



2019

CAVE CREEK

MARKET REPORT

December 2019



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	Dec 2019	Dec 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	49	51	-3.9%	1,102	1,018	+8.3%
New Listing Volume	\$32,354,878	\$29,245,820	+10.6%	\$661,939,372	\$597,998,871	+10.7%
Active Listing Count	177	237	-25.3%	N/A	N/A	
Active Listing Volume	\$152,802,639	\$179,235,129	-14.7%	N/A	N/A	
Average Listing Price	\$863,292	\$756,266	+14.2%	\$775,136	\$735,079	+5.4%
Median Listing Price	\$699,000	\$589,900	+18.5%	\$618,117	\$592,546	+4.3%
Average Listing Price per Sq Ft	\$281	\$236	+19%	\$254	\$232	+9.3%
Median Listing Price per Sq Ft	\$236	\$217	+8.8%	\$221	\$210	+5.1%
Median Days in RPR	88	73	+20.5%	66.99	73.61	-9%
Months of Inventory	2.3	4.9	-52.8%	3.7	4.3	-12.8%
Absorption Rate	42.94%	20.25%	+22.7%	26.74%	23.31%	+3.4%
Sales Activity Charts Metrics						
New Pending Sales Count	79	44	+79.5%	1,168	889	+31.4%
New Pending Sales Volume	\$50,067,904	\$25,463,170	+96.6%	\$653,876,914	\$481,156,172	+35.9%
Pending Sales Count	88	37	+137.8%	N/A	N/A	
Pending Sales Volume	\$62,869,579	\$25,597,980	+145.6%	N/A	N/A	
Closed Sales Count	73	58	+25.9%	872	809	+7.8%
Closed Sales Volume	\$39,811,719	\$30,296,090	+31.4%	\$457,776,053	\$419,376,173	+9.2%
Average Sales Price	\$545,366	\$522,346	+4.4%	\$524,973	\$518,388	+1.3%
Median Sales Price	\$490,000	\$450,000	+8.9%	\$463,346	\$464,705	-0.3%
Average Sales Price per Sq Ft	\$219	\$211	+3.8%	\$213	\$208	+2.1%
Median Sales Price per Sq Ft	\$207	\$206	+0.5%	\$207	\$202	+2.6%
Distressed Charts Metrics						
Distressed Listing Count	2	1	+100%	N/A	N/A	

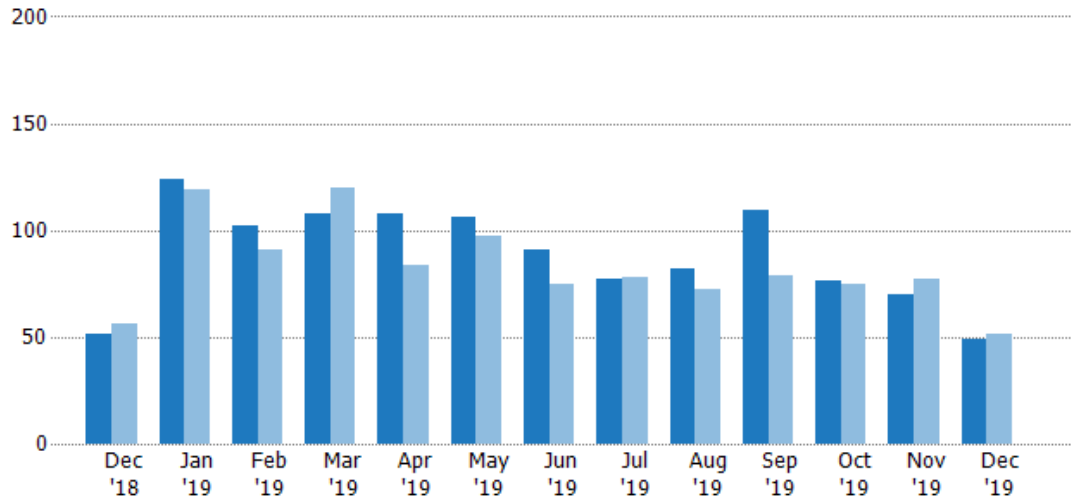
New Listings

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.
Dec '19	49	-3.9%
Dec '18	51	-8.9%
Dec '17	56	-5.4%



Current Year	51	124	102	108	108	106	91	77	82	109	76	70	49
Prior Year	56	119	91	120	84	97	75	78	72	79	75	77	51
Percent Change from Prior Year	-9%	4%	12%	-10%	29%	9%	21%	-1%	14%	38%	1%	-9%	-4%

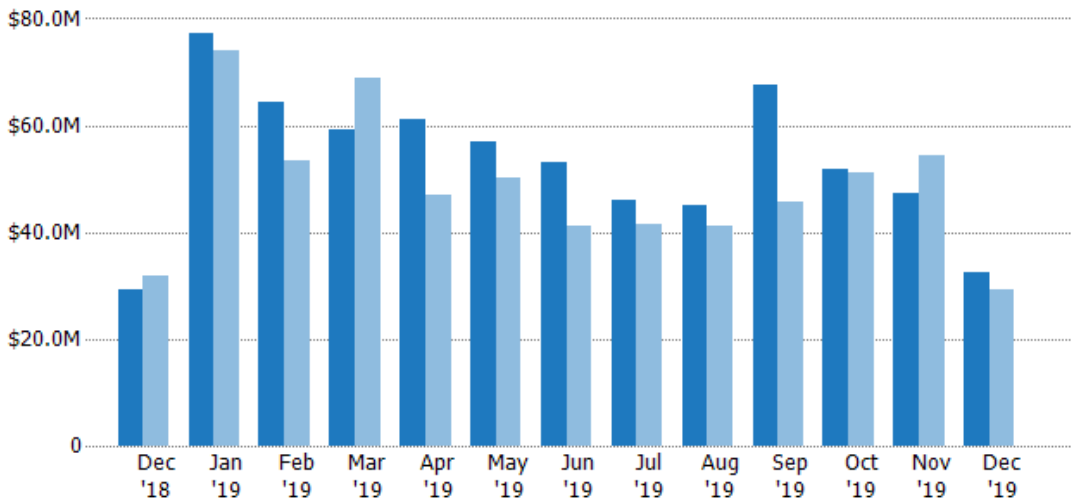
New Listing Volume

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.
Dec '19	\$32.4M	10.6%
Dec '18	\$29.2M	-8.3%
Dec '17	\$31.9M	2.1%



Current Year	\$29.2M	\$77.3M	\$64.2M	\$59.1M	\$61.1M	\$56.9M	\$53.2M	\$46.1M	\$44.9M	\$67.7M	\$51.7M	\$47.3M	\$32.4M
Prior Year	\$31.9M	\$73.9M	\$53.3M	\$69M	\$47M	\$50.2M	\$41M	\$41.7M	\$41.2M	\$45.8M	\$51.2M	\$54.4M	\$29.2M
Percent Change from Prior Year	-8%	4%	21%	-14%	30%	13%	30%	11%	9%	48%	1%	-13%	11%

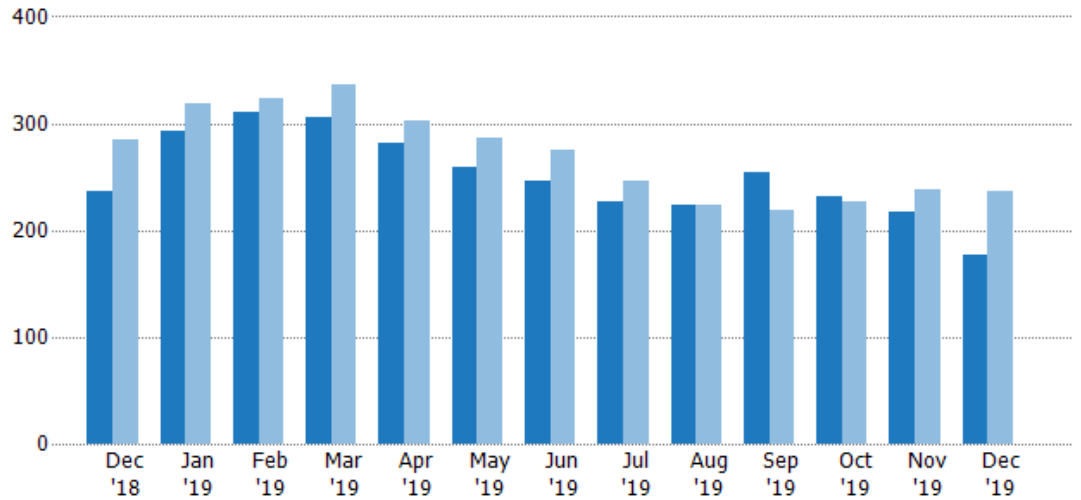
Active Listings

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.
Dec '19	177	-25.3%
Dec '18	237	-16.5%
Dec '17	284	4.6%



