



2020

CAVE CREEK MARKET REPORT May 2020



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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	67	104	-35.6%	422	540	-21.9%
New Listing Volume	\$44,660,488	\$55,758,714	-19.9%	\$268,043,293	\$316,255,351	-15.2%
Active Listing Count	–	254	–	N/A	N/A	
Active Listing Volume	–	\$197,693,474	–	N/A	N/A	
Average Listing Price	–	\$778,321	–	\$856,928	\$765,908	+11.9%
Median Listing Price	–	\$619,950	–	\$683,497	\$598,907	+14.1%
Average Listing Price per Sq Ft	–	\$248	–	\$276	\$247	+12%
Median Listing Price per Sq Ft	–	\$214	–	\$242	\$215	+12.8%
Median Days in RPR	–	64	–	51.34	62.45	-17.8%
Months of Inventory	–	2.7	-100%	2.3	4	-42%
Absorption Rate	–	37.55%	–	43.47%	25.21%	+18.3%
Sales Activity Charts Metrics						
New Pending Sales Count	107	123	-13%	486	525	-7.4%
New Pending Sales Volume	\$68,093,579	\$61,377,545	+10.9%	\$314,005,918	\$277,428,310	+13.2%
Pending Sales Count	–	88	–	N/A	N/A	
Pending Sales Volume	–	\$50,771,507	–	N/A	N/A	
Closed Sales Count	48	111	-56.8%	328	363	-9.6%
Closed Sales Volume	\$30,108,930	\$58,426,409	-48.5%	\$196,341,298	\$186,067,713	+5.5%
Average Sales Price	\$627,269	\$526,364	+19.2%	\$598,602	\$512,583	+16.8%
Median Sales Price	\$544,000	\$459,000	+18.5%	\$524,457	\$457,482	+14.6%
Average Sales Price per Sq Ft	\$229	\$214	+6.7%	\$231	\$211	+9.7%
Median Sales Price per Sq Ft	\$229	\$206	+10.9%	\$228	\$206	+10.9%
Distressed Charts Metrics						
Distressed Listing Count	–	1	–	N/A	N/A	

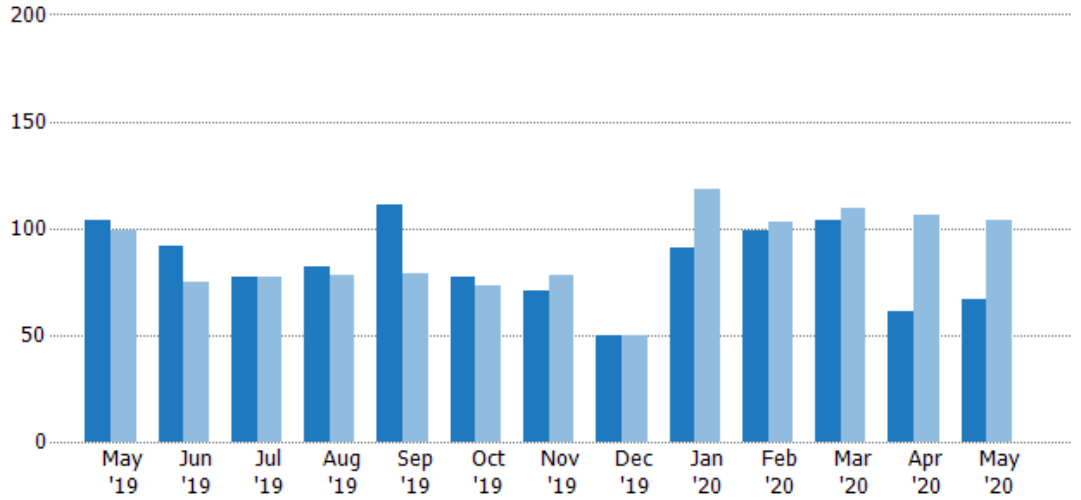
New Listings

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.
May '20	67	-35.6%
May '19	104	5.1%
May '18	99	0%



Current Year	104	92	77	82	111	77	71	50	91	99	104	61	67
Prior Year	99	75	77	78	79	73	78	50	118	103	109	106	104
Percent Change from Prior Year	5%	23%	0%	5%	41%	5%	-9%	0%	-23%	-4%	-5%	-42%	-36%

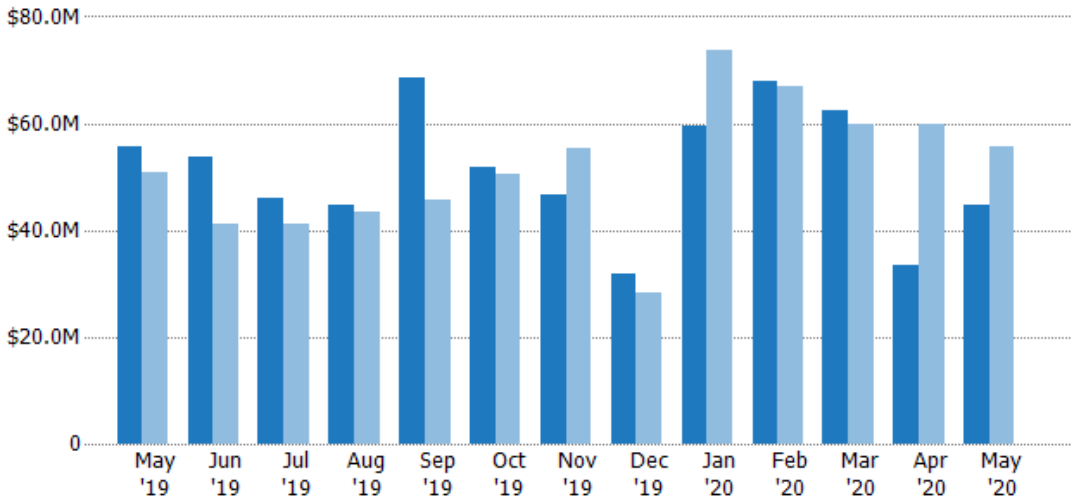
New Listing Volume

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.
May '20	\$44.7M	-19.9%
May '19	\$55.8M	9.7%
May '18	\$50.8M	2.7%



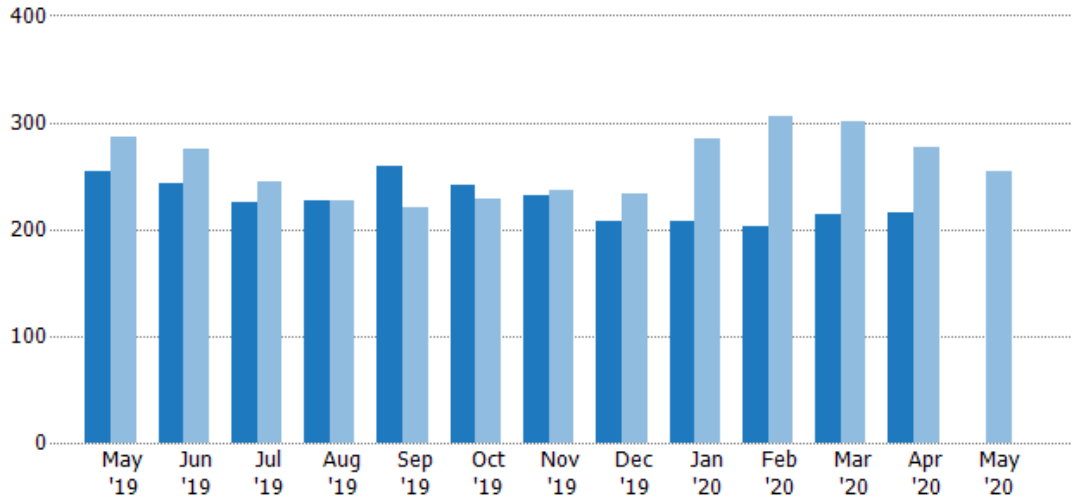
Current Year	\$55.8M	\$53.7M	\$46M	\$44.9M	\$68.4M	\$51.8M	\$46.6M	\$32M	\$59.6M	\$67.8M	\$62.4M	\$33.5M	\$44.7M
Prior Year	\$50.8M	\$41.1M	\$41.1M	\$43.3M	\$45.8M	\$50.5M	\$55.2M	\$28.3M	\$73.6M	\$67.1M	\$60M	\$59.8M	\$55.8M
Percent Change from Prior Year	10%	31%	12%	4%	49%	2%	-16%	13%	-19%	1%	4%	-44%	-20%

