

**2021**

**CAVE CREEK**  
MARKET REPORT  
January 2021



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	Jan 2021	Jan 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	82	91	-9.9%	1,093	1,188	-8%
New Listing Volume	\$61,730,590	\$58,949,225	+4.7%	\$760,931,090	\$716,840,055	+6.2%
Active Listing Count	125	209	-40.2%	N/A	N/A	
Active Listing Volume	\$128,657,271	\$177,366,388	-27.5%	N/A	N/A	
Average Listing Price	\$1,029,258	\$848,643	+21.3%	\$894,980	\$776,873	+15.2%
Median Listing Price	\$785,000	\$690,000	+13.8%	\$721,111	\$624,484	+15.5%
Average Listing Price per Sq Ft	\$337	\$275	+22.8%	\$291	\$254	+14.8%
Median Listing Price per Sq Ft	\$272	\$238	+14.3%	\$249	\$222	+12.2%
Median Days in RPR	44	76	-42.1%	54.72	66.77	-18%
Months of Inventory	1.3	2.9	-56.3%	2.1	7.2	-71.1%
Absorption Rate	80%	34.93%	+45.1%	48%	13.88%	+34.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	80	99	-19.2%	1,306	1,249	+4.6%
New Pending Sales Volume	\$57,049,303	\$63,233,462	-9.8%	\$872,397,786	\$705,392,507	+23.7%
Pending Sales Count	80	69	+15.9%	N/A	N/A	
Pending Sales Volume	\$57,158,270	\$44,289,774	+29.1%	N/A	N/A	
Closed Sales Count	58	60	-3.3%	984	927	+6.1%
Closed Sales Volume	\$40,307,210	\$36,925,667	+9.2%	\$620,221,609	\$494,184,183	+25.5%
Average Sales Price	\$694,952	\$615,428	+12.9%	\$630,307	\$533,101	+18.2%
Median Sales Price	\$645,000	\$505,000	+27.7%	\$564,196	\$466,809	+20.9%
Average Sales Price per Sq Ft	\$260	\$233	+11.7%	\$243	\$214	+13.4%
Median Sales Price per Sq Ft	\$243	\$232	+4.7%	\$234	\$209	+12.1%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	1	+/-	N/A	N/A	

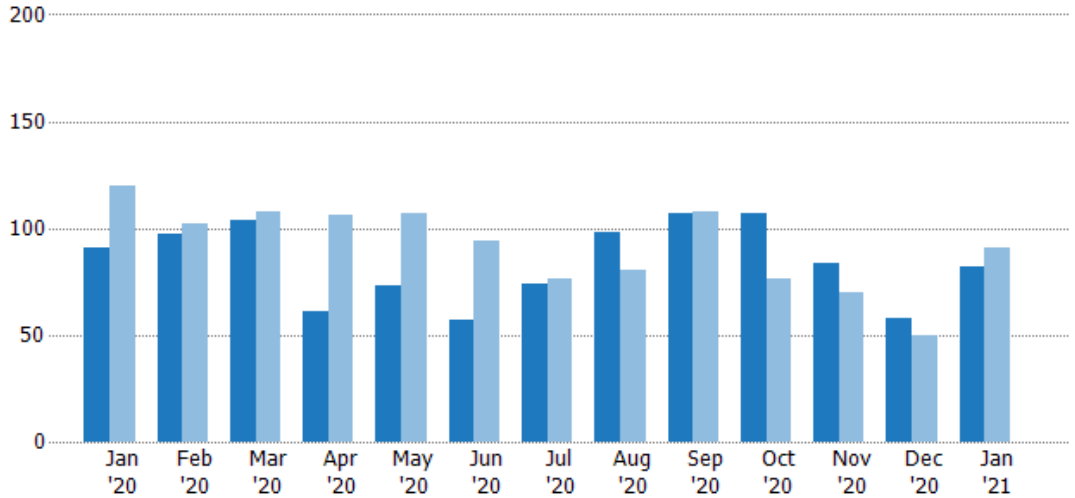
## New Listings

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.
Jan '21	82	-9.9%
Jan '20	91	-24.2%
Jan '19	120	-6.7%



Current Year	91	97	104	61	73	57	74	98	107	107	84	58	82
Prior Year	120	102	108	106	107	94	76	80	108	76	70	50	91
Percent Change from Prior Year	-24%	-5%	-4%	-42%	-32%	-39%	-3%	23%	-1%	41%	20%	16%	-10%

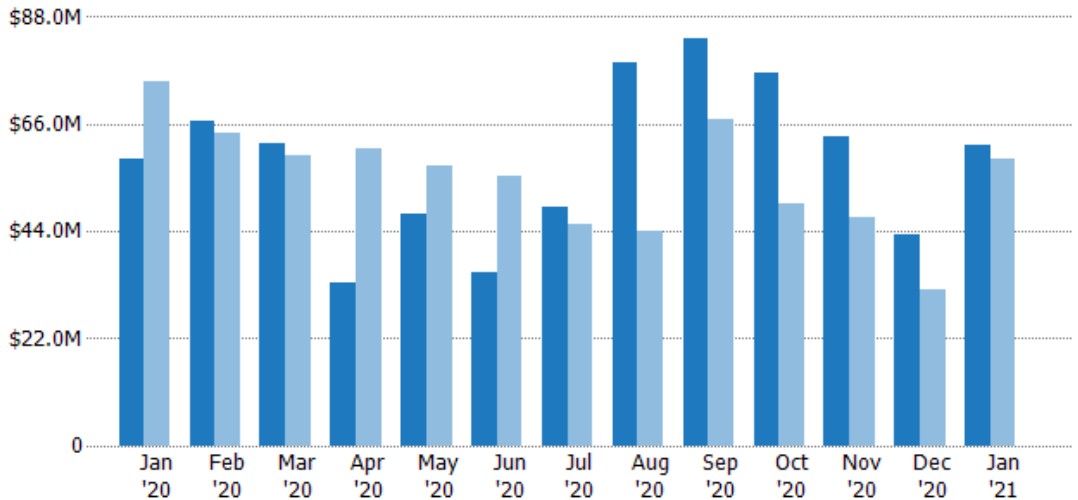
## New Listing Volume

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.
Jan '21	\$61.7M	4.7%
Jan '20	\$58.9M	-21.2%
Jan '19	\$74.8M	-9.7%



Current Year	\$58.9M	\$66.6M	\$62.2M	\$33.5M	\$47.7M	\$35.5M	\$49.1M	\$78.5M	\$83.5M	\$76.6M	\$63.4M	\$43.5M	\$61.7M
Prior Year	\$74.8M	\$64.3M	\$59.4M	\$61M	\$57.6M	\$55.2M	\$45.6M	\$44.1M	\$67M	\$49.9M	\$46.9M	\$32.1M	\$58.9M
Percent Change from Prior Year	-21%	4%	5%	-45%	-17%	-36%	8%	78%	25%	54%	35%	36%	5%

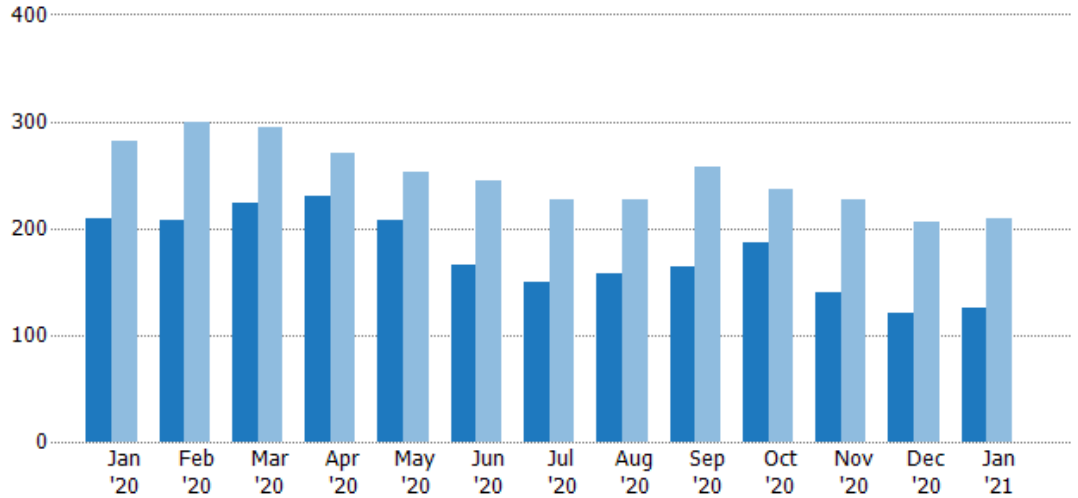
## Active Listings

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.
Jan '21	125	-40.2%
Jan '20	209	-25.9%
Jan '19	282	7.8%



Current Year	209	207	224	230	208	166	149	157	164	187	140	120	125
Prior Year	282	300	295	271	253	245	227	226	257	236	227	206	209
Percent Change from Prior Year	-26%	-31%	-24%	-15%	-18%	-32%	-34%	-31%	-36%	-21%	-38%	-42%	-40%

