

2021

CAVE CREEK
MARKET REPORT
April 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	Apr 2021	Apr 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	114	62	+83.9%	374	358	+4.5%
New Listing Volume	\$106,063,925	\$33,993,494	+212%	\$316,192,025	\$225,208,355	+40.4%
Active Listing Count	127	236	-46.2%	N/A	N/A	
Active Listing Volume	\$146,310,261	\$190,099,318	-23%	N/A	N/A	
Average Listing Price	\$1,152,049	\$805,506	+43%	\$1,110,105	\$843,447	+31.6%
Median Listing Price	\$855,895	\$653,950	+30.9%	\$848,267	\$680,788	+24.6%
Average Listing Price per Sq Ft	\$360	\$271	+33.1%	\$352	\$273	+28.9%
Median Listing Price per Sq Ft	\$301	\$243	+24.1%	\$285	\$241	+18.1%
Median Days in RPR	20	61	-67.2%	32.12	64.96	-50.5%
Months of Inventory	1.4	2.7	-47.9%	1.8	3.5	-49%
Absorption Rate	72.44%	37.71%	+34.7%	56.39%	28.76%	+27.6%
Sales Activity Charts Metrics						
New Pending Sales Count	98	59	+66.1%	383	373	+2.7%
New Pending Sales Volume	\$81,292,187	\$36,116,899	+125.1%	\$296,092,247	\$236,328,351	+25.3%
Pending Sales Count	75	52	+44.2%	N/A	N/A	
Pending Sales Volume	\$63,969,605	\$35,946,283	+78%	N/A	N/A	
Closed Sales Count	101	66	+53%	336	278	+20.9%
Closed Sales Volume	\$81,126,818	\$40,015,854	+102.7%	\$253,187,983	\$168,325,868	+50.4%
Average Sales Price	\$803,236	\$606,301	+32.5%	\$753,536	\$605,489	+24.5%
Median Sales Price	\$702,381	\$555,000	+26.6%	\$662,525	\$522,212	+26.9%
Average Sales Price per Sq Ft	\$290	\$236	+22.7%	\$273	\$233	+17.3%
Median Sales Price per Sq Ft	\$271	\$230	+17.8%	\$255	\$228	+11.7%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

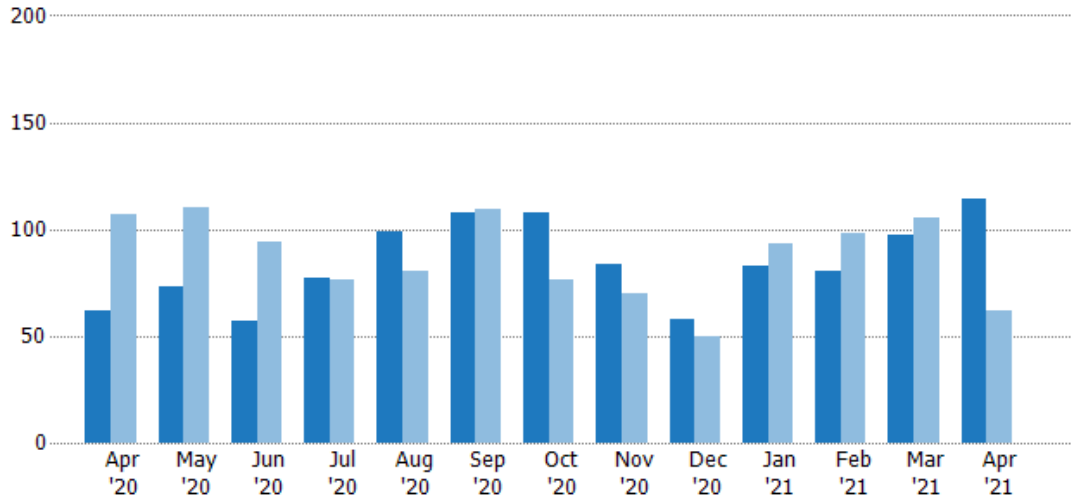
New Listings

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

Month/Year	Count	% Chg.
Apr '21	114	83.9%
Apr '20	62	-42.1%
Apr '19	107	-22.4%



Current Year	62	73	57	77	99	108	108	84	58	83	80	97	114
Prior Year	107	110	94	76	80	109	76	70	50	93	98	105	62
Percent Change from Prior Year	-42%	-34%	-39%	1%	24%	-1%	42%	20%	16%	-11%	-18%	-8%	84%

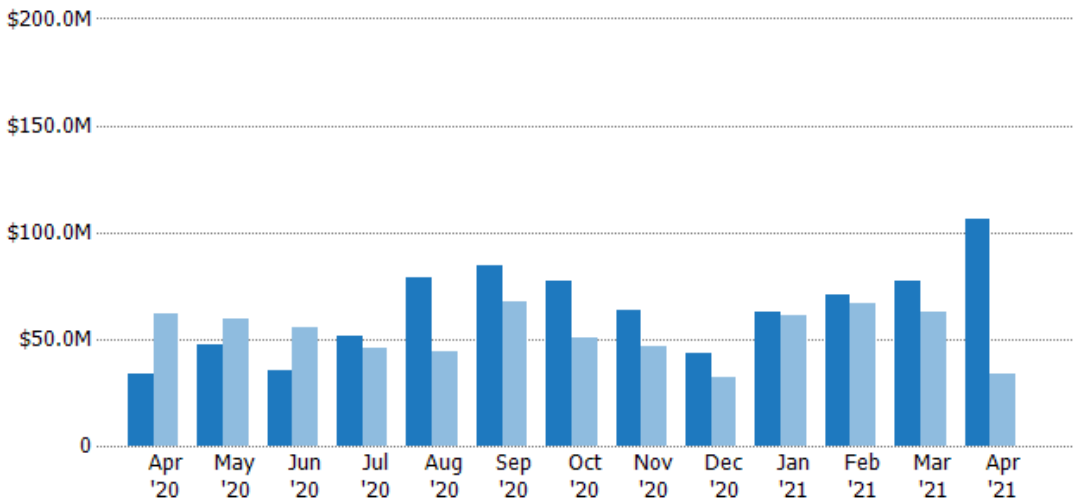
New Listing Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$106M	212%
Apr '20	\$34M	-45.1%
Apr '19	\$61.9M	-24.8%



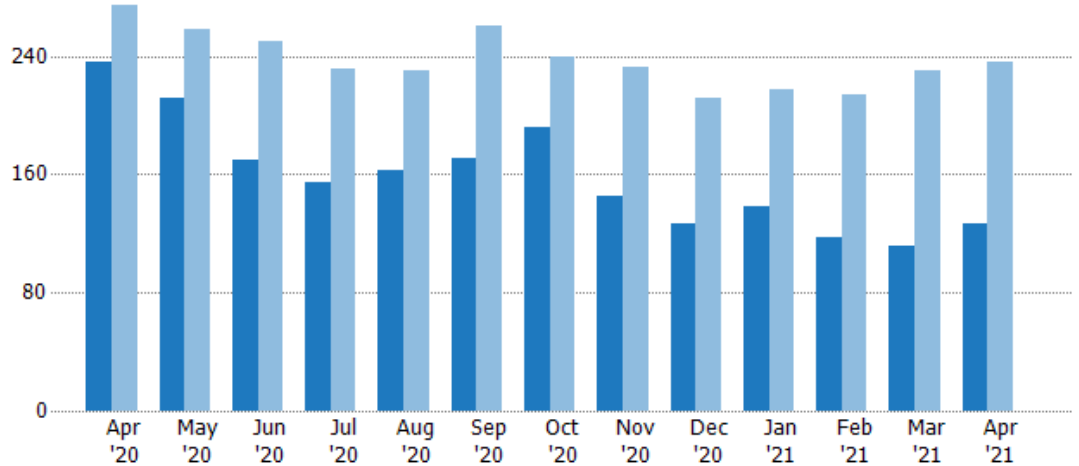
Current Year	\$34M	\$47.7M	\$35.5M	\$51.4M	\$79.2M	\$84.7M	\$77.2M	\$63.3M	\$43.6M	\$62.3M	\$70.8M	\$77.1M	\$106M
Prior Year	\$61.9M	\$59.5M	\$55.2M	\$45.6M	\$44.1M	\$67.4M	\$50.4M	\$46.9M	\$32.1M	\$61.3M	\$66.9M	\$63M	\$34M
Percent Change from Prior Year	-45%	-20%	-36%	13%	79%	26%	53%	35%	36%	2%	6%	22%	212%

