



2017

# CAVE CREEK MARKET REPORT

March 2017



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



## Summary of Key Listing and Sales Metrics

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

Key Metrics	Mar 2017	Mar 2016	+ / -	YTD 2017	YTD 2016	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	113	120	-5.8%	334	371	-10%
New Listing Volume	\$754,064,340	\$63,302,373	+1,091.2%	\$868,739,920	\$194,874,105	+345.8%
Active Listing Count	365	441	-17.2%	1,086	1,280	-15.2%
Active Listing Volume	\$942,019,288	\$285,460,196	+230%	\$1,421,681,441	\$823,432,802	+72.7%
Average Listing Price	\$2,580,875	\$647,302	+298.7%	\$1,309,099	\$643,307	+103.5%
Median Listing Price	\$549,500	\$529,900	+3.7%	\$552,337	\$516,810	+6.9%
Average Listing Price per Sq Ft	\$225	\$216	+4.2%	\$226	\$216	+4.8%
Median Listing Price per Sq Ft	\$198	\$189	+4.8%	\$198	\$188	+5.5%
Median Days in RPR	78	77	+1.3%	84.67	80.62	+5%
Months of Inventory	7.3	7.7	-5.6%	6.2	7.4	-16.1%
Absorption Rate	13.7%	12.93%	+0.8%	16.11%	13.52%	+2.6%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	74	84	-11.9%	252	228	+10.5%
New Pending Sales Volume	\$32,911,654	\$42,718,968	-23%	\$112,950,394	\$109,059,027	+3.6%
Pending Sales Count	78	78	+—	245	244	+0.4%
Pending Sales Volume	\$41,556,259	\$40,649,384	+2.2%	\$124,139,669	\$123,546,252	+0.5%
Closed Sales Count	80	77	+3.9%	180	175	+2.9%
Closed Sales Volume	\$38,103,225	\$34,433,730	+10.7%	\$81,278,420	\$82,395,460	-1.4%
Average Sales Price	\$476,290	\$447,191	+6.5%	\$451,547	\$470,831	-4.1%
Median Sales Price	\$439,950	\$430,000	+2.3%	\$412,617	\$435,600	-5.3%
Average Sales Price per Sq Ft	\$195	\$177	+10.3%	\$187	\$181	+3.8%
Median Sales Price per Sq Ft	\$190	\$174	+8.9%	\$184	\$178	+3.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	7	15	-53.3%	22	47	-53.2%

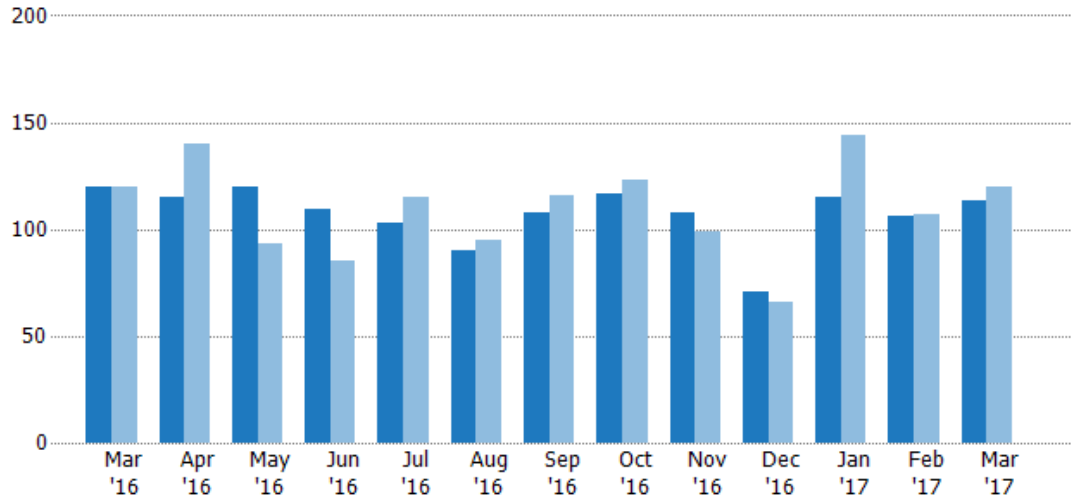
## New Listings

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.
Mar '17	113	-5.8%
Mar '16	120	0%
Mar '15	120	7.5%



Current Year	120	115	120	109	103	90	108	117	108	71	115	106	113
Prior Year	120	140	93	85	115	95	116	123	99	66	144	107	120
Percent Change from Prior Year	0%	-18%	29%	28%	-10%	-5%	-7%	-5%	9%	8%	-20%	-1%	-6%

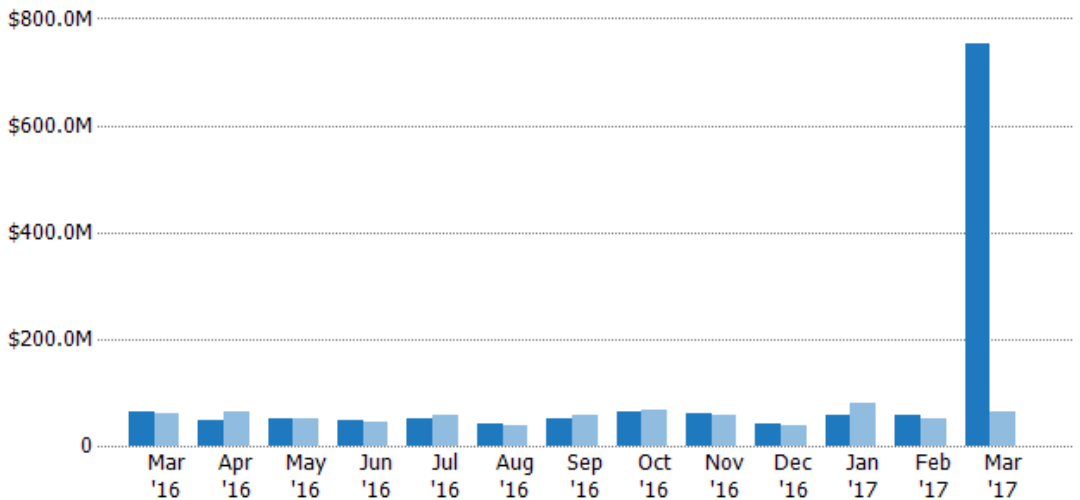
## New Listing Volume

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.
Mar '17	\$754M	1,091.2%
Mar '16	\$63.3M	4%
Mar '15	\$60.9M	12.7%



Current Year	\$63.3M	\$48.7M	\$50.8M	\$48.2M	\$50.4M	\$41.8M	\$51.5M	\$62.4M	\$61.1M	\$42.3M	\$57M	\$57.7M	\$754M
Prior Year	\$60.9M	\$62.5M	\$49.9M	\$43.7M	\$58.7M	\$38.3M	\$56.3M	\$66.5M	\$59M	\$38.5M	\$79.3M	\$52.3M	\$63.3M
Percent Change from Prior Year	4%	-22%	2%	10%	-14%	9%	-9%	-6%	3%	10%	-28%	10%	1,091%

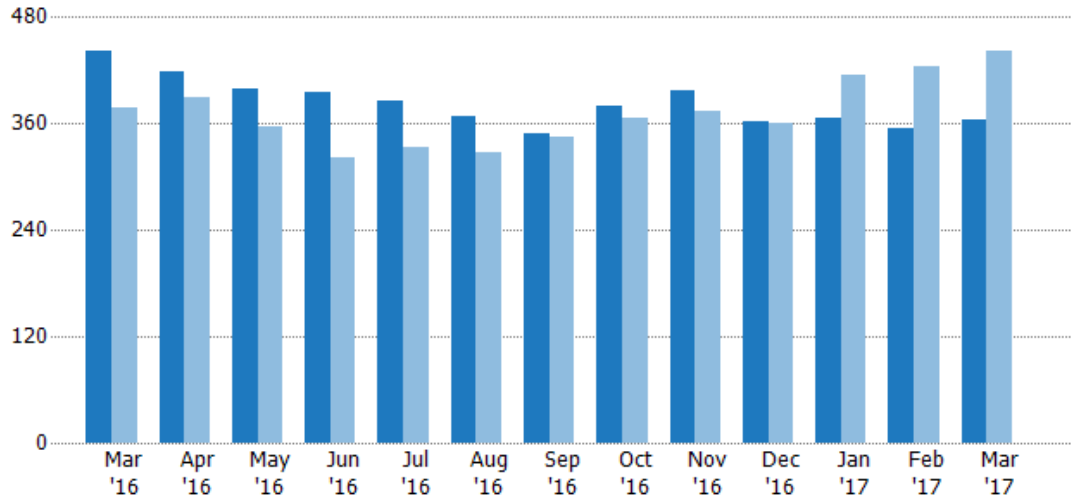
## Active Listings

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.
Mar '17	365	-17.2%
Mar '16	441	17%
Mar '15	377	5.6%