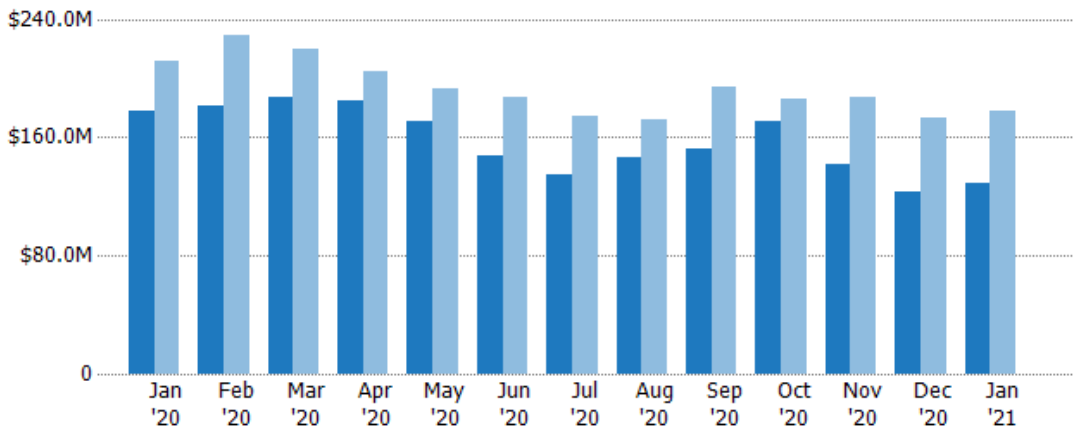
## Active Listing Volume

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.
Jan '21	\$129M	-27.5%
Jan '20	\$177M	-16.2%
Jan '19	\$212M	5.3%



Current Year	\$177M	\$181M	\$187M	\$185M	\$171M	\$147M	\$134M	\$147M	\$153M	\$170M	\$141M	\$123M	\$129M
Prior Year	\$212M	\$230M	\$220M	\$205M	\$193M	\$187M	\$175M	\$172M	\$194M	\$186M	\$187M	\$173M	\$177M
Percent Change from Prior Year	-16%	-21%	-15%	-10%	-12%	-21%	-23%	-15%	-21%	-9%	-25%	-29%	-27%

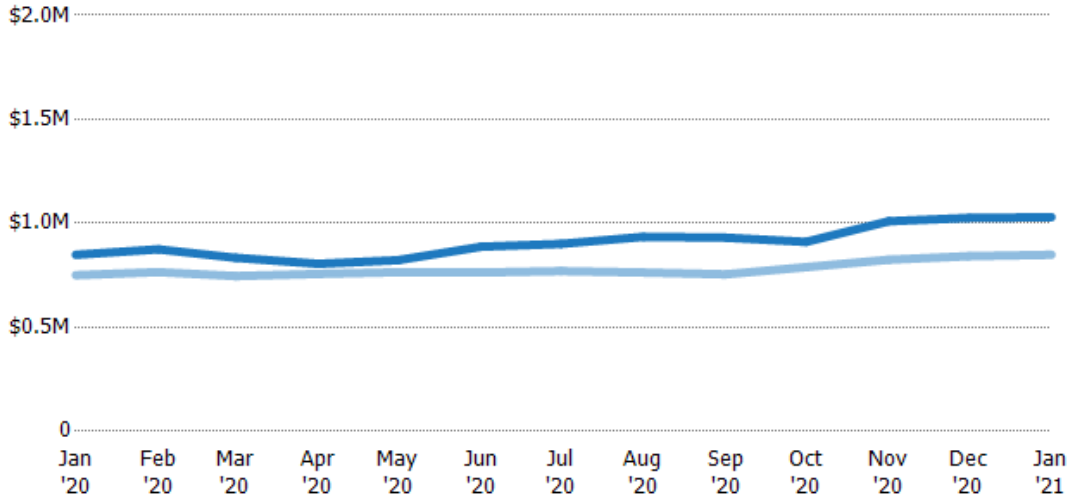
## Average Listing Price

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.
Jan '21	\$1.03M	21.3%
Jan '20	\$849K	13.1%
Jan '19	\$751K	-2.3%



Current Year	\$849K	\$875K	\$834K	\$805K	\$823K	\$887K	\$901K	\$935K	\$931K	\$911K	\$1.01M	\$1.03M	\$1.03M
Prior Year	\$751K	\$765K	\$746K	\$757K	\$765K	\$763K	\$770K	\$763K	\$755K	\$789K	\$825K	\$842K	\$849K
Percent Change from Prior Year	13%	14%	12%	6%	8%	16%	17%	22%	23%	15%	22%	22%	21%

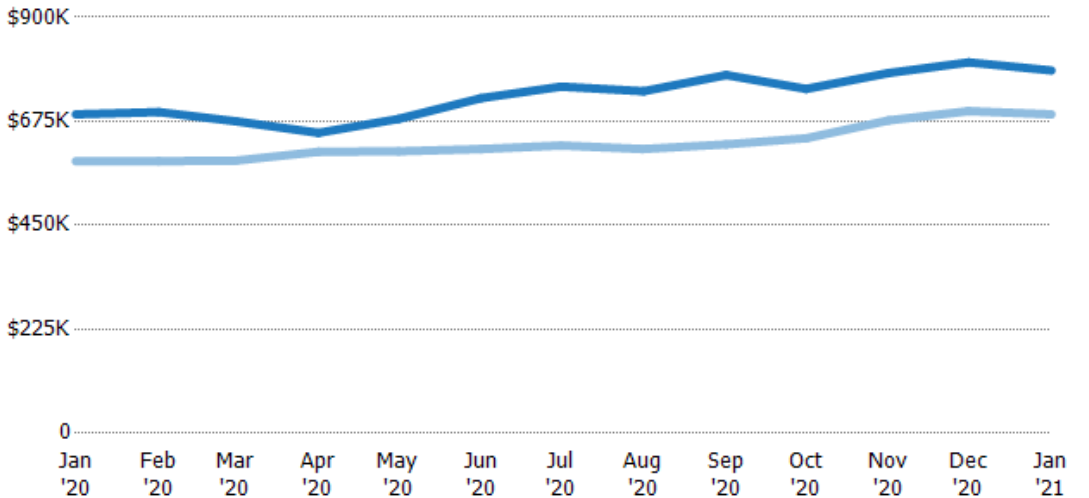
## Median Listing Price

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.
Jan '21	\$785K	13.8%
Jan '20	\$690K	17.2%
Jan '19	\$589K	-0.3%



Current Year	\$690K	\$695K	\$675K	\$650K	\$680K	\$725K	\$750K	\$740K	\$775K	\$745K	\$780K	\$802K	\$785K
Prior Year	\$589K	\$589K	\$590K	\$609K	\$610K	\$615K	\$623K	\$615K	\$625K	\$638K	\$677K	\$697K	\$690K
Percent Change from Prior Year	17%	18%	14%	7%	11%	18%	20%	20%	24%	17%	15%	15%	14%

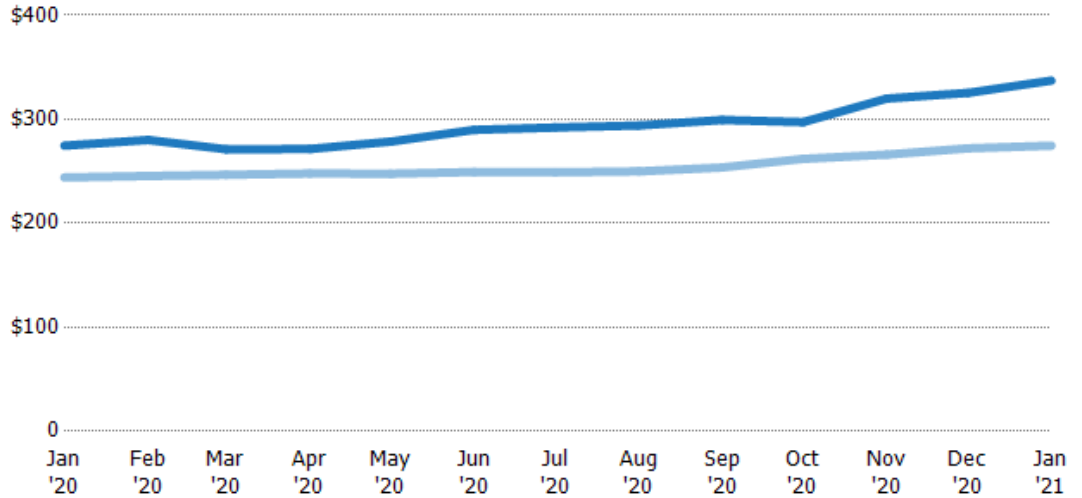
## Average Listing Price per Sq Ft

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.
Jan '21	\$337	22.8%
Jan '20	\$275	12.5%
Jan '19	\$244	-4.6%