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



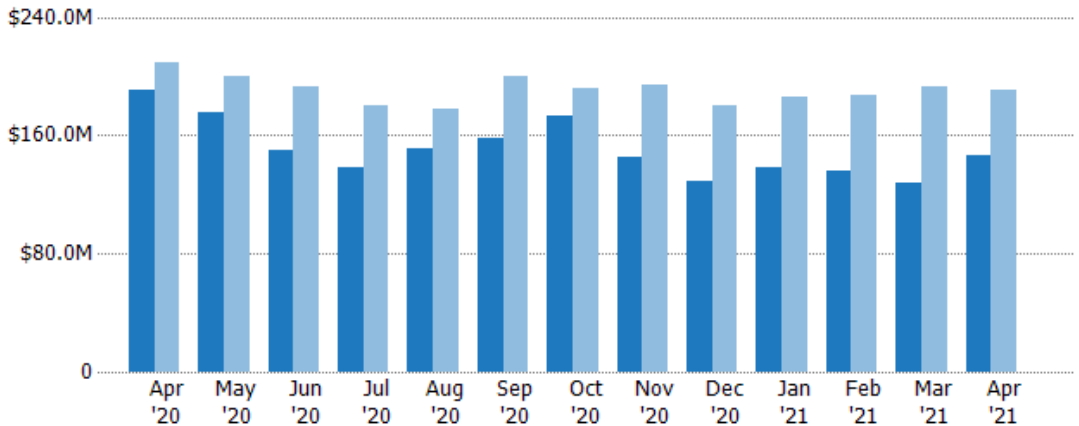
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	236	212	170	154	163	171	192	145	127	138	117	111	127
Prior Year	274	258	250	231	230	261	240	233	212	217	214	230	236
Percent Change from Prior Year	-14%	-18%	-32%	-33%	-29%	-34%	-20%	-38%	-40%	-36%	-45%	-52%	-46%

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



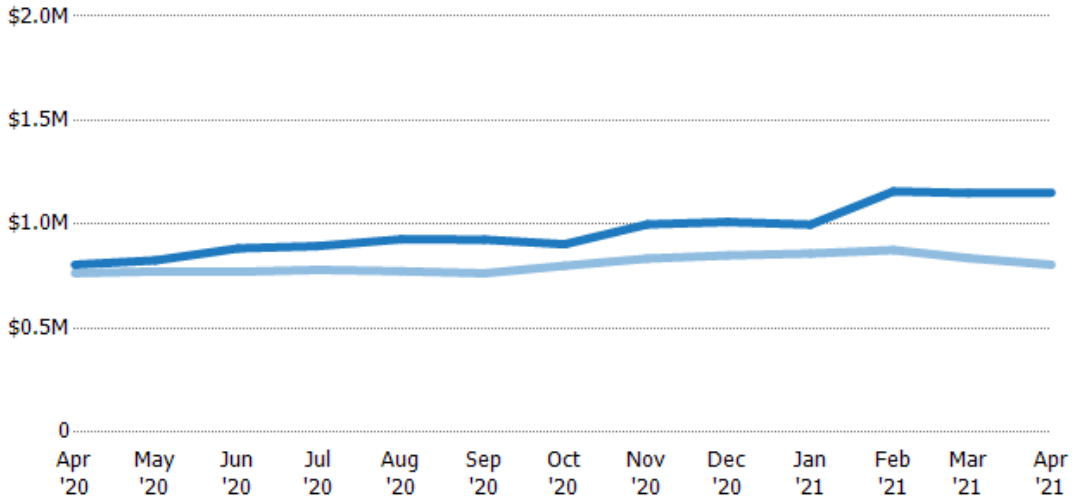
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$190M	\$175M	\$150M	\$138M	\$151M	\$158M	\$174M	\$145M	\$128M	\$138M	\$136M	\$128M	\$146M
Prior Year	\$210M	\$199M	\$193M	\$180M	\$178M	\$200M	\$192M	\$195M	\$180M	\$186M	\$187M	\$193M	\$190M
Percent Change from Prior Year	-9%	-12%	-22%	-24%	-15%	-21%	-10%	-26%	-29%	-26%	-28%	-34%	-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



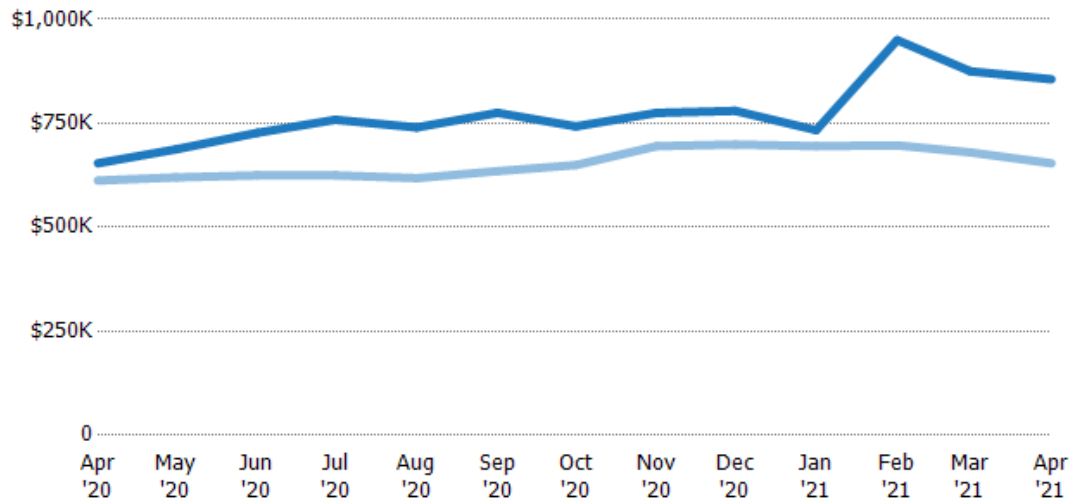
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$806K	\$826K	\$884K	\$895K	\$928K	\$926K	\$904K	\$999K	\$1.01M	\$998K	\$1.16M	\$1.15M	\$1.15M
Prior Year	\$765K	\$773K	\$772K	\$781K	\$774K	\$764K	\$800K	\$835K	\$850K	\$859K	\$876K	\$837K	\$806K
Percent Change from Prior Year	5%	7%	15%	15%	20%	21%	13%	20%	19%	16%	32%	37%	43%

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



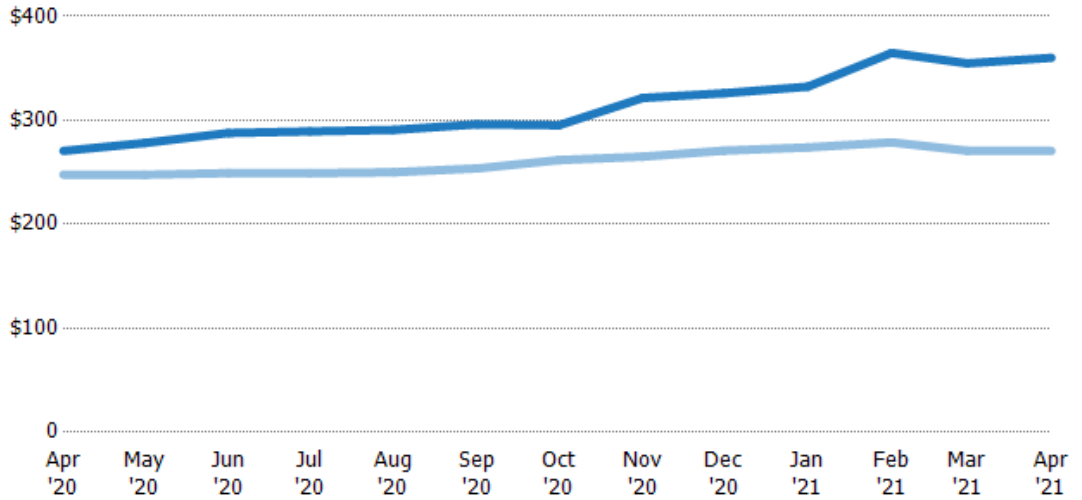
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$654K	\$687K	\$727K	\$758K	\$740K	\$775K	\$742K	\$775K	\$780K	\$734K	\$950K	\$875K	\$856K
Prior Year	\$613K	\$620K	\$625K	\$625K	\$618K	\$635K	\$650K	\$695K	\$699K	\$695K	\$697K	\$680K	\$654K
Percent Change from Prior Year	7%	11%	16%	21%	20%	22%	14%	12%	12%	6%	36%	29%	31%

