



2020

CAVE CREEK MARKET REPORT OCTOBER 2020



Scottsdale Area Association of REALTORS®
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ScottsdaleREALTORS.org
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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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	95	76	+25%	852	969	-12.1%
New Listing Volume	\$69,209,116	\$49,870,573	+38.8%	\$578,413,543	\$571,854,330	+1.1%
Active Listing Count	137	237	-42.2%	N/A	N/A	
Active Listing Volume	\$135,787,265	\$185,461,356	-26.8%	N/A	N/A	
Average Listing Price	\$991,148	\$782,537	+26.7%	\$862,163	\$757,663	+13.8%
Median Listing Price	\$799,000	\$635,000	+25.8%	\$709,573	\$605,743	+17.1%
Average Listing Price per Sq Ft	\$314	\$260	+20.5%	\$283	\$248	+13.8%
Median Listing Price per Sq Ft	\$255	\$229	+11.4%	\$244	\$217	+12.4%
Median Days in RPR	35	64	-45.3%	59.99	64.42	-6.9%
Months of Inventory	1.4	3.8	-63.9%	2.6	3.7	-30.5%
Absorption Rate	73.72%	26.58%	+47.1%	38.54%	26.79%	+11.8%
Sales Activity Charts Metrics						
New Pending Sales Count	116	104	+11.5%	1,021	988	+3.3%
New Pending Sales Volume	\$79,511,900	\$58,725,577	+35.4%	\$665,452,678	\$542,655,885	+22.6%
Pending Sales Count	115	82	+40.2%	N/A	N/A	
Pending Sales Volume	\$83,175,434	\$52,628,663	+58%	N/A	N/A	
Closed Sales Count	68	65	+4.6%	723	715	+1.1%
Closed Sales Volume	\$43,163,906	\$35,328,779	+22.2%	\$444,523,533	\$370,803,954	+19.9%
Average Sales Price	\$634,763	\$543,520	+16.8%	\$614,832	\$518,607	+18.6%
Median Sales Price	\$570,000	\$465,000	+22.6%	\$550,116	\$455,417	+20.8%
Average Sales Price per Sq Ft	\$248	\$209	+18.6%	\$238	\$211	+12.8%
Median Sales Price per Sq Ft	\$234	\$208	+12.5%	\$230	\$206	+11.9%
Distressed Charts Metrics						
Distressed Listing Count	1	1	+/-	N/A	N/A	

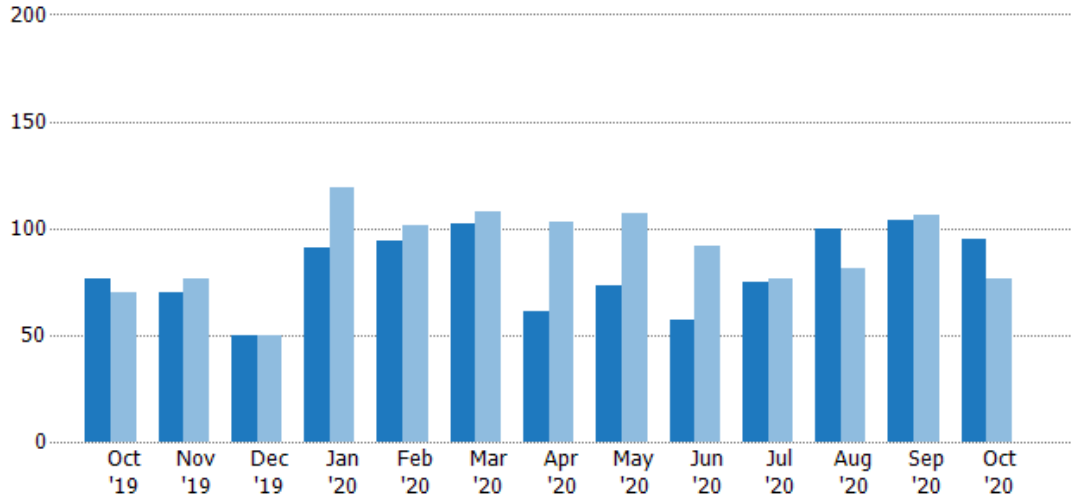
New Listings

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.
Oct '20	95	25%
Oct '19	76	8.6%
Oct '18	70	47.1%



Current Year	76	70	50	91	94	102	61	73	57	75	100	104	95
Prior Year	70	76	50	119	101	108	103	107	92	76	81	106	76
Percent Change from Prior Year	9%	-8%	0%	-24%	-7%	-6%	-41%	-32%	-38%	-1%	23%	-2%	25%

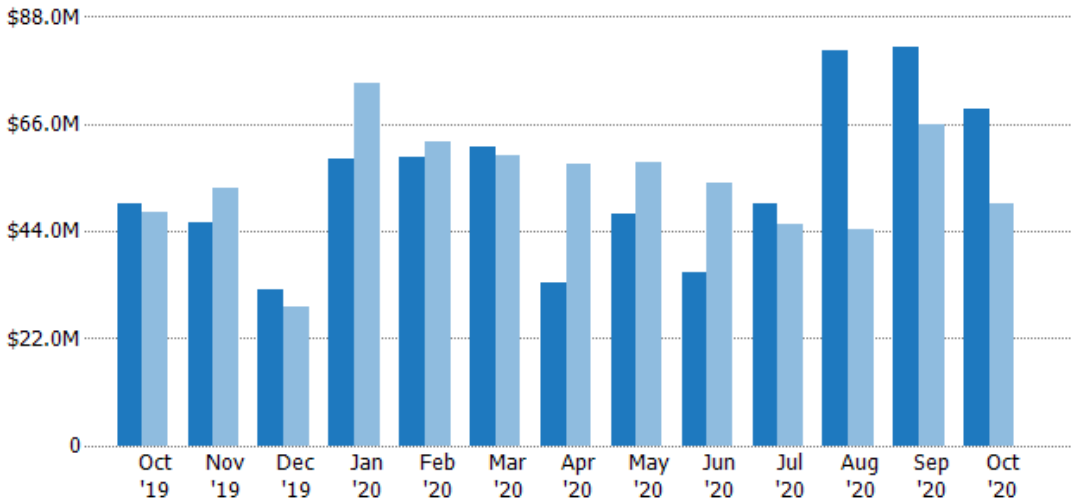
New Listing Volume

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.
Oct '20	\$69.2M	38.8%
Oct '19	\$49.9M	4.4%
Oct '18	\$47.8M	33.7%



Current Year	\$49.9M	\$46M	\$32.1M	\$58.9M	\$59.2M	\$61.5M	\$33.4M	\$47.7M	\$35.7M	\$49.6M	\$81.1M	\$81.9M	\$69.2M
Prior Year	\$47.8M	\$52.7M	\$28.6M	\$74.4M	\$62.3M	\$59.4M	\$57.7M	\$58.2M	\$53.9M	\$45.6M	\$44.5M	\$66M	\$49.9M
Percent Change from Prior Year	4%	-13%	12%	-21%	-5%	3%	-42%	-18%	-34%	9%	82%	24%	39%

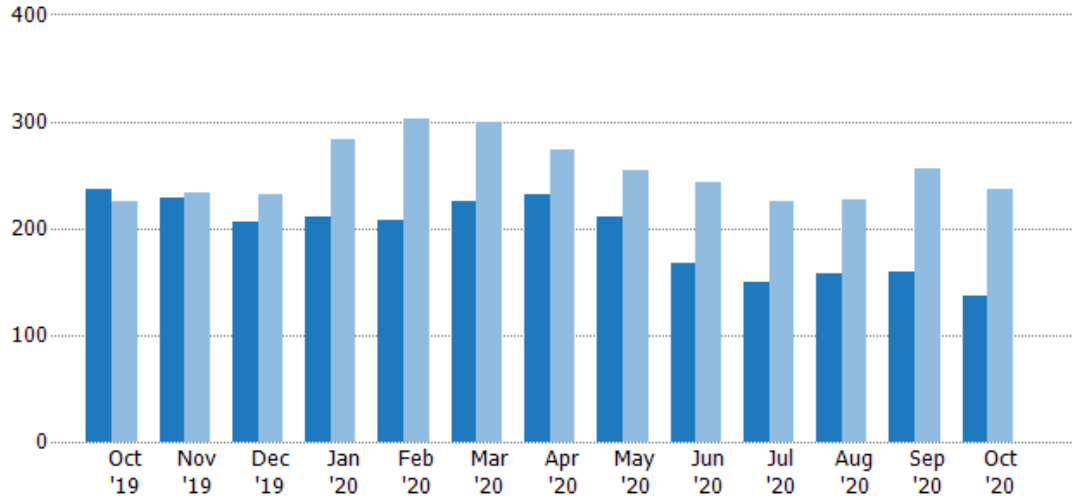
Active Listings

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.
Oct '20	137	-42.2%
Oct '19	237	5.3%
Oct '18	225	19.6%



