



**2020**

# **CAVE CREEK MARKET REPORT April 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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	56	104	-46.2%	323	427	-24.4%
New Listing Volume	\$30,626,394	\$58,642,773	-47.8%	\$205,444,405	\$252,926,767	-18.8%
Active Listing Count	169	270	-37.4%	N/A	N/A	
Active Listing Volume	\$146,378,359	\$204,300,902	-28.4%	N/A	N/A	
Average Listing Price	\$866,144	\$756,670	+14.5%	\$881,423	\$757,139	+16.4%
Median Listing Price	\$698,750	\$609,500	+14.6%	\$697,482	\$596,820	+16.9%
Average Listing Price per Sq Ft	\$283	\$249	+13.5%	\$282	\$247	+13.9%
Median Listing Price per Sq Ft	\$252	\$217	+16.4%	\$246	\$215	+14.7%
Median Days in RPR	61	66	-7.6%	63.65	61.4	+3.7%
Months of Inventory	2.1	3.3	-35.8%	3	4.7	-35.7%
Absorption Rate	46.75%	30%	+16.7%	33.2%	21.36%	+11.8%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	63	137	-54%	348	398	-12.6%
New Pending Sales Volume	\$44,555,799	\$75,053,760	-40.6%	\$224,829,840	\$214,236,765	+4.9%
Pending Sales Count	82	98	-16.3%	N/A	N/A	
Pending Sales Volume	\$58,187,583	\$58,581,461	-0.7%	N/A	N/A	
Closed Sales Count	55	92	-40.2%	246	248	-0.8%
Closed Sales Volume	\$33,472,354	\$45,542,643	-26.5%	\$143,539,029	\$125,321,304	+14.5%
Average Sales Price	\$608,588	\$495,029	+22.9%	\$583,492	\$505,328	+15.5%
Median Sales Price	\$555,000	\$443,500	+25.1%	\$514,311	\$457,214	+12.5%
Average Sales Price per Sq Ft	\$237	\$207	+14.5%	\$231	\$209	+10.6%
Median Sales Price per Sq Ft	\$230	\$203	+13.6%	\$228	\$205	+11.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	2	-50%	N/A	N/A	

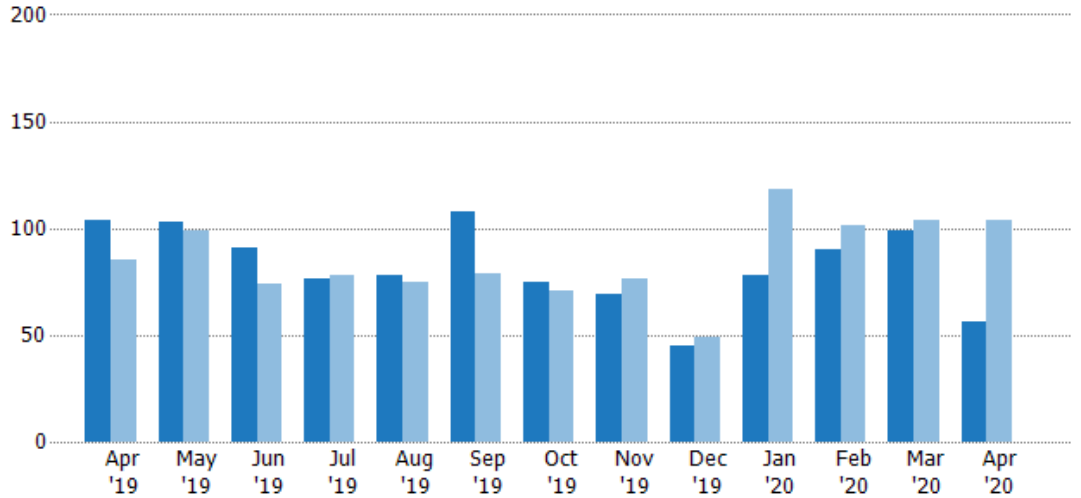
## New Listings

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  
 Residence

Month/ Year	Count	% Chg.
Apr '20	56	-46.2%
Apr '19	104	22.4%
Apr '18	85	12.9%



Current Year	104	103	91	76	78	108	75	69	45	78	90	99	56
Prior Year	85	99	74	78	75	79	71	76	49	118	101	104	104
Percent Change from Prior Year	22%	4%	23%	-3%	4%	37%	6%	-9%	-8%	-34%	-11%	-5%	-46%

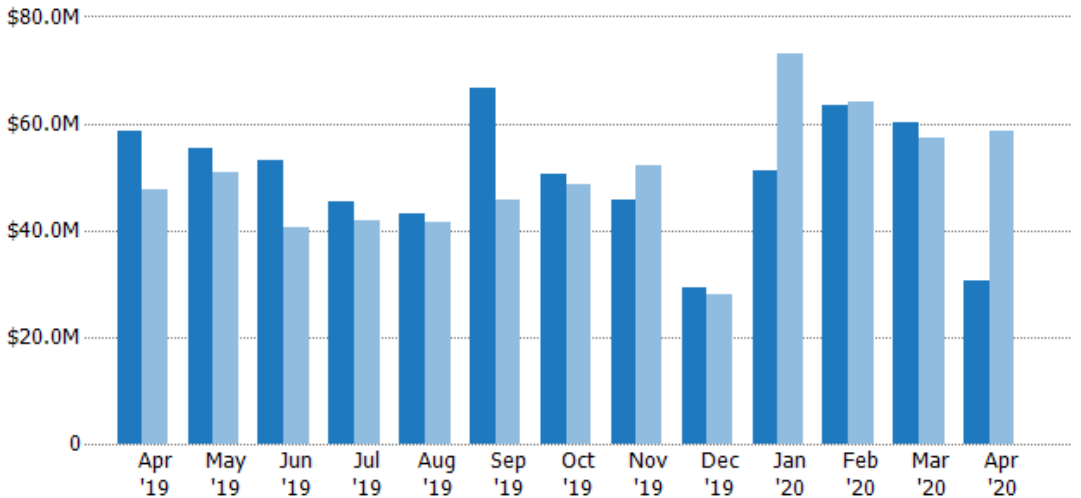
## New Listing Volume

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.
Apr '20	\$30.6M	-47.8%
Apr '19	\$58.6M	23.4%
Apr '18	\$47.5M	9.5%



Current Year	\$58.6M	\$55.4M	\$53.2M	\$45.4M	\$43.1M	\$66.5M	\$50.4M	\$45.8M	\$29.4M	\$51.2M	\$63.5M	\$60.1M	\$30.6M
Prior Year	\$47.5M	\$50.8M	\$40.4M	\$41.7M	\$41.5M	\$45.8M	\$48.6M	\$52.2M	\$27.8M	\$73.1M	\$64M	\$57.2M	\$58.6M
Percent Change from Prior Year	23%	9%	32%	9%	4%	45%	4%	-12%	6%	-30%	-1%	5%	-48%

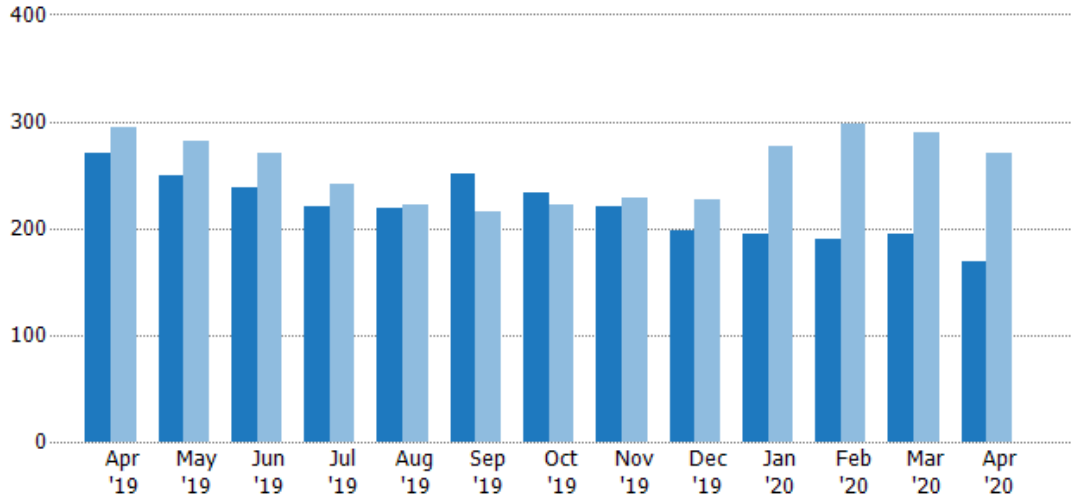
## Active Listings

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.
Apr '20	169	-37.4%
Apr '19	270	-8.2%
Apr '18	294	5.1%



Current Year	270	249	238	221	219	251	233	221	197	194	189	195	169
Prior Year	294	282	270	242	222	215	222	229	227	277	297	289	270
Percent Change from Prior Year	-8%	-12%	-12%	-9%	-1%	17%	5%	-3%	-13%	-30%	-36%	-33%	-37%

