



2017

# CAVE CREEK MARKET REPORT

April 2017



Scottsdale Area Association of REALTORS®  
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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 2017	Apr 2016	+ / -	YTD 2017	YTD 2016	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	118	115	+2.6%	452	486	-7%
New Listing Volume	\$61,023,014	\$48,656,495	+25.4%	\$929,762,934	\$243,530,600	+281.8%
Active Listing Count	354	419	-15.5%	1,440	1,699	-15.2%
Active Listing Volume	\$938,048,557	\$270,350,696	+247%	\$2,359,729,998	\$1,093,783,498	+115.7%
Average Listing Price	\$2,649,855	\$645,228	+310.7%	\$1,638,701	\$643,781	+154.5%
Median Listing Price	\$539,950	\$522,900	+3.3%	\$549,291	\$518,312	+6%
Average Listing Price per Sq Ft	\$224	\$215	+4.4%	\$225	\$215	+4.7%
Median Listing Price per Sq Ft	\$200	\$190	+5.5%	\$198	\$188	+5.5%
Median Days in RPR	72.5	83	-12.7%	81.59	81.27	+0.4%
Months of Inventory	4.4	5.4	-18.7%	6	6.7	-10.7%
Absorption Rate	22.6%	18.38%	+4.2%	16.74%	14.95%	+1.8%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	95	97	-2.1%	347	325	+6.8%
New Pending Sales Volume	\$45,953,320	\$40,058,983	+14.7%	\$158,903,714	\$149,118,010	+6.6%
Pending Sales Count	92	97	-5.2%	337	341	-1.2%
Pending Sales Volume	\$51,407,200	\$46,159,638	+11.4%	\$175,546,869	\$169,705,890	+3.4%
Closed Sales Count	61	66	-7.6%	241	241	±
Closed Sales Volume	\$29,661,712	\$29,338,850	+1.1%	\$110,940,132	\$111,734,310	-0.7%
Average Sales Price	\$486,258	\$444,528	+9.4%	\$460,332	\$463,628	-0.7%
Median Sales Price	\$390,000	\$365,000	+6.8%	\$406,892	\$416,266	-2.3%
Average Sales Price per Sq Ft	\$196	\$185	+5.5%	\$190	\$182	+4.2%
Median Sales Price per Sq Ft	\$189	\$181	+4.4%	\$185	\$179	+3.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	6	19	-68.4%	28	66	-57.6%

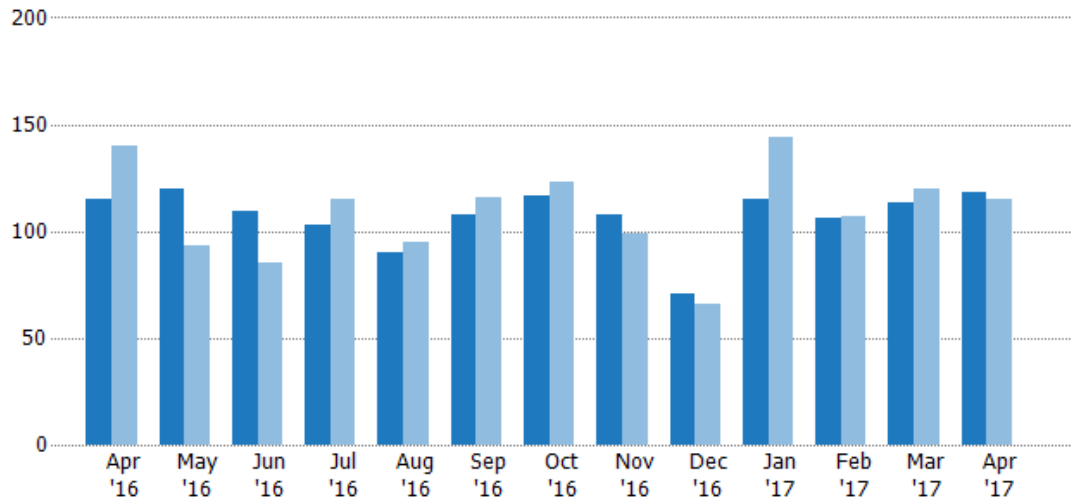
## New Listings

The number of new single-family, condominium and townhome listings that were added each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '17	118	2.6%
Apr '16	115	-17.9%
Apr '15	140	-28.6%



Current Year	115	120	109	103	90	108	117	108	71	115	106	113	118
Prior Year	140	93	85	115	95	116	123	99	66	144	107	120	115
Percent Change from Prior Year	-18%	29%	28%	-10%	-5%	-7%	-5%	9%	8%	-20%	-1%	-6%	3%

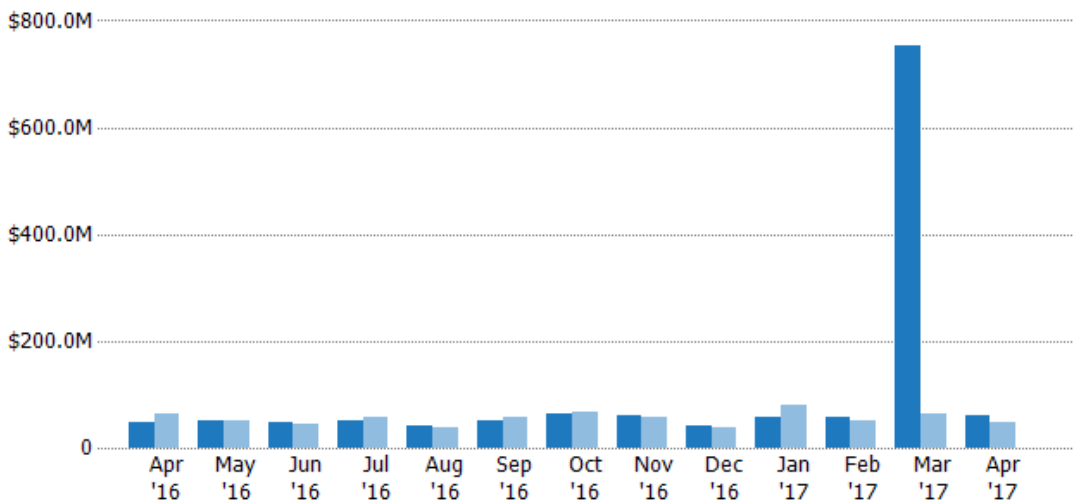
## New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '17	\$61M	25.4%
Apr '16	\$48.7M	-22.1%
Apr '15	\$62.5M	-27.1%



Current Year	\$48.7M	\$50.8M	\$48.2M	\$50.4M	\$41.8M	\$51.5M	\$62.4M	\$61.1M	\$42.3M	\$57M	\$57.7M	\$754M	\$61M
Prior Year	\$62.5M	\$49.9M	\$43.7M	\$58.7M	\$38.3M	\$56.3M	\$66.5M	\$59M	\$38.5M	\$79.3M	\$52.3M	\$63.3M	\$48.7M
Percent Change from Prior Year	-22%	2%	10%	-14%	9%	-9%	-6%	3%	10%	-28%	10%	1,091%	25%

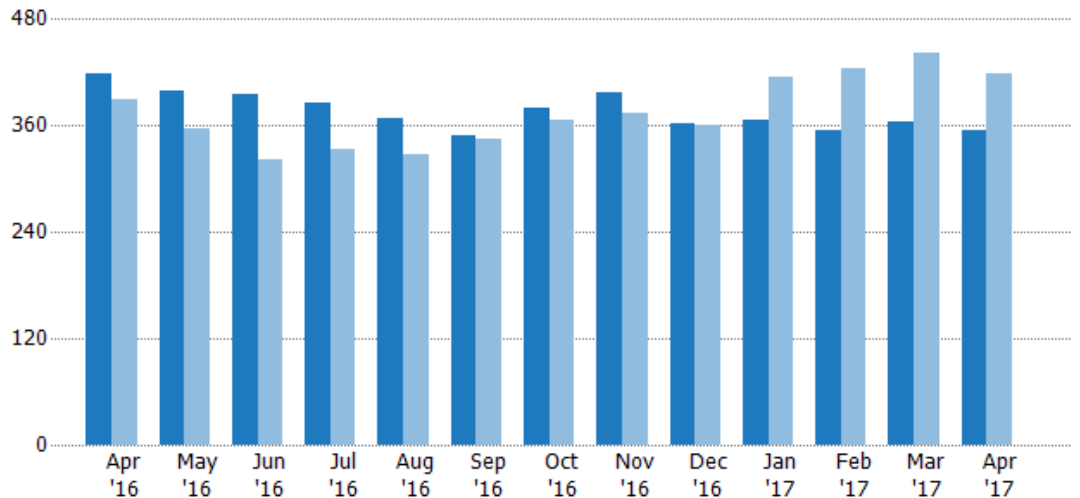
## Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '17	354	-15.5%
Apr '16	419	7.7%
Apr '15	389	-1.5%



Current Year	419	400	396	385	368	348	380	398	363	367	354	365	354
Prior Year	389	357	321	333	327	345	367	374	360	414	425	441	419
Percent Change from Prior Year	8%	12%	23%	16%	13%	1%	4%	6%	1%	-11%	-17%	-17%	-16%