Current Year	441	419	400	396	385	368	348	380	398	363	367	354	365
Prior Year	377	389	357	321	333	327	345	367	374	360	414	425	441
Percent Change from Prior Year	17%	8%	12%	23%	16%	13%	1%	4%	6%	1%	-11%	-17%	-17%

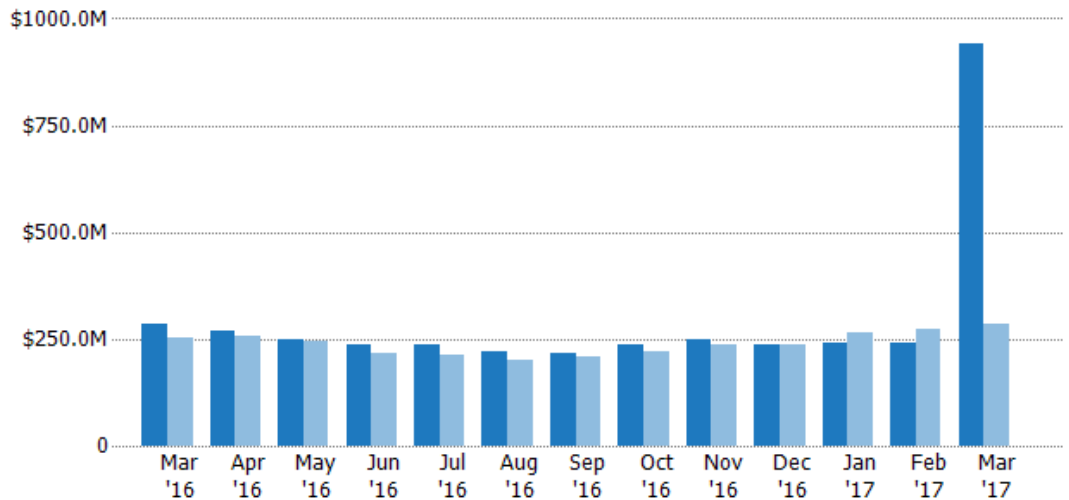
## Active Listing Volume

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.
Mar '17	\$942M	230%
Mar '16	\$285M	12.8%
Mar '15	\$253M	4.4%



Current Year	\$285M	\$270M	\$247M	\$239M	\$236M	\$222M	\$217M	\$235M	\$247M	\$235M	\$241M	\$239M	\$942M
Prior Year	\$253M	\$255M	\$246M	\$216M	\$215M	\$200M	\$207M	\$222M	\$237M	\$235M	\$266M	\$271M	\$285M
Percent Change from Prior Year	13%	6%	1%	11%	10%	11%	5%	6%	4%	0%	-10%	-12%	230%

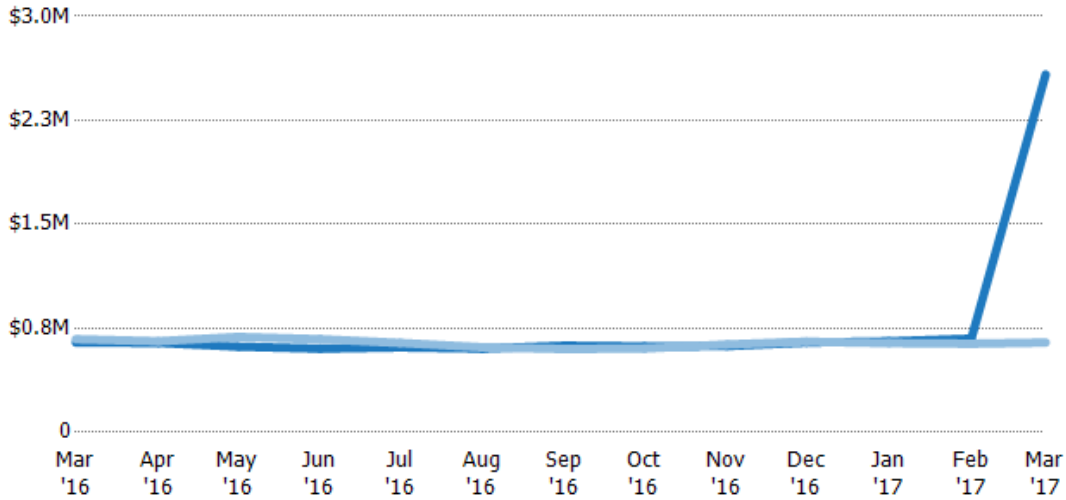
## Average Listing Price

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.
Mar '17	\$2.58M	298.7%
Mar '16	\$647K	-3.6%
Mar '15	\$671K	-1.1%



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

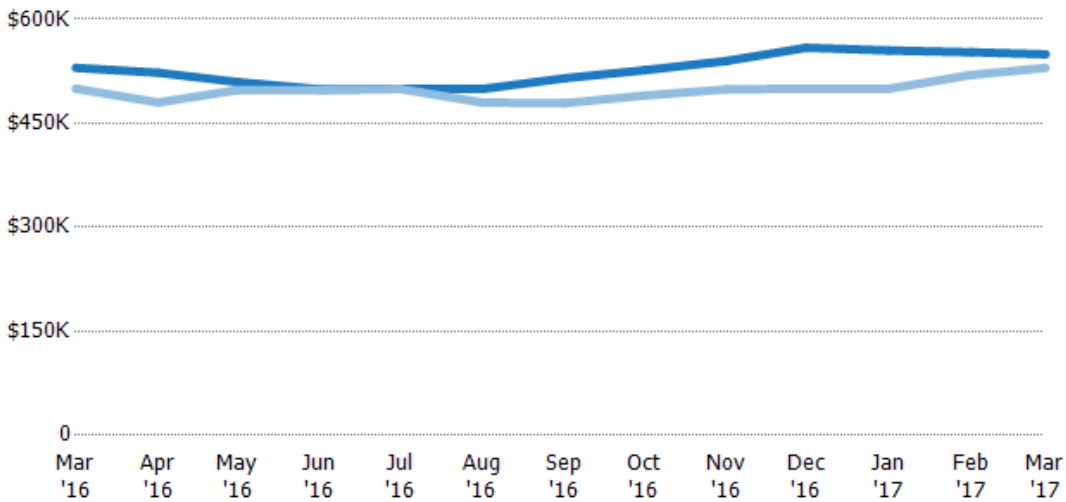
## Median Listing Price

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.
Mar '17	\$550K	3.7%
Mar '16	\$530K	6%
Mar '15	\$500K	1.7%



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

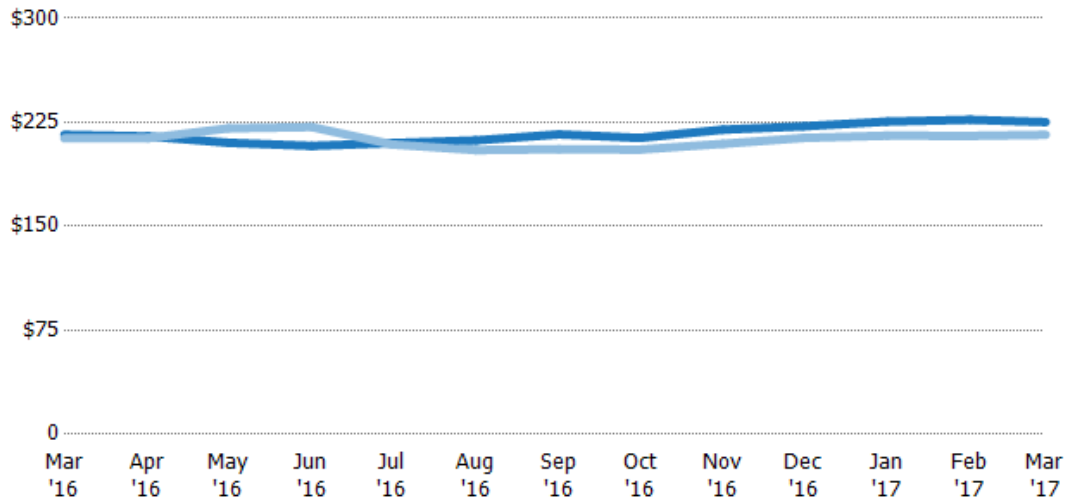
## Average Listing Price per Sq Ft

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.
Mar '17	\$225	4.2%
Mar '16	\$216	1.2%
Mar '15	\$213	3.5%



Current Year	\$216	\$215	\$210	\$208	\$210	\$212	\$216	\$214	\$220	\$222	\$225	\$227	\$225
Prior Year	\$213	\$214	\$221	\$222	\$209	\$205	\$206	\$205	\$209	\$214	\$215	\$215	\$216
Percent Change from Prior Year	1%	1%	-5%	-6%	0%	3%	5%	4%	5%	4%	5%	5%	4%