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



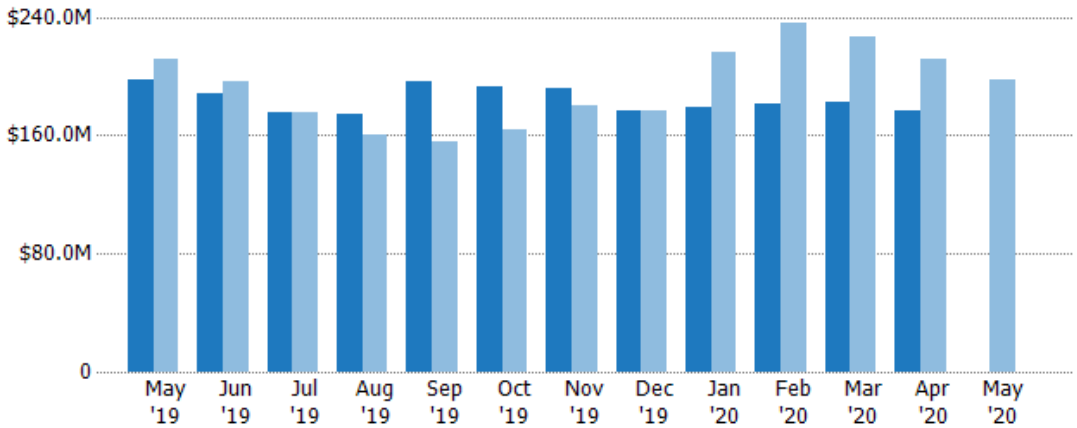
Current Year	254	243	225	227	259	241	231	207	208	202	214	215	-
Prior Year	287	275	245	227	221	228	236	234	284	305	301	277	254
Percent Change from Prior Year	-11%	-12%	-8%	0%	17%	6%	-2%	-12%	-27%	-34%	-29%	-22%	-100%

Active Listing Volume

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

Filters Used

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



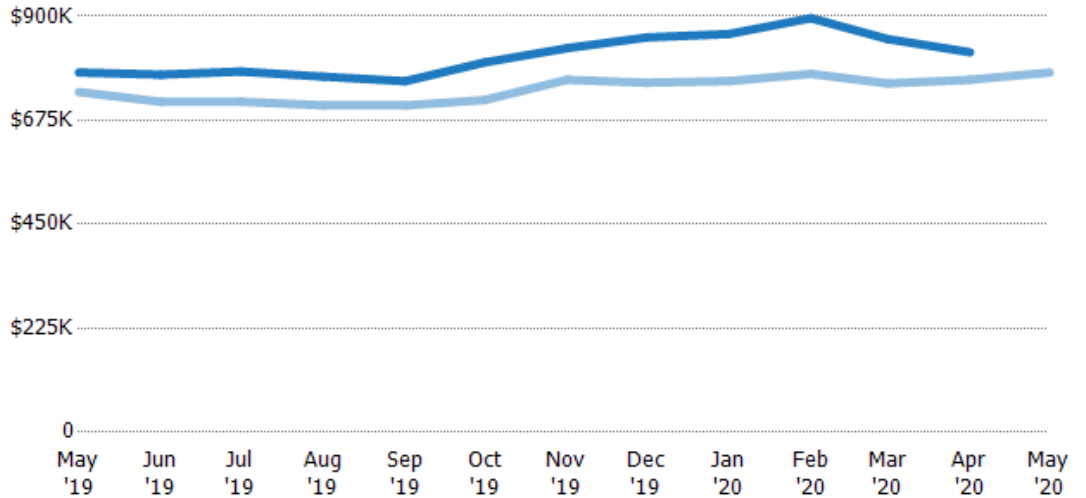
Current Year	\$198M	\$188M	\$176M	\$175M	\$197M	\$193M	\$192M	\$177M	\$179M	\$181M	\$182M	\$177M	-
Prior Year	\$211M	\$197M	\$175M	\$161M	\$156M	\$164M	\$180M	\$177M	\$216M	\$236M	\$227M	\$211M	\$198M
Percent Change from Prior Year	-6%	-4%	0%	9%	26%	18%	7%	0%	-17%	-23%	-20%	-16%	-100%

Average Listing Price

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

Filters Used

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



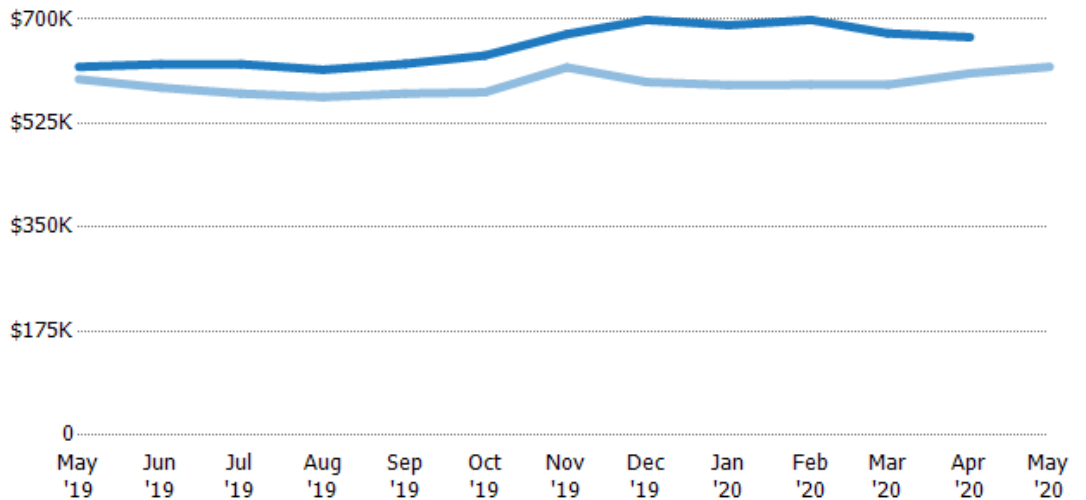
Current Year	\$778K	\$774K	\$781K	\$769K	\$760K	\$800K	\$831K	\$854K	\$862K	\$896K	\$851K	\$822K	-
Prior Year	\$736K	\$715K	\$715K	\$707K	\$707K	\$719K	\$763K	\$756K	\$760K	\$775K	\$755K	\$763K	\$778K
Percent Change from Prior Year	6%	8%	9%	9%	7%	11%	9%	13%	13%	16%	13%	8%	-100%

Median Listing Price

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

Filters Used

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



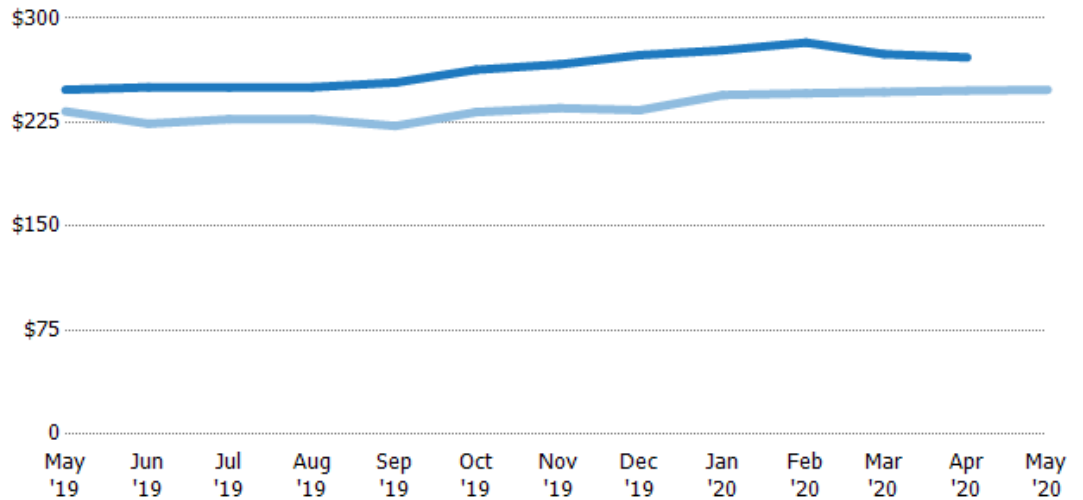
Current Year	\$620K	\$625K	\$624K	\$615K	\$625K	\$639K	\$675K	\$699K	\$690K	\$699K	\$676K	\$670K	-
Prior Year	\$599K	\$585K	\$575K	\$569K	\$575K	\$577K	\$619K	\$594K	\$589K	\$590K	\$590K	\$609K	\$620K
Percent Change from Prior Year	3%	7%	9%	8%	9%	11%	9%	18%	17%	18%	15%	10%	-100%