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



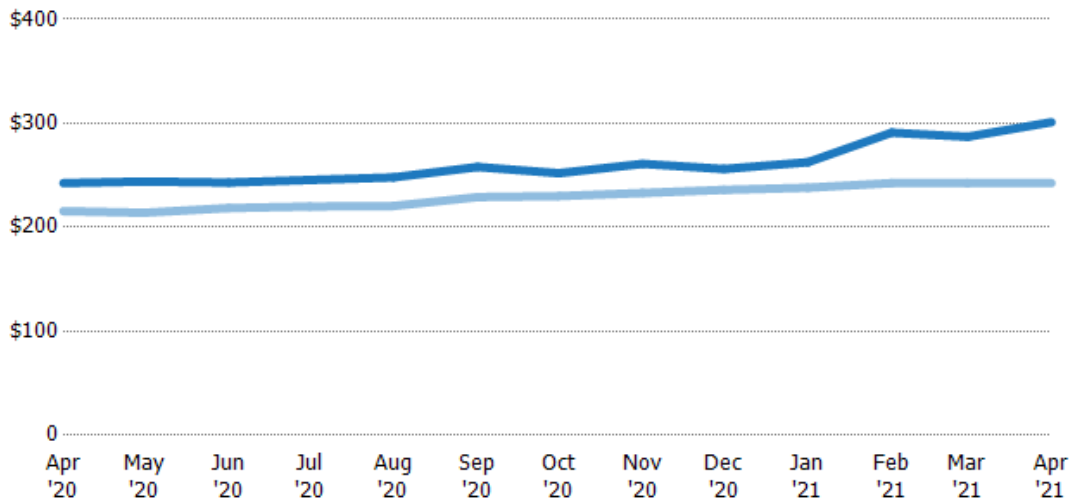
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$271	\$248	9%
May '20	\$278	\$248	12%
Jun '20	\$288	\$249	16%
Jul '20	\$289	\$249	16%
Aug '20	\$291	\$250	16%
Sep '20	\$296	\$254	17%
Oct '20	\$295	\$262	13%
Nov '20	\$321	\$265	21%
Dec '20	\$326	\$271	20%
Jan '21	\$332	\$274	21%
Feb '21	\$365	\$279	31%
Mar '21	\$355	\$271	31%
Apr '21	\$360	\$271	33%

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



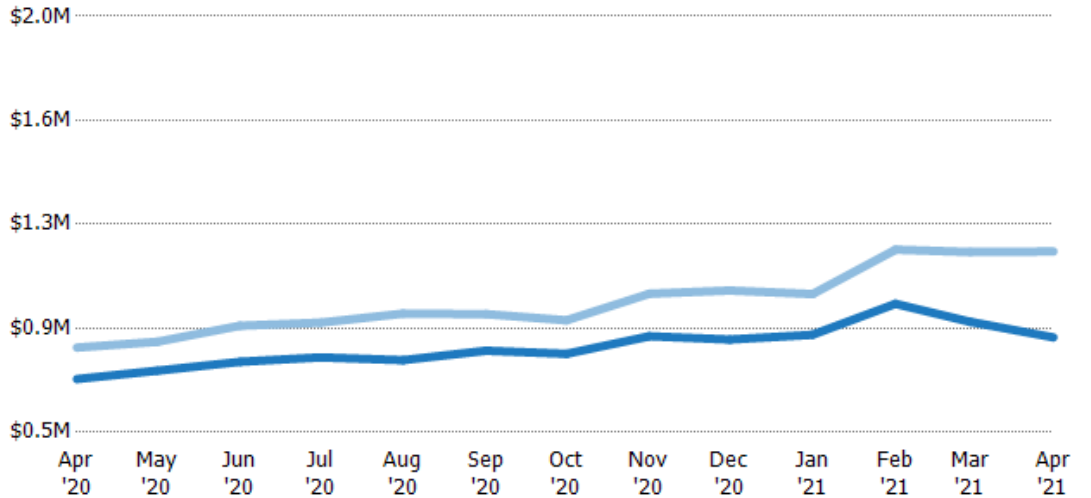
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$243	\$216	13%
May '20	\$244	\$214	14%
Jun '20	\$243	\$219	11%
Jul '20	\$246	\$220	12%
Aug '20	\$248	\$221	12%
Sep '20	\$258	\$229	13%
Oct '20	\$252	\$230	10%
Nov '20	\$261	\$233	12%
Dec '20	\$256	\$236	8%
Jan '21	\$263	\$238	10%
Feb '21	\$291	\$243	20%
Mar '21	\$287	\$243	18%
Apr '21	\$301	\$243	24%

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



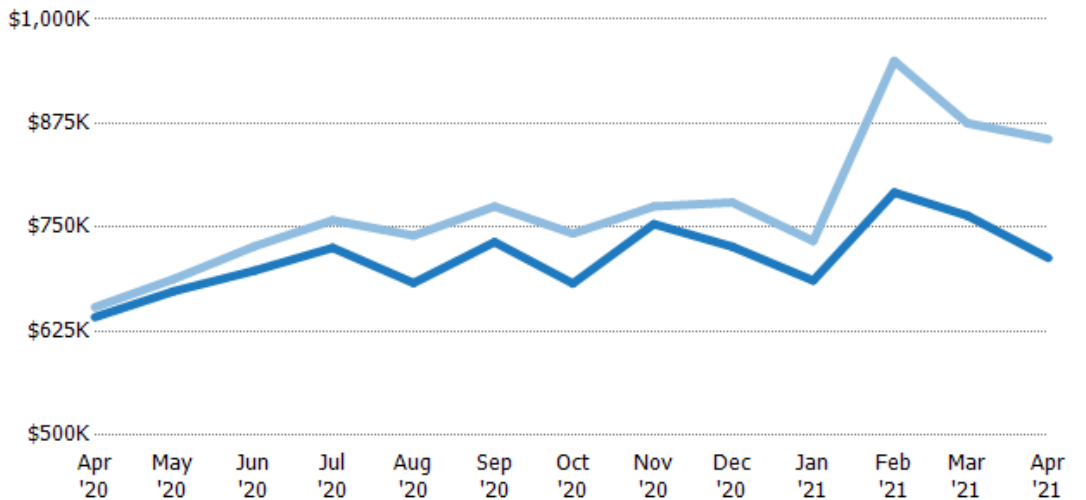
Avg Est Value	\$692K	\$722K	\$754K	\$770K	\$760K	\$794K	\$783K	\$846K	\$834K	\$852K	\$963K	\$898K	\$842K
Avg Listing Price	\$806K	\$826K	\$884K	\$895K	\$928K	\$926K	\$904K	\$999K	\$1.01M	\$998K	\$1.16M	\$1.15M	\$1.15M
Avg Listing Price as a % of Avg Est Value	116%	114%	117%	116%	122%	117%	115%	118%	121%	117%	120%	128%	137%

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



Median Est Value	\$642K	\$673K	\$698K	\$725K	\$683K	\$732K	\$682K	\$754K	\$727K	\$686K	\$792K	\$764K	\$713K
Median Listing Price	\$654K	\$687K	\$727K	\$758K	\$740K	\$775K	\$742K	\$775K	\$780K	\$734K	\$950K	\$875K	\$856K
Med Listing Price as a % of Med Est Value	102%	102%	104%	105%	108%	106%	109%	103%	107%	107%	120%	115%	120%

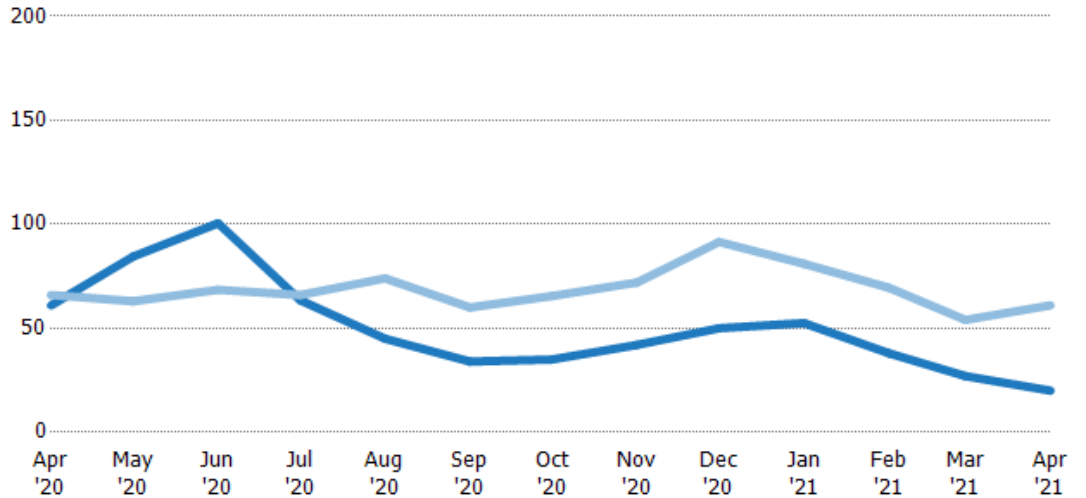
Median Days in RPR

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

Month/Year	Days	% Chg.
Apr '21	20	-67.2%
Apr '20	61	-7.6%
Apr '19	66	10.6%



Current Year	61	84.5	101	63.5	45	34	35	42	50	52.5	38	27	20
Prior Year	66	63	68.5	66	74	60	65.5	72	91.5	81	69.5	54	61
Percent Change from Prior Year	-8%	34%	47%	-4%	-39%	-43%	-47%	-42%	-45%	-35%	-45%	-50%	-67%