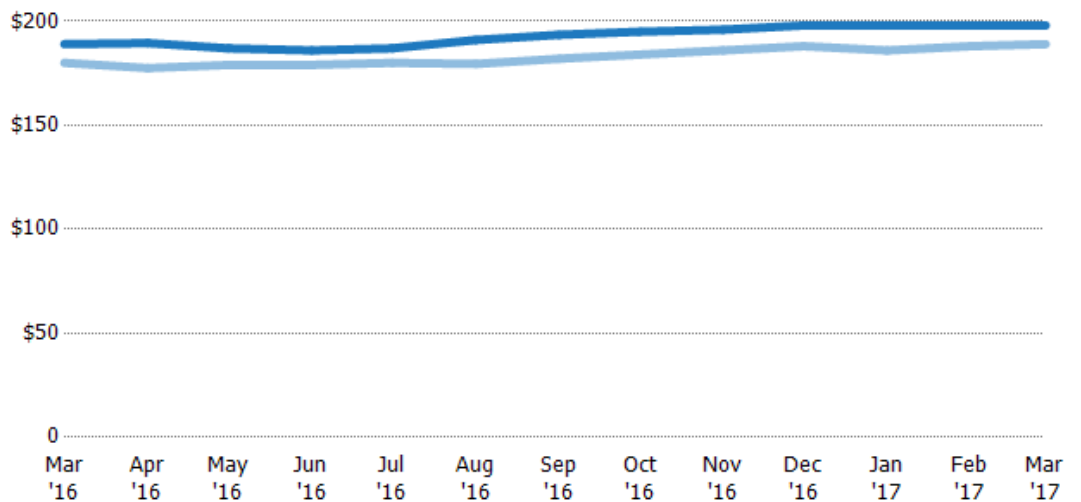
## Median Listing Price per Sq Ft

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.
Mar '17	\$198	4.8%
Mar '16	\$189	5%
Mar '15	\$180	2.2%



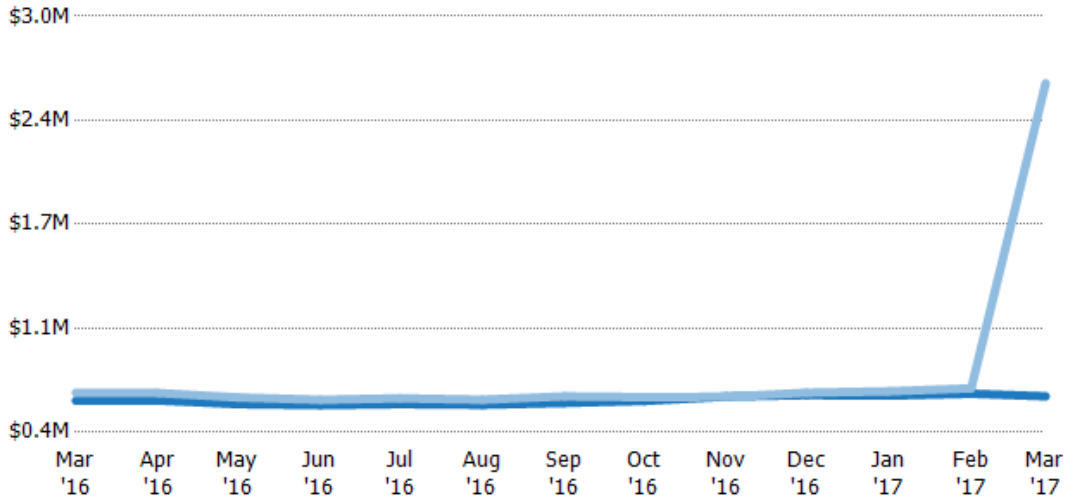
Current Year	\$189	\$190	\$187	\$186	\$187	\$191	\$194	\$195	\$196	\$198	\$198	\$198	\$198
Prior Year	\$180	\$178	\$179	\$179	\$180	\$180	\$182	\$184	\$186	\$188	\$186	\$188	\$189
Percent Change from Prior Year	5%	7%	4%	4%	4%	6%	6%	6%	5%	5%	6%	5%	5%

## 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



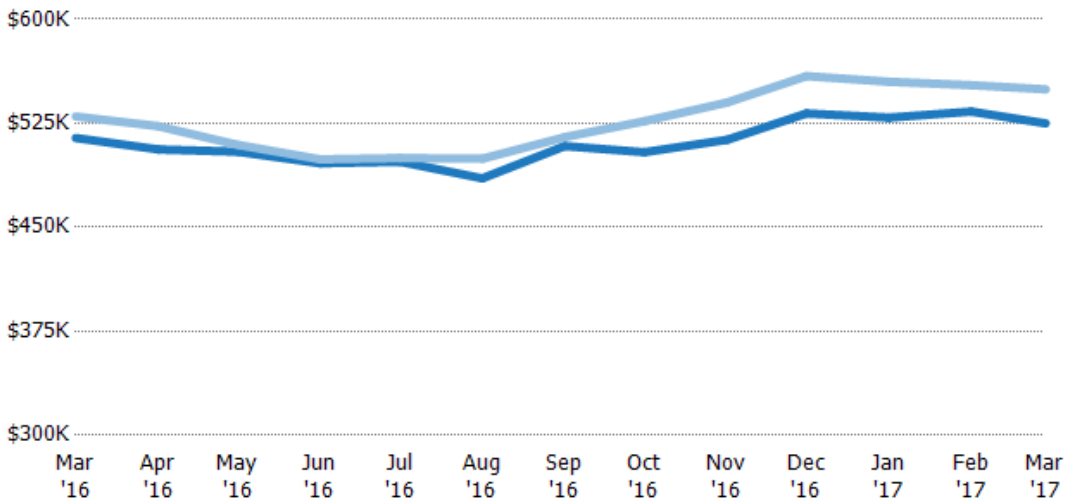
	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Avg Est Value	\$598K	\$599K	\$576K	\$570K	\$576K	\$572K	\$584K	\$596K	\$623K	\$632K	\$629K	\$641K	\$625K
Avg Listing Price	\$647K	\$645K	\$618K	\$603K	\$612K	\$603K	\$625K	\$619K	\$621K	\$647K	\$656K	\$675K	\$2.58M
Avg Listing Price as a % of Avg Est Value	108%	108%	107%	106%	106%	106%	107%	104%	100%	102%	104%	105%	413%

## 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



	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Median Est Value	\$514K	\$506K	\$504K	\$496K	\$497K	\$485K	\$509K	\$504K	\$513K	\$532K	\$529K	\$533K	\$525K
Median Listing Price	\$530K	\$523K	\$509K	\$499K	\$500K	\$499K	\$515K	\$527K	\$540K	\$559K	\$555K	\$553K	\$550K
Med Listing Price as a % of Med Est Value	103%	103%	101%	101%	101%	103%	101%	104%	105%	105%	105%	104%	105%

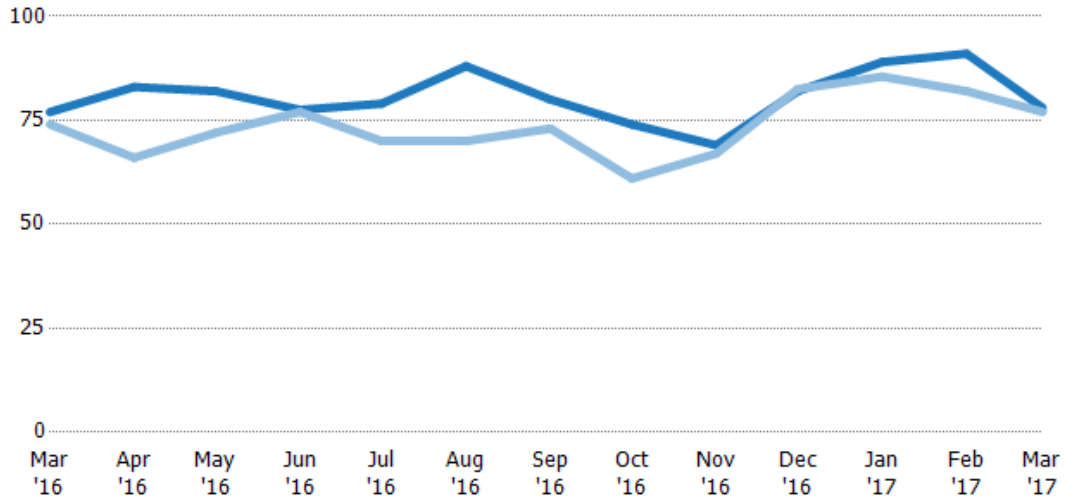
## Median Days in RPR

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.
Mar '17	78	1.3%
Mar '16	77	4.1%
Mar '15	74	-6.1%



