

**2021**

**CAVE CREEK**  
MARKET REPORT  
May 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	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	88	73	+20.5%	457	422	+8.3%
New Listing Volume	\$71,533,172	\$47,748,349	+49.8%	\$382,042,122	\$265,772,204	+43.7%
Active Listing Count	108	206	-47.6%	N/A	N/A	
Active Listing Volume	\$117,790,873	\$166,068,188	-29.1%	N/A	N/A	
Average Listing Price	\$1,090,656	\$806,156	+35.3%	\$1,078,612	\$821,350	+31.3%
Median Listing Price	\$837,450	\$680,000	+23.2%	\$832,292	\$677,388	+22.9%
Average Listing Price per Sq Ft	\$347	\$276	+26%	\$348	\$272	+27.9%
Median Listing Price per Sq Ft	\$309	\$243	+27.2%	\$288	\$241	+19.6%
Median Days in RPR	31	82	-62.2%	31.14	66.74	-53.3%
Months of Inventory	1.1	3.1	-64.7%	1.9	3	-36.6%
Absorption Rate	90.74%	32.04%	+58.7%	53.34%	33.8%	+19.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	101	102	-1%	485	473	+2.5%
New Pending Sales Volume	\$83,856,299	\$64,023,080	+31%	\$381,047,246	\$298,377,431	+27.7%
Pending Sales Count	32	85	-62.4%	N/A	N/A	
Pending Sales Volume	\$26,934,800	\$57,293,080	-53%	N/A	N/A	
Closed Sales Count	81	46	+76.1%	410	319	+28.5%
Closed Sales Volume	\$69,648,293	\$26,930,321	+158.6%	\$316,485,576	\$188,795,189	+67.6%
Average Sales Price	\$859,855	\$585,442	+46.9%	\$771,916	\$591,834	+30.4%
Median Sales Price	\$700,000	\$541,000	+29.4%	\$668,369	\$522,276	+28%
Average Sales Price per Sq Ft	\$294	\$224	+31.3%	\$277	\$231	+19.9%
Median Sales Price per Sq Ft	\$271	\$227	+19.6%	\$258	\$228	+13.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	2	-50%	N/A	N/A	

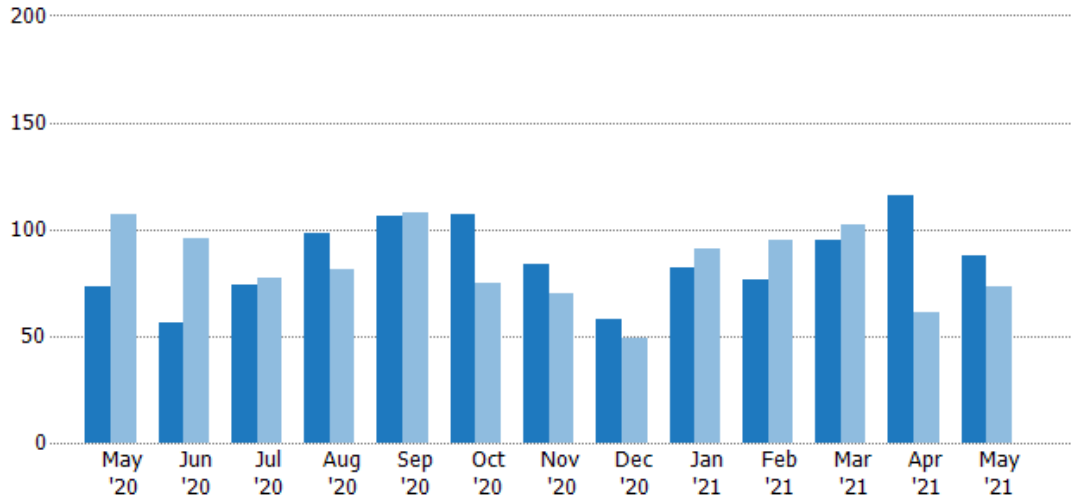
## New Listings

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.
May '21	88	20.5%
May '20	73	-31.8%
May '19	107	-9.3%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	73	56	74	98	106	107	84	58	82	76	95	116	88
Prior Year	107	96	77	81	108	75	70	49	91	95	102	61	73
Percent Change from Prior Year	-32%	-42%	-4%	21%	-2%	43%	20%	18%	-10%	-20%	-7%	90%	21%

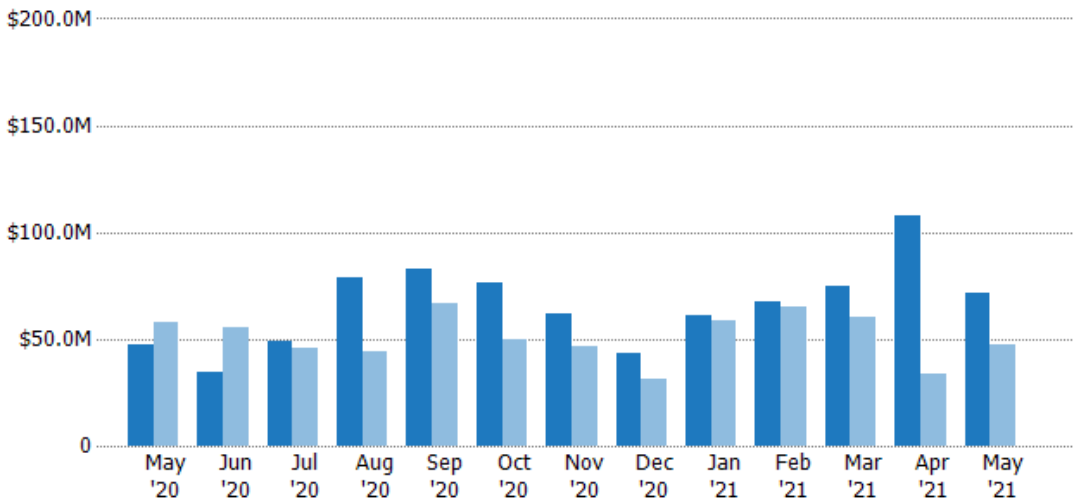
## New Listing Volume

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

Month/Year	Volume	% Chg.
May '21	\$71.5M	49.8%
May '20	\$47.7M	-17.1%
May '19	\$57.6M	-13.2%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$47.7M	\$34.8M	\$49.2M	\$78.9M	\$82.9M	\$76.6M	\$61.8M	\$43.6M	\$60.8M	\$67.1M	\$75M	\$108M	\$71.5M
Prior Year	\$57.6M	\$55.8M	\$46M	\$44.5M	\$67M	\$49.5M	\$46.9M	\$30.9M	\$58.9M	\$65.1M	\$60.5M	\$33.4M	\$47.7M
Percent Change from Prior Year	-17%	-38%	7%	77%	24%	55%	32%	41%	3%	3%	24%	222%	50%

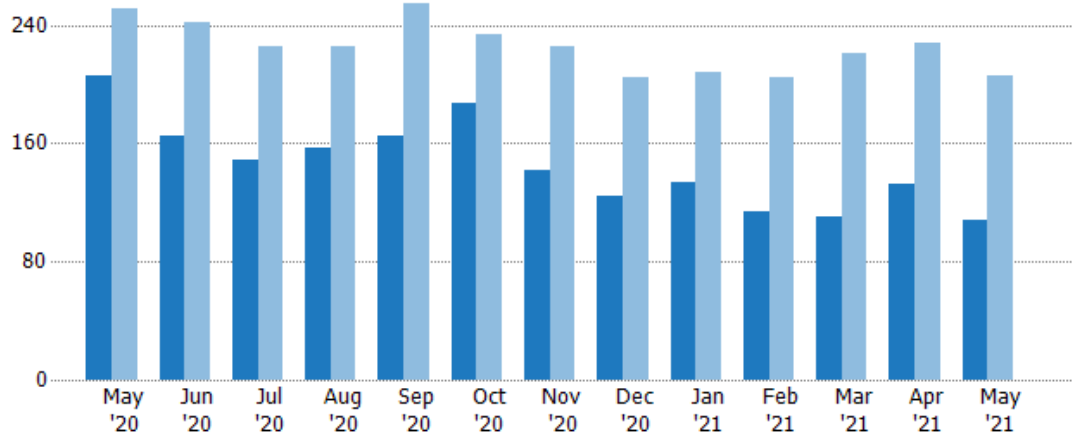
## Active Listings

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

Month/Year	Count	% Chg.
May '21	108	-47.6%
May '20	206	-17.9%
May '19	251	9.2%



Current Year	206	165	149	157	165	187	142	124	134	114	110	132	108
Prior Year	251	242	225	225	255	234	225	205	208	205	221	228	206
Percent Change from Prior Year	-18%	-32%	-34%	-30%	-35%	-20%	-37%	-40%	-36%	-44%	-50%	-42%	-48%

