

2018

CAVE CREEK

MARKET REPORT

May 2018



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	May 2018	May 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	4	114	-96.5%	452	570	-20.7%
New Listing Volume	\$1,832,000	\$56,909,883	-96.8%	\$258,063,480	\$982,341,902	-73.7%
Active Listing Count	–	338	–	1,296	1,805	-28.2%
Active Listing Volume	–	\$220,336,485	–	\$960,350,345	\$2,569,556,204	-62.6%
Average Listing Price	–	\$651,883	–	\$741,011	\$1,423,577	-47.9%
Median Listing Price	–	\$522,400	–	\$608,979	\$537,382	+13.3%
Average Listing Price per Sq Ft	–	\$221	–	\$238	\$224	+6.2%
Median Listing Price per Sq Ft	–	\$196	–	\$210	\$197	+6.5%
Median Days in RPR	–	73	–	60.2	79.29	-24.1%
Months of Inventory	–	5.5	-100%	4	5.6	-29.7%
Absorption Rate	–	18.05%	–	25.23%	17.73%	+7.5%
Sales Activity Charts Metrics						
New Pending Sales Count	38	106	-64.2%	409	452	-9.5%
New Pending Sales Volume	\$19,276,111	\$51,536,963	-62.6%	\$212,758,809	\$205,923,632	+3.3%
Pending Sales Count	–	98	–	355	429	-17.2%
Pending Sales Volume	–	\$52,674,355	–	\$198,687,490	\$218,647,105	-9.1%
Closed Sales Count	28	87	-67.8%	289	327	-11.6%
Closed Sales Volume	\$12,018,518	\$42,017,795	-71.4%	\$147,583,232	\$152,446,951	-3.2%
Average Sales Price	\$429,233	\$482,963	-11.1%	\$510,669	\$466,199	+9.5%
Median Sales Price	\$435,567	\$450,000	-3.2%	\$467,936	\$418,370	+11.8%
Average Sales Price per Sq Ft	\$203	\$190	+7.3%	\$208	\$190	+9.9%
Median Sales Price per Sq Ft	\$201	\$186	+7.8%	\$201	\$185	+8.3%
Distressed Charts Metrics						
Distressed Listing Count	–	9	–	8	45	-82.2%

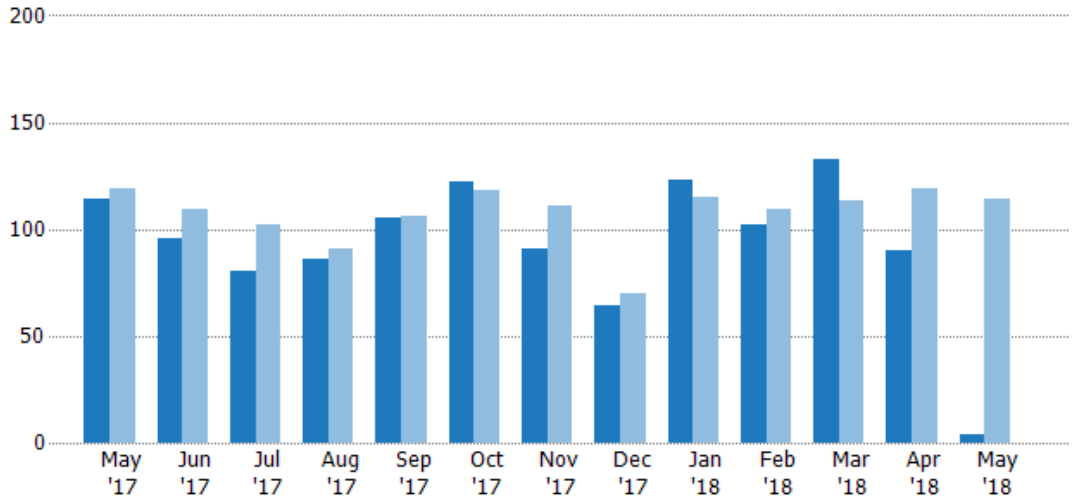
New Listings

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.
May '18	4	-96.5%
May '17	114	-4.2%
May '16	119	-21.8%



Current Year	114	96	80	86	105	122	91	64	123	102	133	90	4
Prior Year	119	109	102	91	106	118	111	70	115	109	113	119	114
Percent Change from Prior Year	-4%	-12%	-22%	-5%	-1%	3%	-18%	-9%	7%	-6%	18%	-24%	-96%