	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Current Year	77	83	82	77.5	79	88	80	74	69	82	89	91	78
Prior Year	74	66	72	77	70	70	73	61	67	82.5	85.5	82	77
Percent Change from Prior Year	4%	26%	14%	1%	13%	26%	10%	21%	3%	-1%	4%	11%	1%

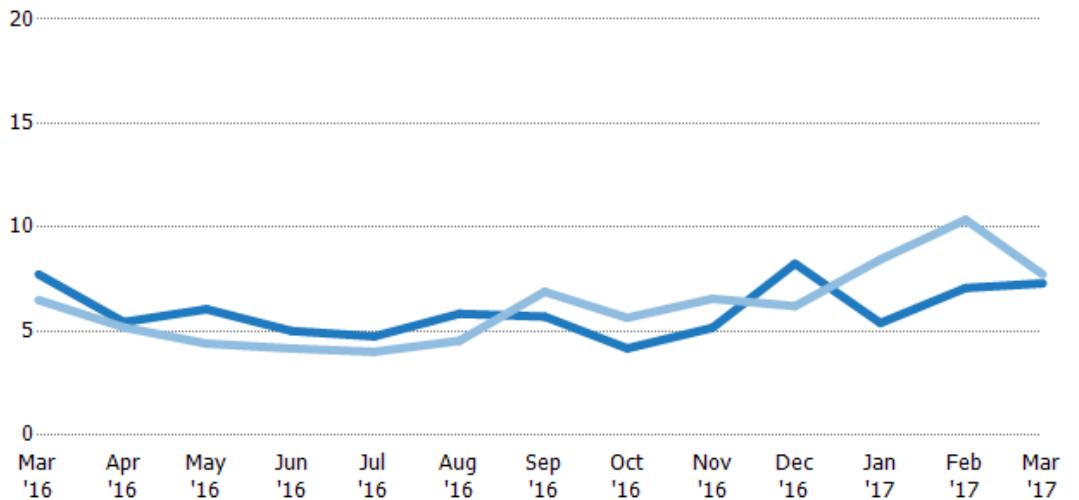
## Months of Inventory

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.
Mar '17	7.3	-5.6%
Mar '16	7.74	19%
Mar '15	6.5	42.4%



	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Current Year	7.74	5.44	6.06	5.01	4.75	5.84	5.7	4.18	5.17	8.25	5.4	7.08	7.3
Prior Year	6.5	5.19	4.41	4.17	4.01	4.54	6.9	5.65	6.56	6.21	8.45	10.4	7.74
Percent Change from Prior Year	19%	5%	38%	20%	18%	29%	-17%	-26%	-21%	33%	-36%	-32%	-6%

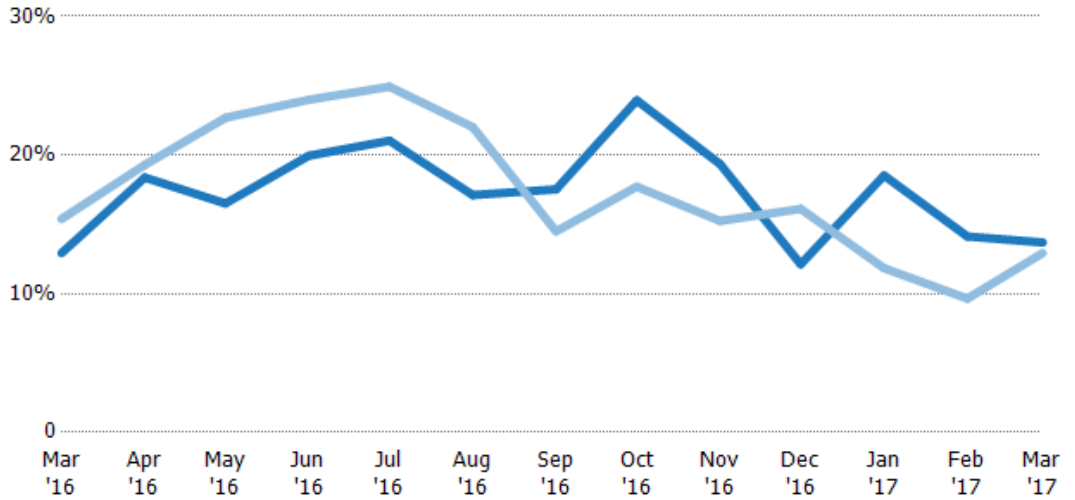


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



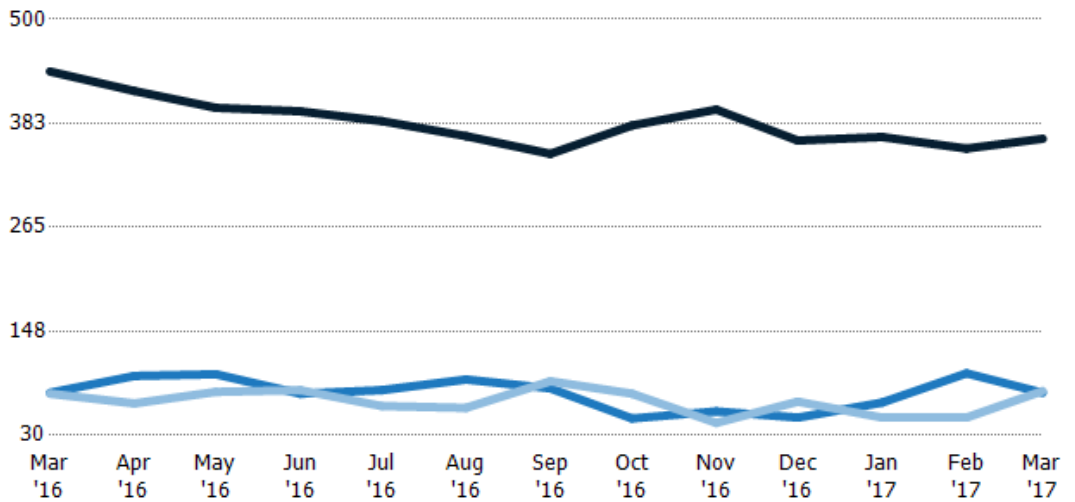
	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Current Year	13%	18%	17%	20%	21%	17%	18%	24%	19%	12%	19%	14%	14%
Prior Year	15%	19%	23%	24%	25%	22%	14%	18%	15%	16%	12%	10%	13%
Change from Prior Year	2%	1%	6%	4%	4%	5%	-3%	-6%	-4%	4%	-7%	-4%	-1%

## 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



	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Active	441	419	400	396	385	368	348	380	398	363	367	354	365
Pending	78	97	99	77	81	93	83	49	57	50	67	100	78
Sold	77	66	79	81	63	61	91	77	44	68	50	50	80

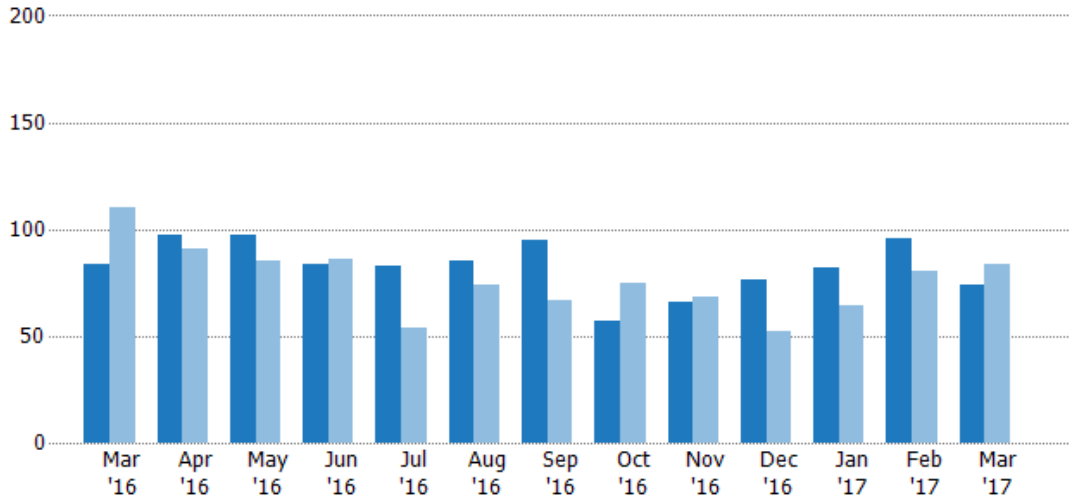
## New Pending Sales

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.
Mar '17	74	-11.9%
Mar '16	84	-23.6%
Mar '15	110	-31.8%



Current Year	84	97	97	84	83	85	95	57	66	76	82	96	74
Prior Year	110	91	85	86	54	74	67	75	68	52	64	80	84
Percent Change from Prior Year	-24%	7%	14%	-2%	54%	15%	42%	-24%	-3%	46%	28%	20%	-12%