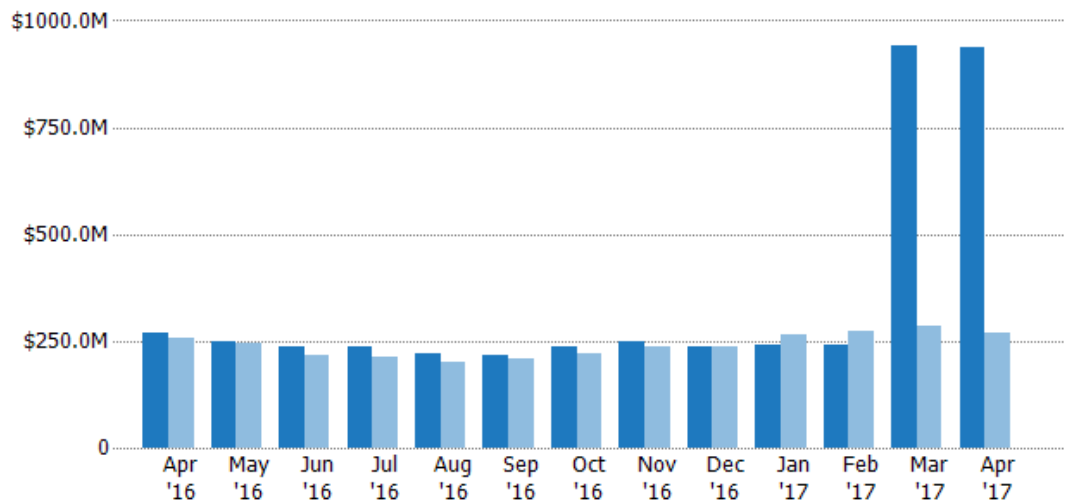
## Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '17	\$938M	247%
Apr '16	\$270M	5.9%
Apr '15	\$255M	-1.3%



Current Year	\$270M	\$247M	\$239M	\$236M	\$222M	\$217M	\$235M	\$247M	\$235M	\$241M	\$239M	\$942M	\$938M
Prior Year	\$255M	\$246M	\$216M	\$215M	\$200M	\$207M	\$222M	\$237M	\$235M	\$266M	\$271M	\$285M	\$270M
Percent Change from Prior Year	6%	1%	11%	10%	11%	5%	6%	4%	0%	-10%	-12%	230%	247%

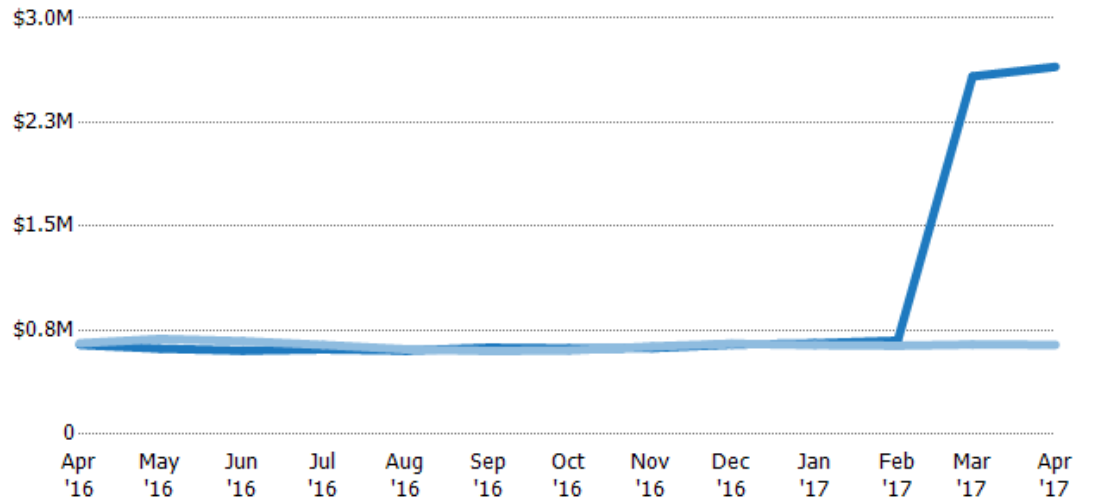
## Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '17	\$2.65M	310.7%
Apr '16	\$645K	-1.7%
Apr '15	\$656K	0.3%



Current Year	\$645K	\$618K	\$603K	\$612K	\$603K	\$625K	\$619K	\$621K	\$647K	\$656K	\$675K	\$2.58M	\$2.65M
Prior Year	\$656K	\$688K	\$671K	\$644K	\$613K	\$601K	\$604K	\$633K	\$653K	\$644K	\$639K	\$647K	\$645K
Percent Change from Prior Year	-2%	-10%	-10%	-5%	-2%	4%	2%	-2%	-1%	2%	6%	299%	311%

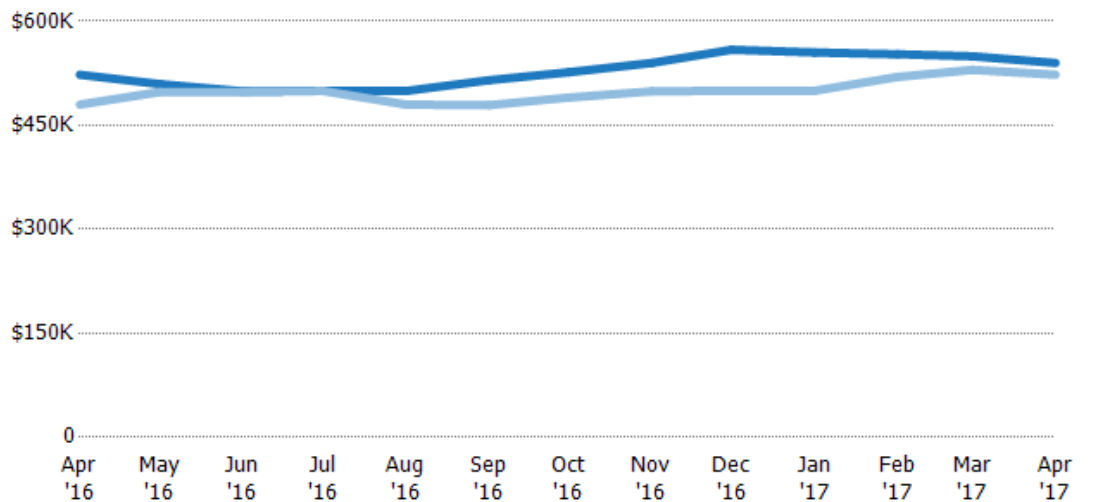
## Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '17	\$540K	3.3%
Apr '16	\$523K	9%
Apr '15	\$480K	9.4%



Current Year	\$523K	\$509K	\$499K	\$500K	\$499K	\$515K	\$527K	\$540K	\$559K	\$555K	\$553K	\$550K	\$540K
Prior Year	\$480K	\$498K	\$498K	\$500K	\$480K	\$479K	\$490K	\$499K	\$500K	\$500K	\$520K	\$530K	\$523K
Percent Change from Prior Year	9%	2%	0%	0%	4%	8%	7%	8%	12%	11%	6%	4%	3%

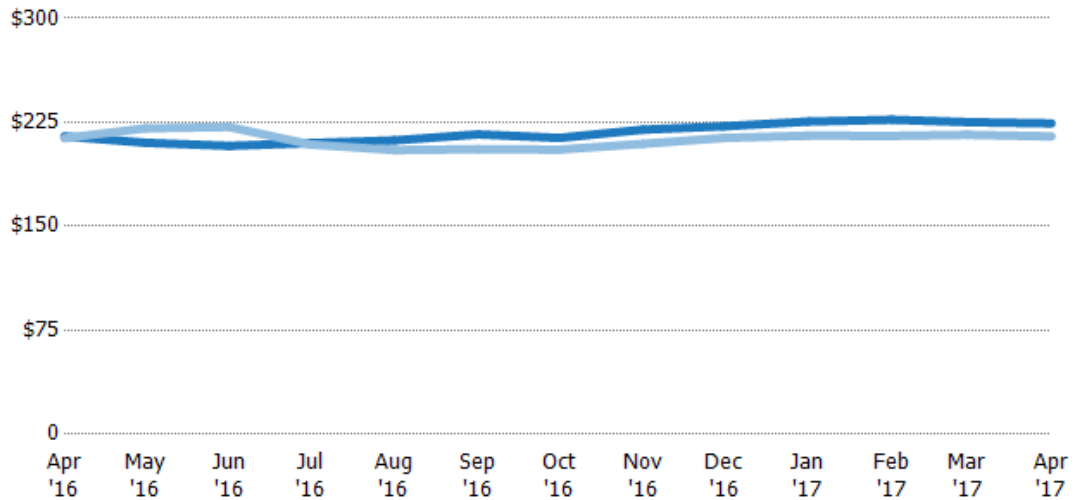
## Average Listing Price per Sq Ft

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, Single  
Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '17	\$224	4.4%
Apr '16	\$215	0.6%
Apr '15	\$214	2.6%



