



2016

CAVE CREEK MARKET REPORT

December 2016



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Dec 2016	Dec 2015	+ / -	YTD 2016	YTD 2015	+ / -
Listing Activity Charts Metrics						
New Listing Count	71	66	+7.6%	1,312	1,295	+1.3%
New Listing Volume	\$42,262,389	\$38,481,734	+9.8%	\$651,919,218	\$651,895,112	+0%
Active Listing Count	363	360	+0.8%	4,737	4,320	+9.7%
Active Listing Volume	\$234,975,077	\$235,151,181	-0.1%	\$2,972,169,300	\$2,783,728,323	+6.8%
Average Listing Price	\$647,314	\$653,198	-0.9%	\$627,437	\$644,382	-2.6%
Median Listing Price	\$559,000	\$499,897	+11.8%	\$518,328	\$489,115	+6%
Average Listing Price per Sq Ft	\$222	\$214	+3.9%	\$214	\$212	+1.2%
Median Listing Price per Sq Ft	\$198	\$188	+5.3%	\$190	\$181	+5%
Median Days in RPR	82	82.5	-0.6%	79.85	72.67	+9.9%
Months of Inventory	8.3	6.2	+32.9%	6.2	6.6	-5.5%
Absorption Rate	12.12%	16.11%	-4%	16.15%	15.25%	+0.9%
Sales Activity Charts Metrics						
New Pending Sales Count	76	52	+46.2%	968	894	+8.3%
New Pending Sales Volume	\$35,338,902	\$23,020,866	+53.5%	\$441,482,042	\$382,708,682	+15.4%
Pending Sales Count	50	64	-21.9%	930	934	-0.4%
Pending Sales Volume	\$23,088,903	\$33,350,566	-30.8%	\$473,690,751	\$452,631,238	+4.7%
Closed Sales Count	68	49	+38.8%	805	765	+5.2%
Closed Sales Volume	\$34,349,314	\$20,278,699	+69.4%	\$378,577,547	\$338,326,230	+11.9%
Average Sales Price	\$505,137	\$413,851	+22.1%	\$470,283	\$442,257	+6.3%
Median Sales Price	\$431,276	\$375,000	+15%	\$422,823	\$393,127	+7.6%
Average Sales Price per Sq Ft	\$197	\$186	+5.9%	\$187	\$180	+3.8%
Median Sales Price per Sq Ft	\$190	\$178	+6.5%	\$181	\$174	+3.8%
Distressed Charts Metrics						
Distressed Listing Count	9	21	-57.1%	176	227	-22.5%

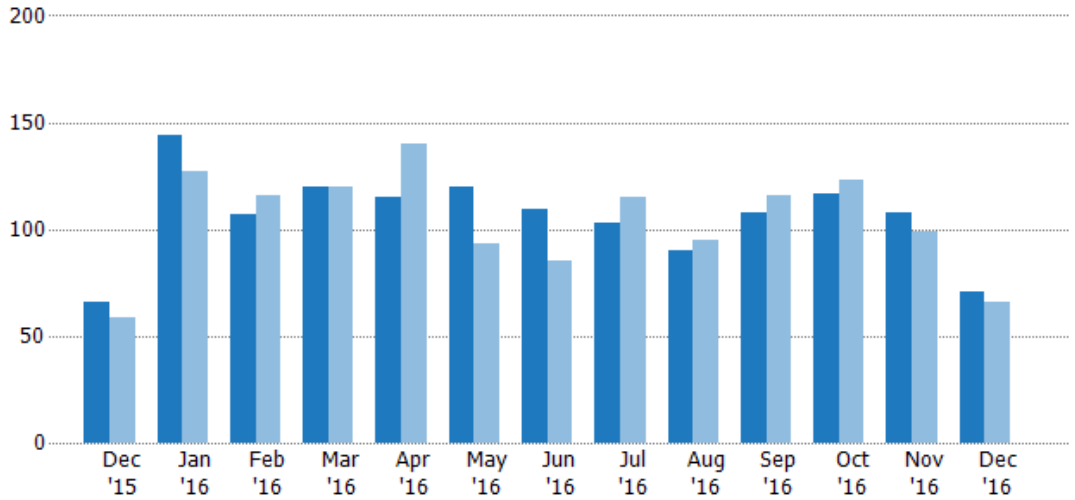
New Listings

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.
Dec '16	71	7.6%
Dec '15	66	11.9%
Dec '14	59	5.1%



Current Year	66	144	107	120	115	120	109	103	90	108	117	108	71
Prior Year	59	127	116	120	140	93	85	115	95	116	123	99	66
Percent Change from Prior Year	12%	13%	-8%	0%	-18%	29%	28%	-10%	-5%	-7%	-5%	9%	8%

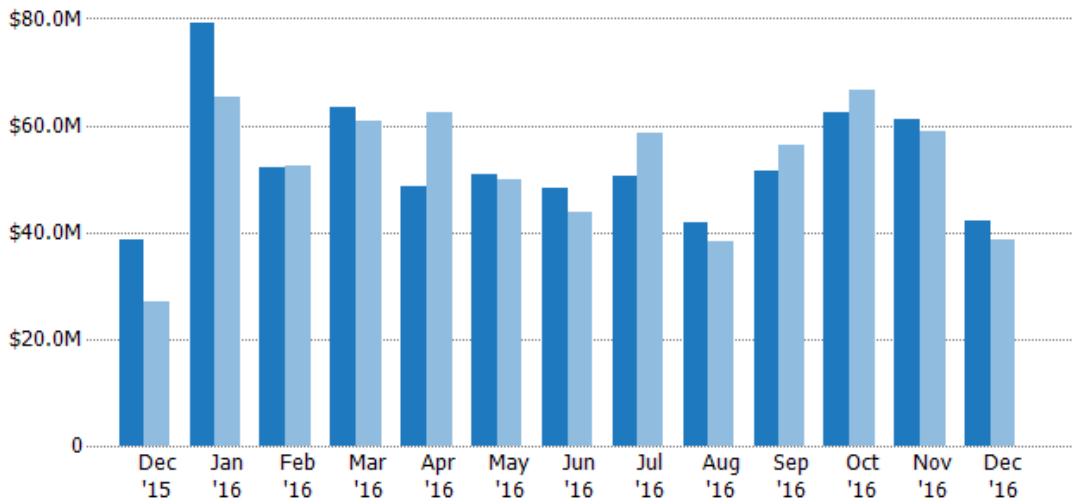
New Listing Volume

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.
Dec '16	\$42.3M	9.8%
Dec '15	\$38.5M	42.6%
Dec '14	\$27M	-5.8%



Current Year	\$38.5M	\$79.3M	\$52.3M	\$63.3M	\$48.7M	\$50.8M	\$48.2M	\$50.4M	\$41.8M	\$51.5M	\$62.4M	\$61.1M	\$42.3M
Prior Year	\$27M	\$65.4M	\$52.4M	\$60.9M	\$62.5M	\$49.9M	\$43.7M	\$58.7M	\$38.3M	\$56.3M	\$66.5M	\$59M	\$38.5M
Percent Change from Prior Year	43%	21%	0%	4%	-22%	2%	10%	-14%	9%	-9%	-6%	3%	10%

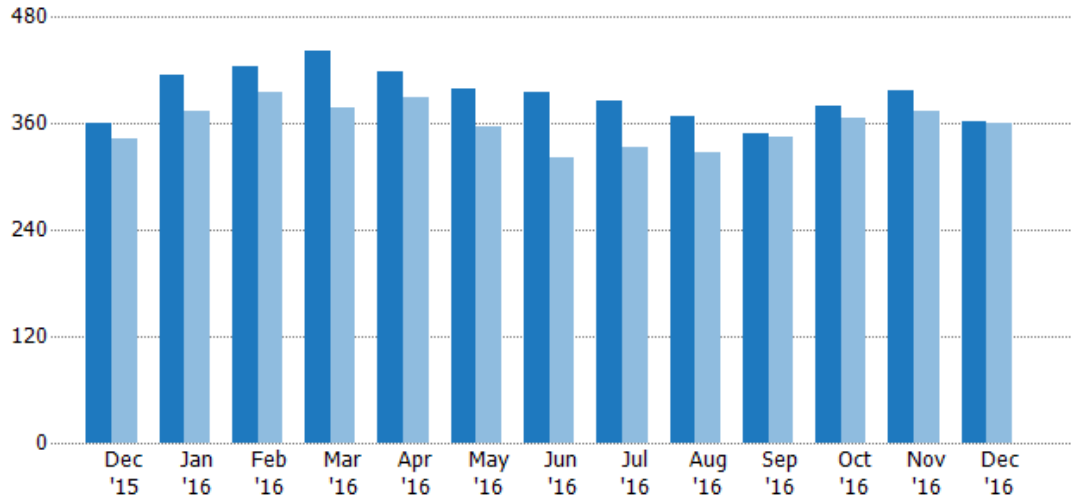
Active Listings

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.
Dec '16	363	0.8%
Dec '15	360	5.3%
Dec '14	342	-4.7%