Average Listing Price per Sq Ft

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

Filters Used

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



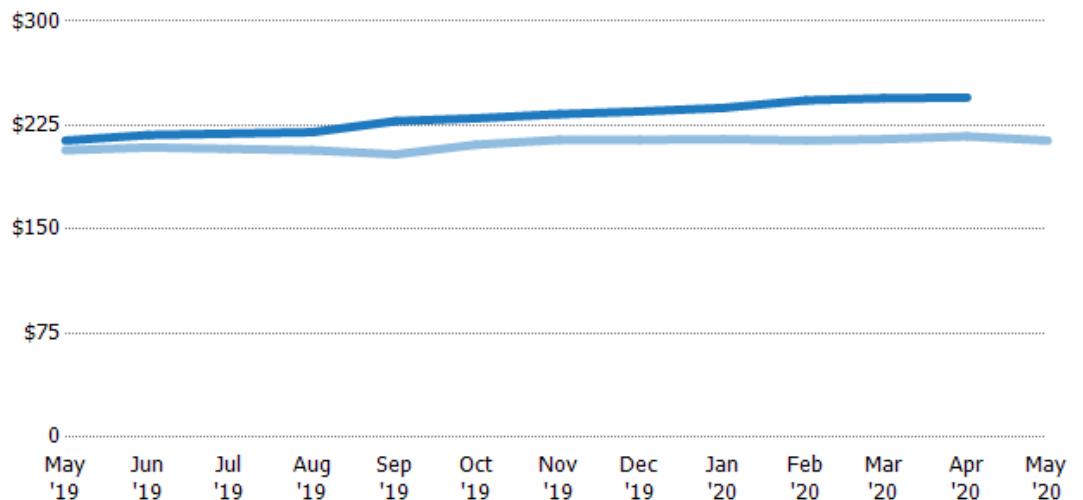
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$248	\$250	\$250	\$250	\$254	\$263	\$267	\$273	\$277	\$282	\$274	\$272	-
Prior Year	\$233	\$224	\$227	\$227	\$222	\$232	\$235	\$234	\$245	\$246	\$247	\$248	\$248
Percent Change from Prior Year	7%	12%	10%	10%	14%	13%	13%	17%	13%	15%	11%	10%	-100%

Median Listing Price per Sq Ft

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

Filters Used

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



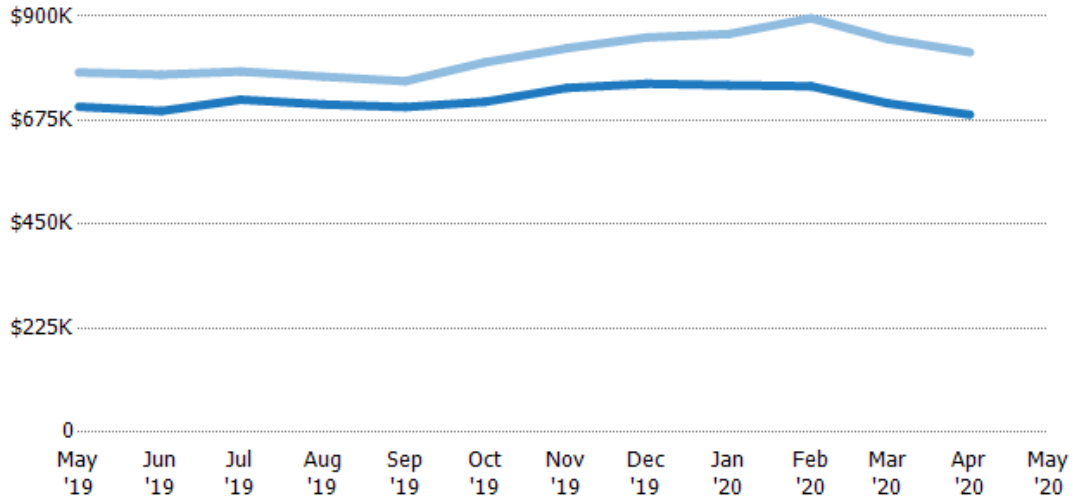
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$214	\$218	\$219	\$220	\$228	\$230	\$233	\$235	\$238	\$243	\$245	\$245	-
Prior Year	\$207	\$209	\$208	\$207	\$204	\$211	\$215	\$215	\$215	\$214	\$215	\$217	\$214
Percent Change from Prior Year	3%	4%	5%	6%	12%	9%	9%	10%	10%	14%	14%	13%	-100%

Average Listing Price vs Average Est Value

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

Filters Used

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



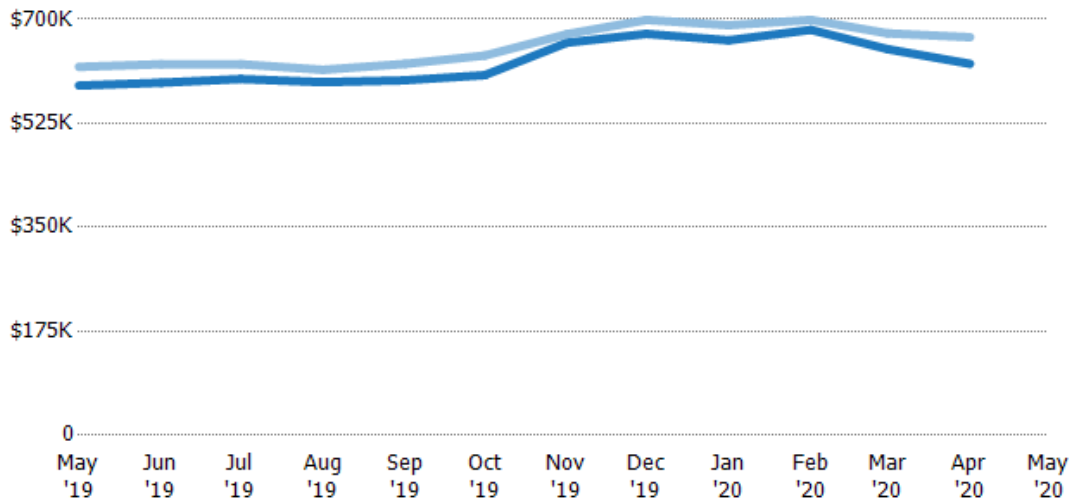
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$704K	\$695K	\$720K	\$709K	\$703K	\$715K	\$745K	\$754K	\$751K	\$749K	\$712K	\$687K	-
Avg Listing Price	\$778K	\$774K	\$781K	\$769K	\$760K	\$800K	\$831K	\$854K	\$862K	\$896K	\$851K	\$822K	-
Avg Listing Price as a % of Avg Est Value	111%	111%	108%	108%	108%	112%	112%	113%	115%	120%	120%	120%	-

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



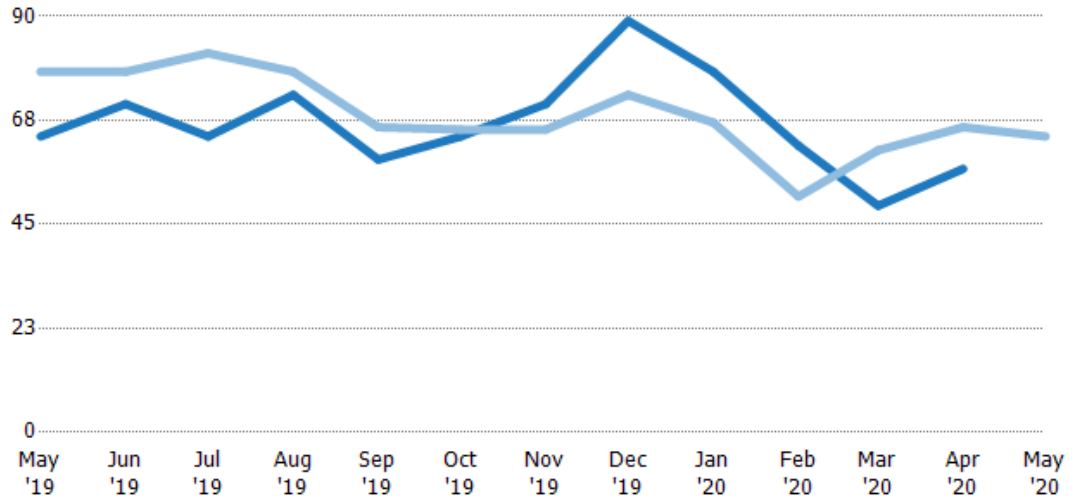
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$588K	\$593K	\$600K	\$594K	\$597K	\$606K	\$661K	\$675K	\$665K	\$682K	\$650K	\$625K	-
Median Listing Price	\$620K	\$625K	\$624K	\$615K	\$625K	\$639K	\$675K	\$699K	\$690K	\$699K	\$676K	\$670K	-
Med Listing Price as a % of Med Est Value	105%	105%	104%	104%	105%	105%	102%	103%	104%	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