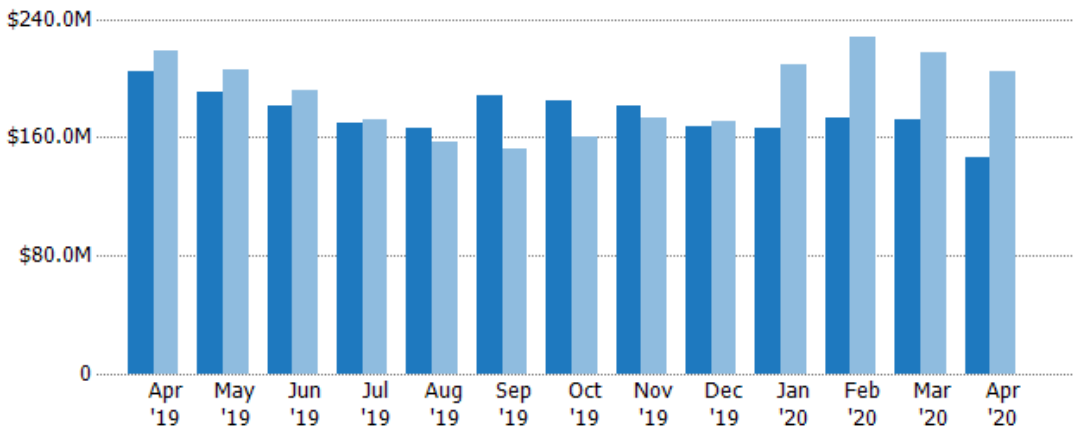
## Active Listing Volume

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.
Apr '20	\$146M	-28.4%
Apr '19	\$204M	-6.7%
Apr '18	\$219M	-9.1%



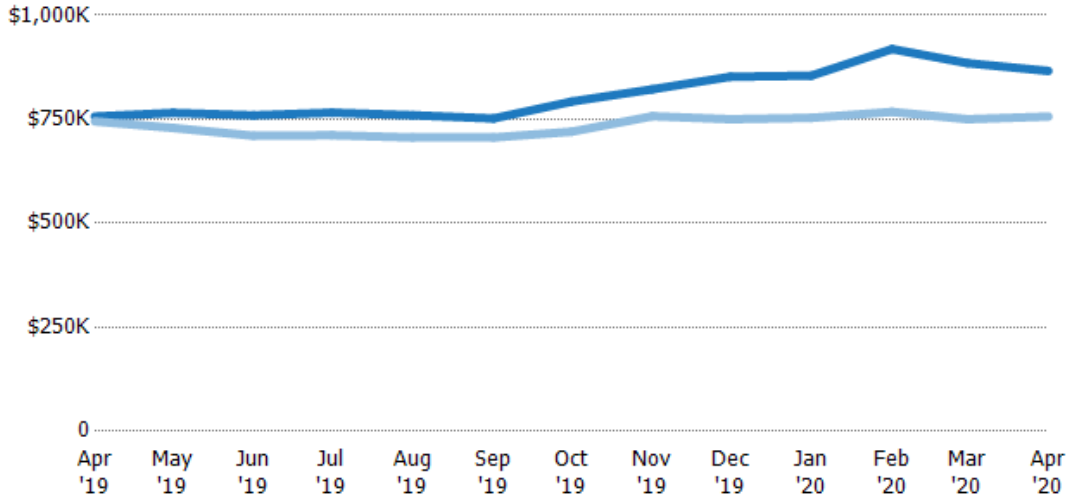
Current Year	\$204M	\$191M	\$181M	\$169M	\$166M	\$189M	\$185M	\$182M	\$168M	\$166M	\$174M	\$173M	\$146M
Prior Year	\$219M	\$206M	\$192M	\$172M	\$157M	\$152M	\$160M	\$173M	\$170M	\$209M	\$228M	\$217M	\$204M
Percent Change from Prior Year	-7%	-7%	-6%	-2%	6%	24%	16%	5%	-1%	-21%	-24%	-20%	-28%

## 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.
Apr '20	\$866K	14.5%
Apr '19	\$757K	1.6%
Apr '18	\$745K	-13.6%

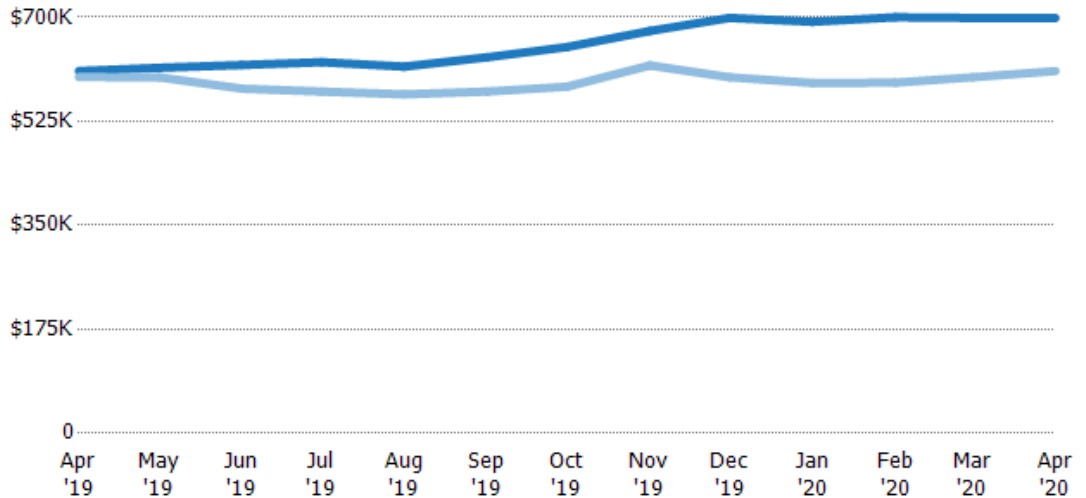
Current Year	\$757K	\$765K	\$760K	\$766K	\$760K	\$752K	\$793K	\$822K	\$852K	\$855K	\$919K	\$885K	\$866K
Prior Year	\$745K	\$729K	\$710K	\$712K	\$706K	\$706K	\$720K	\$757K	\$750K	\$753K	\$768K	\$750K	\$757K
Percent Change from Prior Year	2%	5%	7%	8%	8%	6%	10%	9%	14%	13%	20%	18%	14%

## 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.
Apr '20	\$699K	14.6%
Apr '19	\$610K	1.7%
Apr '18	\$599K	-13.3%

Current Year	\$610K	\$615K	\$620K	\$624K	\$617K	\$633K	\$650K	\$677K	\$699K	\$693K	\$700K	\$699K	\$699K
Prior Year	\$599K	\$599K	\$580K	\$575K	\$570K	\$575K	\$583K	\$619K	\$599K	\$589K	\$590K	\$599K	\$610K
Percent Change from Prior Year	2%	3%	7%	9%	8%	10%	11%	9%	17%	17%	19%	17%	15%

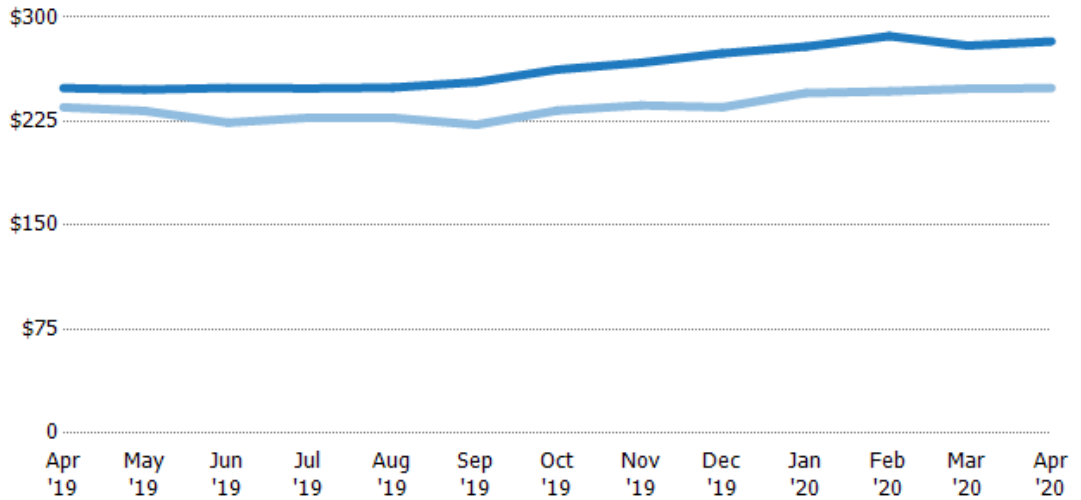
## Average Listing Price per Sq Ft

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.
Apr '20	\$283	13.5%
Apr '19	\$249	5.9%
Apr '18	\$235	3%