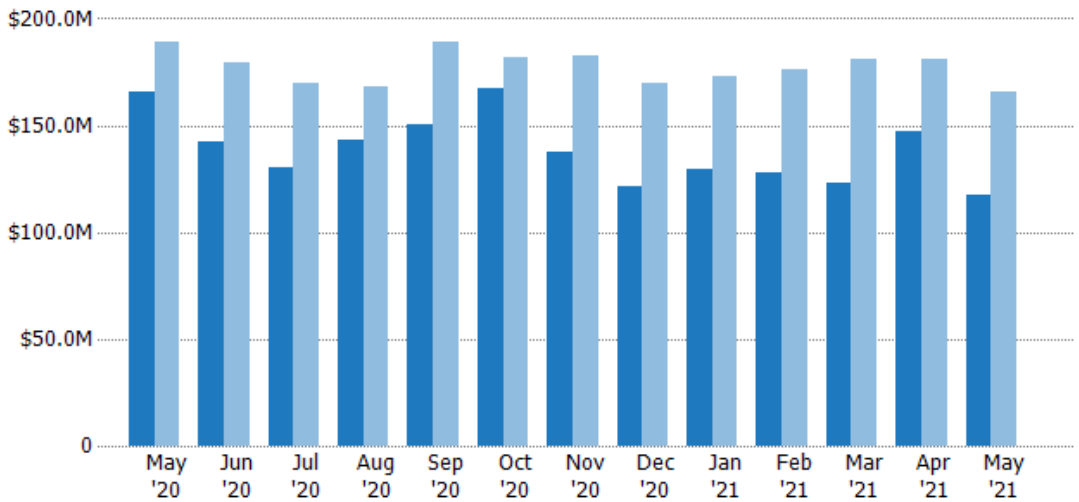
## Active Listing Volume

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

Month/Year	Volume	% Chg.
May '21	\$118M	-29.1%
May '20	\$166M	-12%
May '19	\$189M	5.8%



Current Year	\$166M	\$143M	\$130M	\$143M	\$150M	\$167M	\$138M	\$121M	\$129M	\$128M	\$123M	\$147M	\$118M
Prior Year	\$189M	\$180M	\$170M	\$168M	\$189M	\$182M	\$183M	\$170M	\$173M	\$177M	\$181M	\$181M	\$166M
Percent Change from Prior Year	-12%	-21%	-23%	-15%	-21%	-8%	-25%	-29%	-25%	-27%	-32%	-19%	-29%

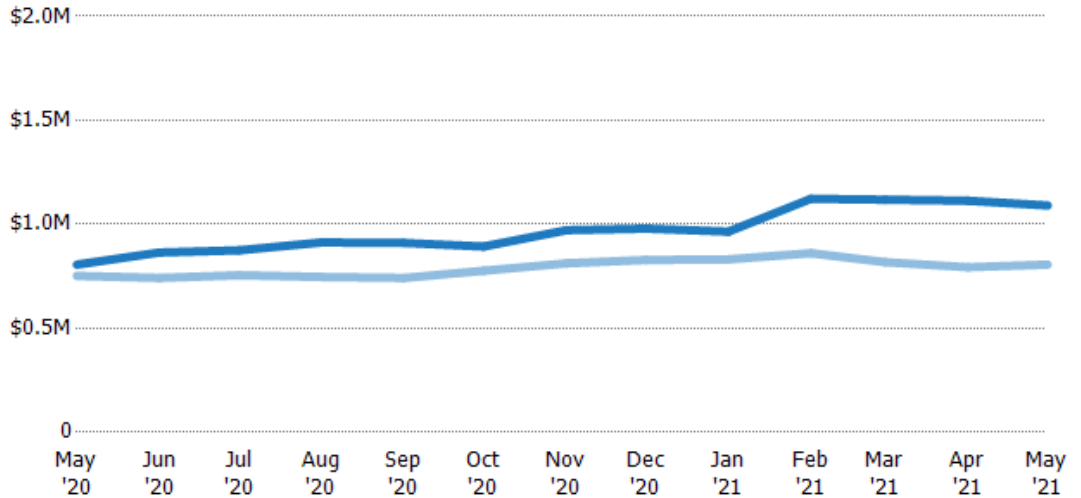
## Average Listing Price

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

Month/Year	Price	% Chg.
May '21	\$1.09M	35.3%
May '20	\$806K	7.2%
May '19	\$752K	-3.1%



Current Year	\$806K	\$864K	\$875K	\$913K	\$910K	\$893K	\$971K	\$979K	\$965K	\$1.12M	\$1.12M	\$1.11M	\$1.09M
Prior Year	\$752K	\$742K	\$755K	\$747K	\$742K	\$777K	\$812K	\$829K	\$832K	\$861K	\$818K	\$794K	\$806K
Percent Change from Prior Year	7%	16%	16%	22%	23%	15%	20%	18%	16%	30%	37%	40%	35%

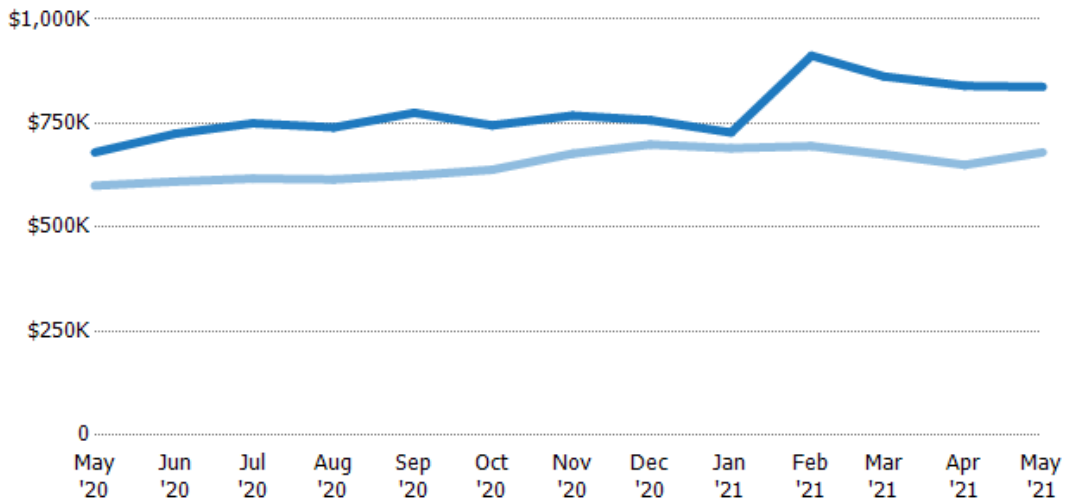
## Median Listing Price

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

Month/Year	Price	% Chg.
May '21	\$837K	23.2%
May '20	\$680K	13.3%
May '19	\$600K	-0.2%



Current Year	\$680K	\$725K	\$750K	\$740K	\$775K	\$745K	\$768K	\$757K	\$728K	\$912K	\$862K	\$840K	\$837K
Prior Year	\$600K	\$610K	\$617K	\$615K	\$625K	\$638K	\$677K	\$699K	\$690K	\$695K	\$675K	\$650K	\$680K
Percent Change from Prior Year	13%	19%	22%	20%	24%	17%	14%	8%	5%	31%	28%	29%	23%

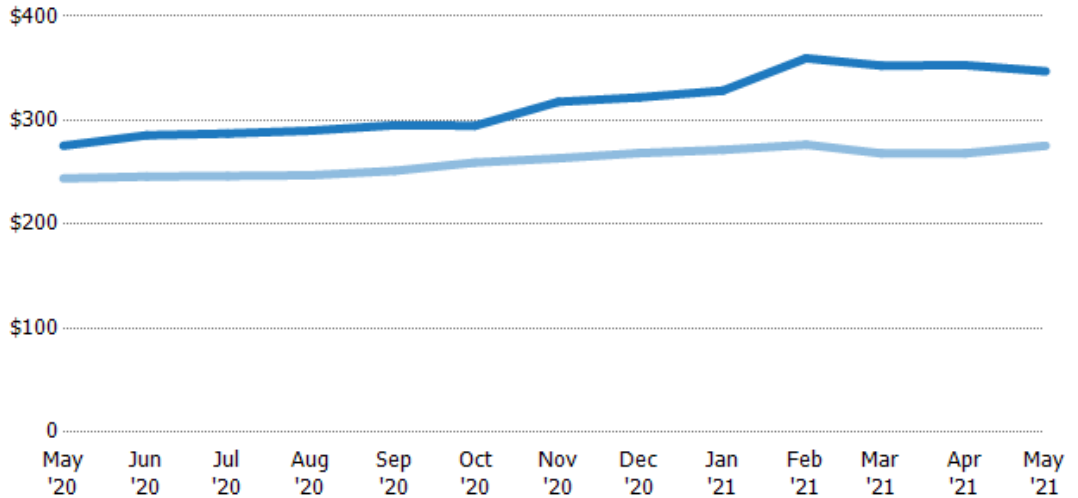
## Average Listing Price per Sq Ft

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	Price/sq ft	% Chg.
May '21	\$347	26%
May '20	\$276	12.9%
May '19	\$244	-4.2%



