



2020

CAVE CREEK MARKET REPORT AUGUST 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	Aug 2020	Aug 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	99	82	+20.7%	651	788	-17.4%
New Listing Volume	\$78,952,792	\$44,852,050	+76%	\$424,311,383	\$458,474,376	-7.5%
Active Listing Count	143	226	-36.7%	N/A	N/A	
Active Listing Volume	\$131,836,097	\$171,974,794	-23.3%	N/A	N/A	
Average Listing Price	\$921,931	\$760,950	+21.2%	\$841,180	\$762,354	+10.3%
Median Listing Price	\$730,000	\$612,450	+19.2%	\$691,911	\$601,370	+15.1%
Average Listing Price per Sq Ft	\$292	\$249	+16.9%	\$278	\$247	+12.6%
Median Listing Price per Sq Ft	\$249	\$220	+13.2%	\$242	\$216	+12.1%
Median Days in RPR	34	73.5	-53.7%	67.2	66.09	+1.7%
Months of Inventory	1.8	2.9	-39.9%	2.6	3.7	-30.1%
Absorption Rate	56.64%	34.07%	+22.6%	38.49%	26.91%	+11.6%
Sales Activity Charts Metrics						
New Pending Sales Count	112	84	+33.3%	799	799	+/-
New Pending Sales Volume	\$83,605,612	\$49,846,101	+67.7%	\$511,048,383	\$435,697,826	+17.3%
Pending Sales Count	108	72	+50%	N/A	N/A	
Pending Sales Volume	\$76,749,936	\$41,240,332	+86.1%	N/A	N/A	
Closed Sales Count	76	63	+20.6%	553	590	-6.3%
Closed Sales Volume	\$50,279,008	\$33,955,479	+48.1%	\$328,812,114	\$307,297,565	+7%
Average Sales Price	\$661,566	\$538,976	+22.7%	\$594,597	\$520,843	+14.2%
Median Sales Price	\$611,250	\$472,500	+29.4%	\$533,127	\$456,860	+16.7%
Average Sales Price per Sq Ft	\$250	\$217	+15.4%	\$234	\$211	+10.6%
Median Sales Price per Sq Ft	\$236	\$215	+9.5%	\$228	\$206	+10.6%
Distressed Charts Metrics						
Distressed Listing Count	-	3	-	N/A	N/A	

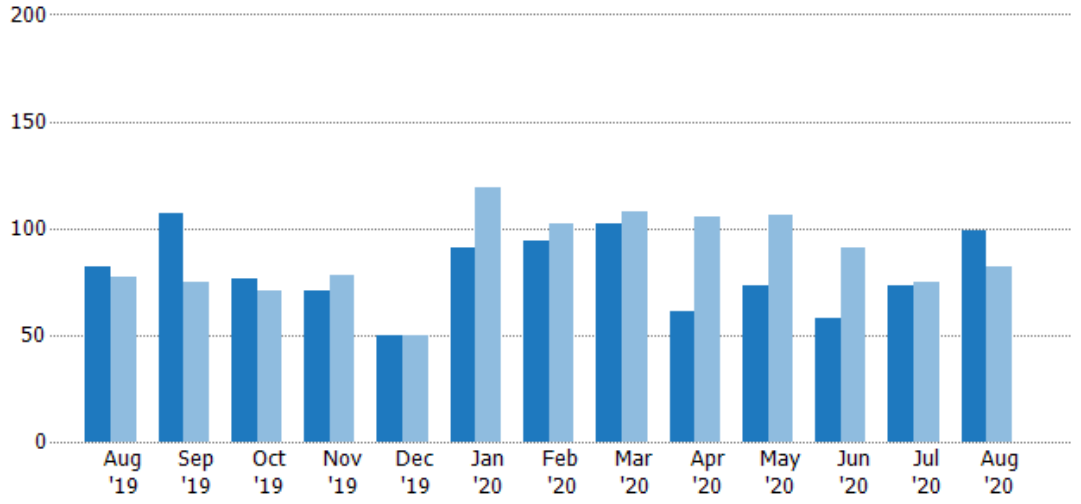
New Listings

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Aug '20	99	20.7%
Aug '19	82	6.5%
Aug '18	77	-5.2%



Current Year	82	107	76	71	50	91	94	102	61	73	58	73	99
Prior Year	77	75	71	78	50	119	102	108	105	106	91	75	82
Percent Change from Prior Year	6%	43%	7%	-9%	0%	-24%	-8%	-6%	-42%	-31%	-36%	-3%	21%

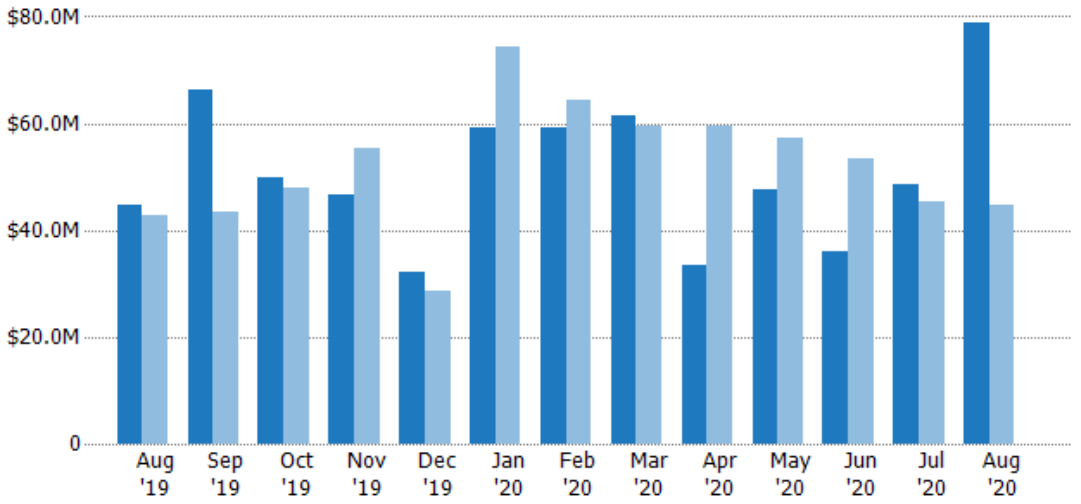
New Listing Volume

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.
Aug '20	\$79M	76%
Aug '19	\$44.9M	4.5%
Aug '18	\$42.9M	-1.2%



Current Year	\$44.9M	\$66.4M	\$49.9M	\$46.6M	\$32.1M	\$59.1M	\$59.3M	\$61.3M	\$33.5M	\$47.7M	\$35.9M	\$48.6M	\$79M
Prior Year	\$42.9M	\$43.3M	\$48.1M	\$55.2M	\$28.6M	\$74.4M	\$64.3M	\$59.6M	\$59.5M	\$57.3M	\$53.2M	\$45.3M	\$44.9M
Percent Change from Prior Year	4%	53%	4%	-16%	12%	-21%	-8%	3%	-44%	-17%	-33%	7%	76%

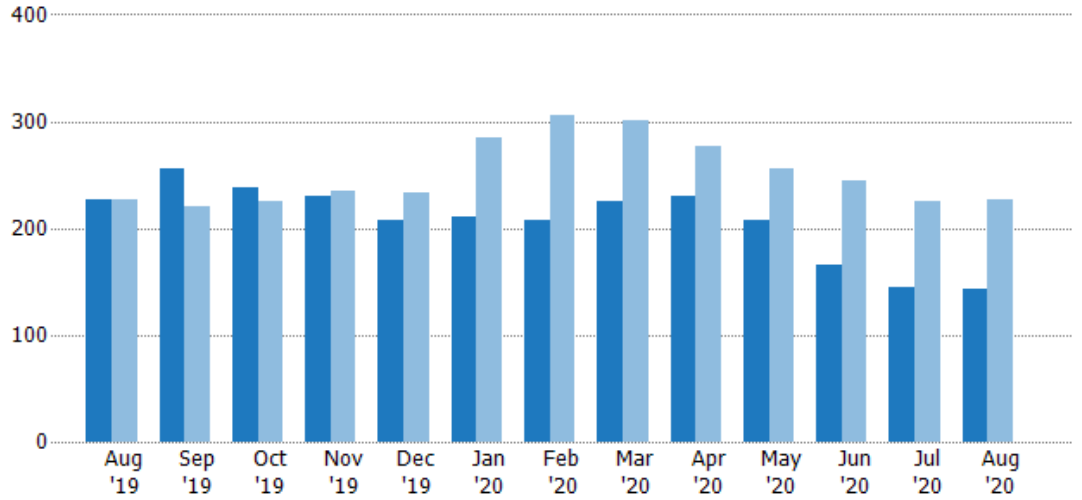
Active Listings

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.
Aug '20	143	-36.7%
Aug '19	226	0%
Aug '18	226	6.6%