Current Year	\$275	\$280	\$271	\$271	\$279	\$290	\$292	\$294	\$299	\$297	\$320	\$325	\$337
Prior Year	\$244	\$245	\$247	\$248	\$248	\$249	\$249	\$250	\$254	\$262	\$266	\$272	\$275
Percent Change from Prior Year	13%	14%	10%	10%	12%	16%	17%	18%	18%	13%	20%	20%	23%

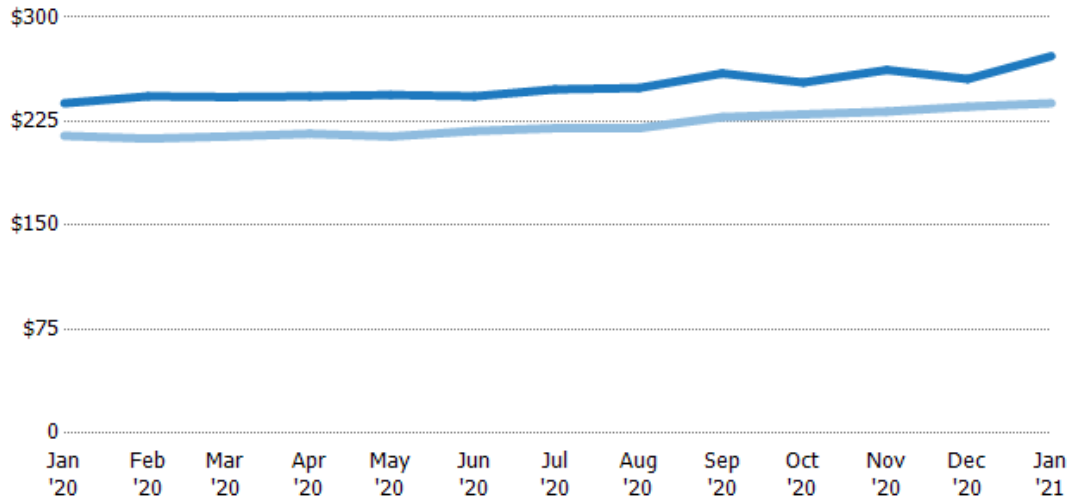
## Median Listing Price per Sq Ft

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.
Jan '21	\$272	14.3%
Jan '20	\$238	11%
Jan '19	\$215	-4%



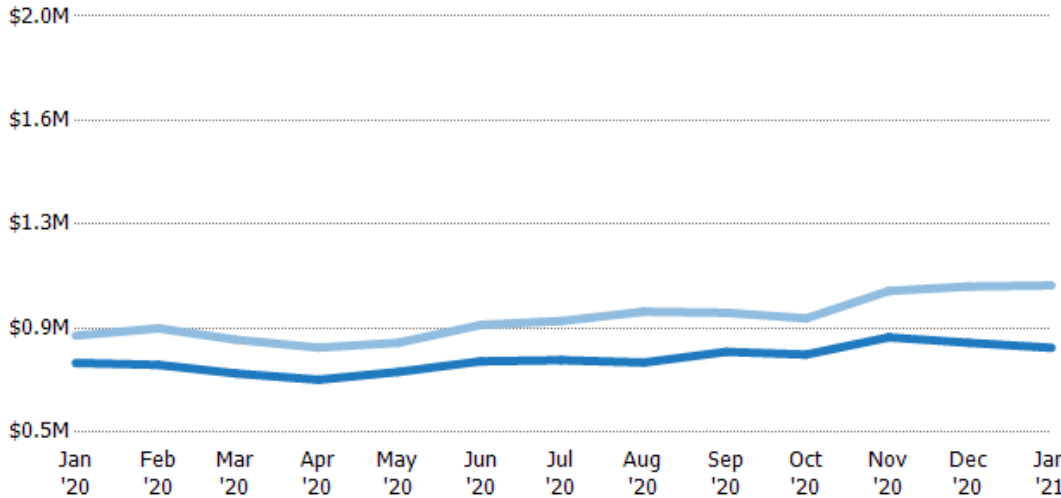
Current Year	\$238	\$243	\$243	\$243	\$244	\$243	\$248	\$249	\$260	\$253	\$262	\$256	\$272
Prior Year	\$215	\$213	\$214	\$216	\$214	\$218	\$220	\$220	\$228	\$230	\$232	\$236	\$238
Percent Change from Prior Year	11%	14%	13%	13%	14%	11%	13%	13%	14%	10%	13%	8%	14%

## 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



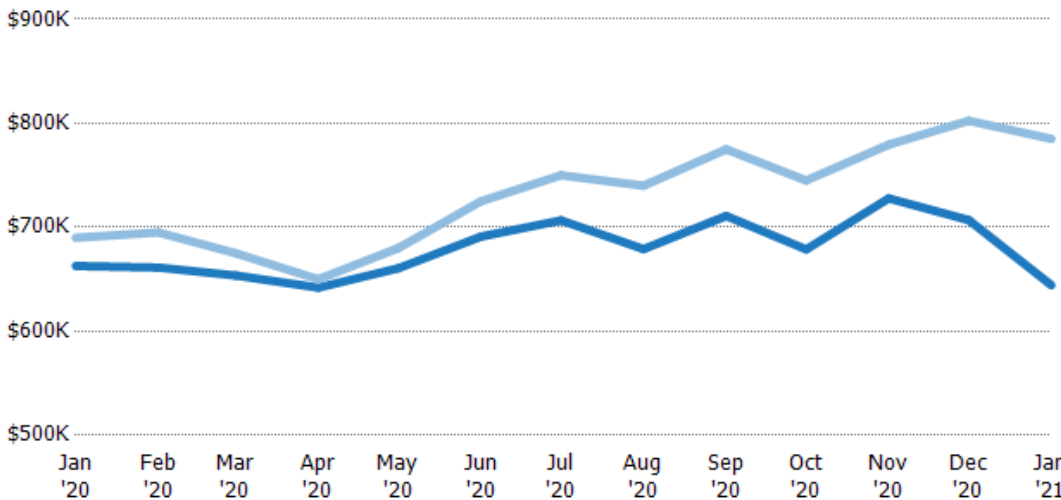
Avg Est Value	\$750K	\$743K	\$712K	\$690K	\$718K	\$756K	\$760K	\$751K	\$790K	\$780K	\$842K	\$823K	\$805K
Avg Listing Price	\$849K	\$875K	\$834K	\$805K	\$823K	\$887K	\$901K	\$935K	\$931K	\$911K	\$1.01M	\$1.03M	\$1.03M
Avg Listing Price as a % of Avg Est Value	113%	118%	117%	117%	115%	117%	119%	124%	118%	117%	120%	125%	128%

## 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	\$663K	\$661K	\$654K	\$642K	\$661K	\$691K	\$707K	\$679K	\$711K	\$679K	\$728K	\$707K	\$644K
Median Listing Price	\$690K	\$695K	\$675K	\$650K	\$680K	\$725K	\$750K	\$740K	\$775K	\$745K	\$780K	\$802K	\$785K
Med Listing Price as a % of Med Est Value	104%	105%	103%	101%	103%	105%	106%	109%	109%	110%	107%	114%	122%

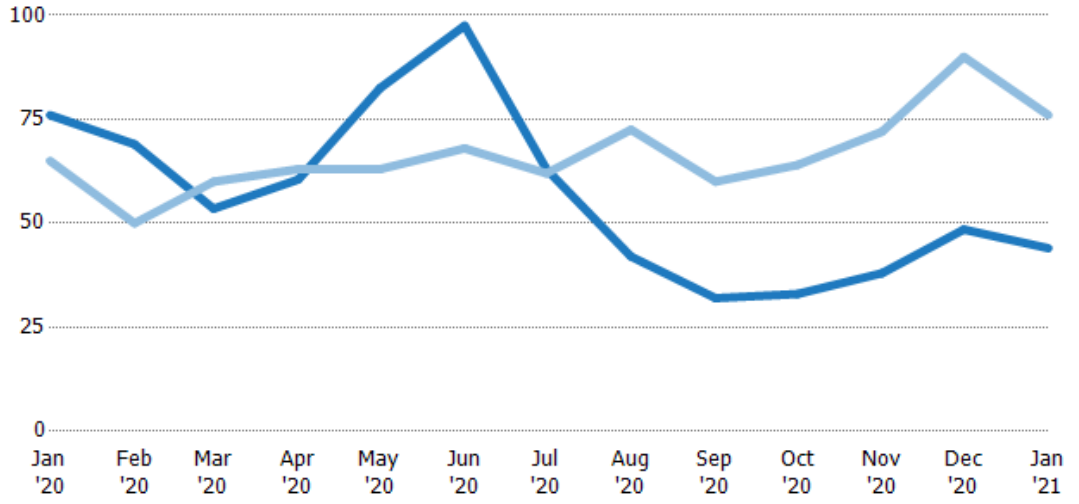
## Median Days in RPR

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.
Jan '21	44	-42.1%
Jan '20	76	16.9%
Jan '19	65	20%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	76	69	53.5	60.5	82.5	97.5	63	42	32	33	38	48.5	44
Prior Year	65	50	60	63	63	68	62	72.5	60	64	72	90	76
Percent Change from Prior Year	17%	38%	-11%	-4%	31%	43%	2%	-42%	-47%	-48%	-47%	-46%	-42%

