



2020

CAVE CREEK MARKET REPORT JULY 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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	74	77	-3.9%	545	708	-23%
New Listing Volume	\$49,485,838	\$46,048,469	+7.5%	\$341,569,052	\$414,130,326	-17.5%
Active Listing Count	131	222	-41%	N/A	N/A	
Active Listing Volume	\$119,419,176	\$171,247,587	-30.3%	N/A	N/A	
Average Listing Price	\$911,597	\$771,386	+18.2%	\$844,847	\$761,857	+10.9%
Median Listing Price	\$740,000	\$619,750	+19.4%	\$692,395	\$600,562	+15.3%
Average Listing Price per Sq Ft	\$299	\$249	+19.8%	\$280	\$247	+13.2%
Median Listing Price per Sq Ft	\$252	\$219	+15.3%	\$244	\$215	+13.2%
Median Days in RPR	56	62	-9.7%	69.78	63.09	+10.6%
Months of Inventory	1.7	2.4	-28.4%	2.5	3.8	-33.4%
Absorption Rate	57.25%	40.99%	+16.3%	39.89%	26.57%	+13.3%
Sales Activity Charts Metrics						
New Pending Sales Count	99	92	+7.6%	678	714	-5%
New Pending Sales Volume	\$66,420,131	\$51,191,929	+29.7%	\$422,868,473	\$384,556,725	+10%
Pending Sales Count	102	74	+37.8%	N/A	N/A	
Pending Sales Volume	\$69,973,956	\$45,460,687	+53.9%	N/A	N/A	
Closed Sales Count	72	77	-6.5%	470	529	-11.2%
Closed Sales Volume	\$40,921,130	\$41,562,827	-1.5%	\$273,953,606	\$273,989,086	0%
Average Sales Price	\$568,349	\$539,777	+5.3%	\$582,880	\$517,938	+12.5%
Median Sales Price	\$525,000	\$467,000	+12.4%	\$519,009	\$454,754	+14.1%
Average Sales Price per Sq Ft	\$235	\$215	+9.5%	\$231	\$211	+9.7%
Median Sales Price per Sq Ft	\$225	\$205	+9.5%	\$227	\$205	+10.5%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

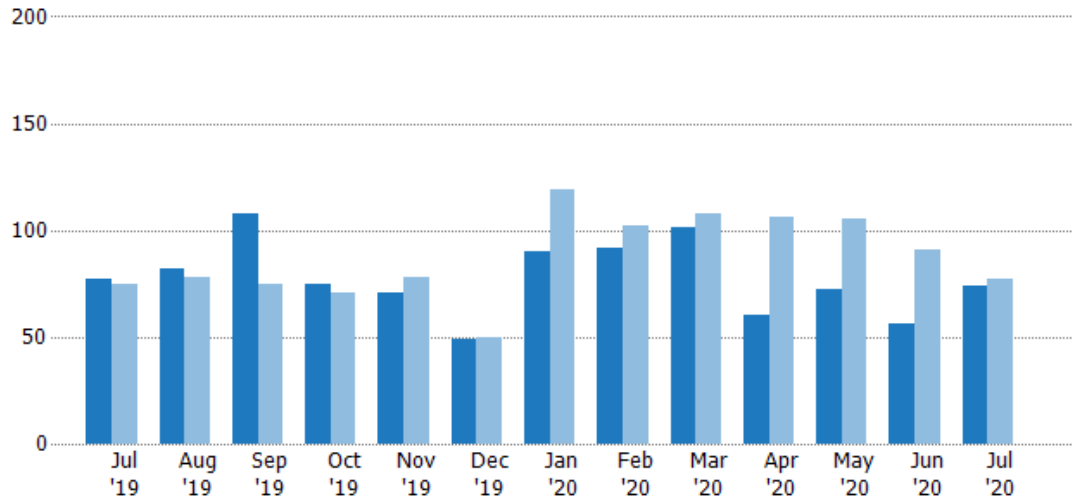
New Listings

The number of new residential listings that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jul '20	74	-3.9%
Jul '19	77	2.7%
Jul '18	75	-13.3%



Current Year	77	82	108	75	71	49	90	92	101	60	72	56	74
Prior Year	75	78	75	71	78	50	119	102	108	106	105	91	77
Percent Change from Prior Year	3%	5%	44%	6%	-9%	-2%	-24%	-10%	-6%	-43%	-31%	-38%	-4%

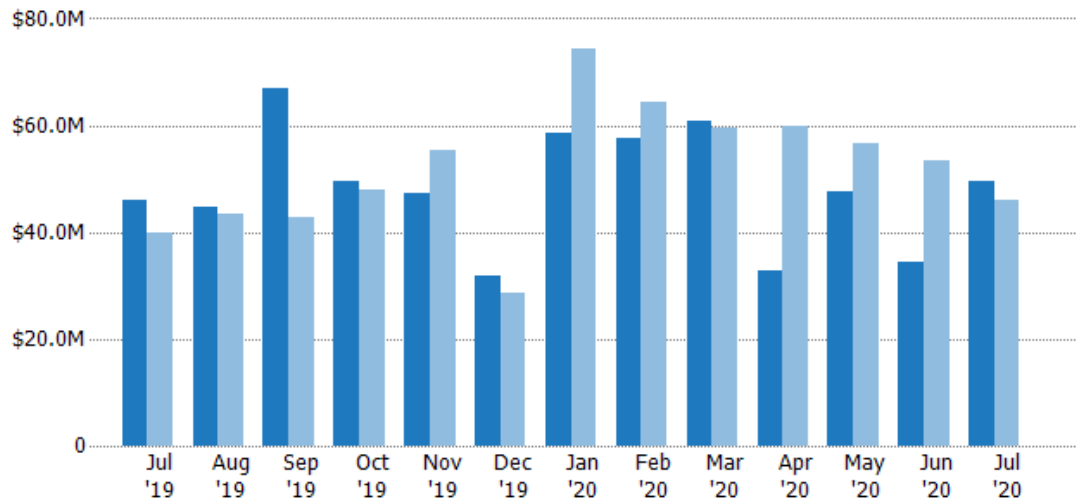
New Listing Volume

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.
Jul '20	\$49.5M	7.5%
Jul '19	\$46M	15.1%
Jul '18	\$40M	-5%



Current Year	\$46M	\$44.9M	\$66.8M	\$49.4M	\$47.4M	\$31.7M	\$58.6M	\$57.7M	\$60.9M	\$32.8M	\$47.6M	\$34.5M	\$49.5M
Prior Year	\$40M	\$43.3M	\$42.7M	\$48.1M	\$55.2M	\$28.6M	\$74.4M	\$64.3M	\$59.6M	\$59.8M	\$56.7M	\$53.2M	\$46M
Percent Change from Prior Year	15%	4%	57%	3%	-14%	11%	-21%	-10%	2%	-45%	-16%	-35%	7%

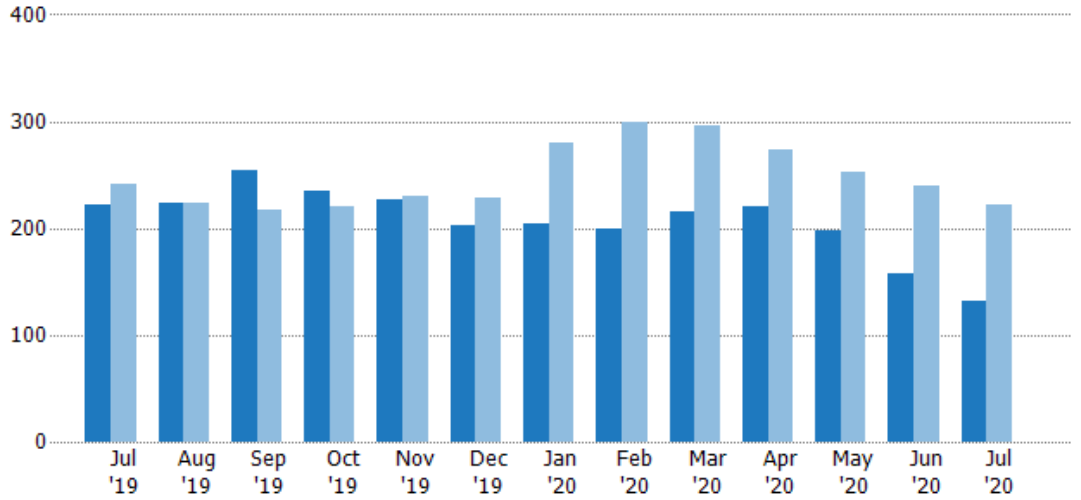
Active Listings

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.
Jul '20	131	-41%
Jul '19	222	-7.9%
Jul '18	241	1.2%



Current Year	222	224	254	235	226	203	205	199	215	220	198	158	131
Prior Year	241	223	217	221	230	228	280	300	296	273	252	240	222
Percent Change from Prior Year	-8%	0%	17%	6%	-2%	-11%	-27%	-34%	-27%	-19%	-21%	-34%	-41%