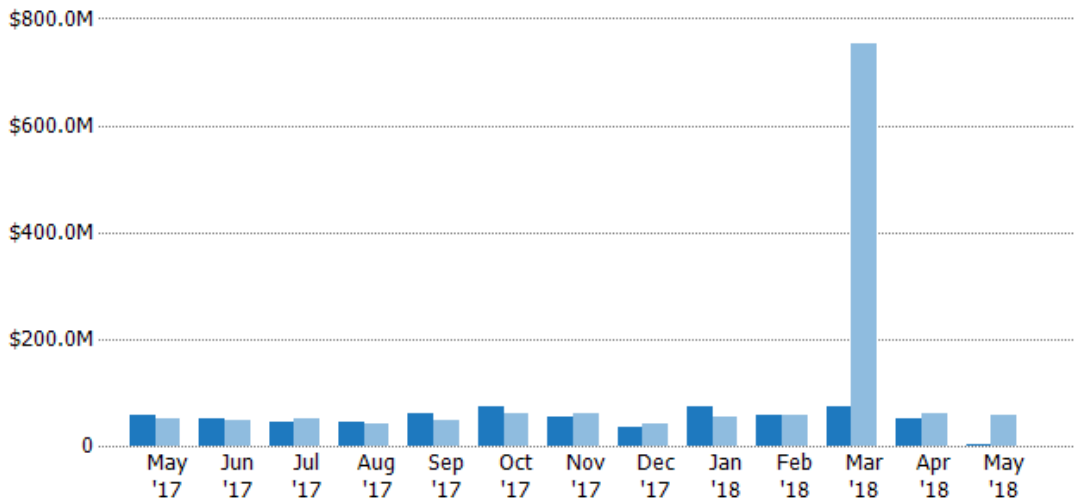
New Listing Volume

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.
May '18	\$1.83M	-96.8%
May '17	\$56.9M	14.5%
May '16	\$49.7M	-7.5%



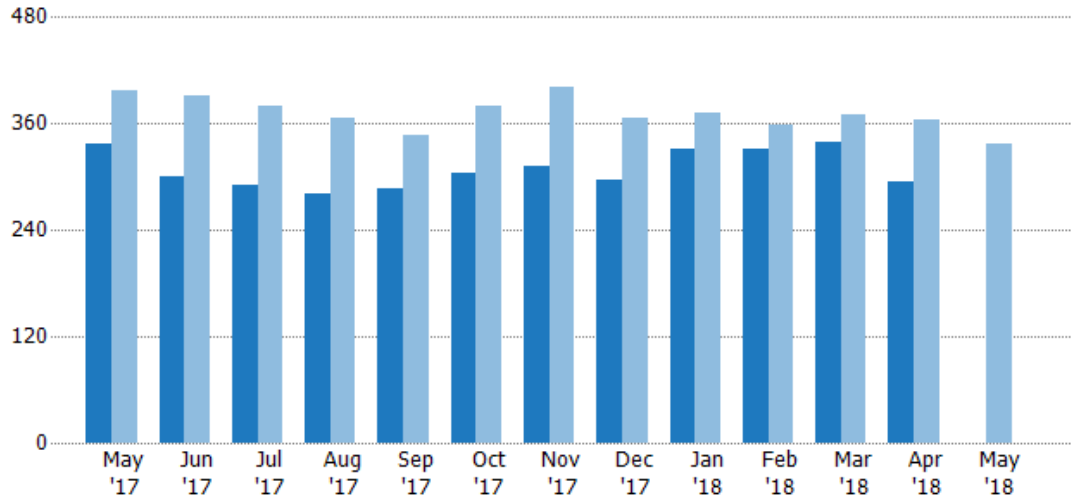
Current Year	\$56.9M	\$50M	\$43.1M	\$44.5M	\$59.6M	\$72.8M	\$55.2M	\$34.4M	\$73.5M	\$58.2M	\$74.7M	\$49.8M	\$1.83M
Prior Year	\$49.7M	\$46.5M	\$49.4M	\$41.4M	\$49.2M	\$60.4M	\$60.8M	\$40.8M	\$55.6M	\$57.2M	\$753M	\$60.1M	\$56.9M
Percent Change from Prior Year	14%	8%	-13%	7%	21%	21%	-9%	-16%	32%	2%	-90%	-17%	-97%