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 Residence



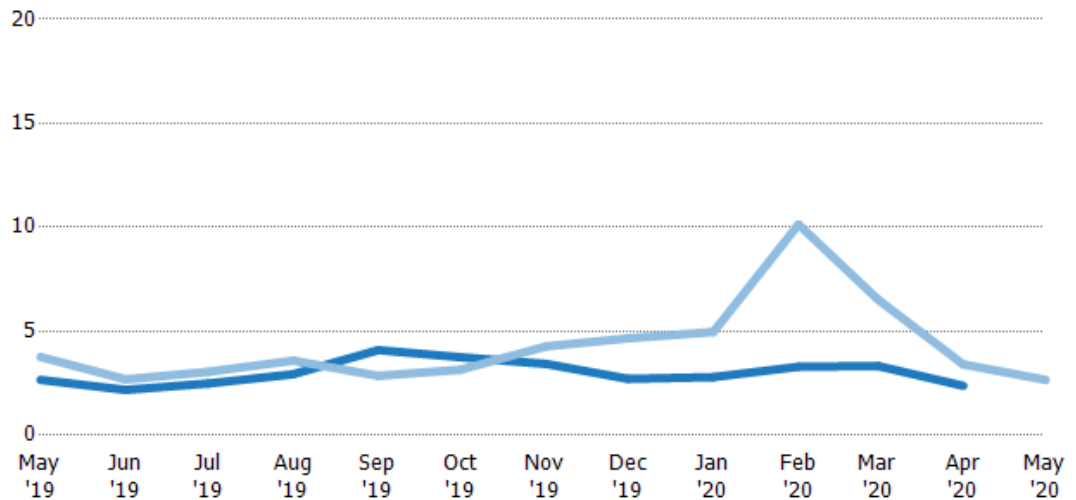
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	64	71	64	73	59	64	71	89	78	62	49	57	-
Prior Year	78	78	82	78	66	65.5	65.5	73	67	51	61	66	64
Percent Change from Prior Year	-18%	-9%	-22%	-6%	-11%	-2%	8%	22%	16%	22%	-20%	-14%	-100%

Months of Inventory

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

Filters Used

Custom Area: Cave Creek, Arizona
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 Residence



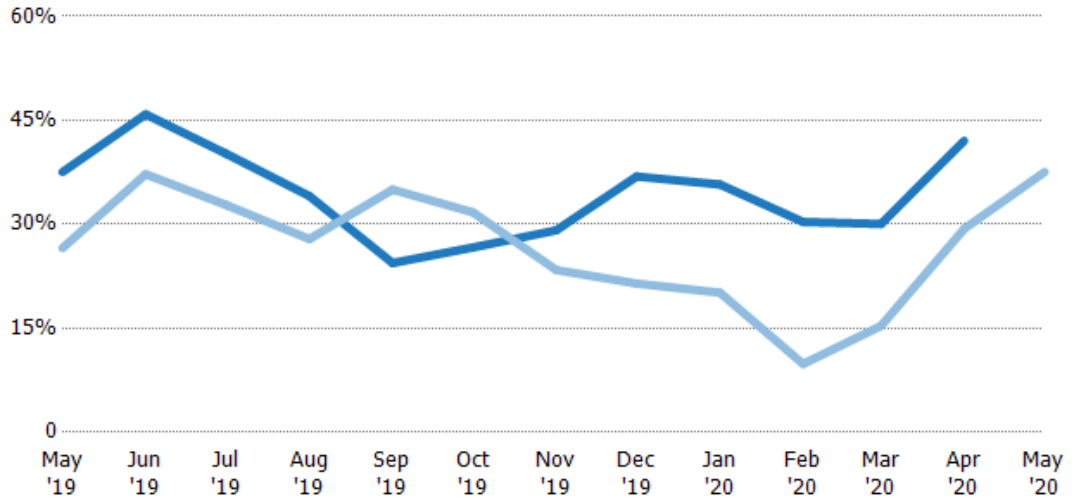
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	2.66	2.18	2.49	2.94	4.1	3.75	3.43	2.71	2.8	3.3	3.33	2.38	-
Prior Year	3.76	2.69	3.05	3.59	2.86	3.15	4.27	4.66	4.96	10.1	6.52	3.41	2.66
Percent Change from Prior Year	-29%	-19%	-18%	-18%	43%	19%	-20%	-42%	-44%	-67%	-49%	-30%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



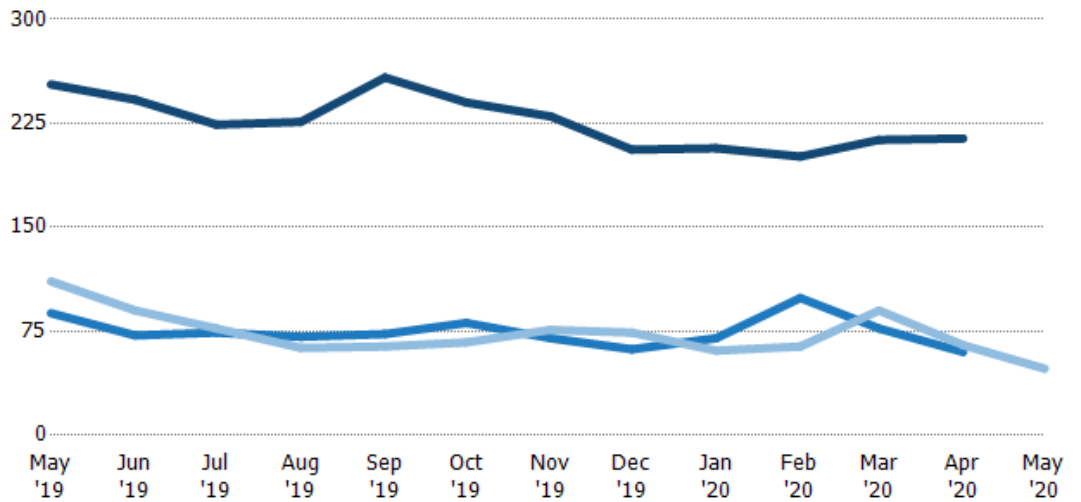
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	38%	46%	40%	34%	24%	27%	29%	37%	36%	30%	30%	42%	-
Prior Year	27%	37%	33%	28%	35%	32%	23%	21%	20%	10%	15%	29%	38%
Change from Prior Year	-11%	-9%	-7%	-6%	11%	5%	-6%	-15%	-16%	-20%	-15%	-13%	38%

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	253	242	224	226	258	240	230	206	207	201	213	214	-
Pending	88	72	74	71	73	81	70	62	70	99	77	60	-
Sold	111	90	77	63	64	67	76	74	61	64	90	65	48

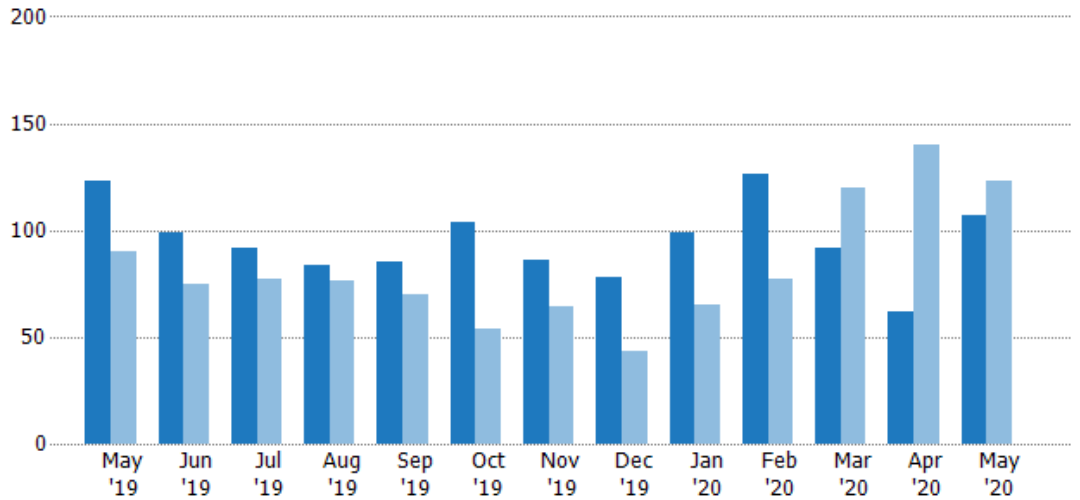
New Pending Sales

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.
May '20	107	-13%
May '19	123	36.7%
May '18	90	17.8%



Current Year	123	99	92	84	85	104	86	78	99	126	92	62	107
Prior Year	90	75	77	76	70	54	64	43	65	77	120	140	123
Percent Change from Prior Year	37%	32%	19%	11%	21%	93%	34%	81%	52%	64%	-23%	-56%	-13%