Current Year	\$249	\$248	\$249	\$249	\$249	\$253	\$262	\$267	\$274	\$279	\$286	\$280	\$283
Prior Year	\$235	\$232	\$224	\$228	\$228	\$222	\$233	\$236	\$235	\$245	\$247	\$248	\$249
Percent Change from Prior Year	6%	7%	11%	9%	10%	14%	13%	13%	17%	14%	16%	13%	14%

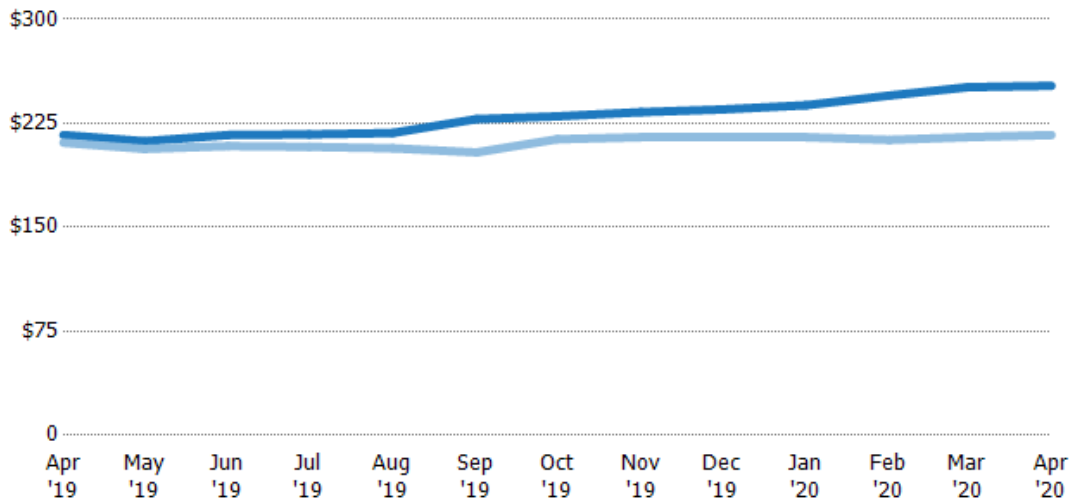
## Median Listing Price per Sq Ft

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.
Apr '20	\$252	16.4%
Apr '19	\$217	2.6%
Apr '18	\$211	-6.6%



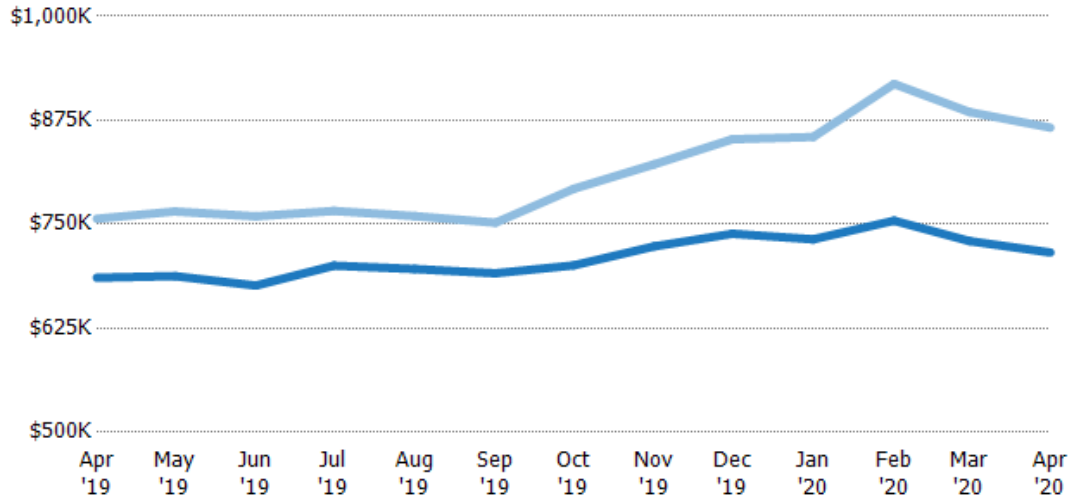
Current Year	\$217	\$212	\$217	\$217	\$218	\$228	\$230	\$233	\$235	\$238	\$245	\$251	\$252
Prior Year	\$211	\$207	\$209	\$208	\$207	\$204	\$214	\$215	\$215	\$215	\$213	\$215	\$217
Percent Change from Prior Year	3%	3%	4%	4%	5%	12%	8%	8%	9%	11%	15%	17%	16%

## 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



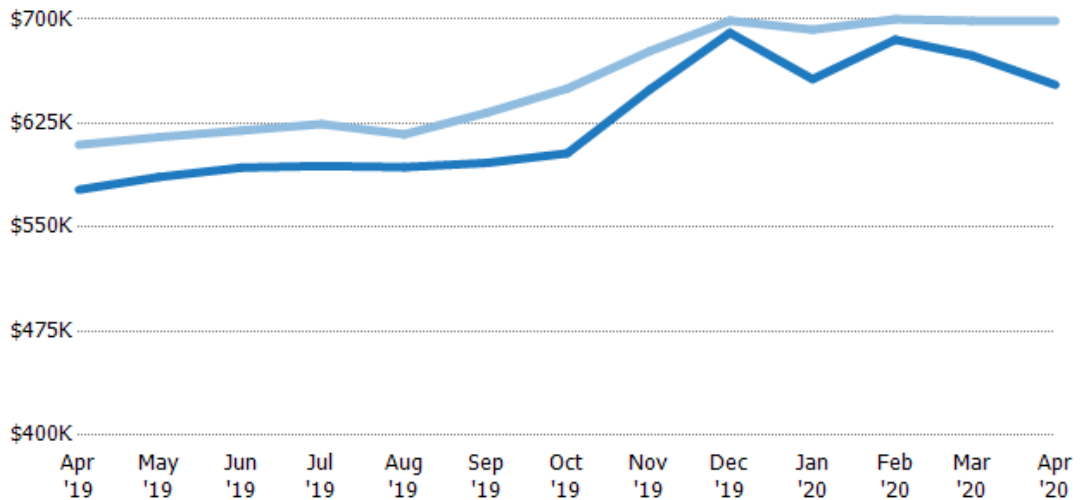
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$686K	\$688K	\$676K	\$700K	\$696K	\$691K	\$701K	\$723K	\$739K	\$732K	\$754K	\$730K	\$716K
Avg Listing Price	\$757K	\$765K	\$760K	\$766K	\$760K	\$752K	\$793K	\$822K	\$852K	\$855K	\$919K	\$885K	\$866K
Avg Listing Price as a % of Avg Est Value	110%	111%	112%	109%	109%	109%	113%	114%	115%	117%	122%	121%	121%

## 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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$577K	\$586K	\$593K	\$594K	\$593K	\$596K	\$603K	\$649K	\$690K	\$657K	\$685K	\$674K	\$653K
Median Listing Price	\$610K	\$615K	\$620K	\$624K	\$617K	\$633K	\$650K	\$677K	\$699K	\$693K	\$700K	\$699K	\$699K
Med Listing Price as a % of Med Est Value	106%	105%	105%	105%	104%	106%	108%	104%	101%	105%	102%	104%	107%

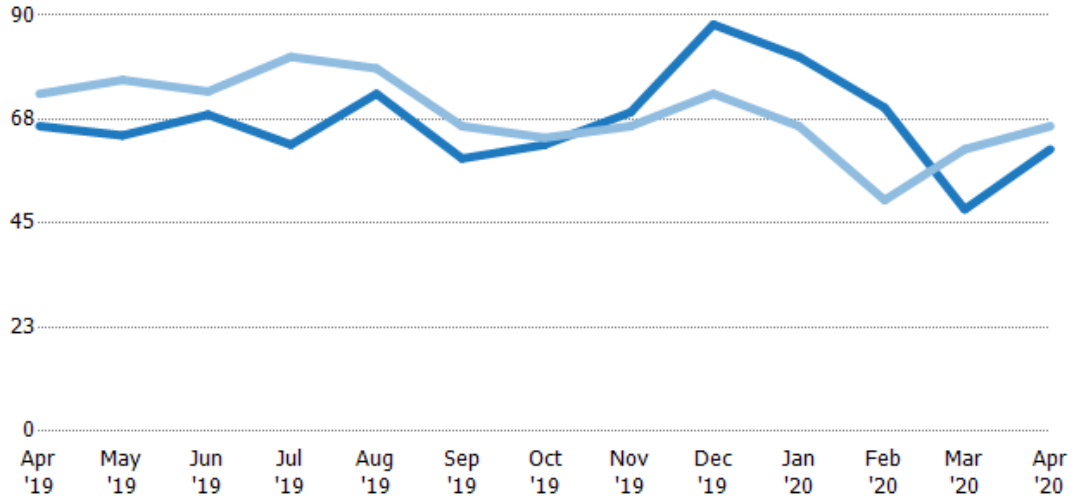
## Median Days in RPR

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.
Apr '20	61	-7.6%
Apr '19	66	-9.6%
Apr '18	73	0%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	66	64	68.5	62	73	59	62	69	88	81	70	48	61
Prior Year	73	76	73.5	81	78.5	66	63.5	66	73	66	50	61	66
Percent Change from Prior Year	-10%	-16%	-7%	-23%	-7%	-11%	-2%	5%	21%	23%	40%	-21%	-8%