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



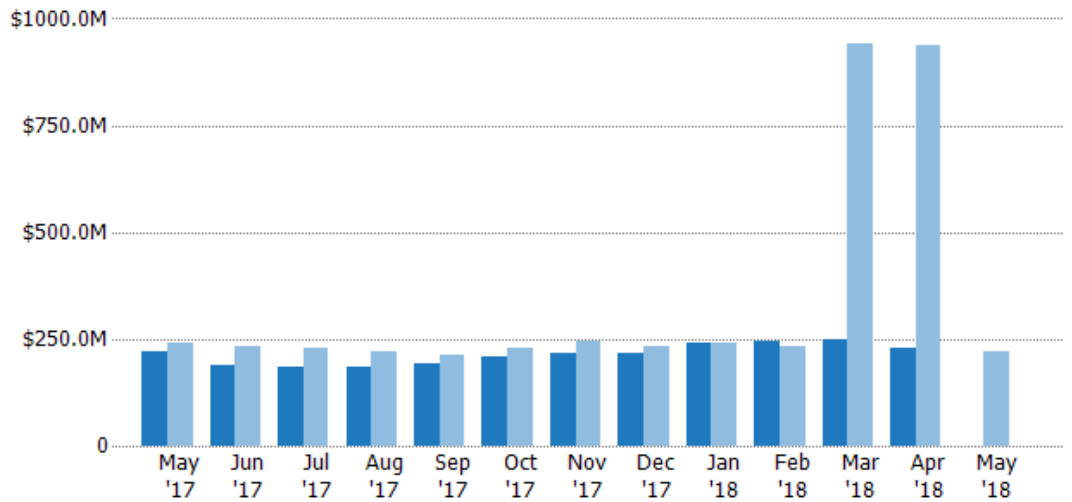
Current Year	338	300	290	280	287	305	312	297	332	331	339	294	-
Prior Year	397	392	380	367	346	379	401	367	372	359	371	365	338
Percent Change from Prior Year	-15%	-23%	-24%	-24%	-17%	-20%	-22%	-19%	-11%	-8%	-9%	-19%	-100%

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



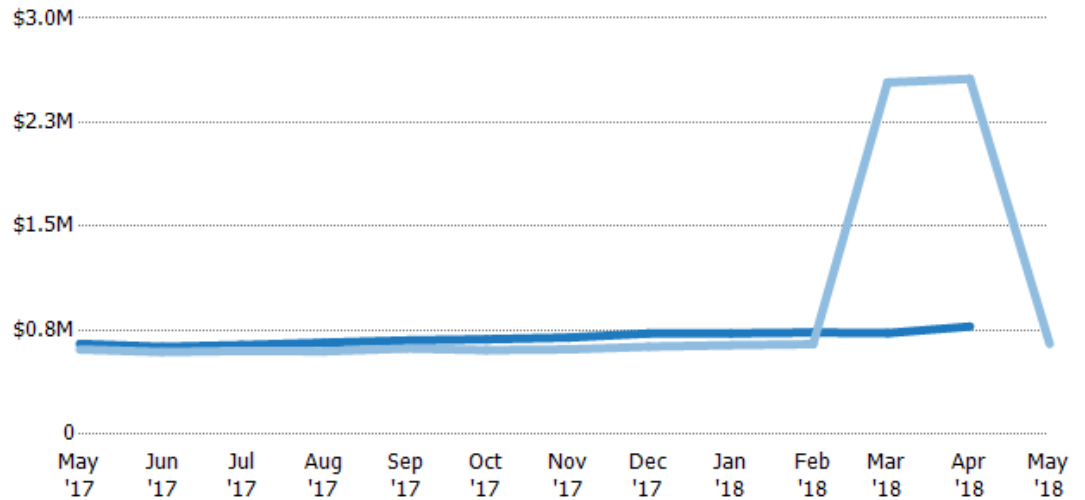
Current Year	\$220M	\$189M	\$186M	\$185M	\$194M	\$209M	\$218M	\$216M	\$242M	\$243M	\$247M	\$228M	-
Prior Year	\$243M	\$232M	\$229M	\$220M	\$214M	\$230M	\$246M	\$232M	\$239M	\$233M	\$941M	\$936M	\$220M
Percent Change from Prior Year	-9%	-19%	-18%	-16%	-9%	-9%	-11%	-7%	1%	4%	-74%	-76%	-100%