Current Year	237	292	311	305	282	259	246	226	224	254	232	217	177
Prior Year	284	319	323	336	303	287	275	246	224	219	227	238	237
Percent Change from Prior Year	-17%	-8%	-4%	-9%	-7%	-10%	-11%	-8%	0%	16%	2%	-9%	-25%

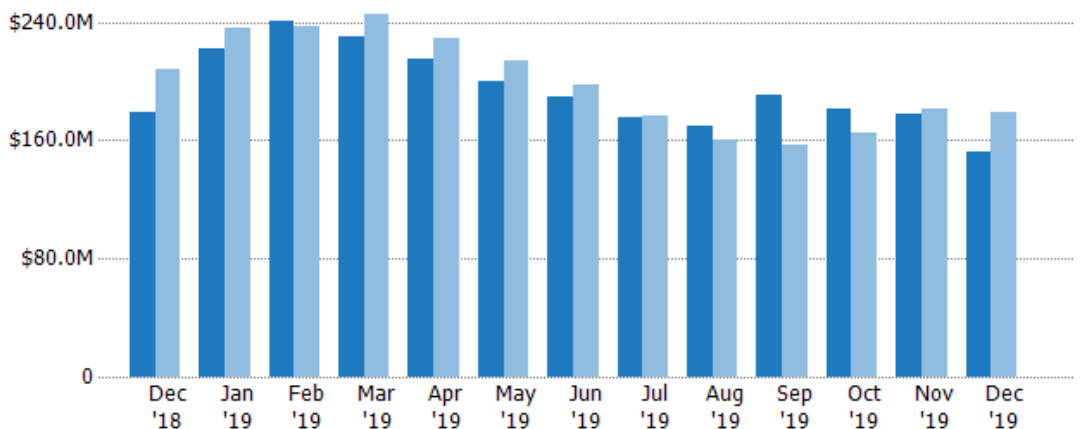
Active Listing Volume

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.
Dec '19	\$153M	-14.7%
Dec '18	\$179M	-13.6%
Dec '17	\$208M	-5.2%



Current Year	\$179M	\$222M	\$240M	\$230M	\$216M	\$200M	\$189M	\$175M	\$169M	\$191M	\$181M	\$178M	\$153M
Prior Year	\$208M	\$235M	\$237M	\$245M	\$229M	\$214M	\$197M	\$176M	\$161M	\$157M	\$165M	\$182M	\$179M
Percent Change from Prior Year	-14%	-6%	1%	-6%	-6%	-6%	-4%	-1%	5%	21%	10%	-2%	-15%

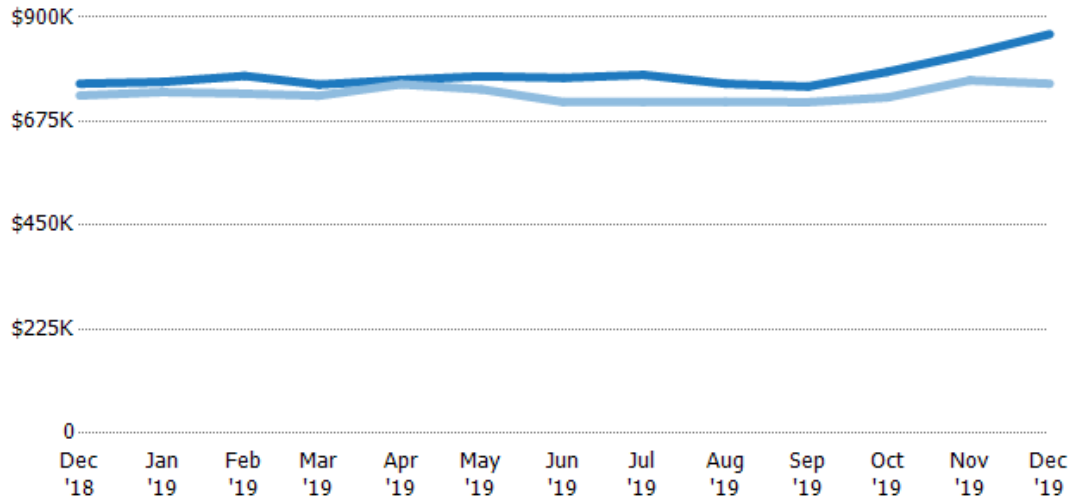
Average Listing Price

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.
Dec '19	\$863K	14.2%
Dec '18	\$756K	3.5%
Dec '17	\$731K	-9.4%



Current Year	\$756K	\$760K	\$773K	\$754K	\$764K	\$772K	\$769K	\$775K	\$756K	\$750K	\$782K	\$821K	\$863K
Prior Year	\$731K	\$738K	\$735K	\$730K	\$755K	\$744K	\$717K	\$717K	\$717K	\$716K	\$726K	\$764K	\$756K
Percent Change from Prior Year	3%	3%	5%	3%	1%	4%	7%	8%	5%	5%	8%	8%	14%

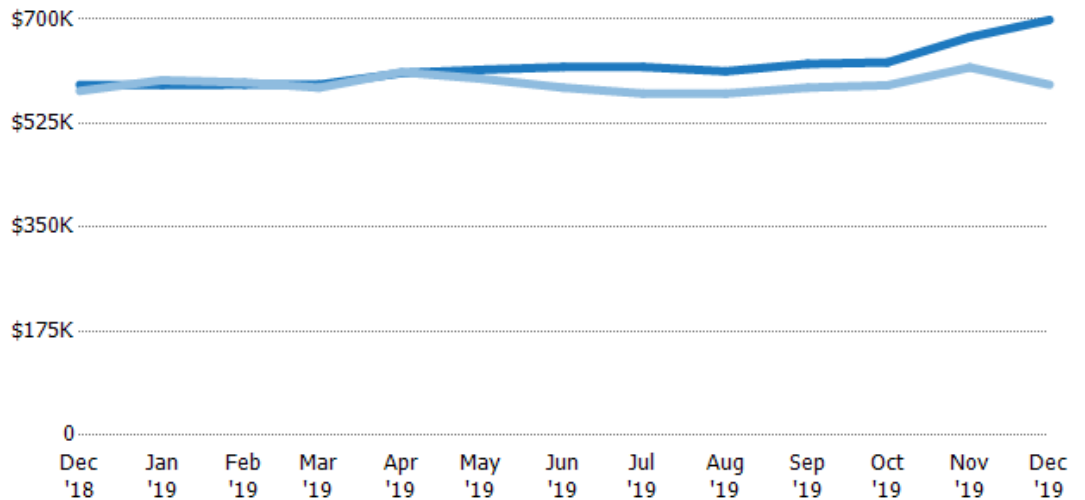
Median Listing Price

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.
Dec '19	\$699K	18.5%
Dec '18	\$590K	1.8%
Dec '17	\$580K	0.9%



Current Year	\$590K	\$589K	\$590K	\$590K	\$610K	\$615K	\$620K	\$620K	\$612K	\$625K	\$628K	\$670K	\$699K
Prior Year	\$580K	\$598K	\$594K	\$585K	\$611K	\$600K	\$585K	\$575K	\$575K	\$585K	\$589K	\$619K	\$590K
Percent Change from Prior Year	2%	-1%	-1%	1%	0%	3%	6%	8%	7%	7%	7%	8%	18%

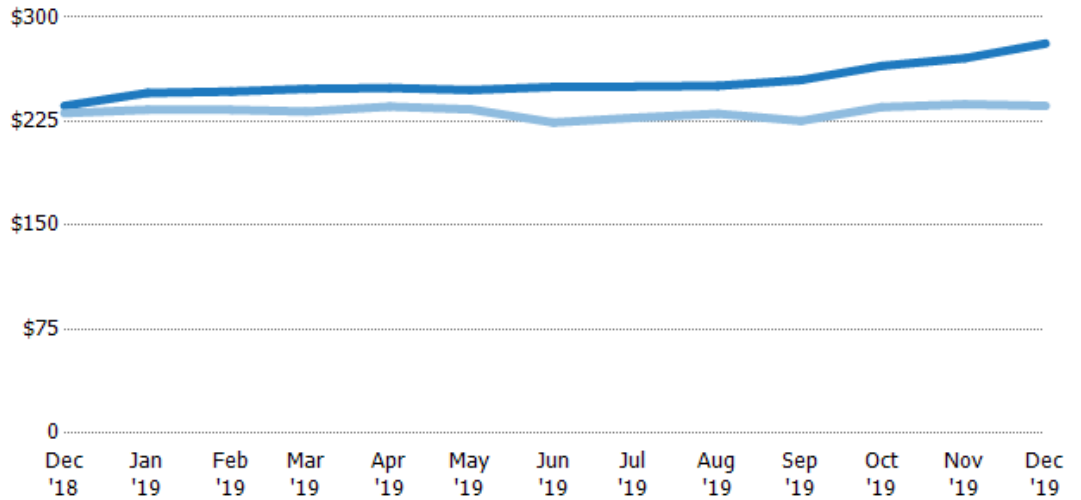
Average Listing Price per Sq Ft

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.
Dec '19	\$281	19%
Dec '18	\$236	2.3%
Dec '17	\$231	-7.9%