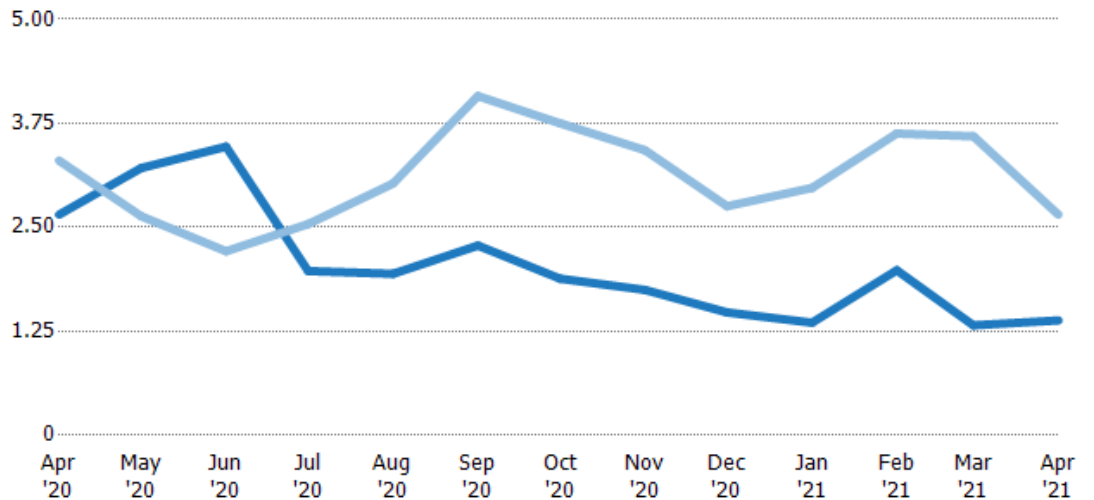
Months of Inventory

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

Month/Year	Months	% Chg.
Apr '21	1.38	-47.9%
Apr '20	2.65	-19.7%
Apr '19	3.3	29.9%



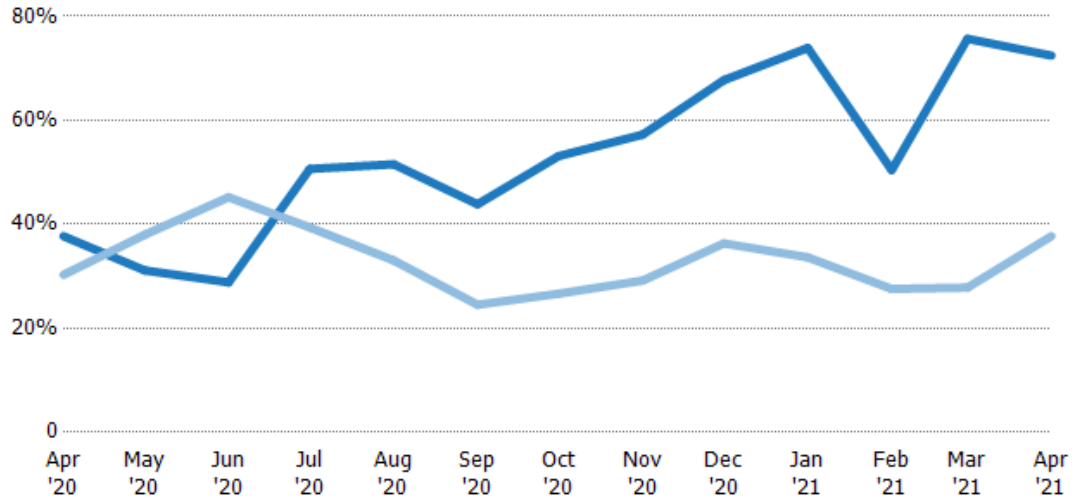
Current Year	2.65	3.21	3.47	1.97	1.94	2.28	1.88	1.75	1.48	1.35	1.98	1.32	1.38
Prior Year	3.3	2.63	2.21	2.54	3.03	4.08	3.75	3.43	2.75	2.97	3.63	3.59	2.65
Percent Change from Prior Year	-20%	22%	57%	-22%	-36%	-44%	-50%	-49%	-46%	-54%	-45%	-63%	-48%

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



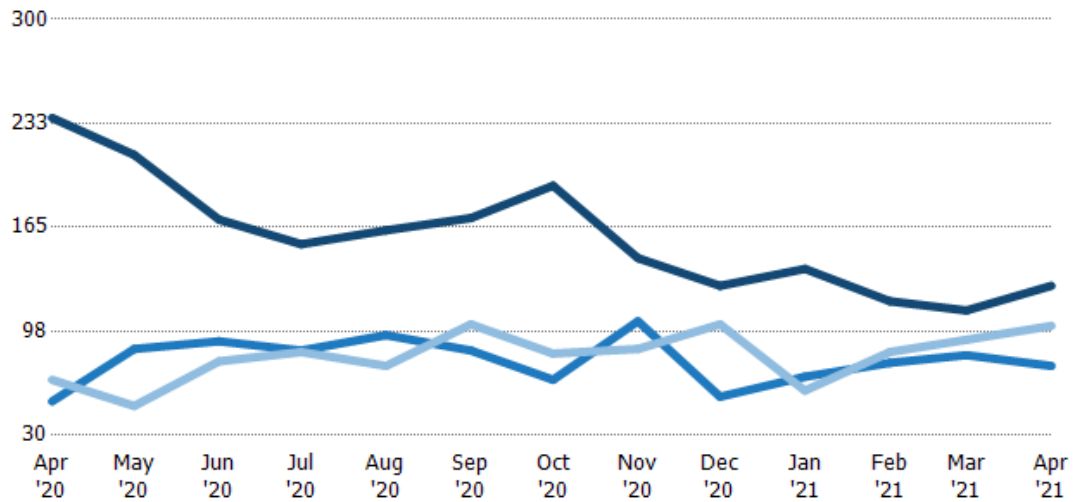
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	38%	31%	29%	51%	52%	44%	53%	57%	68%	74%	50%	76%	72%
Prior Year	30%	38%	45%	39%	33%	25%	27%	29%	36%	34%	28%	28%	38%
Change from Prior Year	-7%	7%	16%	-11%	-18%	-19%	-26%	-28%	-31%	-40%	-23%	-48%	-35%

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



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Active	236	212	170	154	163	171	192	145	127	138	117	111	127
Pending	52	86	91	85	95	85	66	104	55	68	77	82	75
Sold	66	49	78	84	75	102	83	86	102	59	84	92	101

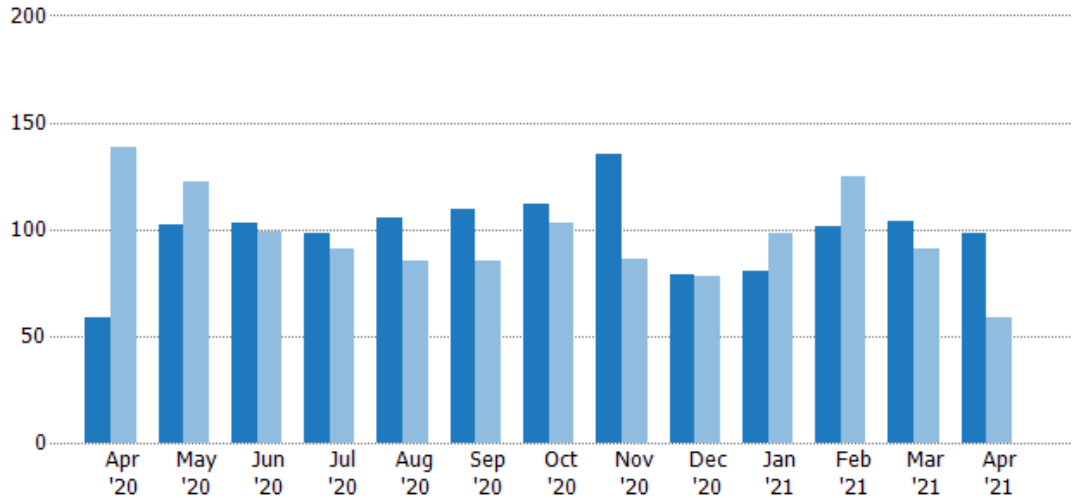
New Pending Sales

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

Month/Year	Count	% Chg.
Apr '21	98	66.1%
Apr '20	59	-57.2%
Apr '19	138	-29.7%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	59	102	103	98	105	109	112	135	79	80	101	104	98
Prior Year	138	122	99	91	85	85	103	86	78	98	125	91	59
Percent Change from Prior Year	-57%	-16%	4%	8%	24%	28%	9%	57%	1%	-18%	-19%	14%	66%