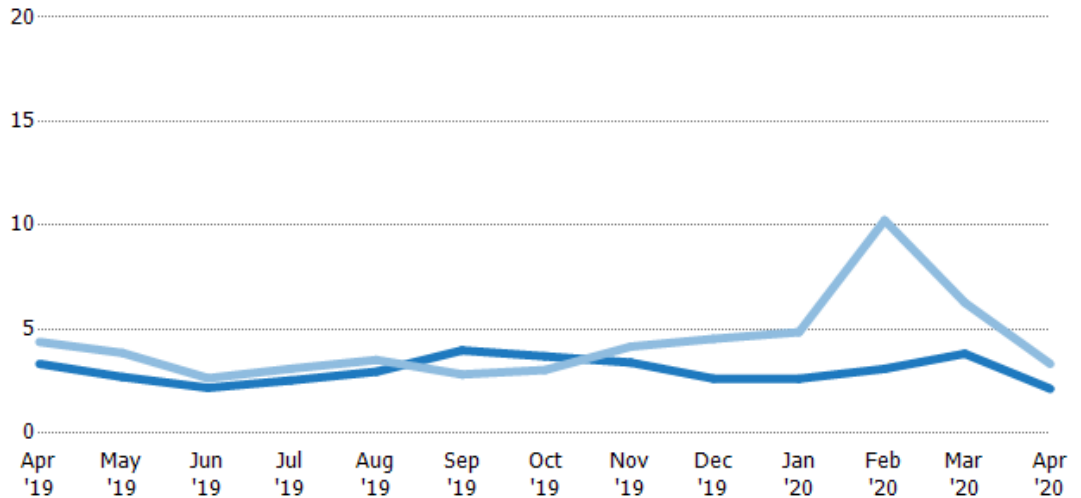
## Months of Inventory

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.
Apr '20	2.14	-35.8%
Apr '19	3.33	-24%
Apr '18	4.39	-3.5%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	3.33	2.71	2.18	2.54	2.96	3.98	3.7	3.4	2.63	2.62	3.1	3.82	2.14
Prior Year	4.39	3.86	2.65	3.1	3.52	2.83	3.04	4.16	4.54	4.86	10.2	6.28	3.33
Percent Change from Prior Year	-24%	-30%	-18%	-18%	-16%	41%	22%	-18%	-42%	-46%	-70%	-39%	-36%



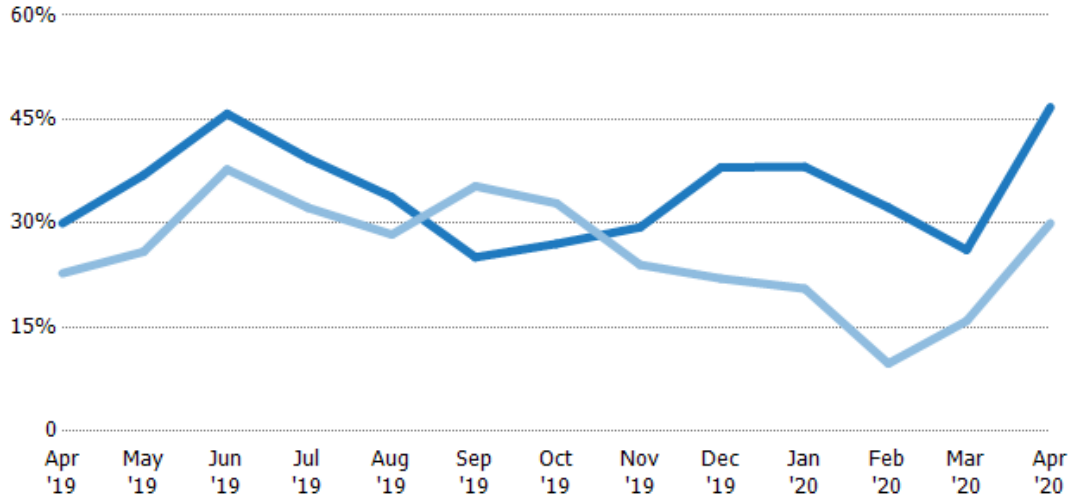
## Absorption Rate

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.
Apr '20	47%	-16.7%
Apr '19	30%	-7.2%
Apr '18	23%	3.7%



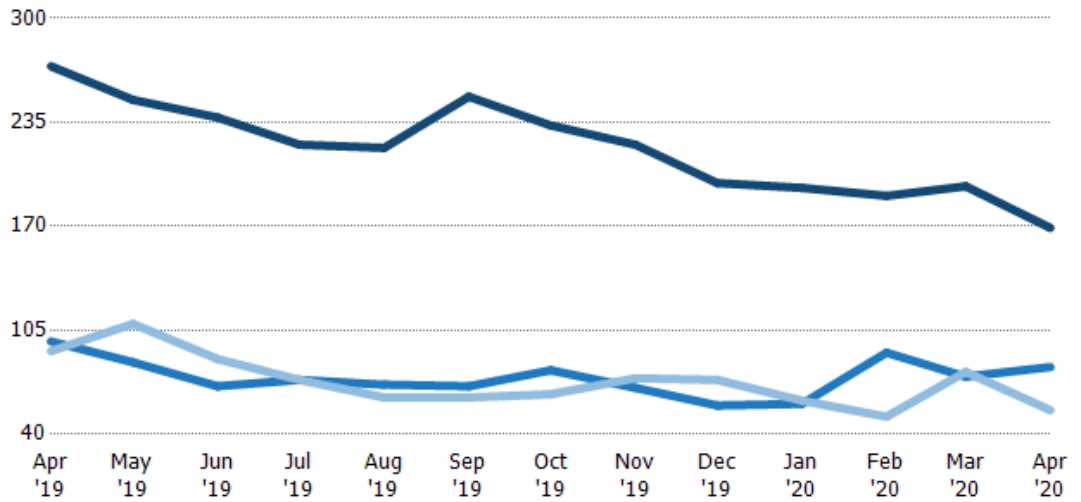
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	30%	37%	46%	39%	34%	25%	27%	29%	38%	38%	32%	26%	47%
Prior Year	23%	26%	38%	32%	28%	35%	33%	24%	22%	21%	10%	16%	30%
Change from Prior Year	-7%	-11%	-8%	-7%	-5%	10%	6%	-5%	-16%	-18%	-23%	-10%	-17%

## 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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	270	249	238	221	219	251	233	221	197	194	189	195	169
Pending	98	85	70	74	71	70	80	69	58	59	91	76	82
Sold	92	109	87	74	63	63	65	75	74	61	51	79	55

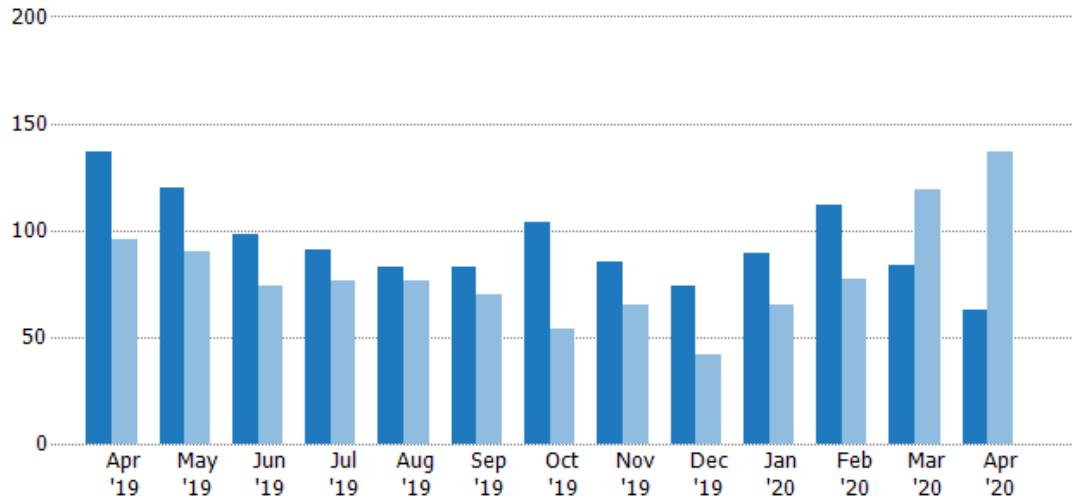
## New Pending Sales

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.
Apr '20	63	-54%
Apr '19	137	42.7%
Apr '18	96	-16.7%



Current Year	137	120	98	91	83	83	104	85	74	89	112	84	63
Prior Year	96	90	74	76	76	70	54	65	42	65	77	119	137
Percent Change from Prior Year	43%	33%	32%	20%	9%	19%	93%	31%	76%	37%	45%	-29%	-54%