Current Year	\$236	\$245	\$246	\$248	\$249	\$247	\$250	\$250	\$251	\$255	\$265	\$270	\$281
Prior Year	\$231	\$233	\$233	\$232	\$236	\$234	\$224	\$228	\$230	\$225	\$235	\$237	\$236
Percent Change from Prior Year	2%	5%	6%	7%	6%	6%	11%	10%	9%	13%	13%	14%	19%

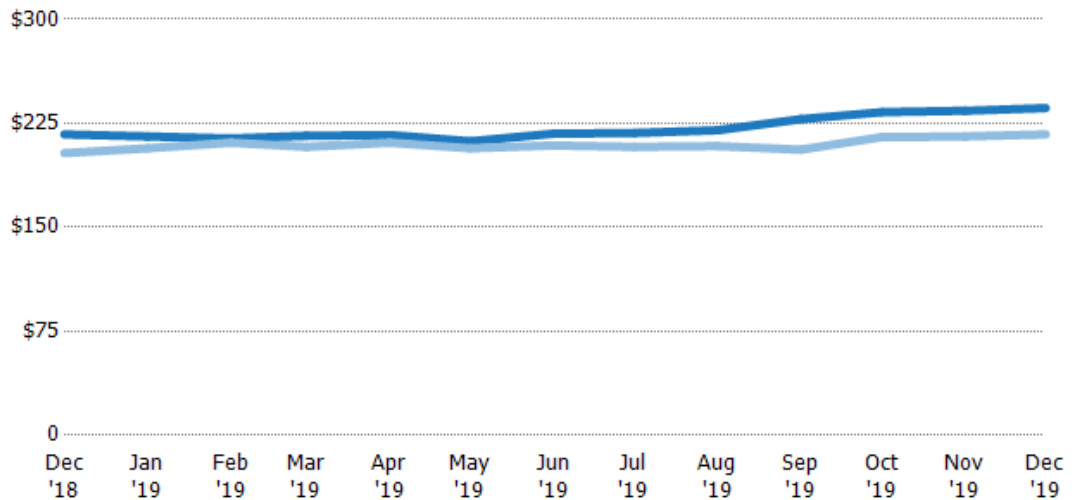
Median Listing Price per Sq Ft

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.
Dec '19	\$236	8.8%
Dec '18	\$217	6.6%
Dec '17	\$204	-2.7%



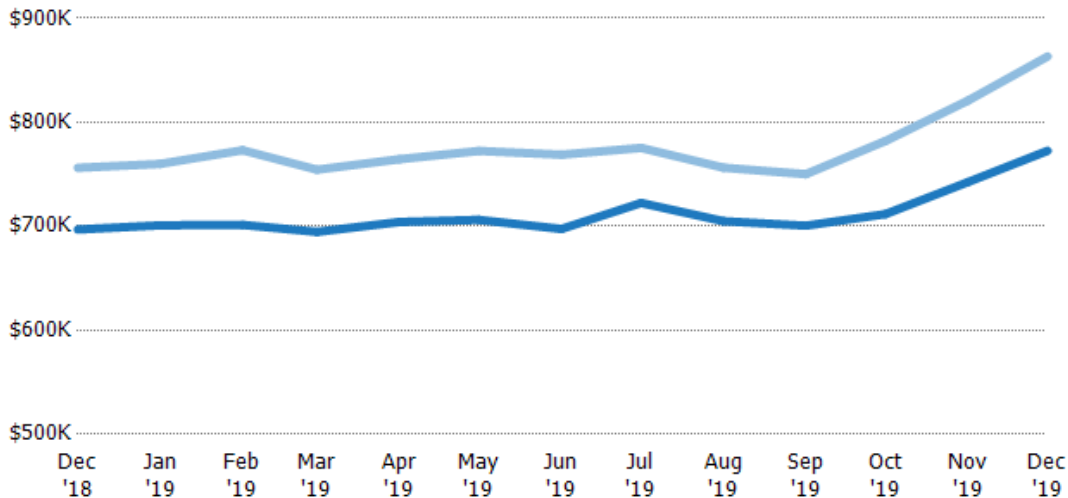
Current Year	\$217	\$216	\$214	\$216	\$217	\$212	\$218	\$218	\$220	\$228	\$233	\$234	\$236
Prior Year	\$204	\$207	\$211	\$208	\$211	\$207	\$209	\$208	\$209	\$206	\$215	\$216	\$217
Percent Change from Prior Year	7%	4%	1%	4%	3%	2%	4%	5%	6%	11%	8%	9%	9%

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



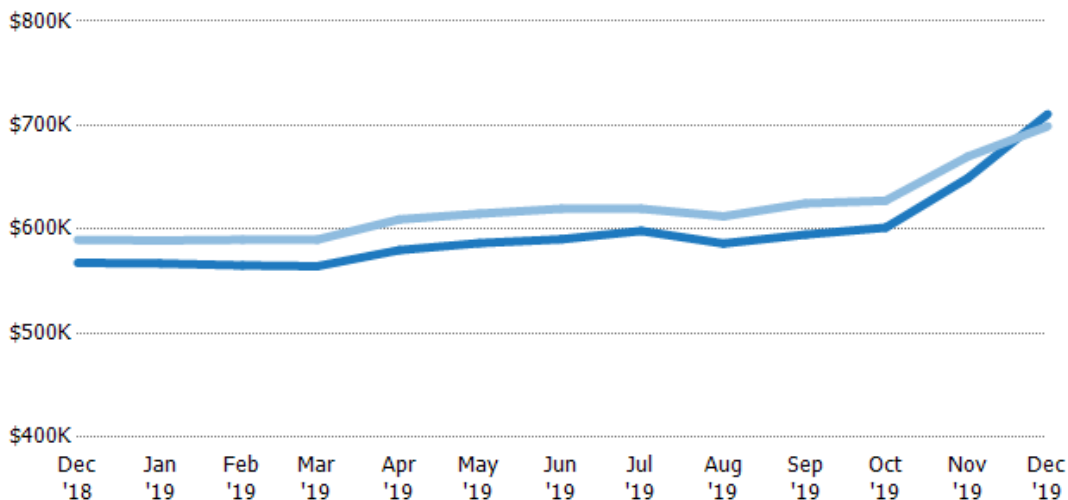
Avg Est Value	\$697K	\$701K	\$701K	\$695K	\$704K	\$706K	\$697K	\$722K	\$705K	\$701K	\$712K	\$743K	\$773K
Avg Listing Price	\$756K	\$760K	\$773K	\$754K	\$764K	\$772K	\$769K	\$775K	\$756K	\$750K	\$782K	\$821K	\$863K
Avg Listing Price as a % of Avg Est Value	109%	108%	110%	109%	109%	109%	110%	107%	107%	107%	110%	111%	112%

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	\$568K	\$567K	\$565K	\$564K	\$580K	\$587K	\$590K	\$598K	\$586K	\$595K	\$602K	\$649K	\$711K
Median Listing Price	\$590K	\$589K	\$590K	\$590K	\$610K	\$615K	\$620K	\$620K	\$612K	\$625K	\$628K	\$670K	\$699K
Med Listing Price as a % of Med Est Value	104%	104%	104%	105%	105%	105%	105%	104%	104%	105%	104%	103%	98%

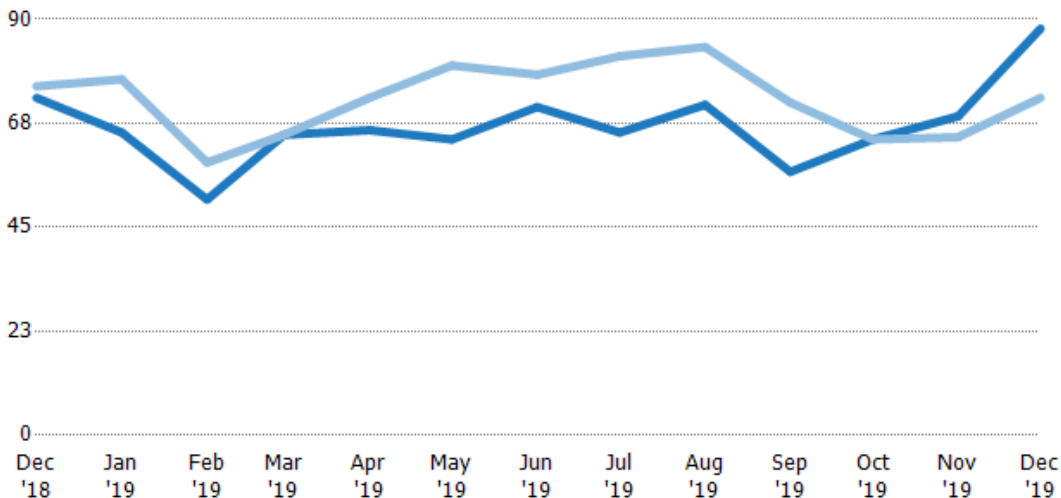
Median Days in RPR

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.
Dec '19	88	20.5%
Dec '18	73	-3.3%
Dec '17	75.5	12.6%