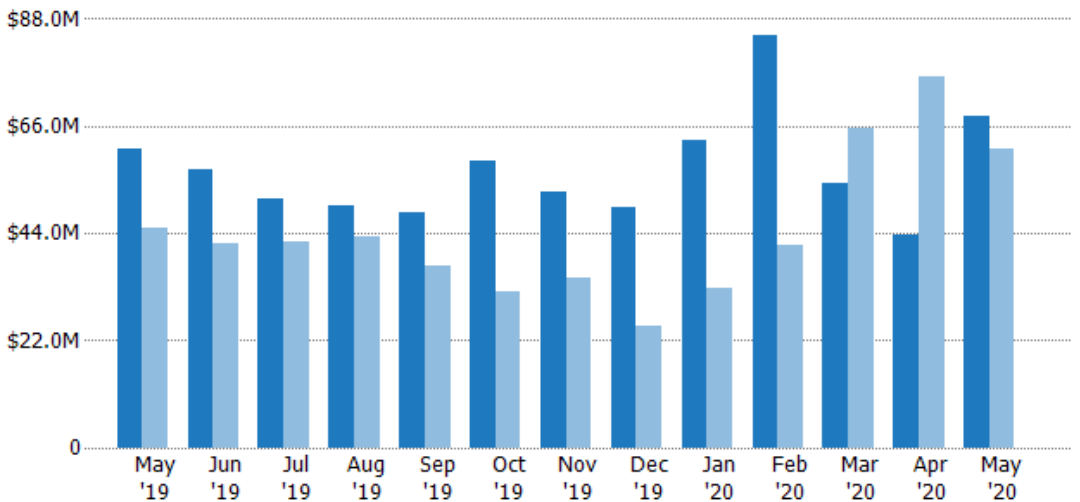
New Pending Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
May '20	\$68.1M	10.9%
May '19	\$61.4M	36.3%
May '18	\$45M	17%



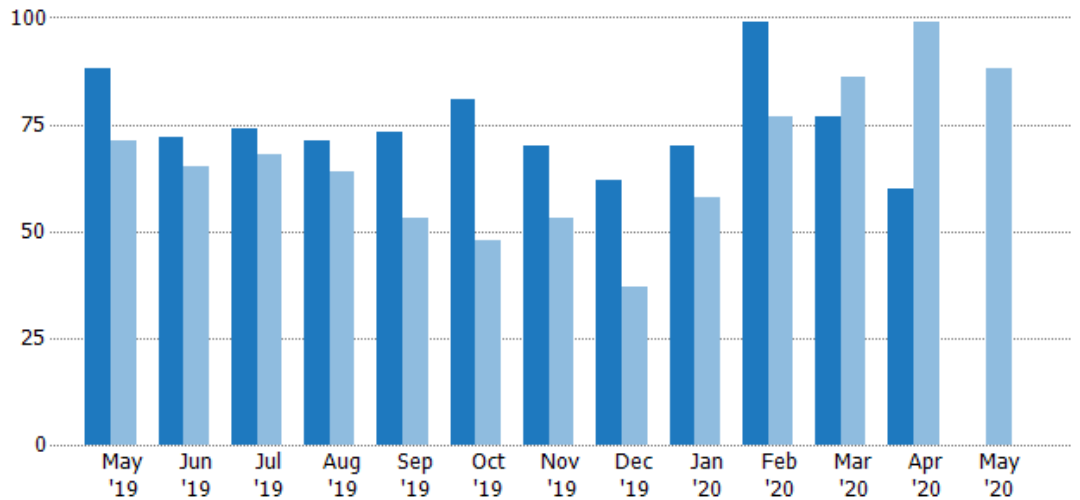
Current Year	\$61.4M	\$57.2M	\$51.2M	\$49.8M	\$48.2M	\$58.7M	\$52.6M	\$49.3M	\$63.2M	\$84.6M	\$54.5M	\$43.7M	\$68.1M
Prior Year	\$45M	\$42M	\$42.2M	\$43.2M	\$37.3M	\$31.9M	\$34.8M	\$25.1M	\$32.8M	\$41.5M	\$65.5M	\$76.3M	\$61.4M
Percent Change from Prior Year	36%	36%	21%	15%	29%	84%	51%	96%	93%	104%	-17%	-43%	11%

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



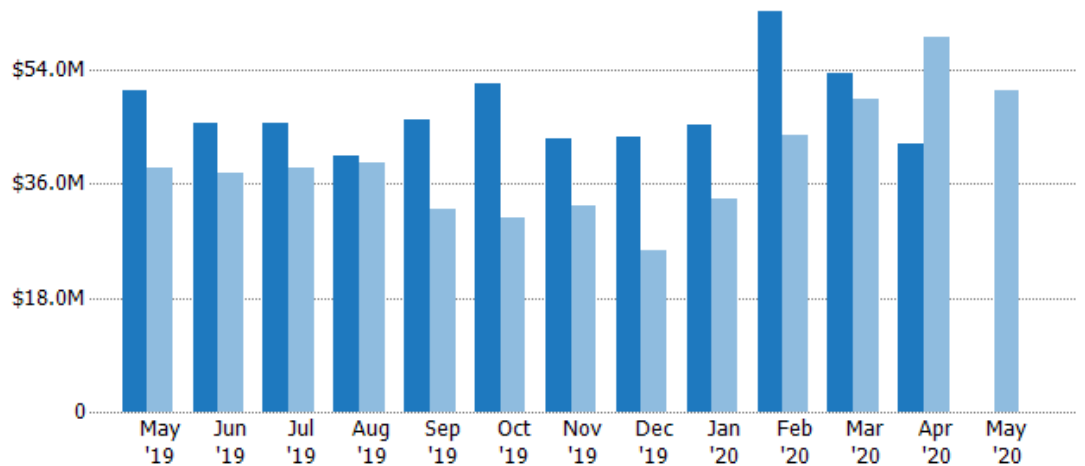
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	88	72	74	71	73	81	70	62	70	99	77	60	-
Prior Year	71	65	68	64	53	48	53	37	58	77	86	99	88
Percent Change from Prior Year	24%	11%	9%	11%	38%	69%	32%	68%	21%	29%	-10%	-39%	-100%

Pending Sales Volume

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

Filters Used

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$50.8M	\$45.5M	\$45.5M	\$40.4M	\$46.2M	\$51.8M	\$43.1M	\$43.3M	\$45.3M	\$63.1M	\$53.5M	\$42.3M	-
Prior Year	\$38.6M	\$37.7M	\$38.5M	\$39.2M	\$32.1M	\$30.6M	\$32.6M	\$25.6M	\$33.6M	\$43.7M	\$49.4M	\$59.3M	\$50.8M
Percent Change from Prior Year	31%	21%	18%	3%	44%	69%	32%	69%	35%	44%	8%	-29%	-100%

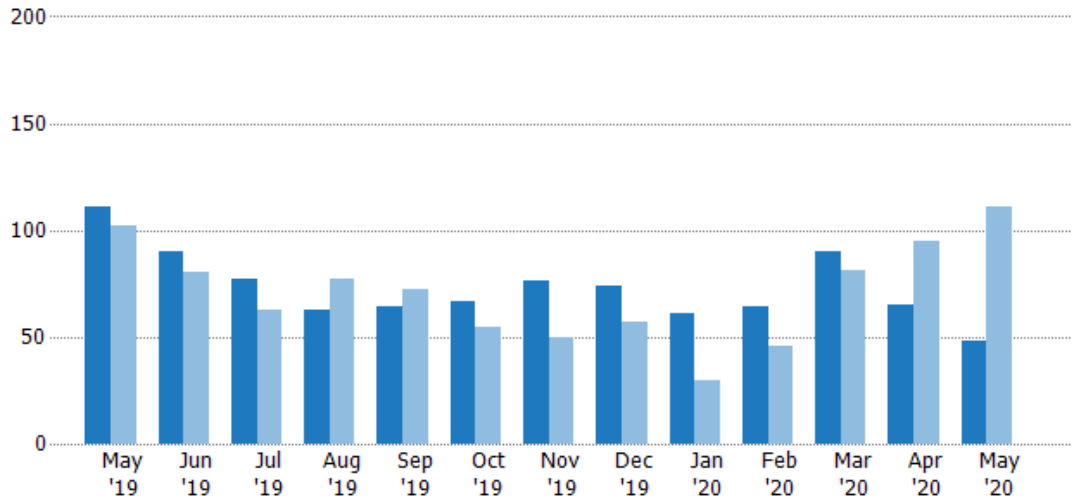
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
May '20	48	-56.8%
May '19	111	8.8%
May '18	102	-18.6%



Current Year	111	90	77	63	64	67	76	74	61	64	90	65	48
Prior Year	102	80	63	77	72	55	50	57	30	46	81	95	111
Percent Change from Prior Year	9%	13%	22%	-18%	-11%	22%	52%	30%	103%	39%	11%	-32%	-57%