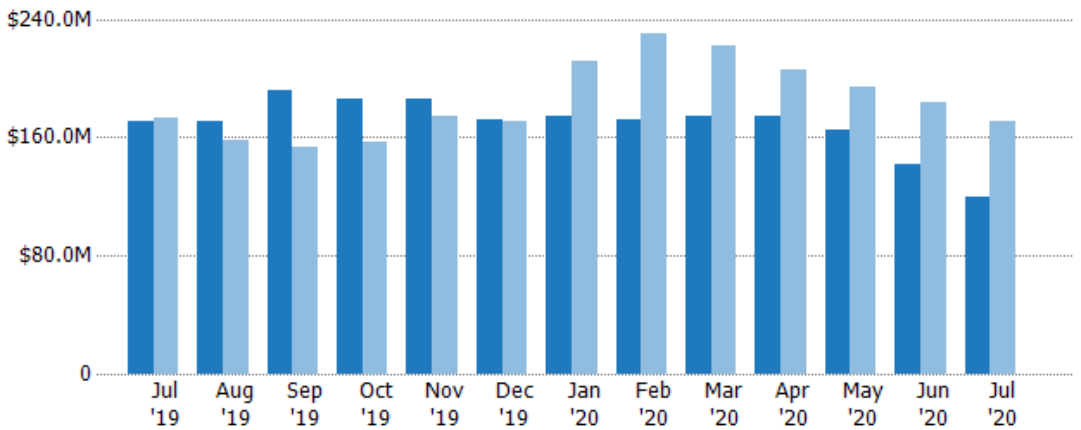
Active Listing Volume

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.
Jul '20	\$119M	-30.3%
Jul '19	\$171M	-0.8%
Jul '18	\$173M	-7.7%



Current Year	\$171M	\$170M	\$191M	\$186M	\$185M	\$172M	\$174M	\$171M	\$175M	\$174M	\$165M	\$142M	\$119M
Prior Year	\$173M	\$158M	\$153M	\$157M	\$174M	\$171M	\$211M	\$230M	\$222M	\$206M	\$194M	\$184M	\$171M
Percent Change from Prior Year	-1%	8%	25%	18%	6%	1%	-18%	-26%	-21%	-15%	-15%	-23%	-30%

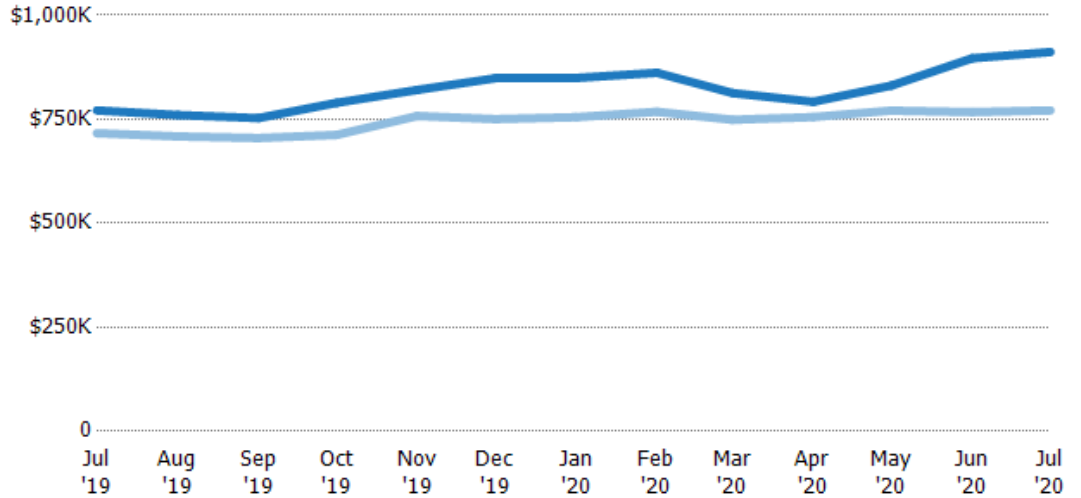
Average Listing Price

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.
Jul '20	\$912K	18.2%
Jul '19	\$771K	7.7%
Jul '18	\$716K	-8.9%



Current Year	\$771K	\$760K	\$753K	\$790K	\$821K	\$849K	\$849K	\$862K	\$813K	\$792K	\$831K	\$897K	\$912K
Prior Year	\$716K	\$709K	\$705K	\$712K	\$758K	\$750K	\$755K	\$768K	\$749K	\$755K	\$771K	\$767K	\$771K
Percent Change from Prior Year	8%	7%	7%	11%	8%	13%	12%	12%	9%	5%	8%	17%	18%

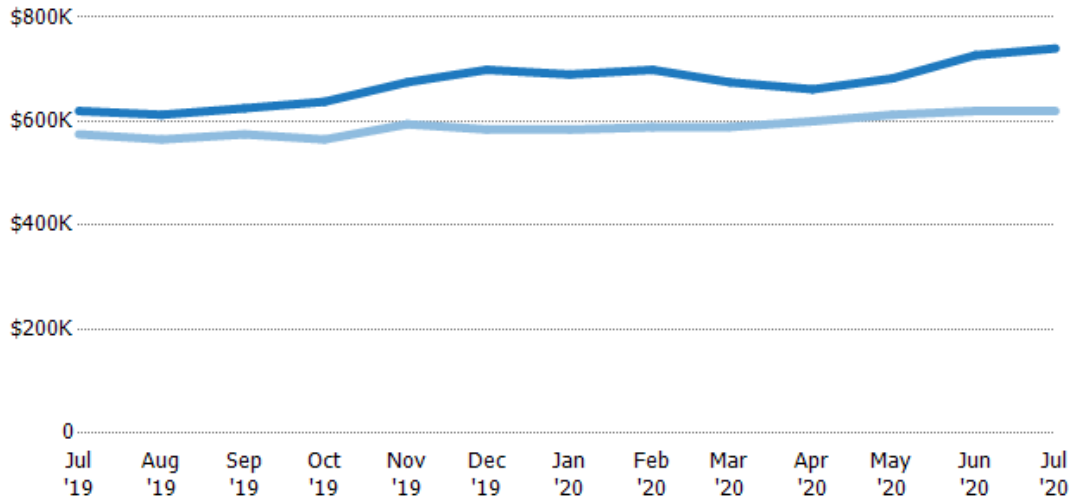
Median Listing Price

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.
Jul '20	\$740K	19.4%
Jul '19	\$620K	7.8%
Jul '18	\$575K	-8.7%



Current Year	\$620K	\$612K	\$625K	\$638K	\$675K	\$699K	\$690K	\$699K	\$675K	\$661K	\$683K	\$727K	\$740K
Prior Year	\$575K	\$565K	\$575K	\$565K	\$594K	\$584K	\$584K	\$589K	\$589K	\$600K	\$613K	\$620K	\$620K
Percent Change from Prior Year	8%	8%	9%	13%	14%	20%	18%	19%	15%	10%	11%	17%	19%

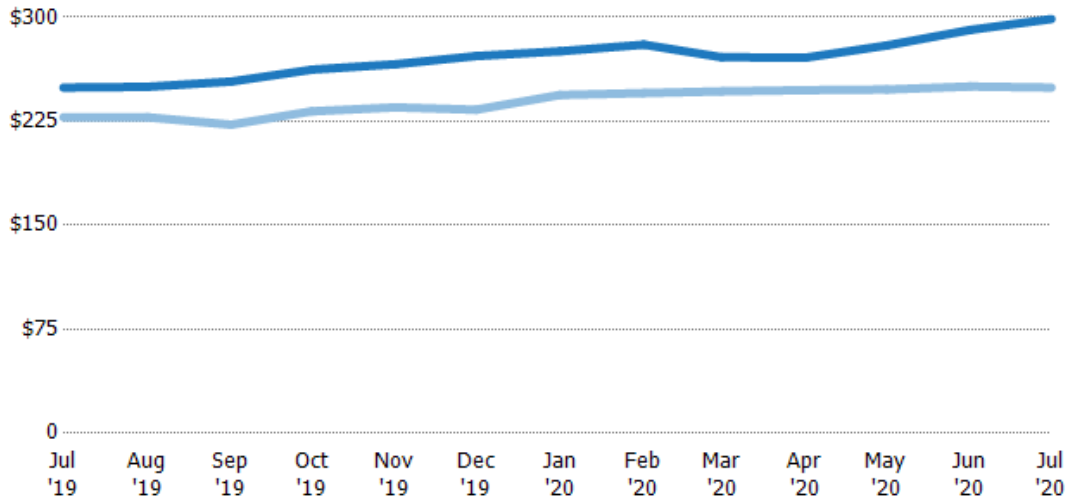
Average Listing Price per Sq Ft

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.
Jul '20	\$299	19.8%
Jul '19	\$249	9.4%
Jul '18	\$228	7.7%