Current Year	360	414	425	441	419	400	396	385	368	348	380	398	363
Prior Year	342	374	396	377	389	357	321	333	327	345	367	374	360
Percent Change from Prior Year	5%	11%	7%	17%	8%	12%	23%	16%	13%	1%	4%	6%	1%

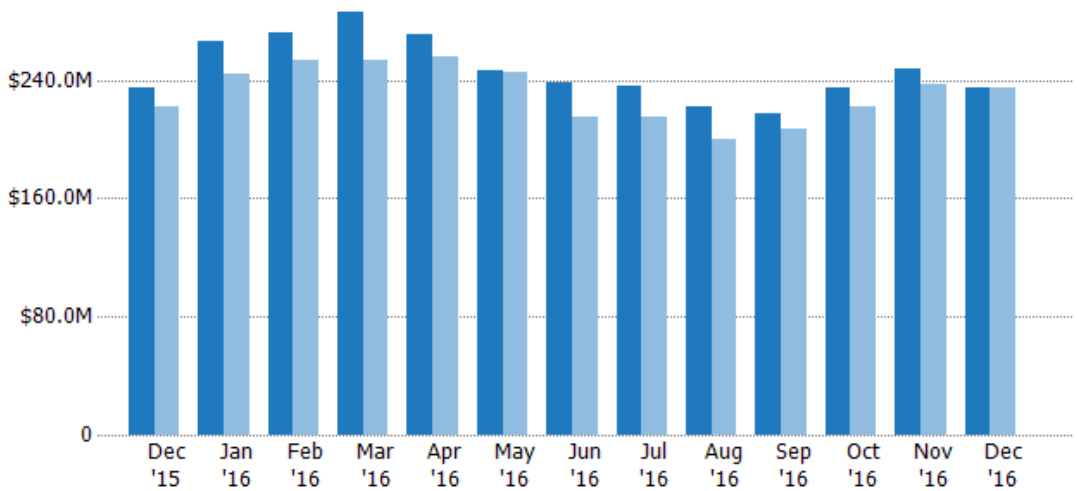
Active Listing Volume

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.
Dec '16	\$235M	-0.1%
Dec '15	\$235M	5.8%
Dec '14	\$222M	-10.4%



Current Year	\$235M	\$266M	\$271M	\$285M	\$270M	\$247M	\$239M	\$236M	\$222M	\$217M	\$235M	\$247M	\$235M
Prior Year	\$222M	\$245M	\$254M	\$253M	\$255M	\$246M	\$216M	\$215M	\$200M	\$207M	\$222M	\$237M	\$235M
Percent Change from Prior Year	6%	9%	7%	13%	6%	1%	11%	10%	11%	5%	6%	4%	0%

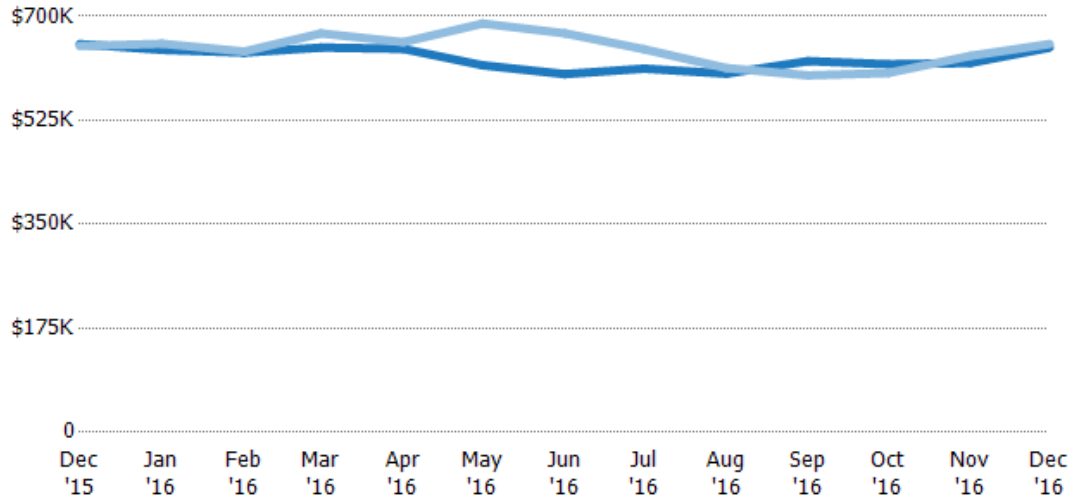
Average Listing Price

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.
Dec '16	\$647K	-0.9%
Dec '15	\$653K	0.5%
Dec '14	\$650K	-6%



Current Year	\$653K	\$644K	\$639K	\$647K	\$645K	\$618K	\$603K	\$612K	\$603K	\$625K	\$619K	\$621K	\$647K
Prior Year	\$650K	\$654K	\$641K	\$671K	\$656K	\$688K	\$671K	\$644K	\$613K	\$601K	\$604K	\$633K	\$653K
Percent Change from Prior Year	0%	-2%	0%	-4%	-2%	-10%	-10%	-5%	-2%	4%	2%	-2%	-1%

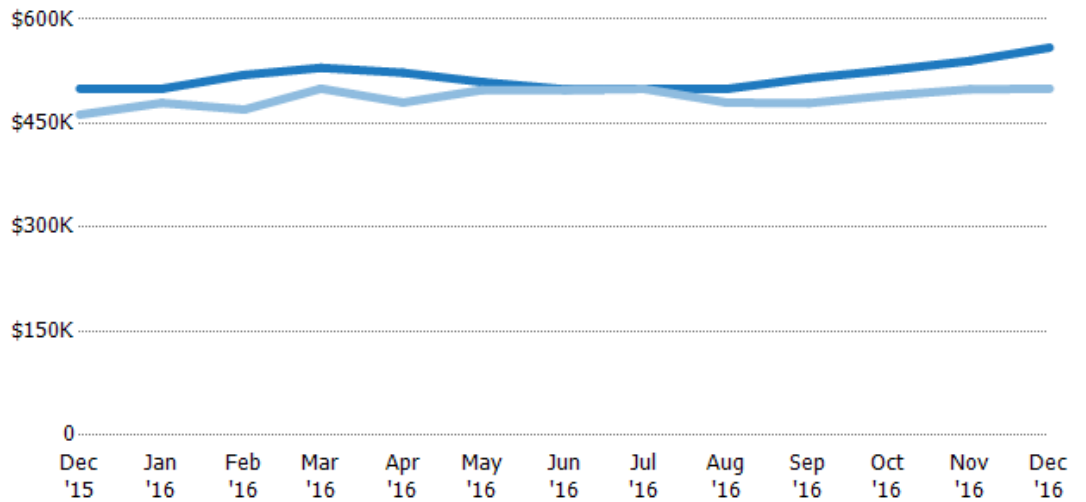
Median Listing Price

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.
Dec '16	\$559K	11.8%
Dec '15	\$500K	8.1%
Dec '14	\$462K	2.7%



Current Year	\$500K	\$500K	\$520K	\$530K	\$523K	\$509K	\$499K	\$500K	\$499K	\$515K	\$527K	\$540K	\$559K
Prior Year	\$462K	\$479K	\$470K	\$500K	\$480K	\$498K	\$498K	\$500K	\$480K	\$479K	\$490K	\$499K	\$500K
Percent Change from Prior Year	8%	4%	11%	6%	9%	2%	0%	0%	4%	8%	7%	8%	12%

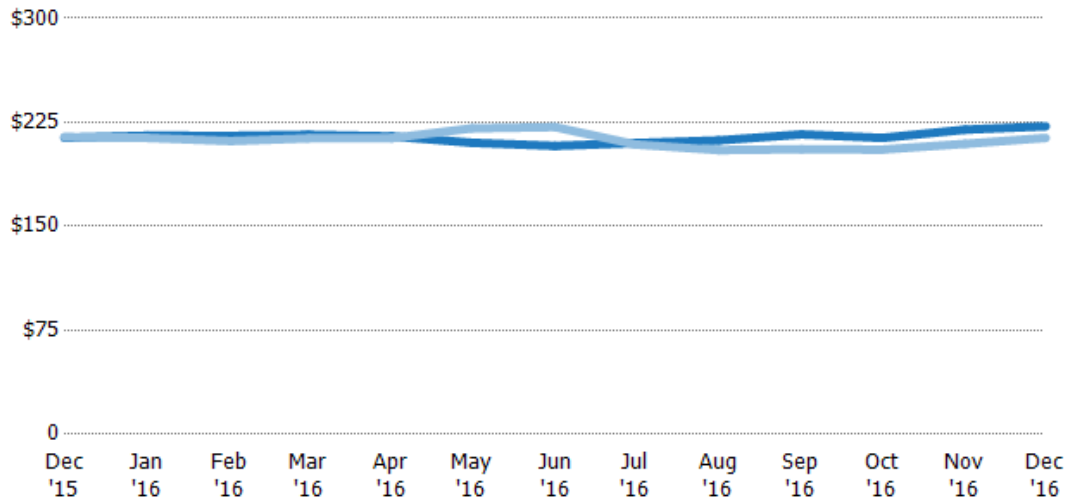
Average Listing Price per Sq Ft

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.
Dec '16	\$222	3.9%
Dec '15	\$214	-0.3%
Dec '14	\$214	-2.5%