Current Year	\$215	\$210	\$208	\$210	\$212	\$216	\$214	\$220	\$222	\$225	\$227	\$225	\$224
Prior Year	\$214	\$221	\$222	\$209	\$205	\$206	\$205	\$209	\$214	\$215	\$215	\$216	\$215
Percent Change from Prior Year	1%	-5%	-6%	0%	3%	5%	4%	5%	4%	5%	5%	4%	4%

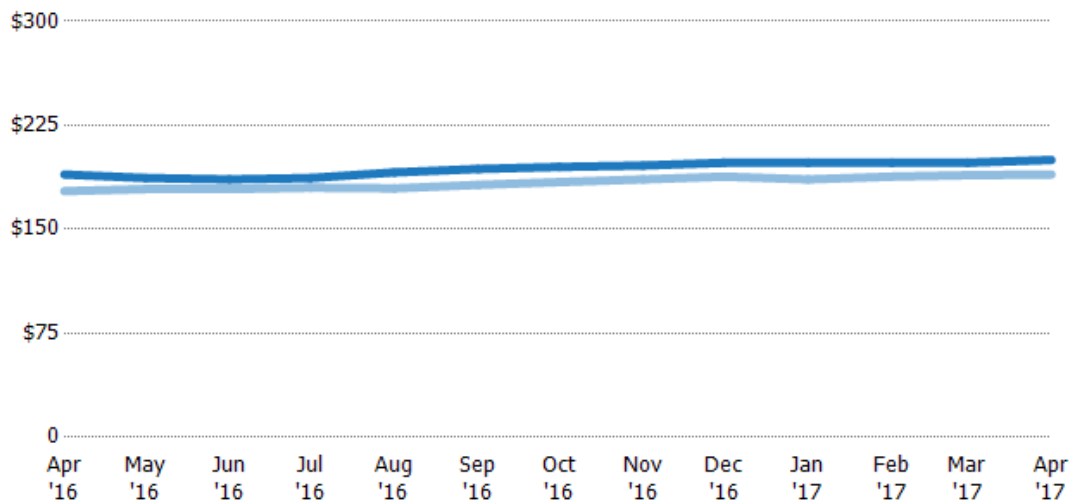
## Median Listing Price per Sq Ft

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, Single  
Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '17	\$200	5.5%
Apr '16	\$190	6.8%
Apr '15	\$178	1.7%



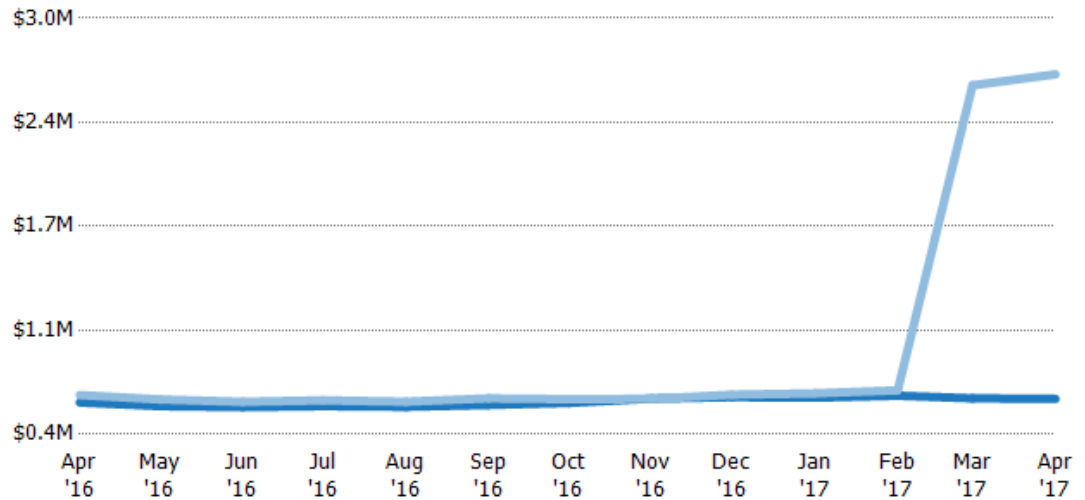
Current Year	\$190	\$187	\$186	\$187	\$191	\$194	\$195	\$196	\$198	\$198	\$198	\$198	\$200
Prior Year	\$178	\$179	\$179	\$180	\$180	\$182	\$184	\$186	\$188	\$186	\$188	\$189	\$190
Percent Change from Prior Year	7%	4%	4%	4%	6%	6%	6%	5%	5%	6%	5%	5%	6%

## 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, Single  
Family Residence



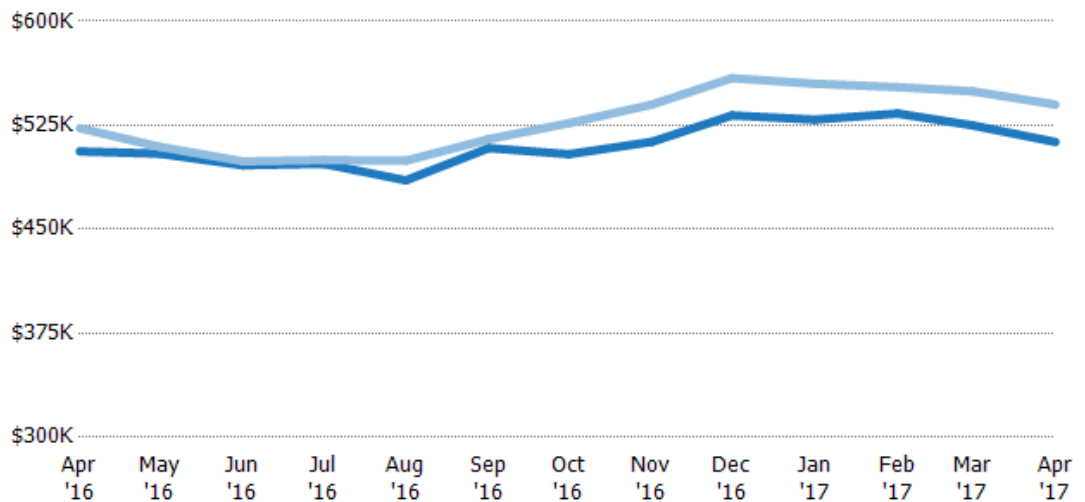
Avg Est Value	\$599K	\$576K	\$570K	\$576K	\$572K	\$584K	\$596K	\$623K	\$632K	\$629K	\$641K	\$625K	\$621K
Avg Listing Price	\$645K	\$618K	\$603K	\$612K	\$603K	\$625K	\$619K	\$621K	\$647K	\$656K	\$675K	\$2.58M	\$2.65M
Avg Listing Price as a % of Avg Est Value	108%	107%	106%	106%	106%	107%	104%	100%	102%	104%	105%	413%	427%

## 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, Single  
Family Residence



Median Est Value	\$506K	\$504K	\$496K	\$497K	\$485K	\$509K	\$504K	\$513K	\$532K	\$529K	\$533K	\$525K	\$513K
Median Listing Price	\$523K	\$509K	\$499K	\$500K	\$499K	\$515K	\$527K	\$540K	\$559K	\$555K	\$553K	\$550K	\$540K
Med Listing Price as a % of Med Est Value	103%	101%	101%	101%	103%	101%	104%	105%	105%	105%	104%	105%	105%

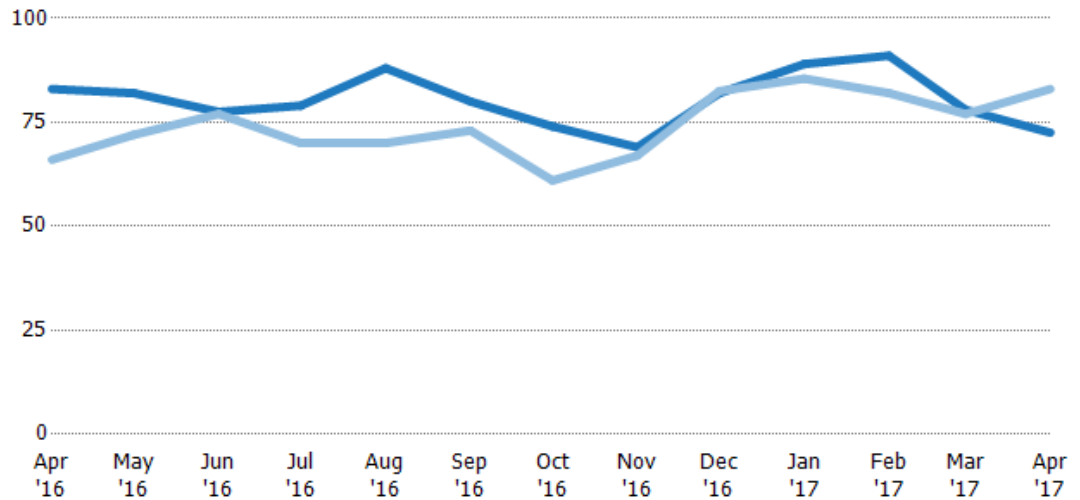
## Median Days in RPR

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, Single  
Family Residence

Month/ Year	Days	% Chg.
Apr '17	72.5	-12.7%
Apr '16	83	25.8%
Apr '15	66	7.6%



Current Year	83	82	77.5	79	88	80	74	69	82	89	91	78	72.5
Prior Year	66	72	77	70	70	73	61	67	82.5	85.5	82	77	83
Percent Change from Prior Year	26%	14%	1%	13%	26%	10%	21%	3%	-1%	4%	11%	1%	-13%

