



**2020**

# **CAVE CREEK MARKET REPORT March 2020**



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	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	97	106	-8.5%	270	328	-17.7%
New Listing Volume	\$59,089,611	\$58,066,438	+1.8%	\$177,856,023	\$198,617,994	-10.5%
Active Listing Count	–	295	–	N/A	N/A	
Active Listing Volume	–	\$221,888,130	–	N/A	N/A	
Average Listing Price	–	\$752,163	–	\$893,514	\$758,534	+17.8%
Median Listing Price	–	\$599,000	–	\$701,615	\$594,411	+18%
Average Listing Price per Sq Ft	–	\$248	–	\$283	\$247	+14.7%
Median Listing Price per Sq Ft	–	\$214	–	\$239	\$214	+11.6%
Median Days in RPR	–	60	–	46.43	57.93	-19.9%
Months of Inventory	–	6.3	-100%	2.5	5.2	-52.4%
Absorption Rate	–	15.93%	–	40.67%	19.36%	+21.3%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	92	119	-22.7%	297	261	+13.8%
New Pending Sales Volume	\$54,086,044	\$64,904,923	-16.7%	\$188,659,152	\$139,183,005	+35.5%
Pending Sales Count	–	86	–	N/A	N/A	
Pending Sales Volume	–	\$49,024,019	–	N/A	N/A	
Closed Sales Count	70	81	-13.6%	182	157	+15.9%
Closed Sales Volume	\$38,024,156	\$41,433,730	-8.2%	\$106,206,695	\$80,473,661	+32%
Average Sales Price	\$543,202	\$511,528	+6.2%	\$583,553	\$512,571	+13.8%
Median Sales Price	\$499,500	\$497,000	+0.5%	\$526,978	\$465,936	+13.1%
Average Sales Price per Sq Ft	\$226	\$208	+8.7%	\$230	\$210	+9.5%
Median Sales Price per Sq Ft	\$221	\$204	+8.1%	\$227	\$207	+9.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	–	2	–	N/A	N/A	

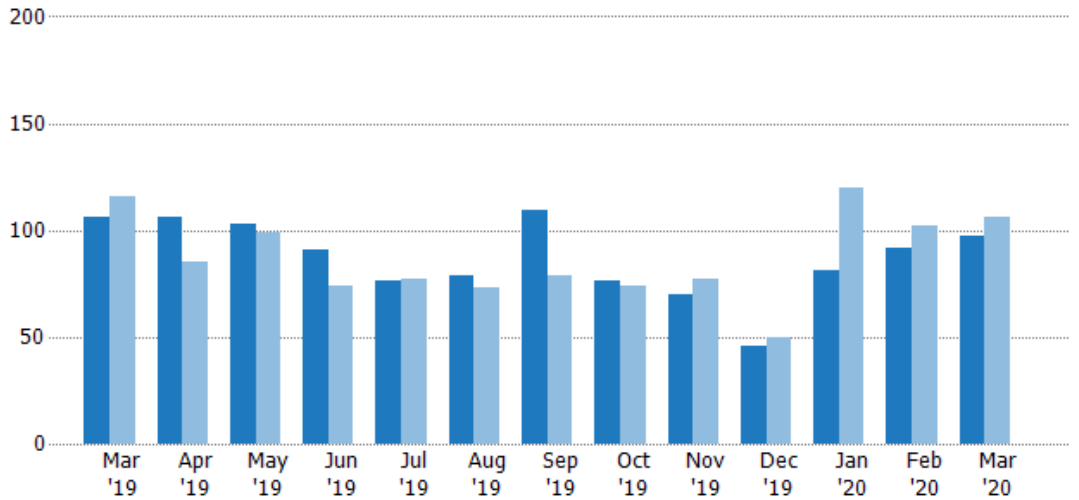
## New Listings

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.
Mar '20	97	-8.5%
Mar '19	106	-8.6%
Mar '18	116	-13.8%



Current Year	106	106	103	91	76	79	109	76	70	46	81	92	97
Prior Year	116	85	99	74	77	73	79	74	77	50	120	102	106
Percent Change from Prior Year	-9%	25%	4%	23%	-1%	8%	38%	3%	-9%	-8%	-33%	-10%	-8%

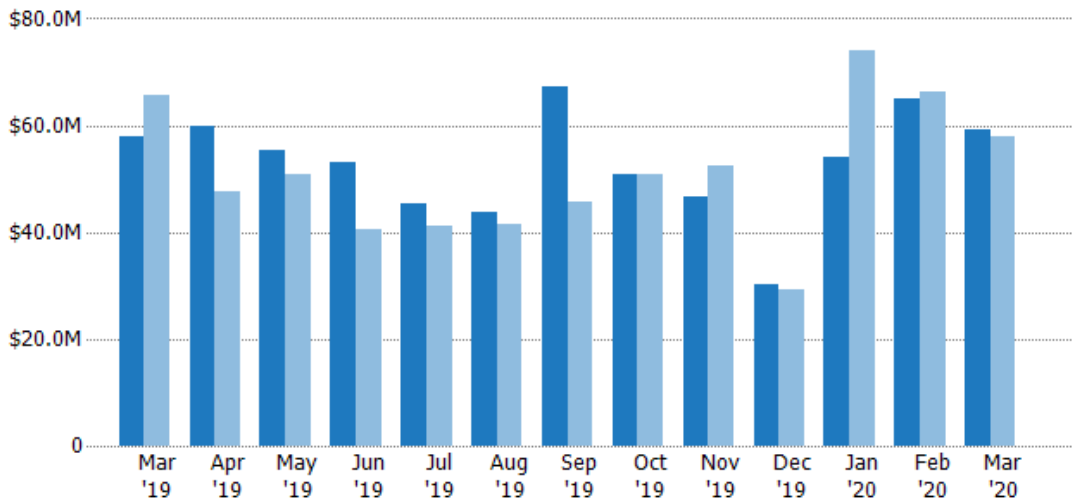
## New Listing Volume

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.
Mar '20	\$59.1M	1.8%
Mar '19	\$58.1M	-11.8%
Mar '18	\$65.8M	-23.4%



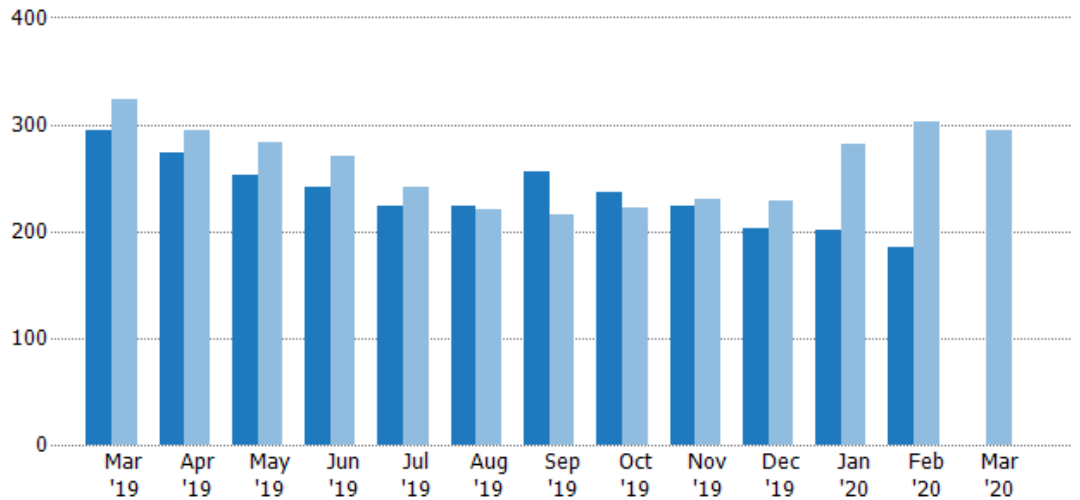
Current Year	\$58.1M	\$59.8M	\$55.4M	\$53.2M	\$45.5M	\$43.6M	\$67.4M	\$50.8M	\$46.6M	\$30.4M	\$53.9M	\$64.8M	\$59.1M
Prior Year	\$65.8M	\$47.5M	\$50.8M	\$40.4M	\$41.1M	\$41.6M	\$45.8M	\$50.7M	\$52.6M	\$29.1M	\$74.2M	\$66.4M	\$58.1M
Percent Change from Prior Year	-12%	26%	9%	32%	11%	5%	47%	0%	-11%	4%	-27%	-2%	2%