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



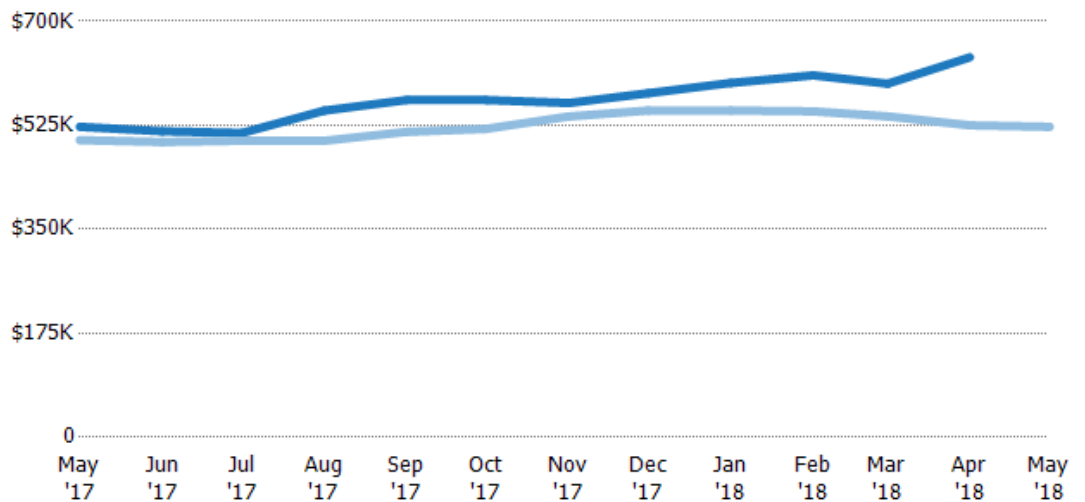
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$652K	\$630K	\$643K	\$661K	\$676K	\$685K	\$698K	\$727K	\$728K	\$734K	\$730K	\$777K	-
Prior Year	\$611K	\$593K	\$602K	\$599K	\$618K	\$607K	\$613K	\$631K	\$642K	\$650K	\$2.54M	\$2.56M	\$652K
Percent Change from Prior Year	7%	6%	7%	10%	9%	13%	14%	15%	13%	13%	-71%	-70%	-100%

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



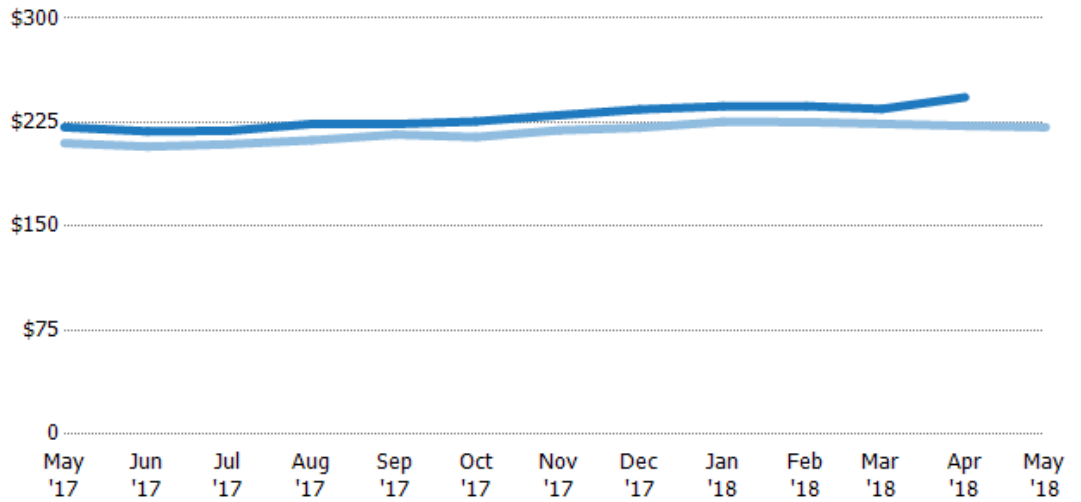
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$522K	\$515K	\$512K	\$550K	\$568K	\$568K	\$563K	\$579K	\$596K	\$609K	\$595K	\$639K	-
Prior Year	\$500K	\$497K	\$499K	\$499K	\$514K	\$519K	\$540K	\$550K	\$550K	\$549K	\$540K	\$525K	\$522K
Percent Change from Prior Year	4%	4%	3%	10%	10%	9%	4%	5%	8%	11%	10%	22%	-100%