Current Year	\$249	\$250	\$254	\$262	\$266	\$272	\$276	\$280	\$271	\$271	\$280	\$291	\$299
Prior Year	\$228	\$228	\$223	\$232	\$235	\$233	\$244	\$245	\$247	\$247	\$248	\$250	\$249
Percent Change from Prior Year	9%	10%	14%	13%	13%	17%	13%	14%	10%	10%	13%	16%	20%

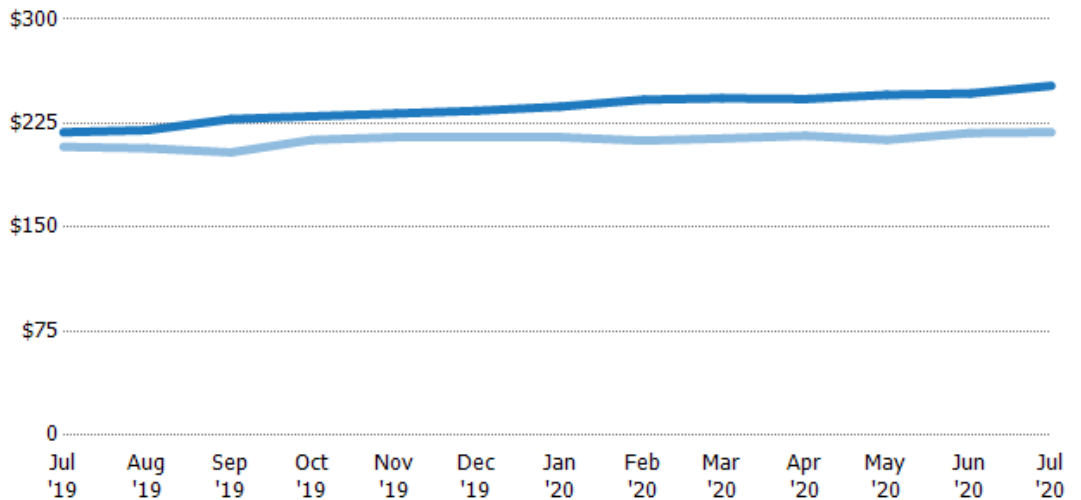
Median Listing Price per Sq Ft

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.
Jul '20	\$252	15.3%
Jul '19	\$219	5%
Jul '18	\$208	-7.2%



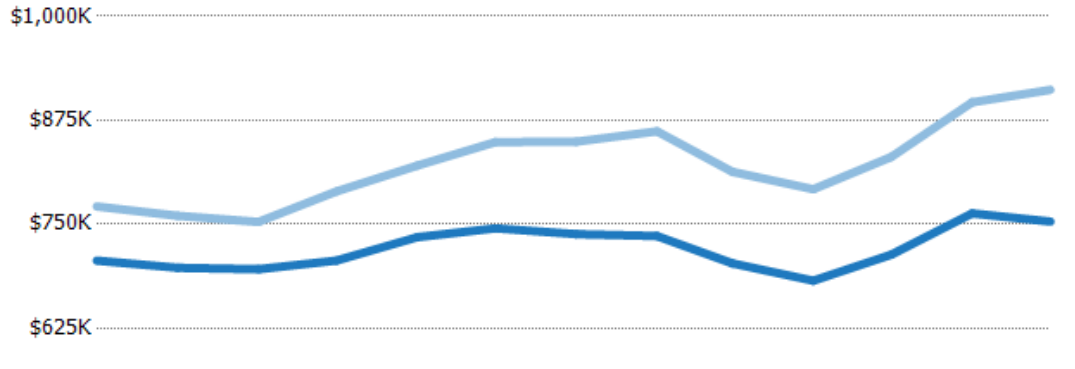
Current Year	\$219	\$220	\$228	\$230	\$232	\$234	\$237	\$242	\$243	\$243	\$246	\$247	\$252
Prior Year	\$208	\$207	\$204	\$213	\$215	\$215	\$215	\$213	\$214	\$216	\$213	\$218	\$219
Percent Change from Prior Year	5%	6%	12%	8%	8%	9%	10%	14%	14%	12%	15%	13%	15%

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



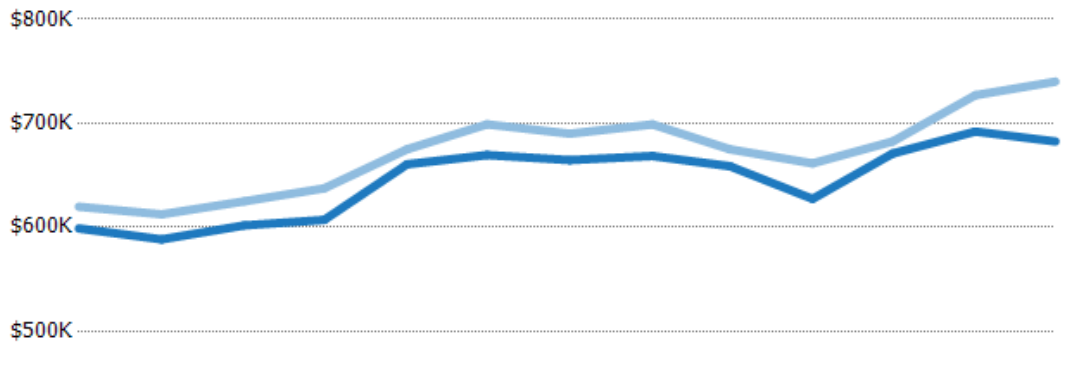
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$706K	\$698K	\$696K	\$706K	\$735K	\$745K	\$738K	\$736K	\$703K	\$682K	\$714K	\$763K	\$753K
Avg Listing Price	\$771K	\$760K	\$753K	\$790K	\$821K	\$849K	\$849K	\$862K	\$813K	\$792K	\$831K	\$897K	\$912K
Avg Listing Price as a % of Avg Est Value	109%	109%	108%	112%	112%	114%	115%	117%	116%	116%	116%	118%	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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$599K	\$588K	\$602K	\$607K	\$661K	\$669K	\$665K	\$668K	\$659K	\$627K	\$671K	\$692K	\$683K
Median Listing Price	\$620K	\$612K	\$625K	\$638K	\$675K	\$699K	\$690K	\$699K	\$675K	\$661K	\$683K	\$727K	\$740K
Med Listing Price as a % of Med Est Value	103%	104%	104%	105%	102%	104%	104%	105%	102%	105%	102%	105%	108%

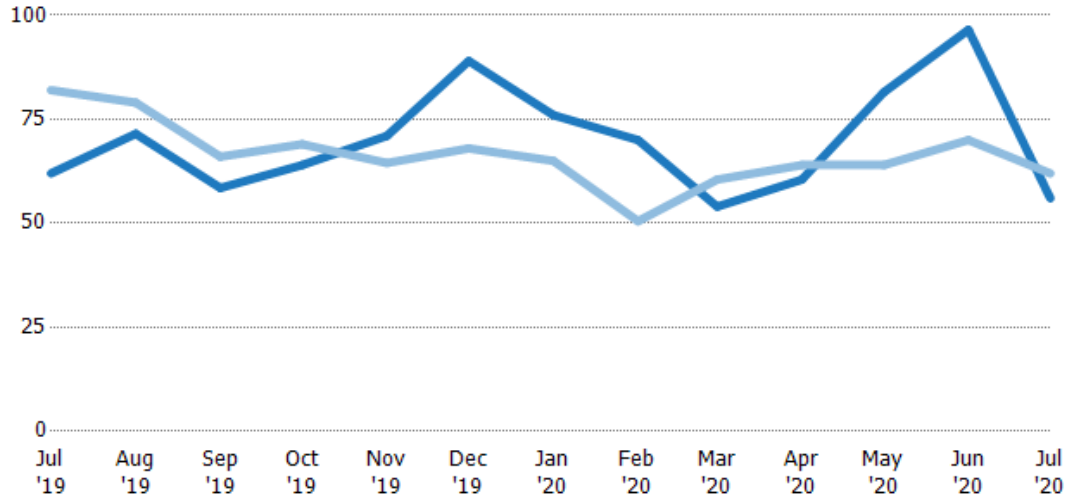
Median Days in RPR

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.
Jul '20	56	-9.7%
Jul '19	62	-24.4%
Jul '18	82	-1.2%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	62	71.5	58.5	64	71	89	76	70	54	60.5	81.5	96.5	56
Prior Year	82	79	66	69	64.5	68	65	50.5	60.5	64	64	70	62
Percent Change from Prior Year	-24%	-9%	-11%	-7%	10%	31%	17%	39%	-11%	-5%	27%	38%	-10%