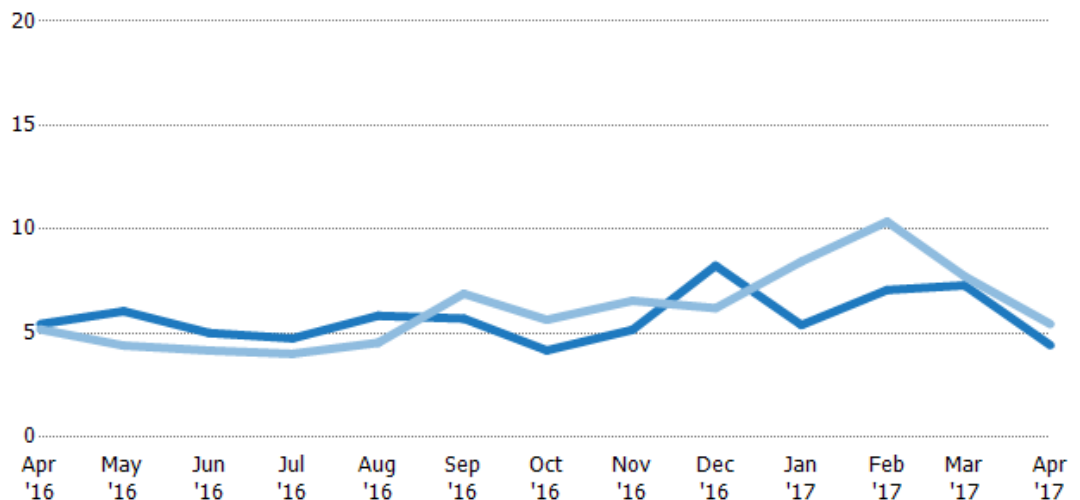
## Months of Inventory

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, Single  
Family Residence

Month/ Year	Months	% Chg.
Apr '17	4.43	-18.7%
Apr '16	5.44	4.9%
Apr '15	5.19	44.8%



Current Year	5.44	6.06	5.01	4.75	5.84	5.7	4.18	5.17	8.25	5.4	7.08	7.3	4.43
Prior Year	5.19	4.41	4.17	4.01	4.54	6.9	5.65	6.56	6.21	8.45	10.4	7.74	5.44
Percent Change from Prior Year	5%	38%	20%	18%	29%	-17%	-26%	-21%	33%	-36%	-32%	-6%	-19%



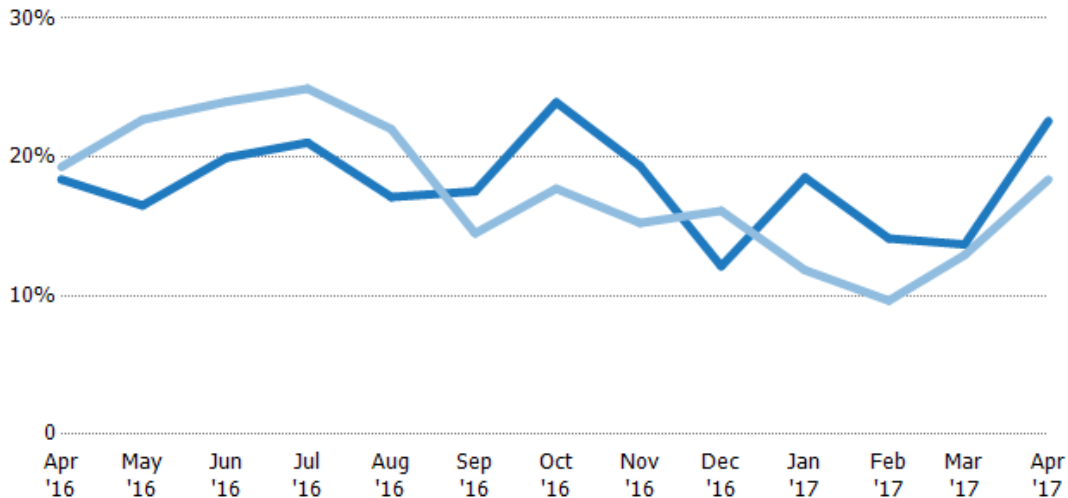
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Apr '17	23%	-4.2%
Apr '16	18%	0.9%
Apr '15	19%	-31%



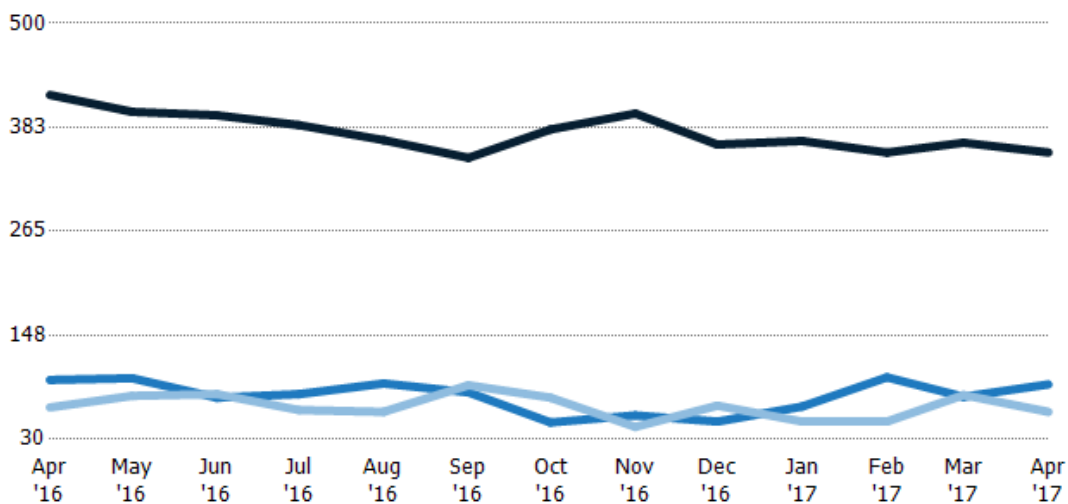
Current Year	18%	17%	20%	21%	17%	18%	24%	19%	12%	19%	14%	14%	23%
Prior Year	19%	23%	24%	25%	22%	14%	18%	15%	16%	12%	10%	13%	18%
Change from Prior Year	1%	6%	4%	4%	5%	-3%	-6%	-4%	4%	-7%	-4%	-1%	-4%

## Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

### Filters Used

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



Active	419	400	396	385	368	348	380	398	363	367	354	365	354
Pending	97	99	77	81	93	83	49	57	50	67	100	78	92
Sold	66	79	81	63	61	91	77	44	68	50	50	80	61

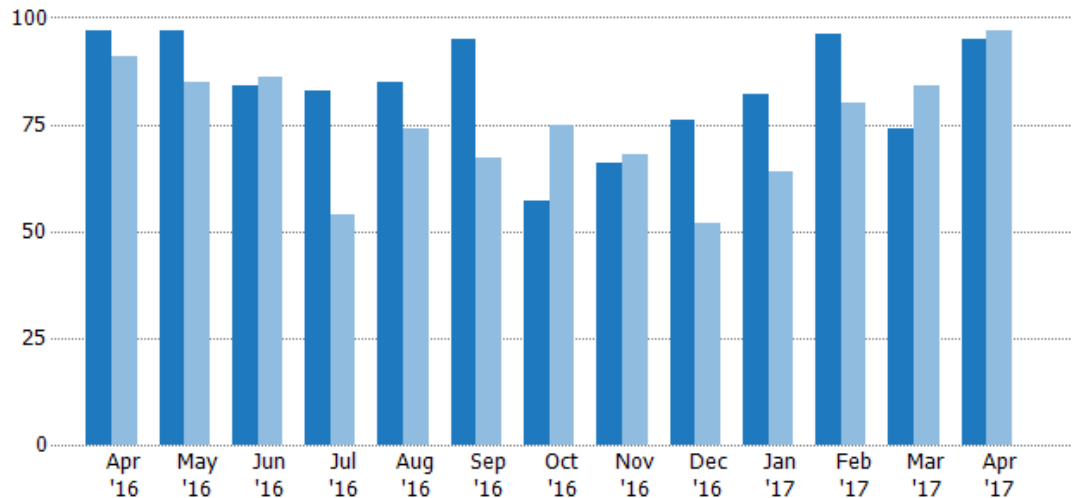
## New Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were added each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '17	95	-2.1%
Apr '16	97	6.6%
Apr '15	91	-13.2%