Current Year	237	228	206	210	207	225	231	210	168	150	158	159	137
Prior Year	225	233	231	283	303	299	273	254	243	225	226	255	237
Percent Change from Prior Year	5%	-2%	-11%	-26%	-32%	-25%	-15%	-17%	-31%	-33%	-30%	-38%	-42%

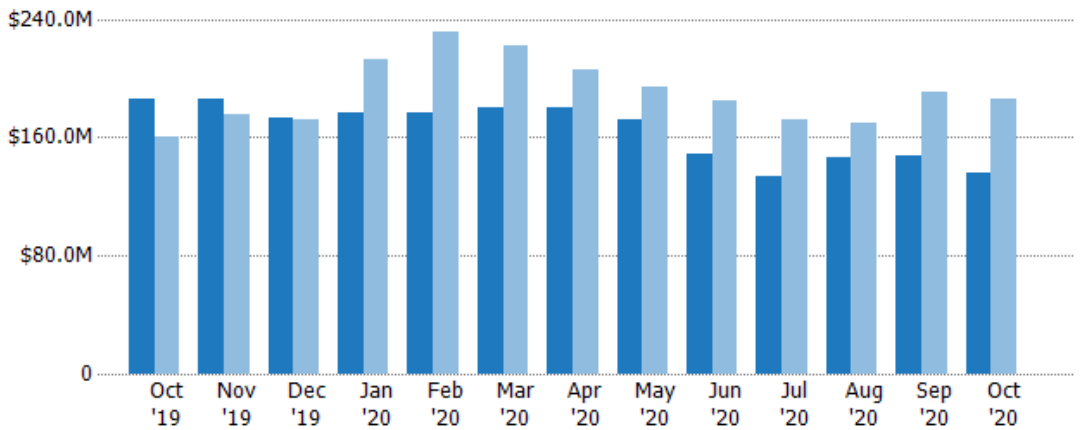
Active Listing Volume

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.
Oct '20	\$136M	-26.8%
Oct '19	\$185M	15.4%
Oct '18	\$161M	17.8%



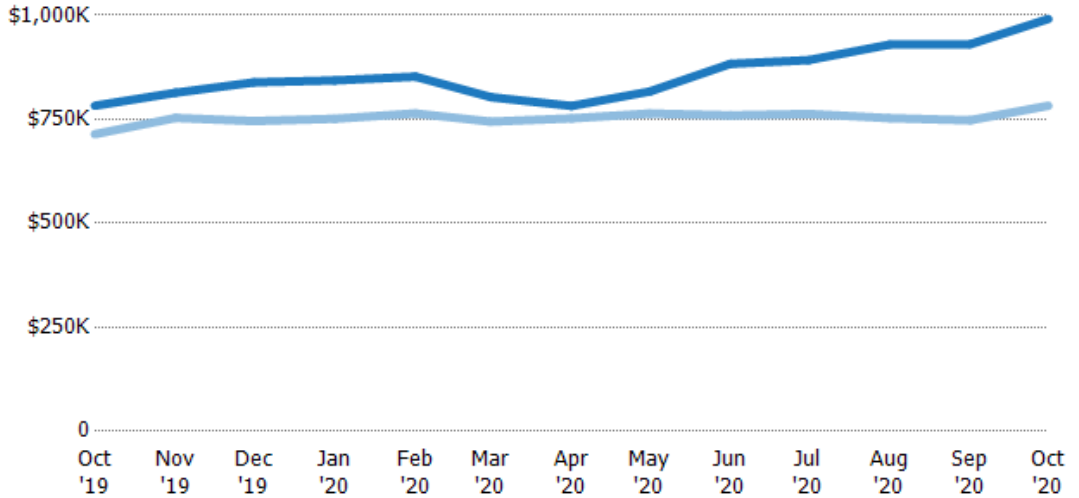
Current Year	\$185M	\$186M	\$173M	\$177M	\$176M	\$181M	\$181M	\$172M	\$148M	\$134M	\$147M	\$148M	\$136M
Prior Year	\$161M	\$176M	\$172M	\$213M	\$231M	\$223M	\$205M	\$194M	\$185M	\$172M	\$170M	\$191M	\$185M
Percent Change from Prior Year	15%	6%	0%	-17%	-24%	-19%	-12%	-12%	-20%	-22%	-14%	-22%	-27%

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.
Oct '20	\$991K	26.7%
Oct '19	\$783K	9.6%
Oct '18	\$714K	-1.4%

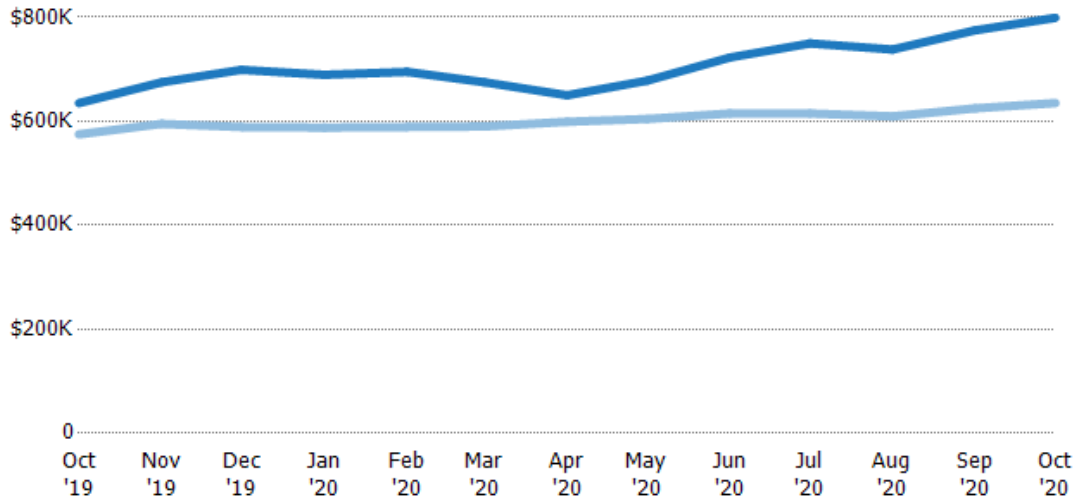
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$783K	\$814K	\$839K	\$843K	\$853K	\$803K	\$782K	\$817K	\$883K	\$892K	\$929K	\$930K	\$991K
Prior Year	\$714K	\$753K	\$746K	\$751K	\$764K	\$744K	\$752K	\$764K	\$759K	\$763K	\$753K	\$748K	\$783K
Percent Change from Prior Year	10%	8%	12%	12%	12%	8%	4%	7%	16%	17%	23%	24%	27%

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.
Oct '20	\$799K	25.8%
Oct '19	\$635K	10.5%
Oct '18	\$575K	0%

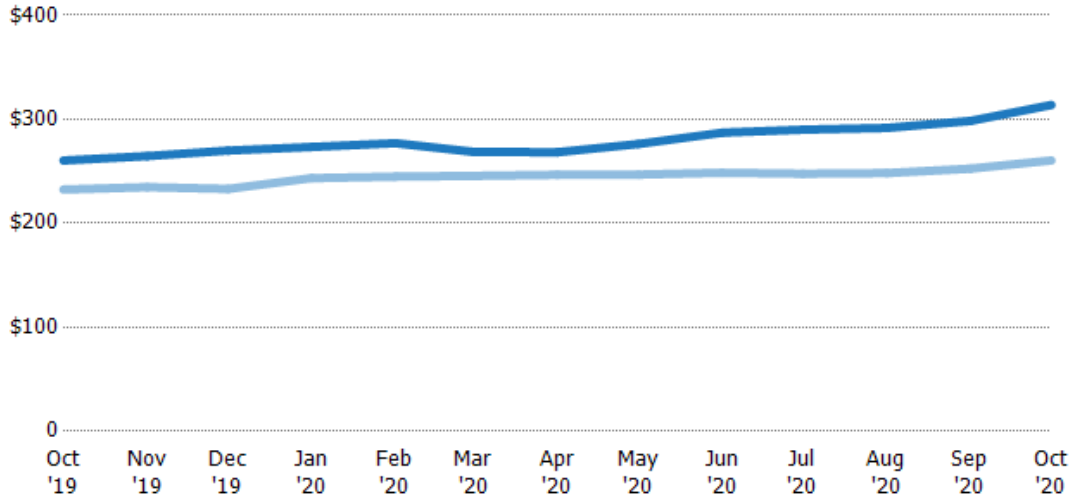
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$635K	\$675K	\$699K	\$690K	\$695K	\$675K	\$650K	\$678K	\$723K	\$750K	\$738K	\$775K	\$799K
Prior Year	\$575K	\$595K	\$589K	\$588K	\$589K	\$590K	\$599K	\$605K	\$615K	\$615K	\$609K	\$625K	\$635K
Percent Change from Prior Year	10%	13%	19%	17%	18%	14%	9%	12%	18%	22%	21%	24%	26%