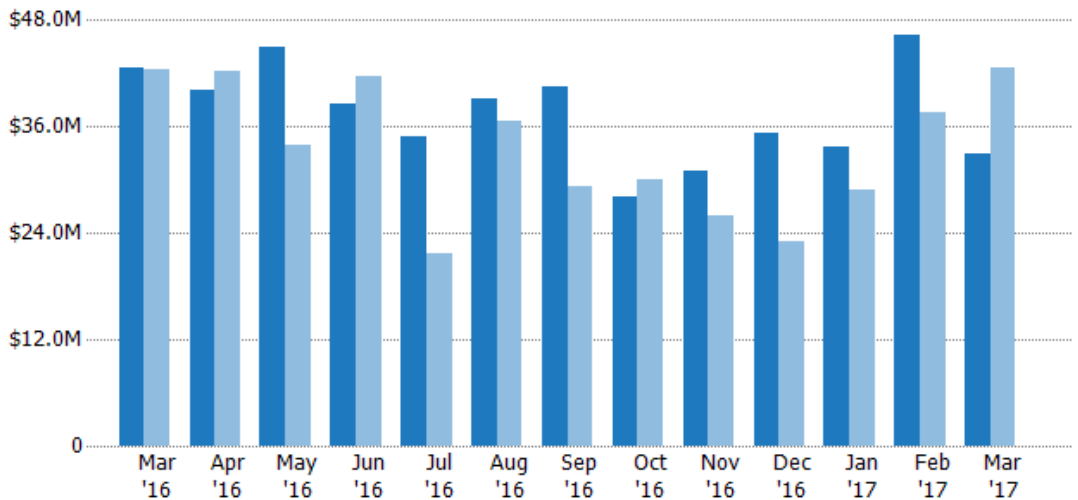
## New Pending Sales Volume

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.
Mar '17	\$32.9M	-23%
Mar '16	\$42.7M	0.5%
Mar '15	\$42.5M	-23.1%



Current Year	\$42.7M	\$40.1M	\$44.9M	\$38.5M	\$34.8M	\$39.1M	\$40.5M	\$28M	\$31.1M	\$35.3M	\$33.7M	\$46.3M	\$32.9M
Prior Year	\$42.5M	\$42.3M	\$33.8M	\$41.6M	\$21.6M	\$36.6M	\$29.3M	\$30.1M	\$25.9M	\$23M	\$28.8M	\$37.5M	\$42.7M
Percent Change from Prior Year	1%	-5%	33%	-7%	61%	7%	38%	-7%	20%	54%	17%	23%	-23%

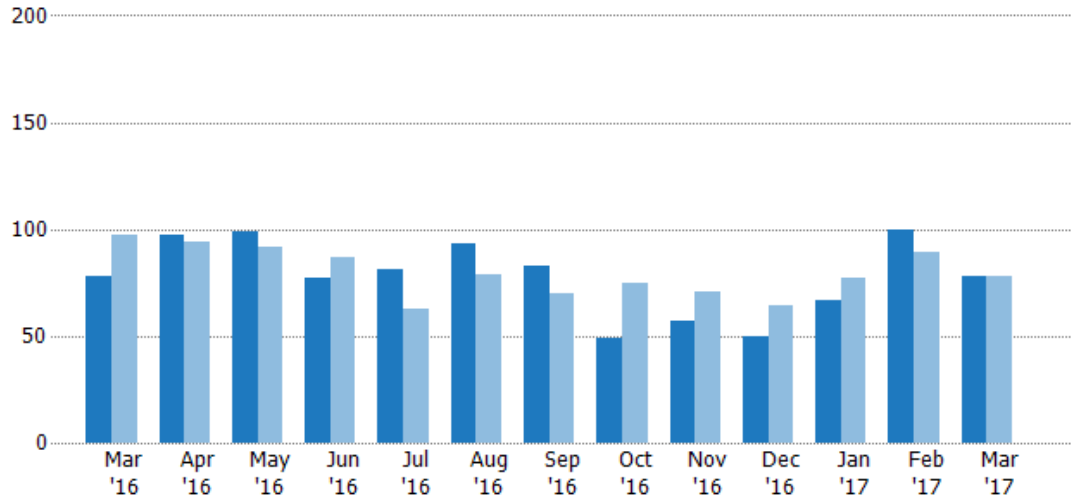
## Pending Sales

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.
Mar '17	78	0%
Mar '16	78	-19.6%
Mar '15	97	-20.6%



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

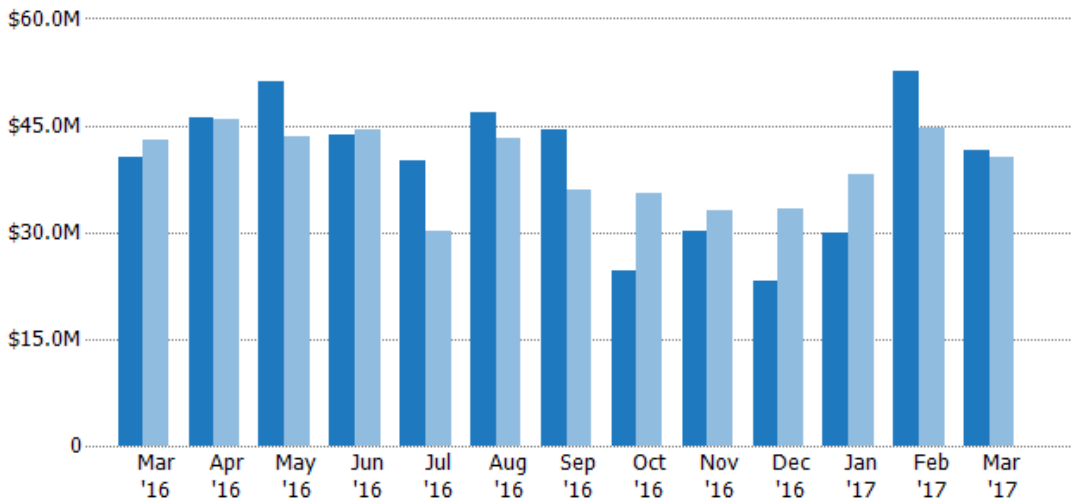
## Pending Sales Volume

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.
Mar '17	\$41.6M	2.2%
Mar '16	\$40.6M	-5.1%
Mar '15	\$42.9M	-17.3%



Current Year	\$40.6M	\$46.2M	\$51.2M	\$43.8M	\$40.1M	\$46.8M	\$44.3M	\$24.5M	\$30.2M	\$23.1M	\$29.9M	\$52.7M	\$41.6M
Prior Year	\$42.9M	\$45.8M	\$43.5M	\$44.3M	\$30.1M	\$43.3M	\$36M	\$35.5M	\$33M	\$33.4M	\$38.1M	\$44.8M	\$40.6M
Percent Change from Prior Year	-5%	1%	18%	-1%	33%	8%	23%	-31%	-9%	-31%	-22%	18%	2%

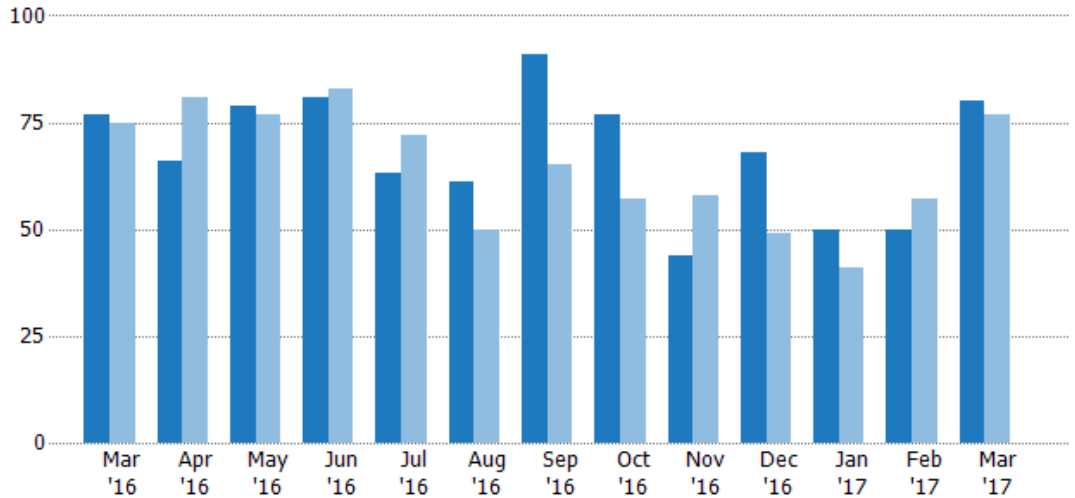
## Closed Sales

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.
Mar '17	80	3.9%
Mar '16	77	2.7%
Mar '15	75	-32%