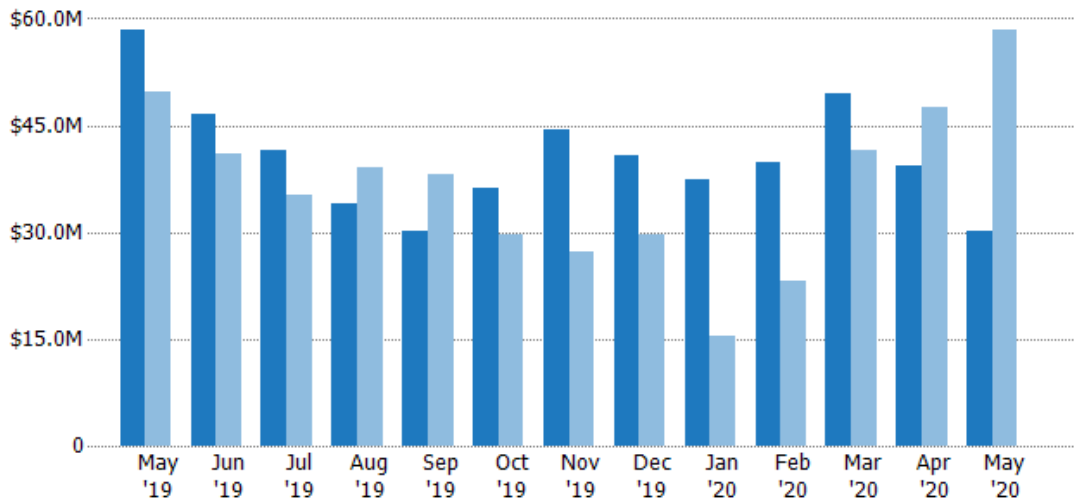
Closed Sales Volume

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.
May '20	\$30.1M	-48.5%
May '19	\$58.4M	17.8%
May '18	\$49.6M	-21.9%



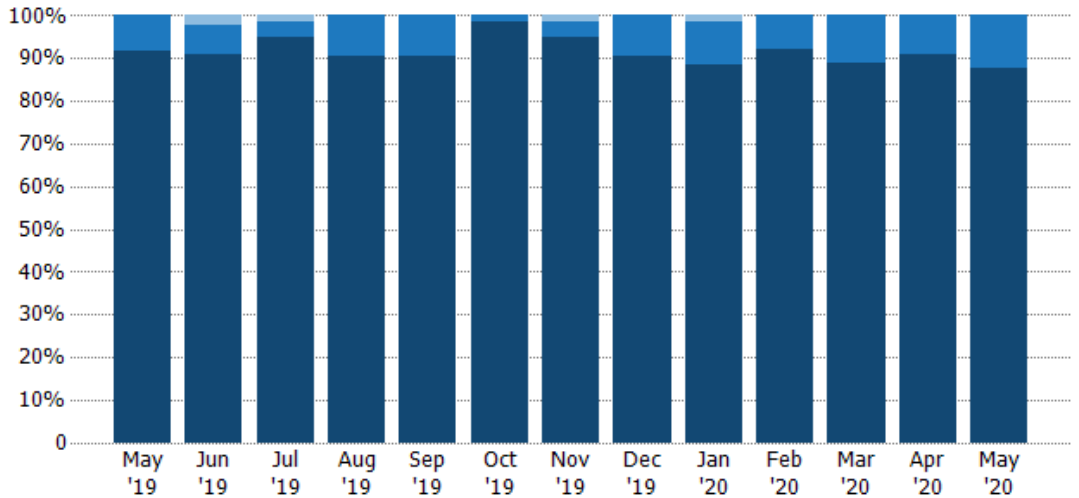
Current Year	\$58.4M	\$46.5M	\$41.6M	\$34M	\$30.3M	\$36.2M	\$44.4M	\$40.7M	\$37.5M	\$39.8M	\$49.5M	\$39.4M	\$30.1M
Prior Year	\$49.6M	\$41M	\$35.2M	\$39.1M	\$38.1M	\$29.7M	\$27.3M	\$29.6M	\$15.5M	\$23.2M	\$41.4M	\$47.5M	\$58.4M
Percent Change from Prior Year	18%	13%	18%	-13%	-20%	22%	63%	38%	142%	72%	19%	-17%	-48%

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



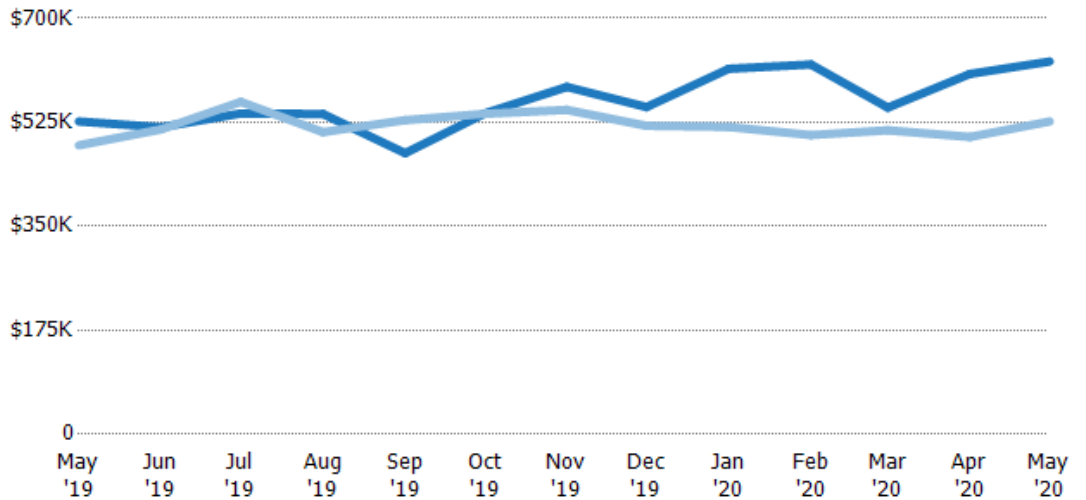
Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Mobile/Manufactured	-	2%	1%	-	-	-	1%	-	2%	-	-	-	-
Condo/Townhouse	8%	7%	4%	10%	9%	1%	4%	9%	10%	8%	11%	9%	13%
Single Family Residence	92%	91%	95%	90%	91%	99%	95%	91%	89%	92%	89%	91%	88%

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.
May '20	\$627K	19.2%
May '19	\$526K	8.2%
May '18	\$486K	-4%

Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$526K	\$517K	\$540K	\$539K	\$473K	\$540K	\$585K	\$551K	\$615K	\$622K	\$550K	\$606K	\$627K
Prior Year	\$486K	\$513K	\$559K	\$508K	\$529K	\$539K	\$546K	\$519K	\$517K	\$503K	\$512K	\$500K	\$526K
Percent Change from Prior Year	8%	1%	-4%	6%	-11%	0%	7%	6%	19%	24%	7%	21%	19%

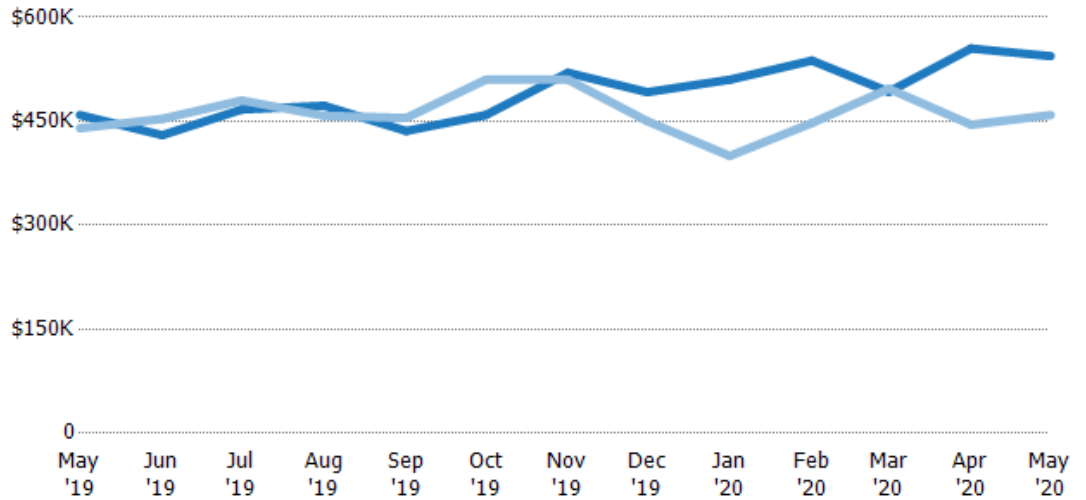
Median Sales Price

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.
May '20	\$544K	18.5%
May '19	\$459K	4.3%
May '18	\$440K	0.2%