Current Year	\$276	\$286	\$287	\$290	\$295	\$295	\$318	\$322	\$328	\$360	\$353	\$353	\$347
Prior Year	\$244	\$246	\$246	\$247	\$251	\$259	\$264	\$268	\$272	\$277	\$268	\$268	\$276
Percent Change from Prior Year	13%	16%	17%	17%	17%	14%	21%	20%	21%	30%	31%	32%	26%

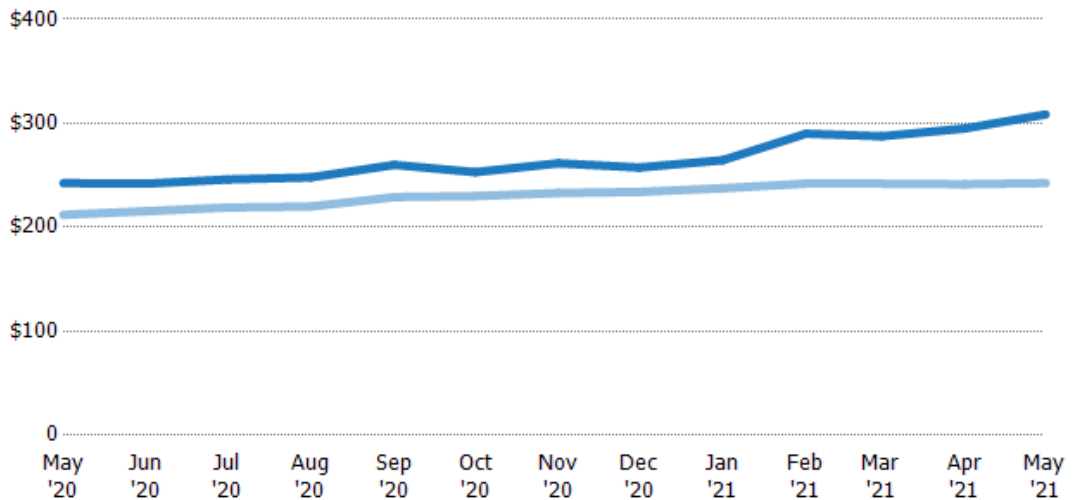
## Median Listing Price per Sq Ft

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	Price/sq ft	% Chg.
May '21	\$309	27.2%
May '20	\$243	14.4%
May '19	\$212	-1.9%



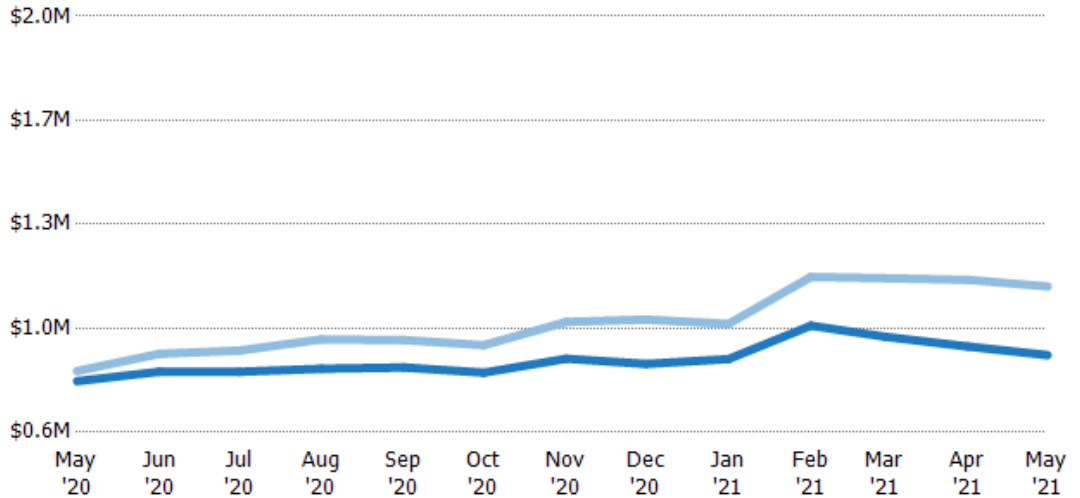
Current Year	\$243	\$242	\$246	\$248	\$260	\$253	\$262	\$258	\$265	\$290	\$288	\$295	\$309
Prior Year	\$212	\$216	\$219	\$220	\$229	\$230	\$233	\$234	\$238	\$242	\$242	\$242	\$243
Percent Change from Prior Year	14%	12%	12%	13%	14%	10%	12%	10%	11%	20%	19%	22%	27%

## 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



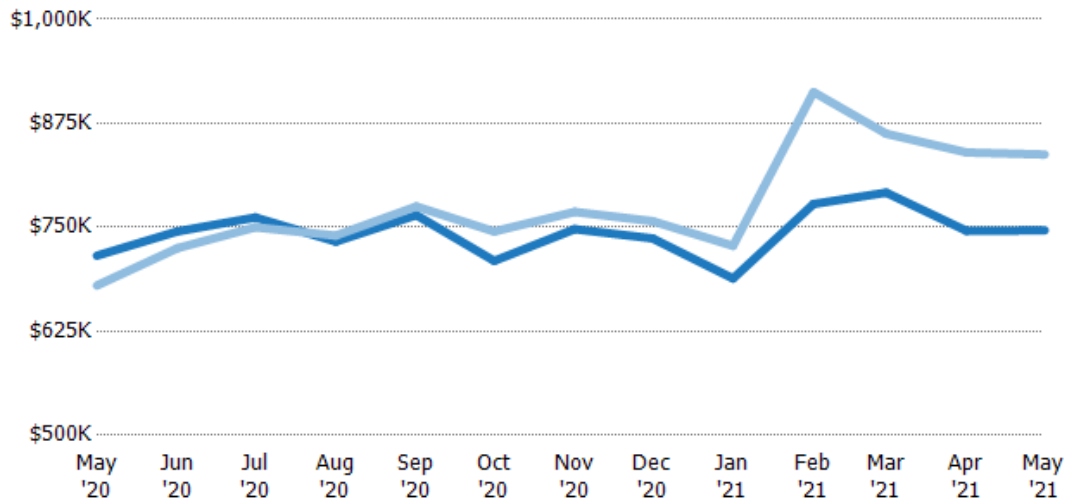
Avg Est Value	\$772K	\$804K	\$804K	\$814K	\$818K	\$801K	\$848K	\$830K	\$846K	\$959K	\$921K	\$889K	\$860K
Avg Listing Price	\$806K	\$864K	\$875K	\$913K	\$910K	\$893K	\$971K	\$979K	\$965K	\$1.12M	\$1.12M	\$1.11M	\$1.09M
Avg Listing Price as a % of Avg Est Value	104%	108%	109%	112%	111%	112%	115%	118%	114%	117%	121%	125%	127%

## 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	\$716K	\$745K	\$762K	\$733K	\$765K	\$710K	\$748K	\$737K	\$688K	\$778K	\$792K	\$746K	\$746K
Median Listing Price	\$680K	\$725K	\$750K	\$740K	\$775K	\$745K	\$768K	\$757K	\$728K	\$912K	\$862K	\$840K	\$837K
Med Listing Price as a % of Med Est Value	95%	97%	98%	101%	101%	105%	103%	103%	106%	117%	109%	113%	112%



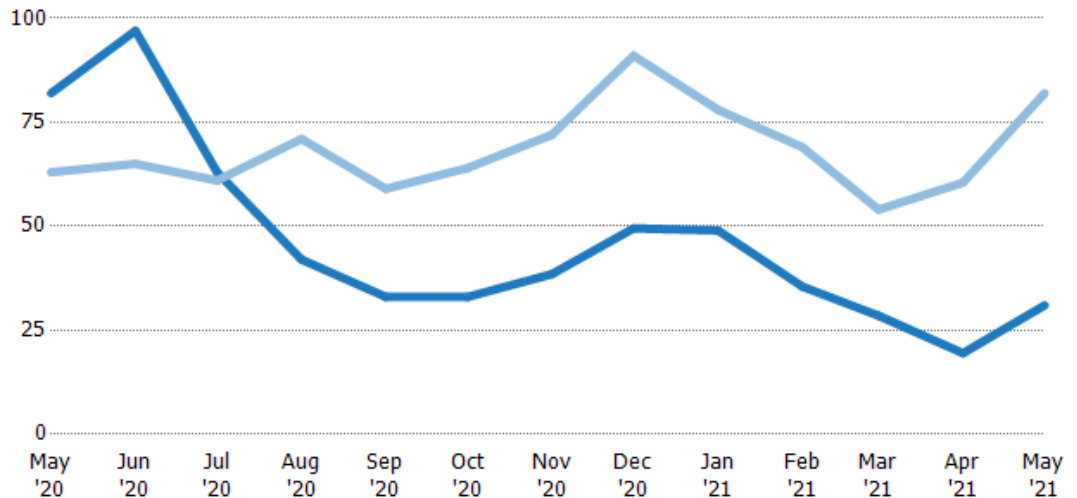
## Median Days in RPR

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.
May '21	31	-62.2%
May '20	82	30.2%
May '19	63	17.5%