Current Year	73	65.5	51	65	66	64	71	65.5	71.5	57	64	69	88
Prior Year	75.5	77	59	65	73	80	78	82	84	72	64	64.5	73
Percent Change from Prior Year	-3%	-15%	-14%	0%	-10%	-20%	-9%	-20%	-15%	-21%	0%	7%	21%

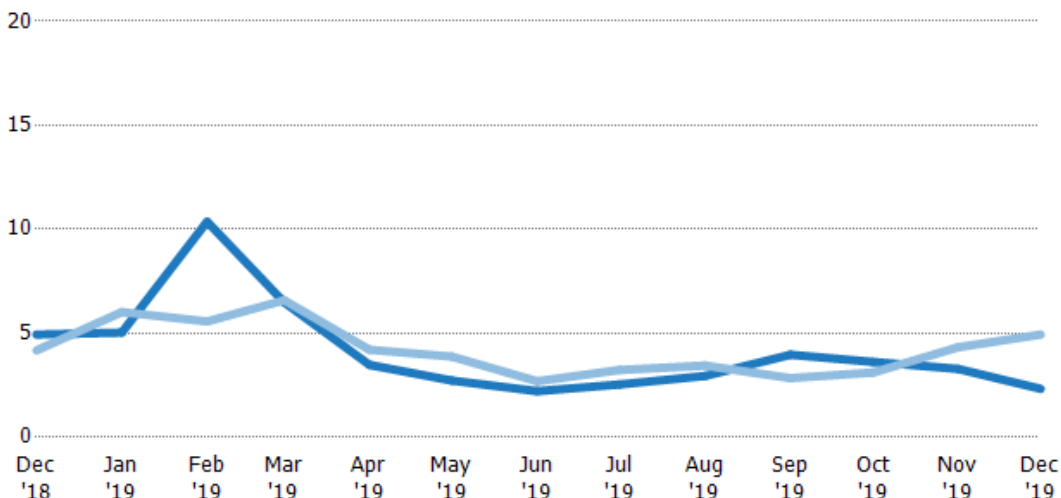
Months of Inventory

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.
Dec '19	2.33	-52.8%
Dec '18	4.94	18.2%
Dec '17	4.18	65.4%



Current Year	4.94	5.03	10.4	6.49	3.48	2.73	2.22	2.54	2.95	3.97	3.63	3.29	2.33
Prior Year	4.18	6.02	5.57	6.59	4.21	3.88	2.7	3.24	3.45	2.84	3.11	4.33	4.94
Percent Change from Prior Year	18%	-16%	86%	-2%	-17%	-30%	-18%	-22%	-14%	40%	17%	-24%	-53%

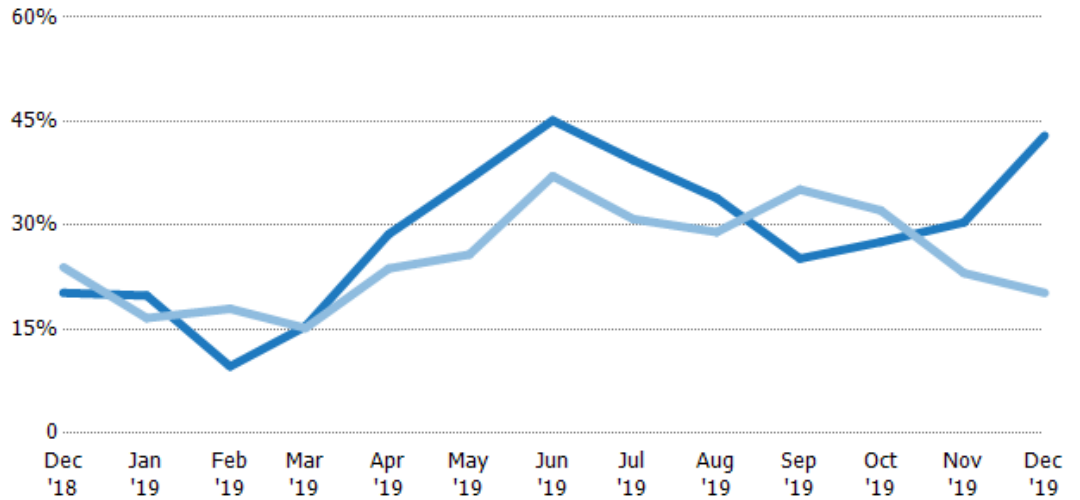
Absorption Rate

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.
Dec '19	43%	-22.7%
Dec '18	20%	3.7%
Dec '17	24%	-39.6%



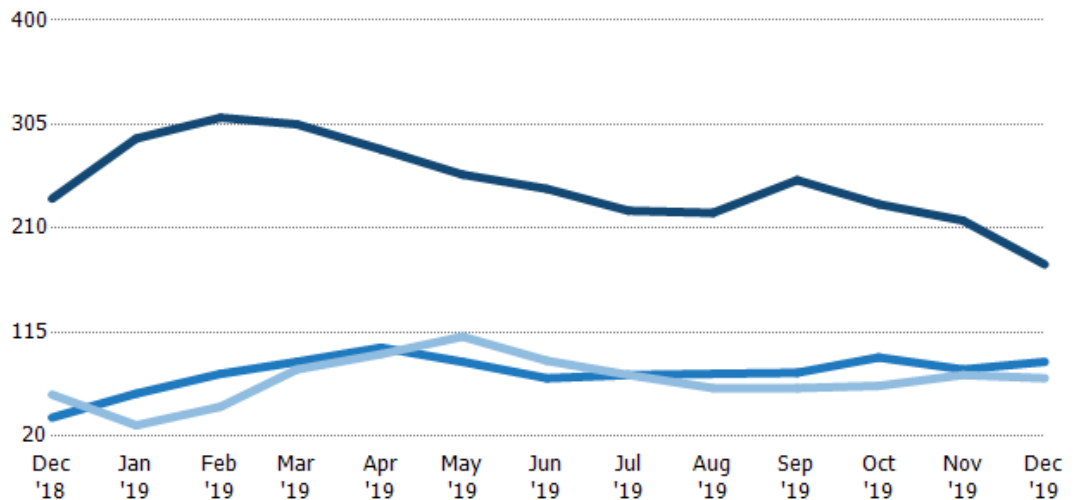
Current Year	20%	20%	10%	15%	29%	37%	45%	39%	34%	25%	28%	30%	43%
Prior Year	24%	17%	18%	15%	24%	26%	37%	31%	29%	35%	32%	23%	20%
Change from Prior Year	4%	-3%	8%	0%	-5%	-11%	-8%	-8%	-5%	10%	5%	-7%	-23%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

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



Active	237	292	311	305	282	259	246	226	224	254	232	217	177
Pending	37	59	77	88	101	88	73	76	77	78	92	81	88
Sold	58	30	47	81	95	111	89	76	64	64	66	76	73

New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

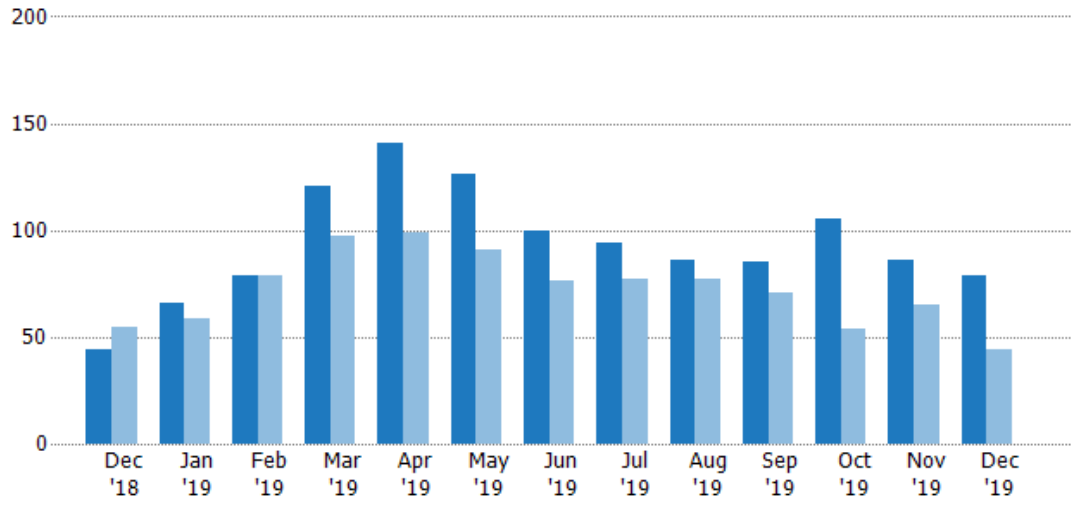
Custom Area: Cave Creek, Arizona

Saved Area

Property Type:

Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Dec '19	79	79.5%
Dec '18	44	-20%
Dec '17	55	27.3%



Current Year	44	66	79	121	141	126	100	94	86	85	105	86	79
Prior Year	55	59	79	97	99	91	76	77	77	71	54	65	44
Percent Change from Prior Year	-20%	12%	0%	25%	42%	38%	32%	22%	12%	20%	94%	32%	80%

New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

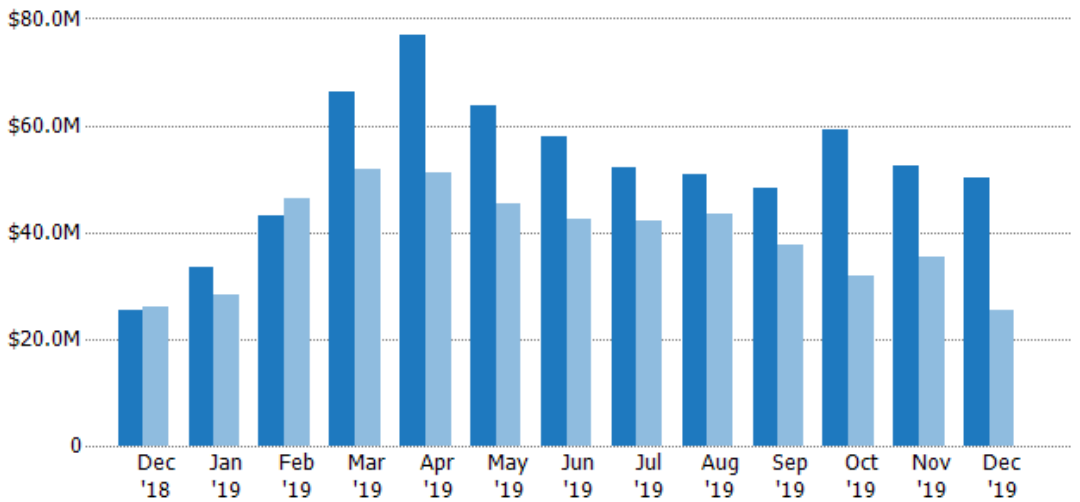
Custom Area: Cave Creek, Arizona

Saved Area

Property Type:

Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Dec '19	\$50.1M	96.6%
Dec '18	\$25.5M	-2.2%
Dec '17	\$26M	33.9%



Current Year	\$25.5M	\$33.3M	\$43M	\$66.1M	\$76.8M	\$63.7M	\$58M	\$52.1M	\$50.8M	\$48.2M	\$59.3M	\$52.4M	\$50.1M
Prior Year	\$26M	\$28.2M	\$46.2M	\$51.8M	\$51M	\$45.3M	\$42.6M	\$42.2M	\$43.4M	\$37.7M	\$31.9M	\$35.3M	\$25.5M
Percent Change from Prior Year	-2%	18%	-7%	28%	51%	41%	36%	23%	17%	28%	86%	48%	97%

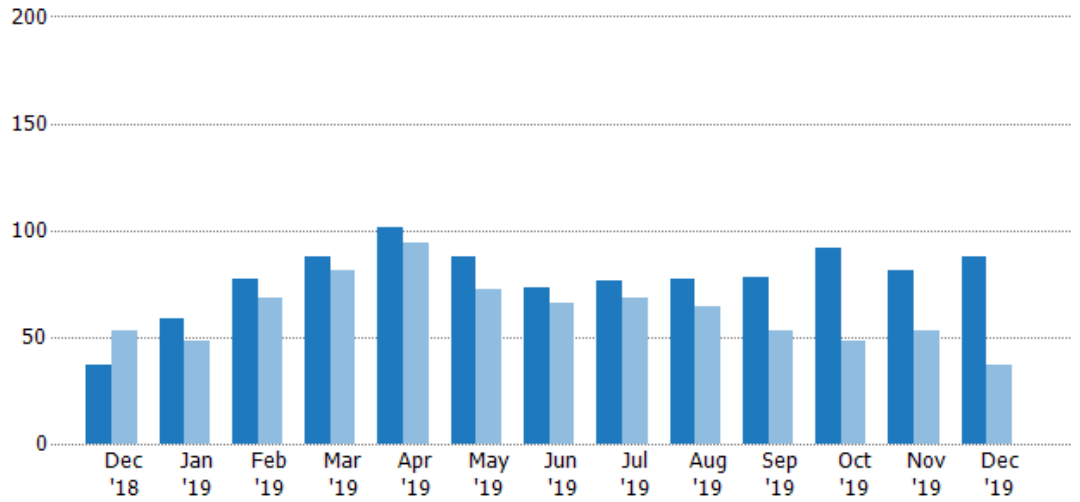
Pending Sales

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.
Dec '19	88	137.8%
Dec '18	37	-30.2%
Dec '17	53	-24.5%



Current Year	37	59	77	88	101	88	73	76	77	78	92	81	88
Prior Year	53	48	68	81	94	72	66	68	64	53	48	53	37
Percent Change from Prior Year	-30%	23%	13%	9%	7%	22%	11%	12%	20%	47%	92%	53%	138%

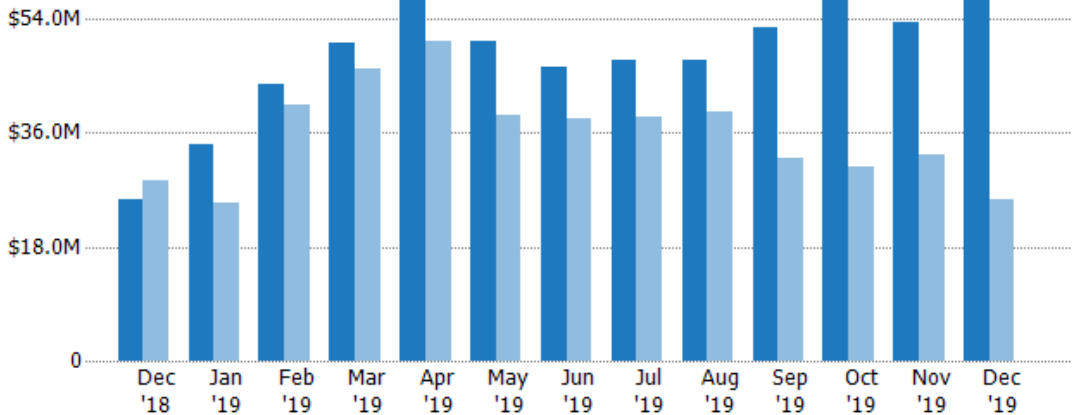
Pending Sales Volume

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.
Dec '19	\$62.9M	145.6%
Dec '18	\$25.6M	-10.4%
Dec '17	\$28.6M	-34%



Current Year	\$25.6M	\$34.3M	\$43.7M	\$50.2M	\$60.1M	\$50.4M	\$46.3M	\$47.5M	\$47.4M	\$52.7M	\$62.4M	\$53.6M	\$62.9M
Prior Year	\$28.6M	\$24.9M	\$40.5M	\$46.1M	\$50.3M	\$38.9M	\$38.3M	\$38.5M	\$39.2M	\$32.1M	\$30.6M	\$32.6M	\$25.6M
Percent Change from Prior Year	-10%	38%	8%	9%	19%	30%	21%	23%	21%	64%	104%	64%	146%

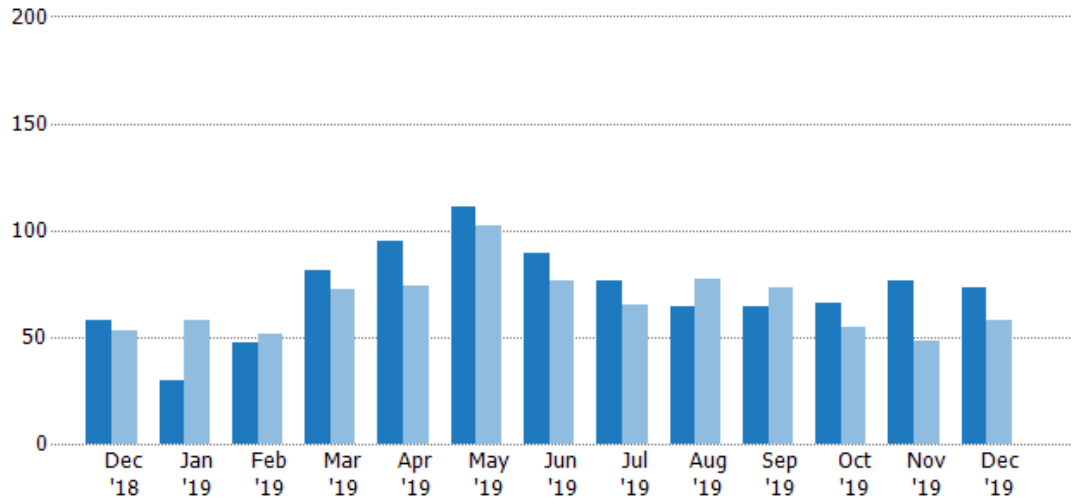
Closed Sales

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.
Dec '19	73	25.9%
Dec '18	58	9.4%
Dec '17	53	28.3%