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.
Oct '20	\$314	20.5%
Oct '19	\$260	12%
Oct '18	\$232	8.1%

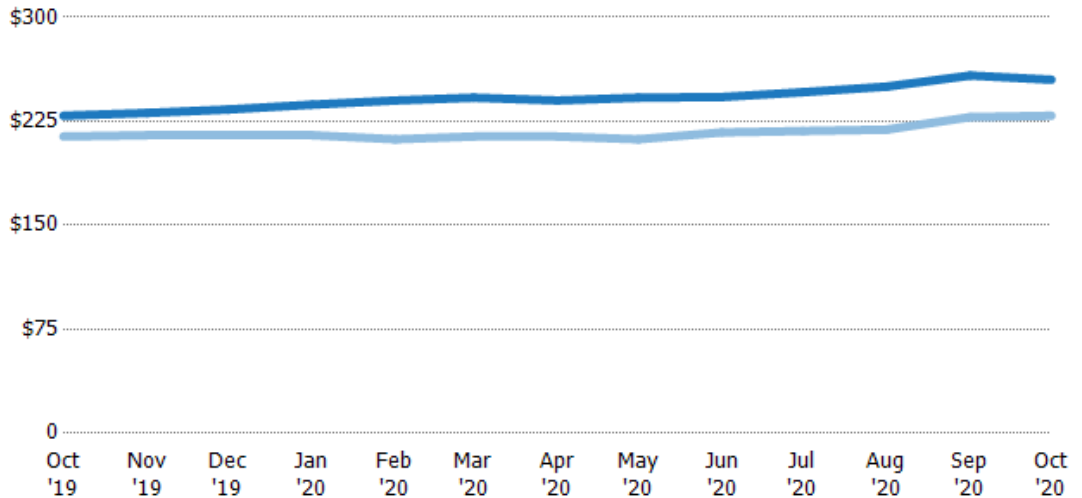
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$260	\$265	\$270	\$273	\$277	\$269	\$268	\$276	\$287	\$290	\$292	\$298	\$314
Prior Year	\$232	\$235	\$233	\$243	\$245	\$246	\$247	\$247	\$249	\$248	\$248	\$253	\$260
Percent Change from Prior Year	12%	13%	16%	12%	13%	9%	9%	12%	15%	17%	17%	18%	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.
Oct '20	\$255	11.4%
Oct '19	\$229	7%
Oct '18	\$214	-6.5%

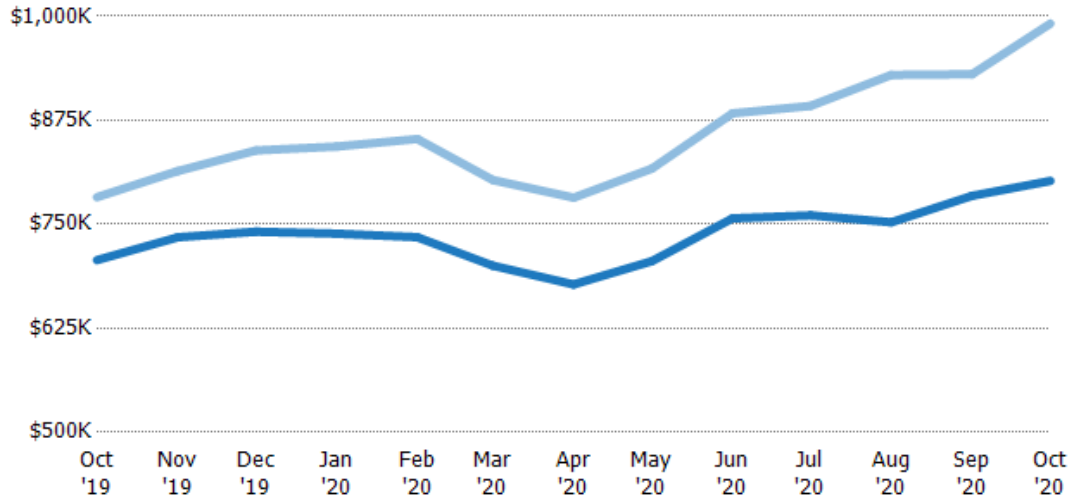
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$229	\$231	\$234	\$237	\$240	\$242	\$240	\$242	\$243	\$246	\$250	\$258	\$255
Prior Year	\$214	\$215	\$215	\$215	\$212	\$214	\$214	\$212	\$217	\$218	\$219	\$228	\$229
Percent Change from Prior Year	7%	7%	9%	10%	13%	13%	12%	14%	12%	13%	14%	13%	11%

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



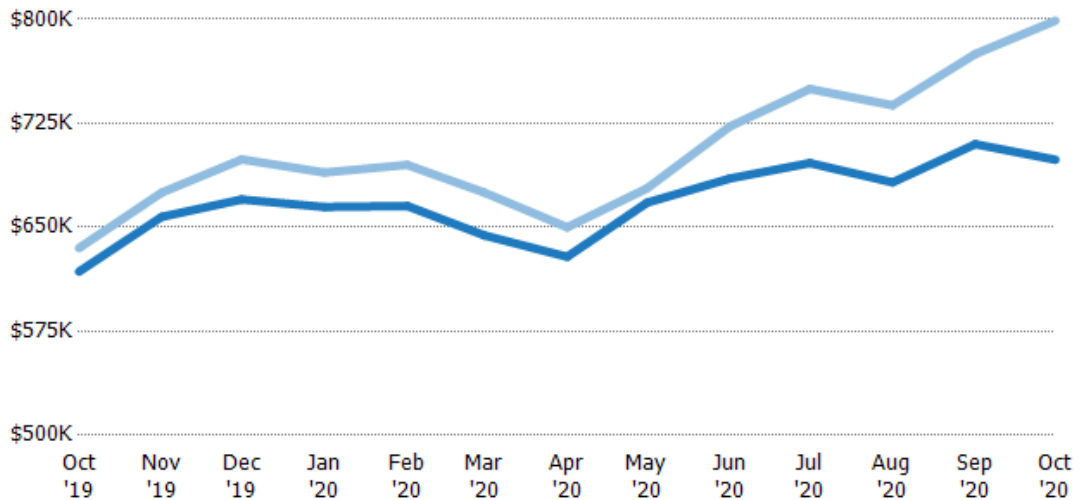
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$707K	\$734K	\$741K	\$739K	\$734K	\$700K	\$678K	\$706K	\$757K	\$761K	\$752K	\$784K	\$802K
Avg Listing Price	\$783K	\$814K	\$839K	\$843K	\$853K	\$803K	\$782K	\$817K	\$883K	\$892K	\$929K	\$930K	\$991K
Avg Listing Price as a % of Avg Est Value	111%	111%	113%	114%	116%	115%	115%	116%	117%	117%	124%	119%	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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$618K	\$658K	\$670K	\$665K	\$665K	\$644K	\$629K	\$668K	\$685K	\$696K	\$682K	\$710K	\$699K
Median Listing Price	\$635K	\$675K	\$699K	\$690K	\$695K	\$675K	\$650K	\$678K	\$723K	\$750K	\$738K	\$775K	\$799K
Med Listing Price as a % of Med Est Value	103%	103%	104%	104%	104%	105%	103%	102%	105%	108%	108%	109%	114%

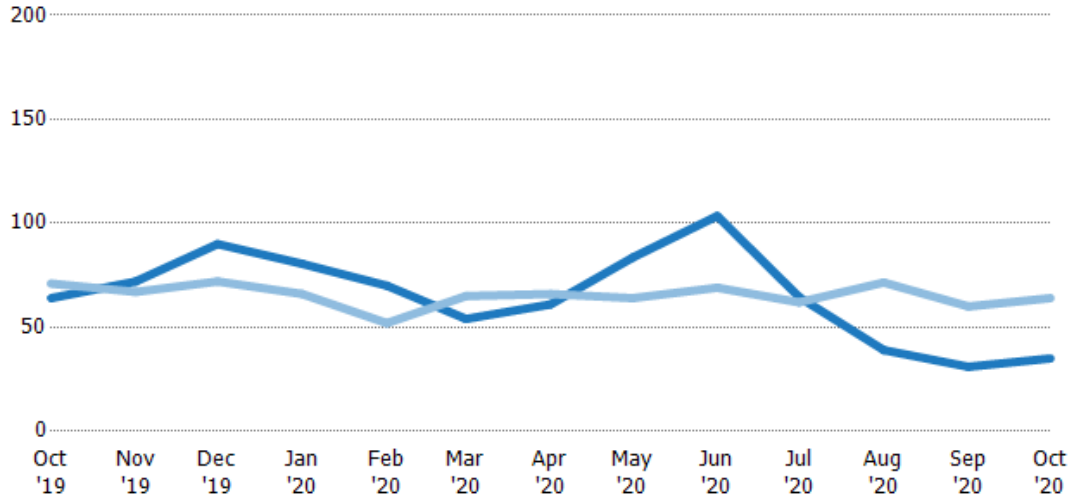
Median Days in RPR

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.
Oct '20	35	-45.3%
Oct '19	64	-9.9%
Oct '18	71	-25.4%