Current Year	77	66	79	81	63	61	91	77	44	68	50	50	80
Prior Year	75	81	77	83	72	50	65	57	58	49	41	57	77
Percent Change from Prior Year	3%	-19%	3%	-2%	-13%	22%	40%	35%	-24%	39%	22%	-12%	4%

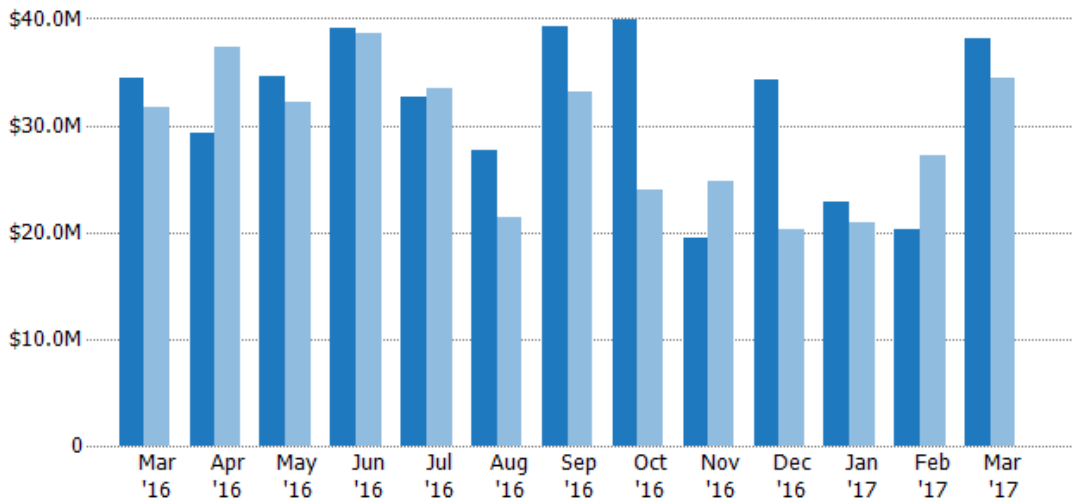
## Closed Sales Volume

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.
Mar '17	\$38.1M	10.7%
Mar '16	\$34.4M	8.9%
Mar '15	\$31.6M	-17.4%



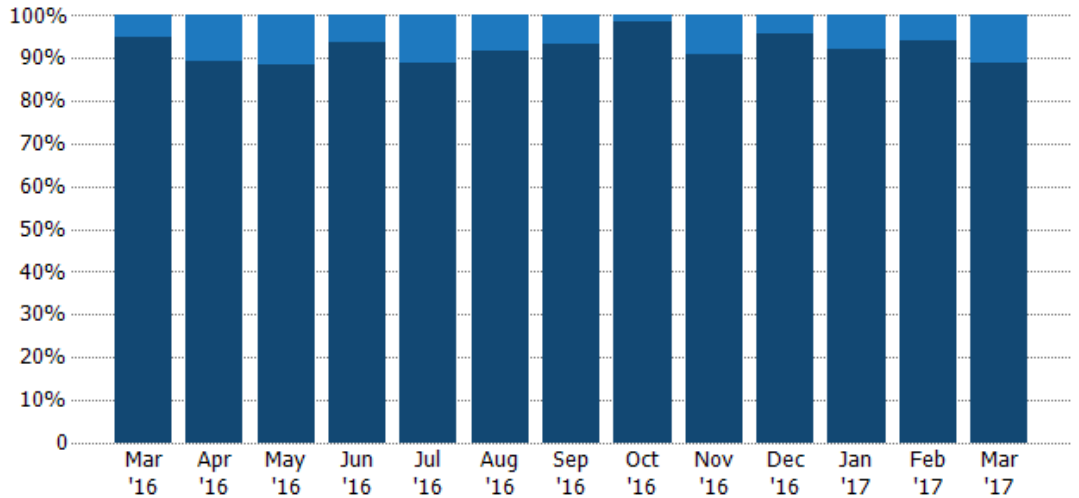
Current Year	\$34.4M	\$29.3M	\$34.6M	\$39.1M	\$32.7M	\$27.6M	\$39.2M	\$39.9M	\$19.5M	\$34.3M	\$22.9M	\$20.3M	\$38.1M
Prior Year	\$31.6M	\$37.3M	\$32.3M	\$38.6M	\$33.4M	\$21.4M	\$33.2M	\$23.9M	\$24.8M	\$20.3M	\$20.8M	\$27.1M	\$34.4M
Percent Change from Prior Year	9%	-21%	7%	1%	-2%	29%	18%	67%	-22%	69%	10%	-25%	11%

## 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



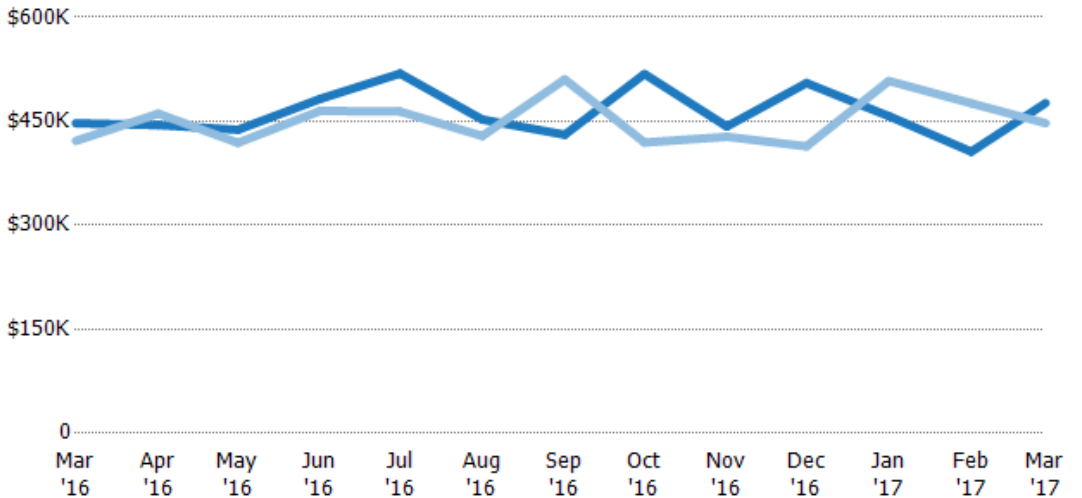
Condo/Townhouse	5%	11%	11%	6%	11%	8%	7%	1%	9%	4%	8%	6%	11%
Single Family Residence	95%	89%	89%	94%	89%	92%	93%	99%	91%	96%	92%	94%	89%

## 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



Current Year	\$447K	\$445K	\$438K	\$482K	\$519K	\$452K	\$431K	\$518K	\$442K	\$505K	\$457K	\$406K	\$476K
Prior Year	\$422K	\$461K	\$419K	\$465K	\$464K	\$429K	\$510K	\$419K	\$428K	\$414K	\$508K	\$476K	\$447K
Percent Change from Prior Year	6%	-4%	4%	4%	12%	6%	-16%	24%	3%	22%	-10%	-15%	7%

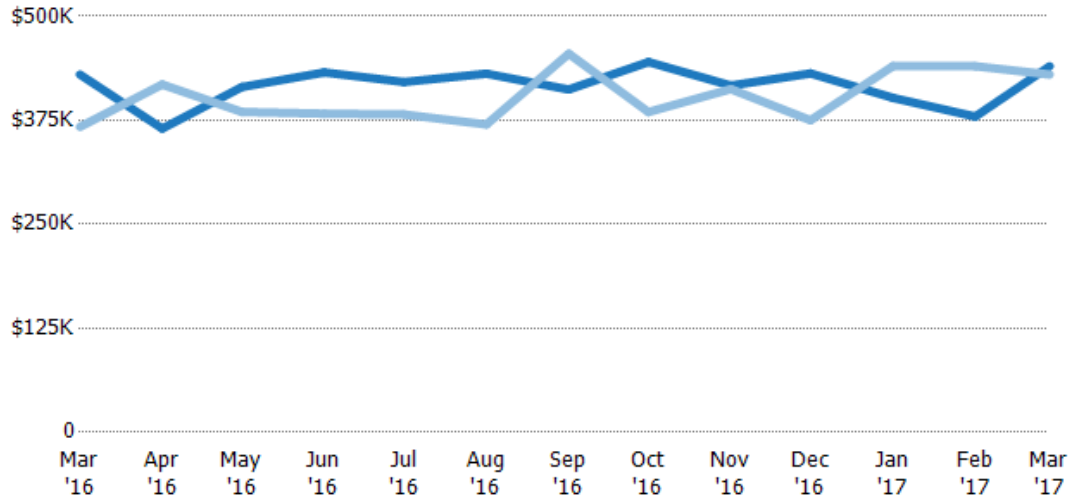
## Median Sales Price

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.
Mar '17	\$440K	2.3%
Mar '16	\$430K	17.2%
Mar '15	\$367K	9%