Current Year	226	255	238	230	208	211	208	225	230	207	165	144	143
Prior Year	226	220	225	235	233	285	305	301	276	256	244	225	226
Percent Change from Prior Year	0%	16%	6%	-2%	-11%	-26%	-32%	-25%	-17%	-19%	-32%	-36%	-37%

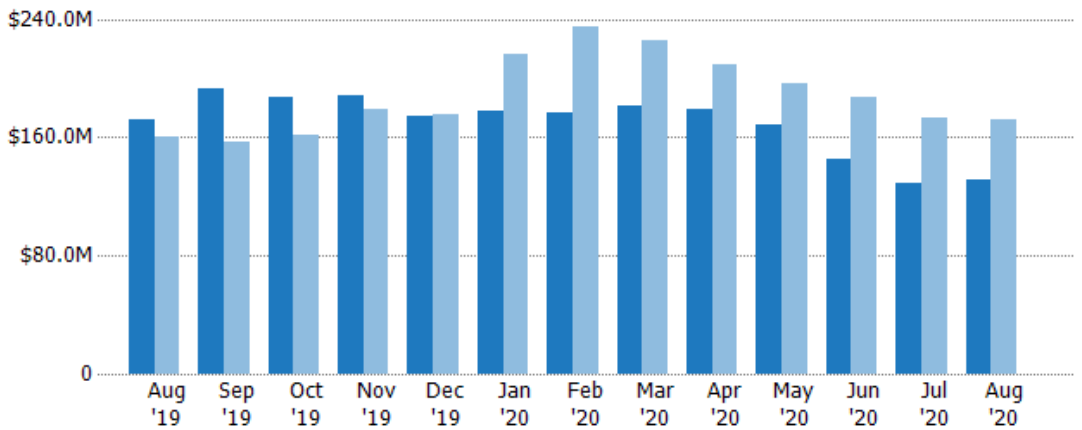
Active Listing Volume

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.
Aug '20	\$132M	-23.3%
Aug '19	\$172M	6.9%
Aug '18	\$161M	1.1%



Current Year	\$172M	\$193M	\$188M	\$188M	\$174M	\$178M	\$177M	\$181M	\$179M	\$169M	\$145M	\$129M	\$132M
Prior Year	\$161M	\$156M	\$161M	\$179M	\$175M	\$216M	\$235M	\$226M	\$209M	\$197M	\$187M	\$174M	\$172M
Percent Change from Prior Year	7%	23%	16%	5%	-1%	-18%	-25%	-20%	-14%	-14%	-22%	-26%	-23%

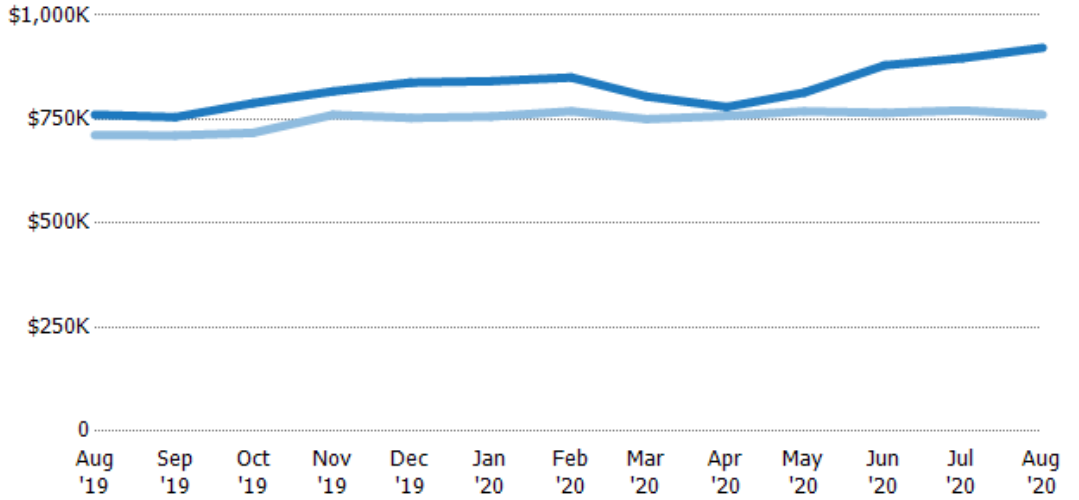
Average Listing Price

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.
Aug '20	\$922K	21.2%
Aug '19	\$761K	6.9%
Aug '18	\$712K	-5.2%



Current Year	\$761K	\$755K	\$789K	\$817K	\$838K	\$842K	\$850K	\$805K	\$780K	\$814K	\$880K	\$897K	\$922K
Prior Year	\$712K	\$711K	\$717K	\$761K	\$753K	\$757K	\$769K	\$750K	\$758K	\$769K	\$765K	\$771K	\$761K
Percent Change from Prior Year	7%	6%	10%	7%	11%	11%	11%	7%	3%	6%	15%	16%	21%

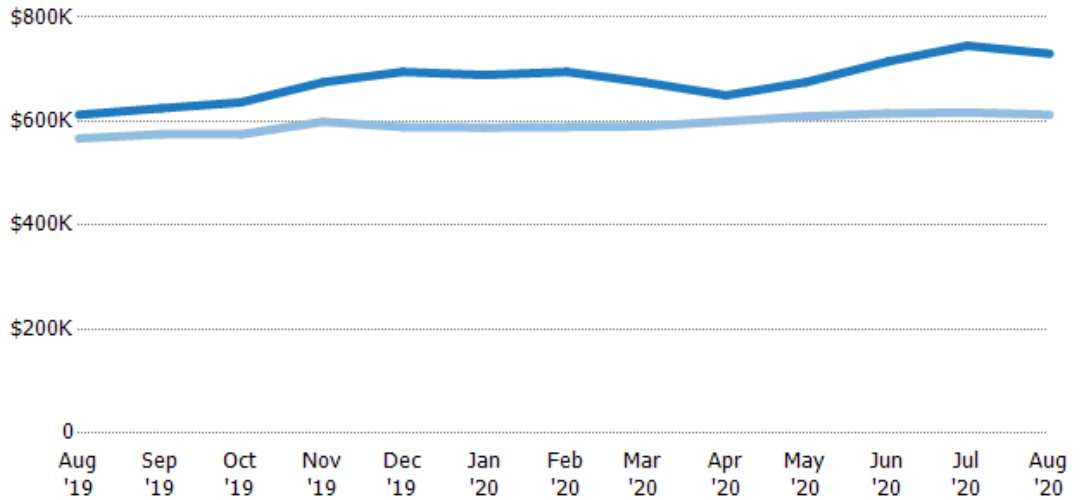
Median Listing Price

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Aug '20	\$730K	19.2%
Aug '19	\$612K	8%
Aug '18	\$567K	-0.4%



Current Year	\$612K	\$625K	\$636K	\$675K	\$695K	\$689K	\$695K	\$675K	\$650K	\$675K	\$715K	\$745K	\$730K
Prior Year	\$567K	\$575K	\$575K	\$599K	\$589K	\$588K	\$589K	\$590K	\$600K	\$610K	\$615K	\$617K	\$612K
Percent Change from Prior Year	8%	9%	11%	13%	18%	17%	18%	14%	8%	11%	16%	21%	19%

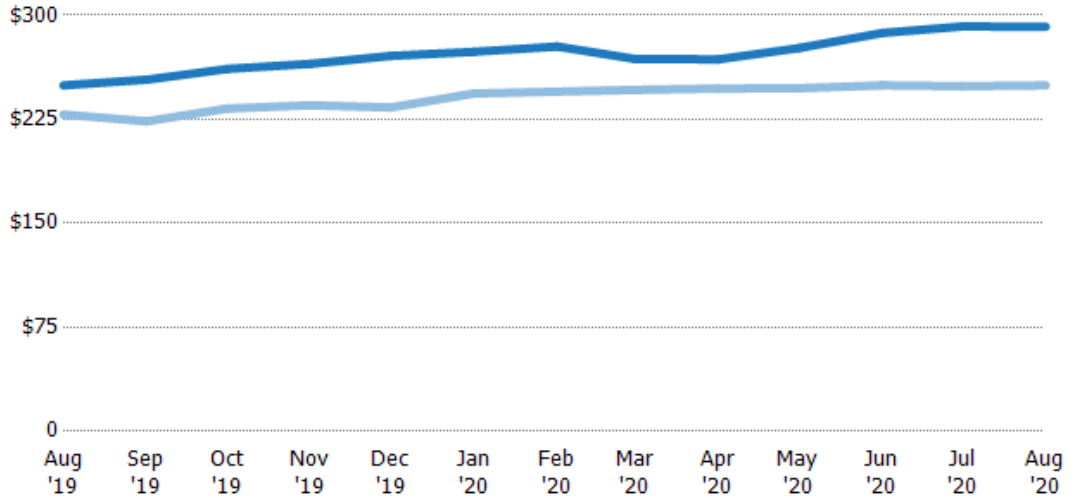
Average Listing Price per Sq Ft

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.
Aug '20	\$292	16.9%
Aug '19	\$249	9.2%
Aug '18	\$228	9.3%