## 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



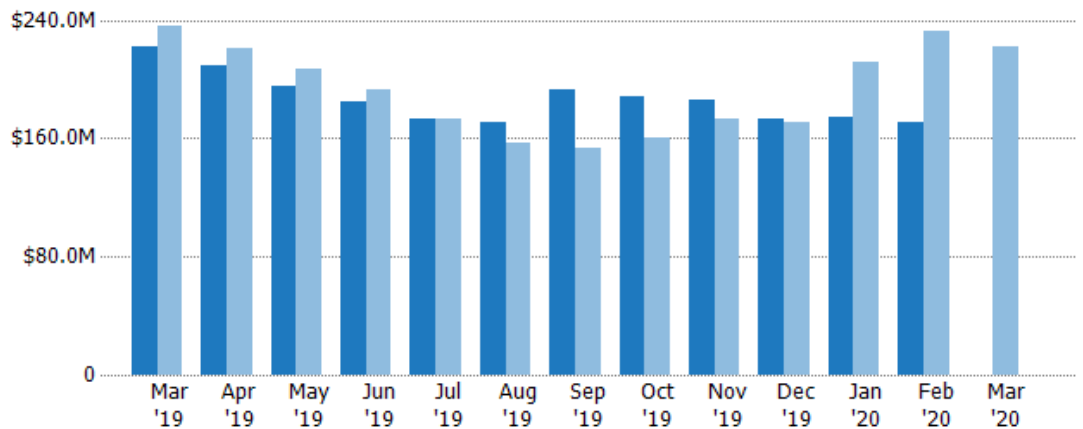
Current Year	295	274	252	241	224	223	255	236	223	202	201	185	-
Prior Year	324	295	283	271	242	220	215	222	230	228	281	302	295
Percent Change from Prior Year	-9%	-7%	-11%	-11%	-7%	1%	19%	6%	-3%	-11%	-28%	-39%	-100%

## 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



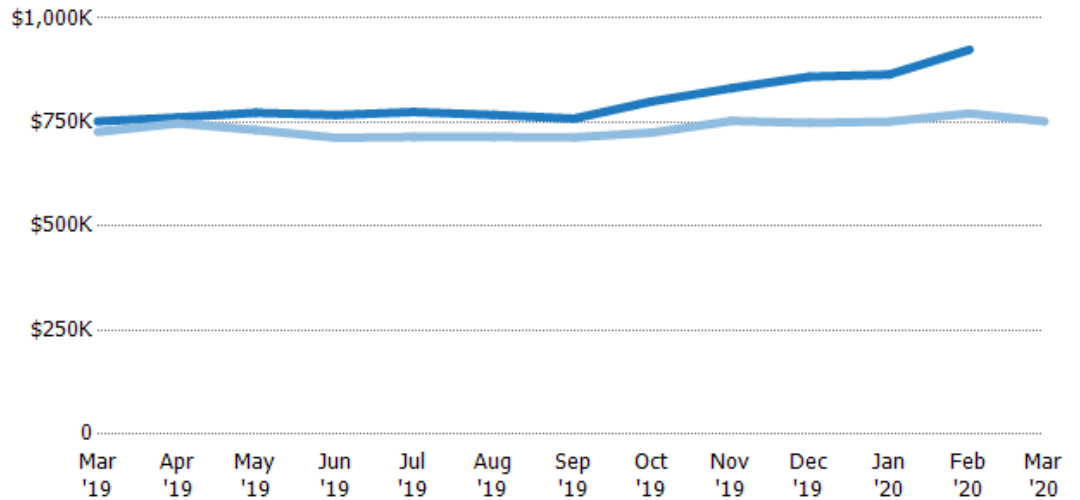
Current Year	\$222M	\$209M	\$195M	\$185M	\$174M	\$171M	\$193M	\$189M	\$186M	\$174M	\$174M	\$171M	-
Prior Year	\$236M	\$220M	\$207M	\$193M	\$173M	\$157M	\$153M	\$161M	\$173M	\$171M	\$211M	\$233M	\$222M
Percent Change from Prior Year	-6%	-5%	-6%	-4%	0%	9%	26%	17%	7%	2%	-18%	-27%	-100%

## 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



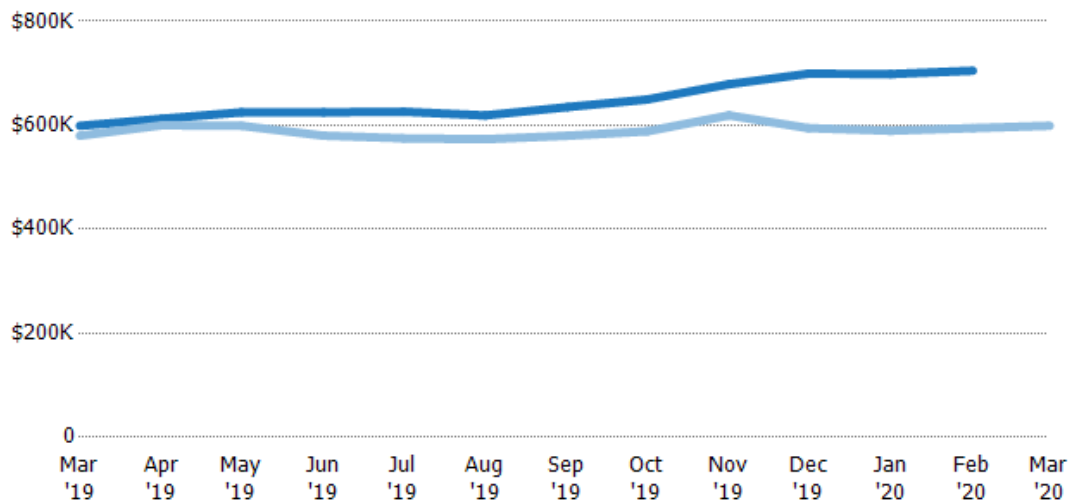
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$752K	\$762K	\$773K	\$767K	\$775K	\$768K	\$759K	\$800K	\$832K	\$859K	\$865K	\$924K	-
Prior Year	\$727K	\$747K	\$731K	\$713K	\$715K	\$715K	\$714K	\$725K	\$753K	\$749K	\$752K	\$771K	\$752K
Percent Change from Prior Year	3%	2%	6%	8%	8%	7%	6%	10%	10%	15%	15%	20%	-100%

## 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



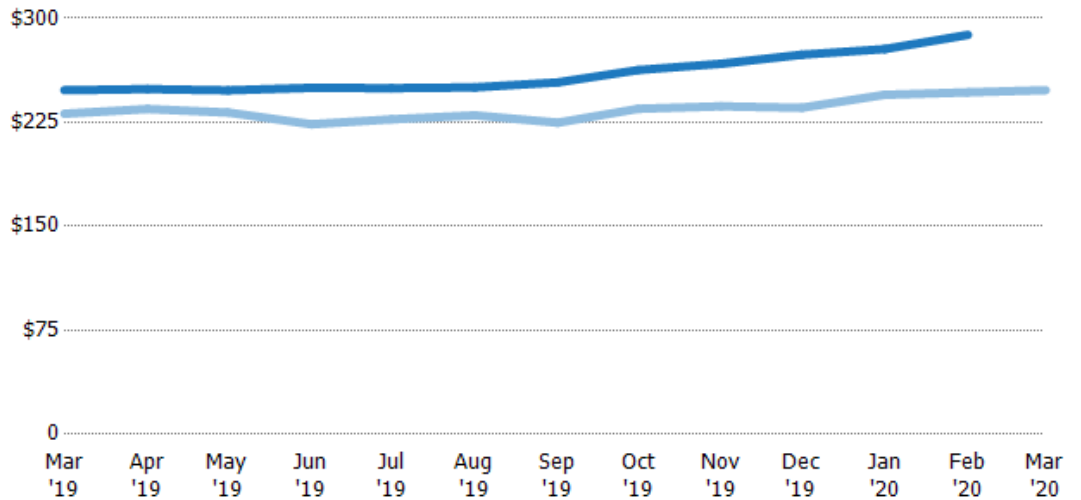
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$599K	\$613K	\$625K	\$625K	\$626K	\$619K	\$635K	\$650K	\$679K	\$699K	\$699K	\$705K	-
Prior Year	\$580K	\$600K	\$599K	\$580K	\$575K	\$573K	\$580K	\$588K	\$619K	\$594K	\$589K	\$595K	\$599K
Percent Change from Prior Year	3%	2%	4%	8%	9%	8%	10%	10%	10%	18%	18%	19%	-100%