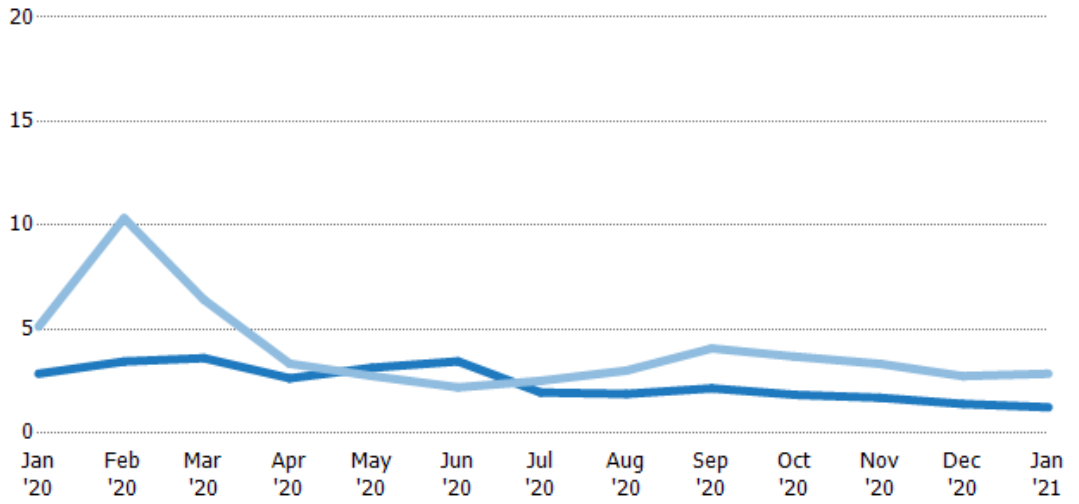
## Months of Inventory

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.
Jan '21	1.25	-56.3%
Jan '20	2.86	-44.2%
Jan '19	5.13	18.6%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	2.86	3.45	3.61	2.64	3.15	3.46	1.96	1.89	2.16	1.85	1.71	1.41	1.25
Prior Year	5.13	10.3	6.41	3.35	2.75	2.21	2.52	3.01	4.08	3.69	3.34	2.75	2.86
Percent Change from Prior Year	-44%	-67%	-44%	-21%	15%	57%	-22%	-37%	-47%	-50%	-49%	-49%	-56%



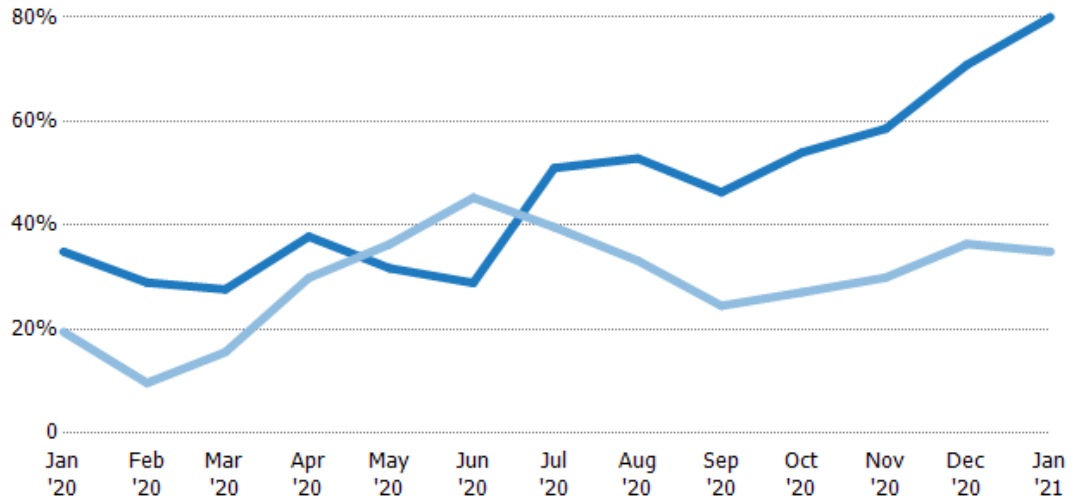
## Absorption Rate

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.
Jan '21	80%	-45.1%
Jan '20	35%	-15.4%
Jan '19	20%	-15.7%



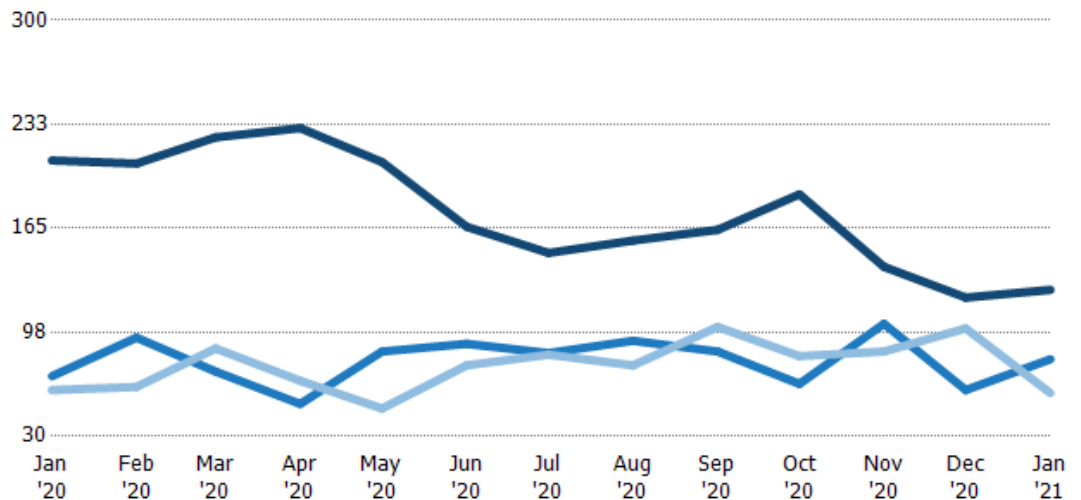
Current Year	35%	29%	28%	38%	32%	29%	51%	53%	46%	54%	59%	71%	80%
Prior Year	20%	10%	16%	30%	36%	45%	40%	33%	25%	27%	30%	36%	35%
Change from Prior Year	-15%	-19%	-12%	-8%	5%	16%	-11%	-20%	-22%	-27%	-29%	-34%	-45%

## 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	209	207	224	230	208	166	149	157	164	187	140	120	125
Pending	69	94	72	51	85	90	84	92	85	64	103	60	80
Sold	60	62	87	66	48	76	83	76	101	82	85	100	58

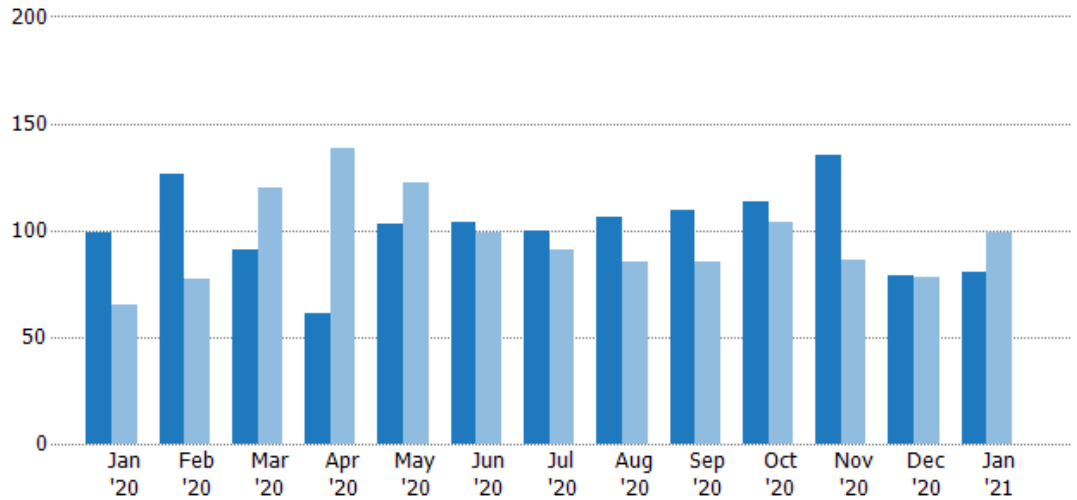
## New Pending Sales

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.
Jan '21	80	-19.2%
Jan '20	99	52.3%
Jan '19	65	-10.8%