Current Year	\$249	\$254	\$261	\$265	\$271	\$274	\$277	\$269	\$268	\$276	\$287	\$292	\$292
Prior Year	\$228	\$224	\$233	\$235	\$234	\$244	\$245	\$246	\$247	\$247	\$250	\$249	\$249
Percent Change from Prior Year	9%	13%	12%	13%	16%	12%	13%	9%	9%	12%	15%	17%	17%

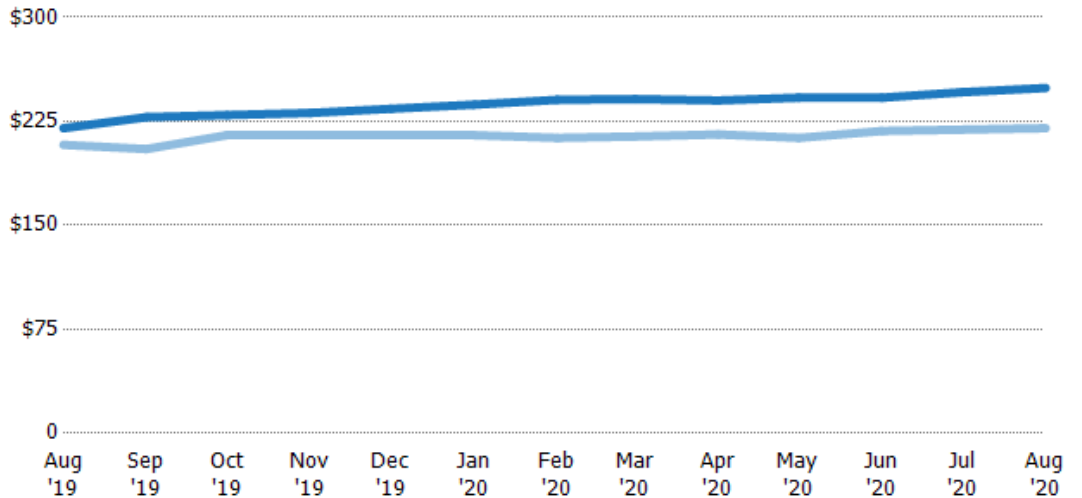
Median Listing Price per Sq Ft

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.
Aug '20	\$249	13.2%
Aug '19	\$220	5.8%
Aug '18	\$208	-4.8%



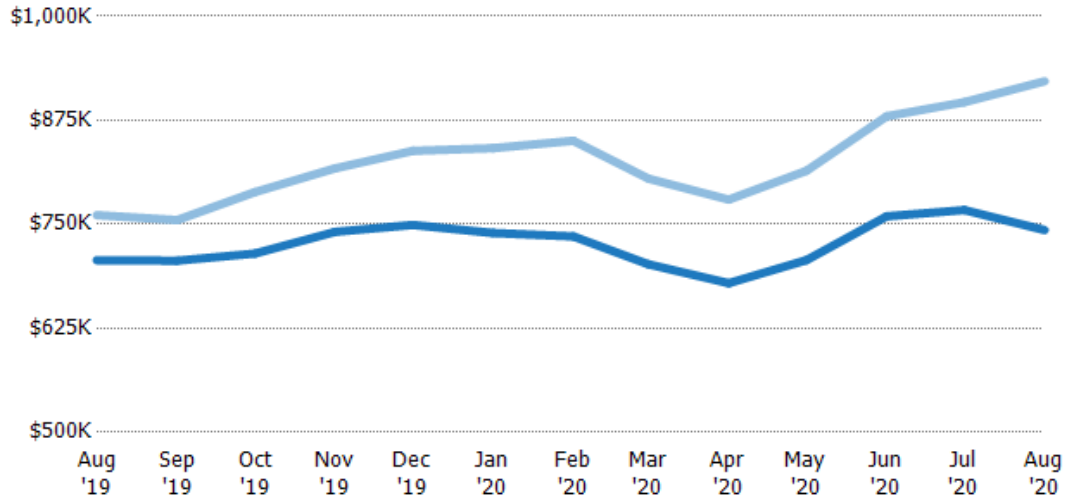
Current Year	\$220	\$228	\$230	\$231	\$234	\$237	\$241	\$241	\$240	\$242	\$242	\$246	\$249
Prior Year	\$208	\$205	\$215	\$215	\$215	\$215	\$213	\$214	\$216	\$213	\$218	\$219	\$220
Percent Change from Prior Year	6%	11%	7%	7%	9%	10%	13%	13%	11%	14%	11%	12%	13%

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



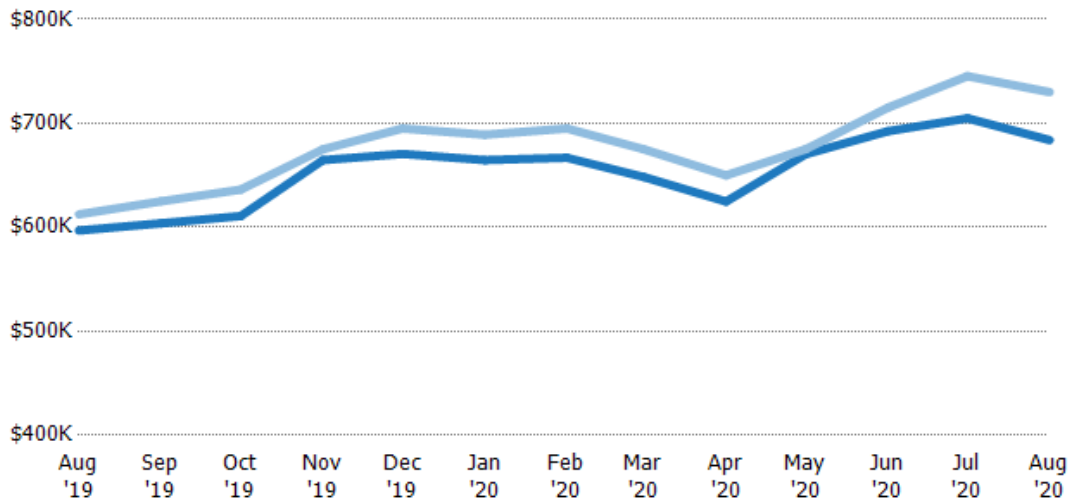
Avg Est Value	\$707K	\$706K	\$715K	\$741K	\$749K	\$740K	\$735K	\$702K	\$679K	\$707K	\$760K	\$767K	\$743K
Avg Listing Price	\$761K	\$755K	\$789K	\$817K	\$838K	\$842K	\$850K	\$805K	\$780K	\$814K	\$880K	\$897K	\$922K
Avg Listing Price as a % of Avg Est Value	108%	107%	110%	110%	112%	114%	116%	115%	115%	115%	116%	117%	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



Median Est Value	\$597K	\$604K	\$611K	\$665K	\$671K	\$665K	\$667K	\$648K	\$625K	\$670K	\$692K	\$705K	\$684K
Median Listing Price	\$612K	\$625K	\$636K	\$675K	\$695K	\$689K	\$695K	\$675K	\$650K	\$675K	\$715K	\$745K	\$730K
Med Listing Price as a % of Med Est Value	103%	104%	104%	102%	104%	104%	104%	104%	104%	101%	103%	106%	107%

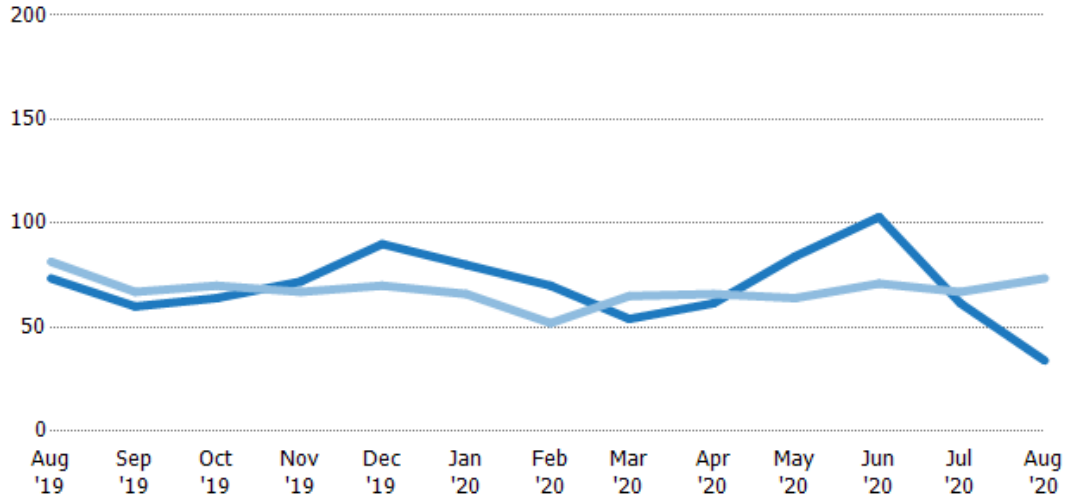
Median Days in RPR

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.
Aug '20	34	-53.7%
Aug '19	73.5	-9.8%
Aug '18	81.5	-1.8%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	73.5	60	64	72	90	80	70	54	61.5	84	103	61.5	34
Prior Year	81.5	67	70	67	70	66	52	65	66	64	71	67	73.5
Percent Change from Prior Year	-10%	-10%	-9%	7%	29%	21%	35%	-17%	-7%	31%	45%	-8%	-54%