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	\$214	\$215	\$215	\$216	\$215	\$210	\$208	\$210	\$212	\$216	\$214	\$220	\$222
Prior Year	\$214	\$214	\$211	\$213	\$214	\$221	\$222	\$209	\$205	\$206	\$205	\$209	\$214
Percent Change from Prior Year	0%	1%	2%	1%	1%	-5%	-6%	0%	3%	5%	4%	5%	4%

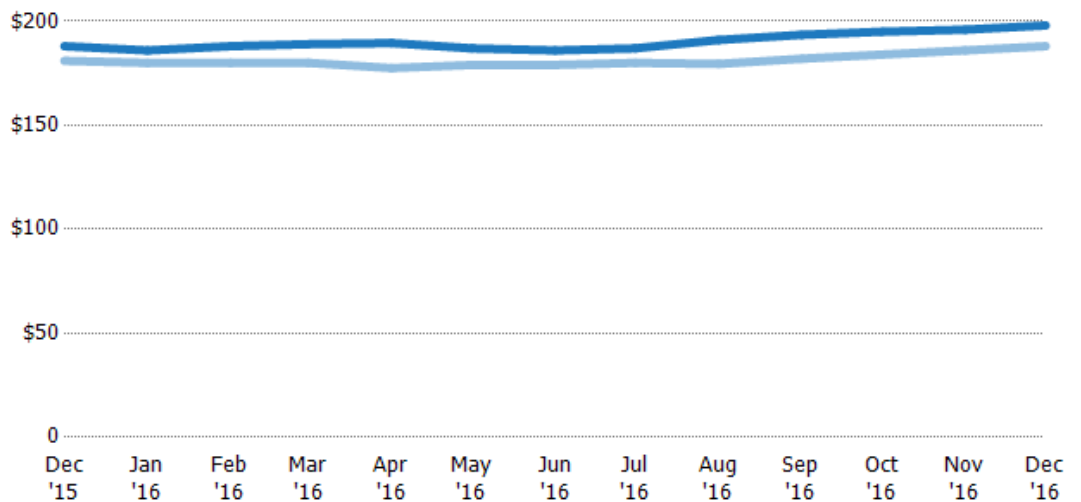
Median Listing Price per Sq Ft

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.
Dec '16	\$198	5.3%
Dec '15	\$188	3.9%
Dec '14	\$181	-0.6%



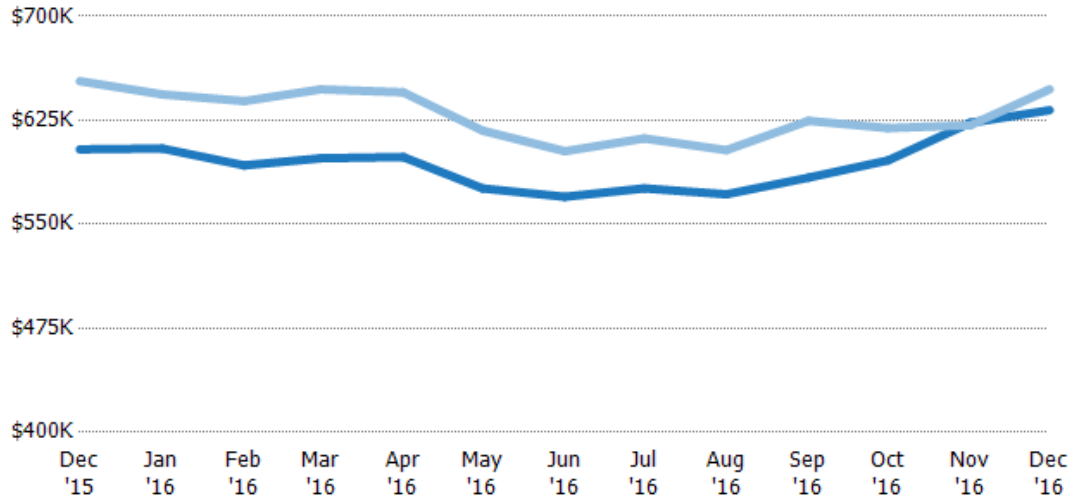
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	\$188	\$186	\$188	\$189	\$190	\$187	\$186	\$187	\$191	\$194	\$195	\$196	\$198
Prior Year	\$181	\$180	\$180	\$180	\$178	\$179	\$179	\$180	\$180	\$182	\$184	\$186	\$188
Percent Change from Prior Year	4%	3%	4%	5%	7%	4%	4%	4%	6%	6%	6%	5%	5%

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

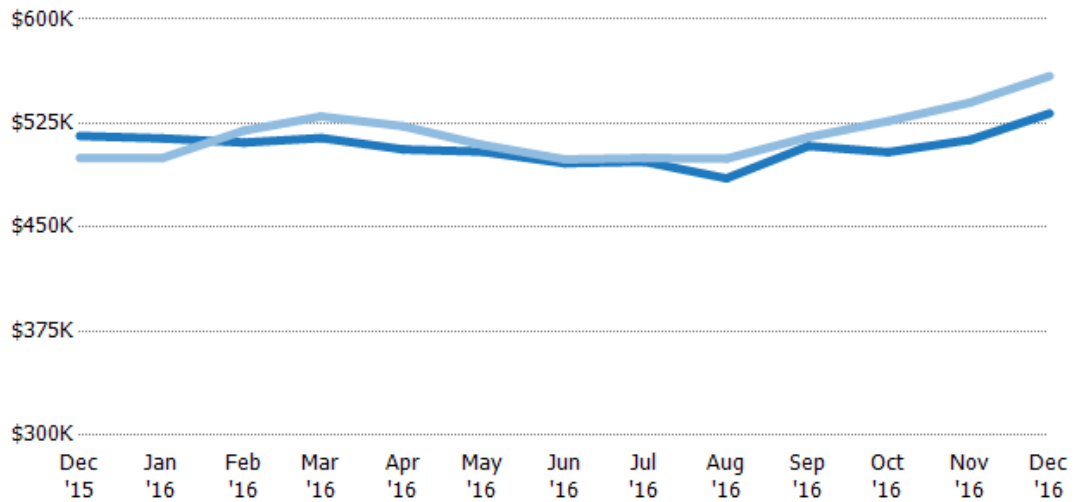


Median Listing Price vs Median Est Value

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

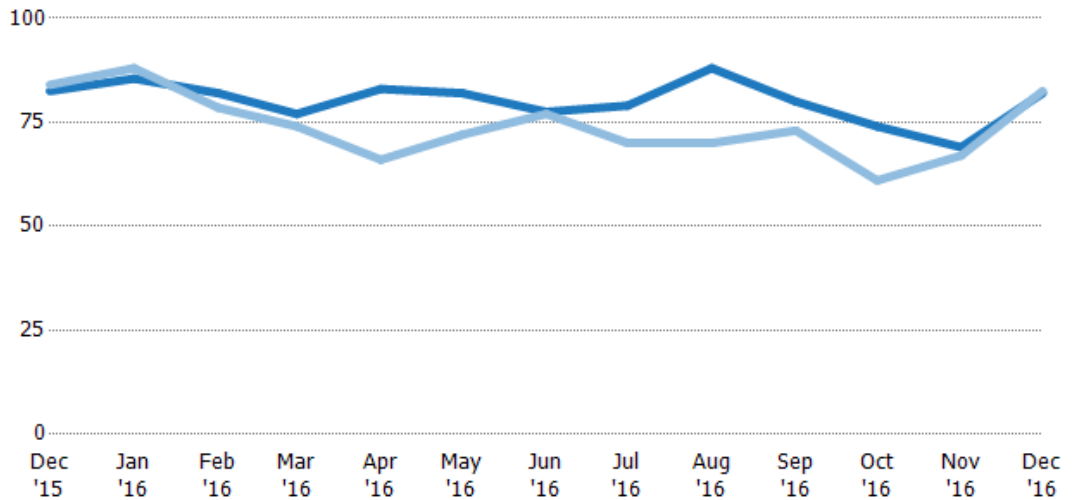


Median Days in RPR

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.
Dec '16	82	-0.6%
Dec '15	82.5	-1.8%
Dec '14	84	8.3%