Current Year	58	30	47	81	95	111	89	76	64	64	66	76	73
Prior Year	53	58	51	72	74	102	76	65	77	73	55	48	58
Percent Change from Prior Year	9%	-48%	-8%	13%	28%	9%	17%	17%	-17%	-12%	20%	58%	26%

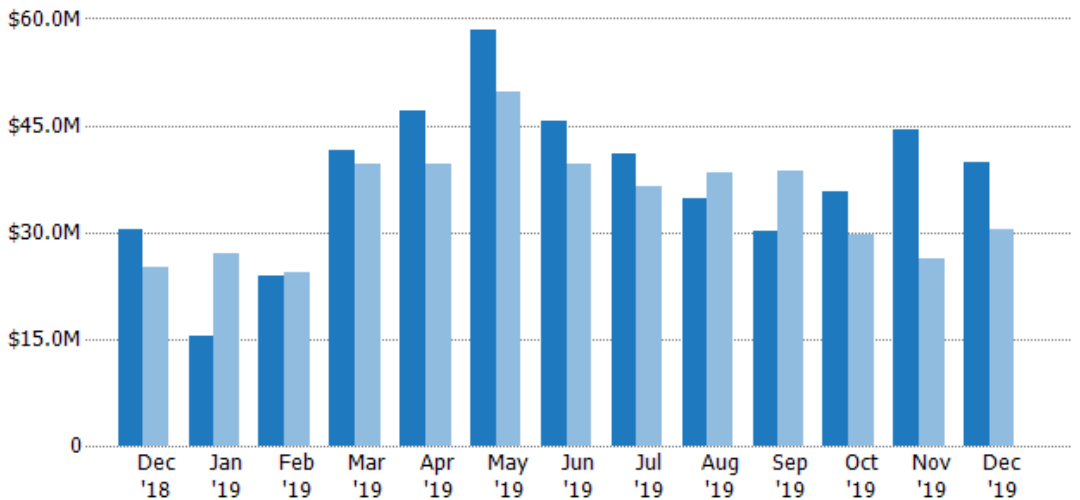
Closed Sales Volume

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.
Dec '19	\$39.8M	31.4%
Dec '18	\$30.3M	20.6%
Dec '17	\$25.1M	35%



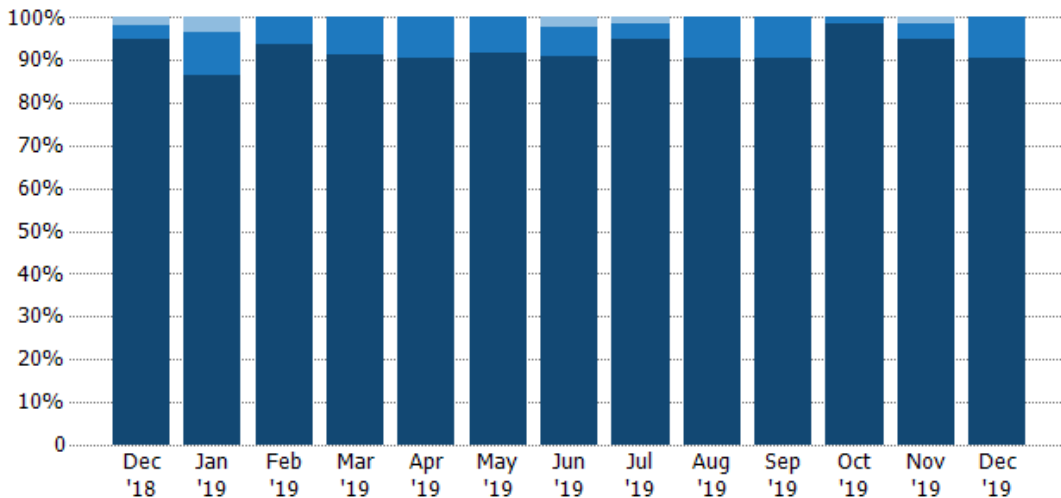
Current Year	\$30.3M	\$15.5M	\$23.9M	\$41.4M	\$47M	\$58.4M	\$45.7M	\$41.1M	\$34.6M	\$30.3M	\$35.7M	\$44.4M	\$39.8M
Prior Year	\$25.1M	\$27.1M	\$24.4M	\$39.5M	\$39.7M	\$49.6M	\$39.5M	\$36.5M	\$38.3M	\$38.7M	\$29.7M	\$26.2M	\$30.3M
Percent Change from Prior Year	21%	-43%	-2%	5%	18%	18%	16%	13%	-10%	-22%	20%	70%	31%

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



Mobile/Manufactured

2% 3% - - - - 2% 1% - - - 1% -

Condo/Townhouse

3% 10% 6% 9% 9% 8% 7% 4% 9% 9% 2% 4% 10%

Single Family Residence

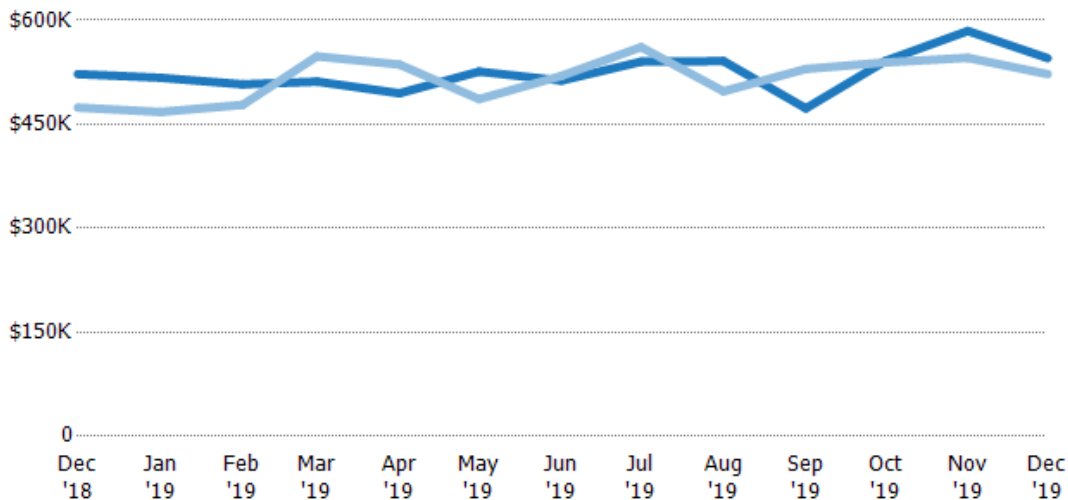
95% 87% 94% 91% 91% 92% 91% 95% 91% 91% 98% 95% 90%

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.
Dec '19	\$545K	4.4%
Dec '18	\$522K	10.2%
Dec '17	\$474K	5.2%

Current Year

\$522K \$517K \$508K \$512K \$495K \$526K \$513K \$540K \$541K \$473K \$541K \$585K \$545K

Prior Year

\$474K \$468K \$478K \$548K \$536K \$486K \$520K \$561K \$498K \$530K \$539K \$546K \$522K

Percent Change from Prior Year

10% 11% 6% -7% -8% 8% -1% -4% 9% -11% 0% 7% 4%

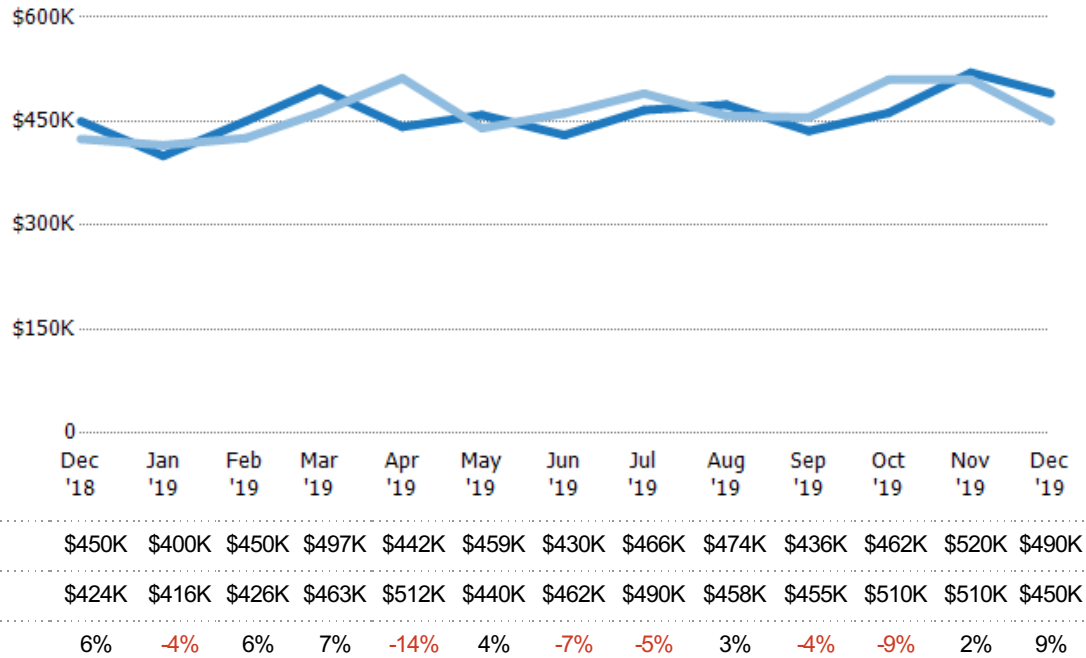
Median Sales Price

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.
Dec '19	\$490K	8.9%
Dec '18	\$450K	6.1%
Dec '17	\$424K	1.3%