Current Year	99	126	91	61	103	104	100	106	109	113	135	79	80
Prior Year	65	77	120	138	122	99	91	85	85	104	86	78	99
Percent Change from Prior Year	52%	64%	-24%	-56%	-16%	5%	10%	25%	28%	9%	57%	1%	-19%

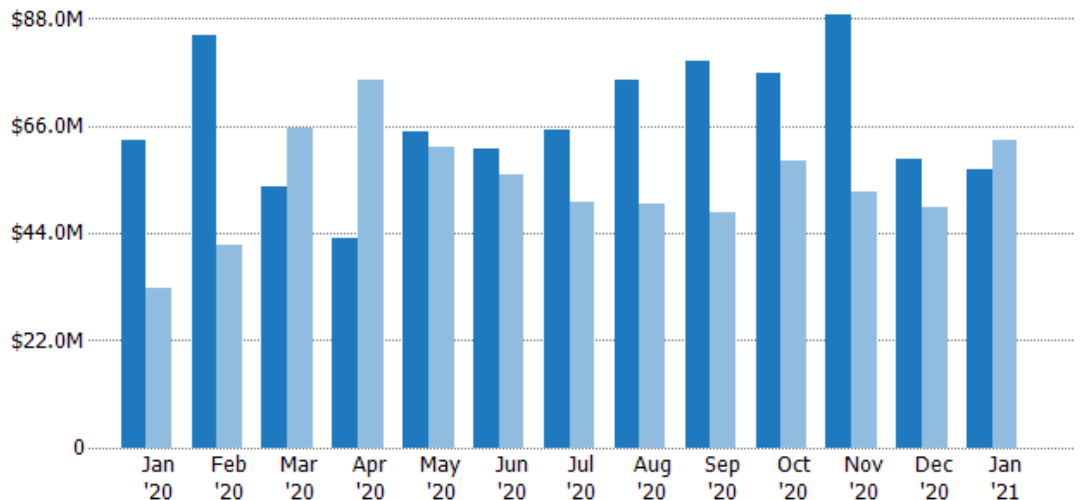
## New Pending Sales Volume

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.
Jan '21	\$57M	-9.8%
Jan '20	\$63.2M	92.8%
Jan '19	\$32.8M	-15.1%



Current Year	\$63.2M	\$84.6M	\$53.7M	\$42.9M	\$64.8M	\$61.4M	\$65.4M	\$75.3M	\$79.2M	\$76.9M	\$88.9M	\$59.2M	\$57M
Prior Year	\$32.8M	\$41.5M	\$65.5M	\$75.4M	\$61.5M	\$56.1M	\$50.3M	\$50.2M	\$48.2M	\$58.7M	\$52.6M	\$49.3M	\$63.2M
Percent Change from Prior Year	93%	104%	-18%	-43%	5%	9%	30%	50%	64%	31%	69%	20%	-10%

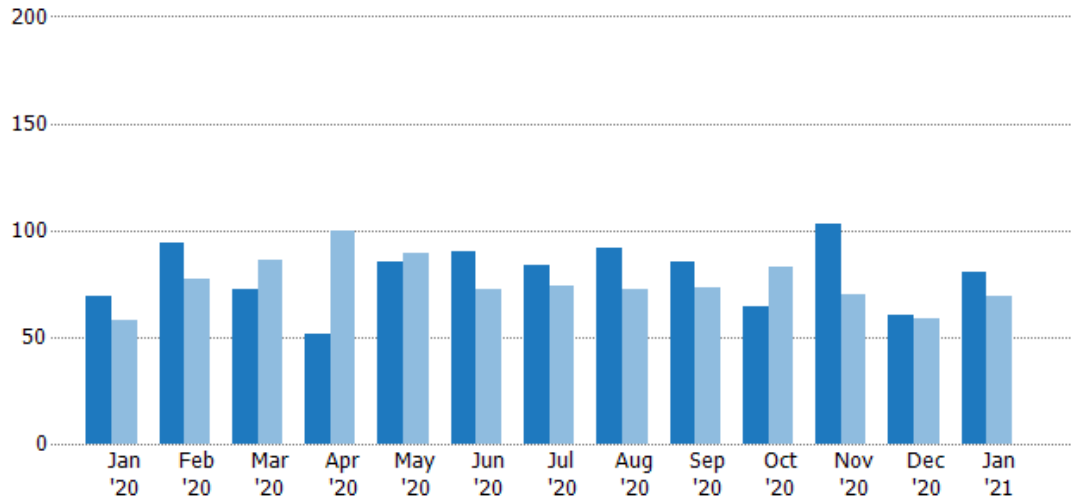
## Pending Sales

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.
Jan '21	80	15.9%
Jan '20	69	19%
Jan '19	58	-22.4%



Current Year	69	94	72	51	85	90	84	92	85	64	103	60	80
Prior Year	58	77	86	100	89	72	74	72	73	83	70	59	69
Percent Change from Prior Year	19%	22%	-16%	-49%	-4%	25%	14%	28%	16%	-23%	47%	2%	16%

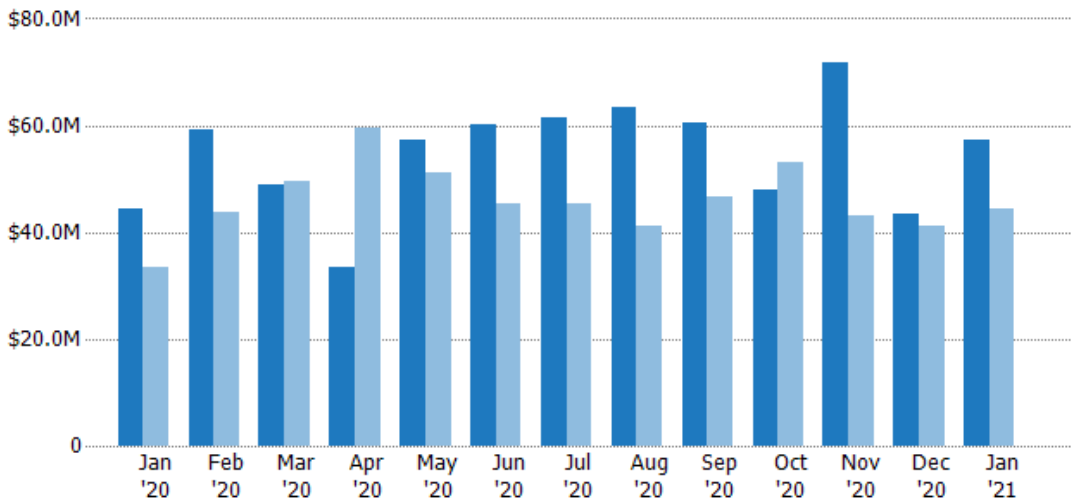
## Pending Sales Volume

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.
Jan '21	\$57.2M	29.1%
Jan '20	\$44.3M	31.9%
Jan '19	\$33.6M	-31.4%



Current Year	\$44.3M	\$59.1M	\$49M	\$33.6M	\$57.3M	\$60.2M	\$61.4M	\$63.3M	\$60.4M	\$48.1M	\$71.7M	\$43.5M	\$57.2M
Prior Year	\$33.6M	\$43.7M	\$49.6M	\$59.6M	\$51.3M	\$45.5M	\$45.5M	\$41.2M	\$46.6M	\$53M	\$43.1M	\$41M	\$44.3M
Percent Change from Prior Year	32%	35%	-1%	-44%	12%	32%	35%	53%	30%	-9%	66%	6%	29%

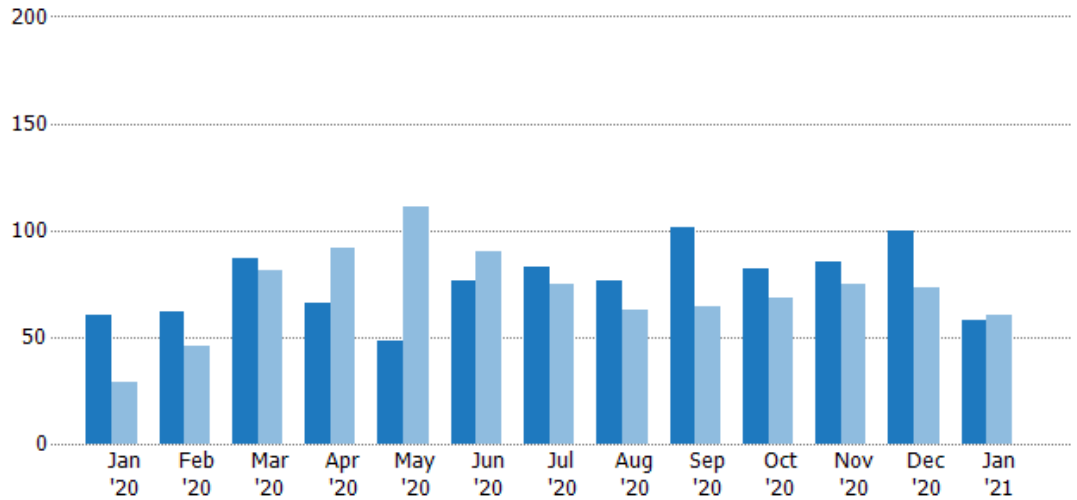
## Closed Sales

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.
Jan '21	58	-3.3%
Jan '20	60	106.9%
Jan '19	29	103.4%