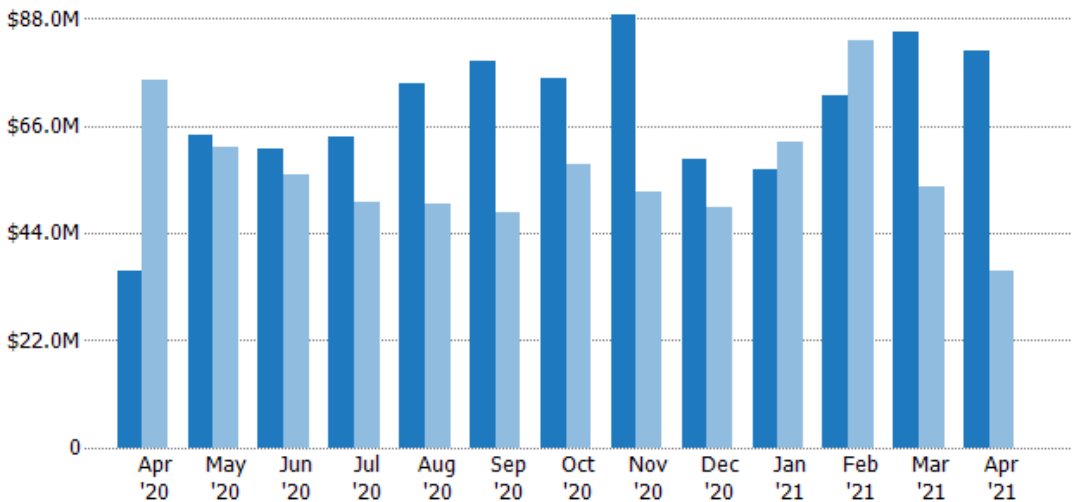
New Pending Sales Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$81.3M	125.1%
Apr '20	\$36.1M	-52.1%
Apr '19	\$75.4M	-33.2%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$36.1M	\$64M	\$61.2M	\$63.9M	\$74.6M	\$79.2M	\$75.7M	\$88.9M	\$59.3M	\$57.1M	\$72.4M	\$85.4M	\$81.3M
Prior Year	\$75.4M	\$61.5M	\$56.1M	\$50.3M	\$50.2M	\$48.2M	\$58M	\$52.6M	\$49.3M	\$62.9M	\$83.6M	\$53.7M	\$36.1M
Percent Change from Prior Year	-52%	4%	9%	27%	49%	64%	30%	69%	20%	-9%	-13%	59%	125%

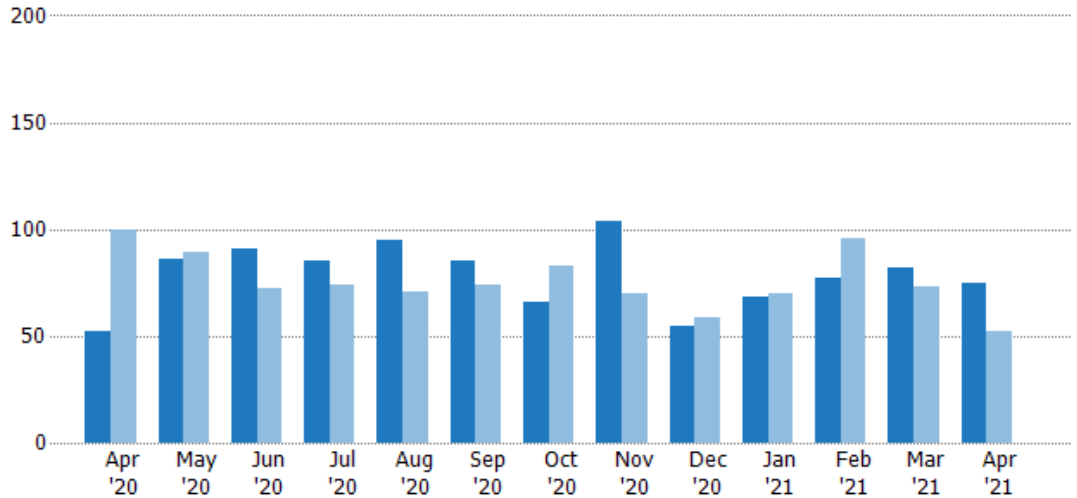
Pending Sales

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

Month/Year	Count	% Chg.
Apr '21	75	44.2%
Apr '20	52	-48%
Apr '19	100	-7%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	52	86	91	85	95	85	66	104	55	68	77	82	75
Prior Year	100	89	72	74	71	74	83	70	59	70	96	73	52
Percent Change from Prior Year	-48%	-3%	26%	15%	34%	15%	-20%	49%	-7%	-3%	-20%	12%	44%

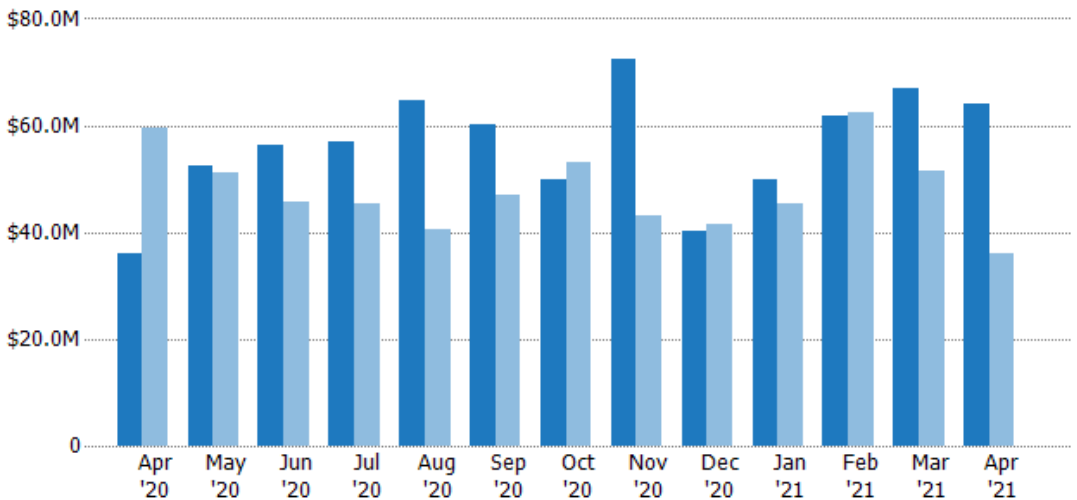
Pending Sales Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$64M	78%
Apr '20	\$35.9M	-39.6%
Apr '19	\$59.6M	-16.9%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$35.9M	\$52.4M	\$56.2M	\$56.9M	\$64.7M	\$60.3M	\$49.9M	\$72.4M	\$40.3M	\$49.9M	\$61.7M	\$66.8M	\$64M
Prior Year	\$59.6M	\$51.1M	\$45.5M	\$45.3M	\$40.6M	\$47M	\$53M	\$43.1M	\$41.6M	\$45.2M	\$62.4M	\$51.4M	\$35.9M
Percent Change from Prior Year	-40%	2%	23%	25%	59%	28%	-6%	68%	-3%	10%	-1%	30%	78%

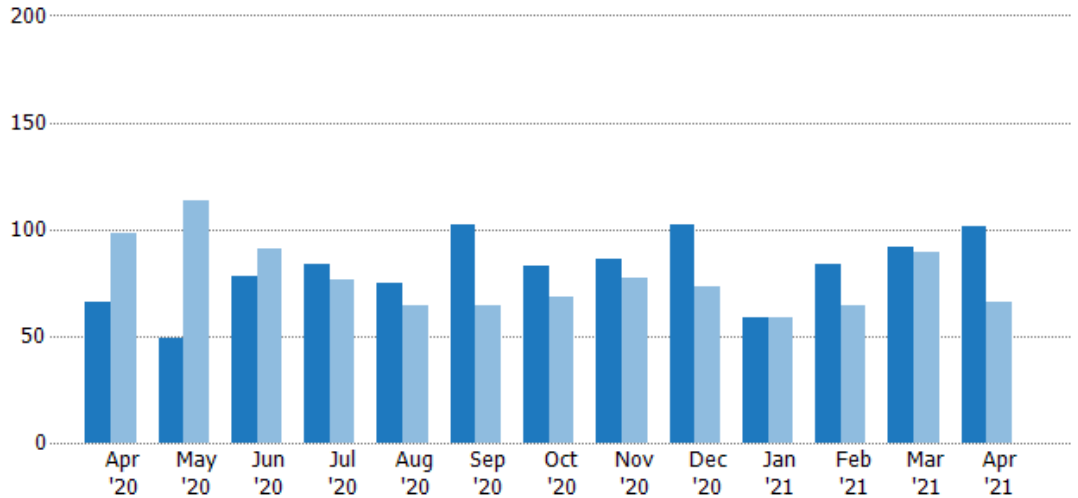
Closed Sales

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

Month/Year	Count	% Chg.
Apr '21	101	53%
Apr '20	66	-32.7%
Apr '19	98	-23.5%



Current Year	66	49	78	84	75	102	83	86	102	59	84	92	101
Prior Year	98	113	91	76	64	64	68	77	73	59	64	89	66
Percent Change from Prior Year	-33%	-57%	-14%	11%	17%	59%	22%	12%	40%	0%	31%	3%	53%