Current Year	\$459K	\$430K	\$467K	\$473K	\$436K	\$459K	\$520K	\$492K	\$510K	\$538K	\$493K	\$555K	\$544K
Prior Year	\$440K	\$454K	\$480K	\$458K	\$455K	\$510K	\$510K	\$450K	\$400K	\$448K	\$497K	\$445K	\$459K
Percent Change from Prior Year	4%	-5%	-3%	3%	-4%	-10%	2%	9%	28%	20%	-1%	25%	19%

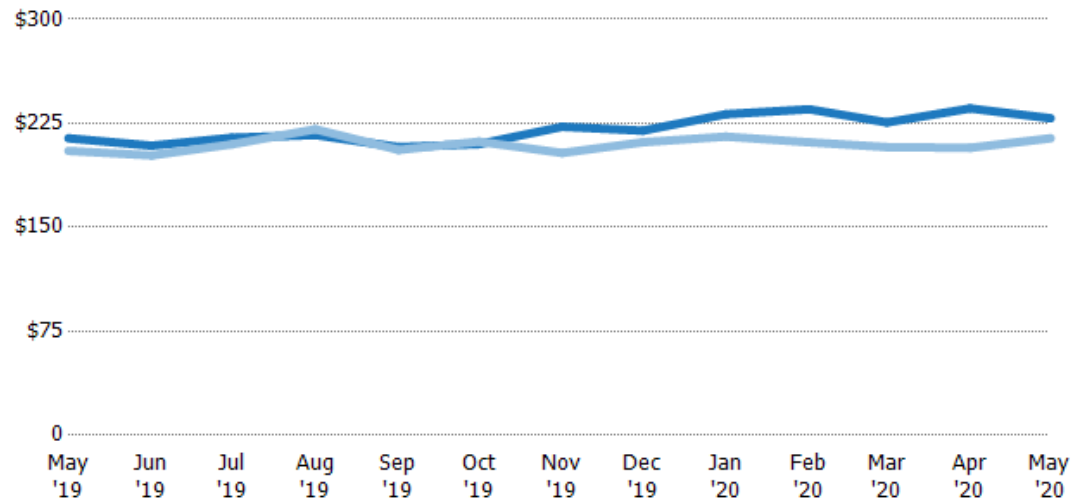
Average Sales Price per Sq Ft

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.
May '20	\$229	6.7%
May '19	\$214	4.5%
May '18	\$205	-9%



Current Year	\$214	\$209	\$215	\$217	\$208	\$210	\$222	\$220	\$232	\$235	\$226	\$236	\$229
Prior Year	\$205	\$202	\$210	\$221	\$206	\$212	\$204	\$211	\$215	\$211	\$208	\$207	\$214
Percent Change from Prior Year	4%	3%	2%	-2%	1%	-1%	9%	4%	8%	11%	9%	14%	7%

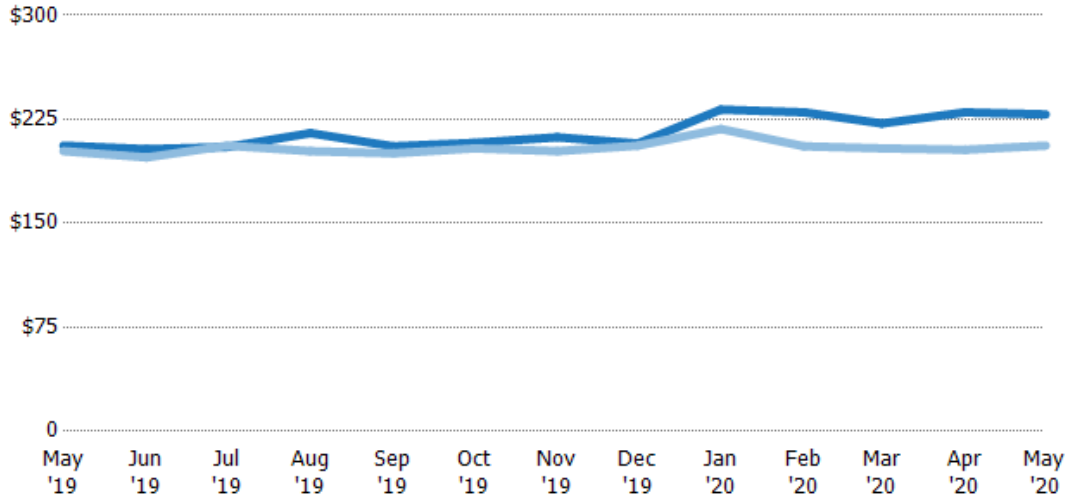
Median Sales Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
May '20	\$229	10.9%
May '19	\$206	2%
May '18	\$202	-7.9%



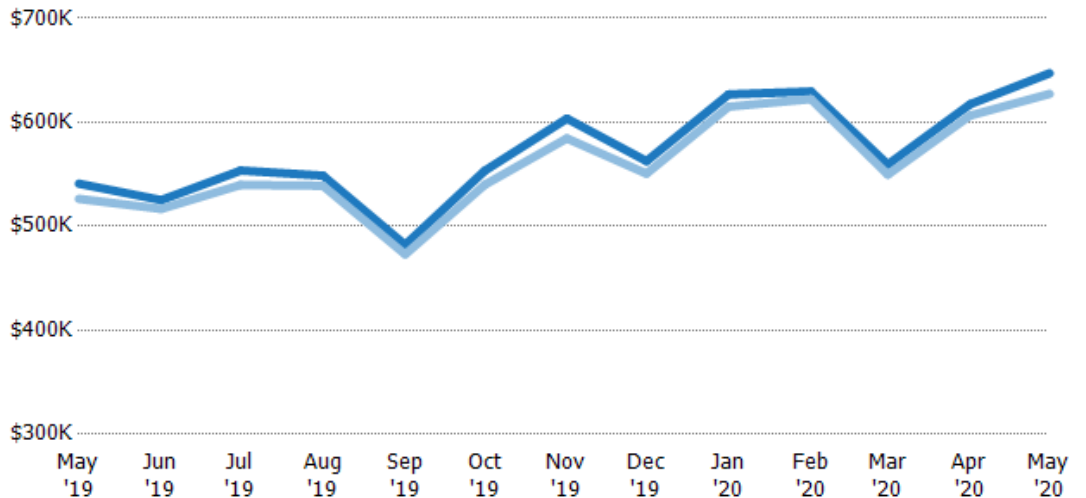
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$206	\$204	\$205	\$215	\$206	\$208	\$212	\$208	\$232	\$230	\$222	\$230	\$229
Prior Year	\$202	\$198	\$206	\$202	\$201	\$204	\$202	\$206	\$218	\$206	\$204	\$203	\$206
Percent Change from Prior Year	2%	3%	0%	6%	2%	2%	5%	1%	6%	12%	9%	13%	11%

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



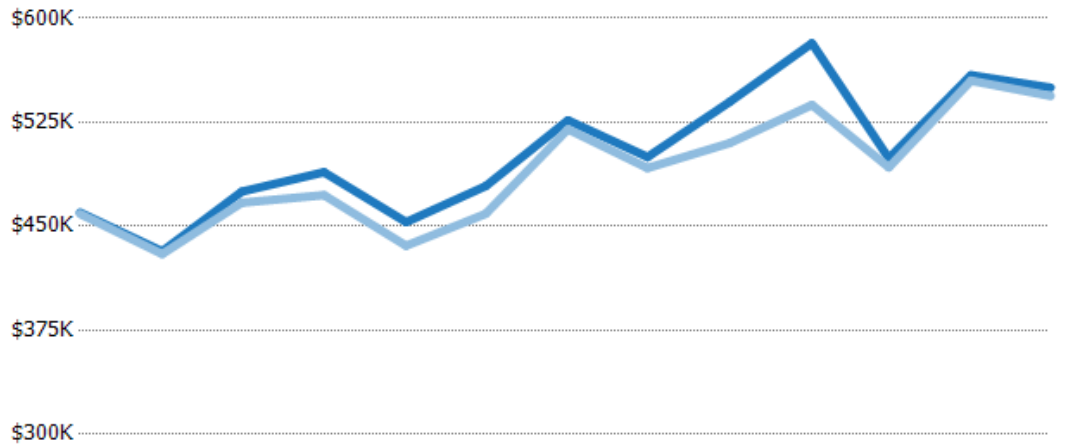
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$541K	\$525K	\$554K	\$549K	\$482K	\$553K	\$604K	\$563K	\$627K	\$630K	\$559K	\$617K	\$647K
Avg Sales Price	\$526K	\$517K	\$540K	\$539K	\$473K	\$540K	\$585K	\$551K	\$615K	\$622K	\$550K	\$606K	\$627K
Avg Sales Price as a % of Avg List Price	97%	98%	97%	98%	98%	98%	97%	98%	98%	99%	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,
 Mobile/Manufactured, Single Family
 Residence