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



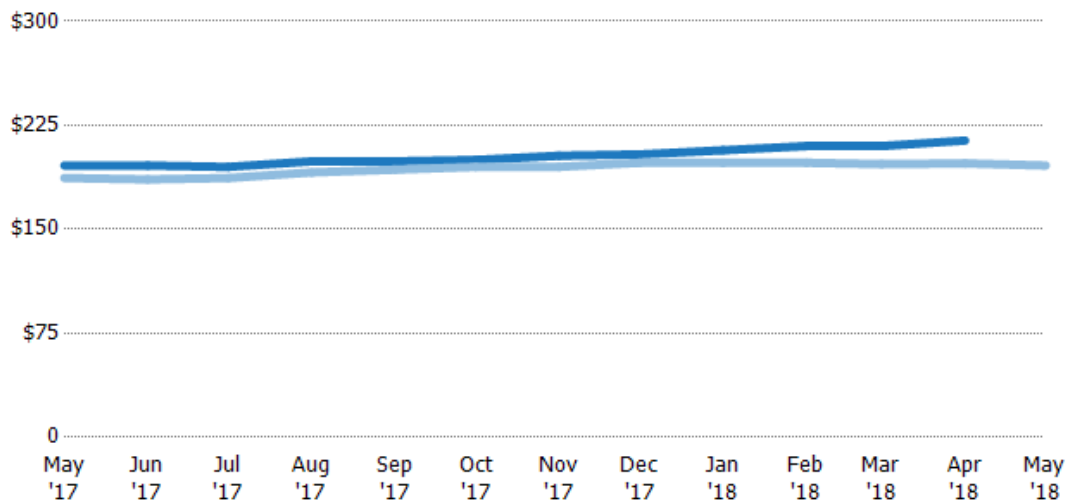
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$221	\$218	\$219	\$224	\$224	\$226	\$230	\$234	\$237	\$237	\$235	\$243	-
Prior Year	\$210	\$207	\$209	\$212	\$216	\$214	\$219	\$221	\$225	\$225	\$224	\$222	\$221
Percent Change from Prior Year	5%	5%	5%	6%	4%	5%	5%	6%	5%	5%	5%	9%	-100%

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



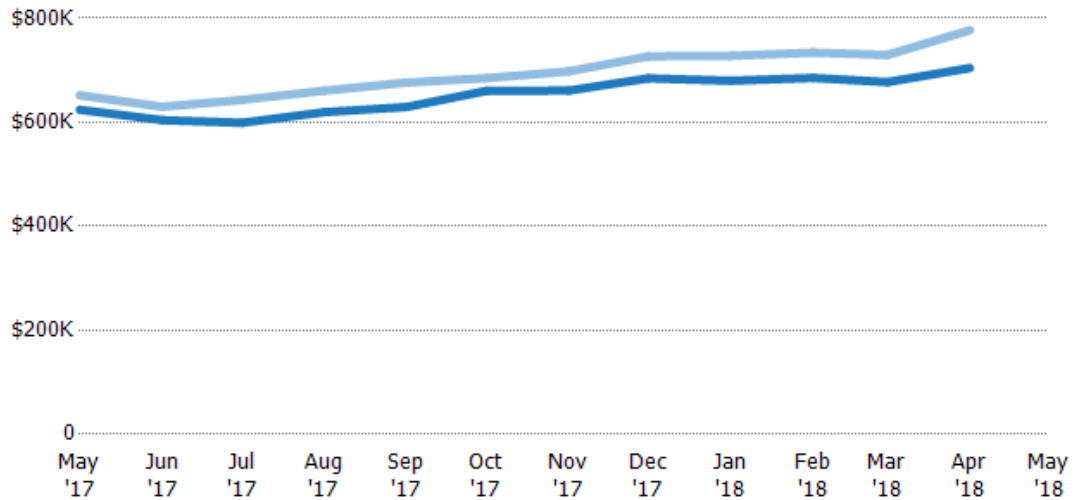
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$196	\$196	\$195	\$199	\$199	\$200	\$203	\$204	\$207	\$210	\$210	\$214	-
Prior Year	\$187	\$186	\$187	\$191	\$193	\$195	\$195	\$198	\$198	\$198	\$197	\$198	\$196
Percent Change from Prior Year	5%	5%	4%	4%	3%	3%	4%	3%	5%	6%	7%	8%	-100%