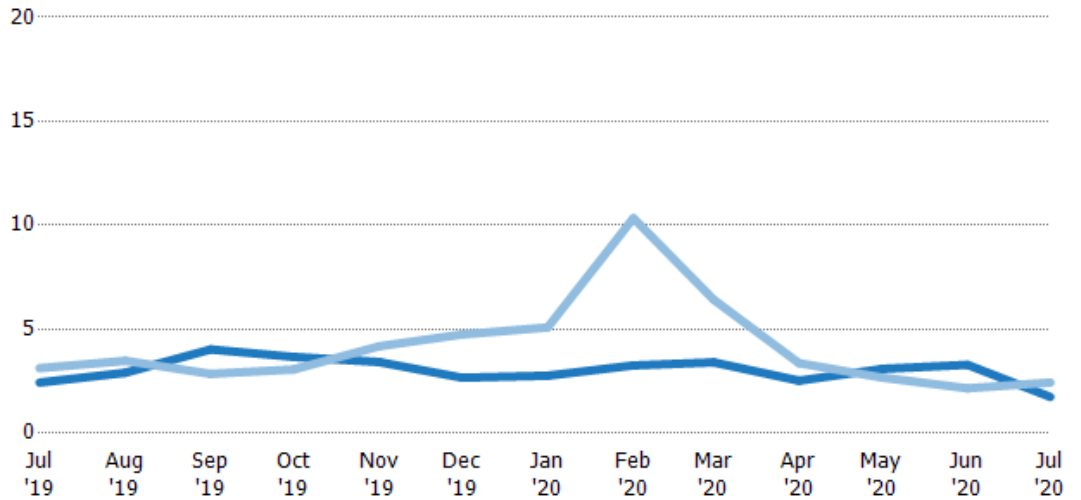
Months of Inventory

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.
Jul '20	1.75	-28.4%
Jul '19	2.44	-22.1%
Jul '18	3.13	-18.8%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	2.44	2.91	4.03	3.67	3.42	2.67	2.77	3.26	3.41	2.53	3.09	3.29	1.75
Prior Year	3.13	3.48	2.86	3.07	4.18	4.75	5.09	10.3	6.43	3.37	2.68	2.16	2.44
Percent Change from Prior Year	-22%	-17%	41%	20%	-18%	-44%	-46%	-68%	-47%	-25%	15%	52%	-28%

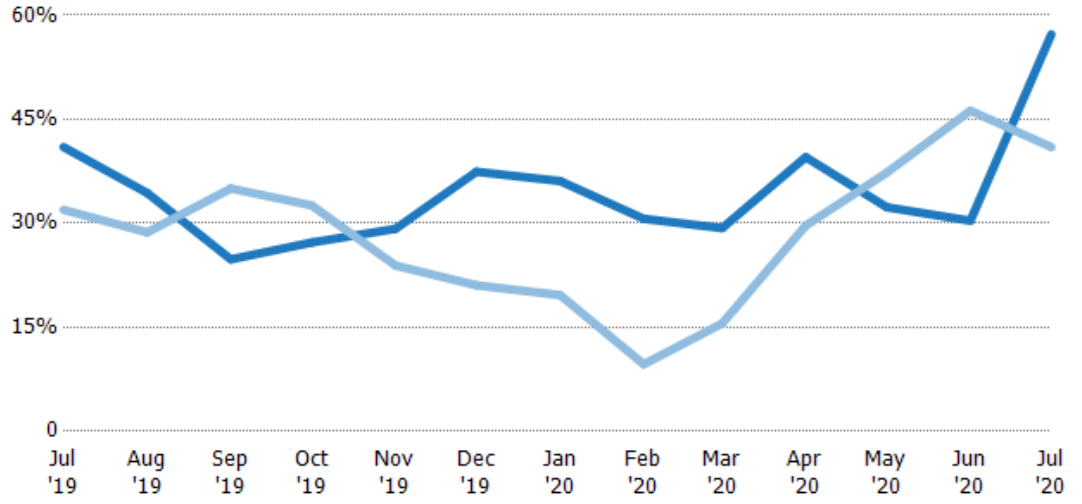
Absorption Rate

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.
Jul '20	57%	-16.3%
Jul '19	41%	-9%
Jul '18	32%	23.1%



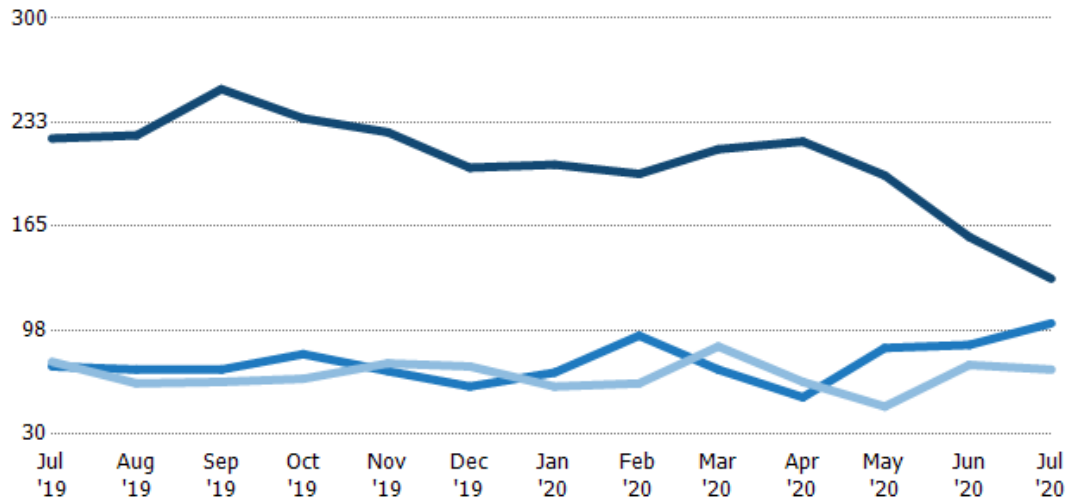
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	41%	34%	25%	27%	29%	37%	36%	31%	29%	40%	32%	30%	57%
Prior Year	32%	29%	35%	33%	24%	21%	20%	10%	16%	30%	37%	46%	41%
Change from Prior Year	-9%	-6%	10%	5%	-5%	-16%	-16%	-21%	-14%	-10%	5%	16%	-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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	222	224	254	235	226	203	205	199	215	220	198	158	131
Pending	74	72	72	82	71	61	70	94	72	54	86	88	102
Sold	77	63	64	66	76	74	61	63	87	64	48	75	72

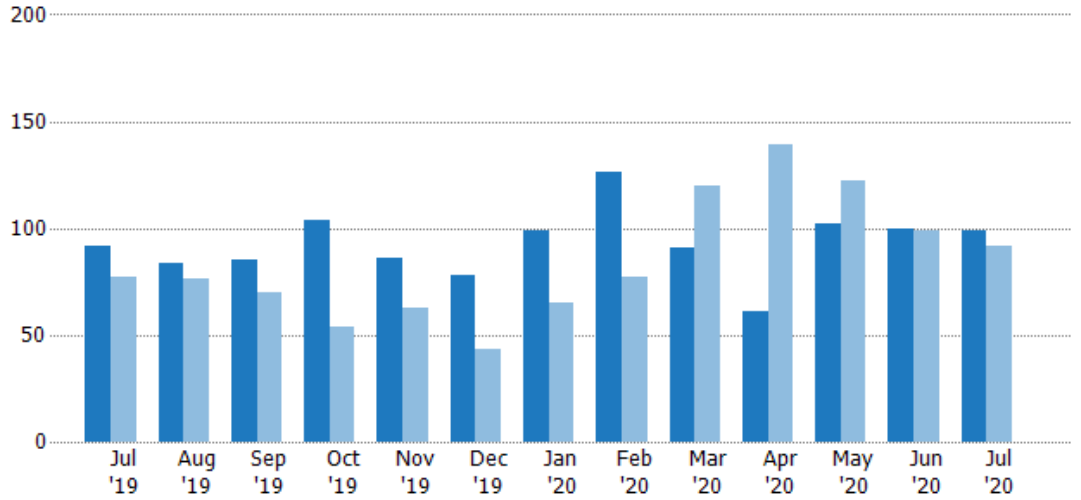
New Pending Sales

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.
Jul '20	99	7.6%
Jul '19	92	19.5%
Jul '18	77	-19.5%



Current Year	92	84	85	104	86	78	99	126	91	61	102	100	99
Prior Year	77	76	70	54	63	43	65	77	120	139	122	99	92
Percent Change from Prior Year	19%	11%	21%	93%	37%	81%	52%	64%	-24%	-56%	-16%	1%	8%

