193	\$202	\$203	\$202	\$198	\$206	\$199	\$201	\$204	\$202	\$206	\$218	\$205
Percent Change from Prior Year	6%	1%	0%	2%	3%	0%	8%	2%	2%	4%	1%	6%	13%

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,
 Mobile/Manufactured, Single Family
 Residence



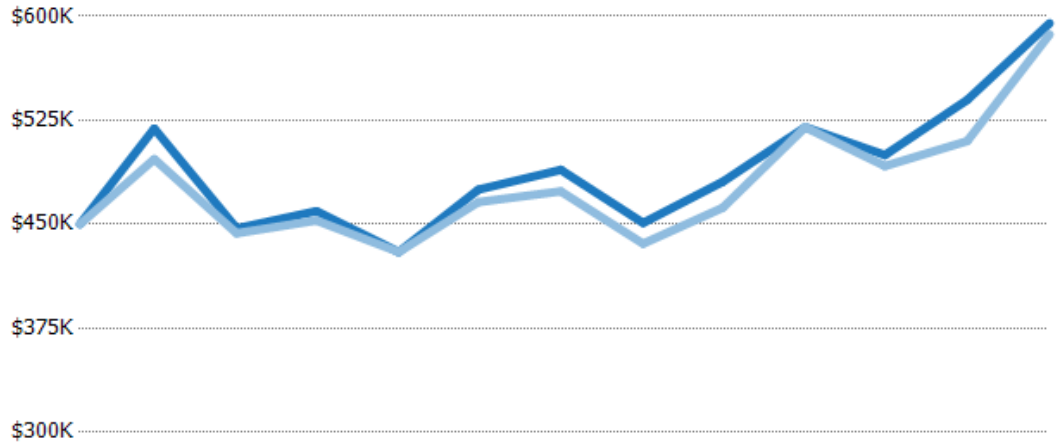
Avg List Price	\$518K	\$524K	\$506K	\$541K	\$521K	\$554K	\$551K	\$480K	\$555K	\$603K	\$563K	\$627K	\$609K
Avg Sales Price	\$508K	\$512K	\$494K	\$526K	\$513K	\$540K	\$541K	\$471K	\$541K	\$584K	\$551K	\$615K	\$603K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	97%	98%	97%	98%	98%	98%	97%	98%	98%	99%

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,
 Mobile/Manufactured, Single Family
 Residence



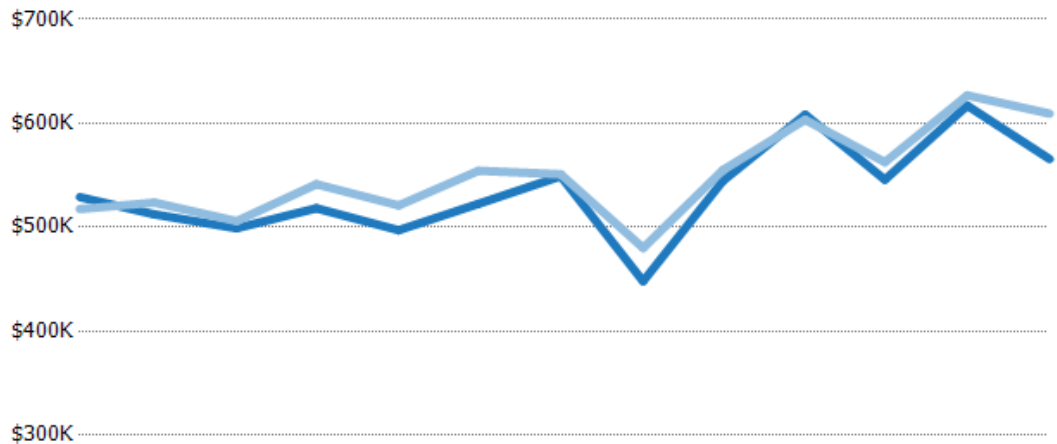
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$450K	\$519K	\$447K	\$459K	\$430K	\$475K	\$489K	\$451K	\$481K	\$520K	\$500K	\$540K	\$595K
Median Sales Price	\$450K	\$497K	\$444K	\$453K	\$430K	\$466K	\$474K	\$436K	\$462K	\$520K	\$492K	\$510K	\$587K
Med Sales Price as a % of Med List Price	100%	96%	99%	99%	100%	98%	97%	97%	96%	100%	98%	94%	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,
 Mobile/Manufactured, Single Family
 Residence



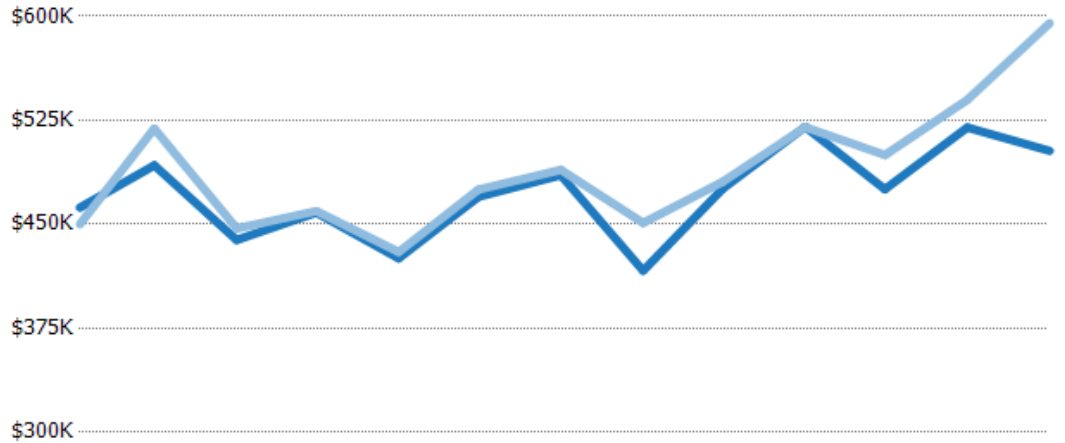
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$529K	\$512K	\$499K	\$518K	\$497K	\$523K	\$549K	\$448K	\$545K	\$608K	\$546K	\$617K	\$566K
Avg Sales Price	\$518K	\$524K	\$506K	\$541K	\$521K	\$554K	\$551K	\$480K	\$555K	\$603K	\$563K	\$627K	\$609K
Avg Sales Price as a % of Avg Est Value	98%	102%	101%	104%	105%	106%	100%	107%	102%	99%	103%	102%	108%