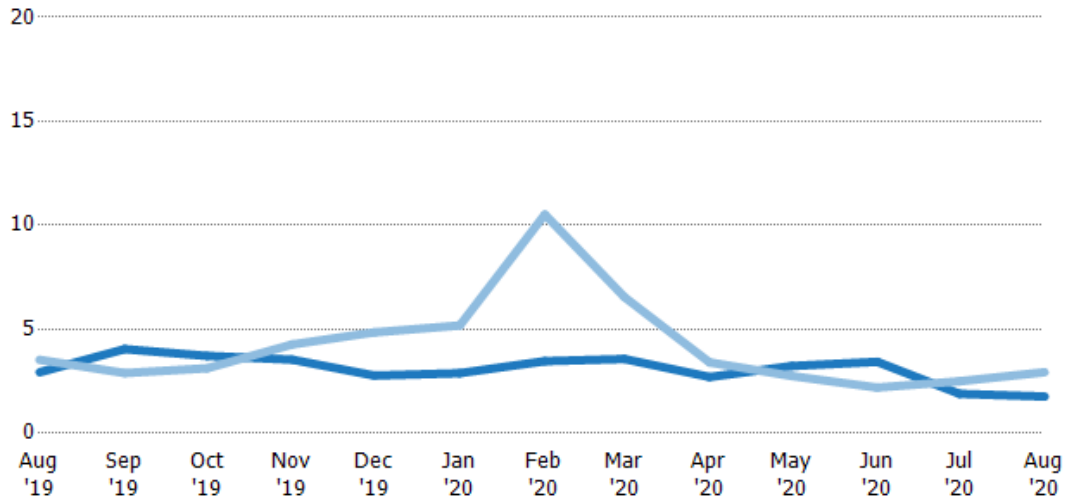
Months of Inventory

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.
Aug '20	1.77	-39.9%
Aug '19	2.94	-16.9%
Aug '18	3.53	11.9%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	2.94	4.05	3.72	3.54	2.77	2.89	3.47	3.57	2.71	3.23	3.44	1.89	1.77
Prior Year	3.53	2.89	3.13	4.27	4.85	5.18	10.5	6.54	3.41	2.75	2.2	2.5	2.94
Percent Change from Prior Year	-17%	40%	19%	-17%	-43%	-44%	-67%	-45%	-21%	17%	56%	-24%	-40%

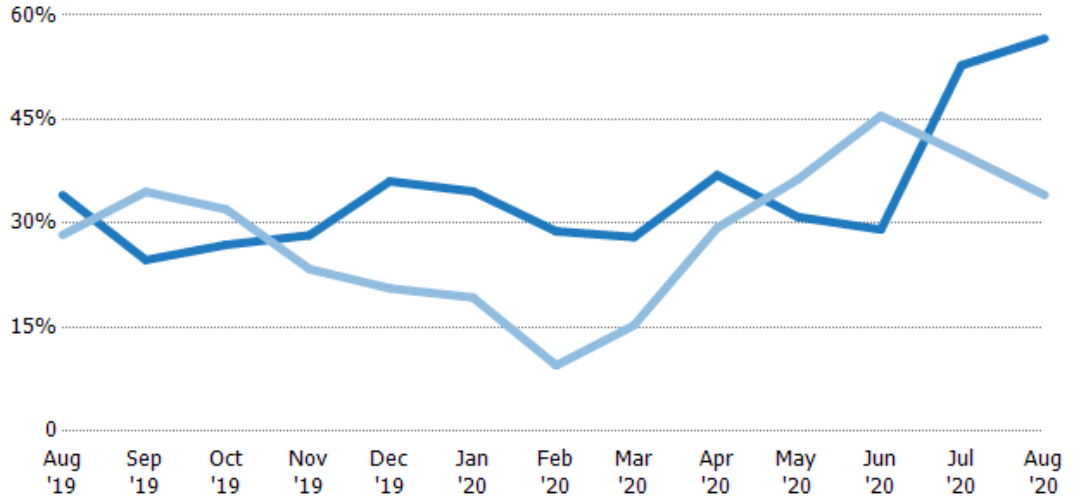
Absorption Rate

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.
Aug '20	57%	-22.6%
Aug '19	34%	-5.8%
Aug '18	28%	-10.6%



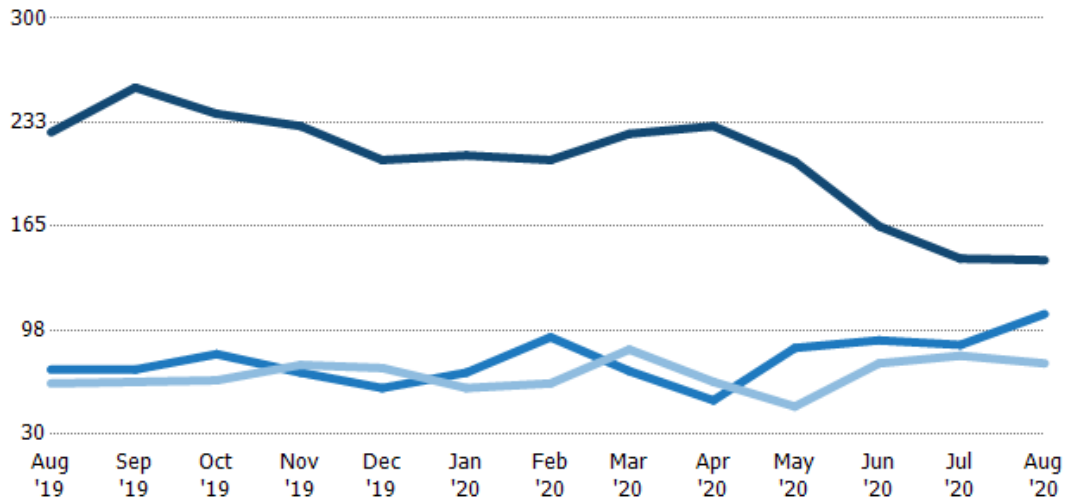
Current Year	34%	25%	27%	28%	36%	35%	29%	28%	37%	31%	29%	53%	57%
Prior Year	28%	35%	32%	23%	21%	19%	10%	15%	29%	36%	45%	40%	34%
Change from Prior Year	-6%	10%	5%	-5%	-15%	-15%	-19%	-13%	-8%	5%	16%	-13%	-23%

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



Active	226	255	238	230	208	211	208	225	230	207	165	144	143
Pending	72	72	82	70	60	70	93	71	52	86	91	88	108
Sold	63	64	65	75	73	60	63	85	64	48	76	81	76

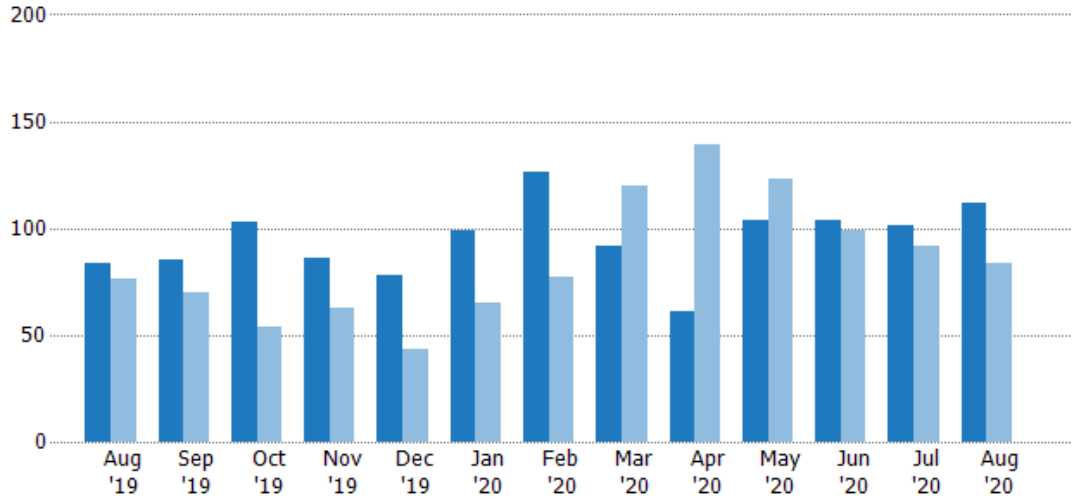
New Pending Sales

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.
Aug '20	112	33.3%
Aug '19	84	10.5%
Aug '18	76	-10.5%