## 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



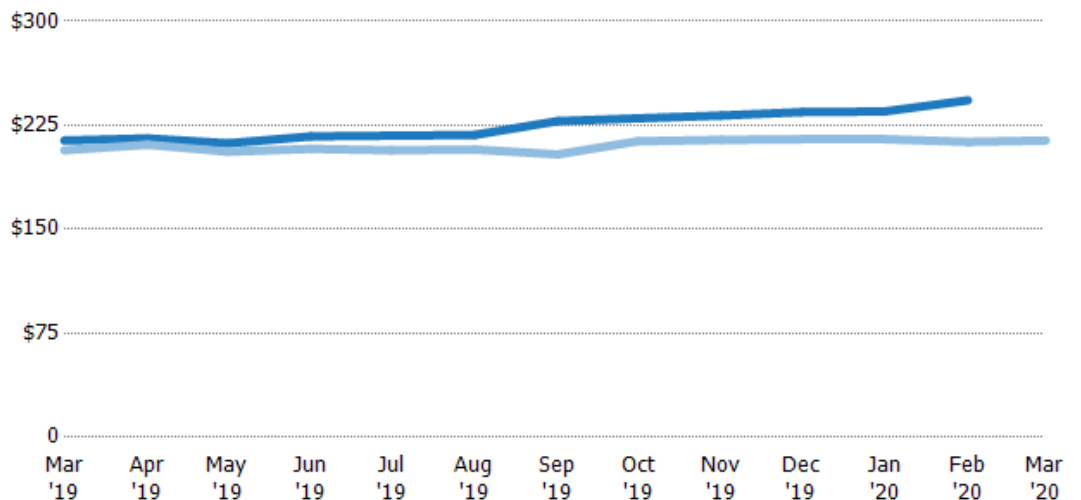
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$248	\$249	\$248	\$250	\$250	\$250	\$254	\$263	\$267	\$274	\$278	\$288	-
Prior Year	\$231	\$235	\$232	\$224	\$227	\$230	\$225	\$235	\$237	\$235	\$245	\$247	\$248
Percent Change from Prior Year	7%	6%	7%	12%	10%	9%	13%	12%	13%	16%	13%	17%	-100%

## 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



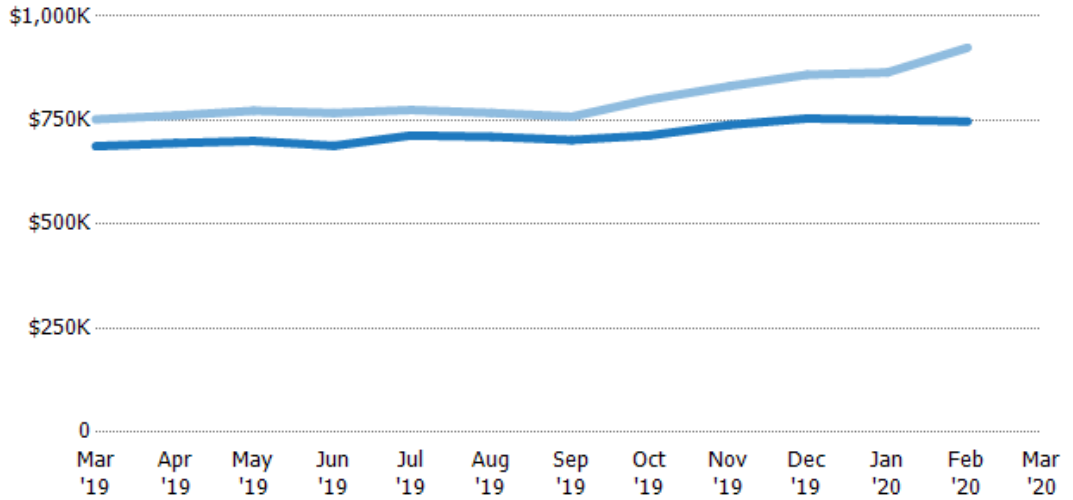
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$214	\$216	\$212	\$217	\$218	\$218	\$228	\$230	\$232	\$235	\$235	\$243	-
Prior Year	\$207	\$211	\$206	\$208	\$207	\$208	\$204	\$214	\$215	\$215	\$215	\$213	\$214
Percent Change from Prior Year	3%	2%	3%	4%	5%	5%	12%	8%	8%	9%	9%	14%	-100%