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



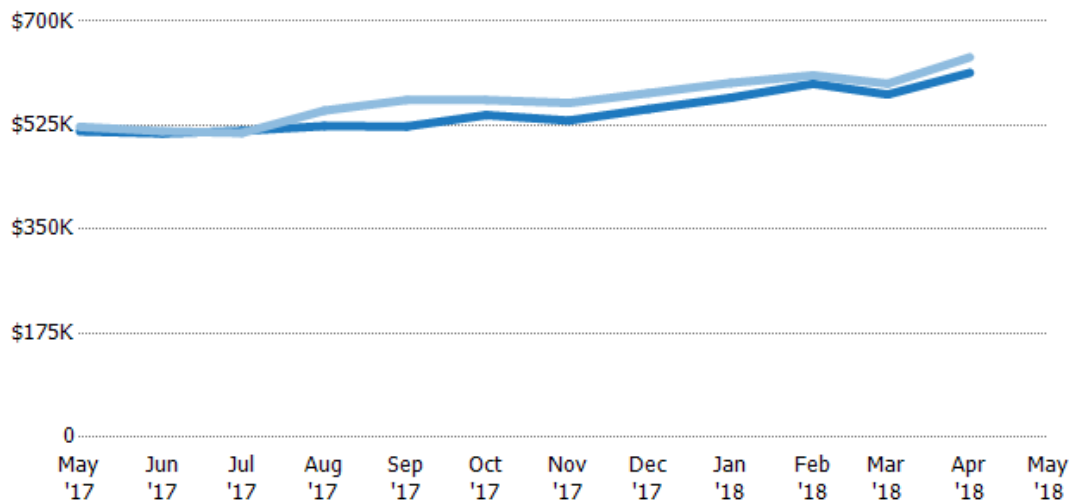
Avg Est Value	\$624K	\$604K	\$599K	\$619K	\$629K	\$660K	\$661K	\$685K	\$680K	\$685K	\$677K	\$704K	-
Avg Listing Price	\$652K	\$630K	\$643K	\$661K	\$676K	\$685K	\$698K	\$727K	\$728K	\$734K	\$730K	\$777K	-
Avg Listing Price as a % of Avg Est Value	104%	104%	107%	107%	107%	104%	106%	106%	107%	107%	108%	110%	-

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



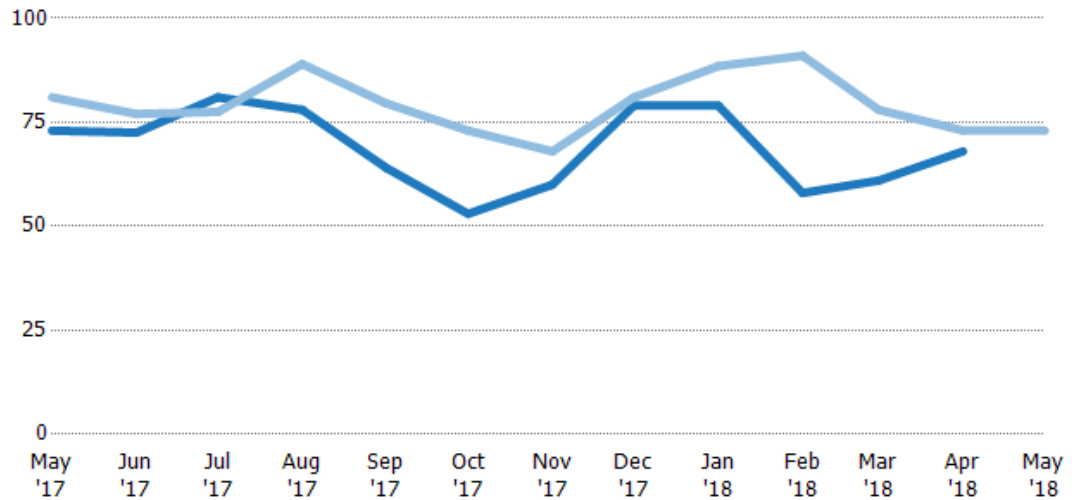
Med Est Value	\$515K	\$511K	\$516K	\$524K	\$523K	\$542K	\$533K	\$552K	\$571K	\$595K	\$577K	\$613K	-
Median Listing Price	\$522K	\$515K	\$512K	\$550K	\$568K	\$568K	\$563K	\$579K	\$596K	\$609K	\$595K	\$639K	-
Med Listing Price as a % of Med Est Value	101%	101%	99%	105%	109%	105%	106%	105%	104%	102%	103%	104%	-