Current Year	\$430K	\$365K	\$415K	\$433K	\$421K	\$431K	\$412K	\$445K	\$417K	\$431K	\$402K	\$380K	\$440K
Prior Year	\$367K	\$418K	\$385K	\$383K	\$382K	\$370K	\$455K	\$385K	\$413K	\$375K	\$440K	\$440K	\$430K
Percent Change from Prior Year	17%	-13%	8%	13%	10%	16%	-9%	16%	1%	15%	-9%	-14%	2%

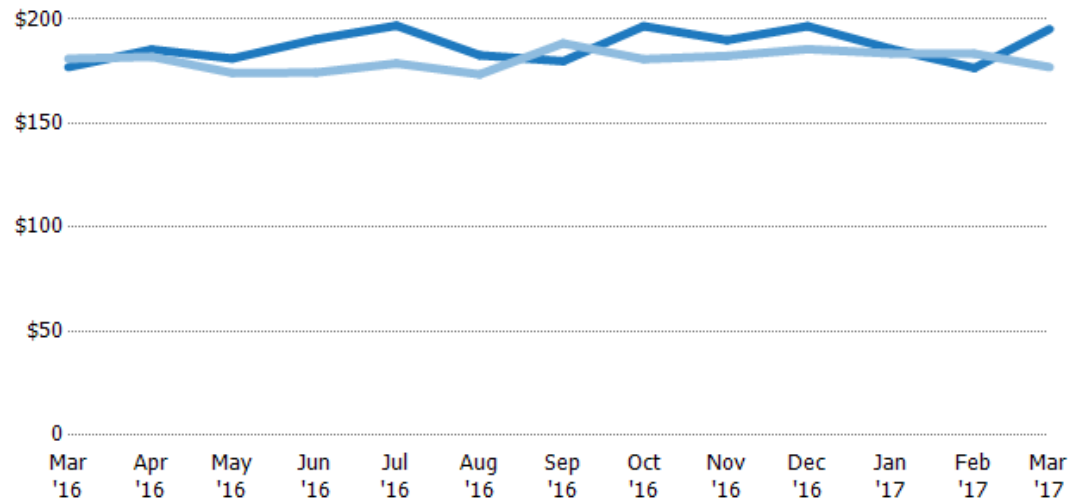
## Average Sales Price per Sq Ft

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.
Mar '17	\$195	10.3%
Mar '16	\$177	-2.2%
Mar '15	\$181	-0.7%



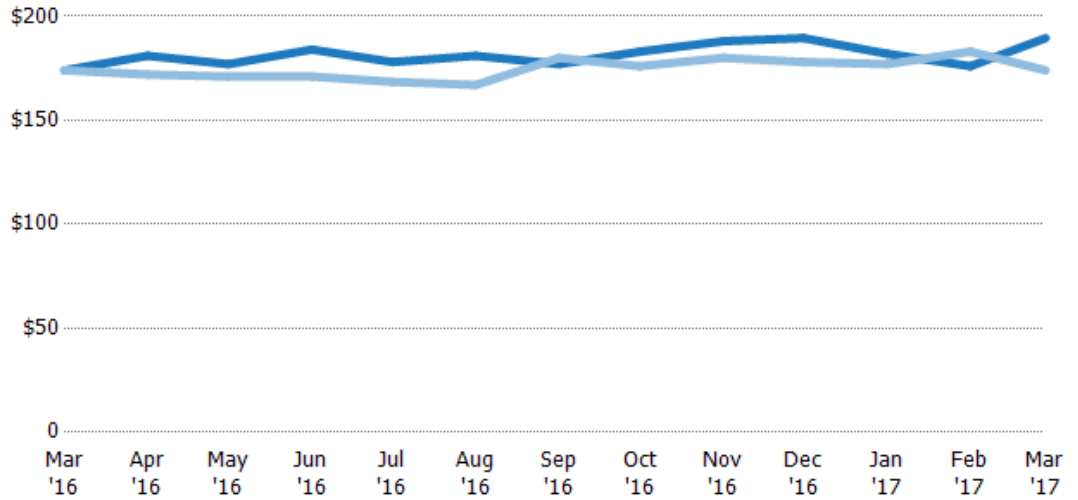
Current Year	\$177	\$185	\$181	\$190	\$197	\$183	\$180	\$197	\$190	\$197	\$186	\$177	\$195
Prior Year	\$181	\$182	\$174	\$174	\$179	\$174	\$188	\$181	\$182	\$186	\$184	\$183	\$177
Percent Change from Prior Year	-2%	2%	4%	9%	10%	5%	-5%	9%	4%	6%	1%	-4%	10%

## 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, Single  
 Family Residence



Month/Year	Price/sq ft	% Chg.
Mar '17	\$190	8.9%
Mar '16	\$174	0%
Mar '15	\$174	0%

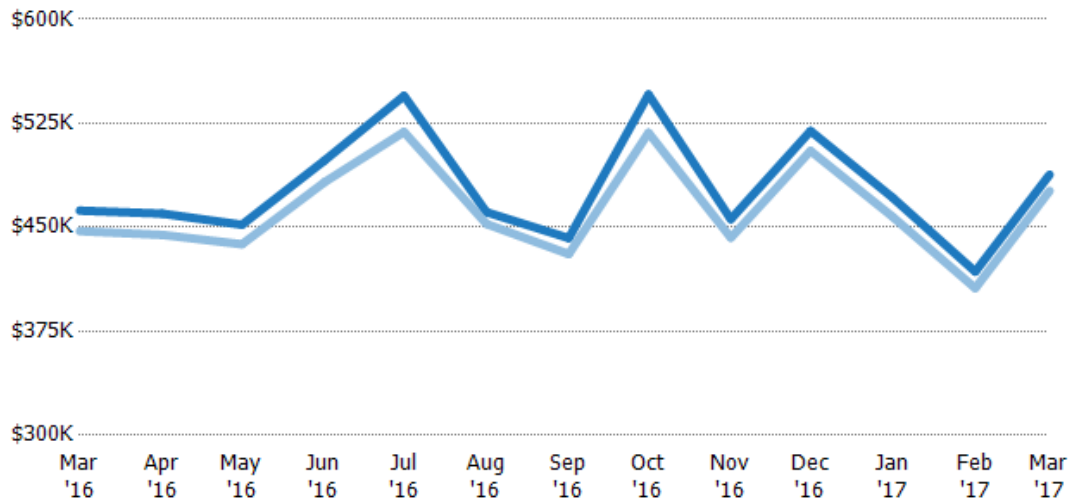
	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Current Year	\$174	\$181	\$177	\$184	\$178	\$181	\$177	\$183	\$188	\$190	\$182	\$176	\$190
Prior Year	\$174	\$172	\$171	\$171	\$169	\$167	\$180	\$176	\$180	\$178	\$177	\$183	\$174
Percent Change from Prior Year	0%	5%	4%	8%	6%	8%	-2%	4%	4%	6%	3%	-4%	9%

## 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



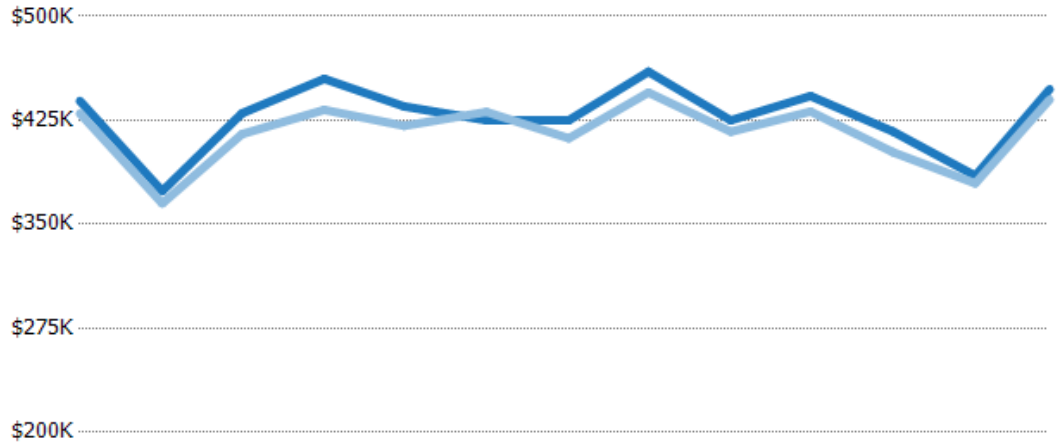
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Mar '17	\$488K	\$476K	98%
Mar '16	\$462K	\$447K	97%