Current Year	84	85	103	86	78	99	126	92	61	104	104	101	112
Prior Year	76	70	54	63	43	65	77	120	139	123	99	92	84
Percent Change from Prior Year	11%	21%	91%	37%	81%	52%	64%	-23%	-56%	-15%	5%	10%	33%

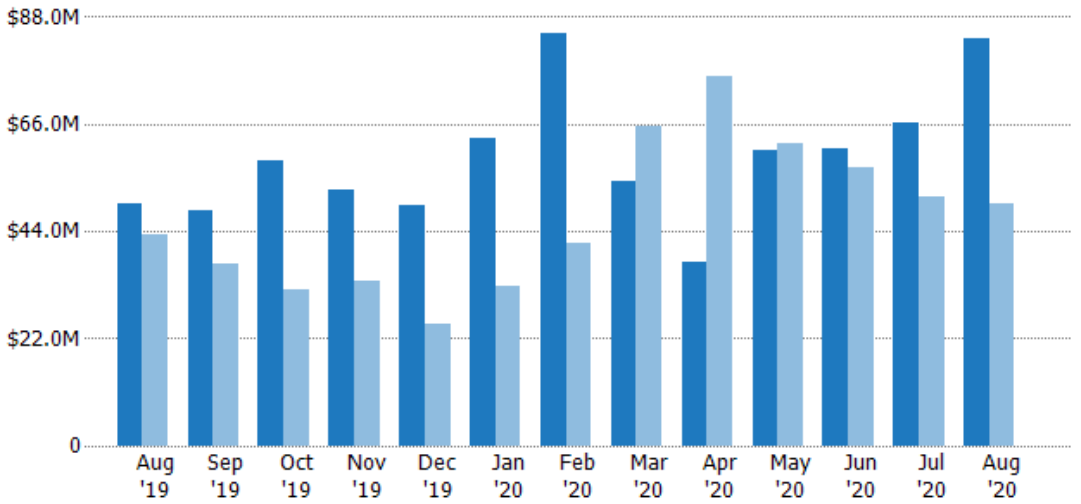
New Pending Sales Volume

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.
Aug '20	\$83.6M	67.7%
Aug '19	\$49.8M	15.5%
Aug '18	\$43.2M	-28.3%



Current Year	\$49.8M	\$48.2M	\$58.4M	\$52.6M	\$49.3M	\$63M	\$84.6M	\$54.5M	\$37.7M	\$60.6M	\$60.9M	\$66.3M	\$83.6M
Prior Year	\$43.2M	\$37.3M	\$31.9M	\$34M	\$25.1M	\$32.8M	\$41.5M	\$65.5M	\$75.8M	\$61.9M	\$57.2M	\$51.2M	\$49.8M
Percent Change from Prior Year	15%	29%	83%	55%	96%	92%	104%	-17%	-50%	-2%	6%	29%	68%

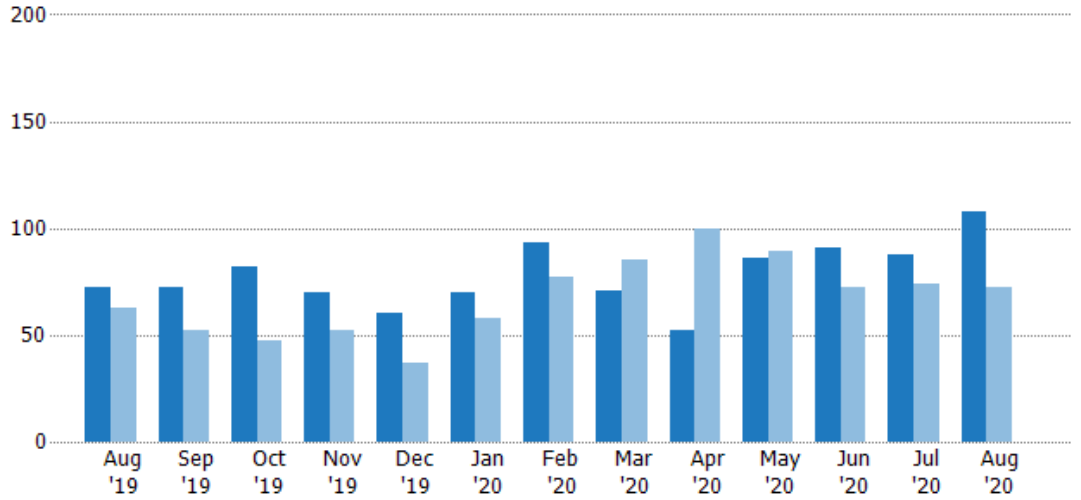
Pending Sales

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.
Aug '20	108	50%
Aug '19	72	14.3%
Aug '18	63	1.6%



Current Year	72	72	82	70	60	70	93	71	52	86	91	88	108
Prior Year	63	52	47	52	37	58	77	85	100	89	72	74	72
Percent Change from Prior Year	14%	38%	74%	35%	62%	21%	21%	-16%	-48%	-3%	26%	19%	50%

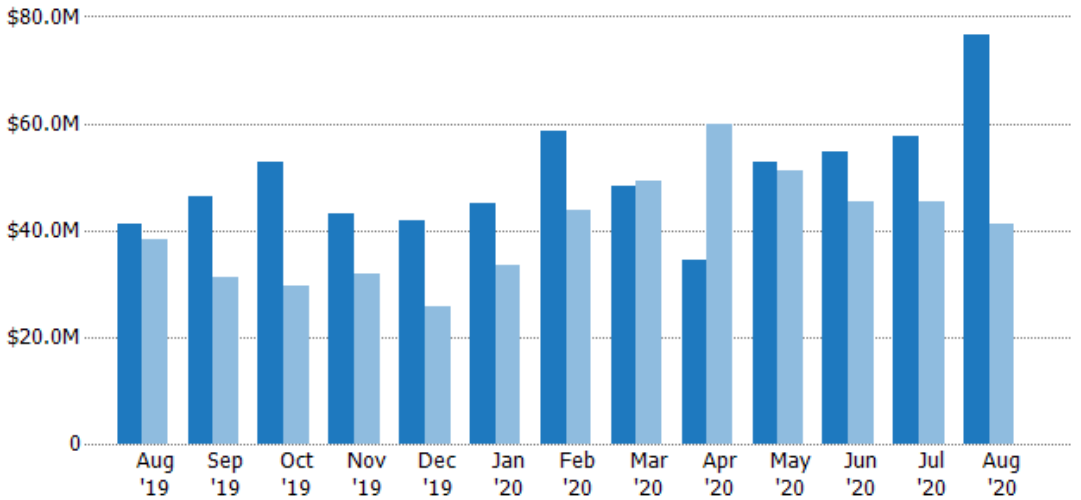
Pending Sales Volume

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.
Aug '20	\$76.7M	86.1%
Aug '19	\$41.2M	7.7%
Aug '18	\$38.3M	-9.8%



Current Year	\$41.2M	\$46.2M	\$52.6M	\$43.1M	\$41.7M	\$44.9M	\$58.6M	\$48.4M	\$34.6M	\$52.8M	\$54.9M	\$57.7M	\$76.7M
Prior Year	\$38.3M	\$31.2M	\$29.7M	\$31.7M	\$25.6M	\$33.6M	\$43.7M	\$49.2M	\$59.7M	\$51.3M	\$45.5M	\$45.5M	\$41.2M
Percent Change from Prior Year	8%	48%	77%	36%	63%	34%	34%	-2%	-42%	3%	21%	27%	86%

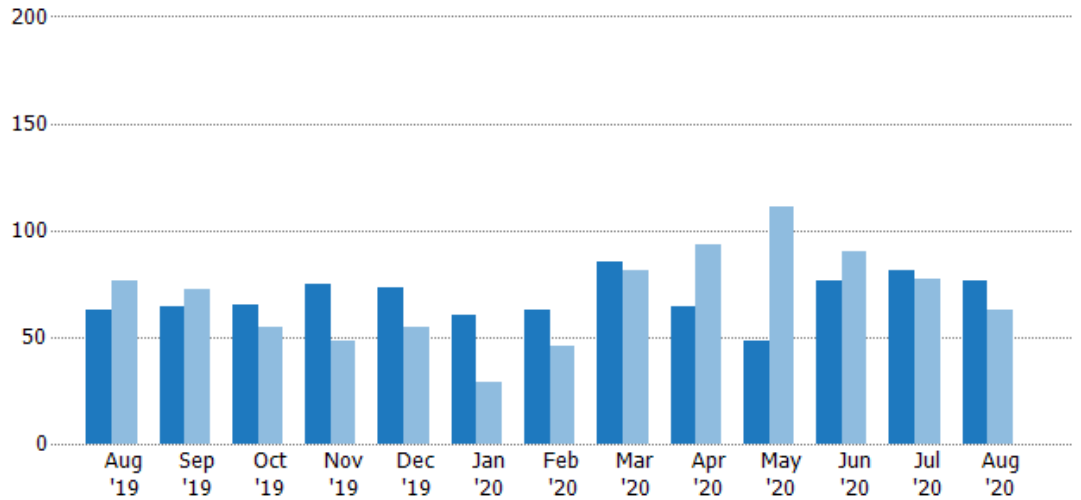
Closed Sales

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.
Aug '20	76	20.6%
Aug '19	63	-17.1%
Aug '18	76	-18.4%