Current Year	64	72	90	80.5	70	54	61	83.5	104	64.5	39	31	35
Prior Year	71	67	72	66	52	65	66	64	69	62	71.5	60	64
Percent Change from Prior Year	-10%	7%	25%	22%	35%	-17%	-8%	30%	50%	4%	-45%	-48%	-45%

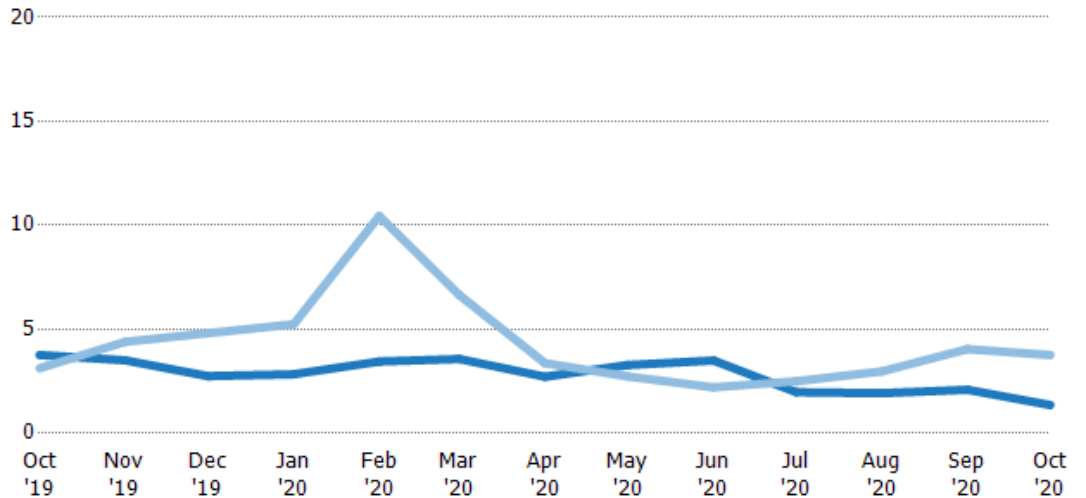
Months of Inventory

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.
Oct '20	1.36	-63.9%
Oct '19	3.76	20.4%
Oct '18	3.13	43.5%



Current Year	3.76	3.51	2.75	2.84	3.45	3.57	2.72	3.28	3.5	1.97	1.93	2.09	1.36
Prior Year	3.13	4.4	4.81	5.24	10.4	6.64	3.37	2.73	2.21	2.5	2.97	4.05	3.76
Percent Change from Prior Year	20%	-20%	-43%	-46%	-67%	-46%	-19%	20%	58%	-21%	-35%	-48%	-64%

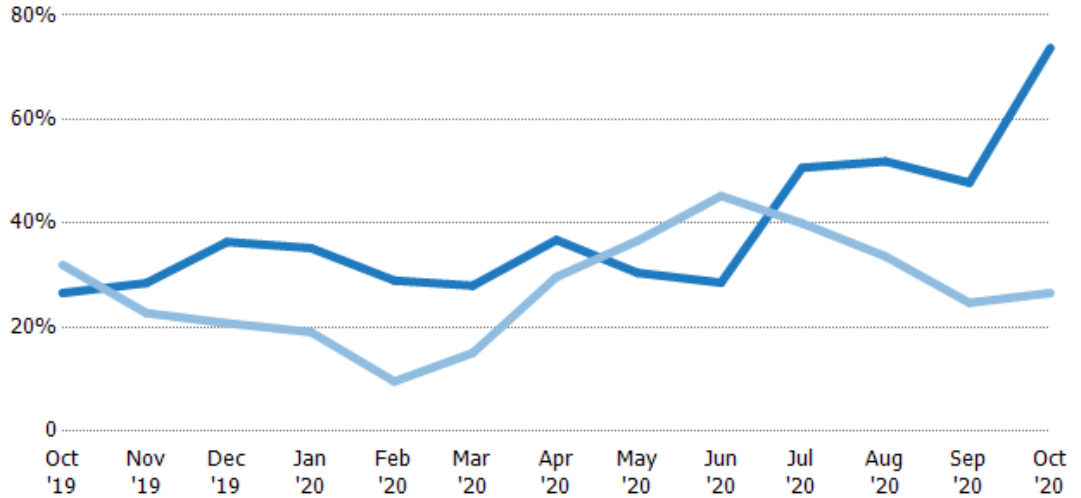
Absorption Rate

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.
Oct '20	74%	-47.1%
Oct '19	27%	5.4%
Oct '18	32%	-30.3%



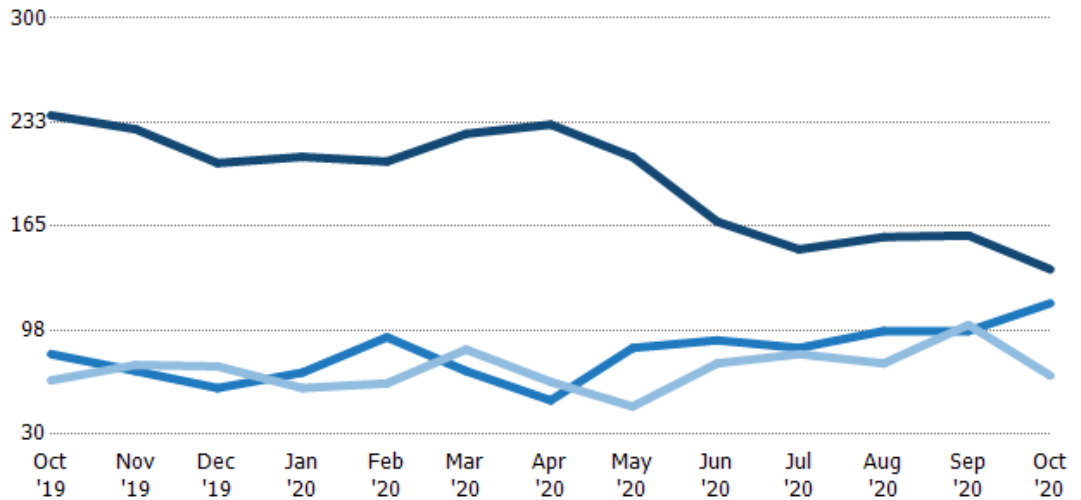
Current Year	27%	29%	36%	35%	29%	28%	37%	30%	29%	51%	52%	48%	74%
Prior Year	32%	23%	21%	19%	10%	15%	30%	37%	45%	40%	34%	25%	27%
Change from Prior Year	5%	-6%	-16%	-16%	-19%	-13%	-7%	6%	17%	-11%	-18%	-23%	-47%

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	237	228	206	210	207	225	231	210	168	150	158	159	137
Pending	82	71	60	70	93	71	52	86	91	86	97	97	115
Sold	65	75	74	60	63	85	64	48	76	82	76	101	68

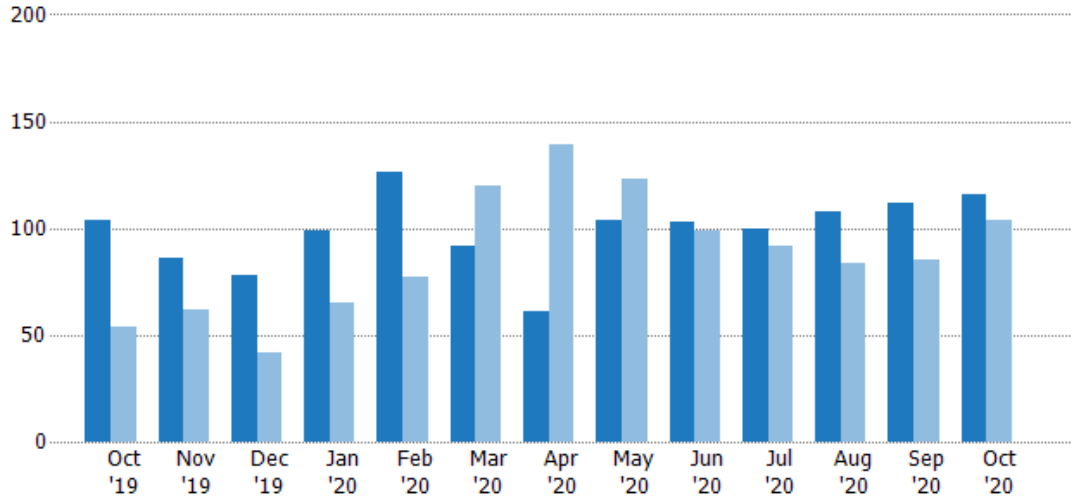
New Pending Sales

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.
Oct '20	116	11.5%
Oct '19	104	92.6%
Oct '18	54	29.6%