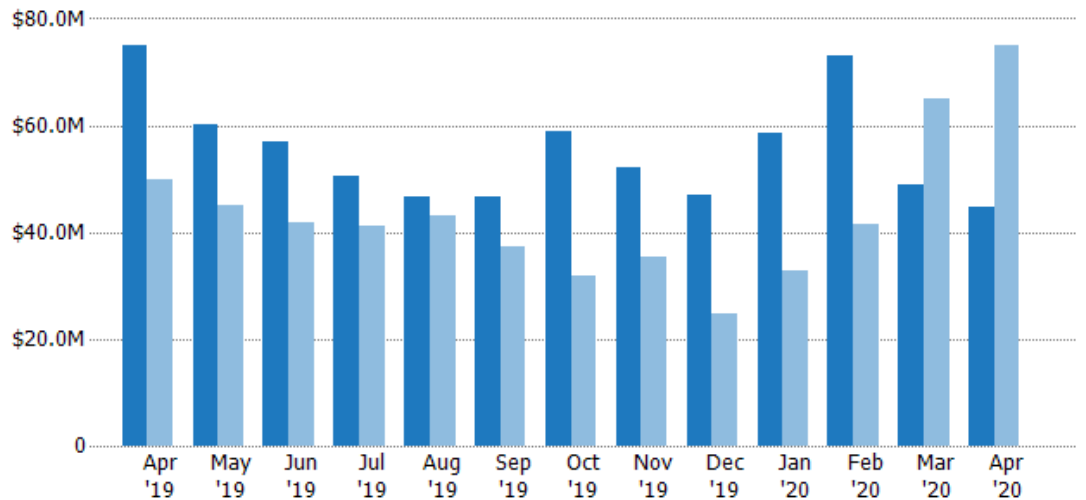
## New Pending Sales Volume

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.
Apr '20	\$44.6M	-40.6%
Apr '19	\$75.1M	50.3%
Apr '18	\$49.9M	-19.5%



Current Year	\$75.1M	\$60.3M	\$56.9M	\$50.6M	\$46.6M	\$46.7M	\$58.9M	\$52.1M	\$46.9M	\$58.5M	\$72.9M	\$48.9M	\$44.6M
Prior Year	\$49.9M	\$45M	\$41.7M	\$41M	\$43.2M	\$37.3M	\$31.9M	\$35.4M	\$24.8M	\$32.8M	\$41.5M	\$64.9M	\$75.1M
Percent Change from Prior Year	50%	34%	37%	23%	8%	25%	85%	47%	89%	78%	76%	-25%	-41%

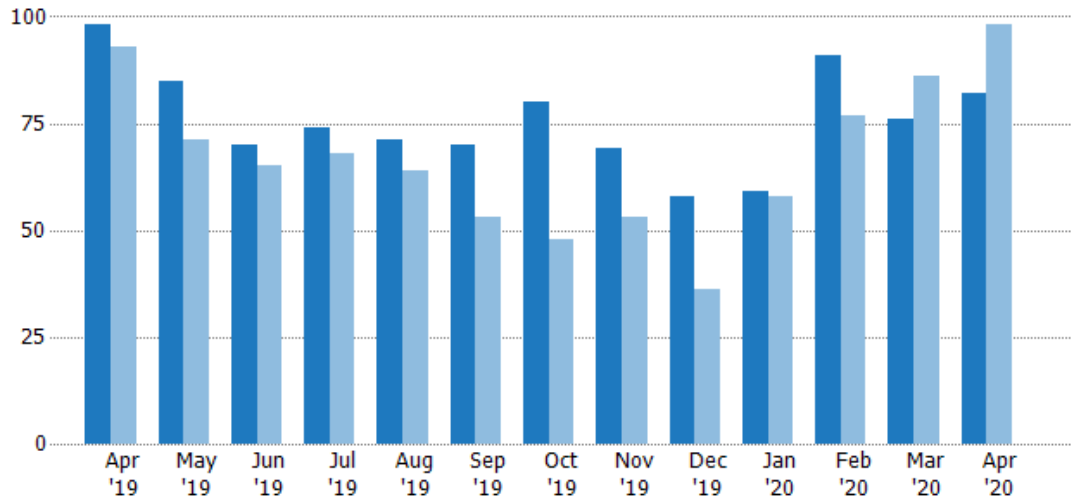
## Pending Sales

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.
Apr '20	82	-16.3%
Apr '19	98	5.4%
Apr '18	93	-12.9%



Current Year	98	85	70	74	71	70	80	69	58	59	91	76	82
Prior Year	93	71	65	68	64	53	48	53	36	58	77	86	98
Percent Change from Prior Year	5%	20%	8%	9%	11%	32%	67%	30%	61%	2%	18%	-12%	-16%

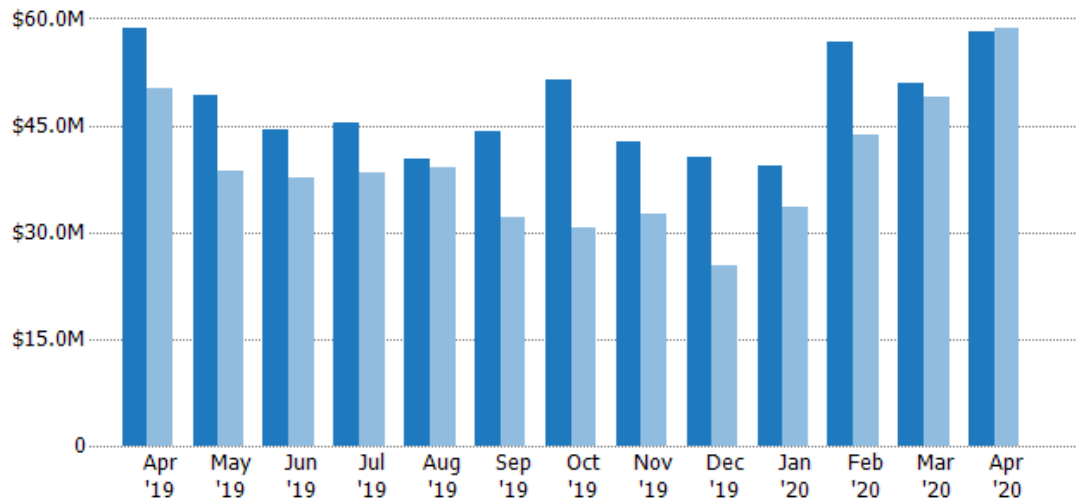
## Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '20	\$58.2M	-0.7%
Apr '19	\$58.6M	16.7%
Apr '18	\$50.2M	-12.5%



Current Year	\$58.6M	\$49.2M	\$44.5M	\$45.5M	\$40.4M	\$44.2M	\$51.4M	\$42.8M	\$40.5M	\$39.3M	\$56.7M	\$50.9M	\$58.2M
Prior Year	\$50.2M	\$38.6M	\$37.7M	\$38.5M	\$39.2M	\$32.1M	\$30.6M	\$32.6M	\$25.3M	\$33.6M	\$43.7M	\$49M	\$58.6M
Percent Change from Prior Year	17%	27%	18%	18%	3%	38%	68%	31%	60%	17%	30%	4%	-1%

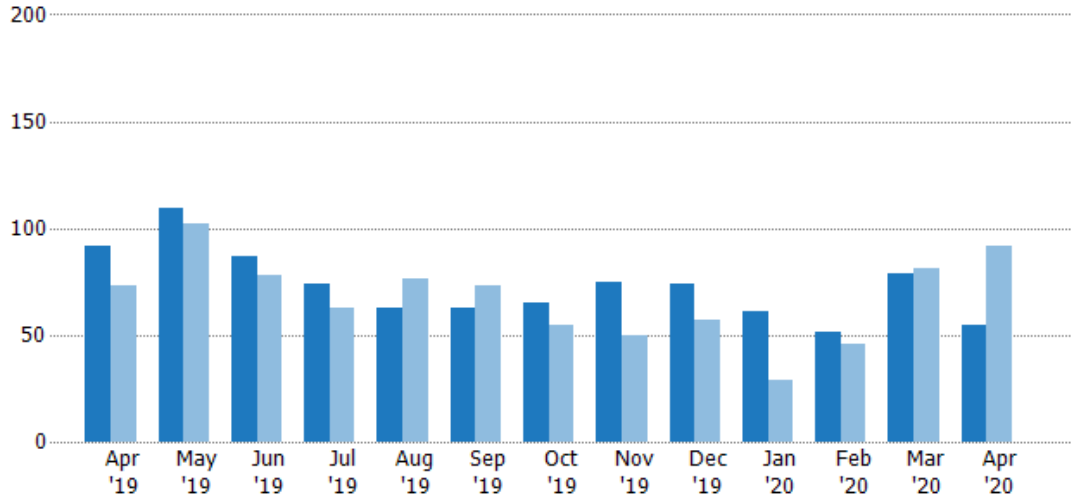
## Closed Sales

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.
Apr '20	55	-40.2%
Apr '19	92	26%
Apr '18	73	-17.8%