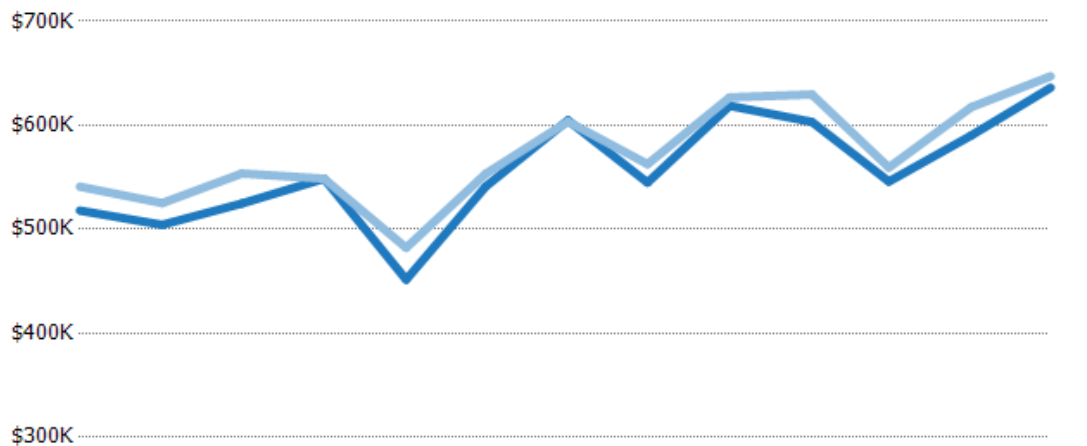
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median List Price	\$460K	\$432K	\$475K	\$489K	\$453K	\$479K	\$526K	\$500K	\$540K	\$582K	\$499K	\$559K	\$550K
Median Sales Price	\$459K	\$430K	\$467K	\$473K	\$436K	\$459K	\$520K	\$492K	\$510K	\$538K	\$493K	\$555K	\$544K
Med Sales Price as a % of Med List Price	100%	100%	98%	97%	96%	96%	99%	98%	94%	92%	99%	99%	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



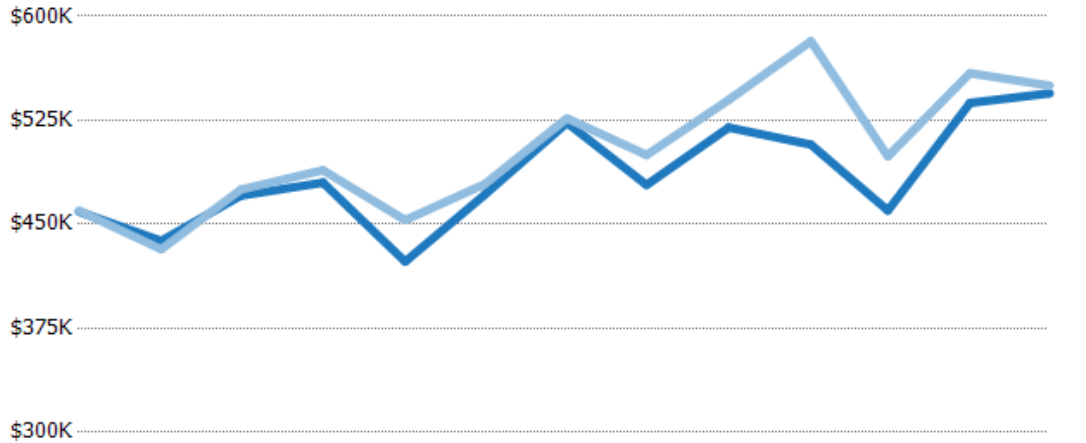
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$518K	\$504K	\$525K	\$549K	\$452K	\$541K	\$605K	\$545K	\$619K	\$603K	\$546K	\$590K	\$636K
Avg Sales Price	\$541K	\$525K	\$554K	\$549K	\$482K	\$553K	\$604K	\$563K	\$627K	\$630K	\$559K	\$617K	\$647K
Avg Sales Price as a % of Avg Est Value	104%	104%	106%	100%	107%	102%	100%	103%	101%	104%	102%	105%	102%

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



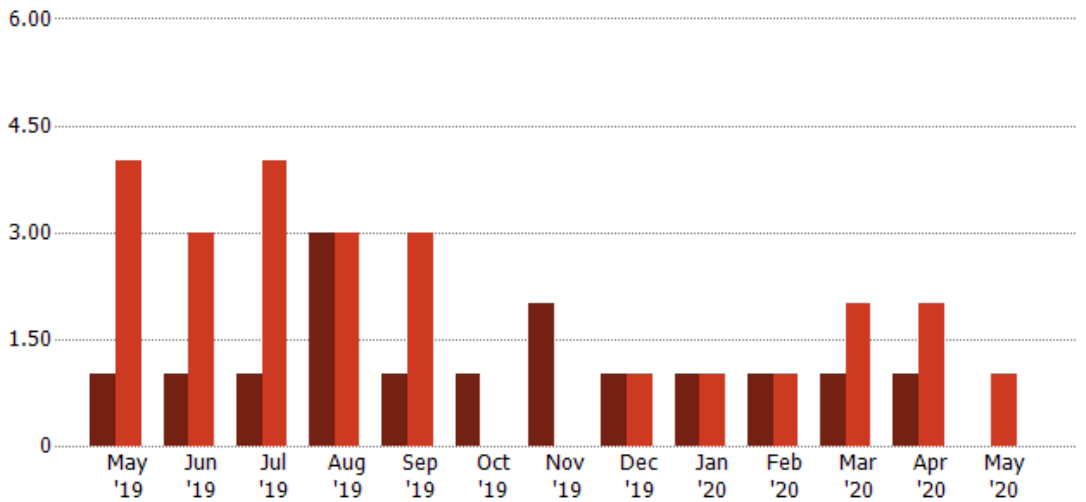
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$459K	\$438K	\$471K	\$480K	\$423K	\$471K	\$523K	\$478K	\$520K	\$507K	\$460K	\$538K	\$544K
Median Sales Price	\$460K	\$432K	\$475K	\$489K	\$453K	\$479K	\$526K	\$500K	\$540K	\$582K	\$499K	\$559K	\$550K
Med Sales Price as a % of Med Est Value	100%	99%	101%	102%	107%	102%	101%	105%	104%	115%	108%	104%	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,
 Mobile/Manufactured, Single Family
 Residence



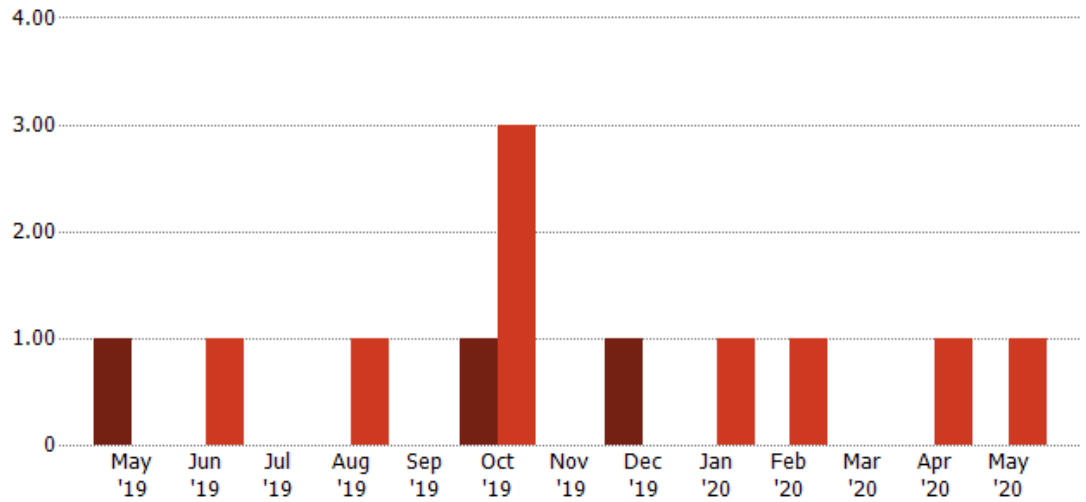
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	1	1	1	3	1	1	2	1	1	1	1	1	-
Prior Year	4	3	4	3	3	-	-	1	1	1	2	2	1
Percent Change from Prior Year	-75%	-67%	-75%	0%	-67%	100%	100%	0%	0%	0%	-50%	-50%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



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



Sales Activity by ZIP

May 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			48	\$30,108,930	\$627,269	\$544,000	\$223	\$219	44