Current Year	104	86	78	99	126	92	61	104	103	100	108	112	116
Prior Year	54	62	42	65	77	120	139	123	99	92	84	85	104
Percent Change from Prior Year	93%	39%	86%	52%	64%	-23%	-56%	-15%	4%	9%	29%	32%	12%

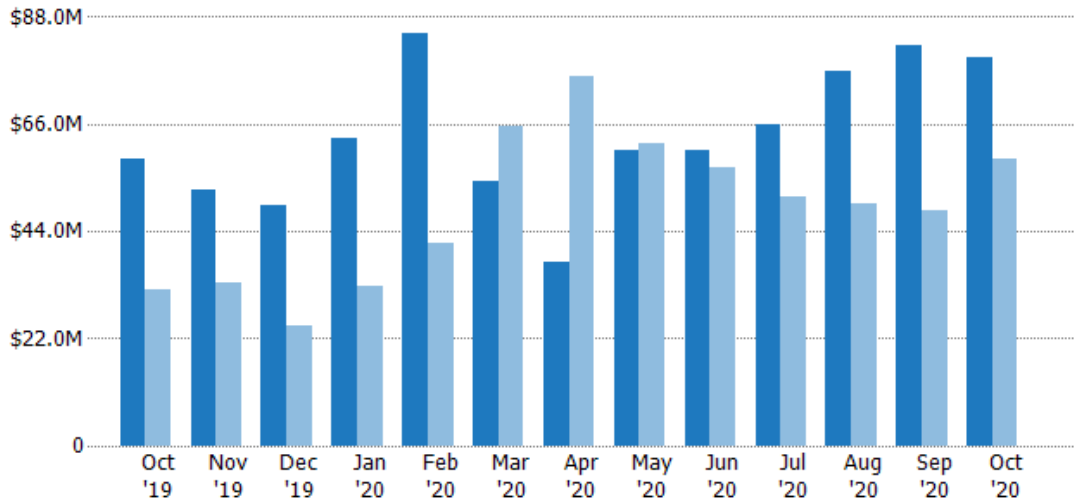
New Pending Sales Volume

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.
Oct '20	\$79.5M	35.4%
Oct '19	\$58.7M	84.1%
Oct '18	\$31.9M	9.4%



Current Year	\$58.7M	\$52.6M	\$49.3M	\$63M	\$84.6M	\$54.5M	\$37.7M	\$60.6M	\$60.7M	\$66M	\$76.9M	\$82.2M	\$79.5M
Prior Year	\$31.9M	\$33.5M	\$24.7M	\$32.8M	\$41.5M	\$65.5M	\$75.8M	\$61.9M	\$57.2M	\$51.2M	\$49.8M	\$48.2M	\$58.7M
Percent Change from Prior Year	84%	57%	100%	92%	104%	-17%	-50%	-2%	6%	29%	54%	70%	35%

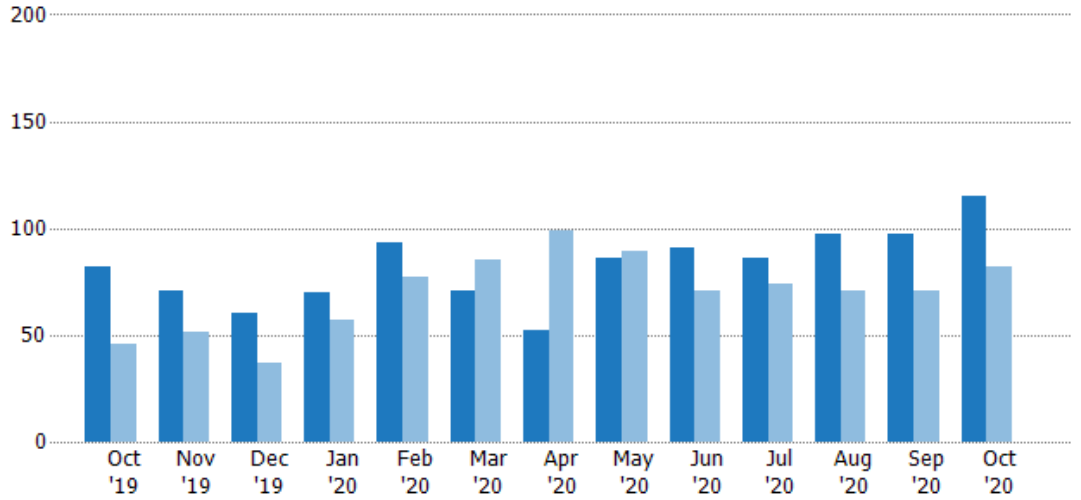
Pending Sales

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.
Oct '20	115	40.2%
Oct '19	82	78.3%
Oct '18	46	43.5%



Current Year	82	71	60	70	93	71	52	86	91	86	97	97	115
Prior Year	46	51	37	57	77	85	99	89	71	74	71	71	82
Percent Change from Prior Year	78%	39%	62%	23%	21%	-16%	-47%	-3%	28%	16%	37%	37%	40%

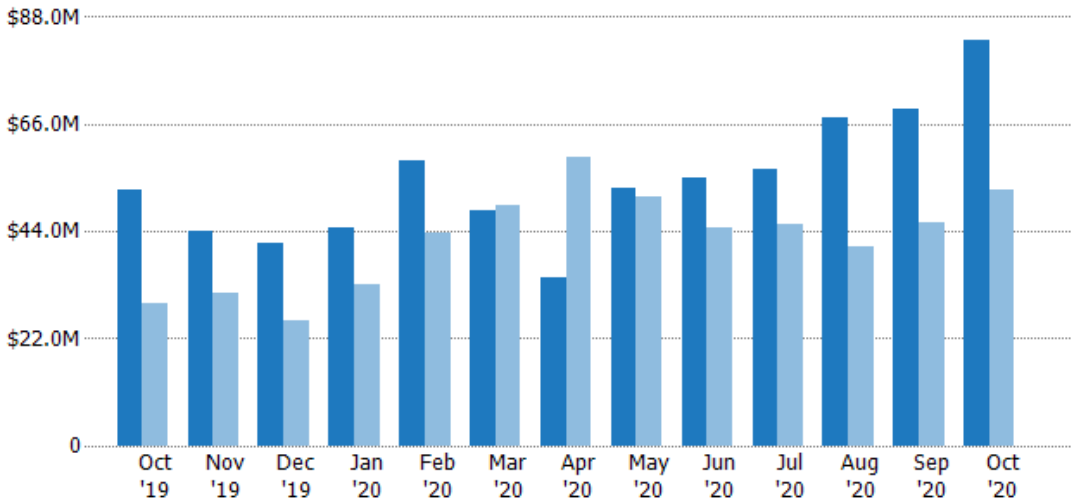
Pending Sales Volume

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.
Oct '20	\$83.2M	58%
Oct '19	\$52.6M	79%
Oct '18	\$29.4M	24.7%



Current Year	\$52.6M	\$43.9M	\$41.7M	\$44.9M	\$58.6M	\$48.4M	\$34.6M	\$52.8M	\$54.9M	\$56.9M	\$67.3M	\$69M	\$83.2M
Prior Year	\$29.4M	\$31.4M	\$25.6M	\$33.1M	\$43.7M	\$49.2M	\$59.2M	\$51.3M	\$44.8M	\$45.5M	\$40.9M	\$45.8M	\$52.6M
Percent Change from Prior Year	79%	40%	63%	36%	34%	-2%	-42%	3%	22%	25%	65%	51%	58%

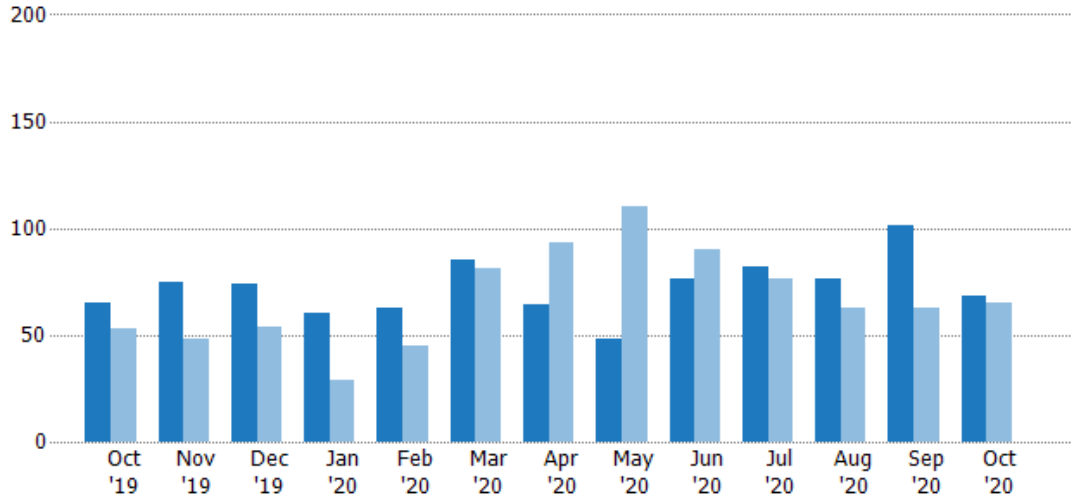
Closed Sales

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.
Oct '20	68	4.6%
Oct '19	65	22.6%
Oct '18	53	3.8%