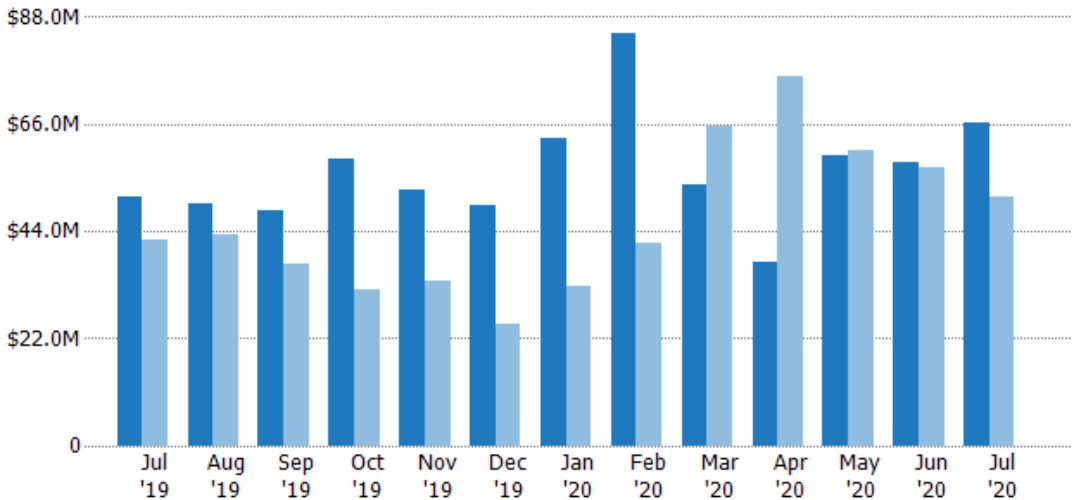
New Pending Sales Volume

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.
Jul '20	\$66.4M	29.7%
Jul '19	\$51.2M	21.3%
Jul '18	\$42.2M	-27.1%



Current Year	\$51.2M	\$49.8M	\$48.2M	\$58.7M	\$52.6M	\$49.3M	\$63.1M	\$84.6M	\$53.5M	\$37.7M	\$59.5M	\$58.1M	\$66.4M
Prior Year	\$42.2M	\$43.2M	\$37.3M	\$31.9M	\$34M	\$25.1M	\$32.8M	\$41.5M	\$65.5M	\$75.8M	\$60.6M	\$57.2M	\$51.2M
Percent Change from Prior Year	21%	15%	29%	84%	55%	96%	92%	104%	-18%	-50%	-2%	2%	30%

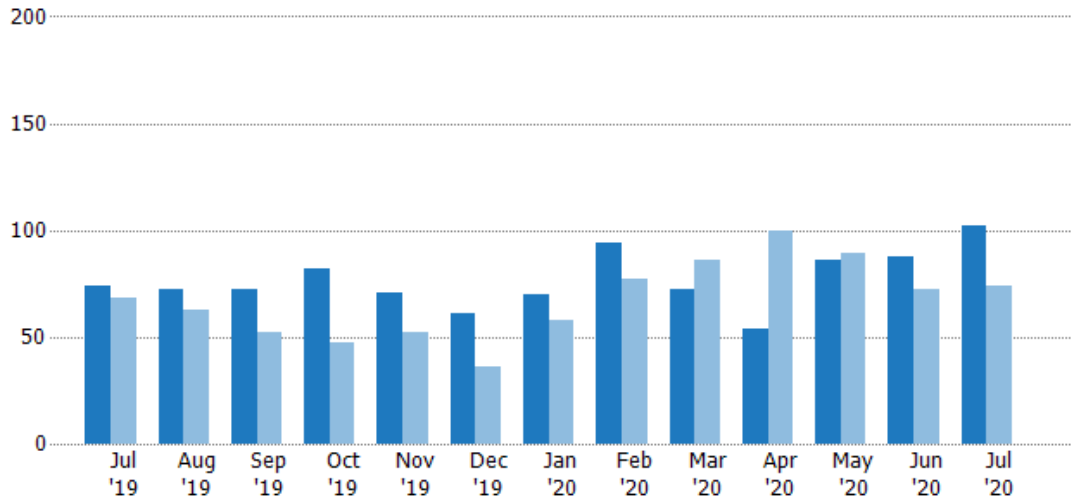
Pending Sales

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.
Jul '20	102	37.8%
Jul '19	74	8.8%
Jul '18	68	-11.8%



Current Year	74	72	72	82	71	61	70	94	72	54	86	88	102
Prior Year	68	63	52	47	52	36	58	77	86	100	89	72	74
Percent Change from Prior Year	9%	14%	38%	74%	37%	69%	21%	22%	-16%	-46%	-3%	22%	38%

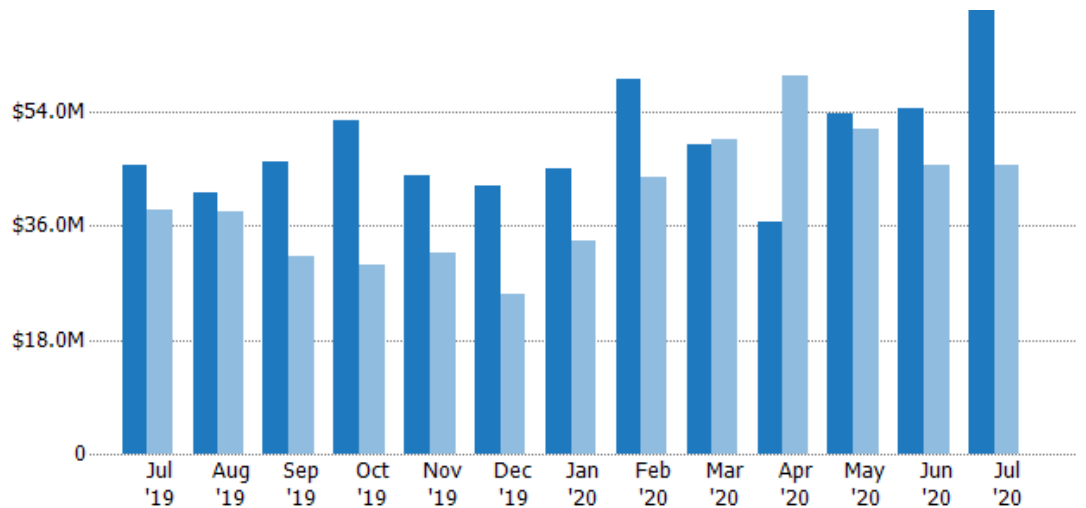
Pending Sales Volume

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.
Jul '20	\$70M	53.9%
Jul '19	\$45.5M	18.1%
Jul '18	\$38.5M	-14.2%



Current Year	\$45.5M	\$41.2M	\$46.2M	\$52.6M	\$43.9M	\$42.3M	\$45M	\$59.1M	\$48.9M	\$36.7M	\$53.8M	\$54.4M	\$70M
Prior Year	\$38.5M	\$38.3M	\$31.2M	\$29.7M	\$31.7M	\$25.3M	\$33.6M	\$43.7M	\$49.6M	\$59.7M	\$51.3M	\$45.5M	\$45.5M
Percent Change from Prior Year	18%	8%	48%	77%	39%	67%	34%	35%	-1%	-39%	5%	20%	54%

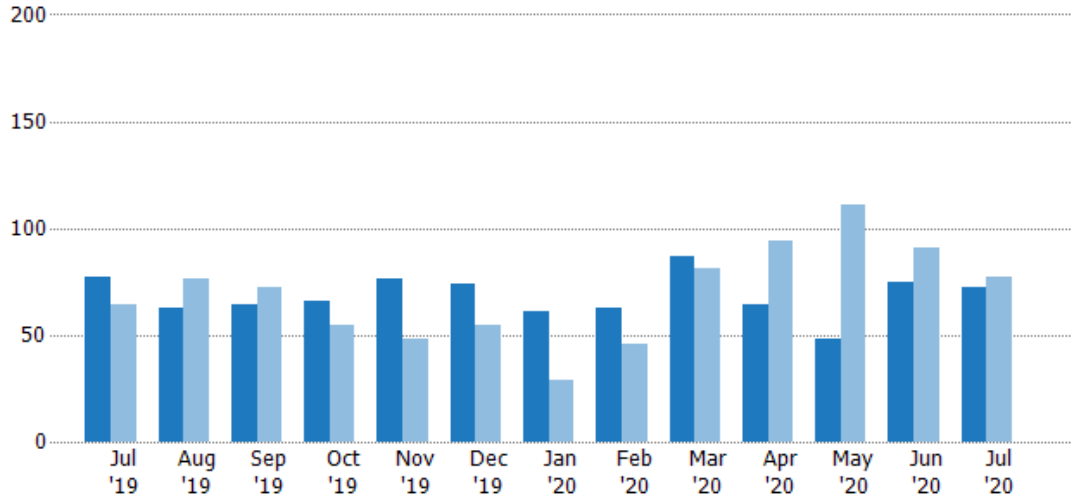
Closed Sales

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.
Jul '20	72	-6.5%
Jul '19	77	20.3%
Jul '18	64	-3.1%