Current Year	92	109	87	74	63	63	65	75	74	61	51	79	55
Prior Year	73	102	78	63	76	73	55	50	57	29	46	81	92
Percent Change from Prior Year	26%	7%	12%	17%	-17%	-14%	18%	50%	30%	110%	11%	-2%	-40%

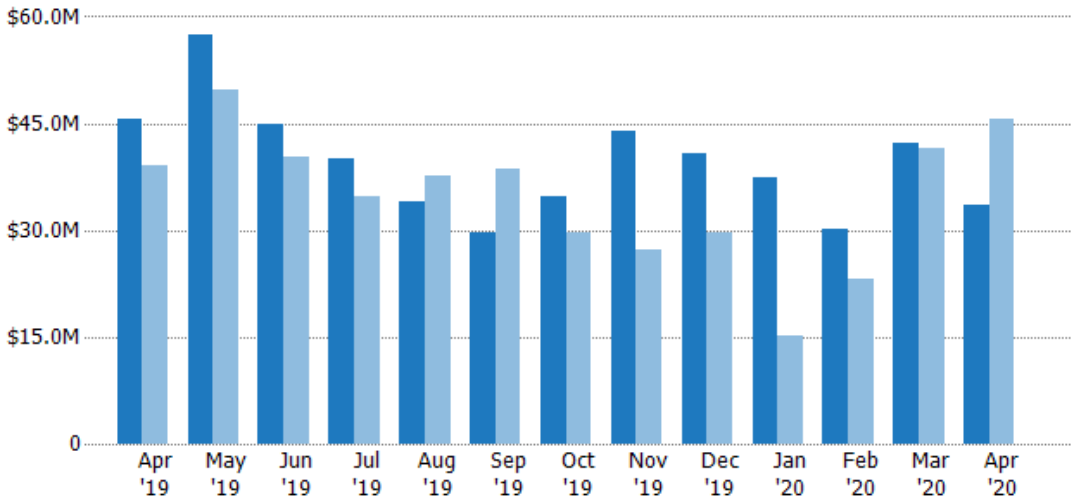
## Closed Sales Volume

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.
Apr '20	\$33.5M	-26.5%
Apr '19	\$45.5M	16.6%
Apr '18	\$39.1M	-24.3%



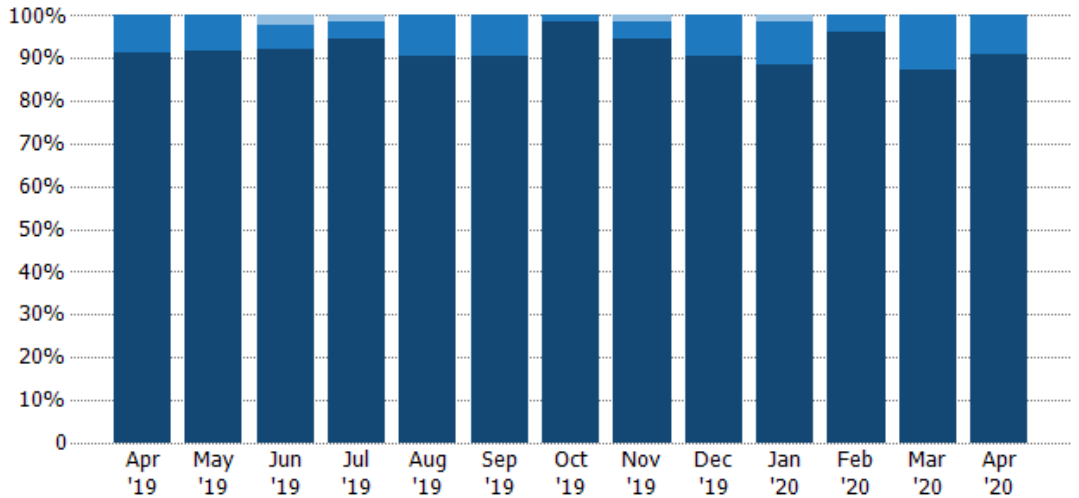
Current Year	\$45.5M	\$57.4M	\$45M	\$40.1M	\$34M	\$29.7M	\$34.8M	\$43.8M	\$40.7M	\$37.5M	\$30.3M	\$42.3M	\$33.5M
Prior Year	\$39.1M	\$49.6M	\$40.3M	\$34.6M	\$37.7M	\$38.7M	\$29.7M	\$27.3M	\$29.6M	\$15.2M	\$23.2M	\$41.4M	\$45.5M
Percent Change from Prior Year	17%	16%	12%	16%	-10%	-23%	17%	61%	38%	147%	31%	2%	-27%

## 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



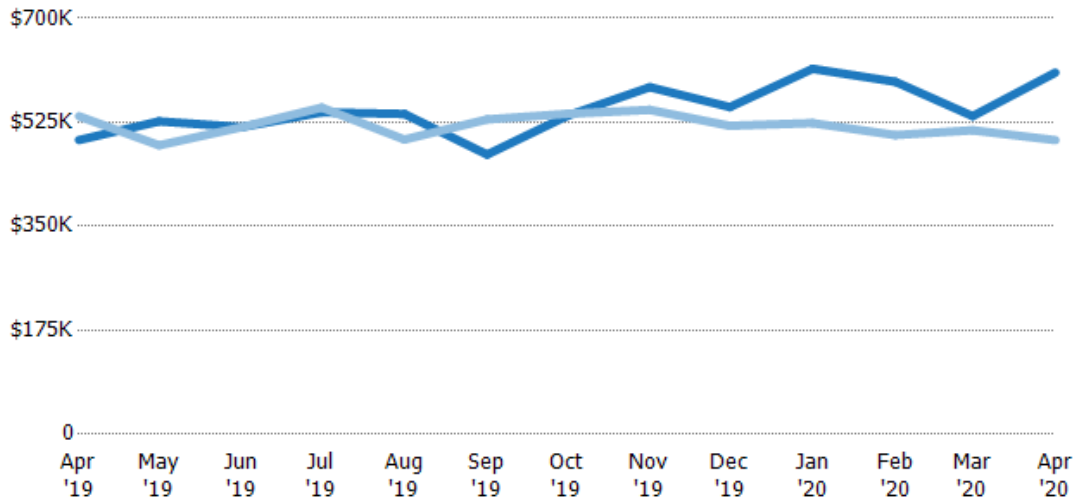
Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Mobile/Manufactured	-	-	2%	1%	-	-	-	1%	-	2%	-	-	-
Condo/Townhouse	9%	8%	6%	4%	10%	10%	2%	4%	9%	10%	4%	13%	9%
Single Family Residence	91%	92%	92%	95%	90%	90%	98%	95%	91%	89%	96%	87%	91%

## 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.
Apr '20	\$609K	22.9%
Apr '19	\$495K	-7.5%
Apr '18	\$535K	-7.8%

Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$495K	\$526K	\$517K	\$542K	\$539K	\$471K	\$536K	\$584K	\$551K	\$615K	\$593K	\$535K	\$609K
Prior Year	\$535K	\$486K	\$517K	\$550K	\$496K	\$530K	\$539K	\$546K	\$519K	\$524K	\$503K	\$512K	\$495K
Percent Change from Prior Year	-8%	8%	0%	-1%	9%	-11%	-1%	7%	6%	17%	18%	5%	23%

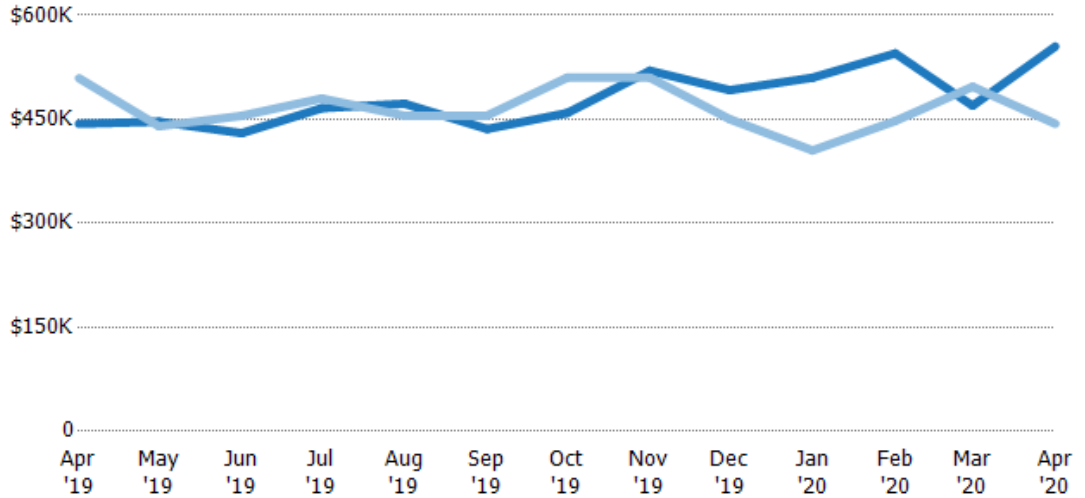
## Median Sales Price

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.
Apr '20	\$555K	25.1%
Apr '19	\$444K	-12.9%
Apr '18	\$509K	-22.4%