Current Year	65	75	74	60	63	85	64	48	76	82	76	101	68
Prior Year	53	48	54	29	45	81	93	110	90	76	63	63	65
Percent Change from Prior Year	23%	56%	37%	107%	40%	5%	-31%	-56%	-16%	8%	21%	60%	5%

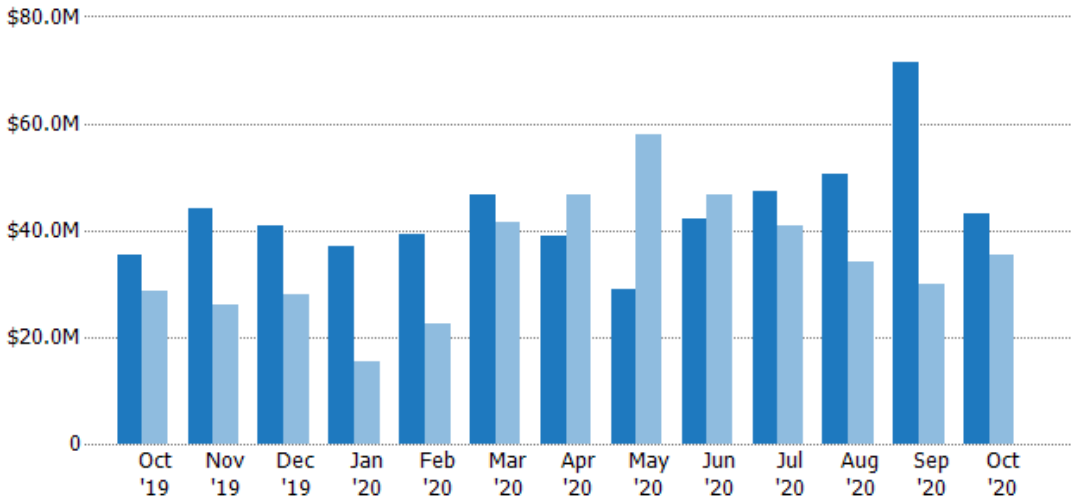
Closed Sales Volume

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.
Oct '20	\$43.2M	22.2%
Oct '19	\$35.3M	23.5%
Oct '18	\$28.6M	-10.4%



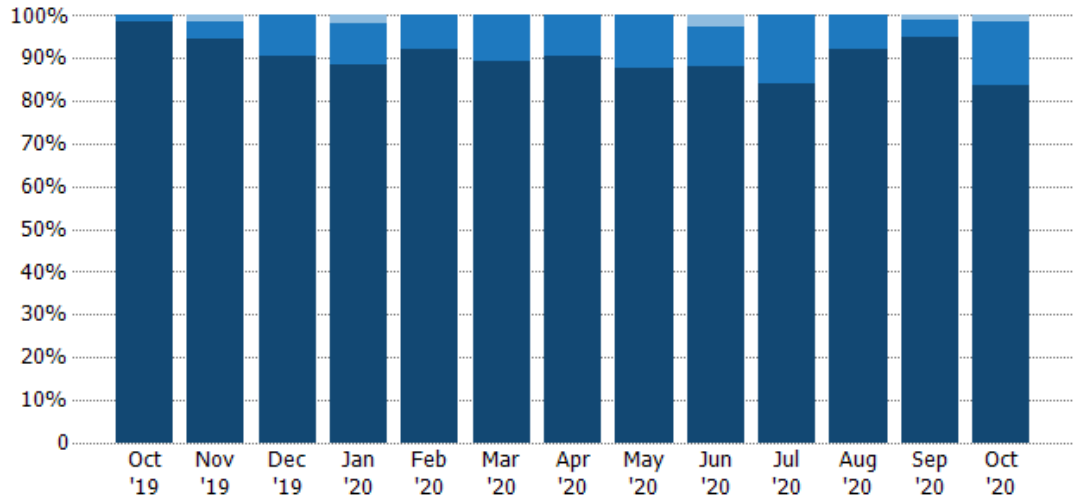
Current Year	\$35.3M	\$44.1M	\$40.7M	\$36.9M	\$39.1M	\$46.6M	\$38.8M	\$28.9M	\$42.1M	\$47.2M	\$50.4M	\$71.3M	\$43.2M
Prior Year	\$28.6M	\$26.1M	\$28M	\$15.3M	\$22.6M	\$41.4M	\$46.7M	\$58M	\$46.7M	\$40.9M	\$34M	\$29.9M	\$35.3M
Percent Change from Prior Year	23%	69%	45%	142%	73%	13%	-17%	-50%	-10%	15%	49%	139%	22%

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



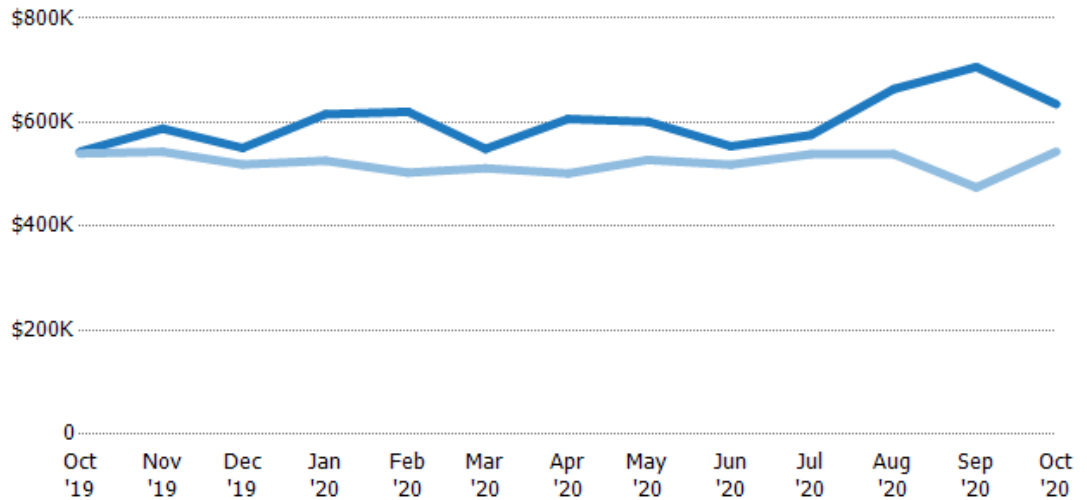
Property Type	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Mobile/Manufactured	-	1%	-	2%	-	-	-	-	3%	-	-	1%	1%
Condo/Townhouse	2%	4%	9%	10%	8%	11%	9%	13%	9%	16%	8%	4%	15%
Single Family Residence	98%	95%	91%	88%	92%	89%	91%	88%	88%	84%	92%	95%	84%

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.
Oct '20	\$635K	16.8%
Oct '19	\$544K	0.7%
Oct '18	\$540K	-13.7%

Property Type	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$544K	\$588K	\$551K	\$615K	\$620K	\$549K	\$606K	\$601K	\$554K	\$575K	\$664K	\$706K	\$635K
Prior Year	\$540K	\$543K	\$519K	\$526K	\$503K	\$512K	\$502K	\$528K	\$519K	\$539K	\$539K	\$475K	\$544K
Percent Change from Prior Year	1%	8%	6%	17%	23%	7%	21%	14%	7%	7%	23%	49%	17%

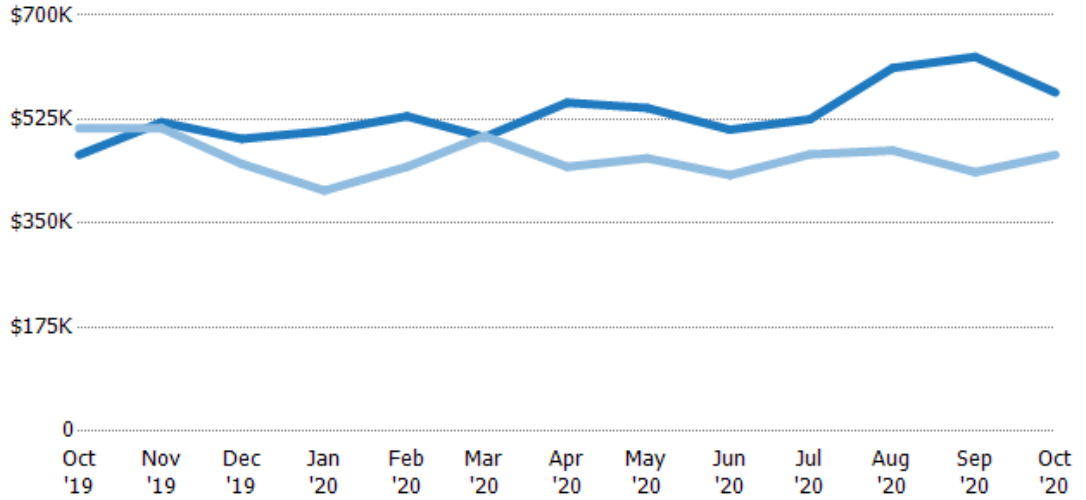
Median Sales Price

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.
Oct '20	\$570K	22.6%
Oct '19	\$465K	-8.8%
Oct '18	\$510K	-19.6%