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



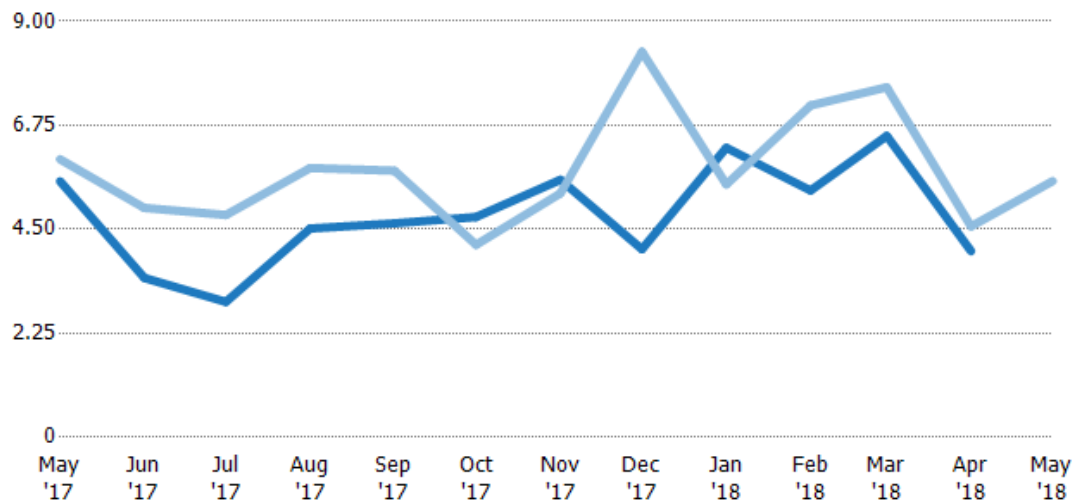
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	73	72.5	81	78	64	53	60	79	79	58	61	68	-
Prior Year	81	77	77.5	89	79.5	73	68	81	88.5	91	78	73	73
Percent Change from Prior Year	-10%	-6%	5%	-12%	-19%	-27%	-12%	-2%	-11%	-36%	-22%	-7%	-100%

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



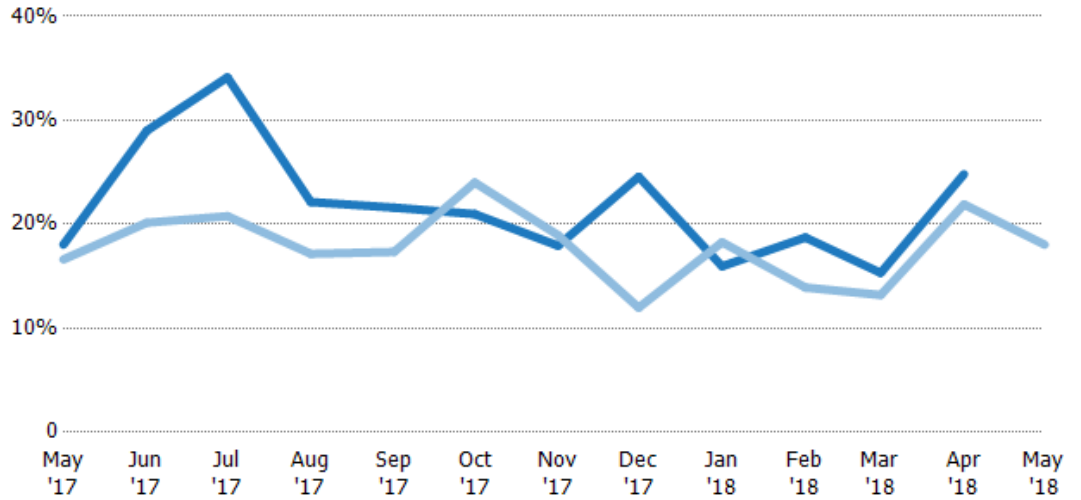
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	5.54	3.45	2.93	4.52	4.63	4.77	5.57	4.07	6.26	5.34	6.52	4.03	-
Prior Year	6.02	4.96	4.81	5.83	5.77	4.16	5.28	8.34	5.47	7.18	7.57	4.56	5.54
Percent Change from Prior Year	-8%	-31%	-39%	-22%	-20%	14%	6%	-51%	15%	-26%	-14%	-12%	-100%