Current Year	\$444K	\$447K	\$430K	\$466K	\$473K	\$436K	\$459K	\$520K	\$492K	\$510K	\$545K	\$470K	\$555K
Prior Year	\$509K	\$440K	\$455K	\$480K	\$455K	\$455K	\$510K	\$510K	\$450K	\$405K	\$448K	\$497K	\$444K
Percent Change from Prior Year	-13%	1%	-5%	-3%	4%	-4%	-10%	2%	9%	26%	22%	-6%	25%

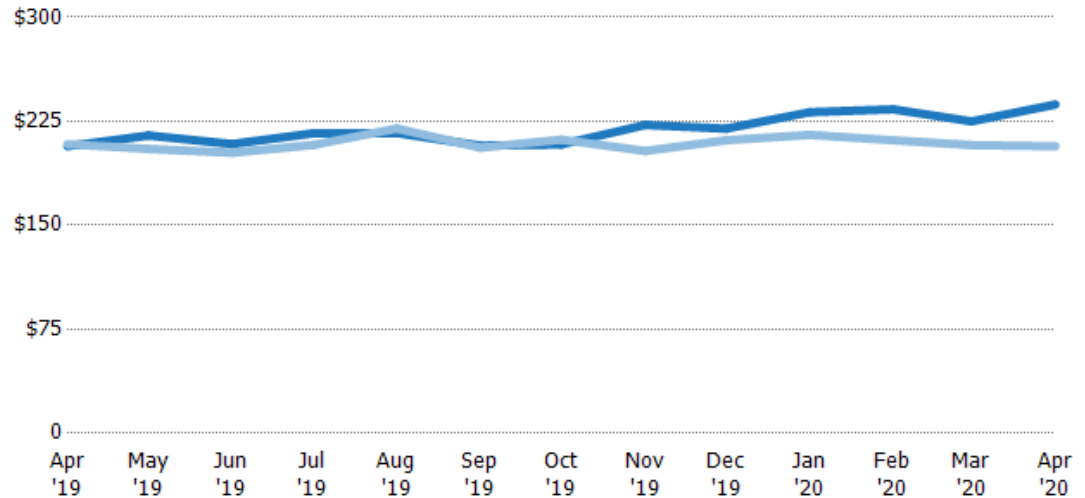
## Average Sales Price per Sq Ft

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.
Apr '20	\$237	14.5%
Apr '19	\$207	-0.7%
Apr '18	\$208	-5.7%



Current Year	\$207	\$215	\$209	\$216	\$217	\$207	\$208	\$222	\$220	\$232	\$234	\$225	\$237
Prior Year	\$208	\$205	\$202	\$208	\$220	\$206	\$212	\$204	\$211	\$215	\$211	\$208	\$207
Percent Change from Prior Year	-1%	5%	3%	4%	-1%	1%	-2%	9%	4%	8%	11%	8%	15%

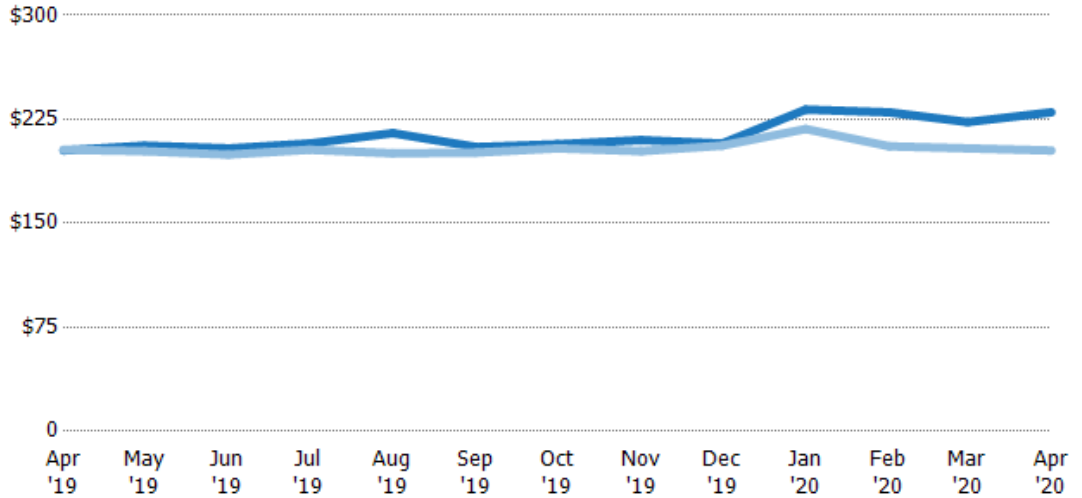
## Median Sales Price per Sq Ft

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.
Apr '20	\$230	13.6%
Apr '19	\$203	-0.2%
Apr '18	\$203	-6.9%



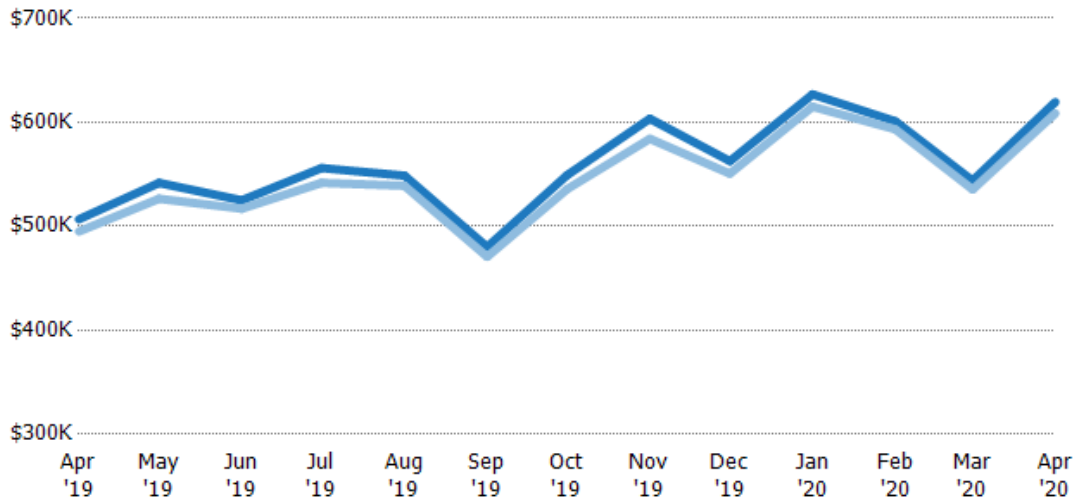
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$203	\$206	\$204	\$208	\$215	\$205	\$207	\$210	\$208	\$232	\$230	\$223	\$230
Prior Year	\$203	\$202	\$200	\$203	\$201	\$201	\$204	\$202	\$206	\$218	\$206	\$204	\$203
Percent Change from Prior Year	0%	2%	2%	2%	7%	2%	1%	4%	1%	6%	12%	9%	14%

## 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



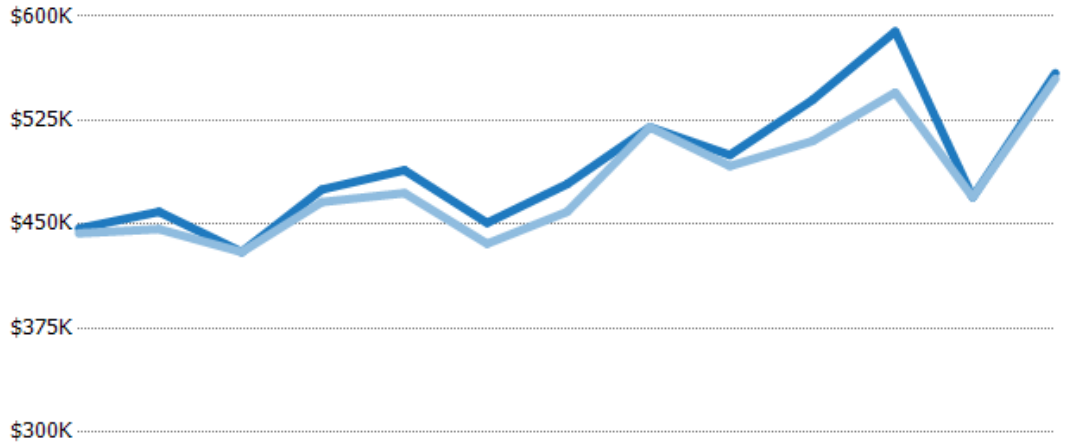
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg List Price	\$507K	\$542K	\$525K	\$556K	\$549K	\$480K	\$549K	\$603K	\$563K	\$627K	\$601K	\$544K	\$620K
Avg Sales Price	\$495K	\$526K	\$517K	\$542K	\$539K	\$471K	\$536K	\$584K	\$551K	\$615K	\$593K	\$535K	\$609K
Avg Sales Price as a % of Avg List Price	98%	97%	98%	97%	98%	98%	98%	97%	98%	98%	99%	98%	98%