Current Year	60	62	87	66	48	76	83	76	101	82	85	100	58
Prior Year	29	46	81	92	111	90	75	63	64	68	75	73	60
Percent Change from Prior Year	107%	35%	7%	-28%	-57%	-16%	11%	21%	58%	21%	13%	37%	-3%

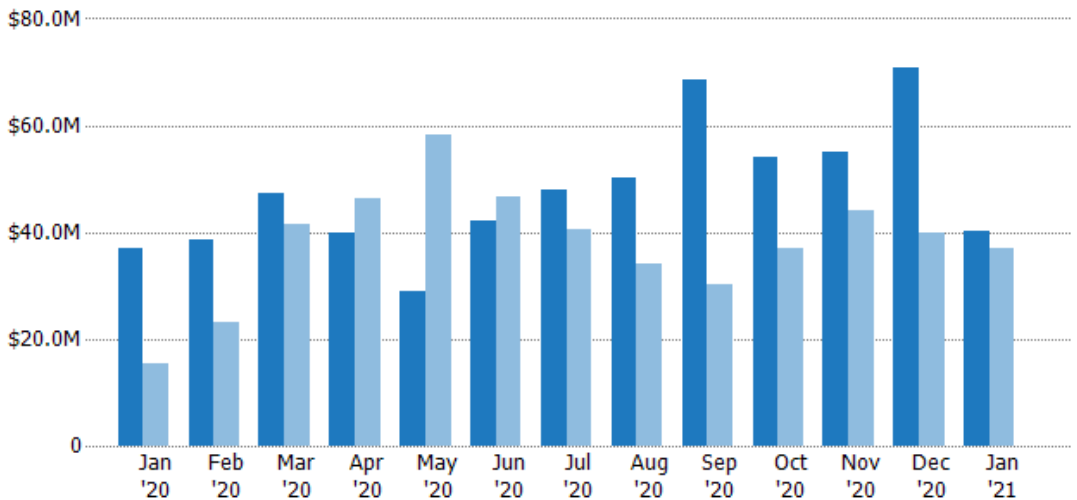
## Closed Sales Volume

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.
Jan '21	\$40.3M	9.2%
Jan '20	\$36.9M	142%
Jan '19	\$15.3M	82.8%



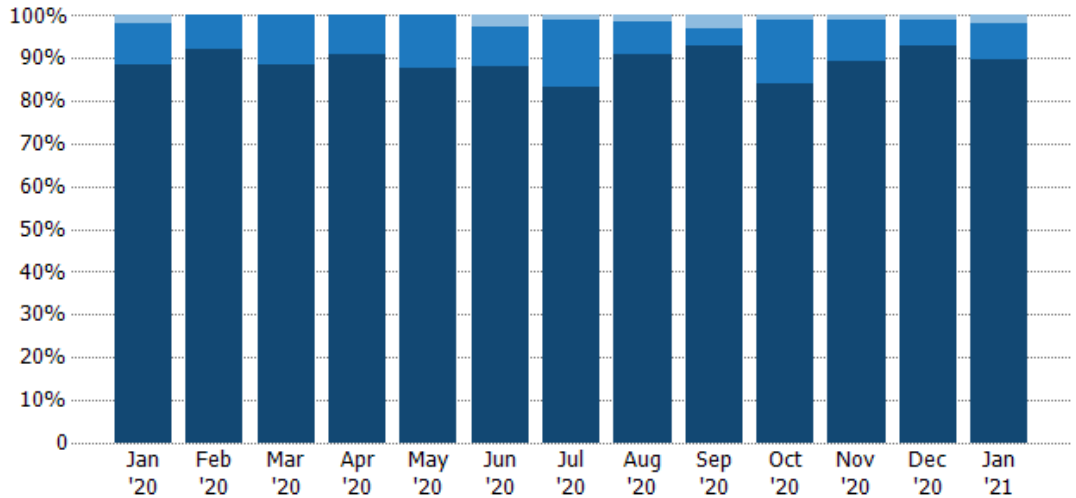
Current Year	\$36.9M	\$38.5M	\$47.3M	\$40M	\$28.9M	\$42.1M	\$48M	\$50.1M	\$68.5M	\$53.9M	\$55M	\$70.7M	\$40.3M
Prior Year	\$15.3M	\$23.2M	\$41.4M	\$46.3M	\$58.4M	\$46.7M	\$40.6M	\$34M	\$30.3M	\$37.1M	\$44.1M	\$40M	\$36.9M
Percent Change from Prior Year	142%	66%	14%	-14%	-51%	-10%	18%	48%	126%	45%	25%	77%	9%

## 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



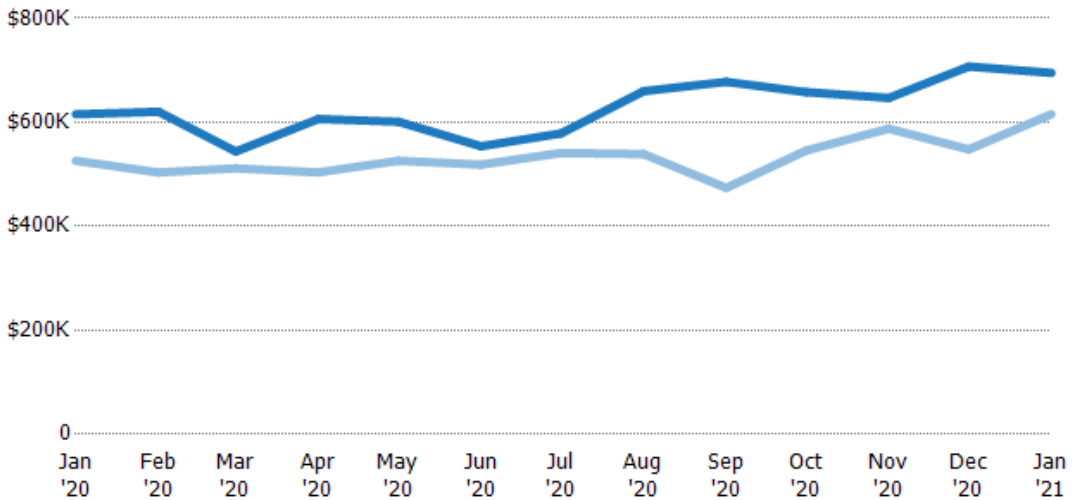
Property Type	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Mobile/Manufactured	2%	-	-	-	-	3%	1%	1%	3%	1%	1%	1%	2%
Condo/Townhouse	10%	8%	11%	9%	13%	9%	16%	8%	4%	15%	9%	6%	9%
Single Family Residence	88%	92%	89%	91%	88%	88%	83%	91%	93%	84%	89%	93%	90%

## 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.
Jan '21	\$695K	12.9%
Jan '20	\$615K	17%
Jan '19	\$526K	-10.1%

Property Type	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$615K	\$620K	\$544K	\$606K	\$601K	\$554K	\$578K	\$660K	\$678K	\$658K	\$647K	\$707K	\$695K
Prior Year	\$526K	\$503K	\$512K	\$504K	\$526K	\$519K	\$541K	\$539K	\$474K	\$546K	\$588K	\$548K	\$615K
Percent Change from Prior Year	17%	23%	6%	20%	14%	7%	7%	22%	43%	21%	10%	29%	13%

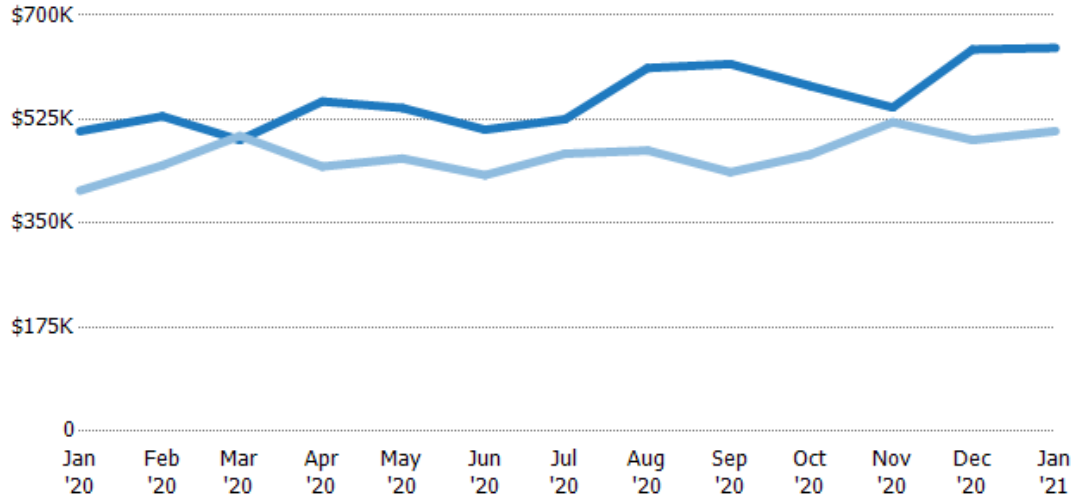
## Median Sales Price

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.
Jan '21	\$645K	27.7%
Jan '20	\$505K	24.7%
Jan '19	\$405K	3.7%