Current Year	82	97	63	42	33	33	38.5	49.5	49	35.5	28.5	19.5	31
Prior Year	63	65	61	71	59	64	72	91	78	69	54	60.5	82
Percent Change from Prior Year	30%	49%	3%	-41%	-44%	-48%	-47%	-46%	-37%	-49%	-47%	-68%	-62%

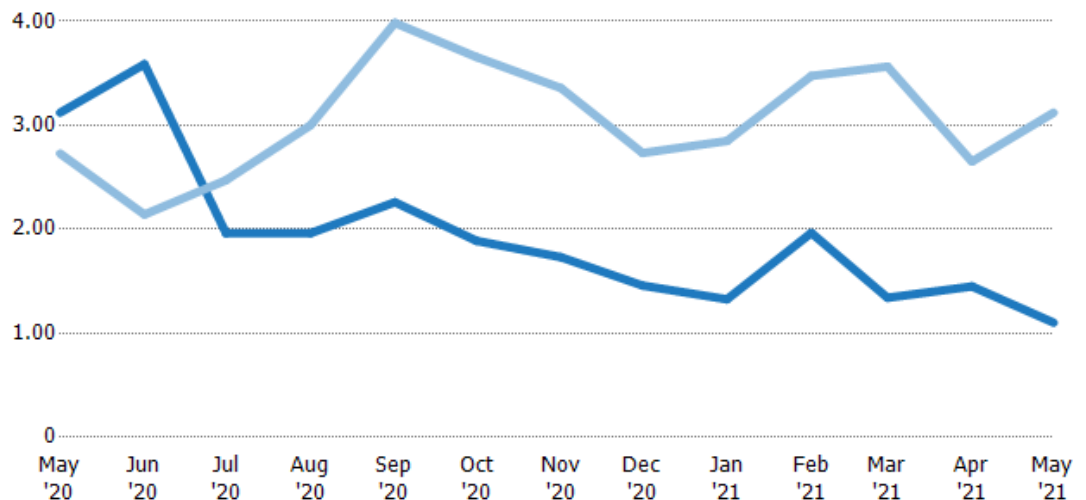
## Months of Inventory

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.
May '21	1.1	-64.7%
May '20	3.12	14.4%
May '19	2.73	30.4%



Current Year	3.12	3.59	1.96	1.96	2.26	1.89	1.73	1.46	1.33	1.97	1.34	1.45	1.1
Prior Year	2.73	2.14	2.47	3	3.98	3.66	3.36	2.73	2.85	3.47	3.56	2.65	3.12
Percent Change from Prior Year	14%	67%	-21%	-35%	-43%	-48%	-48%	-47%	-53%	-43%	-62%	-45%	-65%



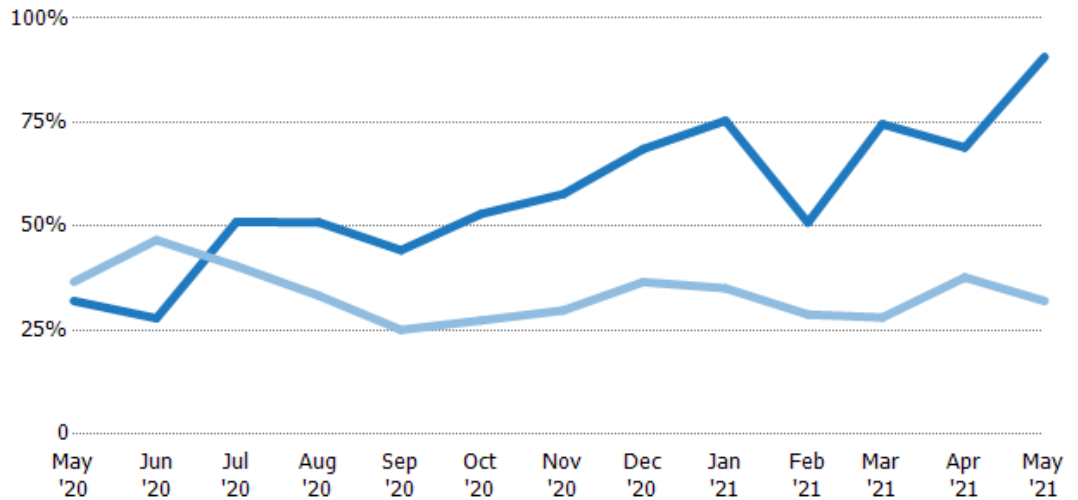
## Absorption Rate

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

Month/ Year	Rate	Chg.
May '21	91%	-58.7%
May '20	32%	4.6%
May '19	37%	-23.3%



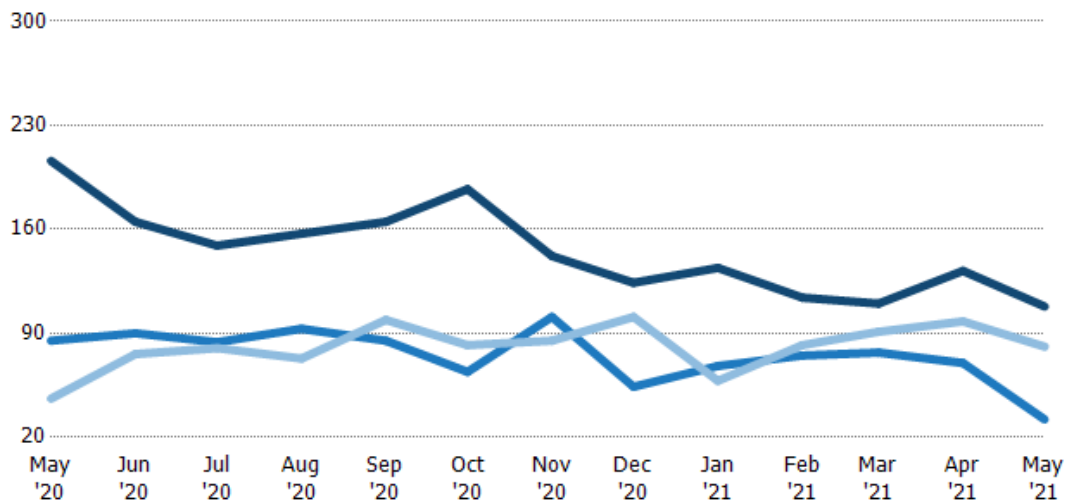
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	32%	28%	51%	51%	44%	53%	58%	69%	75%	51%	75%	69%	91%
Prior Year	37%	47%	40%	33%	25%	27%	30%	37%	35%	29%	28%	38%	32%
Change from Prior Year	5%	19%	-11%	-18%	-19%	-26%	-28%	-32%	-40%	-22%	-46%	-31%	-59%

## 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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Active	206	165	149	157	165	187	142	124	134	114	110	132	108
Pending	85	90	84	93	85	64	101	54	68	75	77	70	32
Sold	46	76	80	73	99	82	85	101	58	82	91	98	81

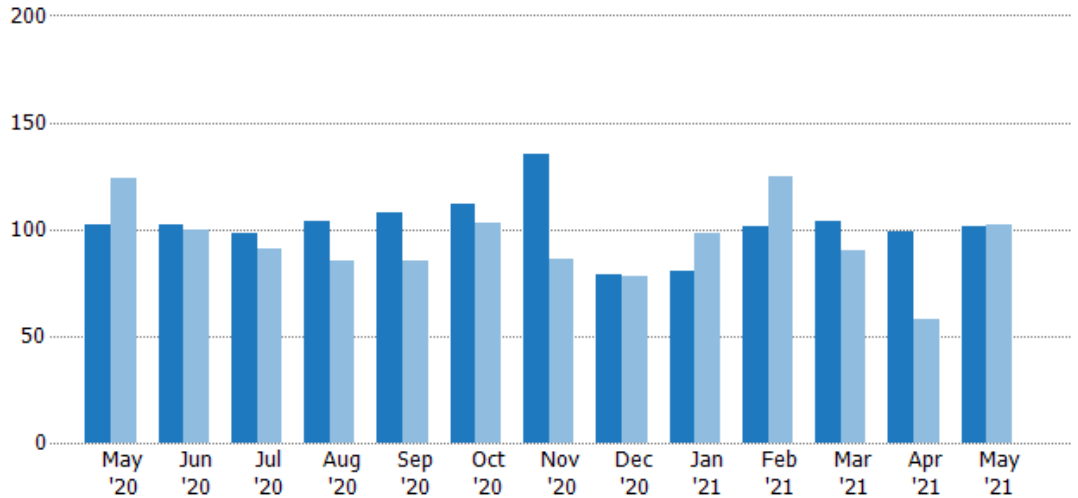
## New Pending Sales

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.
May '21	101	-1%
May '20	102	-17.7%
May '19	124	-29.8%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	102	102	98	104	108	112	135	79	80	101	104	99	101
Prior Year	124	100	91	85	85	103	86	78	98	125	90	58	102
Percent Change from Prior Year	-18%	2%	8%	22%	27%	9%	57%	1%	-18%	-19%	16%	71%	-1%