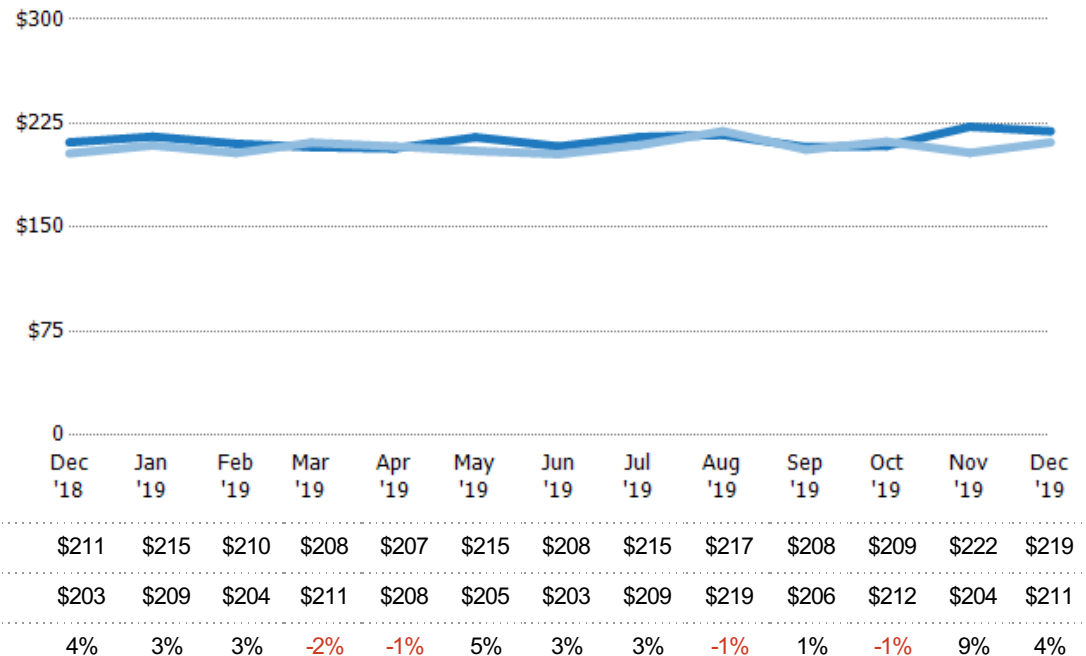
Average Sales Price per Sq Ft

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.
Dec '19	\$219	3.8%
Dec '18	\$211	3.9%
Dec '17	\$203	-3.5%



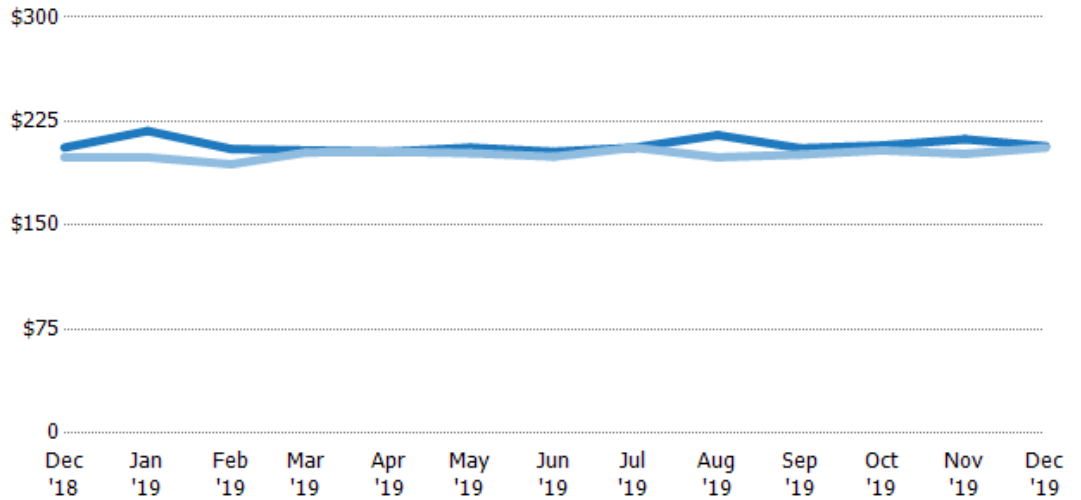
Median Sales Price per Sq Ft

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.
Dec '19	\$207	0.5%
Dec '18	\$206	3.5%
Dec '17	\$199	-4.8%



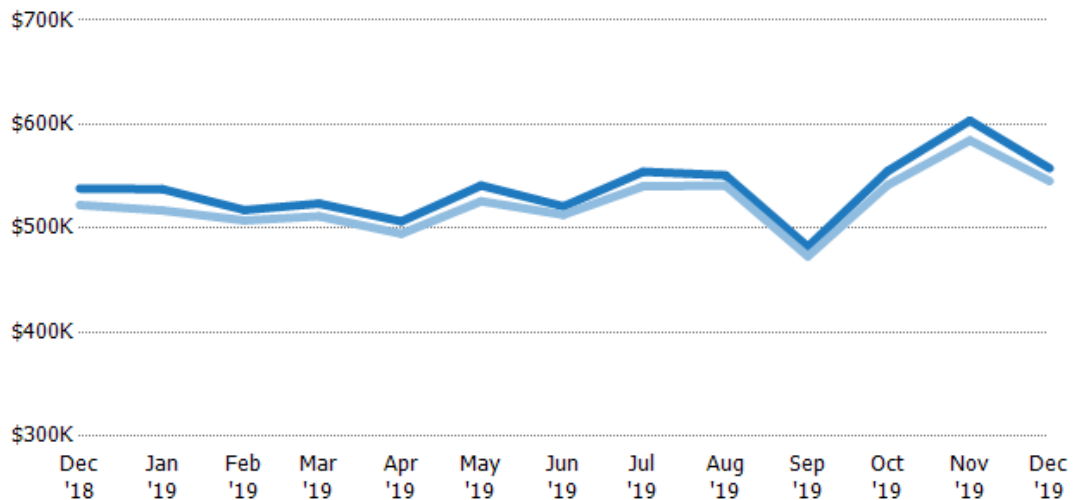
Current Year	\$206	\$218	\$205	\$204	\$203	\$206	\$203	\$206	\$215	\$206	\$208	\$212	\$207
Prior Year	\$199	\$199	\$194	\$203	\$203	\$202	\$200	\$206	\$199	\$201	\$204	\$202	\$206
Percent Change from Prior Year	4%	10%	6%	1%	0%	2%	2%	0%	8%	2%	2%	5%	0%

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



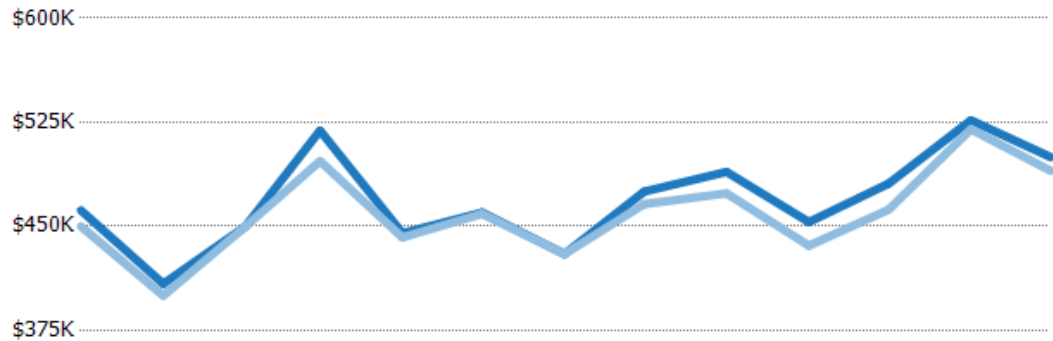
Avg List Price	\$538K	\$538K	\$518K	\$524K	\$507K	\$541K	\$521K	\$554K	\$551K	\$482K	\$555K	\$604K	\$558K
Avg Sales Price	\$522K	\$517K	\$508K	\$512K	\$495K	\$526K	\$513K	\$540K	\$541K	\$473K	\$541K	\$585K	\$545K
Avg Sales Price as a % of Avg List Price	97%	96%	98%	98%	98%	97%	98%	97%	98%	98%	98%	97%	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