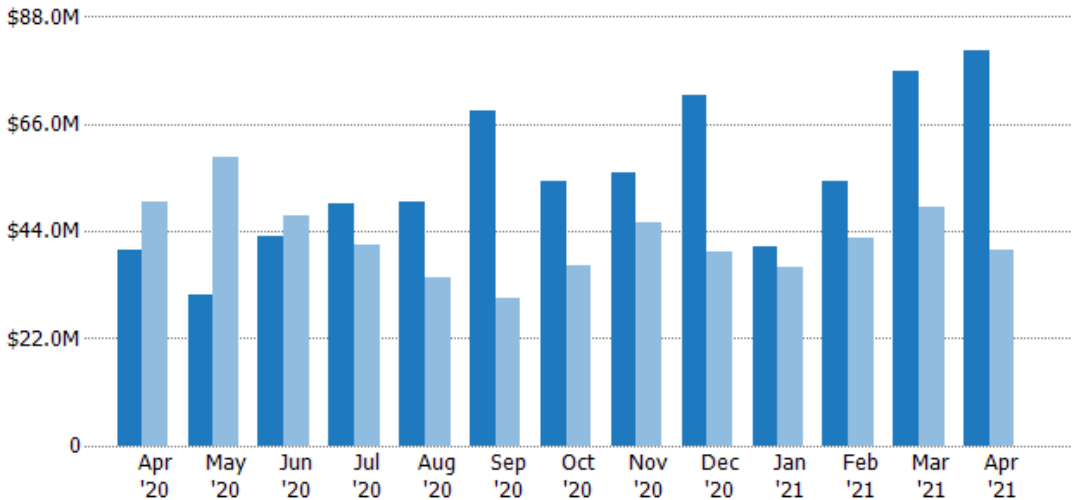
Closed Sales Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$81.1M	102.7%
Apr '20	\$40M	-20%
Apr '19	\$50M	-18.5%



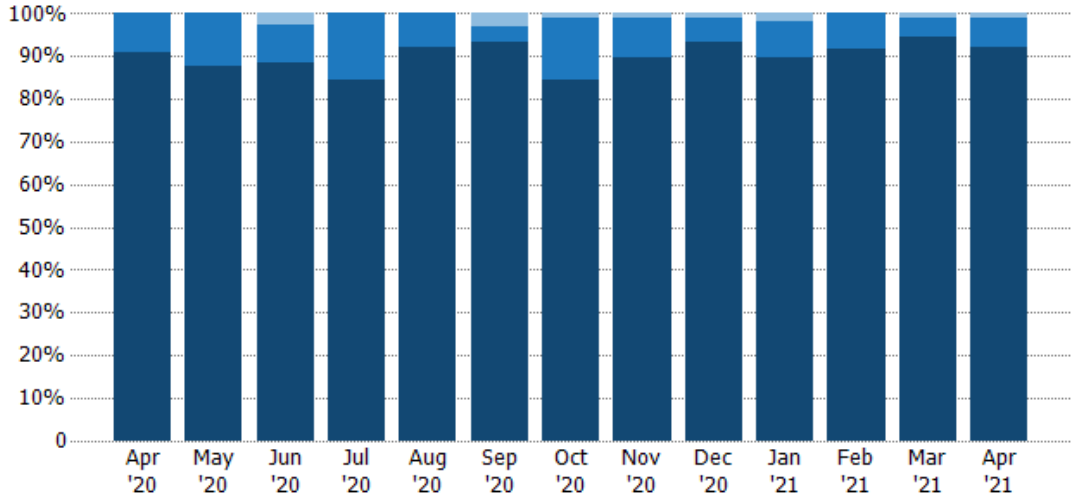
Current Year	\$40M	\$31.2M	\$43M	\$49.5M	\$50M	\$68.8M	\$54.4M	\$55.9M	\$71.9M	\$40.9M	\$54.4M	\$76.7M	\$81.1M
Prior Year	\$50M	\$59.3M	\$47.2M	\$41.2M	\$34.4M	\$30.3M	\$36.9M	\$46M	\$40M	\$36.6M	\$42.7M	\$49.1M	\$40M
Percent Change from Prior Year	-20%	-47%	-9%	20%	45%	127%	48%	22%	80%	12%	28%	56%	103%

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



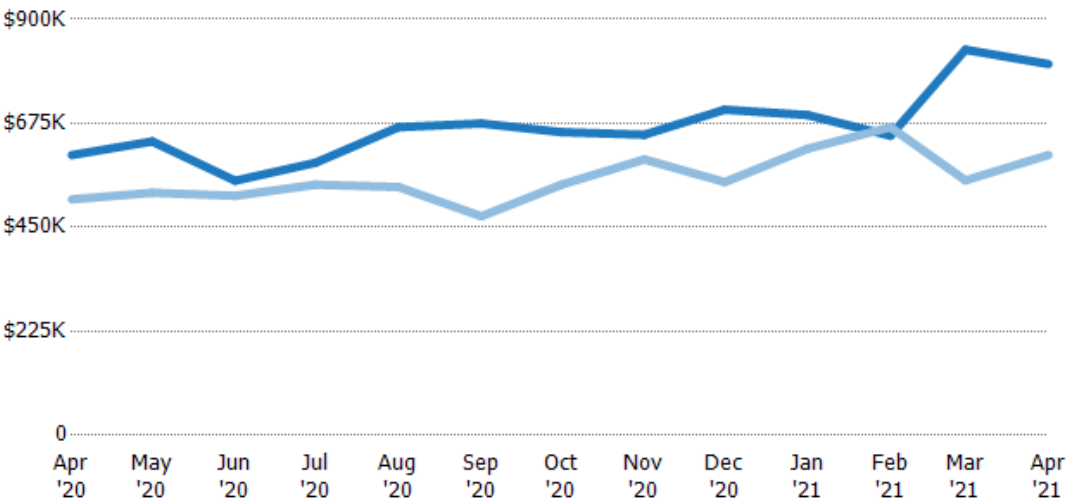
Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Mobile/Manufactured	-	-	3%	-	-	3%	1%	1%	1%	2%	-	1%	1%
Condo/Townhouse	9%	12%	9%	15%	8%	4%	14%	9%	6%	8%	8%	4%	7%
Single Family Residence	91%	88%	88%	85%	92%	93%	84%	90%	93%	90%	92%	95%	92%

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



Month/Year	Price	% Chg.
Apr '21	\$803K	32.5%
Apr '20	\$606K	18.8%
Apr '19	\$510K	6.5%

Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$606K	\$636K	\$551K	\$590K	\$667K	\$675K	\$656K	\$650K	\$705K	\$693K	\$648K	\$834K	\$803K
Prior Year	\$510K	\$525K	\$518K	\$542K	\$537K	\$474K	\$542K	\$597K	\$548K	\$620K	\$667K	\$551K	\$606K
Percent Change from Prior Year	19%	21%	6%	9%	24%	42%	21%	9%	29%	12%	-3%	51%	32%

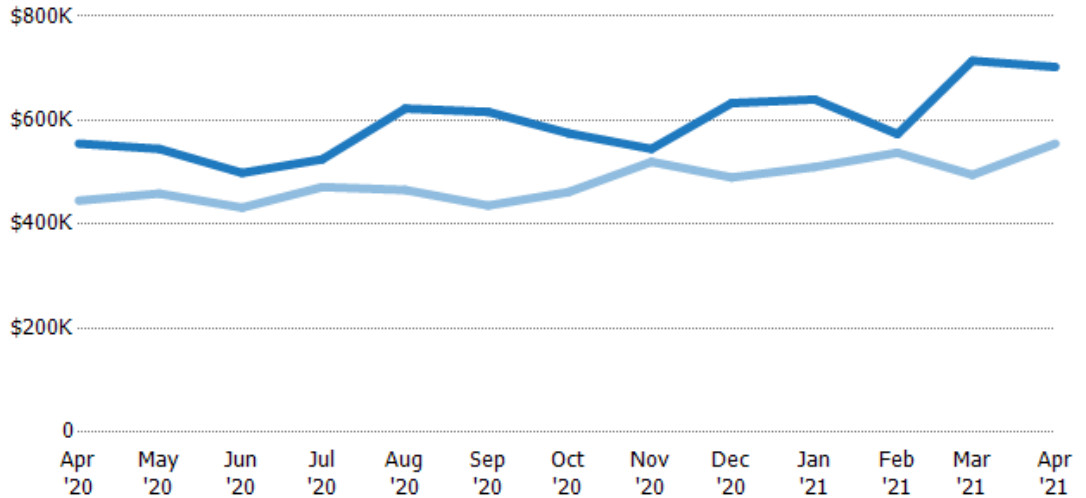
Median Sales Price

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

Month/Year	Price	% Chg.
Apr '21	\$702K	26.6%
Apr '20	\$555K	24.6%
Apr '19	\$446K	17.8%