## 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

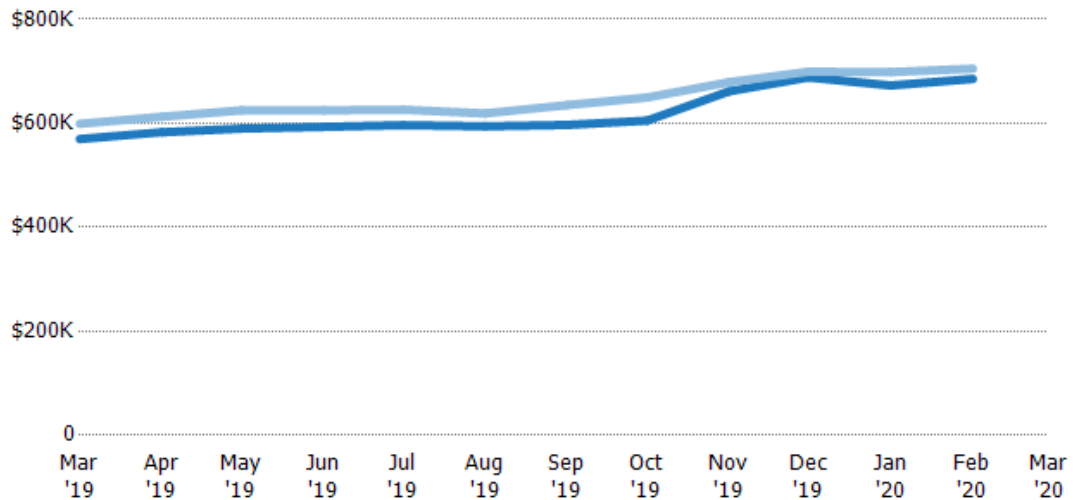


## Median Listing Price vs Median Est Value

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

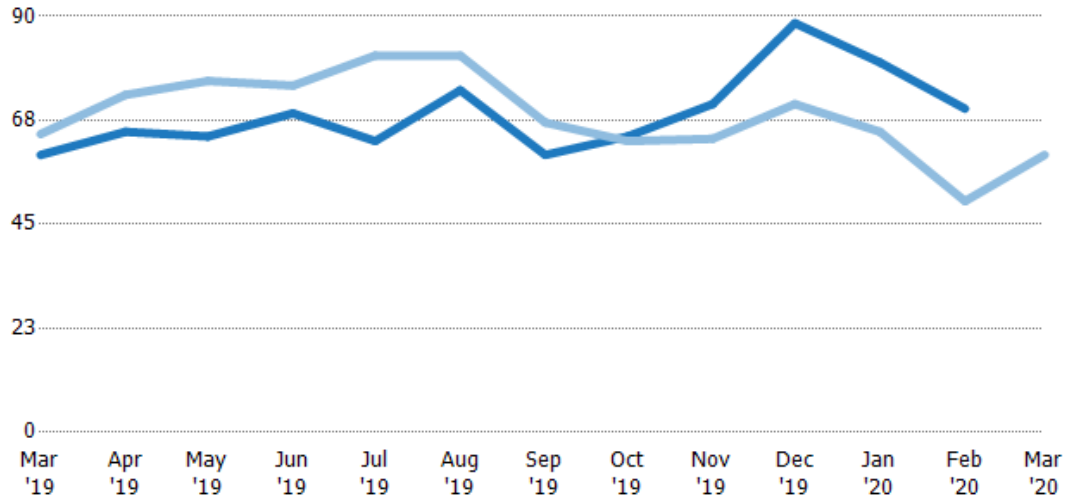


## Median Days in RPR

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



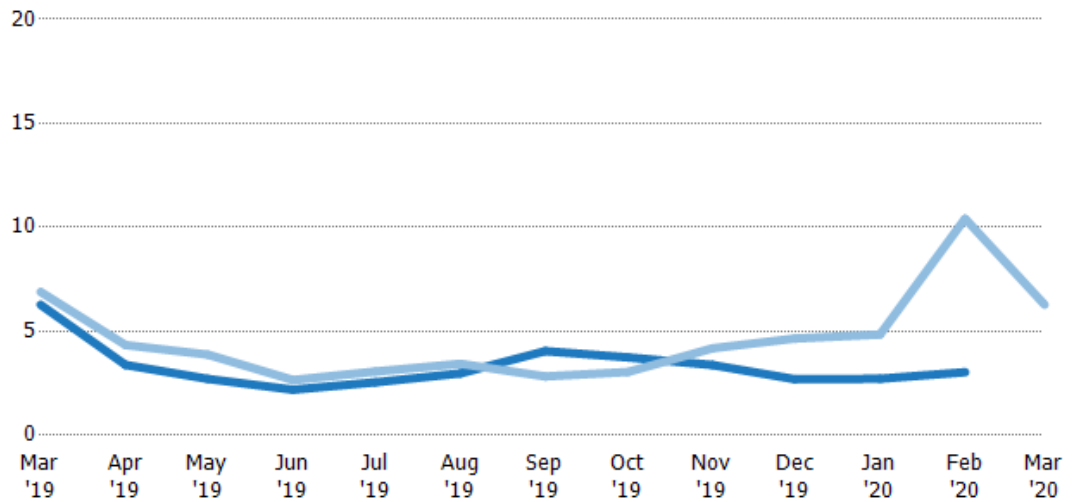
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	60	65	64	69	63	74	60	64	71	88.5	80	70	-
Prior Year	64.5	73	76	75	81.5	81.5	67	63	63.5	71	65	50	60
Percent Change from Prior Year	-7%	-11%	-16%	-8%	-23%	-9%	-10%	2%	12%	25%	23%	40%	-100%

## 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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	6.28	3.38	2.71	2.19	2.55	2.97	4.05	3.75	3.38	2.69	2.72	3.03	-
Prior Year	6.89	4.34	3.88	2.66	3.06	3.44	2.83	3.04	4.18	4.65	4.84	10.4	6.28
Percent Change from Prior Year	-9%	-22%	-30%	-18%	-17%	-14%	43%	23%	-19%	-42%	-44%	-71%	-100%

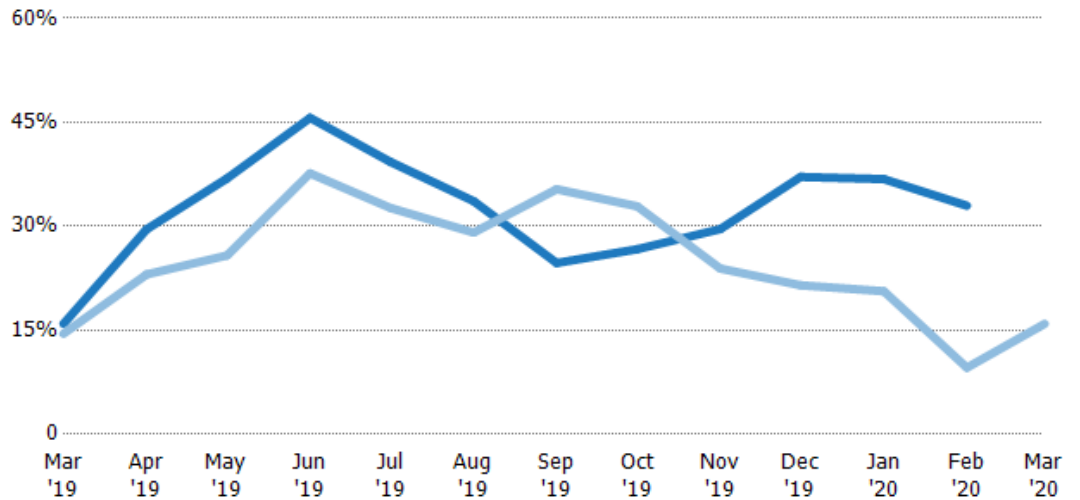


## Absorption Rate

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



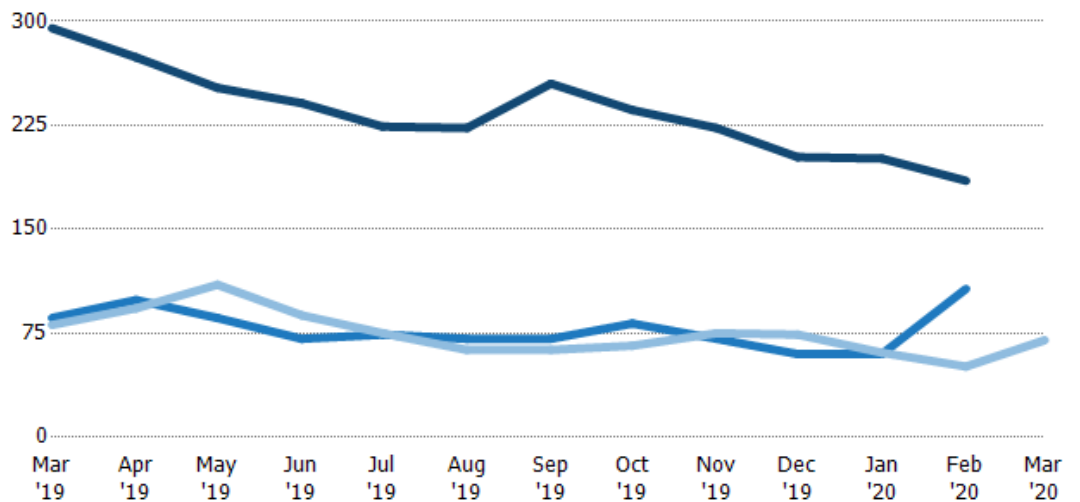
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	16%	30%	37%	46%	39%	34%	25%	27%	30%	37%	37%	33%	-
Prior Year	15%	23%	26%	38%	33%	29%	35%	33%	24%	21%	21%	10%	16%
Change from Prior Year	-1%	-7%	-11%	-8%	-7%	-5%	11%	6%	-6%	-16%	-16%	-23%	16%

## 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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	295	274	252	241	224	223	255	236	223	202	201	185	-
Pending	86	99	86	71	74	71	71	82	71	60	60	107	-
Sold	81	93	110	88	75	63	63	66	75	74	61	51	70

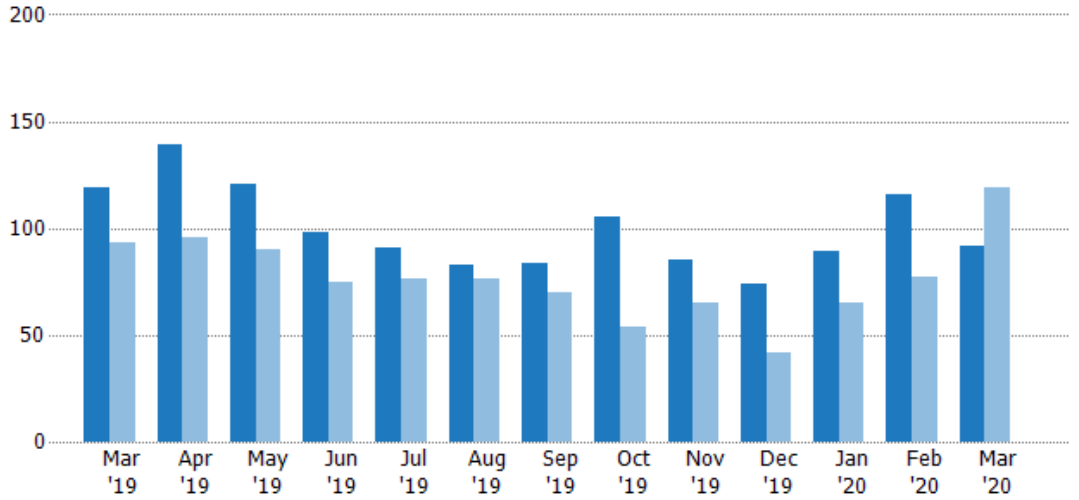
## New Pending Sales

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.
Mar '20	92	-22.7%
Mar '19	119	28%
Mar '18	93	-30.1%



Current Year	119	139	121	98	91	83	84	105	85	74	89	116	92
Prior Year	93	96	90	75	76	76	70	54	65	42	65	77	119
Percent Change from Prior Year	28%	45%	34%	31%	20%	9%	20%	94%	31%	76%	37%	51%	-23%