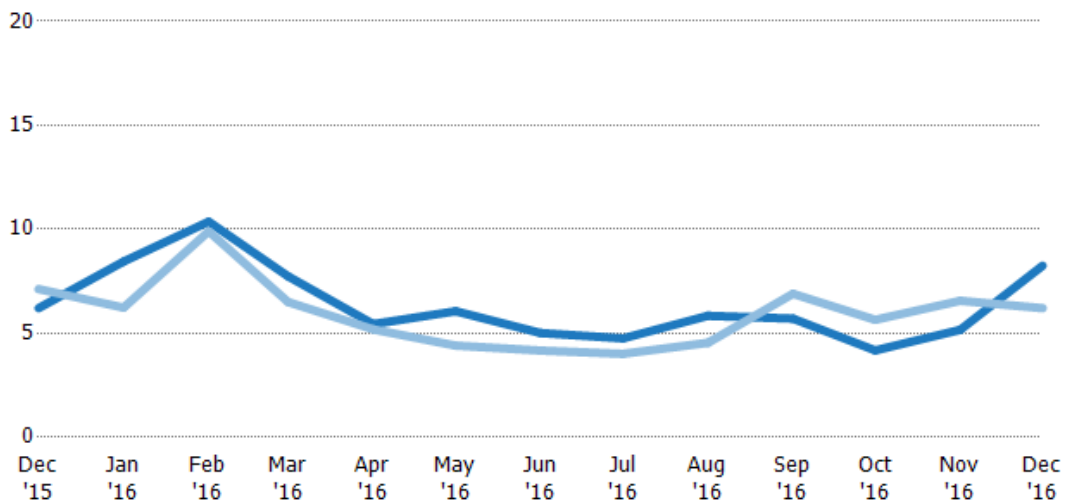
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	82.5	85.5	82	77	83	82	77.5	79	88	80	74	69	82
Prior Year	84	88	78.5	74	66	72	77	70	70	73	61	67	82.5
Percent Change from Prior Year	-2%	-3%	4%	4%	26%	14%	1%	13%	26%	10%	21%	3%	-1%

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.
Dec '16	8.25	32.9%
Dec '15	6.21	-12.9%
Dec '14	7.13	23.7%

	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	6.21	8.45	10.4	7.74	5.44	6.06	5.01	4.75	5.84	5.7	4.18	5.17	8.25
Prior Year	7.13	6.23	9.9	6.5	5.19	4.41	4.17	4.01	4.54	6.9	5.65	6.56	6.21
Percent Change from Prior Year	-13%	36%	5%	19%	5%	38%	20%	18%	29%	-17%	-26%	-21%	33%

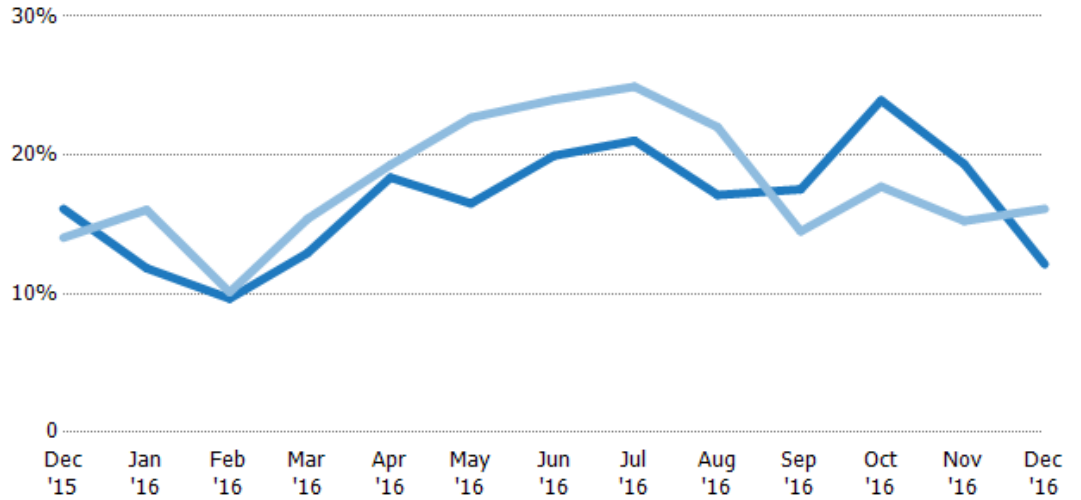
Absorption Rate

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.
Dec '16	12%	4%
Dec '15	16%	-2.1%
Dec '14	14%	-19.2%



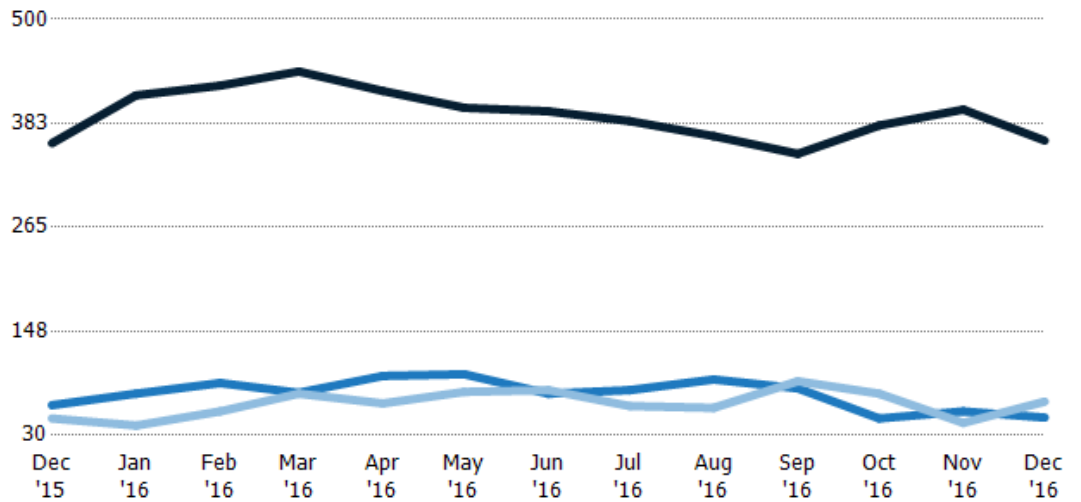
Current Year	16%	12%	10%	13%	18%	17%	20%	21%	17%	18%	24%	19%	12%
Prior Year	14%	16%	10%	15%	19%	23%	24%	25%	22%	14%	18%	15%	16%
Change from Prior Year	-2%	4%	0%	2%	1%	6%	4%	4%	5%	-3%	-6%	-4%	4%

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	360	414	425	441	419	400	396	385	368	348	380	398	363
Pending	64	77	89	78	97	99	77	81	93	83	49	57	50
Sold	49	41	57	77	66	79	81	63	61	91	77	44	68

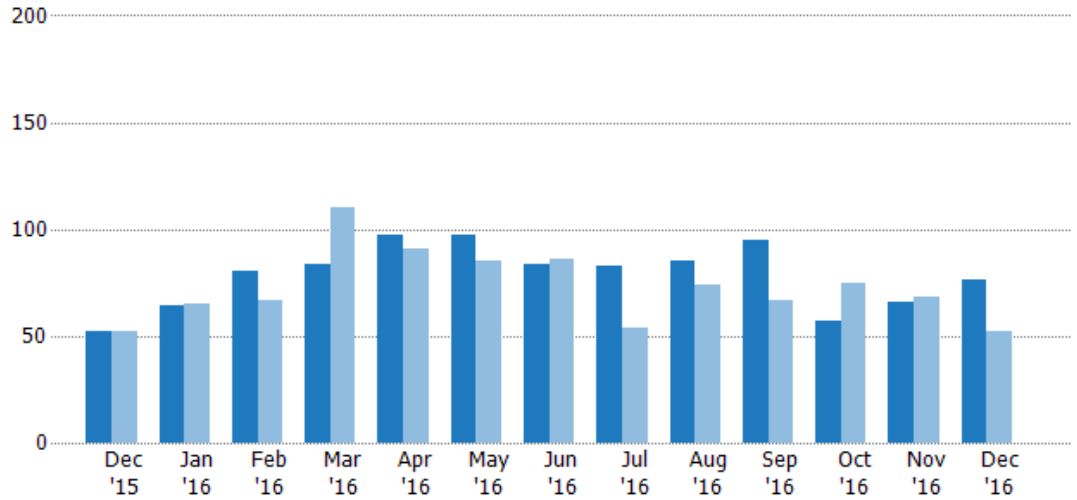
New Pending Sales

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.
Dec '16	76	46.2%
Dec '15	52	0%
Dec '14	52	-3.8%



Current Year	52	64	80	84	97	97	84	83	85	95	57	66	76
Prior Year	52	65	67	110	91	85	86	54	74	67	75	68	52
Percent Change from Prior Year	0%	-2%	19%	-24%	7%	14%	-2%	54%	15%	42%	-24%	-3%	46%