Current Year	\$505K	\$530K	\$490K	\$555K	\$544K	\$508K	\$525K	\$611K	\$618K	\$581K	\$545K	\$643K	\$645K
Prior Year	\$405K	\$448K	\$497K	\$446K	\$459K	\$431K	\$467K	\$473K	\$436K	\$466K	\$520K	\$490K	\$505K
Percent Change from Prior Year	25%	18%	-1%	25%	19%	18%	12%	29%	42%	25%	5%	31%	28%

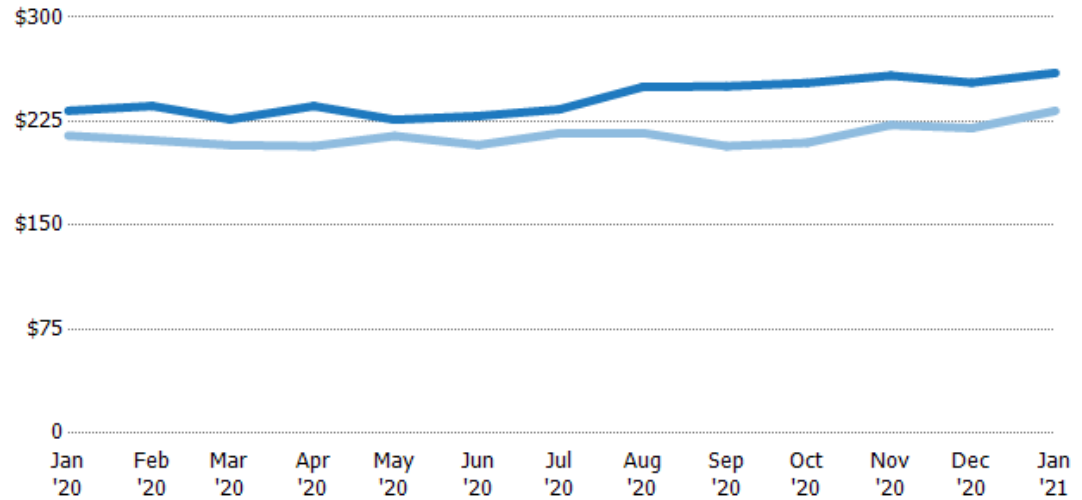
## Average Sales Price per Sq Ft

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.
Jan '21	\$260	11.7%
Jan '20	\$233	8.3%
Jan '19	\$215	-2.9%



Current Year	\$233	\$236	\$226	\$236	\$226	\$229	\$234	\$250	\$250	\$253	\$258	\$253	\$260
Prior Year	\$215	\$211	\$208	\$207	\$214	\$208	\$216	\$217	\$207	\$210	\$222	\$220	\$233
Percent Change from Prior Year	8%	12%	9%	14%	5%	10%	8%	15%	21%	21%	16%	15%	12%

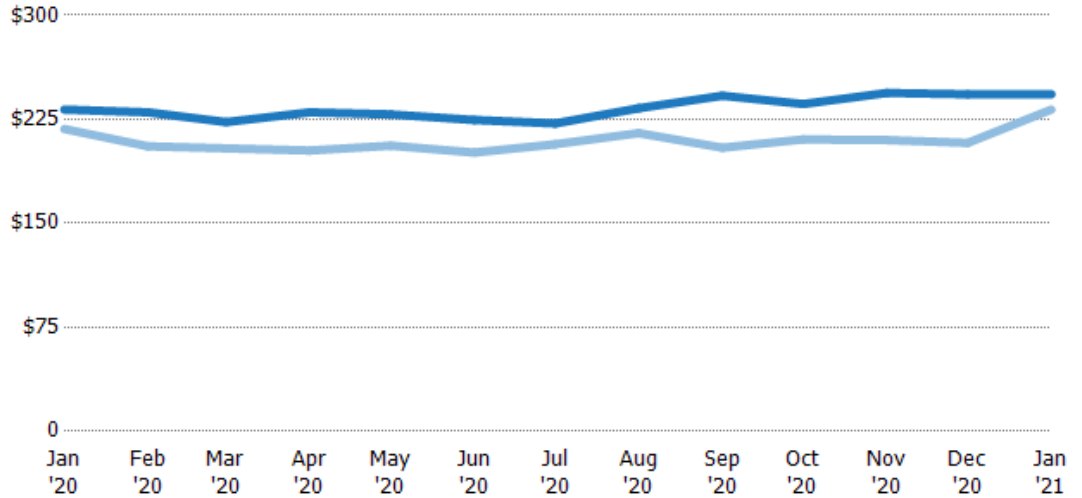
## Median Sales Price per Sq Ft

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.
Jan '21	\$243	4.7%
Jan '20	\$232	6.4%
Jan '19	\$218	-8.7%



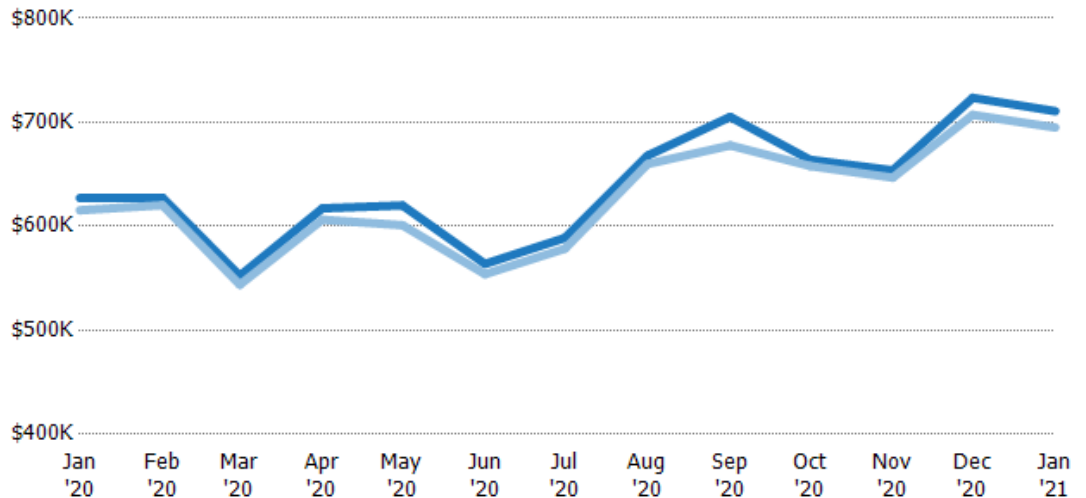
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$232	\$230	\$223	\$230	\$229	\$225	\$222	\$233	\$242	\$236	\$244	\$243	\$243
Prior Year	\$218	\$206	\$204	\$203	\$206	\$201	\$207	\$215	\$205	\$211	\$210	\$208	\$232
Percent Change from Prior Year	6%	12%	9%	14%	11%	12%	7%	8%	18%	12%	16%	17%	5%

## 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



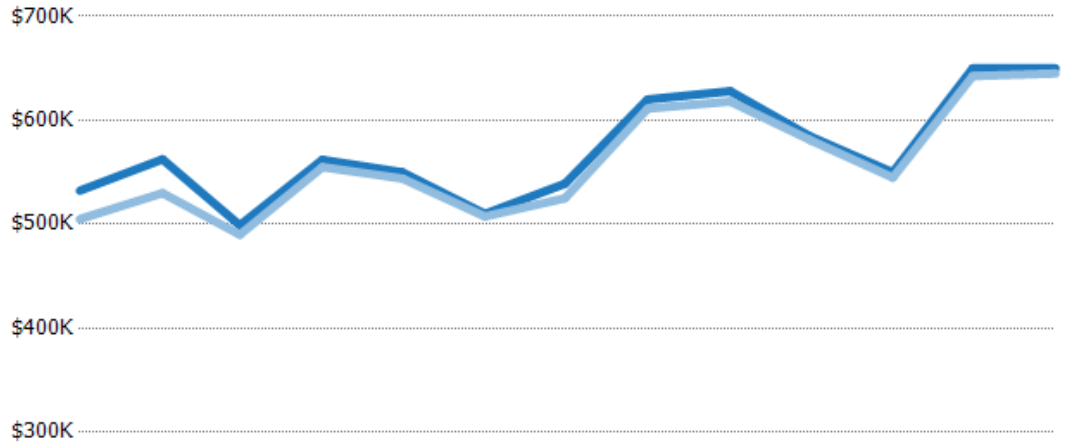
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg List Price	\$627K	\$627K	\$552K	\$617K	\$620K	\$564K	\$589K	\$668K	\$705K	\$664K	\$654K	\$724K	\$711K
Avg Sales Price	\$615K	\$620K	\$544K	\$606K	\$601K	\$554K	\$578K	\$660K	\$678K	\$658K	\$647K	\$707K	\$695K
Avg Sales Price as a % of Avg List Price	98%	99%	98%	98%	97%	98%	98%	99%	96%	99%	99%	98%	98%