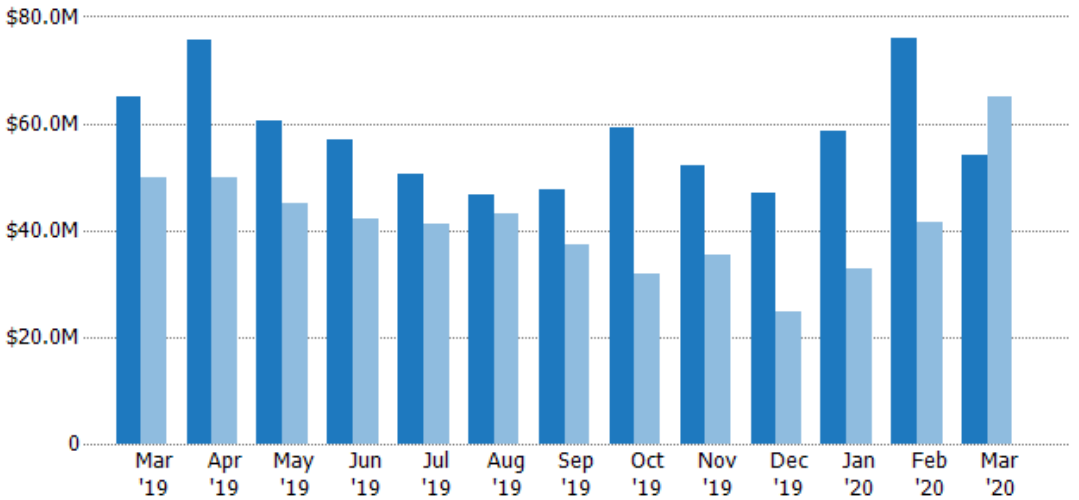
## New Pending Sales Volume

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.
Mar '20	\$54.1M	-16.7%
Mar '19	\$64.9M	30%
Mar '18	\$49.9M	-36.9%



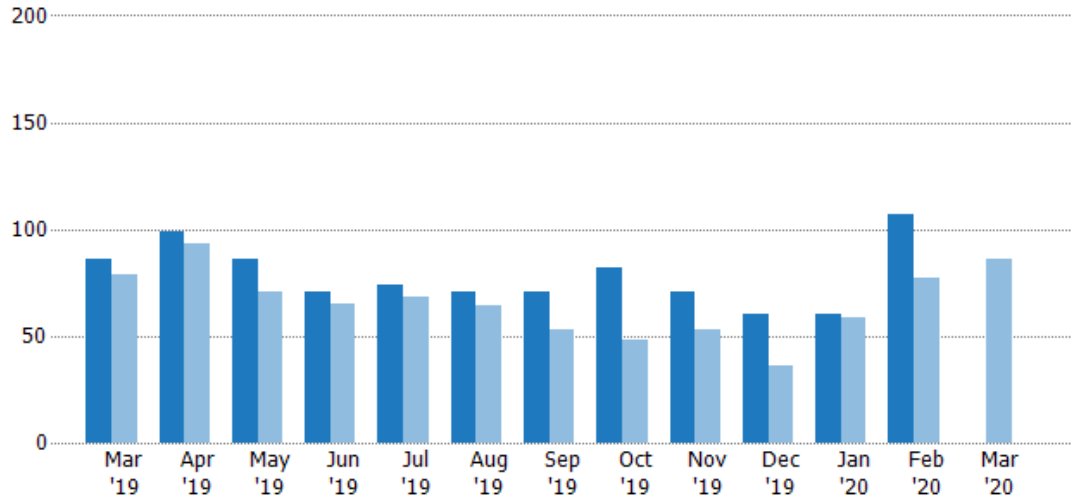
Current Year	\$64.9M	\$75.8M	\$60.5M	\$56.9M	\$50.6M	\$46.6M	\$47.6M	\$59.3M	\$52.1M	\$46.9M	\$58.6M	\$76M	\$54.1M
Prior Year	\$49.9M	\$49.9M	\$45M	\$42M	\$41M	\$43.2M	\$37.3M	\$31.9M	\$35.4M	\$24.8M	\$32.8M	\$41.5M	\$64.9M
Percent Change from Prior Year	30%	52%	34%	35%	23%	8%	28%	86%	47%	89%	79%	83%	-17%

## 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



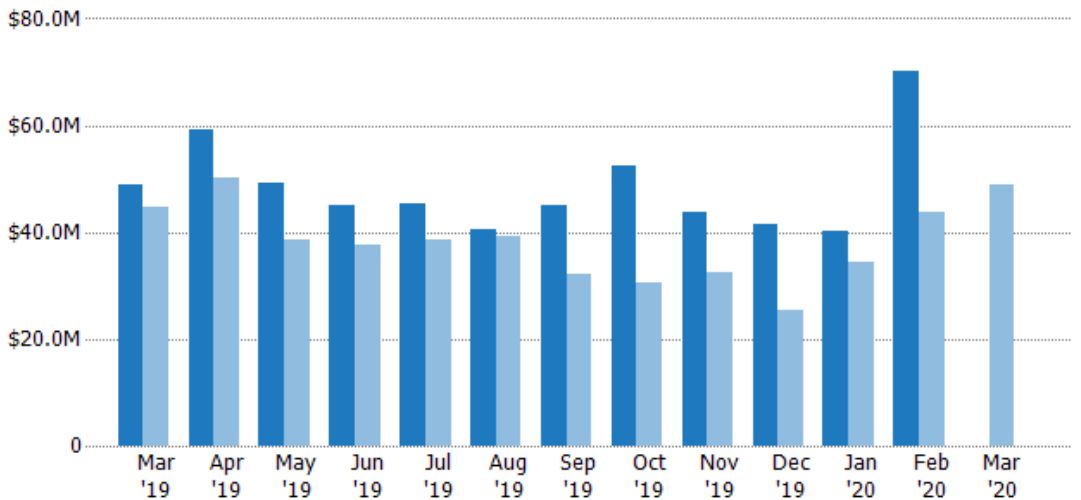
Current Year	86	99	86	71	74	71	71	82	71	60	60	107	-
Prior Year	79	93	71	65	68	64	53	48	53	36	59	77	86
Percent Change from Prior Year	9%	6%	21%	9%	9%	11%	34%	71%	34%	67%	2%	39%	-100%

## 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



Current Year	\$49M	\$59.1M	\$49.4M	\$45.1M	\$45.5M	\$40.4M	\$45.1M	\$52.5M	\$43.9M	\$41.6M	\$40.1M	\$70.1M	-
Prior Year	\$44.9M	\$50.2M	\$38.6M	\$37.7M	\$38.5M	\$39.2M	\$32.1M	\$30.6M	\$32.6M	\$25.3M	\$34.3M	\$43.7M	\$49M
Percent Change from Prior Year	9%	18%	28%	20%	18%	3%	41%	71%	34%	65%	17%	60%	-100%

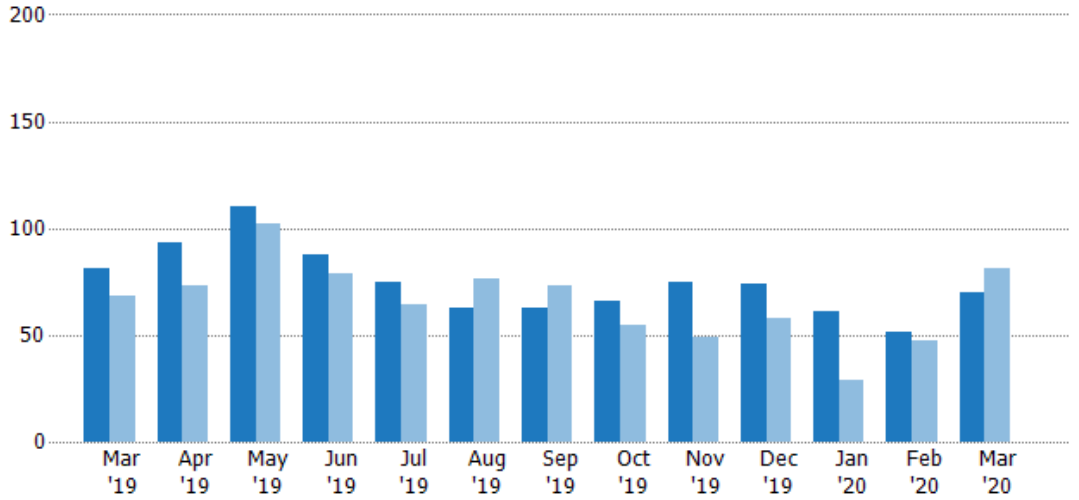
## Closed Sales

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.
Mar '20	70	-13.6%
Mar '19	81	19.1%
Mar '18	68	8.8%



Current Year	81	93	110	88	75	63	63	66	75	74	61	51	70
Prior Year	68	73	102	79	64	76	73	55	49	58	29	47	81
Percent Change from Prior Year	19%	27%	8%	11%	17%	-17%	-14%	20%	53%	28%	110%	9%	-14%