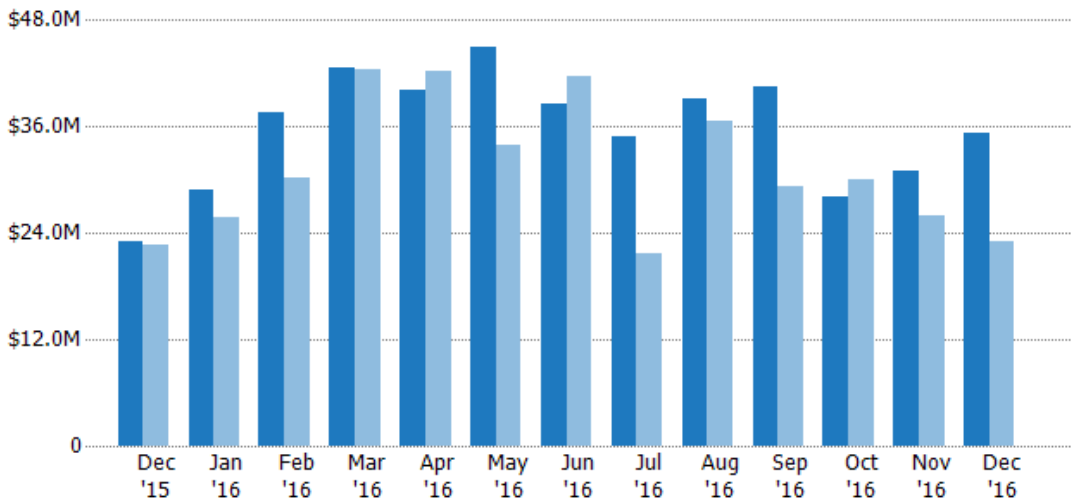
New Pending Sales Volume

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.
Dec '16	\$35.3M	53.5%
Dec '15	\$23M	1.7%
Dec '14	\$22.6M	-16.4%



Current Year	\$23M	\$28.8M	\$37.5M	\$42.7M	\$40.1M	\$44.9M	\$38.5M	\$34.8M	\$39.1M	\$40.5M	\$28M	\$31.1M	\$35.3M
Prior Year	\$22.6M	\$25.7M	\$30.2M	\$42.5M	\$42.3M	\$33.8M	\$41.6M	\$21.6M	\$36.6M	\$29.3M	\$30.1M	\$25.9M	\$23M
Percent Change from Prior Year	2%	12%	24%	1%	-5%	33%	-7%	61%	7%	38%	-7%	20%	54%

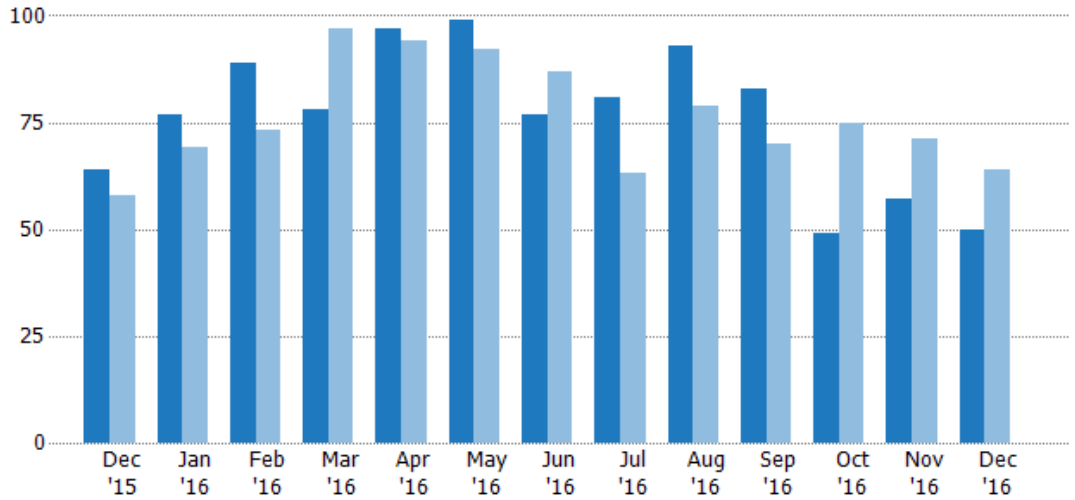
Pending Sales

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.
Dec '16	50	-21.9%
Dec '15	64	10.3%
Dec '14	58	-17.2%



Current Year	64	77	89	78	97	99	77	81	93	83	49	57	50
Prior Year	58	69	73	97	94	92	87	63	79	70	75	71	64
Percent Change from Prior Year	10%	12%	22%	-20%	3%	8%	-11%	29%	18%	19%	-35%	-20%	-22%

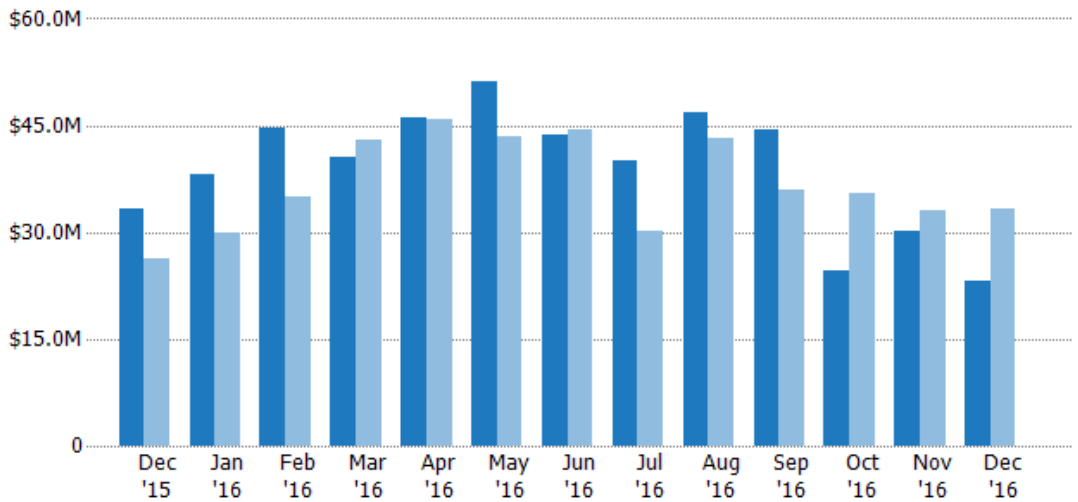
Pending Sales Volume

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.
Dec '16	\$23.1M	-30.8%
Dec '15	\$33.4M	26.7%
Dec '14	\$26.3M	-21.8%



Current Year	\$33.4M	\$38.1M	\$44.8M	\$40.6M	\$46.2M	\$51.2M	\$43.8M	\$40.1M	\$46.8M	\$44.3M	\$24.5M	\$30.2M	\$23.1M
Prior Year	\$26.3M	\$29.9M	\$35M	\$42.9M	\$45.8M	\$43.5M	\$44.3M	\$30.1M	\$43.3M	\$36M	\$35.5M	\$33M	\$33.4M
Percent Change from Prior Year	27%	28%	28%	-5%	1%	18%	-1%	33%	8%	23%	-31%	-9%	-31%

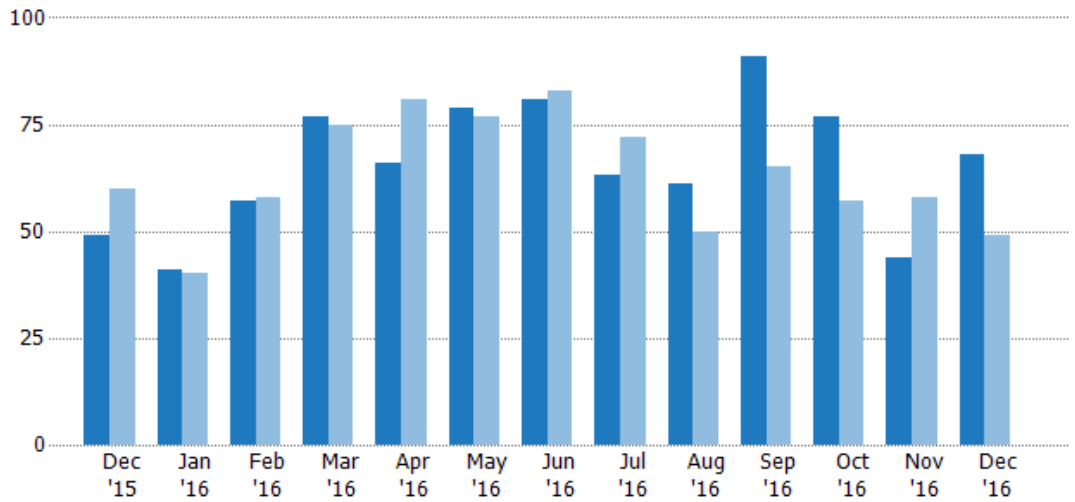
Closed Sales

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.
Dec '16	68	38.8%
Dec '15	49	-18.3%
Dec '14	60	1.7%