Current Year	\$555K	\$545K	\$499K	\$525K	\$623K	\$616K	\$575K	\$545K	\$633K	\$640K	\$574K	\$715K	\$702K
Prior Year	\$446K	\$459K	\$432K	\$472K	\$466K	\$436K	\$462K	\$520K	\$490K	\$510K	\$538K	\$495K	\$555K
Percent Change from Prior Year	25%	19%	15%	11%	34%	41%	24%	5%	29%	25%	7%	44%	27%

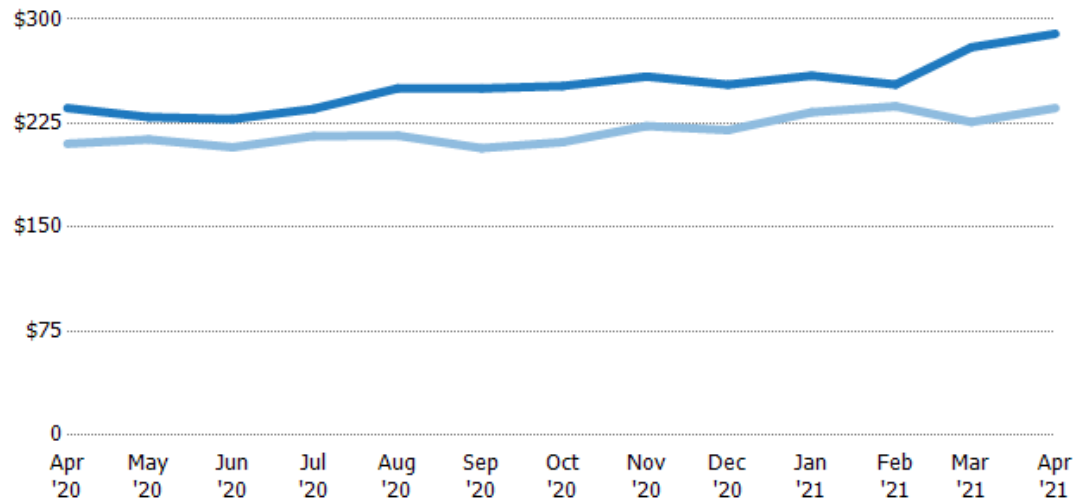
Average Sales Price per Sq Ft

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

Month/Year	Price/sq ft	% Chg.
Apr '21	\$290	22.7%
Apr '20	\$236	12.2%
Apr '19	\$210	-1%



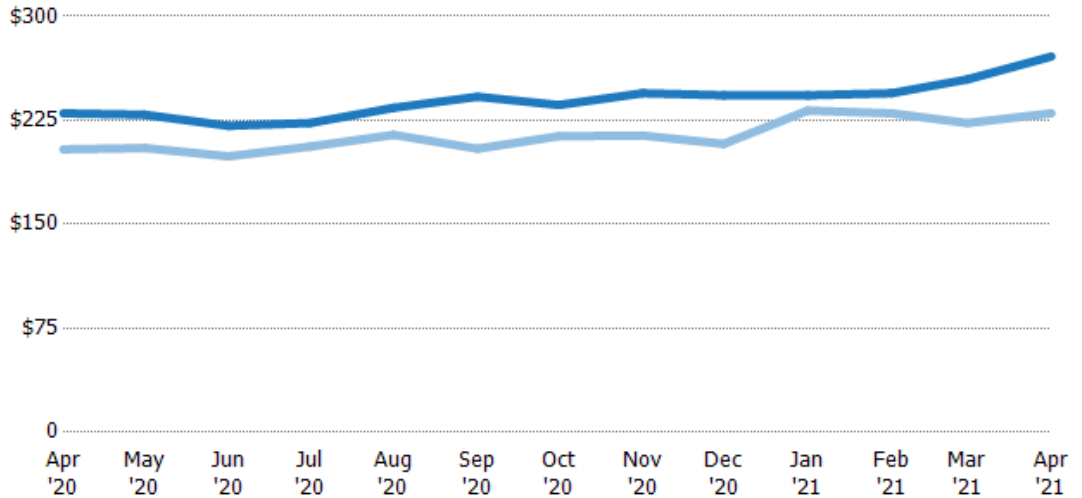
Current Year	\$236	\$229	\$228	\$235	\$250	\$250	\$252	\$259	\$253	\$259	\$253	\$280	\$290
Prior Year	\$210	\$213	\$208	\$216	\$216	\$207	\$211	\$223	\$220	\$233	\$237	\$226	\$236
Percent Change from Prior Year	12%	8%	10%	9%	16%	21%	19%	16%	15%	11%	7%	24%	23%

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



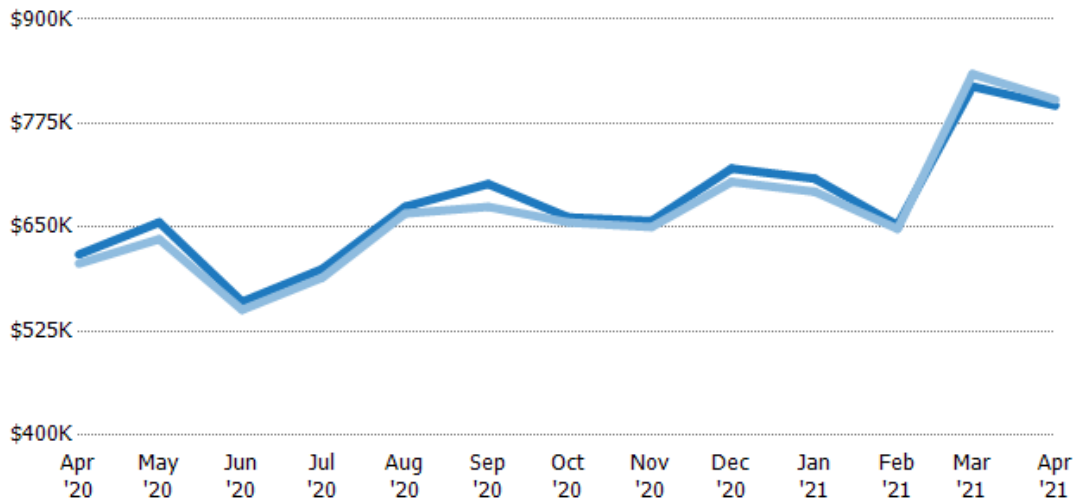
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$230	\$204	13%
May '20	\$229	\$205	12%
Jun '20	\$221	\$199	11%
Jul '20	\$223	\$206	8%
Aug '20	\$234	\$215	9%
Sep '20	\$242	\$205	18%
Oct '20	\$236	\$214	11%
Nov '20	\$245	\$214	14%
Dec '20	\$243	\$208	17%
Jan '21	\$243	\$232	5%
Feb '21	\$245	\$230	6%
Mar '21	\$255	\$223	14%
Apr '21	\$271	\$230	18%

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



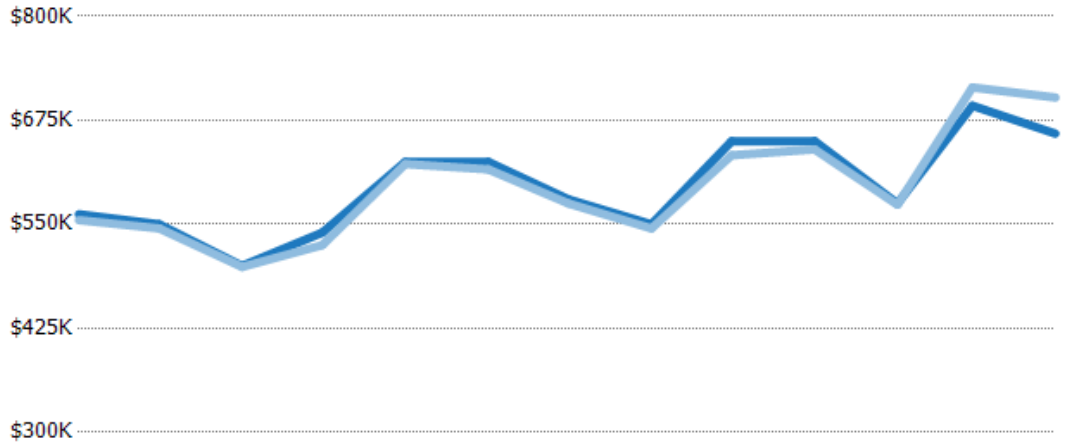
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Apr '20	\$617K	\$606K	98%
May '20	\$656K	\$636K	97%
Jun '20	\$561K	\$551K	98%
Jul '20	\$600K	\$590K	98%
Aug '20	\$675K	\$667K	99%
Sep '20	\$702K	\$675K	96%
Oct '20	\$662K	\$656K	99%
Nov '20	\$657K	\$650K	99%
Dec '20	\$721K	\$705K	98%
Jan '21	\$709K	\$693K	98%
Feb '21	\$652K	\$648K	99%
Mar '21	\$819K	\$834K	102%
Apr '21	\$796K	\$803K	101%