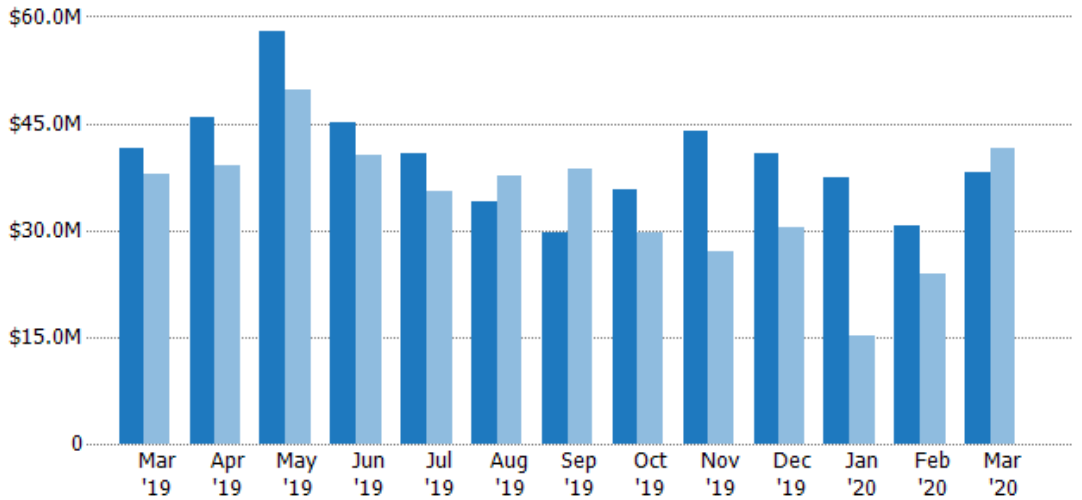
## Closed Sales Volume

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.
Mar '20	\$38M	-8.2%
Mar '19	\$41.4M	9.7%
Mar '18	\$37.8M	-5.2%



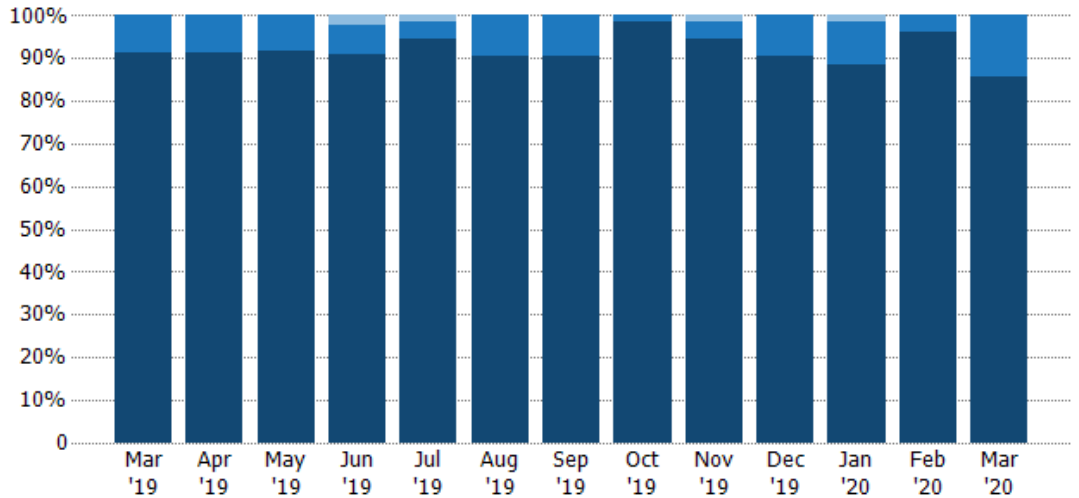
Current Year	\$41.4M	\$45.9M	\$57.9M	\$45.2M	\$40.7M	\$34M	\$29.7M	\$35.7M	\$43.8M	\$40.7M	\$37.5M	\$30.7M	\$38M
Prior Year	\$37.8M	\$39.1M	\$49.6M	\$40.6M	\$35.3M	\$37.7M	\$38.7M	\$29.7M	\$27M	\$30.3M	\$15.2M	\$23.9M	\$41.4M
Percent Change from Prior Year	10%	17%	17%	11%	15%	-10%	-23%	20%	62%	34%	147%	29%	-8%

## 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



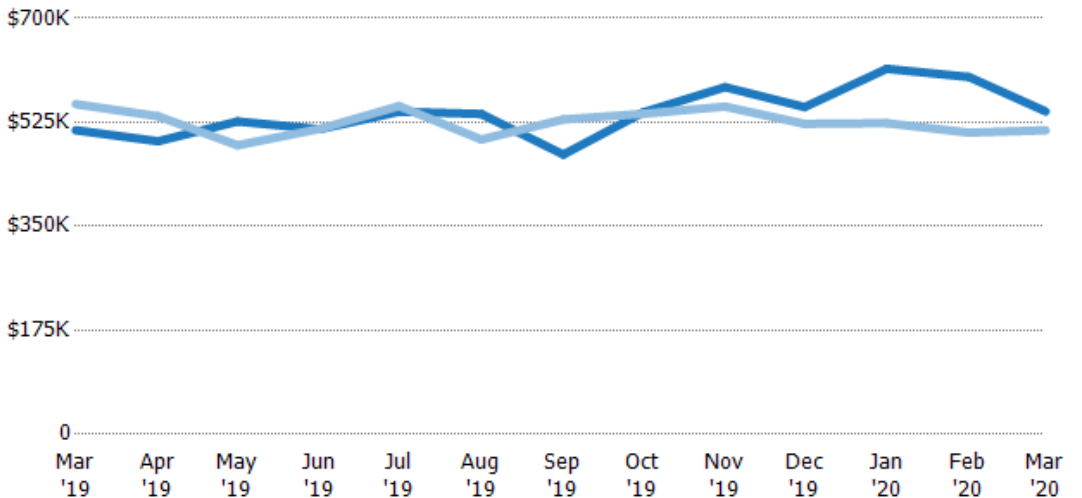
Property Type	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Mobile/Manufactured	-	-	-	2%	1%	-	-	-	1%	-	2%	-	-
Condo/Townhouse	9%	9%	8%	7%	4%	10%	10%	2%	4%	9%	10%	4%	14%
Single Family Residence	91%	91%	92%	91%	95%	90%	90%	98%	95%	91%	89%	96%	86%

## 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.
Mar '20	\$543K	6.2%
Mar '19	\$512K	-7.9%
Mar '18	\$555K	-12.9%

Property Type	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$512K	\$493K	\$526K	\$513K	\$543K	\$539K	\$471K	\$541K	\$584K	\$551K	\$615K	\$601K	\$543K
Prior Year	\$555K	\$535K	\$486K	\$514K	\$552K	\$496K	\$530K	\$539K	\$551K	\$522K	\$524K	\$508K	\$512K
Percent Change from Prior Year	-8%	-8%	8%	0%	-2%	9%	-11%	0%	6%	5%	17%	18%	6%

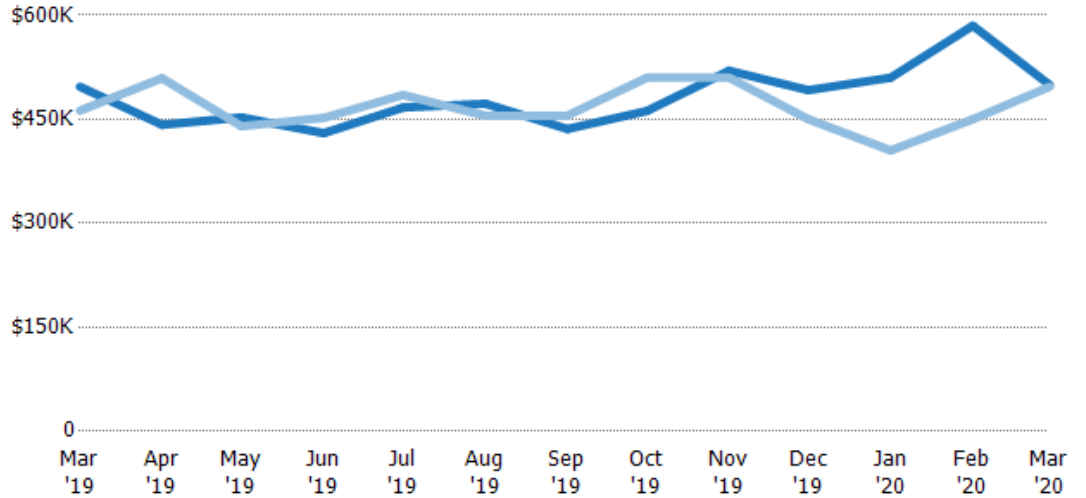
## Median Sales Price

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.
Mar '20	\$500K	0.5%
Mar '19	\$497K	7.5%
Mar '18	\$463K	-4.9%