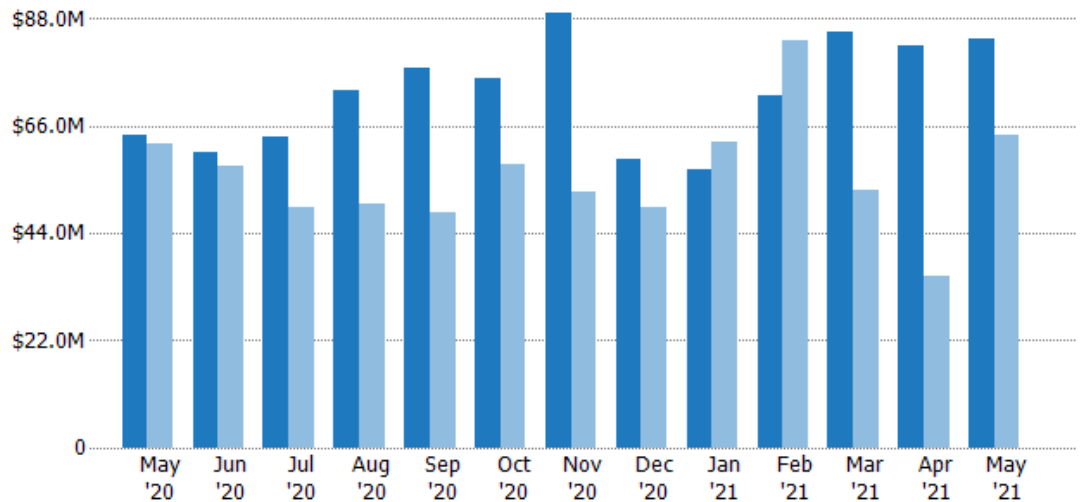
## New Pending Sales Volume

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.
May '21	\$83.9M	31%
May '20	\$64M	2.5%
May '19	\$62.5M	-31%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$64M	\$60.5M	\$63.9M	\$73.5M	\$78M	\$75.7M	\$89M	\$59.3M	\$57.1M	\$72.4M	\$85.4M	\$82.4M	\$83.9M
Prior Year	\$62.5M	\$57.9M	\$49.2M	\$50.2M	\$48.2M	\$58M	\$52.6M	\$49.3M	\$62.9M	\$83.6M	\$52.7M	\$35.1M	\$64M
Percent Change from Prior Year	3%	5%	30%	46%	62%	30%	69%	20%	-9%	-13%	62%	135%	31%

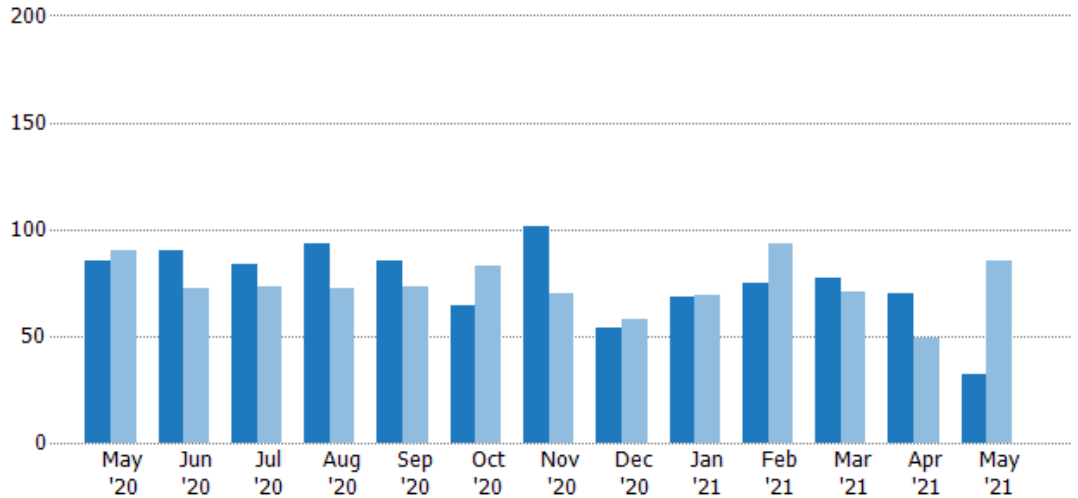
## Pending Sales

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.
May '21	32	-62.4%
May '20	85	-5.6%
May '19	90	-22.2%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	85	90	84	93	85	64	101	54	68	75	77	70	32
Prior Year	90	72	73	72	73	83	70	58	69	93	71	49	85
Percent Change from Prior Year	-6%	25%	15%	29%	16%	-23%	44%	-7%	-1%	-19%	8%	43%	-62%

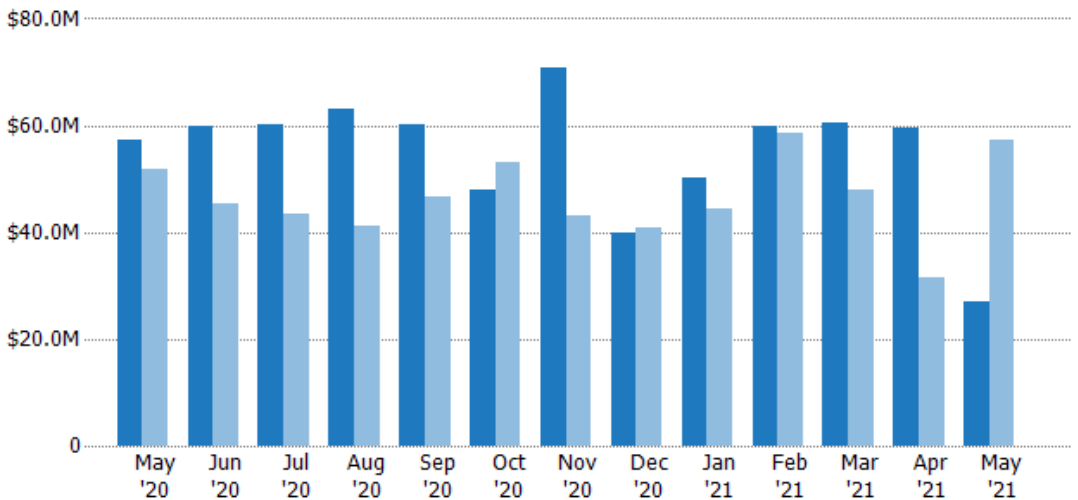
## Pending Sales Volume

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.
May '21	\$26.9M	-53%
May '20	\$57.3M	10.6%
May '19	\$51.8M	-26.4%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$57.3M	\$59.9M	\$60.3M	\$62.9M	\$60.3M	\$48M	\$70.9M	\$39.9M	\$50.1M	\$59.8M	\$60.5M	\$59.4M	\$26.9M
Prior Year	\$51.8M	\$45.5M	\$43.5M	\$41.2M	\$46.6M	\$53M	\$43.1M	\$40.7M	\$44.3M	\$58.6M	\$48M	\$31.6M	\$57.3M
Percent Change from Prior Year	11%	32%	39%	53%	29%	-10%	64%	-2%	13%	2%	26%	88%	-53%

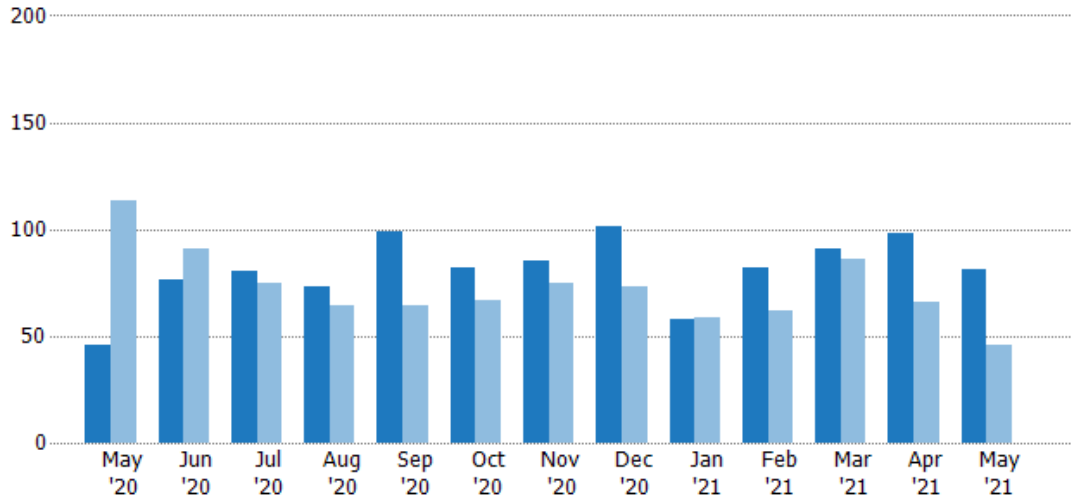
## Closed Sales

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.
May '21	81	76.1%
May '20	46	-59.3%
May '19	113	-8%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	46	76	80	73	99	82	85	101	58	82	91	98	81
Prior Year	113	91	75	64	64	67	75	73	59	62	86	66	46
Percent Change from Prior Year	-59%	-16%	7%	14%	55%	22%	13%	38%	-2%	32%	6%	48%	76%