Current Year	97	97	84	83	85	95	57	66	76	82	96	74	95
Prior Year	91	85	86	54	74	67	75	68	52	64	80	84	97
Percent Change from Prior Year	7%	14%	-2%	54%	15%	42%	-24%	-3%	46%	28%	20%	-12%	-2%

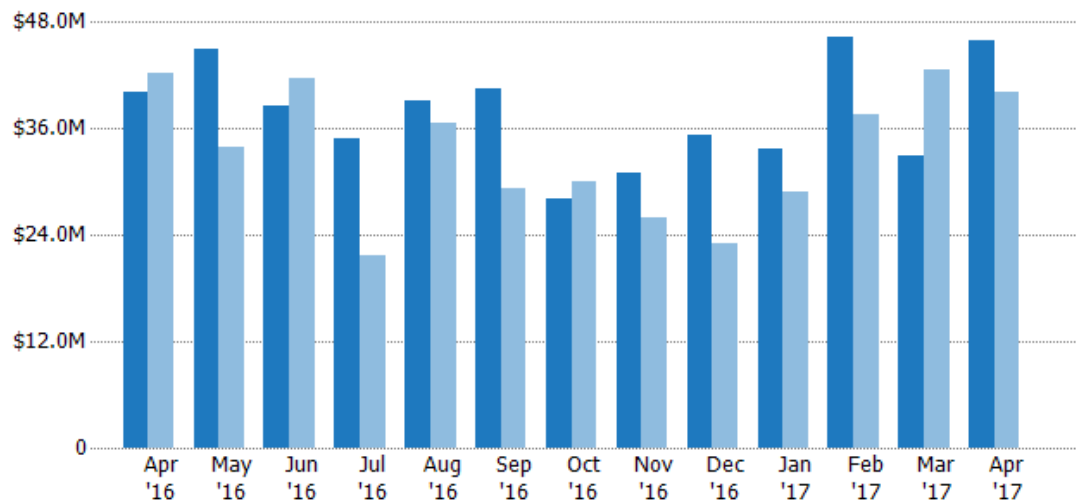
## New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '17	\$46M	14.7%
Apr '16	\$40.1M	-5.2%
Apr '15	\$42.3M	-17.5%



Current Year	\$40.1M	\$44.9M	\$38.5M	\$34.8M	\$39.1M	\$40.5M	\$28M	\$31.1M	\$35.3M	\$33.7M	\$46.3M	\$32.9M	\$46M
Prior Year	\$42.3M	\$33.8M	\$41.6M	\$21.6M	\$36.6M	\$29.3M	\$30.1M	\$25.9M	\$23M	\$28.8M	\$37.5M	\$42.7M	\$40.1M
Percent Change from Prior Year	-5%	33%	-7%	61%	7%	38%	-7%	20%	54%	17%	23%	-23%	15%

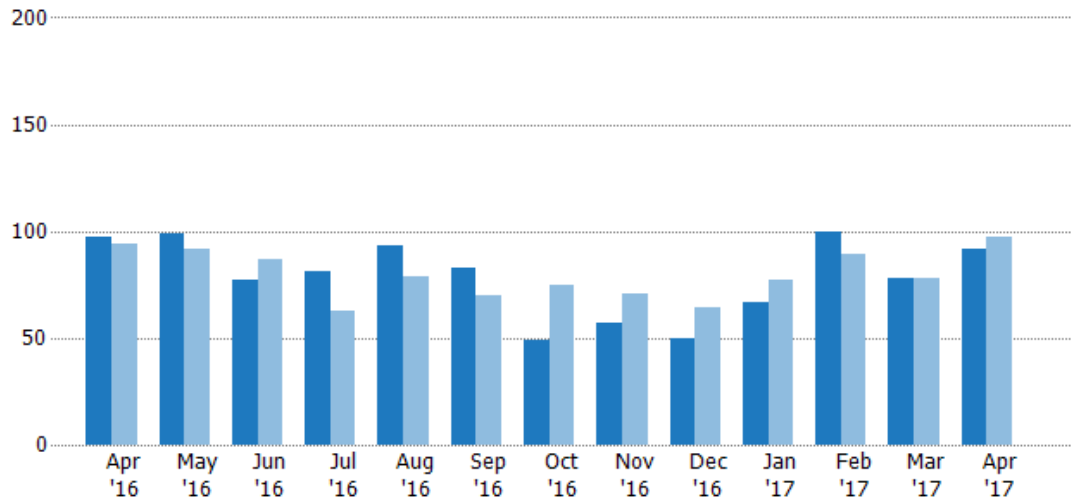
## Pending Sales

The number of single-family, condominium and townhome 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, Single  
Family Residence

Month/ Year	Count	% Chg.
Apr '17	92	-5.2%
Apr '16	97	3.2%
Apr '15	94	-5.3%



Current Year	97	99	77	81	93	83	49	57	50	67	100	78	92
Prior Year	94	92	87	63	79	70	75	71	64	77	89	78	97
Percent Change from Prior Year	3%	8%	-11%	29%	18%	19%	-35%	-20%	-22%	-13%	12%	0%	-5%

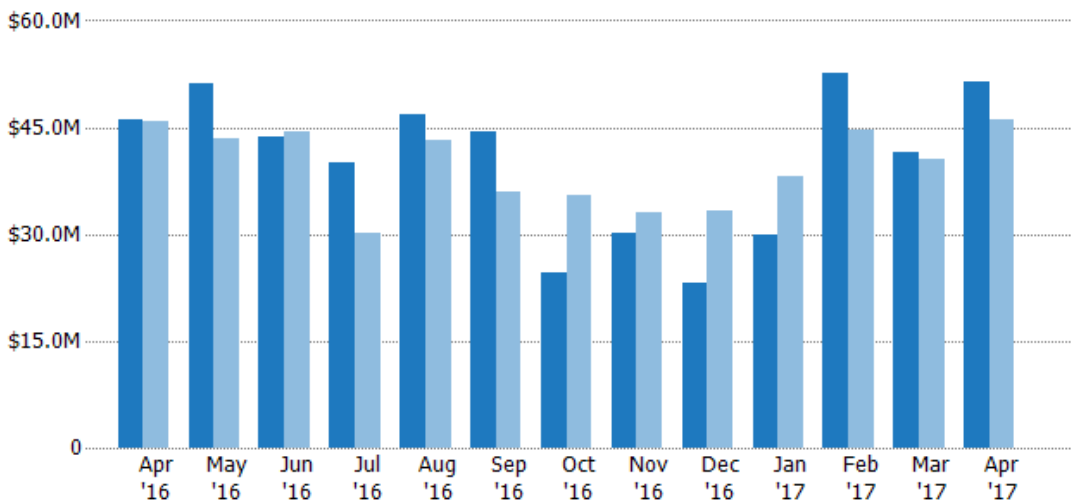
## Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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, Single  
Family Residence

Month/ Year	Volume	% Chg.
Apr '17	\$51.4M	11.4%
Apr '16	\$46.2M	0.9%
Apr '15	\$45.8M	-5%



Current Year	\$46.2M	\$51.2M	\$43.8M	\$40.1M	\$46.8M	\$44.3M	\$24.5M	\$30.2M	\$23.1M	\$29.9M	\$52.7M	\$41.6M	\$51.4M
Prior Year	\$45.8M	\$43.5M	\$44.3M	\$30.1M	\$43.3M	\$36M	\$35.5M	\$33M	\$33.4M	\$38.1M	\$44.8M	\$40.6M	\$46.2M
Percent Change from Prior Year	1%	18%	-1%	33%	8%	23%	-31%	-9%	-31%	-22%	18%	2%	11%

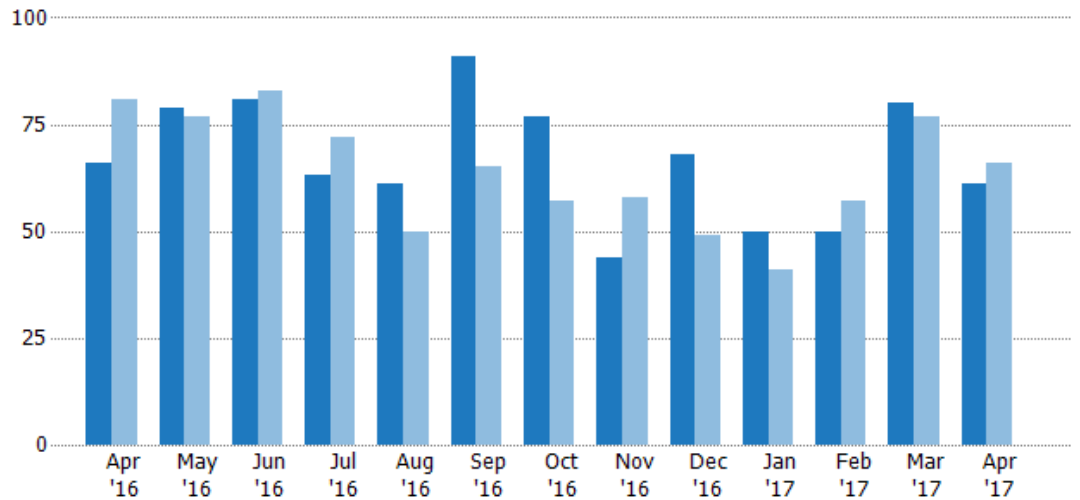
## Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '17	61	-7.6%
Apr '16	66	-18.5%
Apr '15	81	-27.2%