Current Year	63	64	65	75	73	60	63	85	64	48	76	81	76
Prior Year	76	72	55	48	55	29	46	81	93	111	90	77	63
Percent Change from Prior Year	-17%	-11%	18%	56%	33%	107%	37%	5%	-31%	-57%	-16%	5%	21%

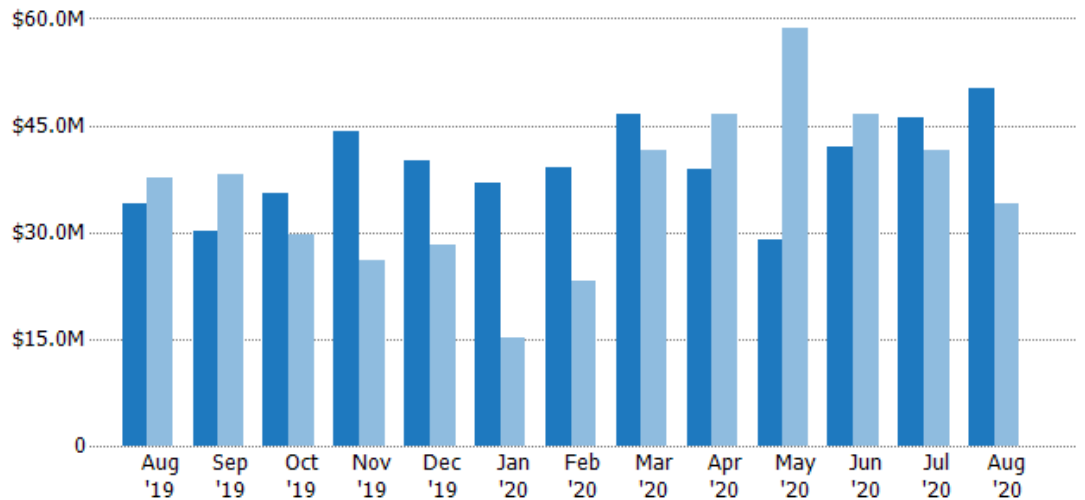
Closed Sales Volume

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.
Aug '20	\$50.3M	48.1%
Aug '19	\$34M	-9.9%
Aug '18	\$37.7M	-28.6%



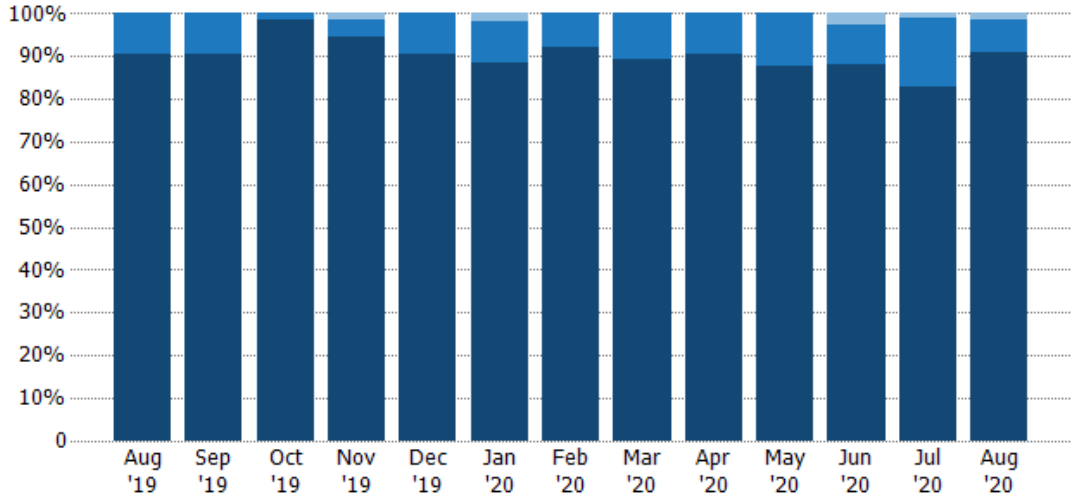
Current Year	\$34M	\$30.3M	\$35.4M	\$44.1M	\$40M	\$36.9M	\$39.1M	\$46.6M	\$38.8M	\$28.9M	\$42.1M	\$46.1M	\$50.3M
Prior Year	\$37.7M	\$38.1M	\$29.7M	\$26.1M	\$28.3M	\$15.3M	\$23.2M	\$41.4M	\$46.7M	\$58.6M	\$46.7M	\$41.6M	\$34M
Percent Change from Prior Year	-10%	-20%	19%	69%	41%	142%	69%	13%	-17%	-51%	-10%	11%	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



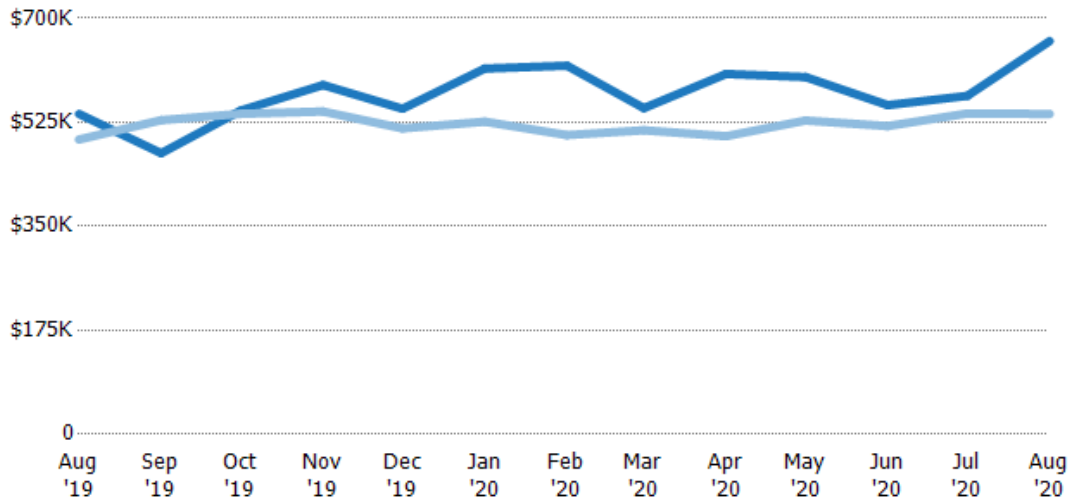
Property Type	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Mobile/Manufactured	-	-	-	1%	-	2%	-	-	-	-	3%	1%	1%
Condo/Townhouse	10%	9%	2%	4%	10%	10%	8%	11%	9%	13%	9%	16%	8%
Single Family Residence	90%	91%	98%	95%	90%	88%	92%	89%	91%	88%	88%	83%	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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Aug '20	\$662K	22.7%
Aug '19	\$539K	8.7%
Aug '18	\$496K	-12.5%

Property Type	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$539K	\$473K	\$545K	\$588K	\$548K	\$615K	\$620K	\$549K	\$606K	\$601K	\$554K	\$570K	\$662K
Prior Year	\$496K	\$529K	\$539K	\$543K	\$515K	\$526K	\$503K	\$512K	\$502K	\$528K	\$519K	\$540K	\$539K
Percent Change from Prior Year	9%	-11%	1%	8%	6%	17%	23%	7%	21%	14%	7%	6%	23%