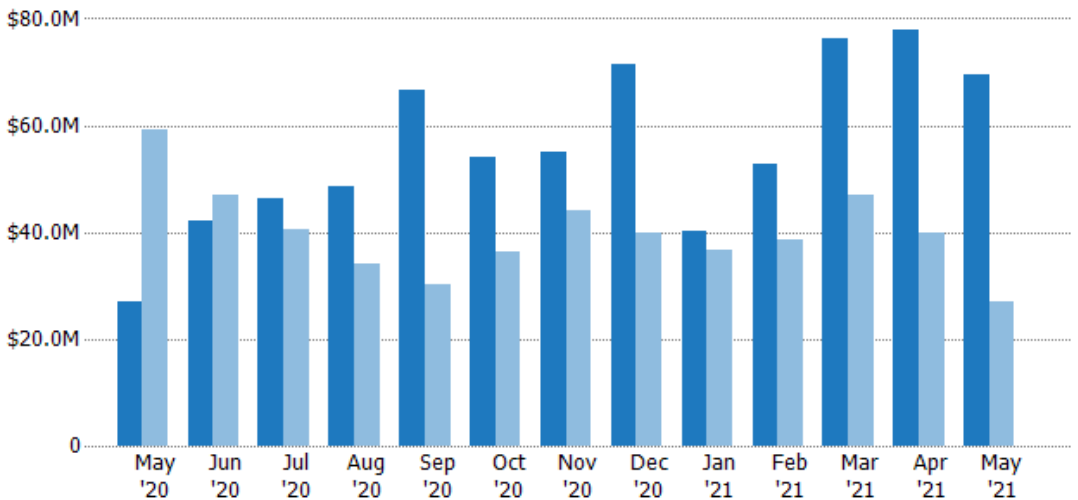
## Closed Sales Volume

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.
May '21	\$69.6M	158.6%
May '20	\$26.9M	-54.5%
May '19	\$59.2M	-15.5%



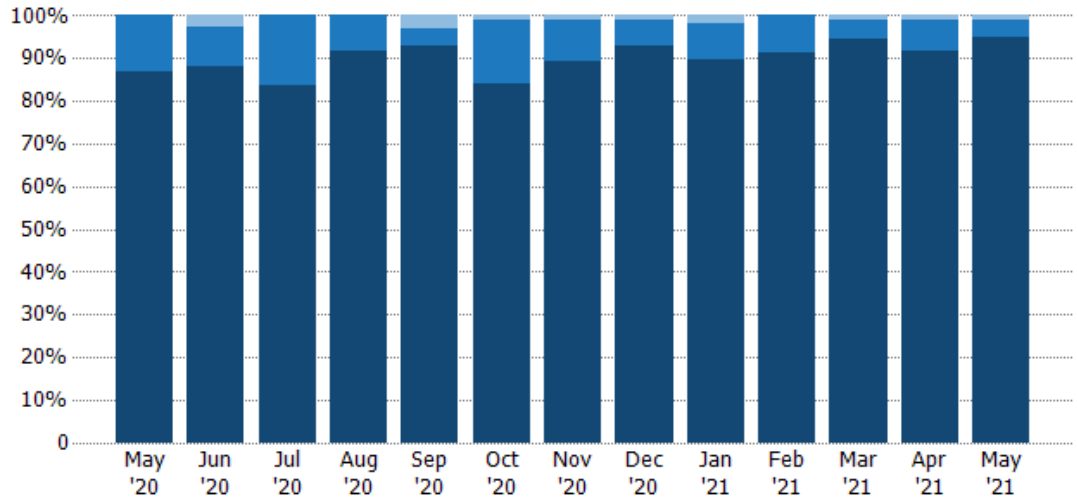
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$26.9M	\$42.1M	\$46.4M	\$48.5M	\$66.7M	\$53.9M	\$55M	\$71.6M	\$40.3M	\$52.6M	\$76.2M	\$77.7M	\$69.6M
Prior Year	\$59.2M	\$47M	\$40.6M	\$34.2M	\$30.3M	\$36.4M	\$44.1M	\$40M	\$36.6M	\$38.5M	\$46.8M	\$40M	\$26.9M
Percent Change from Prior Year	-54%	-10%	14%	42%	120%	48%	25%	79%	10%	37%	63%	94%	159%

## 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



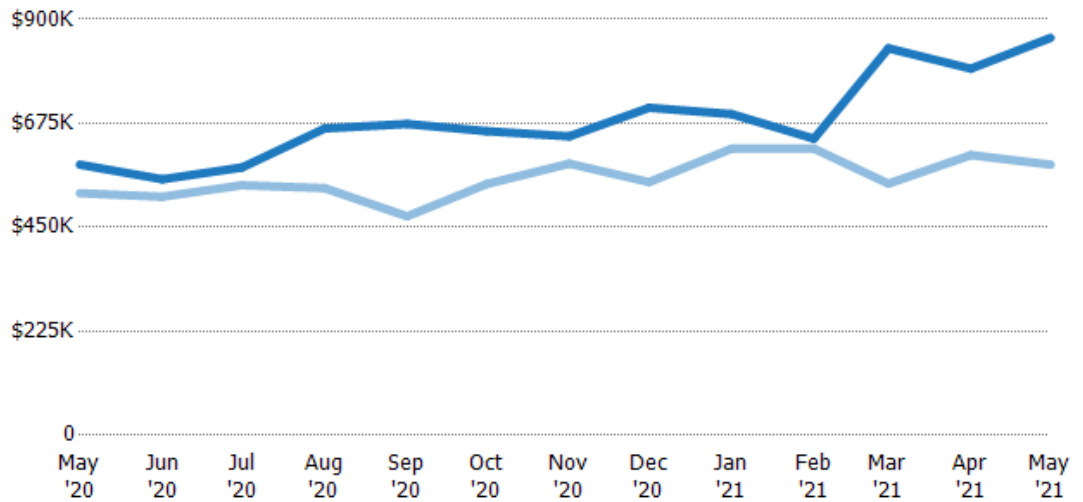
Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Mobile/Manufactured	-	3%	-	-	3%	1%	1%	1%	2%	-	1%	1%	1%
Condo/Townhouse	13%	9%	16%	8%	4%	15%	9%	6%	9%	9%	4%	7%	4%
Single Family Residence	87%	88%	84%	92%	93%	84%	89%	93%	90%	91%	95%	92%	95%

## 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	Current Year	Prior Year	Percent Change from Prior Year
May '20	\$585K	\$524K	12%
Jun '20	\$554K	\$516K	7%
Jul '20	\$580K	\$541K	7%
Aug '20	\$664K	\$535K	24%
Sep '20	\$673K	\$474K	42%
Oct '20	\$658K	\$544K	21%
Nov '20	\$647K	\$588K	10%
Dec '20	\$709K	\$548K	29%
Jan '21	\$695K	\$620K	12%
Feb '21	\$642K	\$620K	3%
Mar '21	\$837K	\$544K	54%
Apr '21	\$793K	\$606K	31%
May '21	\$860K	\$585K	47%

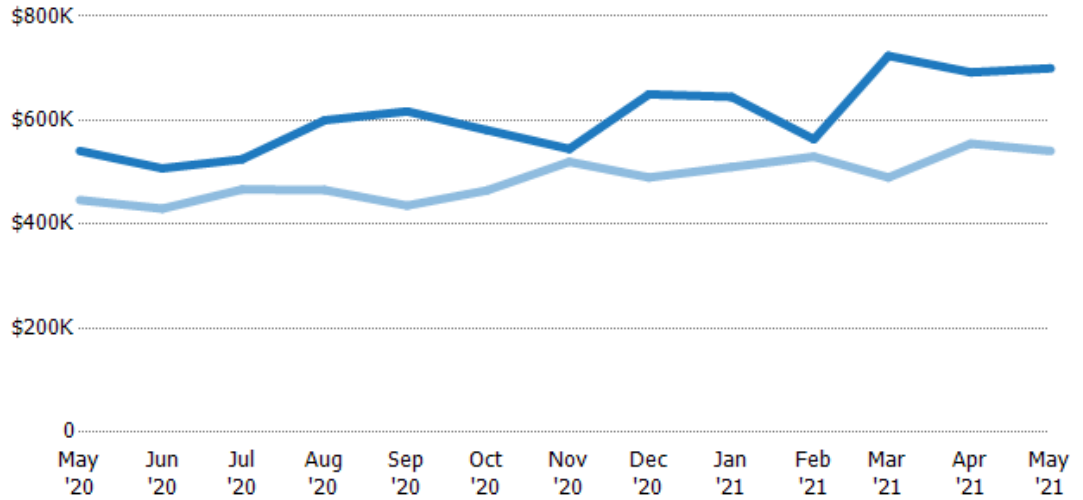
## Median Sales Price

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.
May '21	\$700K	29.4%
May '20	\$541K	21.2%
May '19	\$447K	-2%