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,
 Mobile/Manufactured, Single Family
 Residence



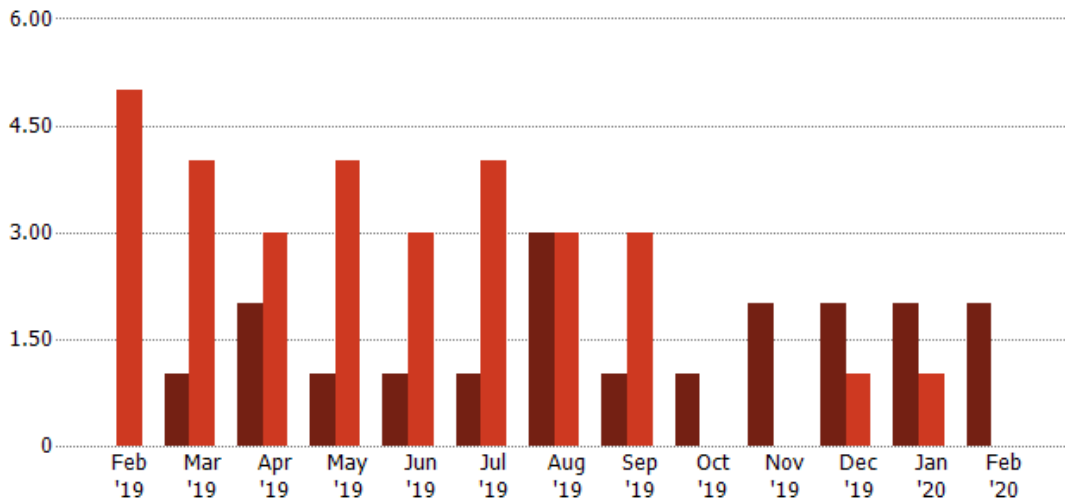
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$462K	\$493K	\$439K	\$458K	\$425K	\$470K	\$485K	\$417K	\$476K	\$520K	\$475K	\$520K	\$503K
Median Sales Price	\$450K	\$519K	\$447K	\$459K	\$430K	\$475K	\$489K	\$451K	\$481K	\$520K	\$500K	\$540K	\$595K
Med Sales Price as a % of Med Est Value	97%	105%	102%	100%	101%	101%	101%	108%	101%	100%	105%	104%	118%

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,
 Mobile/Manufactured, Single Family
 Residence



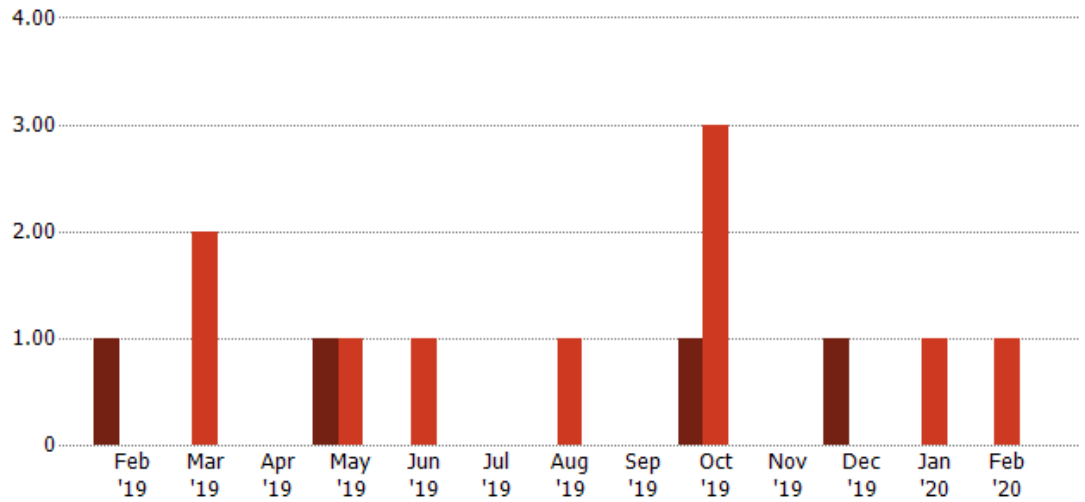
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	-	1	2	1	1	1	3	1	1	2	2	2	2
Prior Year	5	4	3	4	3	4	3	3	-	-	1	1	-
Percent Change from Prior Year	-100%	-75%	-33%	-75%	-67%	-75%	0%	-67%	100%	100%	100%	100%	100%

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,
 Mobile/Manufactured, Single Family
 Residence



Current Year	1	-	-	1	-	-	-	-	1	-	1	-	-
Prior Year	-	2	-	1	1	-	1	-	3	-	-	1	1
Percent Change from Prior Year	100%	-100%	-	0%	-100%	-	-100%	-	-67%	-	100%	-100%	-100%



Sales Activity by ZIP

Feb 2020

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	130	\$84,693,645	46	\$27,715,175	\$602,504	\$587,000	\$233	\$228	76