Current Year	49	41	57	77	66	79	81	63	61	91	77	44	68
Prior Year	60	40	58	75	81	77	83	72	50	65	57	58	49
Percent Change from Prior Year	-18%	3%	-2%	3%	-19%	3%	-2%	-13%	22%	40%	35%	-24%	39%

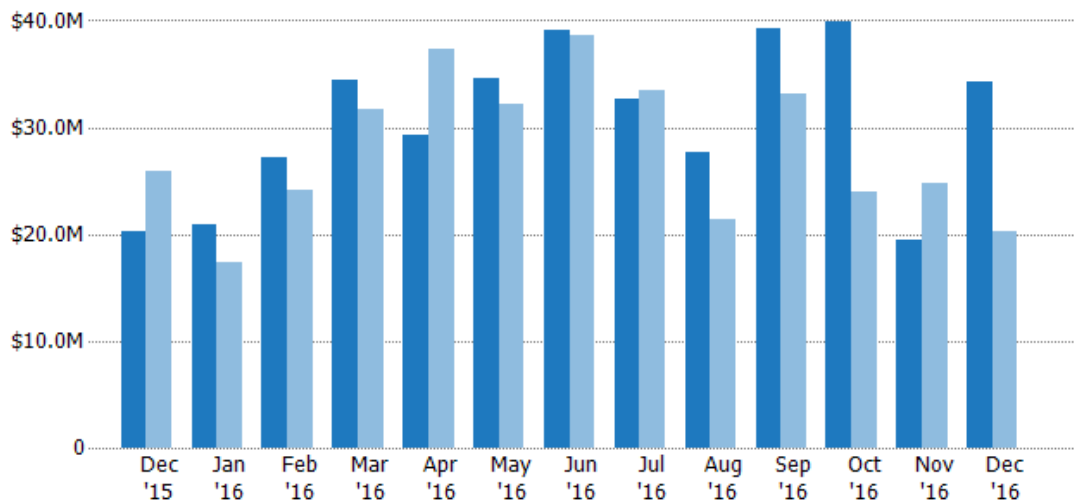
Closed Sales Volume

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.
Dec '16	\$34.3M	69.4%
Dec '15	\$20.3M	-21.7%
Dec '14	\$25.9M	-4%



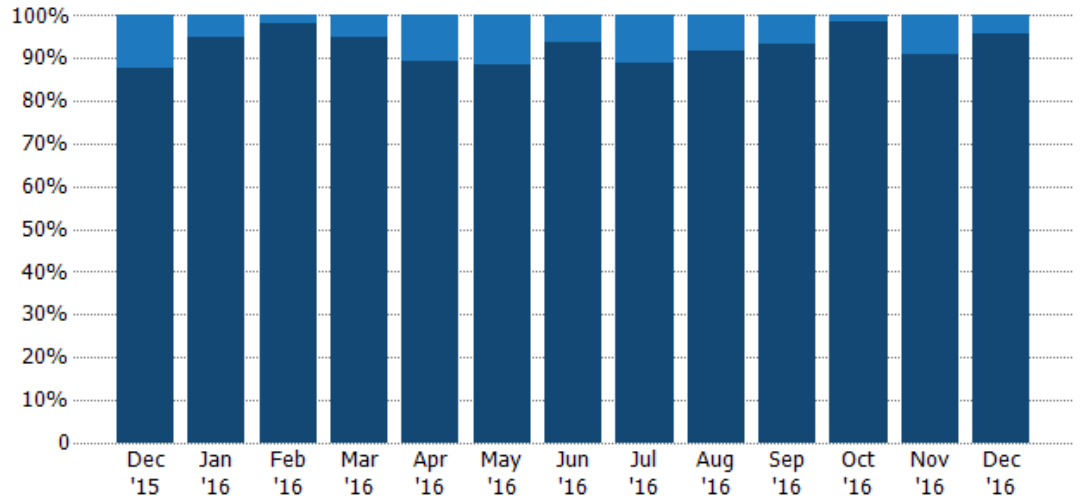
Current Year	\$20.3M	\$20.8M	\$27.1M	\$34.4M	\$29.3M	\$34.6M	\$39.1M	\$32.7M	\$27.6M	\$39.2M	\$39.9M	\$19.5M	\$34.3M
Prior Year	\$25.9M	\$17.3M	\$24.1M	\$31.6M	\$37.3M	\$32.3M	\$38.6M	\$33.4M	\$21.4M	\$33.2M	\$23.9M	\$24.8M	\$20.3M
Percent Change from Prior Year	-22%	20%	12%	9%	-21%	7%	1%	-2%	29%	18%	67%	-22%	69%

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



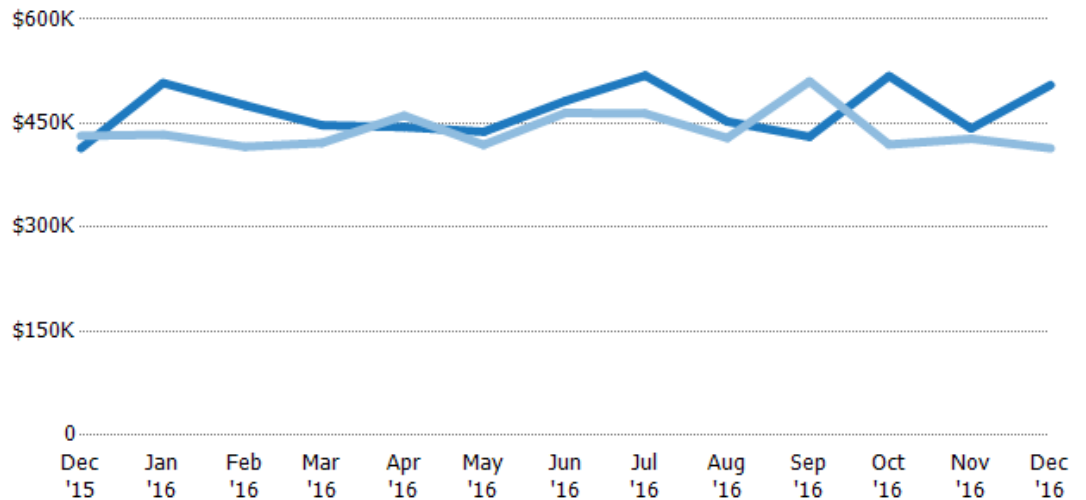
Condo/Townhouse	12%	5%	2%	5%	11%	11%	6%	11%	8%	7%	1%	9%	4%
Single Family Residence	88%	95%	98%	95%	89%	89%	94%	89%	92%	93%	99%	91%	96%

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



Current Year	\$414K	\$508K	\$476K	\$447K	\$445K	\$438K	\$482K	\$519K	\$452K	\$431K	\$518K	\$442K	\$505K
Prior Year	\$432K	\$434K	\$416K	\$422K	\$461K	\$419K	\$465K	\$464K	\$429K	\$510K	\$419K	\$428K	\$414K
Percent Change from Prior Year	-4%	17%	14%	6%	-4%	4%	4%	12%	6%	-16%	24%	3%	22%

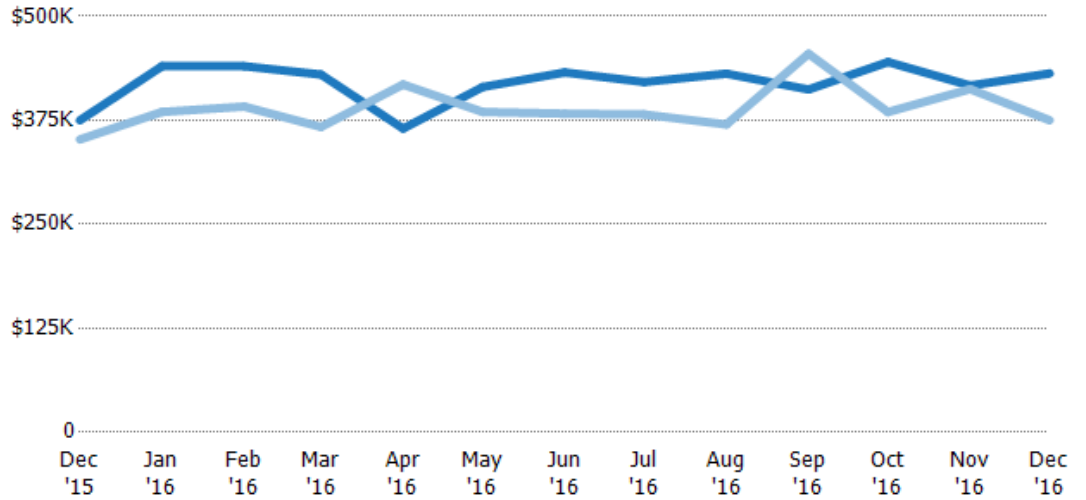
Median Sales Price

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.
Dec '16	\$431K	15%
Dec '15	\$375K	6.5%
Dec '14	\$352K	3.4%