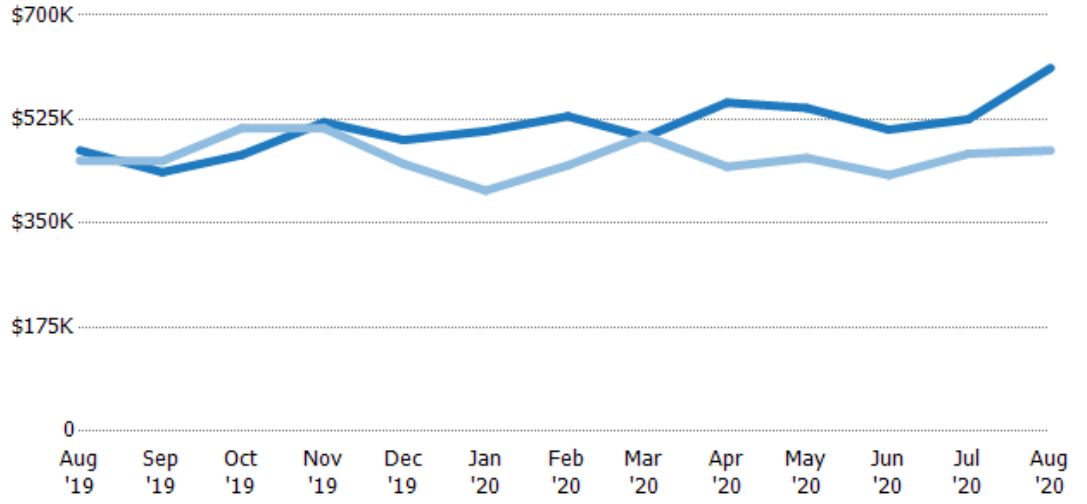
Median Sales Price

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.
Aug '20	\$611K	29.4%
Aug '19	\$473K	3.8%
Aug '18	\$455K	-11.6%



Current Year	\$473K	\$436K	\$465K	\$520K	\$490K	\$505K	\$530K	\$495K	\$553K	\$544K	\$508K	\$525K	\$611K
Prior Year	\$455K	\$455K	\$510K	\$510K	\$450K	\$405K	\$448K	\$497K	\$445K	\$460K	\$431K	\$467K	\$473K
Percent Change from Prior Year	4%	-4%	-9%	2%	9%	25%	18%	0%	24%	18%	18%	12%	29%

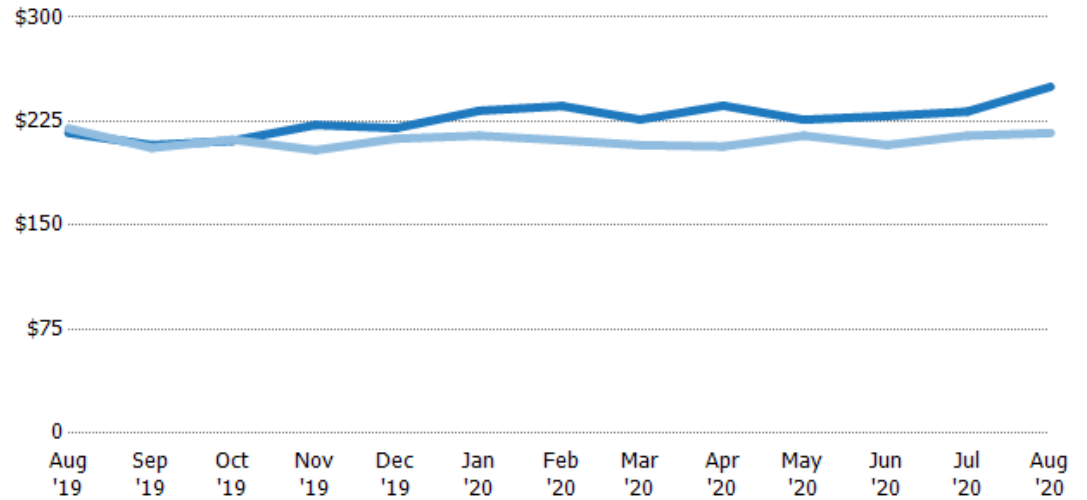
Average Sales Price per Sq Ft

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.
Aug '20	\$250	15.4%
Aug '19	\$217	-1.5%
Aug '18	\$220	-15.9%



Current Year	\$217	\$208	\$211	\$222	\$220	\$233	\$236	\$226	\$236	\$226	\$229	\$232	\$250
Prior Year	\$220	\$206	\$212	\$204	\$212	\$215	\$211	\$208	\$207	\$215	\$208	\$215	\$217
Percent Change from Prior Year	-1%	1%	0%	9%	4%	8%	12%	9%	14%	5%	10%	8%	15%

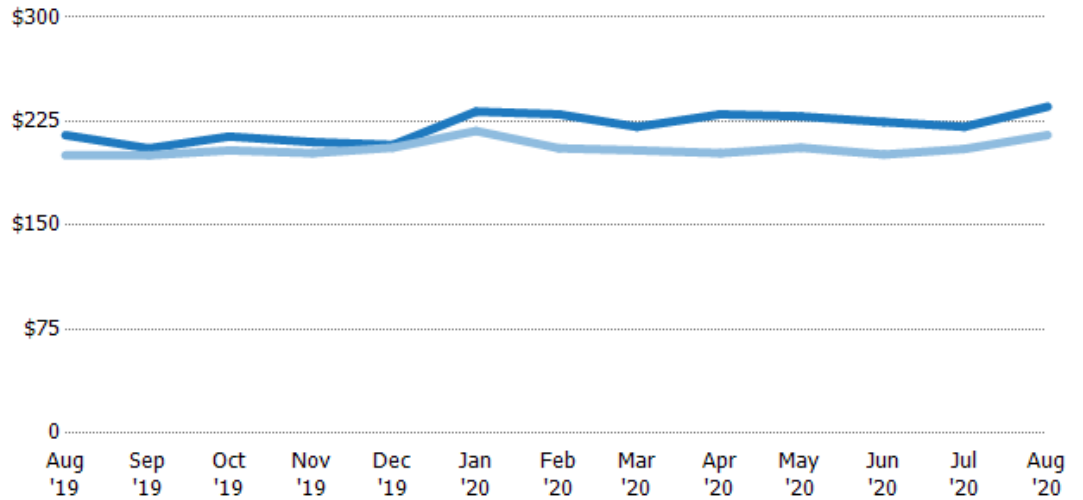
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '20	\$236	9.5%
Aug '19	\$215	7.2%
Aug '18	\$201	-8.2%



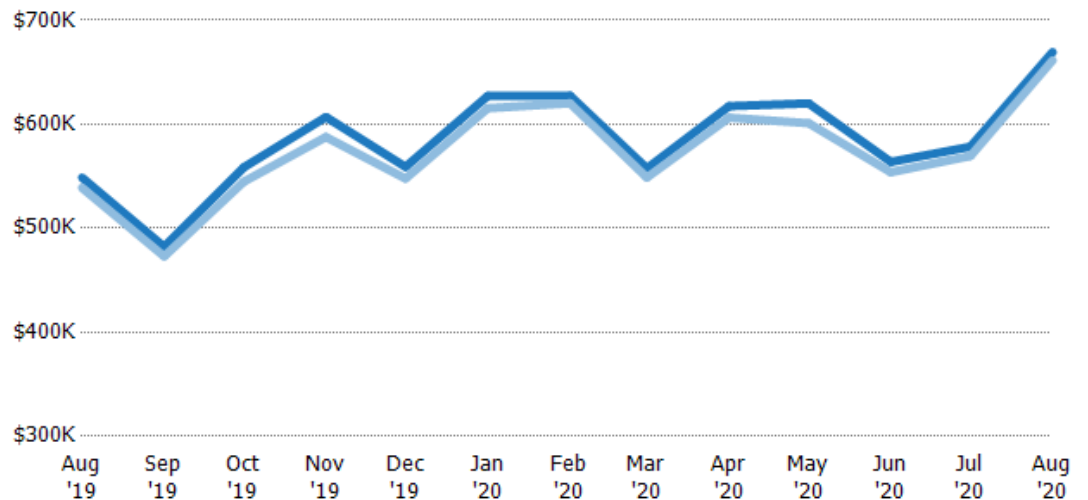
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$215	\$206	\$214	\$210	\$208	\$232	\$230	\$221	\$230	\$229	\$225	\$221	\$236
Prior Year	\$201	\$201	\$204	\$202	\$206	\$218	\$206	\$204	\$202	\$206	\$201	\$205	\$215
Percent Change from Prior Year	7%	2%	5%	4%	1%	6%	12%	8%	14%	11%	12%	8%	10%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

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



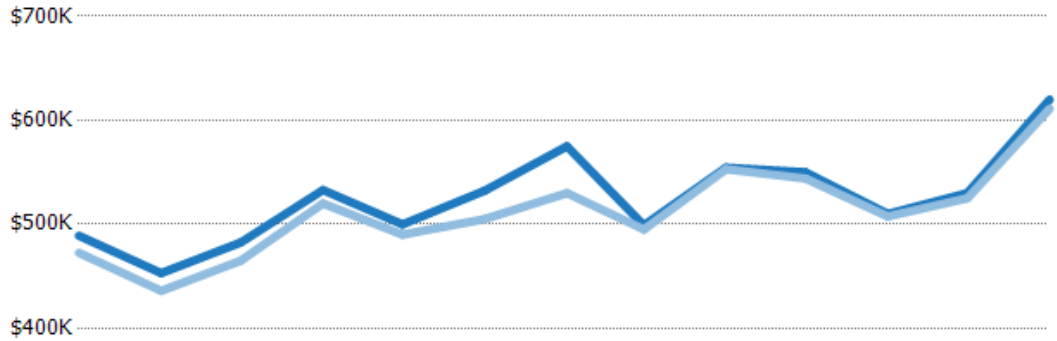
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg List Price	\$549K	\$482K	\$559K	\$607K	\$559K	\$627K	\$628K	\$558K	\$617K	\$620K	\$564K	\$578K	\$669K
Avg Sales Price	\$539K	\$473K	\$545K	\$588K	\$548K	\$615K	\$620K	\$549K	\$606K	\$601K	\$554K	\$570K	\$662K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	97%	98%	98%	99%	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