Current Year	\$541K	\$508K	\$525K	\$600K	\$617K	\$581K	\$545K	\$650K	\$645K	\$564K	\$724K	\$692K	\$700K
Prior Year	\$447K	\$430K	\$467K	\$466K	\$436K	\$465K	\$520K	\$490K	\$510K	\$530K	\$490K	\$555K	\$541K
Percent Change from Prior Year	21%	18%	12%	29%	42%	25%	5%	33%	26%	6%	48%	25%	29%

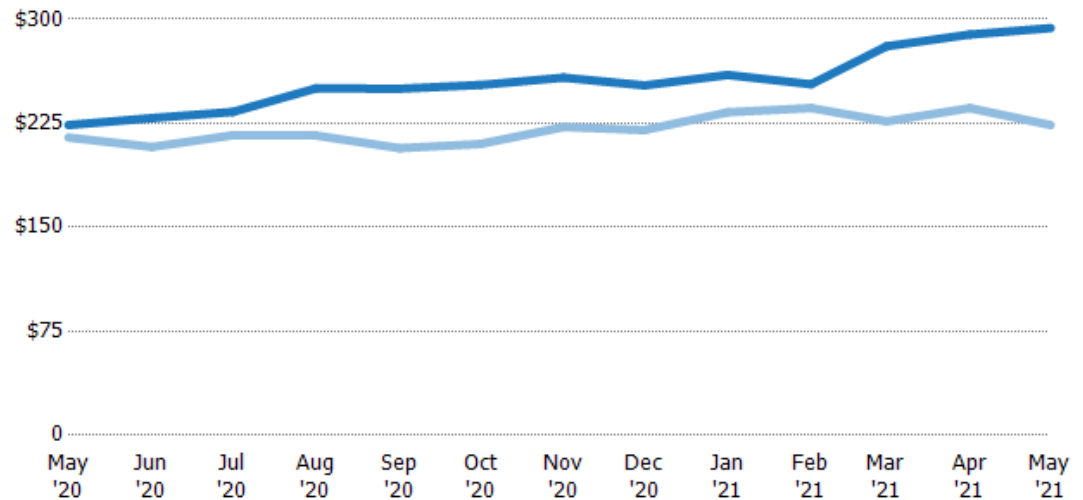
## Average Sales Price per Sq Ft

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

Month/Year	Price/sq ft	% Chg.
May '21	\$294	31.3%
May '20	\$224	4.2%
May '19	\$215	-4.9%



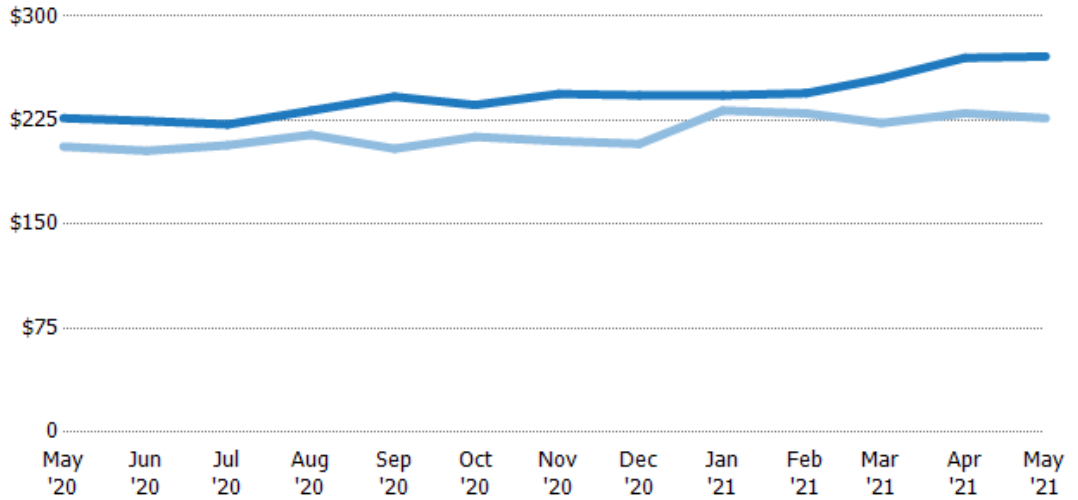
Current Year	\$224	\$229	\$233	\$250	\$250	\$253	\$258	\$252	\$260	\$253	\$281	\$289	\$294
Prior Year	\$215	\$208	\$216	\$216	\$207	\$210	\$222	\$220	\$233	\$236	\$226	\$236	\$224
Percent Change from Prior Year	4%	10%	8%	16%	21%	20%	16%	15%	12%	7%	24%	22%	31%

## 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



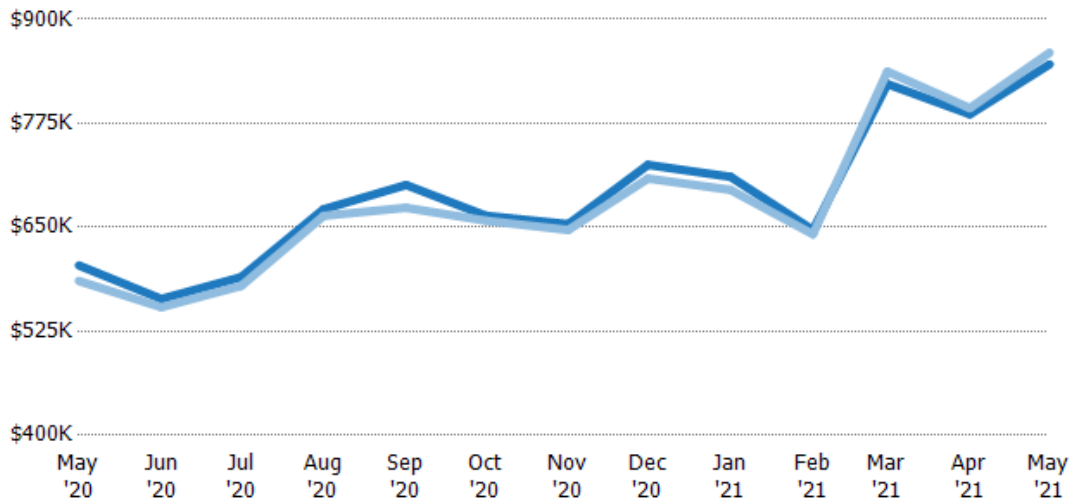
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$227	\$225	\$222	\$232	\$242	\$236	\$244	\$243	\$243	\$245	\$255	\$270	\$271
Prior Year	\$206	\$203	\$207	\$215	\$205	\$213	\$210	\$208	\$232	\$230	\$223	\$230	\$227
Percent Change from Prior Year	10%	11%	7%	8%	18%	11%	16%	17%	5%	6%	14%	17%	20%

## 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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg List Price	\$604K	\$564K	\$590K	\$672K	\$701K	\$664K	\$654K	\$725K	\$711K	\$647K	\$822K	\$786K	\$846K
Avg Sales Price	\$585K	\$554K	\$580K	\$664K	\$673K	\$658K	\$647K	\$709K	\$695K	\$642K	\$837K	\$793K	\$860K
Avg Sales Price as a % of Avg List Price	97%	98%	98%	99%	96%	99%	99%	98%	98%	99%	102%	101%	102%