## Median Sales Price vs Median Listing Price

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

### Filters Used

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



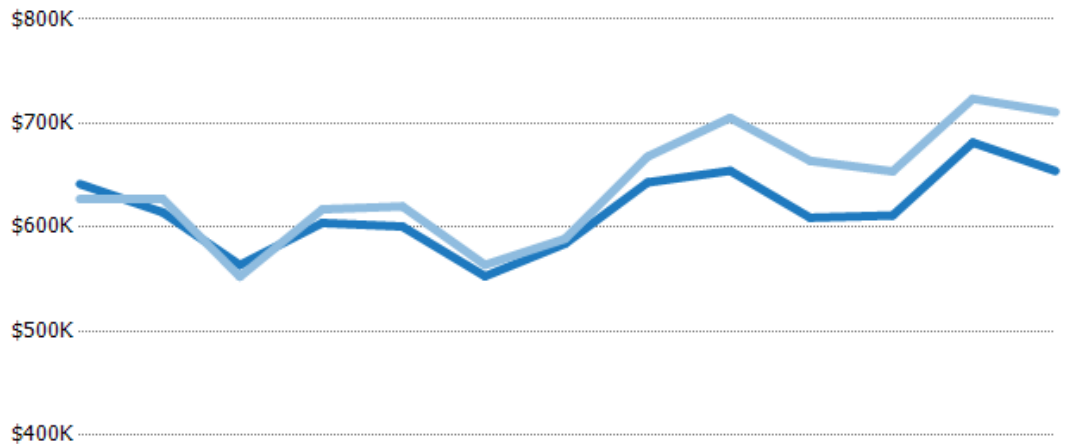
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median List Price	\$532K	\$563K	\$499K	\$562K	\$550K	\$510K	\$539K	\$620K	\$628K	\$584K	\$550K	\$650K	\$650K
Median Sales Price	\$505K	\$530K	\$490K	\$555K	\$544K	\$508K	\$525K	\$611K	\$618K	\$581K	\$545K	\$643K	\$645K
Med Sales Price as a % of Med List Price	95%	94%	98%	99%	99%	100%	97%	99%	98%	99%	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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$642K	\$614K	\$564K	\$604K	\$601K	\$553K	\$584K	\$643K	\$654K	\$609K	\$611K	\$681K	\$654K
Avg Sales Price	\$627K	\$627K	\$552K	\$617K	\$620K	\$564K	\$589K	\$668K	\$705K	\$664K	\$654K	\$724K	\$711K
Avg Sales Price as a % of Avg Est Value	98%	102%	98%	102%	103%	102%	101%	104%	108%	109%	107%	106%	109%

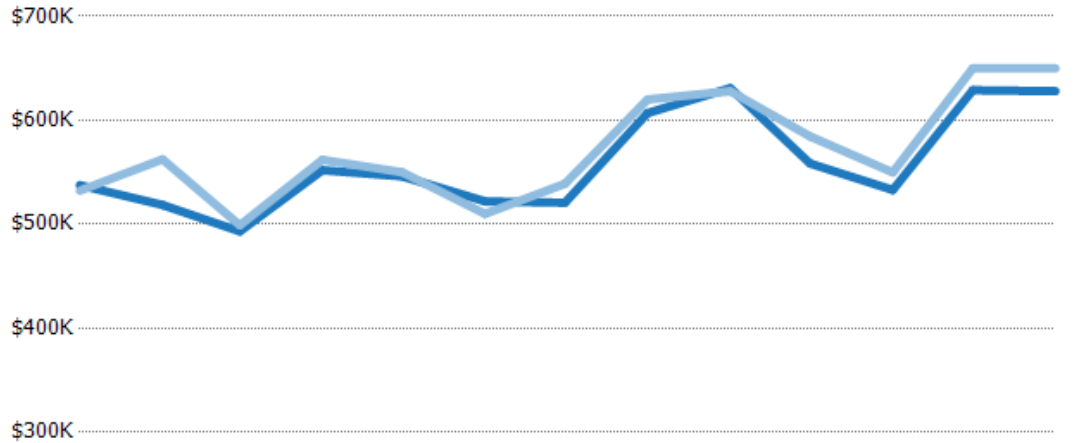


## Median Sales Price vs Median Est Value

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



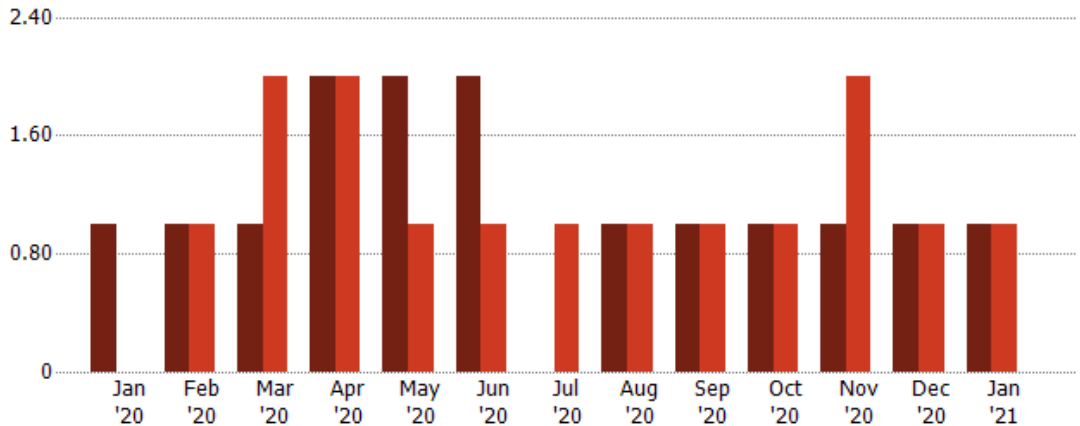
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$538K	\$519K	\$493K	\$552K	\$546K	\$522K	\$521K	\$607K	\$631K	\$558K	\$533K	\$629K	\$628K
Median Sales Price	\$532K	\$563K	\$499K	\$562K	\$550K	\$510K	\$539K	\$620K	\$628K	\$584K	\$550K	\$650K	\$650K
Med Sales Price as a % of Med Est Value	99%	108%	101%	102%	101%	98%	104%	102%	100%	105%	103%	103%	104%

## 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



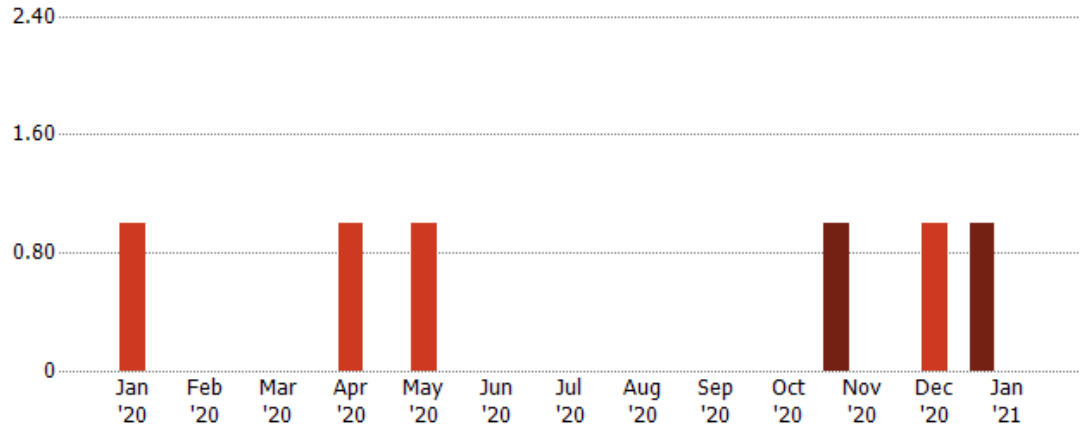
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	1	1	1	2	2	2	-	1	1	1	1	1	1
Prior Year	-	1	2	2	1	1	1	1	1	1	2	1	1
Percent Change from Prior Year	100%	0%	-50%	0%	100%	100%	-100%	0%	0%	0%	-50%	0%	0%

## 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
Prior Year	1	-	-	1	1	-	-	-	-	-	-	1	-
Percent Change from Prior Year	-100%	-	-	-100%	-100%	-	-	-	-	-	100%	-100%	100%



## Sales Activity by ZIP

Jan 2021

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	80	\$57,158,270	57	\$39,322,970	\$689,877	\$640,000	\$254	\$243	37
Other			1	\$984,240	\$984,240	\$984,240	\$322	\$322	194