Current Year	66	79	81	63	61	91	77	44	68	50	50	80	61
Prior Year	81	77	83	72	50	65	57	58	49	41	57	77	66
Percent Change from Prior Year	-19%	3%	-2%	-13%	22%	40%	35%	-24%	39%	22%	-12%	4%	-8%

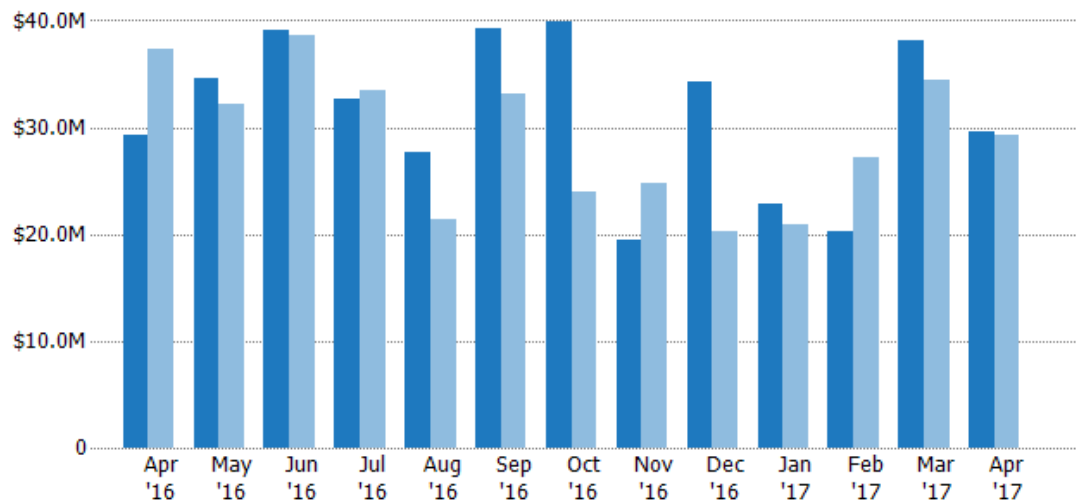
## Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '17	\$29.7M	1.1%
Apr '16	\$29.3M	-21.4%
Apr '15	\$37.3M	-32.5%



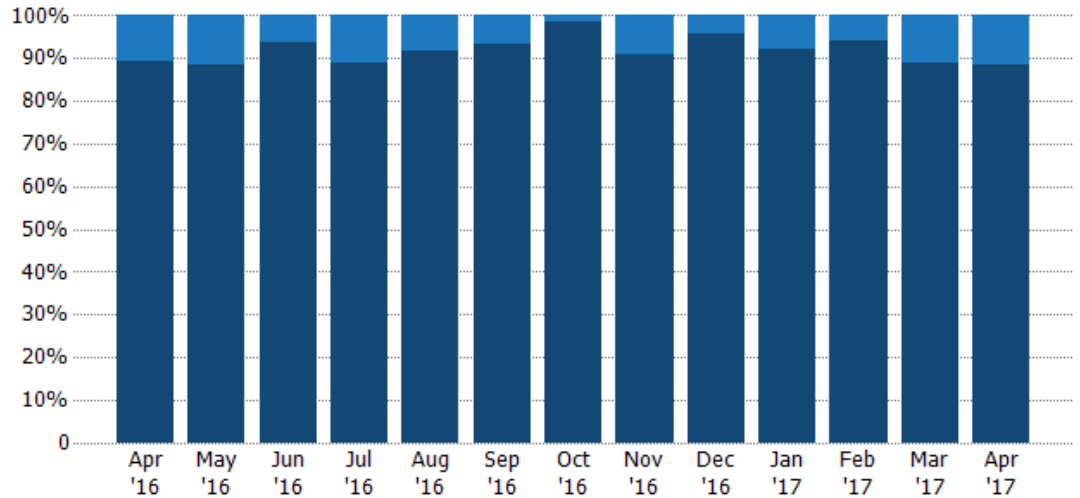
Current Year	\$29.3M	\$34.6M	\$39.1M	\$32.7M	\$27.6M	\$39.2M	\$39.9M	\$19.5M	\$34.3M	\$22.9M	\$20.3M	\$38.1M	\$29.7M
Prior Year	\$37.3M	\$32.3M	\$38.6M	\$33.4M	\$21.4M	\$33.2M	\$23.9M	\$24.8M	\$20.3M	\$20.8M	\$27.1M	\$34.4M	\$29.3M
Percent Change from Prior Year	-21%	7%	1%	-2%	29%	18%	67%	-22%	69%	10%	-25%	11%	1%

## Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

### Filters Used

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



Condo/Townhouse	11%	11%	6%	11%	8%	7%	1%	9%	4%	8%	6%	11%	11%
Single Family Residence	89%	89%	94%	89%	92%	93%	99%	91%	96%	92%	94%	89%	89%

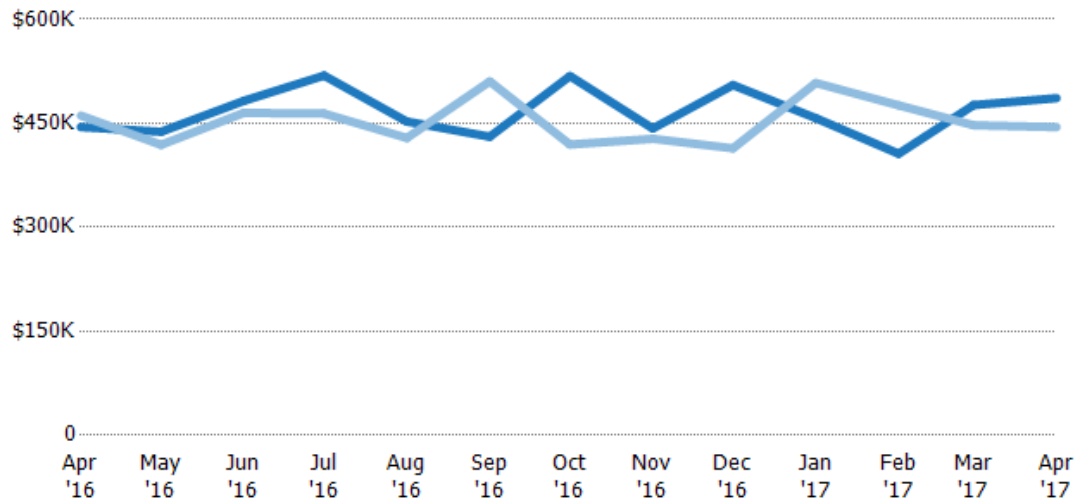
## Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '17	\$486K	9.4%
Apr '16	\$445K	-3.6%
Apr '15	\$461K	-7.3%



Current Year	\$445K	\$438K	\$482K	\$519K	\$452K	\$431K	\$518K	\$442K	\$505K	\$457K	\$406K	\$476K	\$486K
Prior Year	\$461K	\$419K	\$465K	\$464K	\$429K	\$510K	\$419K	\$428K	\$414K	\$508K	\$476K	\$447K	\$445K
Percent Change from Prior Year	-4%	4%	4%	12%	6%	-16%	24%	3%	22%	-10%	-15%	7%	9%

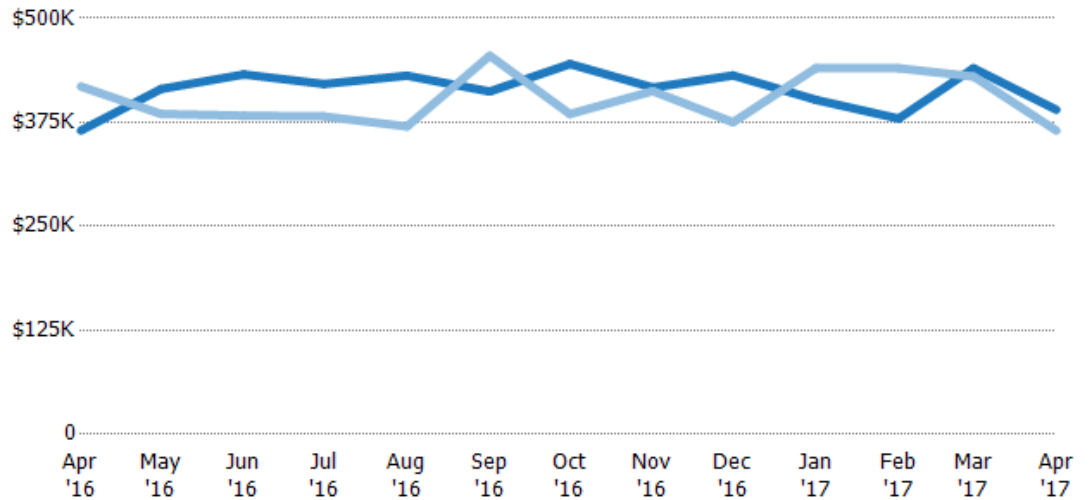
## Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '17	\$390K	6.8%
Apr '16	\$365K	-12.7%
Apr '15	\$418K	-6.9%