Current Year	\$465K	\$520K	\$492K	\$505K	\$530K	\$495K	\$553K	\$544K	\$508K	\$525K	\$611K	\$630K	\$570K
Prior Year	\$510K	\$510K	\$450K	\$405K	\$445K	\$497K	\$445K	\$459K	\$431K	\$466K	\$473K	\$436K	\$465K
Percent Change from Prior Year	-9%	2%	9%	25%	19%	0%	24%	18%	18%	13%	29%	44%	23%

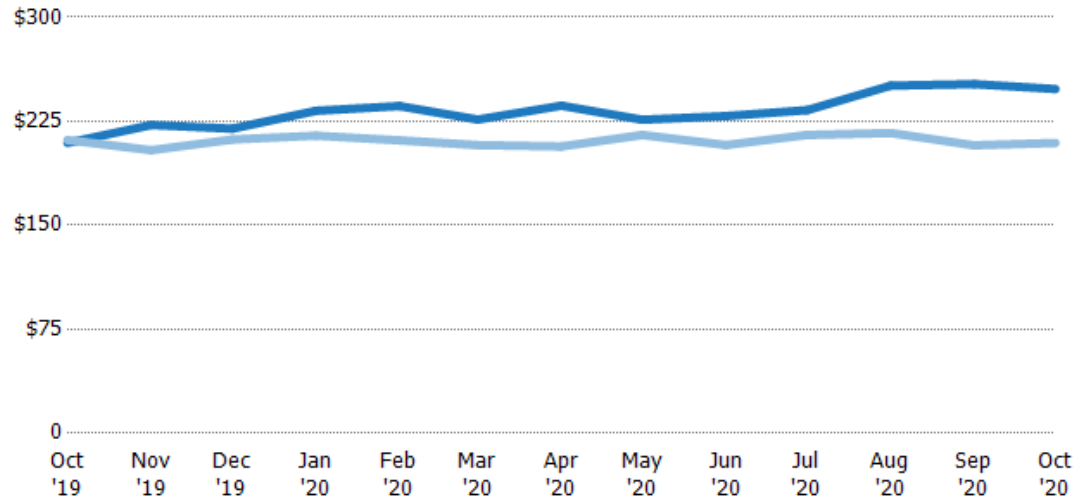
Average Sales Price per Sq Ft

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.
Oct '20	\$248	18.6%
Oct '19	\$209	-1%
Oct '18	\$211	-6.1%



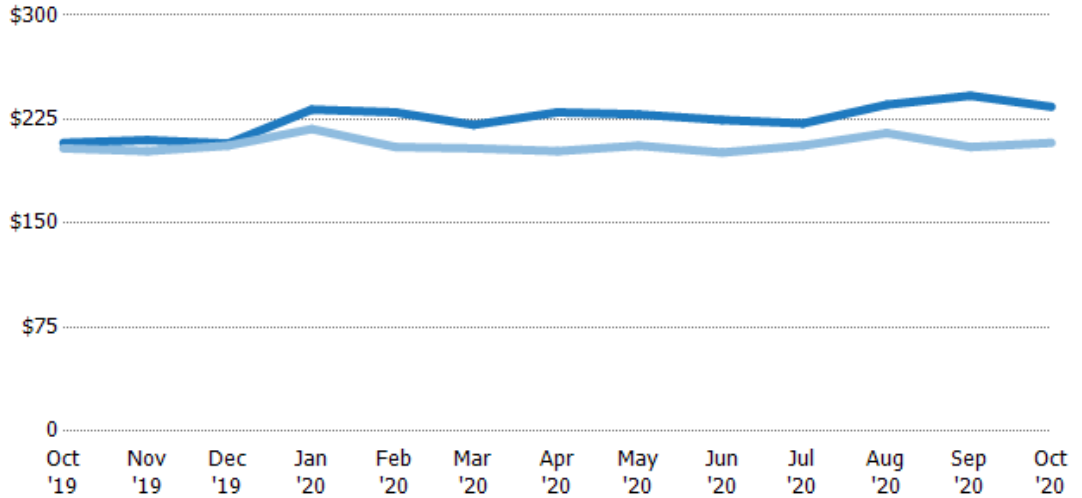
Current Year	\$209	\$222	\$220	\$233	\$236	\$226	\$236	\$226	\$229	\$233	\$251	\$252	\$248
Prior Year	\$211	\$204	\$212	\$215	\$211	\$208	\$207	\$215	\$208	\$215	\$217	\$208	\$209
Percent Change from Prior Year	-1%	9%	4%	8%	12%	9%	14%	5%	10%	8%	16%	21%	19%

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.
Oct '20	\$234	12.5%
Oct '19	\$208	2%
Oct '18	\$204	-4.4%

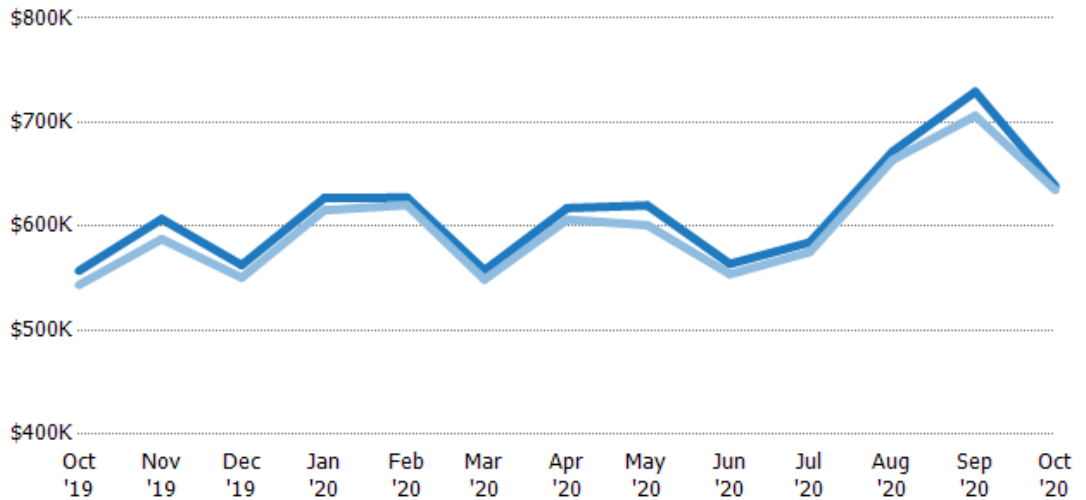
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$208	\$210	\$208	\$232	\$230	\$221	\$230	\$229	\$225	\$222	\$236	\$242	\$234
Prior Year	\$204	\$202	\$206	\$218	\$205	\$204	\$202	\$206	\$201	\$206	\$215	\$205	\$208
Percent Change from Prior Year	2%	4%	1%	6%	12%	8%	14%	11%	12%	8%	10%	18%	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



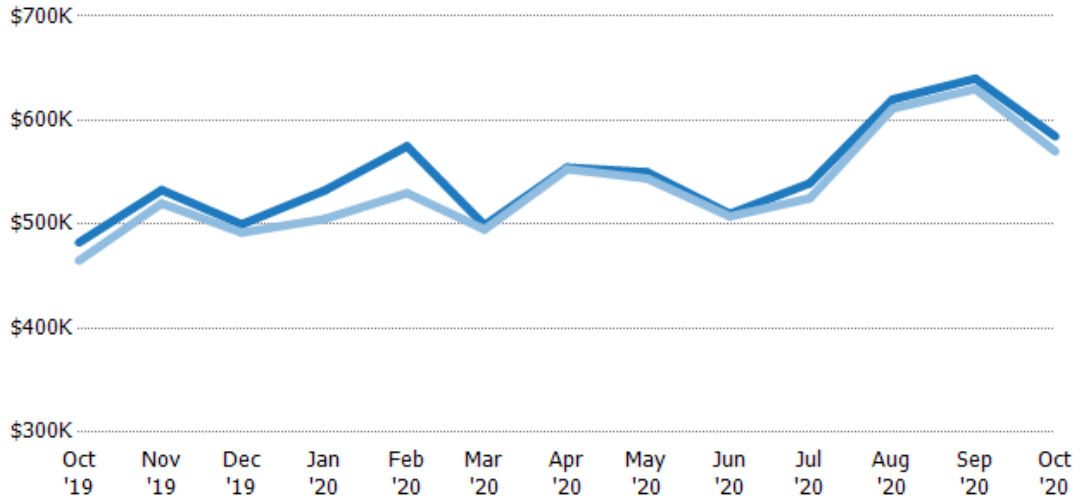
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg List Price	\$557K	\$607K	\$563K	\$627K	\$628K	\$558K	\$617K	\$620K	\$564K	\$585K	\$672K	\$729K	\$639K
Avg Sales Price	\$544K	\$588K	\$551K	\$615K	\$620K	\$549K	\$606K	\$601K	\$554K	\$575K	\$664K	\$706K	\$635K
Avg Sales Price as a % of Avg List Price	98%	97%	98%	98%	99%	98%	98%	97%	98%	98%	99%	97%	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