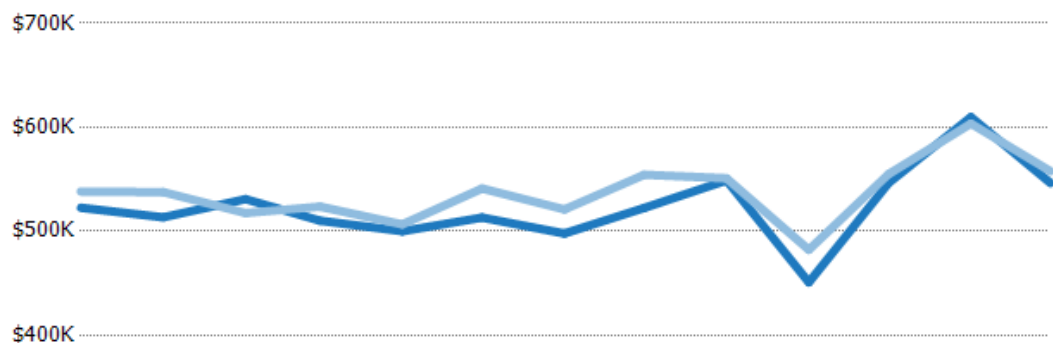
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median List Price	\$462K	\$409K	\$450K	\$519K	\$445K	\$460K	\$430K	\$475K	\$489K	\$453K	\$481K	\$526K	\$500K
Median Sales Price	\$450K	\$400K	\$450K	\$497K	\$442K	\$459K	\$430K	\$466K	\$474K	\$436K	\$462K	\$520K	\$490K
Med Sales Price as a % of Med List Price	98%	98%	100%	96%	99%	100%	100%	98%	97%	96%	96%	99%	98%

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



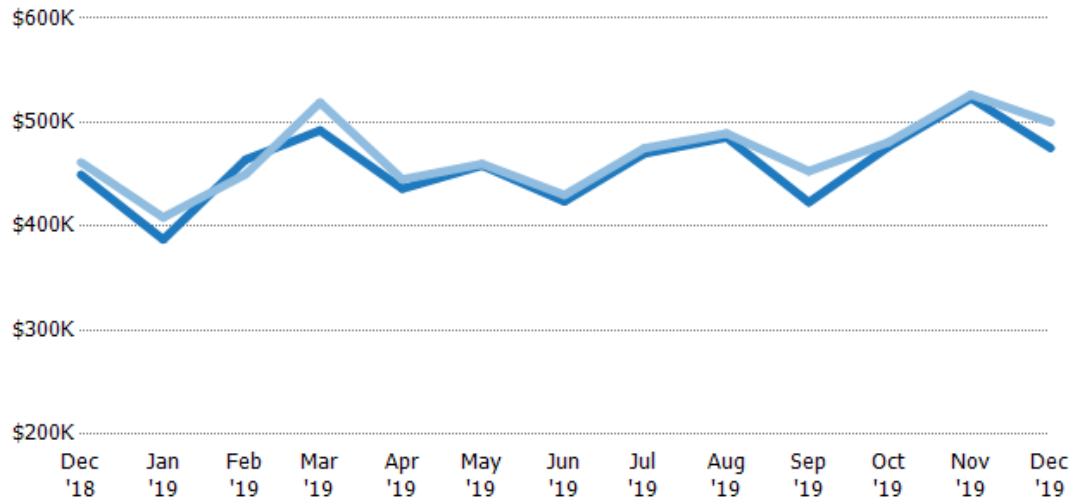
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Avg Est Value	\$523K	\$513K	\$531K	\$510K	\$500K	\$513K	\$498K	\$522K	\$549K	\$451K	\$546K	\$610K	\$546K
Avg Sales Price	\$538K	\$538K	\$518K	\$524K	\$507K	\$541K	\$521K	\$554K	\$551K	\$482K	\$555K	\$604K	\$558K
Avg Sales Price as a % of Avg Est Value	103%	105%	97%	103%	101%	105%	105%	106%	100%	107%	102%	99%	102%

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



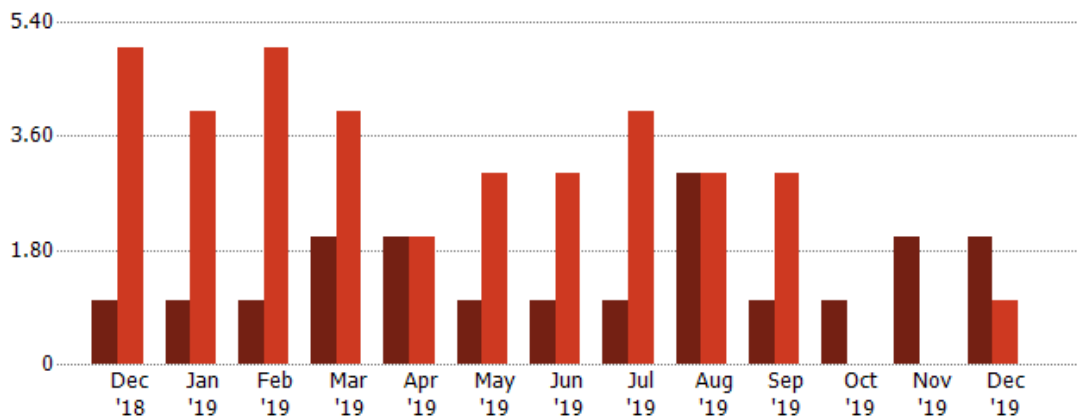
Median Est Value	\$450K	\$387K	\$464K	\$492K	\$436K	\$458K	\$424K	\$470K	\$485K	\$423K	\$477K	\$523K	\$475K
Median Sales Price	\$462K	\$409K	\$450K	\$519K	\$445K	\$460K	\$430K	\$475K	\$489K	\$453K	\$481K	\$526K	\$500K
Med Sales Price as a % of Med Est Value	103%	105%	97%	105%	102%	100%	101%	101%	101%	107%	101%	101%	105%

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



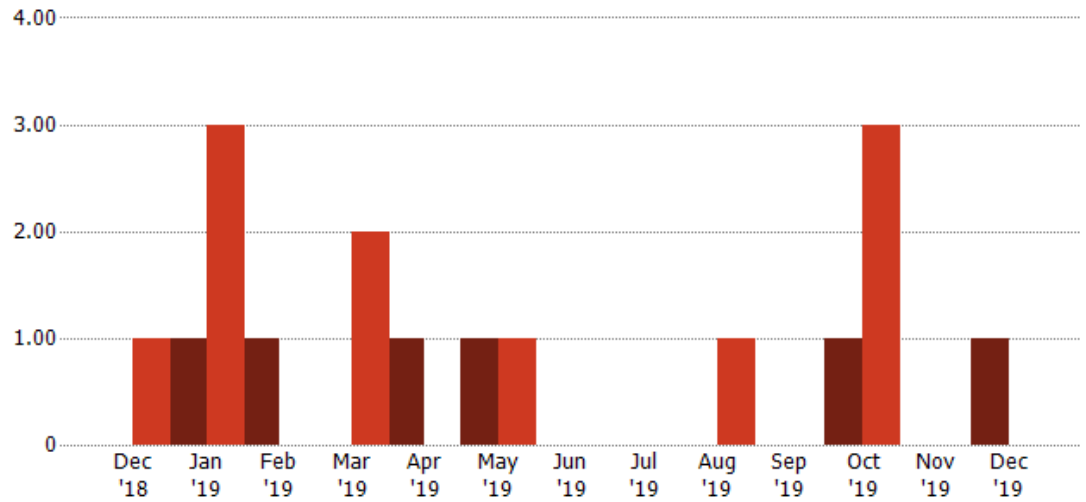
Current Year	1	1	1	2	2	1	1	1	3	1	1	2	2
Prior Year	5	4	5	4	2	3	3	4	3	3	-	-	1
Percent Change from Prior Year	-80%	-75%	-80%	-50%	0%	-67%	-67%	-75%	0%	-67%	100%	100%	100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



Current Year	-	1	1	-	1	1	-	-	-	-	1	-	1
Prior Year	1	3	-	2	-	1	-	-	1	-	3	-	-
Percent Change from Prior Year	-100%	-67%	100%	-100%	100%	0%	-	-	-100%	-	-67%	-	100%



Sales Activity by ZIP

Dec 2019

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	88	\$62,869,579	73	\$39,811,719	\$545,366	\$490,000	\$215	\$199	42