Current Year	\$365K	\$415K	\$433K	\$421K	\$431K	\$412K	\$445K	\$417K	\$431K	\$402K	\$380K	\$440K	\$390K
Prior Year	\$418K	\$385K	\$383K	\$382K	\$370K	\$455K	\$385K	\$413K	\$375K	\$440K	\$440K	\$430K	\$365K
Percent Change from Prior Year	-13%	8%	13%	10%	16%	-9%	16%	1%	15%	-9%	-14%	2%	7%

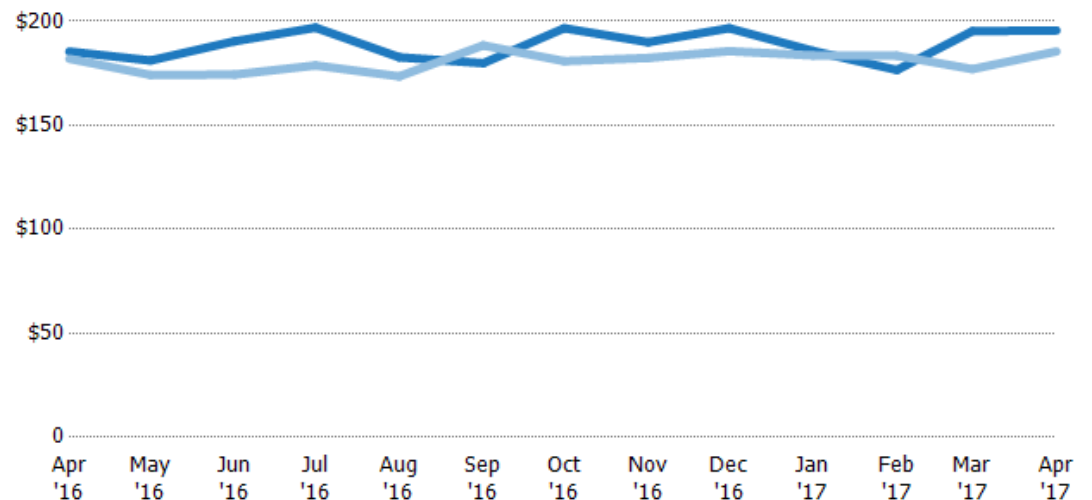
## Average Sales Price per Sq Ft

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, Single  
Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '17	\$196	5.5%
Apr '16	\$185	1.9%
Apr '15	\$182	-3.3%



Current Year	\$185	\$181	\$190	\$197	\$183	\$180	\$197	\$190	\$197	\$186	\$177	\$195	\$196
Prior Year	\$182	\$174	\$174	\$179	\$174	\$188	\$181	\$182	\$186	\$184	\$183	\$177	\$185
Percent Change from Prior Year	2%	4%	9%	10%	5%	-5%	9%	4%	6%	1%	-4%	10%	5%

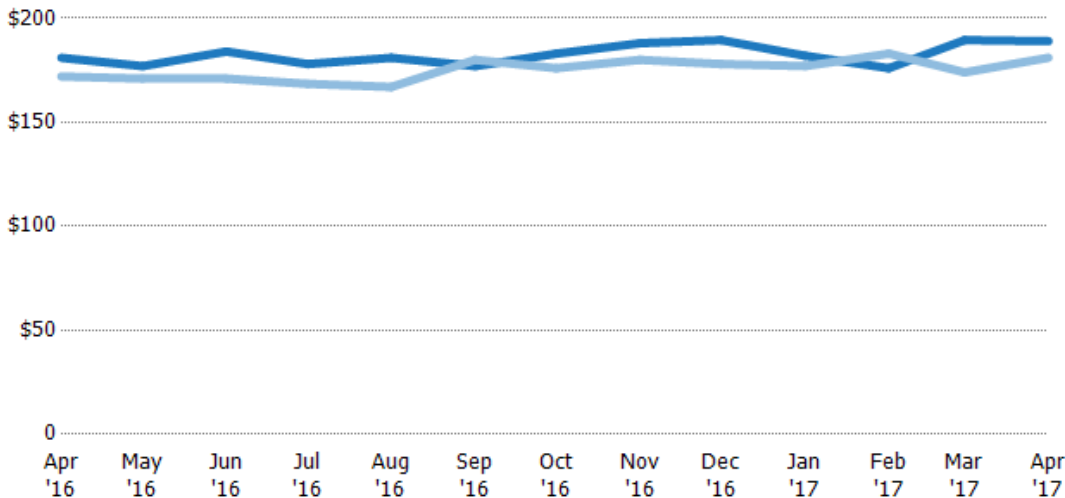
## Median Sales Price per Sq Ft

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, Single  
Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '17	\$189	4.4%
Apr '16	\$181	5.2%
Apr '15	\$172	1.2%



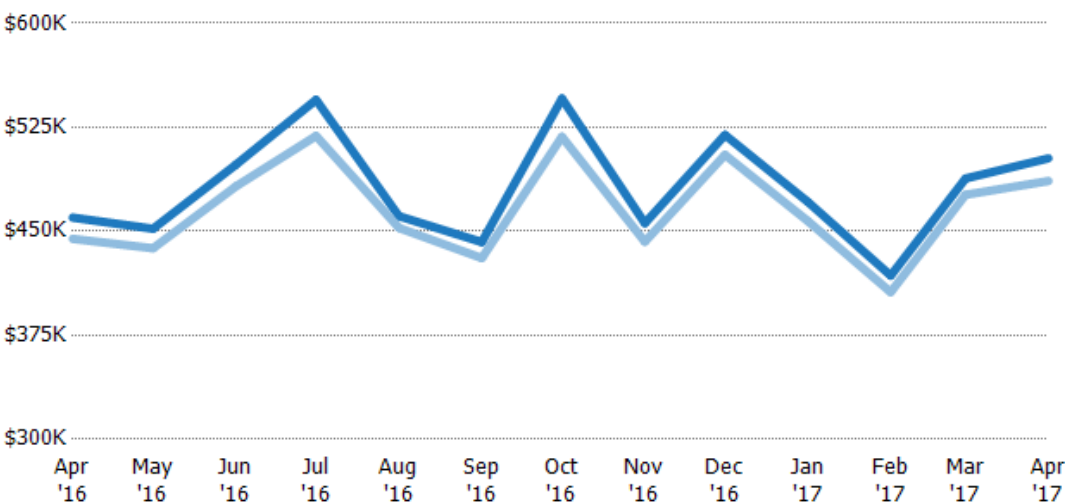
Current Year	\$181	\$177	\$184	\$178	\$181	\$177	\$183	\$188	\$190	\$182	\$176	\$190	\$189
Prior Year	\$172	\$171	\$171	\$169	\$167	\$180	\$176	\$180	\$178	\$177	\$183	\$174	\$181
Percent Change from Prior Year	5%	4%	8%	6%	8%	-2%	4%	4%	6%	3%	-4%	9%	4%

## 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, Single  
Family Residence



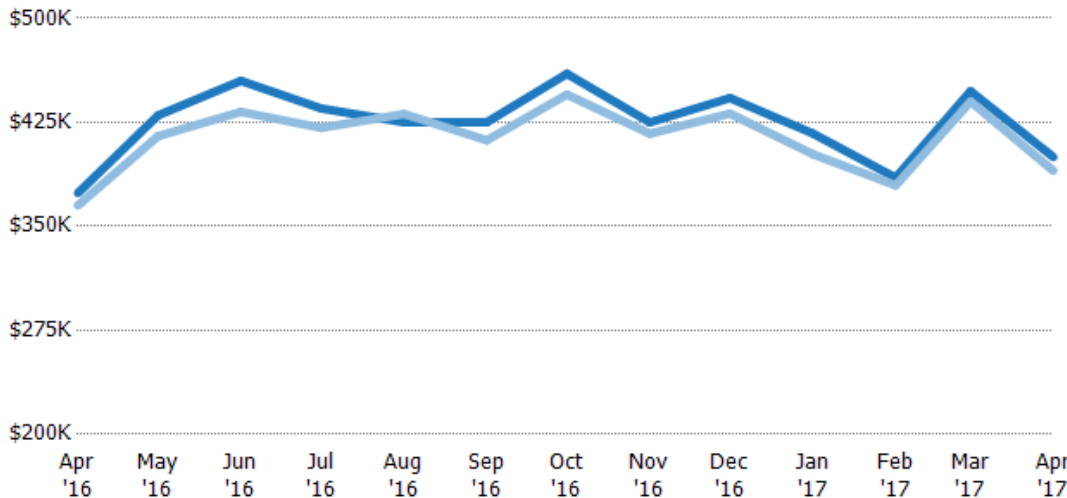
Avg List Price	\$460K	\$452K	\$498K	\$545K	\$461K	\$442K	\$546K	\$456K	\$519K	\$471K	\$418K	\$488K	\$503K
Avg Sales Price	\$445K	\$438K	\$482K	\$519K	\$452K	\$431K	\$518K	\$442K	\$505K	\$457K	\$406K	\$476K	\$486K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	95%	98%	97%	95%	97%	97%	97%	97%	98%	97%