Current Year	\$497K	\$442K	\$453K	\$430K	\$467K	\$473K	\$436K	\$462K	\$520K	\$492K	\$510K	\$585K	\$500K
Prior Year	\$463K	\$509K	\$440K	\$452K	\$485K	\$455K	\$455K	\$510K	\$510K	\$450K	\$405K	\$450K	\$497K
Percent Change from Prior Year	7%	-13%	3%	-5%	-4%	4%	-4%	-9%	2%	9%	26%	30%	1%

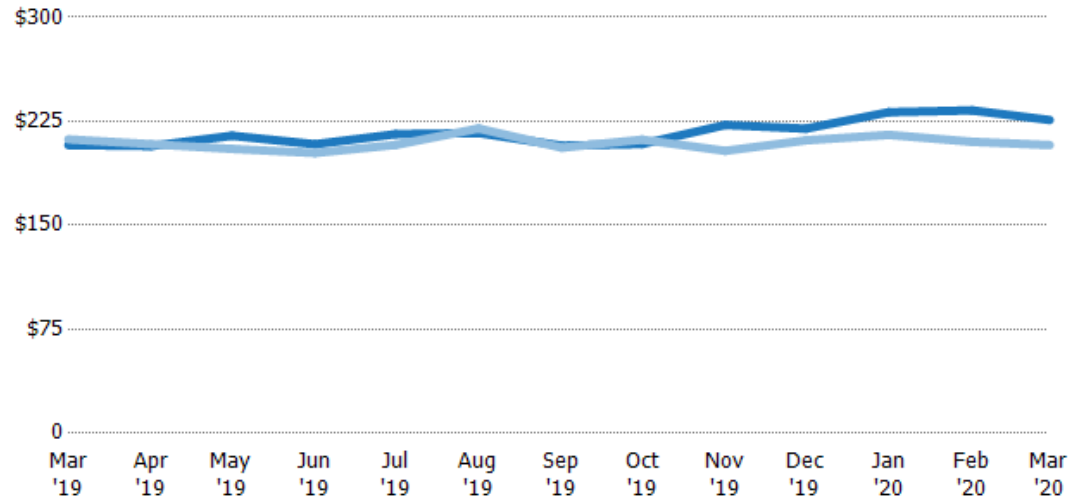
## Average Sales Price per Sq Ft

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.
Mar '20	\$226	8.7%
Mar '19	\$208	-2%
Mar '18	\$212	-7.1%



Current Year	\$208	\$207	\$215	\$208	\$216	\$217	\$207	\$209	\$222	\$220	\$232	\$233	\$226
Prior Year	\$212	\$208	\$205	\$202	\$208	\$220	\$206	\$212	\$204	\$211	\$215	\$210	\$208
Percent Change from Prior Year	-2%	-1%	5%	3%	4%	-1%	1%	-1%	9%	4%	8%	11%	9%

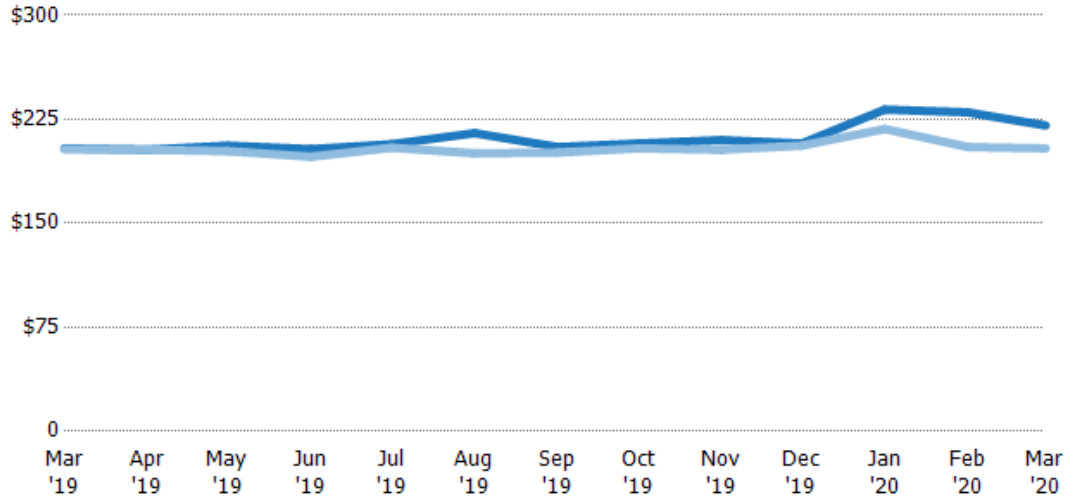
## Median Sales Price per Sq Ft

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.
Mar '20	\$221	8.1%
Mar '19	\$204	0.2%
Mar '18	\$204	-6.6%



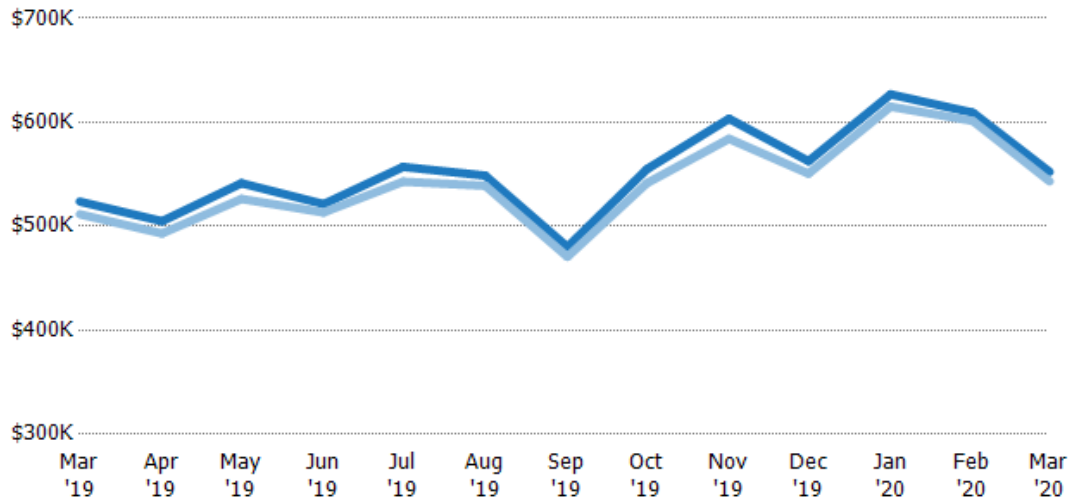
Current Year	\$204	\$203	\$206	\$204	\$207	\$215	\$205	\$208	\$210	\$208	\$232	\$230	\$221
Prior Year	\$204	\$203	\$202	\$198	\$205	\$201	\$201	\$204	\$203	\$206	\$218	\$205	\$204
Percent Change from Prior Year	0%	0%	2%	3%	1%	7%	2%	2%	3%	1%	6%	12%	8%

## 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



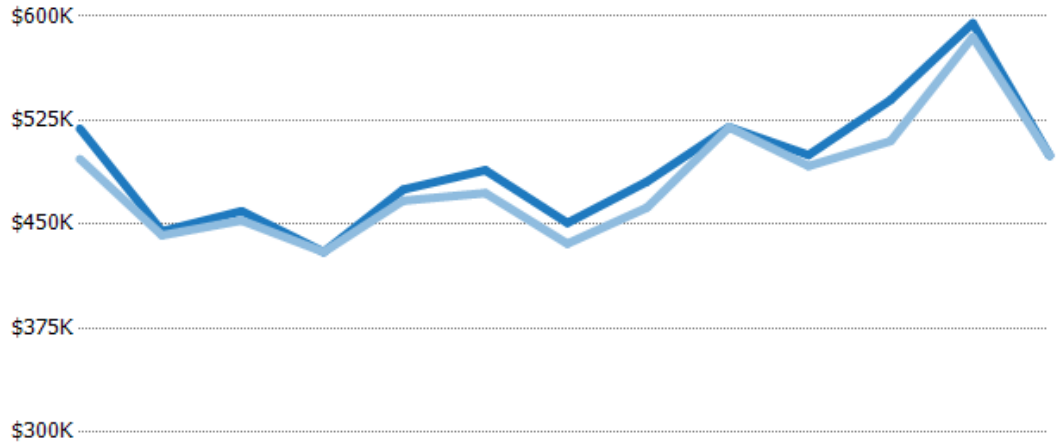
Avg List Price	\$524K	\$505K	\$541K	\$521K	\$557K	\$549K	\$480K	\$555K	\$603K	\$563K	\$627K	\$609K	\$552K
Avg Sales Price	\$512K	\$493K	\$526K	\$513K	\$543K	\$539K	\$471K	\$541K	\$584K	\$551K	\$615K	\$601K	\$543K
Avg Sales Price as a % of Avg List Price	98%	98%	97%	98%	97%	98%	98%	98%	97%	98%	98%	99%	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