## 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



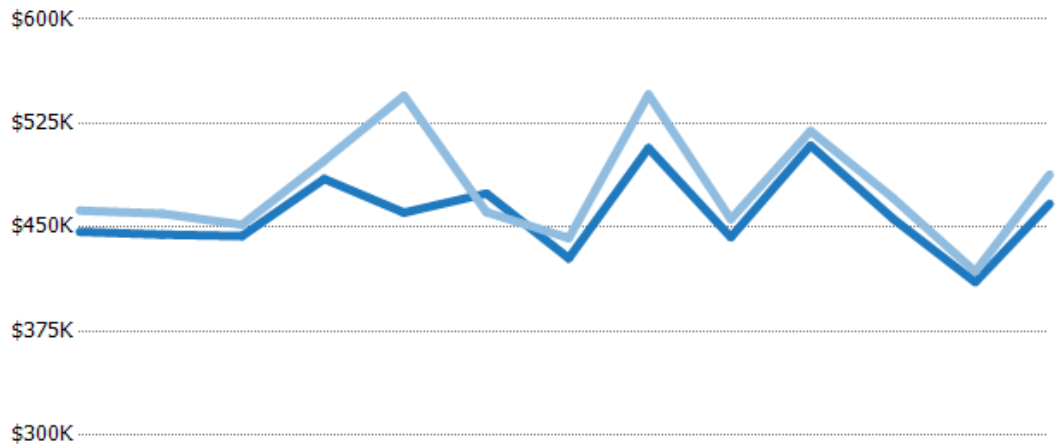
	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Median List Price	\$439K	\$374K	\$430K	\$455K	\$435K	\$425K	\$425K	\$460K	\$425K	\$443K	\$417K	\$385K	\$447K
Median Sales Price	\$430K	\$365K	\$415K	\$433K	\$421K	\$431K	\$412K	\$445K	\$417K	\$431K	\$402K	\$380K	\$440K
Med Sales Price as a % of Med List Price	98%	98%	97%	95%	97%	101%	97%	97%	98%	97%	96%	99%	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, Single  
 Family Residence



	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Avg Est Value	\$447K	\$445K	\$444K	\$485K	\$461K	\$474K	\$428K	\$507K	\$443K	\$509K	\$456K	\$410K	\$467K
Avg Sales Price	\$462K	\$460K	\$452K	\$498K	\$545K	\$461K	\$442K	\$546K	\$456K	\$519K	\$471K	\$418K	\$488K
Avg Sales Price as a % of Avg Est Value	103%	103%	102%	103%	118%	97%	103%	108%	103%	102%	103%	102%	105%

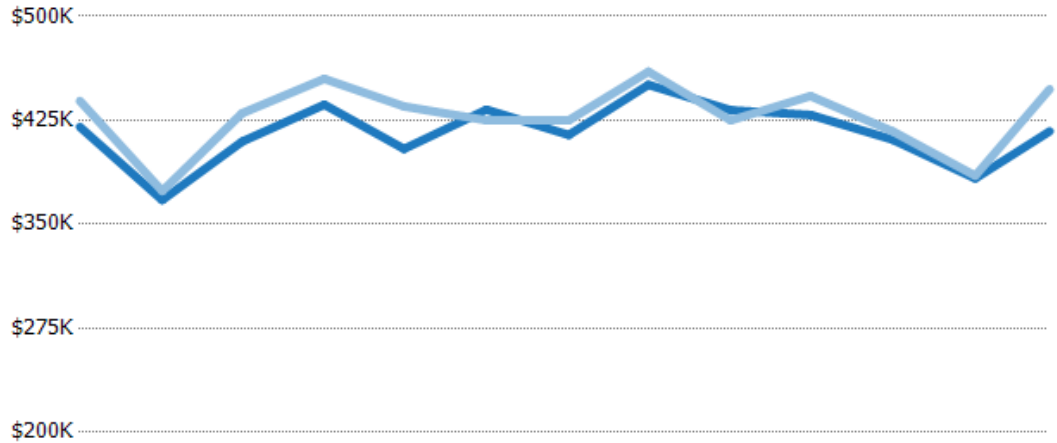


## Median Sales Price vs Median Est Value

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, Single  
 Family Residence



	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Median Est Value	\$420K	\$367K	\$410K	\$436K	\$404K	\$433K	\$414K	\$451K	\$432K	\$429K	\$411K	\$383K	\$417K
Median Sales Price	\$439K	\$374K	\$430K	\$455K	\$435K	\$425K	\$425K	\$460K	\$425K	\$443K	\$417K	\$385K	\$447K
Med Sales Price as a % of Med Est Value	104%	102%	105%	104%	108%	98%	103%	102%	98%	103%	101%	101%	107%

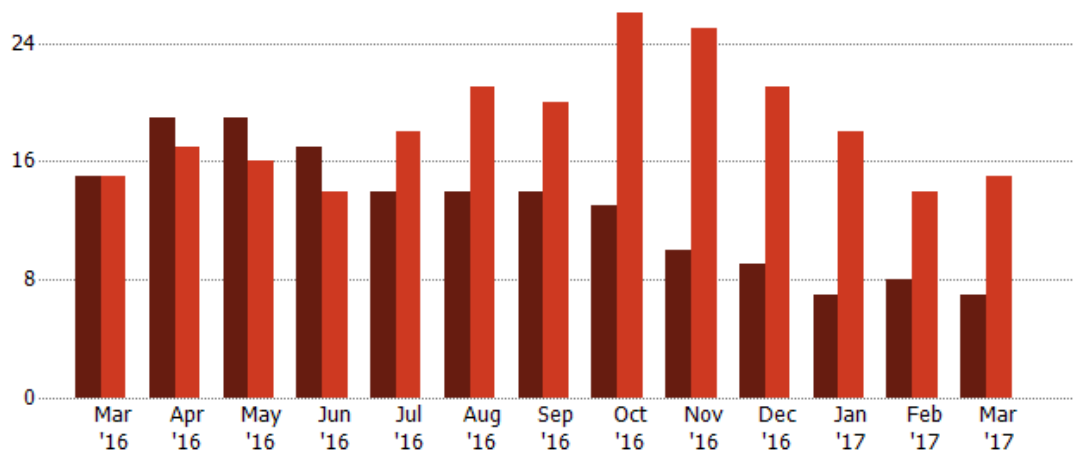
## Distressed Listings

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.
Mar '17	7	-53.3%
Mar '16	15	0%
Mar '15	15	33.3%



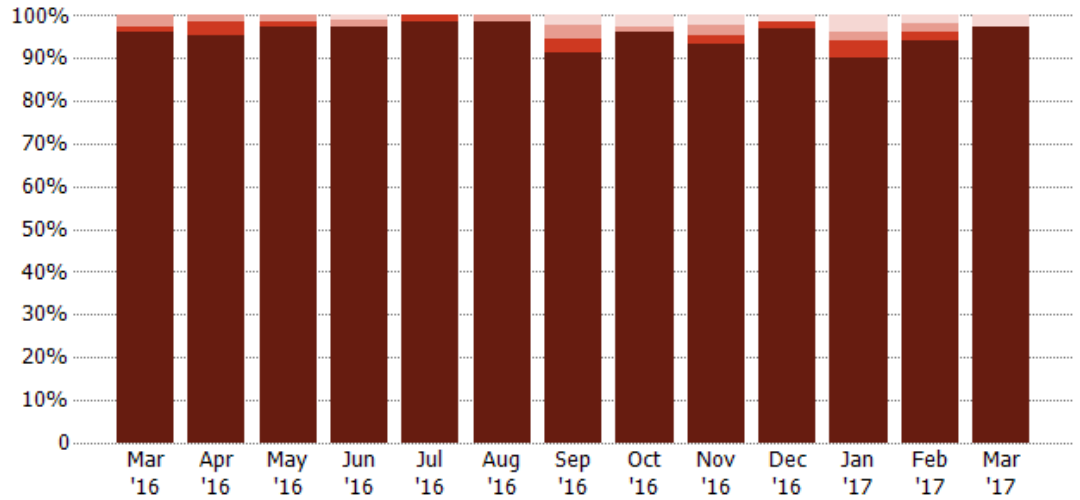
	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Current Year	15	19	19	17	14	14	14	13	10	9	7	8	7
Prior Year	15	17	16	14	18	21	20	26	25	21	18	14	15
Percent Change from Prior Year	0%	12%	19%	21%	-22%	-33%	-30%	-50%	-60%	-57%	-61%	-43%	-53%

## 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	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
Pre-Foreclosure	-	-	-	1%	-	-	2%	3%	2%	1%	4%	2%	3%
Short Sale	3%	2%	1%	1%	-	2%	3%	1%	2%	-	2%	2%	-
Foreclosure	1%	3%	1%	-	2%	-	3%	-	2%	1%	4%	2%	-
Non-Distressed	96%	95%	97%	98%	98%	98%	91%	96%	93%	97%	90%	94%	98%

## 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