## Median Sales Price vs Median Listing Price

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

### Filters Used

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



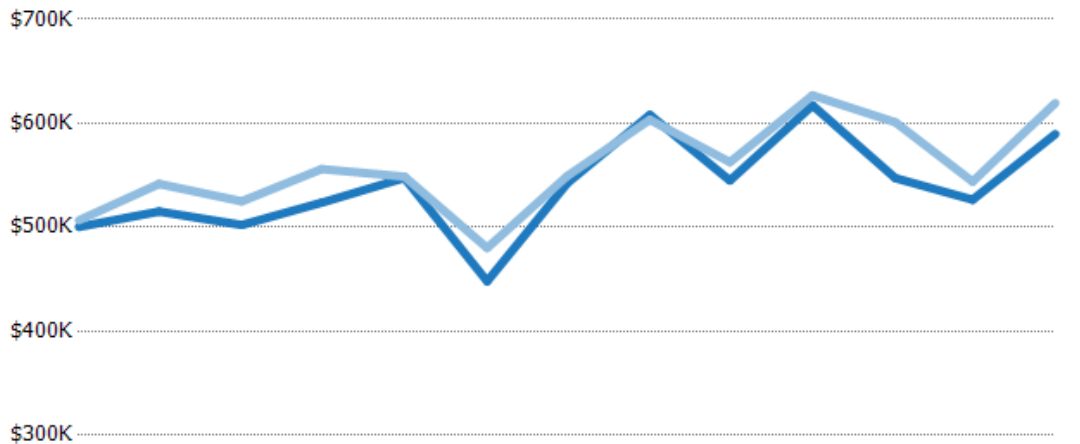
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median List Price	\$447K	\$459K	\$430K	\$475K	\$489K	\$451K	\$479K	\$520K	\$500K	\$540K	\$589K	\$470K	\$559K
Median Sales Price	\$444K	\$447K	\$430K	\$466K	\$473K	\$436K	\$459K	\$520K	\$492K	\$510K	\$545K	\$470K	\$555K
Med Sales Price as a % of Med List Price	99%	97%	100%	98%	97%	97%	96%	100%	98%	94%	93%	100%	99%

## Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

### Filters Used

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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$500K	\$515K	\$502K	\$524K	\$547K	\$448K	\$542K	\$608K	\$545K	\$617K	\$547K	\$527K	\$590K
Avg Sales Price	\$507K	\$542K	\$525K	\$556K	\$549K	\$480K	\$549K	\$603K	\$563K	\$627K	\$601K	\$544K	\$620K
Avg Sales Price as a % of Avg Est Value	101%	105%	105%	106%	100%	107%	101%	99%	103%	102%	110%	103%	105%

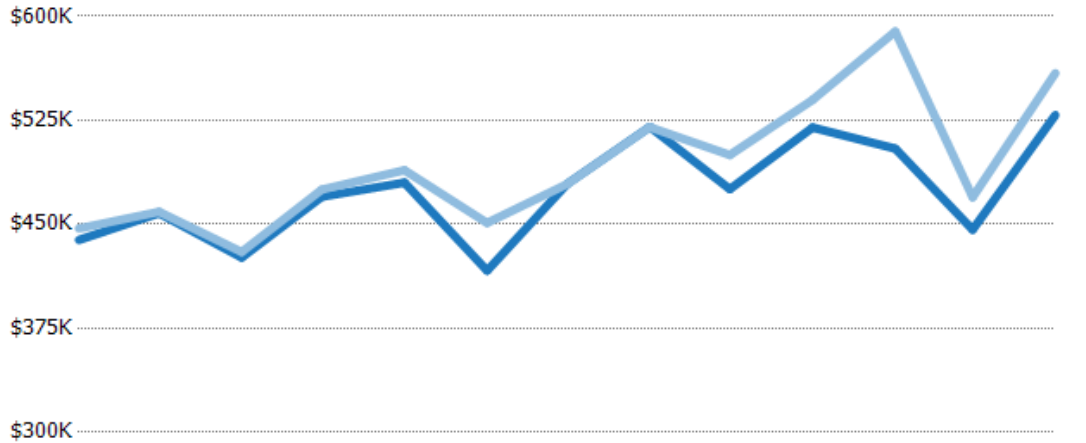


## Median Sales Price vs Median Est Value

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



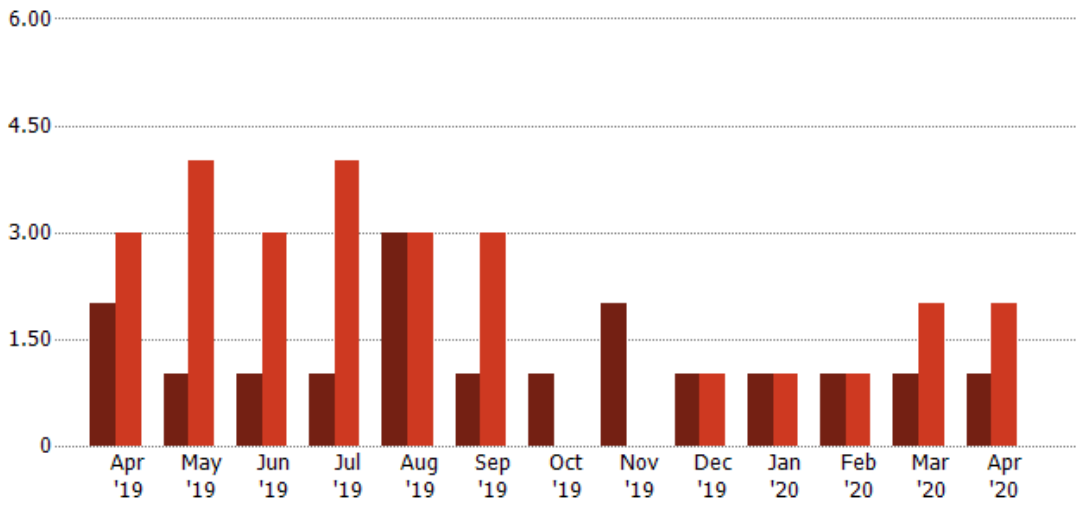
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$439K	\$458K	\$426K	\$470K	\$480K	\$417K	\$479K	\$520K	\$475K	\$520K	\$505K	\$446K	\$529K
Median Sales Price	\$447K	\$459K	\$430K	\$475K	\$489K	\$451K	\$479K	\$520K	\$500K	\$540K	\$589K	\$470K	\$559K
Med Sales Price as a % of Med Est Value	102%	100%	101%	101%	102%	108%	100%	100%	105%	104%	117%	105%	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  
 Residence



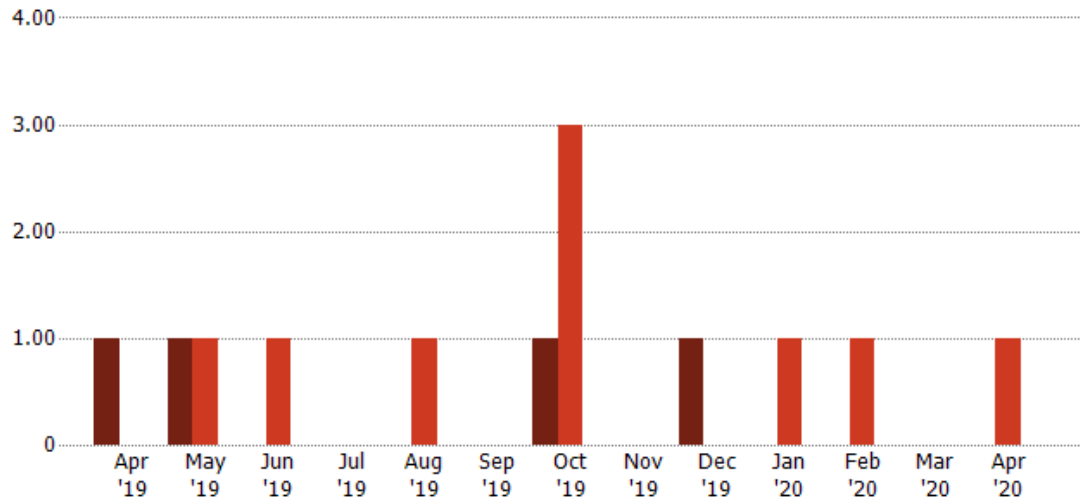
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	2	1	1	1	3	1	1	2	1	1	1	1	1
Prior Year	3	4	3	4	3	3	-	-	1	1	1	2	2
Percent Change from Prior Year	-33%	-75%	-67%	-75%	0%	-67%	100%	100%	0%	0%	0%	-50%	-50%

## 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  
 Residence



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



## Sales Activity by ZIP

Apr 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	82	\$58,187,583	55	\$33,472,354	\$608,588	\$555,000	\$233	\$231	28