Current Year	77	63	64	66	76	74	61	63	87	64	48	75	72
Prior Year	64	76	72	55	48	55	29	46	81	94	111	91	77
Percent Change from Prior Year	20%	-17%	-11%	20%	58%	35%	110%	37%	7%	-32%	-57%	-18%	-6%

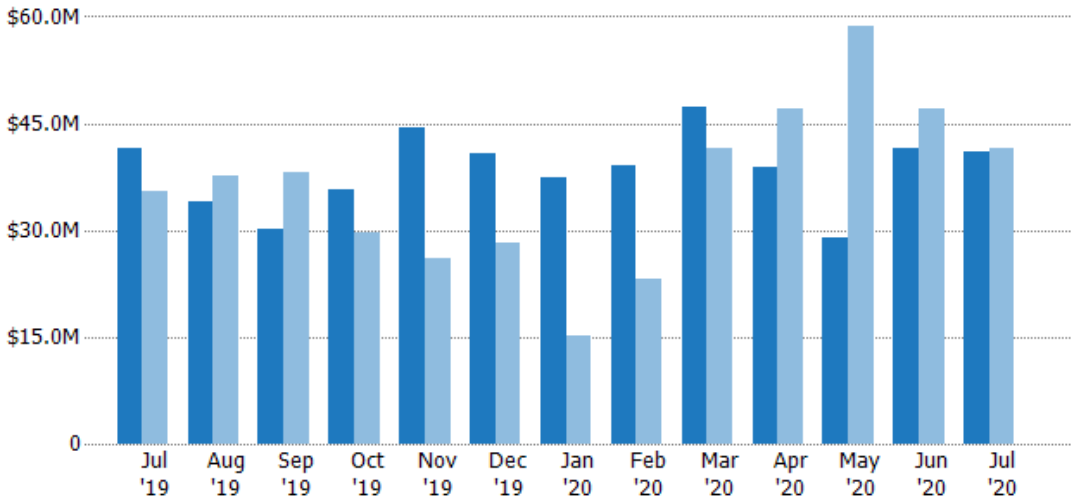
Closed Sales Volume

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.
Jul '20	\$40.9M	-1.5%
Jul '19	\$41.6M	16.9%
Jul '18	\$35.6M	-16.7%



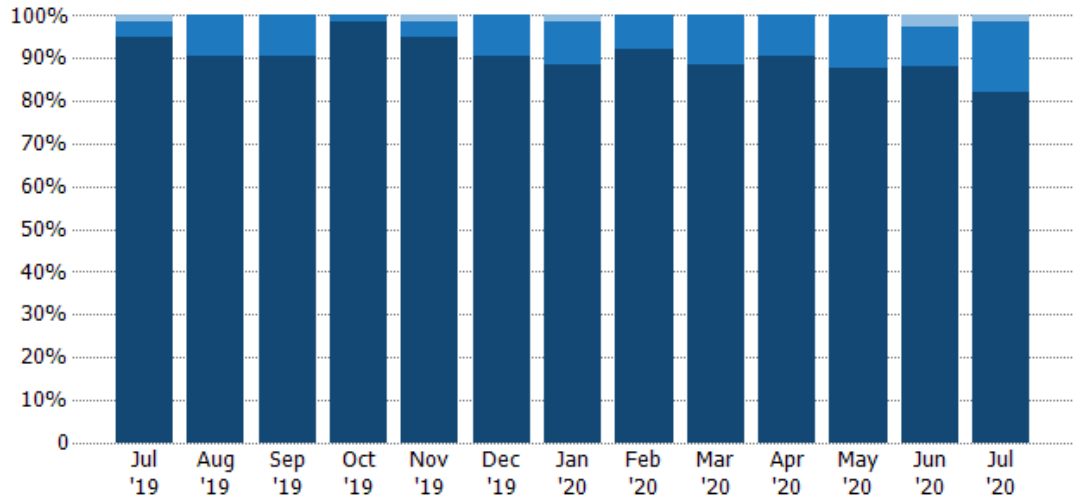
Current Year	\$41.6M	\$34M	\$30.3M	\$35.8M	\$44.4M	\$40.7M	\$37.5M	\$39.1M	\$47.2M	\$38.8M	\$28.9M	\$41.6M	\$40.9M
Prior Year	\$35.6M	\$37.7M	\$38.1M	\$29.7M	\$26.1M	\$28.3M	\$15.3M	\$23.2M	\$41.4M	\$47M	\$58.6M	\$47M	\$41.6M
Percent Change from Prior Year	17%	-10%	-20%	21%	70%	44%	146%	69%	14%	-17%	-51%	-12%	-2%

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



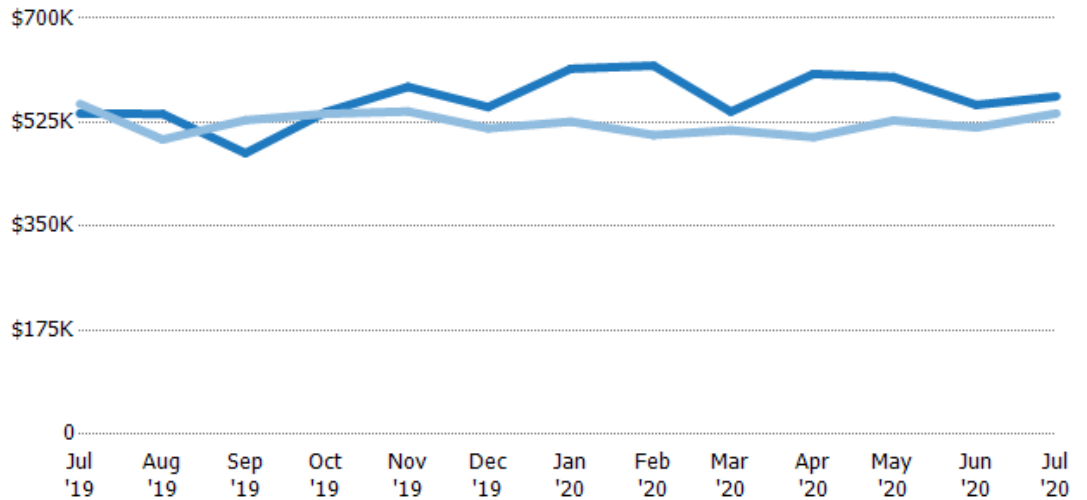
Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Mobile/Manufactured	1%	-	-	-	1%	-	2%	-	-	-	-	3%	1%
Condo/Townhouse	4%	10%	9%	2%	4%	9%	10%	8%	11%	9%	13%	9%	17%
Single Family Residence	95%	90%	91%	98%	95%	91%	89%	92%	89%	91%	88%	88%	82%

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.
Jul '20	\$568K	5.3%
Jul '19	\$540K	-2.9%
Jul '18	\$556K	-14%

Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$540K	\$539K	\$473K	\$542K	\$585K	\$551K	\$615K	\$620K	\$543K	\$606K	\$601K	\$554K	\$568K
Prior Year	\$556K	\$496K	\$529K	\$539K	\$543K	\$515K	\$526K	\$503K	\$512K	\$500K	\$528K	\$516K	\$540K
Percent Change from Prior Year	-3%	9%	-11%	0%	8%	7%	17%	23%	6%	21%	14%	7%	5%

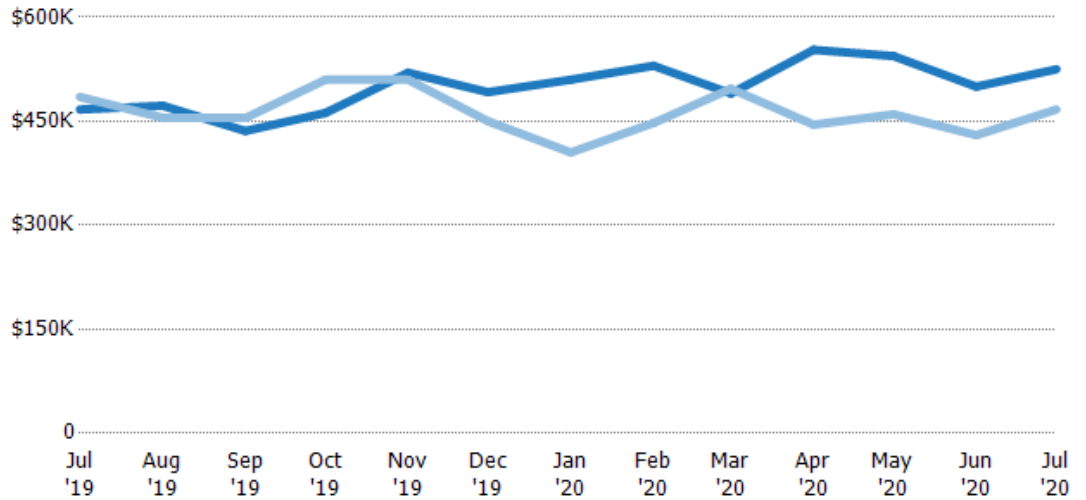
Median Sales Price

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.
Jul '20	\$525K	12.4%
Jul '19	\$467K	-3.7%
Jul '18	\$485K	-13.9%