Current Year	\$375K	\$440K	\$440K	\$430K	\$365K	\$415K	\$433K	\$421K	\$431K	\$412K	\$445K	\$417K	\$431K
Prior Year	\$352K	\$385K	\$392K	\$367K	\$418K	\$385K	\$383K	\$382K	\$370K	\$455K	\$385K	\$413K	\$375K
Percent Change from Prior Year	7%	14%	12%	17%	-13%	8%	13%	10%	16%	-9%	16%	1%	15%

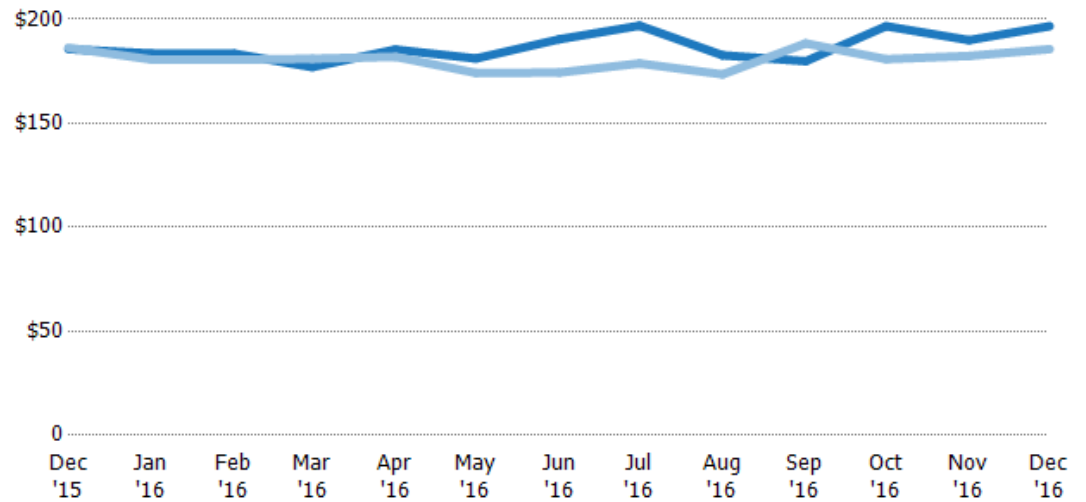
Average Sales Price per Sq Ft

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.
Dec '16	\$197	5.9%
Dec '15	\$186	-0.4%
Dec '14	\$186	-9.5%



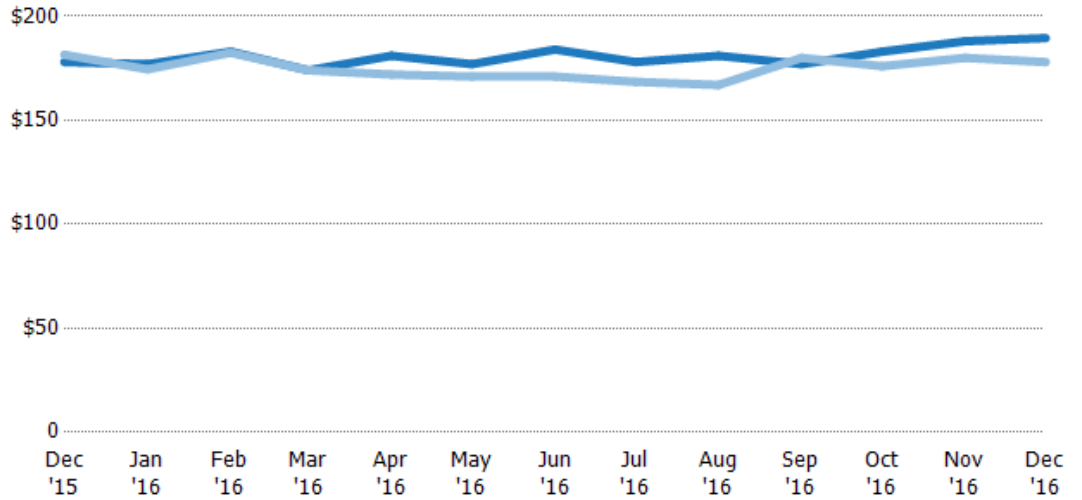
Current Year	\$186	\$184	\$183	\$177	\$185	\$181	\$190	\$197	\$183	\$180	\$197	\$190	\$197
Prior Year	\$186	\$181	\$181	\$181	\$182	\$174	\$174	\$179	\$174	\$188	\$181	\$182	\$186
Percent Change from Prior Year	0%	2%	2%	-2%	2%	4%	9%	10%	5%	-5%	9%	4%	6%

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



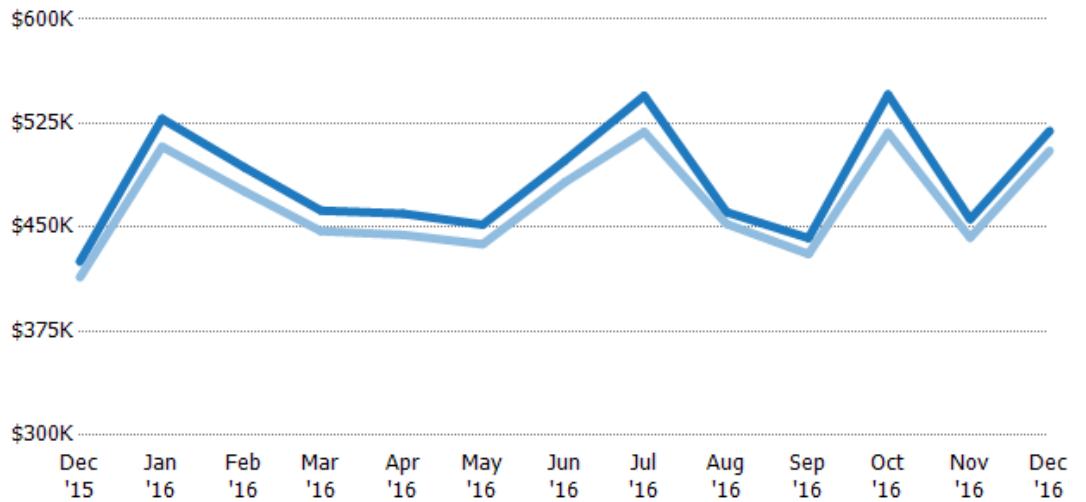
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	\$178	\$177	\$183	\$174	\$181	\$177	\$184	\$178	\$181	\$177	\$183	\$188	\$190
Prior Year	\$182	\$175	\$183	\$174	\$172	\$171	\$171	\$169	\$167	\$180	\$176	\$180	\$178
Percent Change from Prior Year	-2%	1%	0%	0%	5%	4%	8%	6%	8%	-2%	4%	4%	6%

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



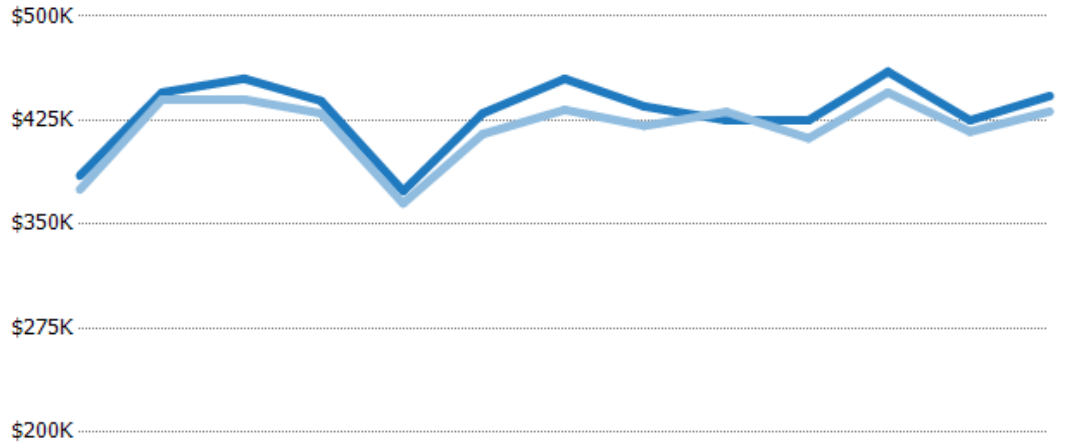
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Avg List Price	\$425K	\$528K	\$493K	\$462K	\$460K	\$452K	\$498K	\$545K	\$461K	\$442K	\$546K	\$456K	\$519K
Avg Sales Price	\$414K	\$508K	\$476K	\$447K	\$445K	\$438K	\$482K	\$519K	\$452K	\$431K	\$518K	\$442K	\$505K
Avg Sales Price as a % of Avg List Price	97%	96%	96%	97%	97%	97%	97%	95%	98%	97%	95%	97%	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