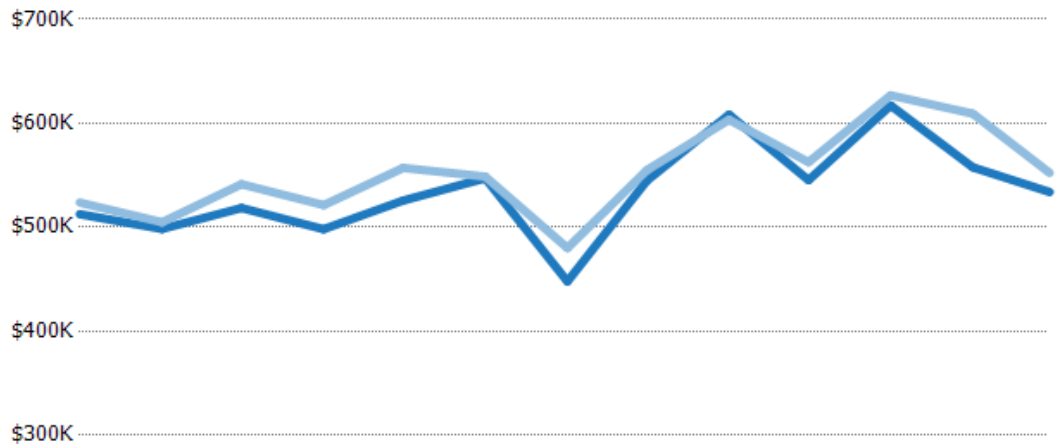
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median List Price	\$519K	\$445K	\$459K	\$430K	\$475K	\$489K	\$451K	\$481K	\$520K	\$500K	\$540K	\$595K	\$499K
Median Sales Price	\$497K	\$442K	\$453K	\$430K	\$467K	\$473K	\$436K	\$462K	\$520K	\$492K	\$510K	\$585K	\$500K
Med Sales Price as a % of Med List Price	96%	99%	99%	100%	98%	97%	97%	96%	100%	98%	94%	98%	100%

## 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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$513K	\$498K	\$519K	\$498K	\$526K	\$547K	\$448K	\$545K	\$608K	\$545K	\$617K	\$558K	\$534K
Avg Sales Price	\$524K	\$505K	\$541K	\$521K	\$557K	\$549K	\$480K	\$555K	\$603K	\$563K	\$627K	\$609K	\$552K
Avg Sales Price as a % of Avg Est Value	102%	101%	104%	105%	106%	100%	107%	102%	99%	103%	102%	109%	103%

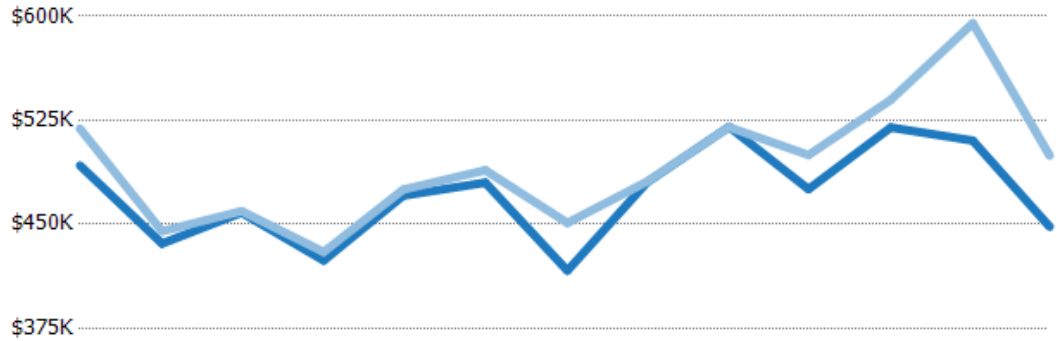


## Median Sales Price vs Median Est Value

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  
 Residence



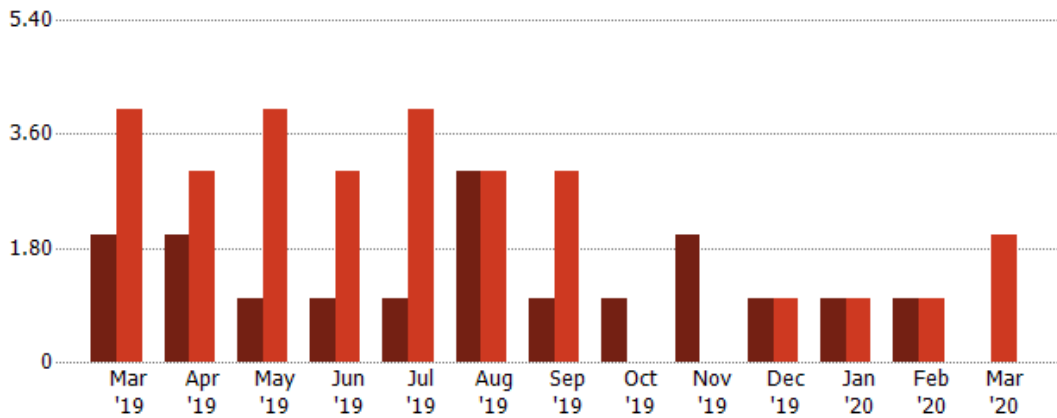
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$493K	\$436K	\$458K	\$424K	\$471K	\$480K	\$417K	\$480K	\$520K	\$475K	\$520K	\$510K	\$448K
Median Sales Price	\$519K	\$445K	\$459K	\$430K	\$475K	\$489K	\$451K	\$481K	\$520K	\$500K	\$540K	\$595K	\$499K
Med Sales Price as a % of Med Est Value	105%	102%	100%	101%	101%	102%	108%	100%	100%	105%	104%	117%	111%

## 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



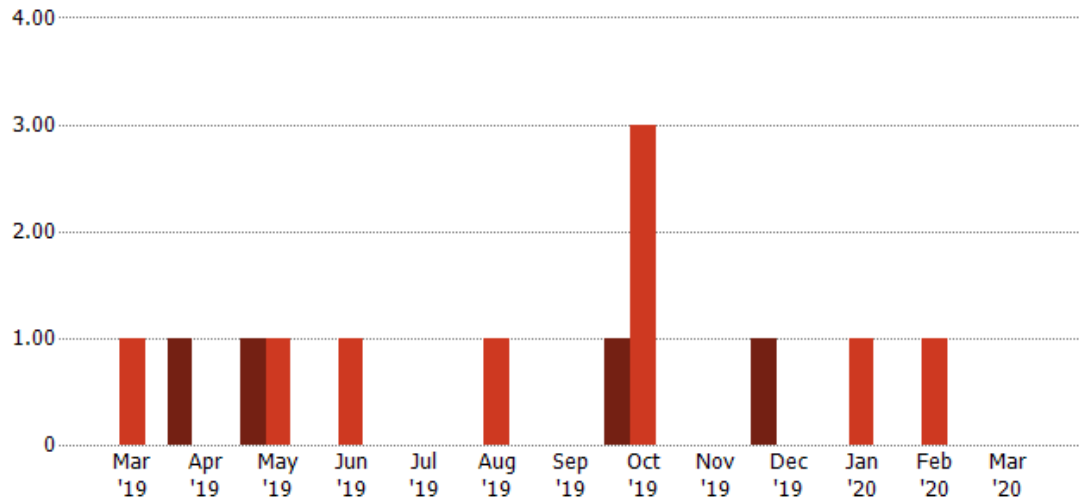
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	2	2	1	1	1	3	1	1	2	1	1	1	-
Prior Year	4	3	4	3	4	3	3	-	-	1	1	1	2
Percent Change from Prior Year	-50%	-33%	-75%	-67%	-75%	0%	-67%	100%	100%	0%	0%	0%	-100%

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



## Sales Activity by ZIP

Mar 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85331			70	\$38,024,156	\$543,202	\$499,500	\$223	\$218	28