Current Year	\$467K	\$473K	\$436K	\$462K	\$520K	\$492K	\$510K	\$530K	\$490K	\$553K	\$544K	\$500K	\$525K
Prior Year	\$485K	\$455K	\$455K	\$510K	\$510K	\$450K	\$405K	\$448K	\$497K	\$445K	\$460K	\$430K	\$467K
Percent Change from Prior Year	-4%	4%	-4%	-9%	2%	9%	26%	18%	-1%	24%	18%	16%	12%

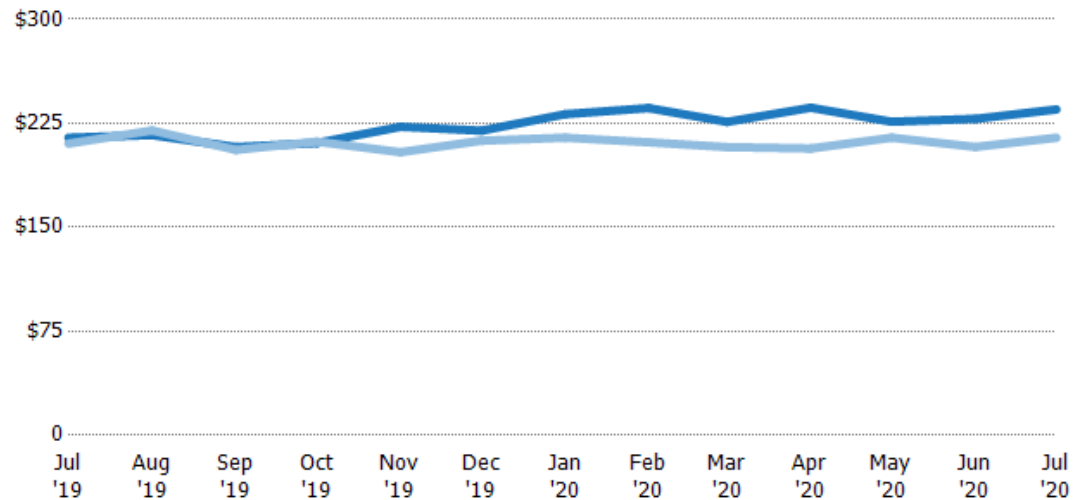
Average Sales Price per Sq Ft

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.
Jul '20	\$235	9.5%
Jul '19	\$215	2%
Jul '18	\$210	-11.9%



Current Year	\$215	\$217	\$208	\$211	\$222	\$220	\$232	\$236	\$226	\$236	\$226	\$228	\$235
Prior Year	\$210	\$220	\$206	\$212	\$204	\$212	\$215	\$211	\$208	\$207	\$215	\$208	\$215
Percent Change from Prior Year	2%	-1%	1%	0%	9%	3%	8%	12%	9%	14%	5%	10%	10%

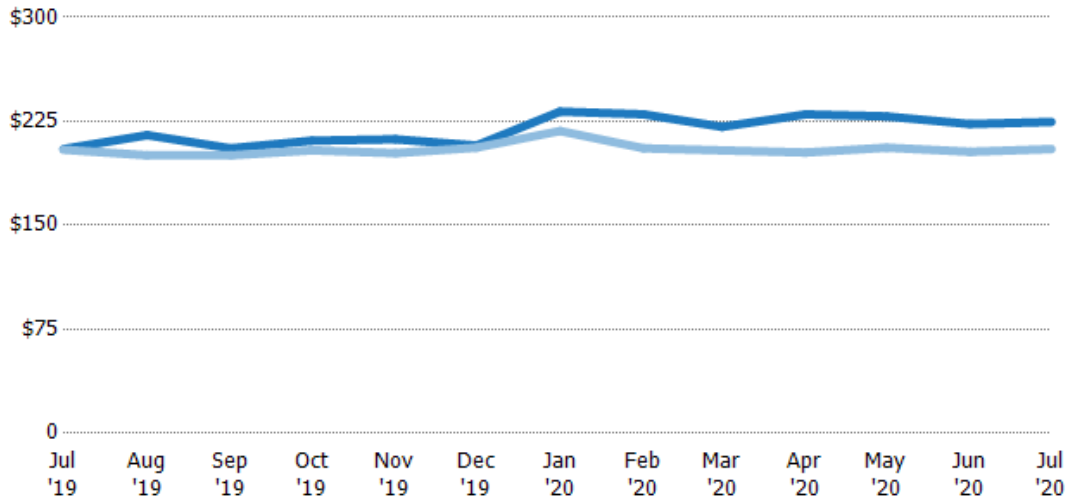
Median Sales Price per Sq Ft

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.
Jul '20	\$225	9.5%
Jul '19	\$205	0.2%
Jul '18	\$205	-11.2%



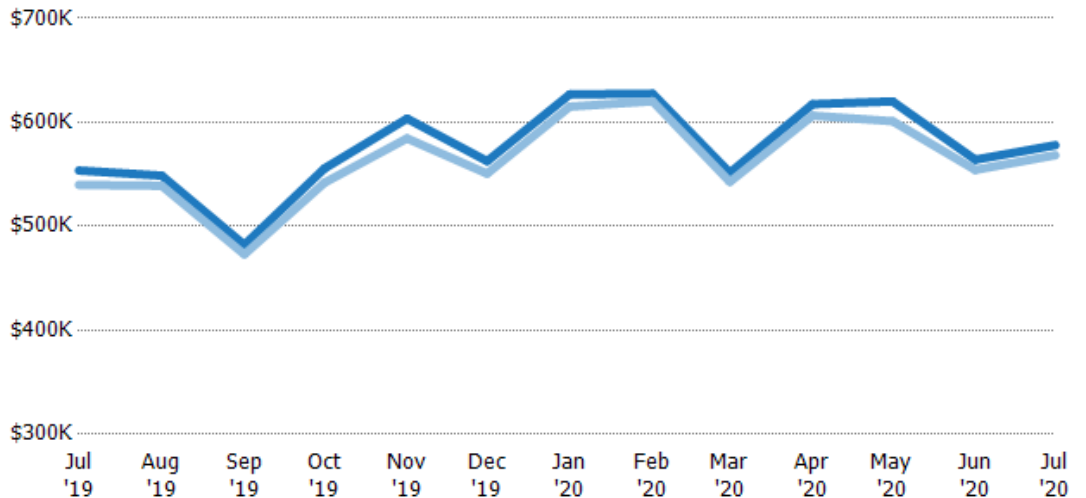
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$205	\$215	\$206	\$211	\$212	\$208	\$232	\$230	\$221	\$230	\$229	\$223	\$225
Prior Year	\$205	\$201	\$201	\$204	\$202	\$206	\$218	\$206	\$204	\$203	\$206	\$203	\$205
Percent Change from Prior Year	0%	7%	2%	3%	5%	1%	6%	12%	8%	14%	11%	10%	10%

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



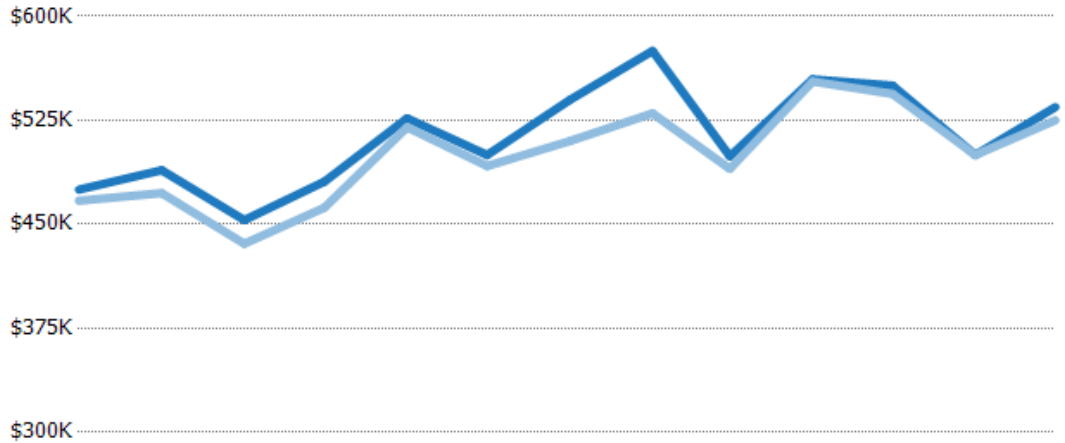
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg List Price	\$554K	\$549K	\$482K	\$556K	\$604K	\$563K	\$627K	\$628K	\$551K	\$617K	\$620K	\$564K	\$578K
Avg Sales Price	\$540K	\$539K	\$473K	\$542K	\$585K	\$551K	\$615K	\$620K	\$543K	\$606K	\$601K	\$554K	\$568K
Avg Sales Price as a % of Avg List Price	97%	98%	98%	98%	97%	98%	98%	99%	98%	98%	97%	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