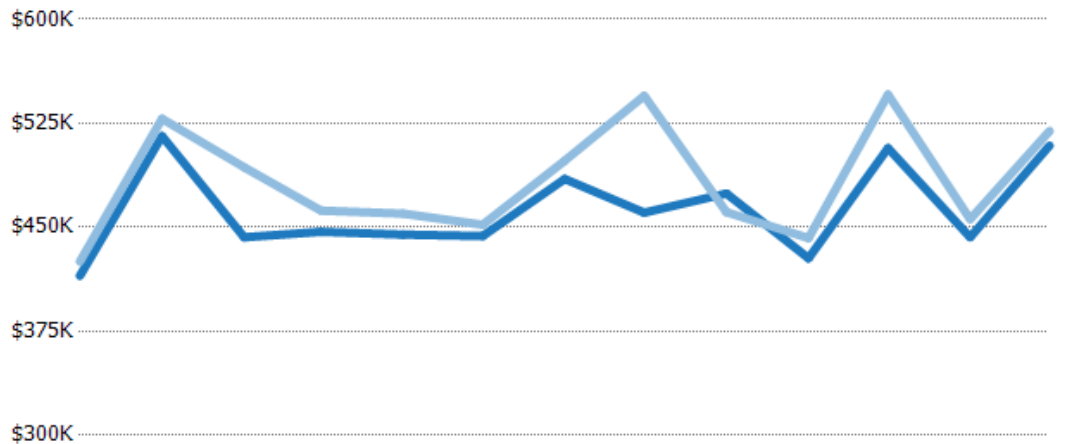
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Median List Price	\$385K	\$445K	\$455K	\$439K	\$374K	\$430K	\$455K	\$435K	\$425K	\$425K	\$460K	\$425K	\$443K
Median Sales Price	\$375K	\$440K	\$440K	\$430K	\$365K	\$415K	\$433K	\$421K	\$431K	\$412K	\$445K	\$417K	\$431K
Med Sales Price as a % of Med List Price	97%	99%	97%	98%	98%	97%	95%	97%	101%	97%	97%	98%	97%

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



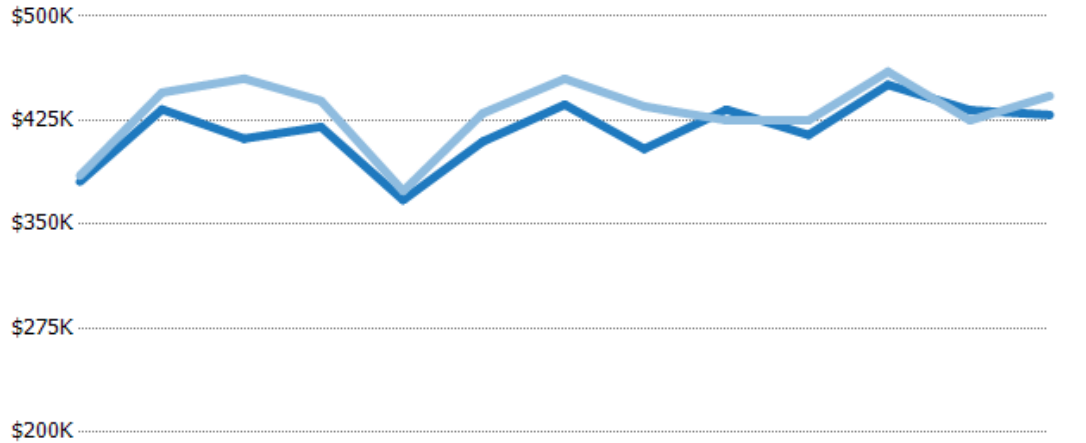
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Avg Est Value	\$415K	\$516K	\$443K	\$447K	\$445K	\$444K	\$485K	\$461K	\$474K	\$428K	\$507K	\$443K	\$509K
Avg Sales Price	\$425K	\$528K	\$493K	\$462K	\$460K	\$452K	\$498K	\$545K	\$461K	\$442K	\$546K	\$456K	\$519K
Avg Sales Price as a % of Avg Est Value	102%	102%	111%	103%	103%	102%	103%	118%	97%	103%	108%	103%	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, Single
 Family Residence



	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Median Est Value	\$381K	\$433K	\$412K	\$420K	\$367K	\$410K	\$436K	\$404K	\$433K	\$414K	\$451K	\$432K	\$429K
Median Sales Price	\$385K	\$445K	\$455K	\$439K	\$374K	\$430K	\$455K	\$435K	\$425K	\$425K	\$460K	\$425K	\$443K
Med Sales Price as a % of Med Est Value	101%	103%	111%	104%	102%	105%	104%	108%	98%	103%	102%	98%	103%

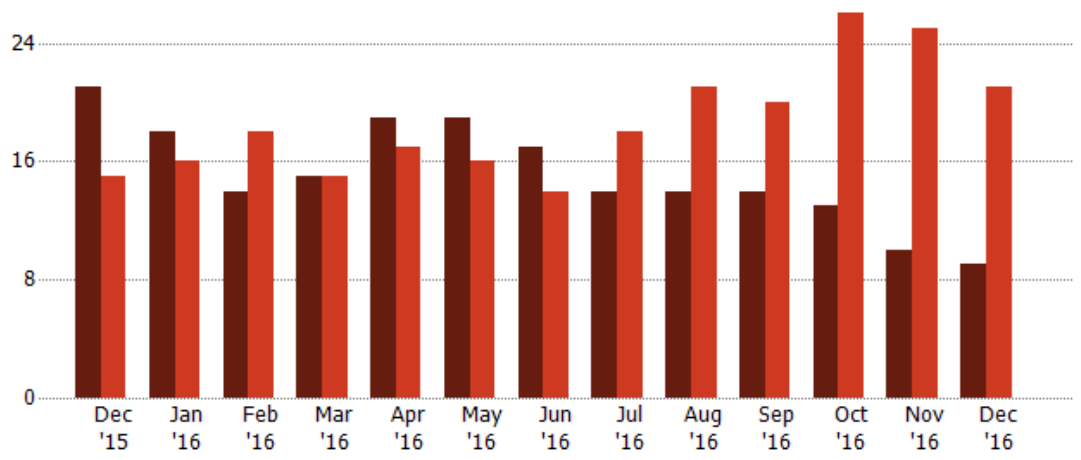
Distressed Listings

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.
Dec '16	9	-57.1%
Dec '15	21	40%
Dec '14	15	73.3%



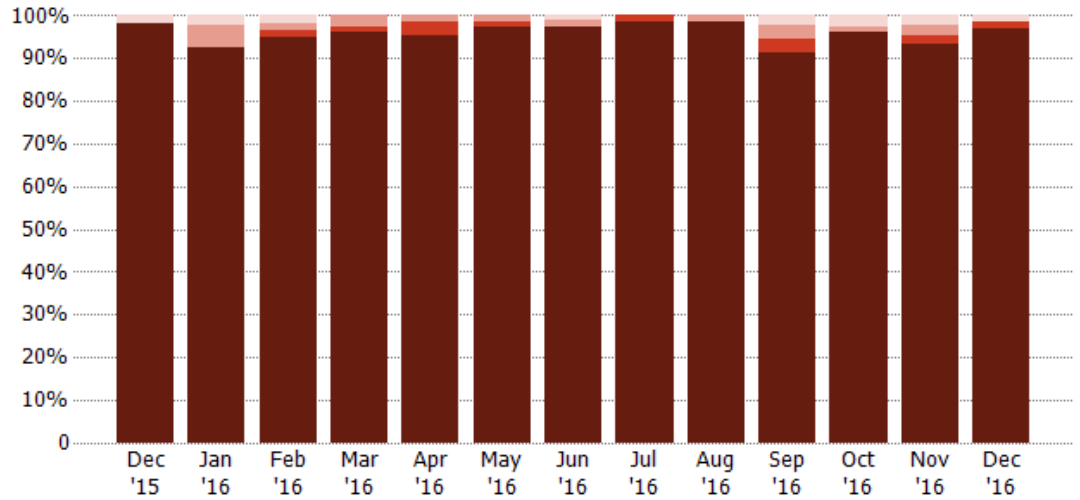
	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Current Year	21	18	14	15	19	19	17	14	14	14	13	10	9
Prior Year	15	16	18	15	17	16	14	18	21	20	26	25	21
Percent Change from Prior Year	40%	13%	-22%	0%	12%	19%	21%	-22%	-33%	-30%	-50%	-60%	-57%

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



Sales Type	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
Pre-Foreclosure	2%	2%	2%	-	-	-	1%	-	-	2%	3%	2%	1%
Short Sale	-	5%	2%	3%	2%	1%	1%	-	2%	3%	1%	2%	-
Foreclosure	-	-	2%	1%	3%	1%	-	2%	-	3%	-	2%	1%
Non-Distressed	98%	93%	95%	96%	95%	97%	98%	98%	98%	91%	96%	93%	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