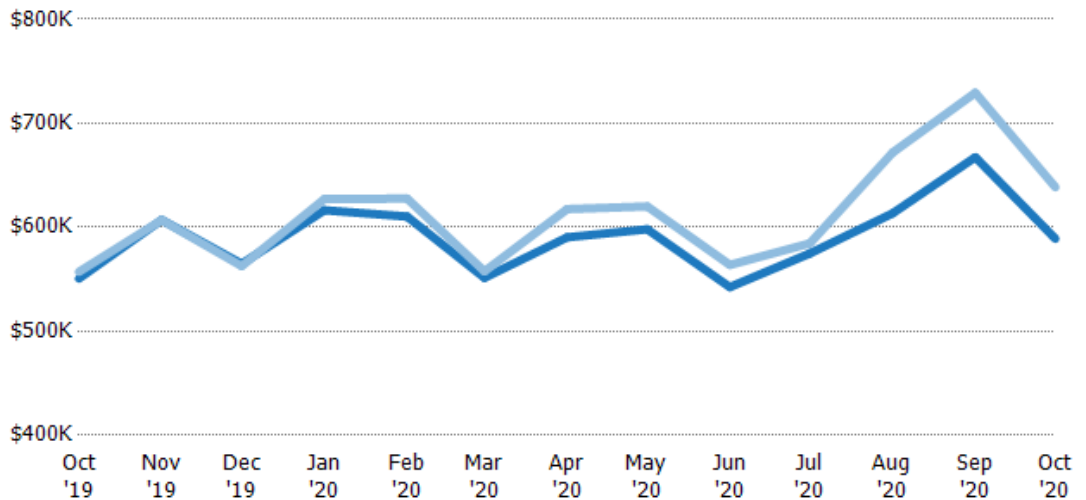


Average Sales Price vs Average Est Value

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



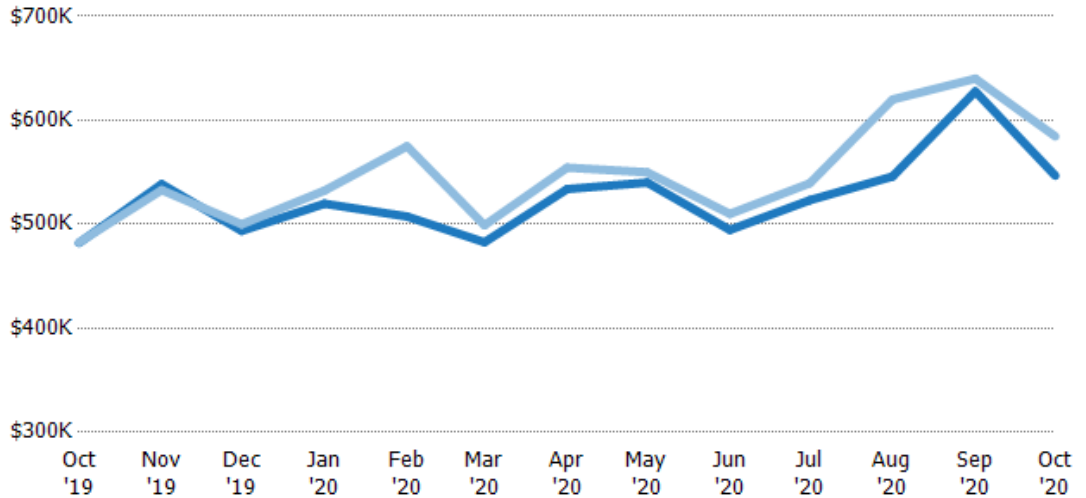
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$551K	\$607K	\$565K	\$616K	\$610K	\$551K	\$590K	\$598K	\$542K	\$575K	\$613K	\$667K	\$589K
Avg Sales Price	\$557K	\$607K	\$563K	\$627K	\$628K	\$558K	\$617K	\$620K	\$564K	\$585K	\$672K	\$729K	\$639K
Avg Sales Price as a % of Avg Est Value	101%	100%	100%	102%	103%	101%	105%	104%	104%	102%	110%	109%	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



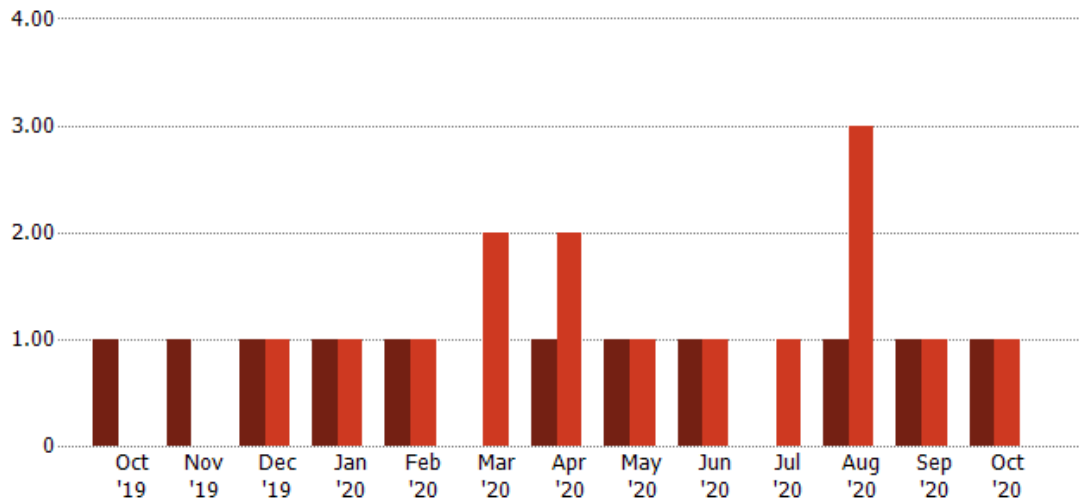
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$482K	\$539K	\$494K	\$520K	\$507K	\$483K	\$534K	\$540K	\$495K	\$523K	\$546K	\$628K	\$547K
Median Sales Price	\$483K	\$533K	\$500K	\$532K	\$575K	\$499K	\$555K	\$550K	\$510K	\$540K	\$620K	\$640K	\$584K
Med Sales Price as a % of Med Est Value	100%	99%	101%	102%	113%	103%	104%	102%	103%	103%	114%	102%	107%

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



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

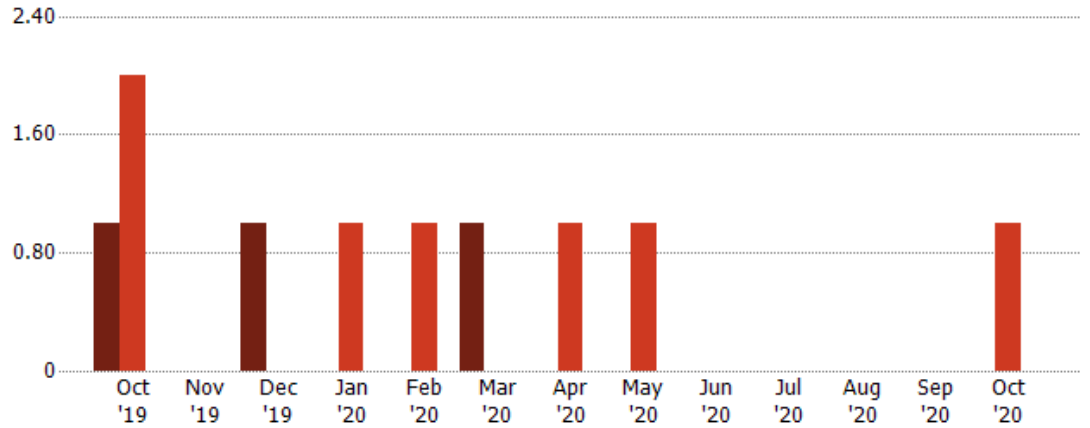
Distressed Sales

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



Sales Activity by ZIP

Oct 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	115	\$83,175,434	68	\$43,163,906	\$634,763	\$570,000	\$248	\$233	36