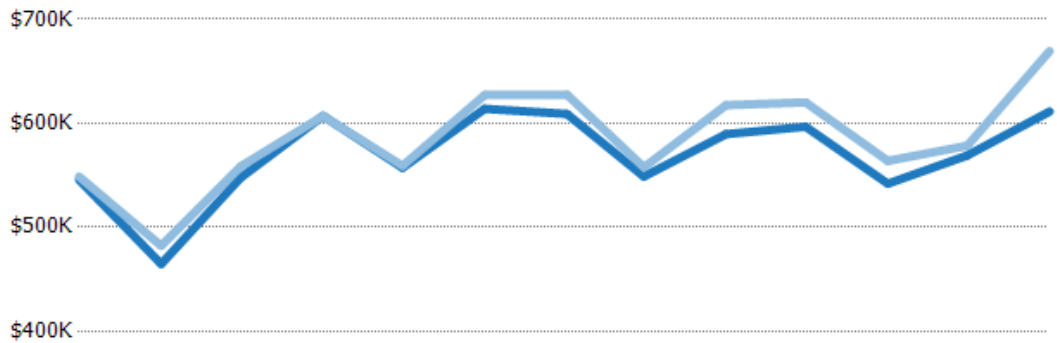
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$489K	\$453K	\$483K	\$533K	\$500K	\$532K	\$575K	\$499K	\$555K	\$550K	\$510K	\$530K	\$620K
Median Sales Price	\$473K	\$436K	\$465K	\$520K	\$490K	\$505K	\$530K	\$495K	\$553K	\$544K	\$508K	\$525K	\$611K
Med Sales Price as a % of Med List Price	97%	96%	96%	98%	98%	95%	92%	99%	100%	99%	100%	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



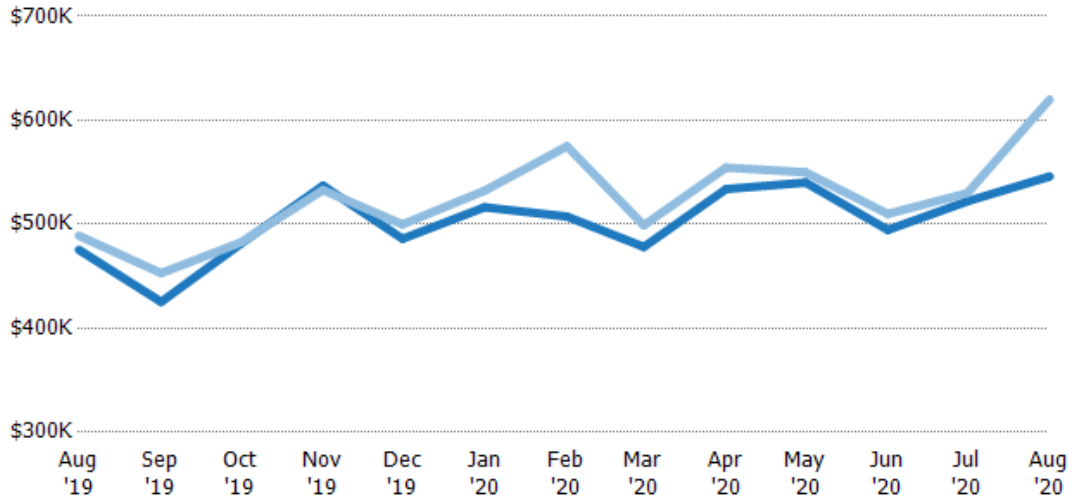
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$546K	\$465K	\$548K	\$607K	\$557K	\$614K	\$609K	\$549K	\$590K	\$597K	\$542K	\$569K	\$611K
Avg Sales Price	\$549K	\$482K	\$559K	\$607K	\$559K	\$627K	\$628K	\$558K	\$617K	\$620K	\$564K	\$578K	\$669K
Avg Sales Price as a % of Avg Est Value	101%	104%	102%	100%	100%	102%	103%	102%	105%	104%	104%	102%	110%

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



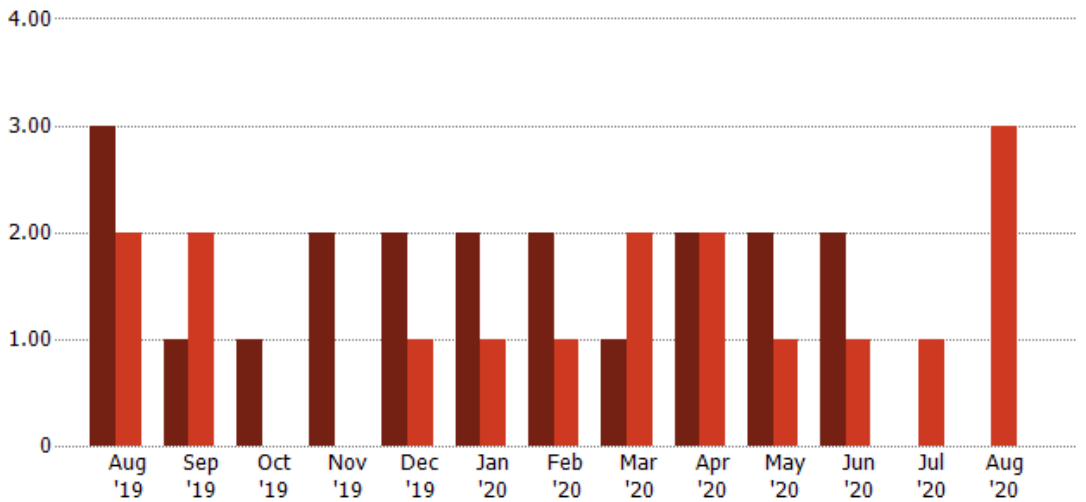
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$475K	\$425K	\$481K	\$537K	\$486K	\$516K	\$507K	\$478K	\$534K	\$540K	\$495K	\$522K	\$546K
Median Sales Price	\$489K	\$453K	\$483K	\$533K	\$500K	\$532K	\$575K	\$499K	\$555K	\$550K	\$510K	\$530K	\$620K
Med Sales Price as a % of Med Est Value	103%	106%	100%	99%	103%	103%	113%	104%	104%	102%	103%	102%	114%

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



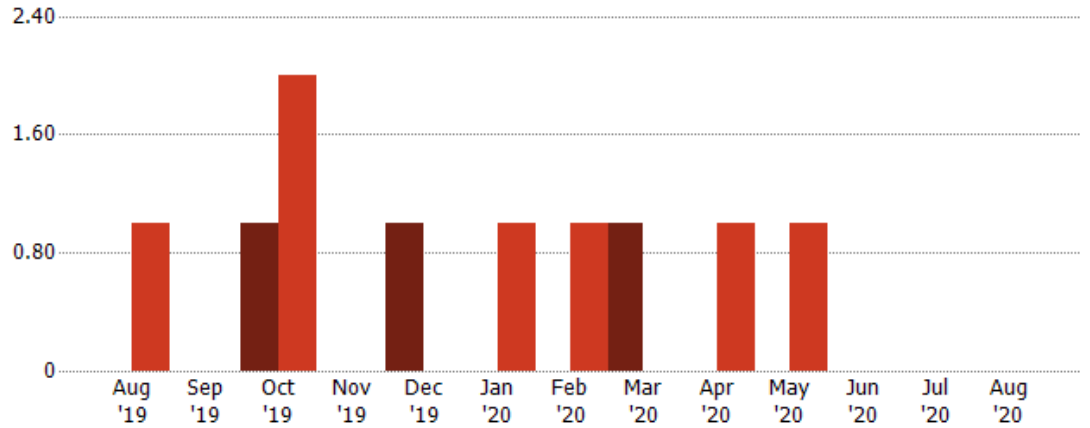
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	3	1	1	2	2	2	2	1	2	2	2	-	-
Prior Year	2	2	-	-	1	1	1	2	2	1	1	1	3
Percent Change from Prior Year	50%	-50%	100%	100%	100%	100%	100%	-50%	0%	100%	100%	-100%	-100%

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	-	-	-	-	-
Prior Year	1	-	2	-	-	1	1	-	1	1	-	-	-
Percent Change from Prior Year	-100%	-	-50%	-	100%	-100%	-100%	100%	-100%	-100%	-	-	-



Sales Activity by ZIP

Aug 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	108	\$76,749,936	76	\$50,279,008	\$661,566	\$611,250	\$247	\$236	34