## 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, Single  
Family Residence

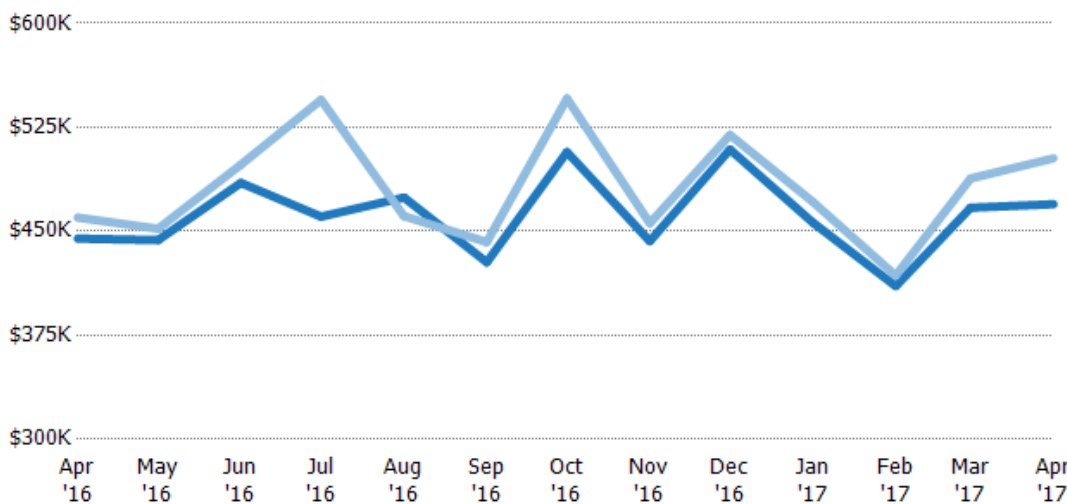


## Average Sales Price vs Average Est Value

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, Single  
Family Residence



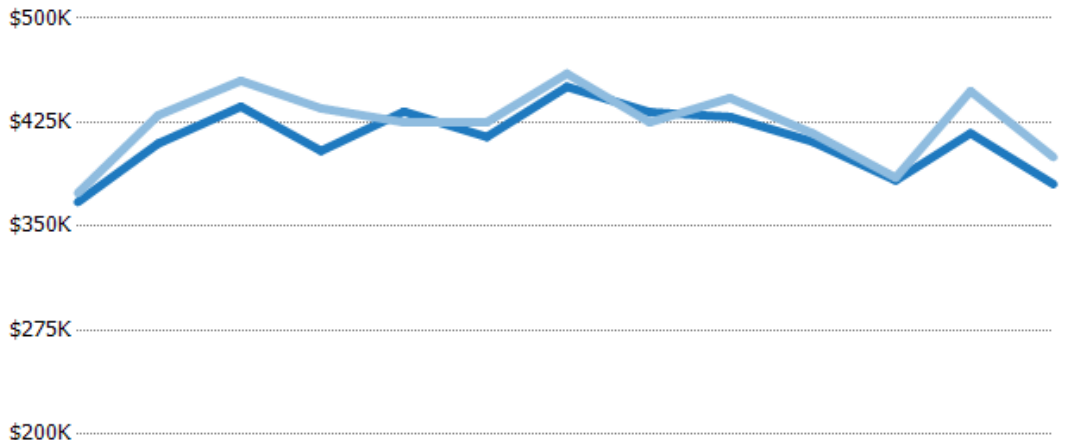


## Median Sales Price vs Median Est Value

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, Single  
Family Residence



Median Est Value	\$367K	\$410K	\$436K	\$404K	\$433K	\$414K	\$451K	\$432K	\$429K	\$411K	\$383K	\$417K	\$380K
Median Sales Price	\$374K	\$430K	\$455K	\$435K	\$425K	\$425K	\$460K	\$425K	\$443K	\$417K	\$385K	\$447K	\$400K
Med Sales Price as a % of Med Est Value	102%	105%	104%	108%	98%	103%	102%	98%	103%	101%	101%	107%	105%

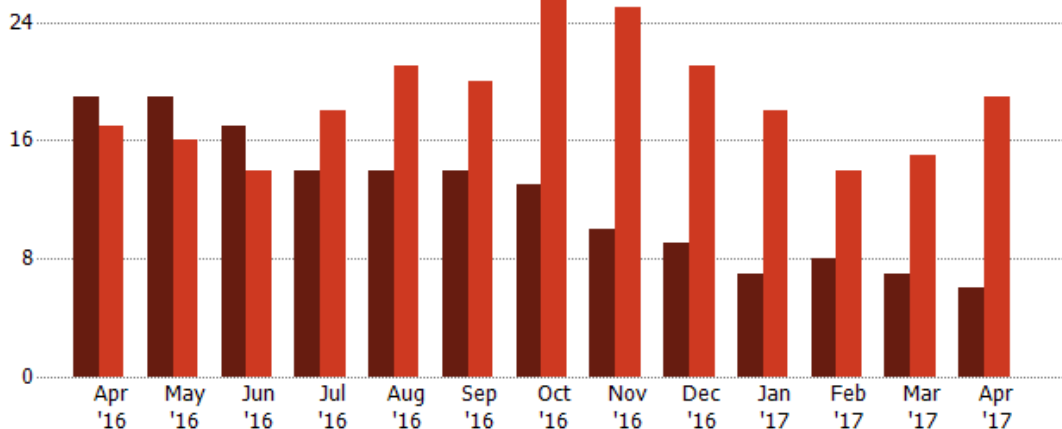
## Distressed Listings

The number of distressed single-family, condominium and townhome 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, Single  
Family Residence

Month/Year	Count	% Chg.
Apr '17	6	-68.4%
Apr '16	19	11.8%
Apr '15	17	58.8%



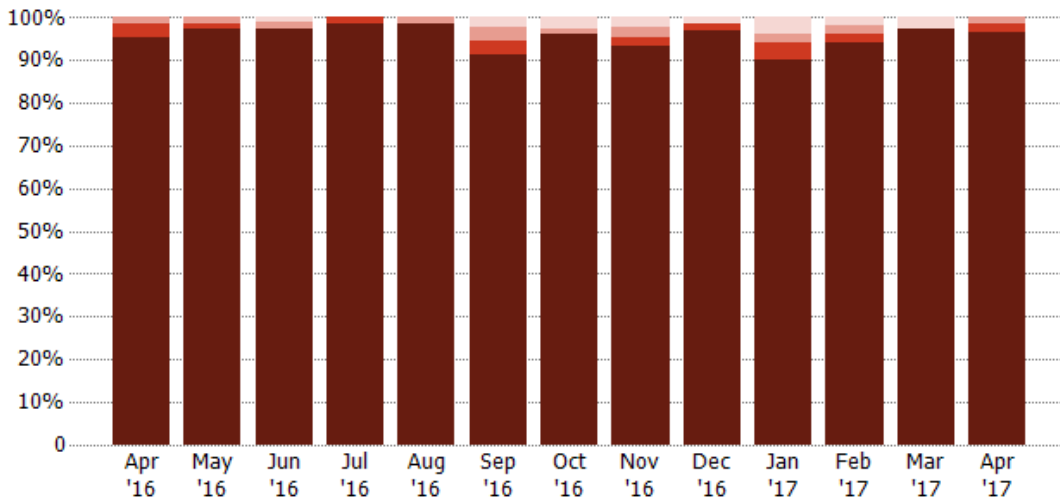
Current Year	19	19	17	14	14	14	13	10	9	7	8	7	6
Prior Year	17	16	14	18	21	20	26	25	21	18	14	15	19
Percent Change from Prior Year	12%	19%	21%	-22%	-33%	-30%	-50%	-60%	-57%	-61%	-43%	-53%	-68%

## Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

### Filters Used

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



Pre-Foreclosure	-	-	1%	-	-	2%	3%	2%	1%	4%	2%	3%	-
Short Sale	2%	1%	1%	-	2%	3%	1%	2%	-	2%	2%	-	2%
Foreclosure	3%	1%	-	2%	-	3%	-	2%	1%	4%	2%	-	2%
Non-Distressed	95%	97%	98%	98%	98%	91%	96%	93%	97%	90%	94%	98%	97%



## Listing Activity by ZIP

May 2017

ZIP	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
85331	311	\$212,595,315	\$683,586	\$539,999	\$224	\$198	4	28.29 %



## Sales Activity by ZIP

May 2017

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	Avg Days In RPR
85331	117	\$63,169,138	88	\$42,369,794	\$492,850	\$459,000	\$185	\$185	107