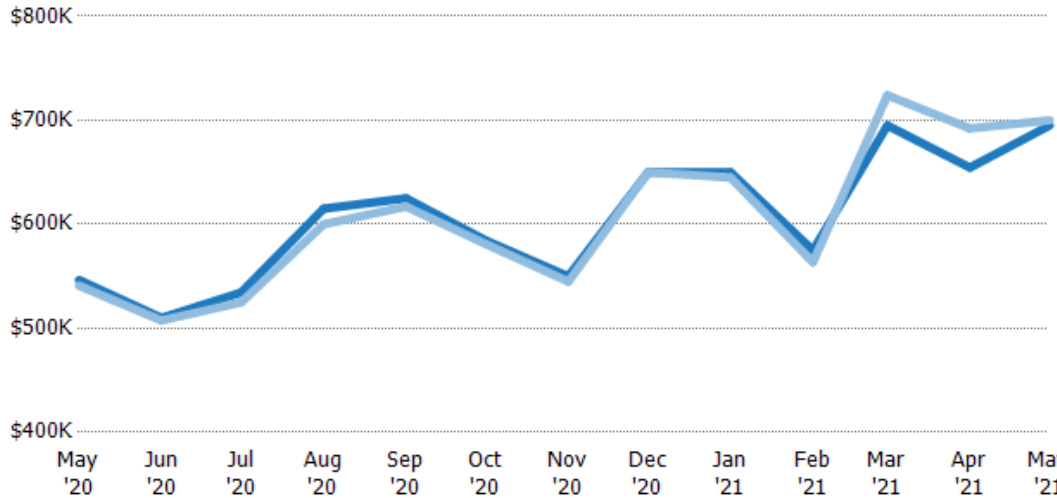


## Median Sales Price vs Median Listing Price

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



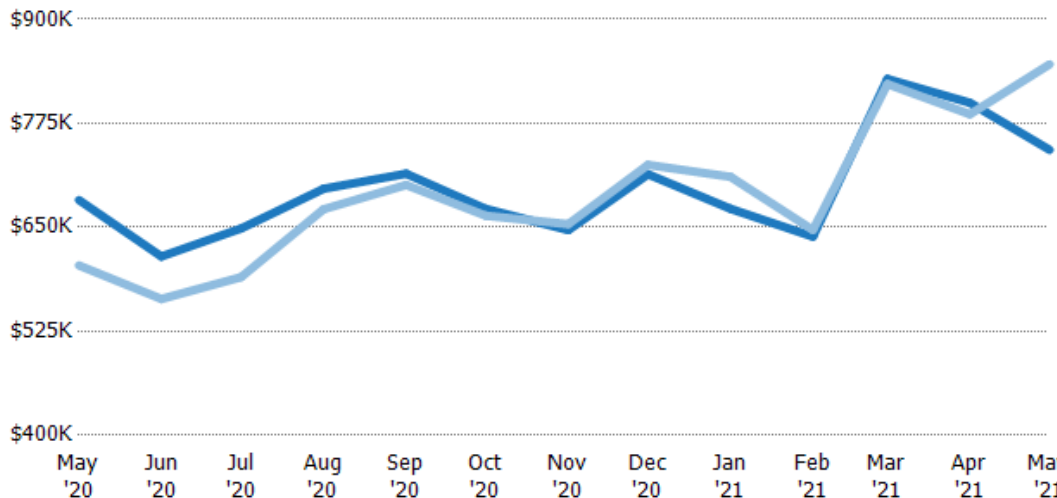
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$547K	\$510K	\$535K	\$615K	\$625K	\$584K	\$550K	\$650K	\$650K	\$575K	\$695K	\$655K	\$695K
Median Sales Price	\$541K	\$508K	\$525K	\$600K	\$617K	\$581K	\$545K	\$650K	\$645K	\$564K	\$724K	\$692K	\$700K
Med Sales Price as a % of Med List Price	99%	100%	98%	98%	99%	99%	99%	100%	99%	98%	104%	106%	101%

## 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



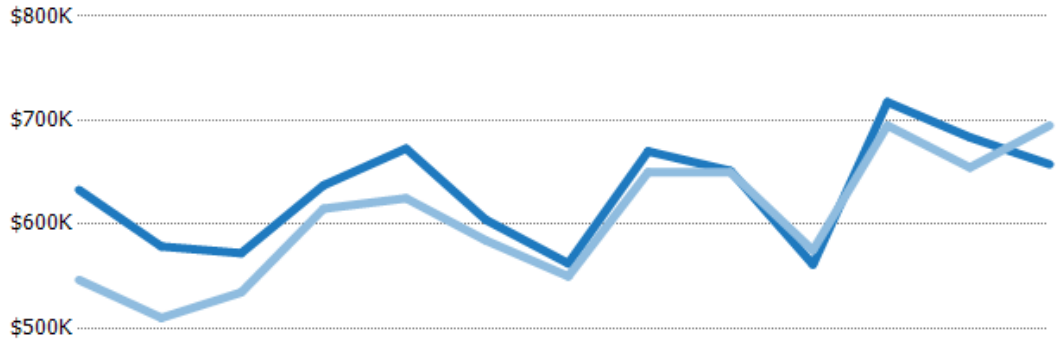
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$683K	\$615K	\$649K	\$696K	\$714K	\$672K	\$647K	\$714K	\$672K	\$639K	\$828K	\$800K	\$743K
Avg Sales Price	\$604K	\$564K	\$590K	\$672K	\$701K	\$664K	\$654K	\$725K	\$711K	\$647K	\$822K	\$786K	\$846K
Avg Sales Price as a % of Avg Est Value	88%	92%	91%	96%	98%	99%	101%	102%	106%	101%	99%	98%	114%

## 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



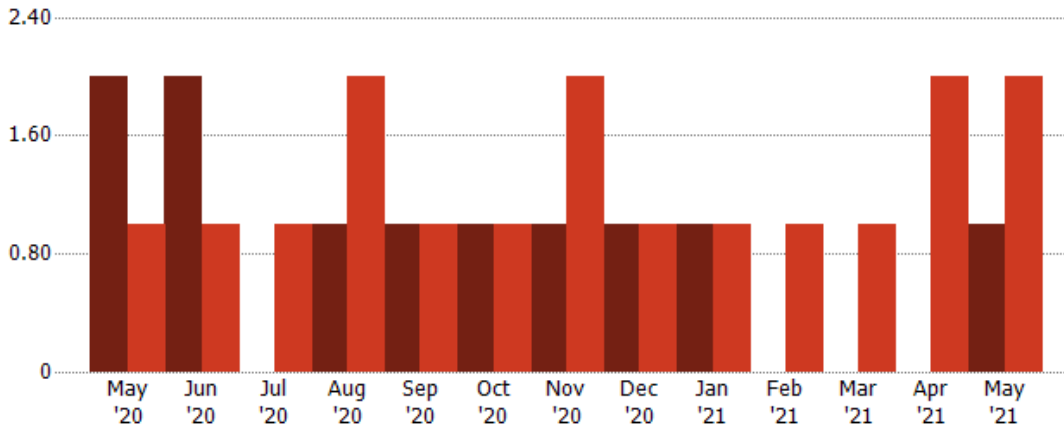
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$633K	\$579K	\$572K	\$638K	\$673K	\$604K	\$562K	\$670K	\$651K	\$561K	\$717K	\$684K	\$658K
Median Sales Price	\$547K	\$510K	\$535K	\$615K	\$625K	\$584K	\$550K	\$650K	\$650K	\$575K	\$695K	\$655K	\$695K
Med Sales Price as a % of Med Est Value	86%	88%	93%	96%	93%	97%	98%	97%	100%	102%	97%	96%	106%

## 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



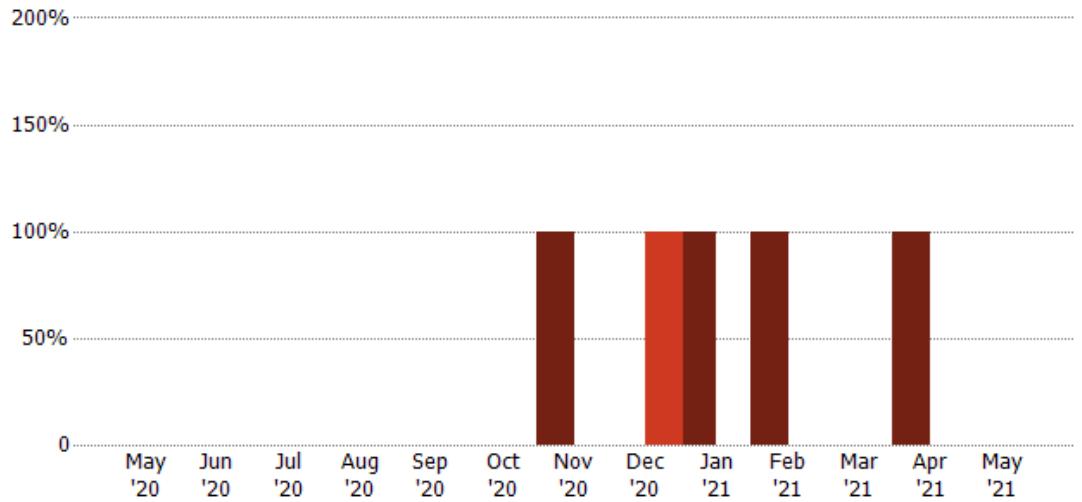
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	2	2	-	1	1	1	1	1	1	-	-	-	1
Prior Year	1	1	1	2	1	1	2	1	1	1	1	2	2
Percent Change from Prior Year	100%	100%	-100%	-50%	0%	0%	-50%	0%	0%	-100%	-100%	-100%	-50%

## 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



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



## Sales Activity by ZIP

May 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	32	\$26,934,800	81	\$69,648,293	\$859,855	\$700,000	\$301	\$286	27