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



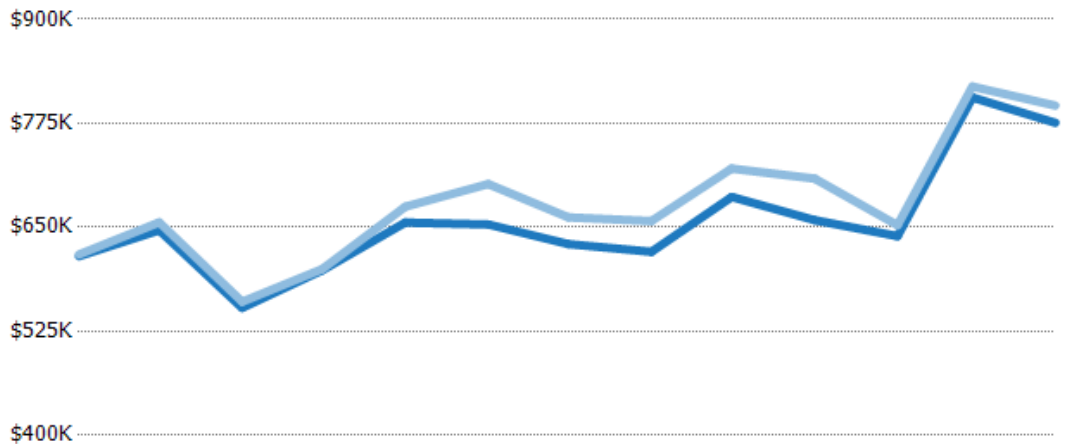
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$562K	\$550K	\$500K	\$540K	\$625K	\$625K	\$580K	\$550K	\$650K	\$650K	\$575K	\$693K	\$659K
Median Sales Price	\$555K	\$545K	\$499K	\$525K	\$623K	\$616K	\$575K	\$545K	\$633K	\$640K	\$574K	\$715K	\$702K
Med Sales Price as a % of Med List Price	99%	99%	100%	97%	100%	99%	99%	99%	97%	98%	100%	103%	107%

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



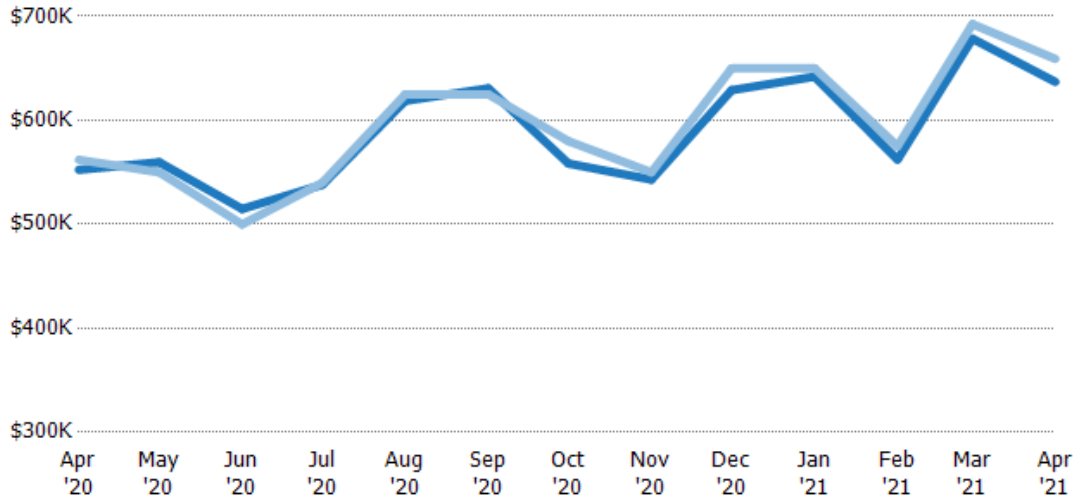
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$615K	\$646K	\$553K	\$598K	\$656K	\$653K	\$630K	\$621K	\$686K	\$659K	\$639K	\$806K	\$776K
Avg Sales Price	\$617K	\$656K	\$561K	\$600K	\$675K	\$702K	\$662K	\$657K	\$721K	\$709K	\$652K	\$819K	\$796K
Avg Sales Price as a % of Avg Est Value	100%	101%	101%	100%	103%	107%	105%	106%	105%	108%	102%	102%	103%

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



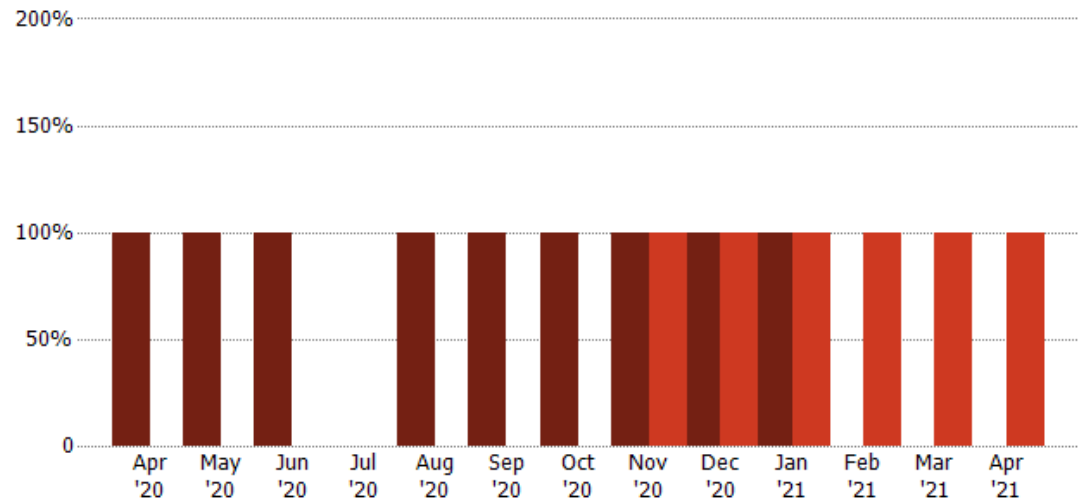
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median Est Value	\$552K	\$560K	\$515K	\$538K	\$619K	\$631K	\$558K	\$543K	\$629K	\$642K	\$562K	\$678K	\$637K
Median Sales Price	\$562K	\$550K	\$500K	\$540K	\$625K	\$625K	\$580K	\$550K	\$650K	\$650K	\$575K	\$693K	\$659K
Med Sales Price as a % of Med Est Value	102%	98%	97%	100%	101%	99%	104%	101%	103%	101%	102%	102%	103%

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



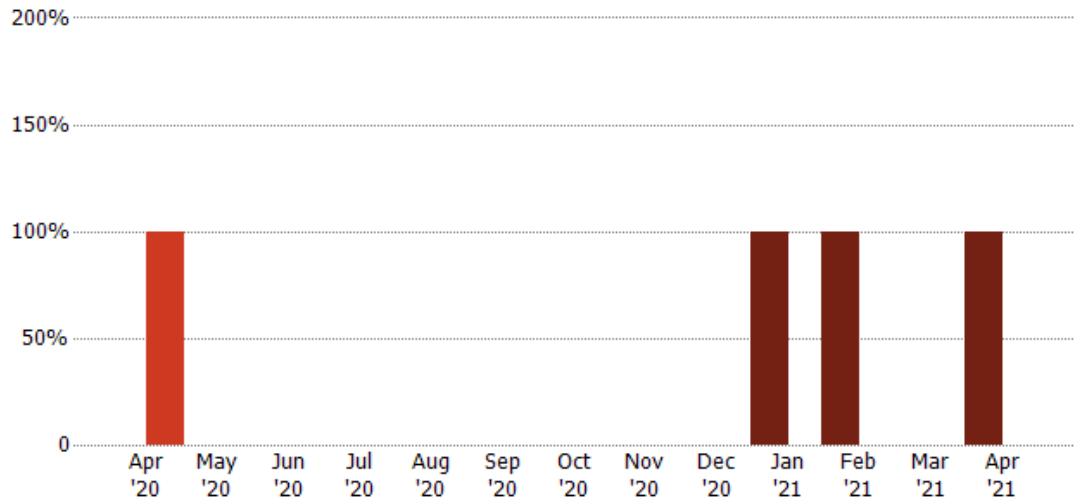
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	1	1	1	-	1	1	1	1	1	1	-	-	-
Prior Year	-	-	-	-	-	-	-	1	1	1	1	1	1
Percent Change from Prior Year	100%	100%	100%	-	100%	100%	100%	0%	0%	0%	-100%	-100%	-100%

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



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



Sales Activity by ZIP

Apr 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	75	\$63,969,605	101	\$81,126,818	\$803,236	\$702,381	\$291	\$282	28