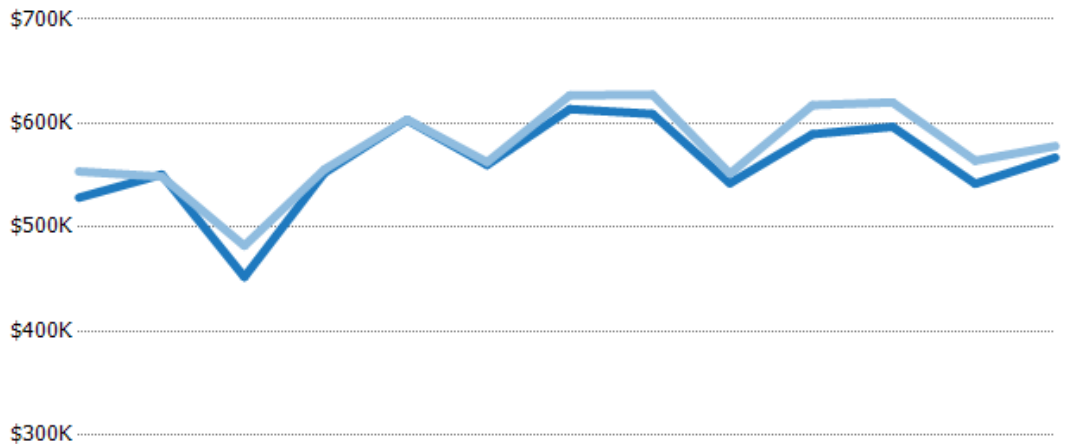
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$475K	\$489K	\$453K	\$481K	\$526K	\$500K	\$540K	\$575K	\$499K	\$555K	\$550K	\$500K	\$535K
Median Sales Price	\$467K	\$473K	\$436K	\$462K	\$520K	\$492K	\$510K	\$530K	\$490K	\$553K	\$544K	\$500K	\$525K
Med Sales Price as a % of Med List Price	98%	97%	96%	96%	99%	98%	94%	92%	98%	100%	99%	100%	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



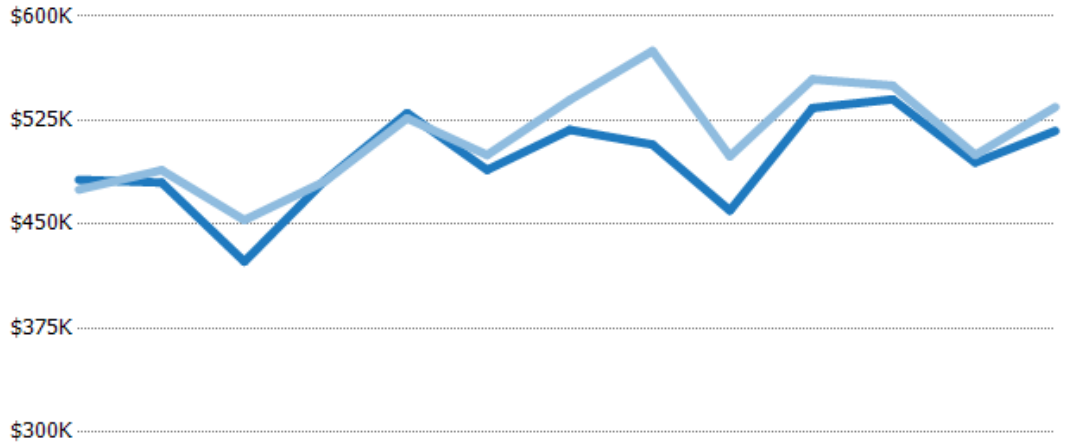
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$528K	\$551K	\$452K	\$552K	\$603K	\$560K	\$614K	\$609K	\$542K	\$589K	\$597K	\$542K	\$567K
Avg Sales Price	\$554K	\$549K	\$482K	\$556K	\$604K	\$563K	\$627K	\$628K	\$551K	\$617K	\$620K	\$564K	\$578K
Avg Sales Price as a % of Avg Est Value	105%	100%	107%	101%	100%	100%	102%	103%	102%	105%	104%	104%	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



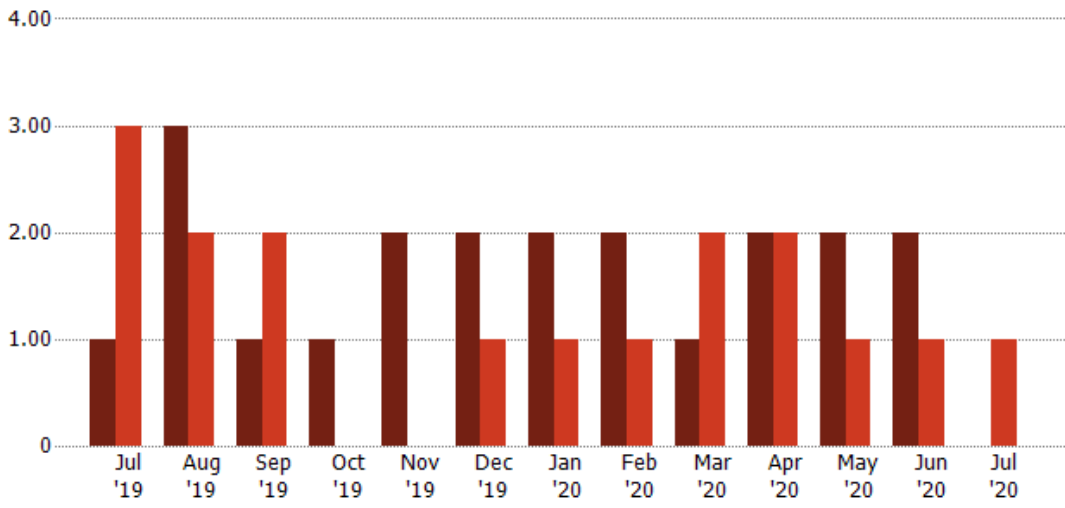
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$482K	\$480K	\$423K	\$481K	\$530K	\$489K	\$518K	\$507K	\$460K	\$534K	\$540K	\$494K	\$517K
Median Sales Price	\$475K	\$489K	\$453K	\$481K	\$526K	\$500K	\$540K	\$575K	\$499K	\$555K	\$550K	\$500K	\$535K
Med Sales Price as a % of Med Est Value	99%	102%	107%	100%	99%	102%	104%	113%	108%	104%	102%	101%	103%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

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



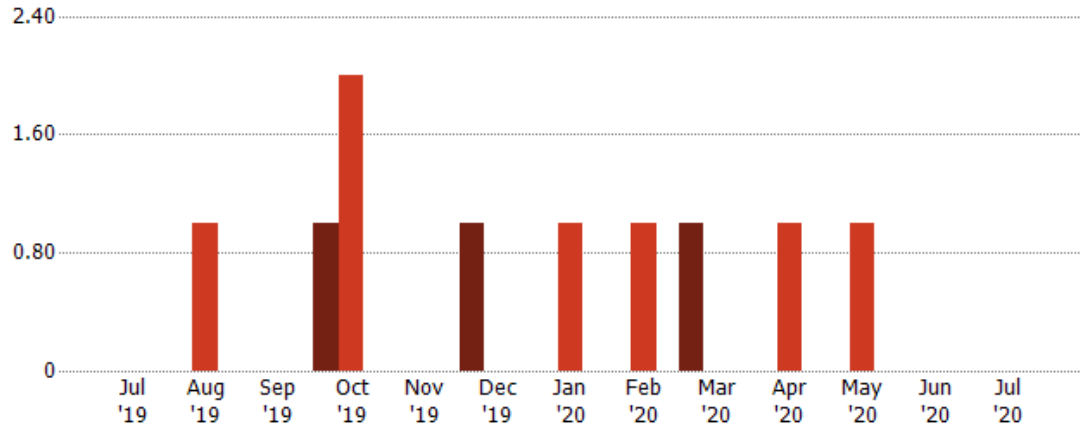
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	1	3	1	1	2	2	2	2	1	2	2	2	-
Prior Year	3	2	2	-	-	1	1	1	2	2	1	1	1
Percent Change from Prior Year	-67%	50%	-50%	100%	100%	100%	100%	100%	-50%	0%	100%	100%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



Current Year	-	-	-	1	-	1	-	-	1	-	-	-	-
Prior Year	-	1	-	2	-	-	1	1	-	1	1	-	-
Percent Change from Prior Year	-	-100%	-	-50%	-	100%	-100%	-100%	100%	-100%	-100%	-	-



Sales Activity by ZIP

Jul 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	102	\$69,973,956	72	\$40,921,130	\$568,349	\$525,000	\$231	\$219	48