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



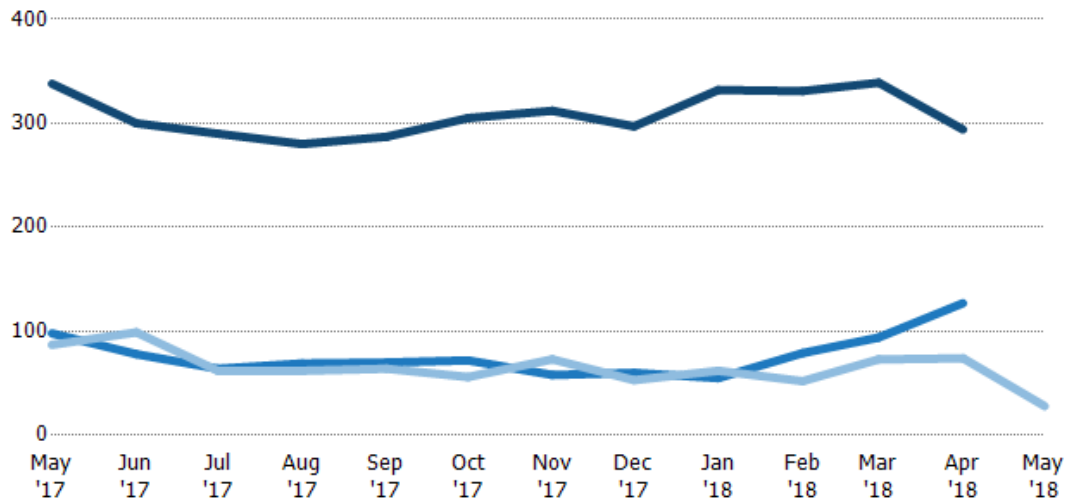
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	18%	29%	34%	22%	22%	21%	18%	25%	16%	19%	15%	25%	-
Prior Year	17%	20%	21%	17%	17%	24%	19%	12%	18%	14%	13%	22%	18%
Change from Prior Year	-1%	-9%	-13%	-5%	-4%	3%	1%	-13%	2%	-5%	-2%	-3%	18%

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



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Active	338	300	290	280	287	305	312	297	332	331	339	294	-
Pending	98	78	64	69	70	72	58	60	55	79	94	127	-
Sold	87	99	62	62	64	56	73	53	62	52	73	74	28

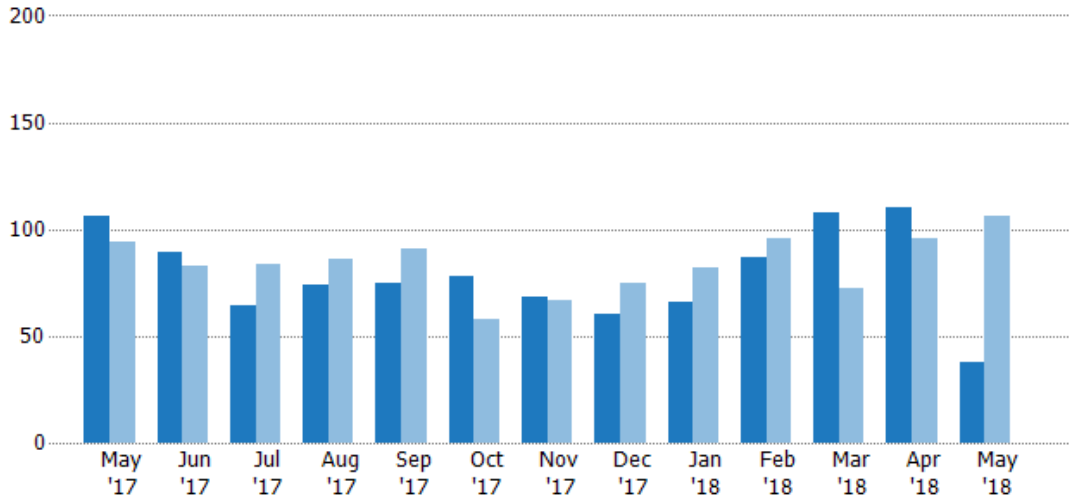
New Pending Sales

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.
May '18	38	-64.2%
May '17	106	12.8%
May '16	94	-8.5%



Current Year	106	89	64	74	75	78	68	60	66	87	108	110	38
Prior Year	94	83	84	86	91	58	67	75	82	96	72	96	106
Percent Change from Prior Year	13%	7%	-24%	-14%	-18%	34%	1%	-20%	-20%	-9%	50%	15%	-64%

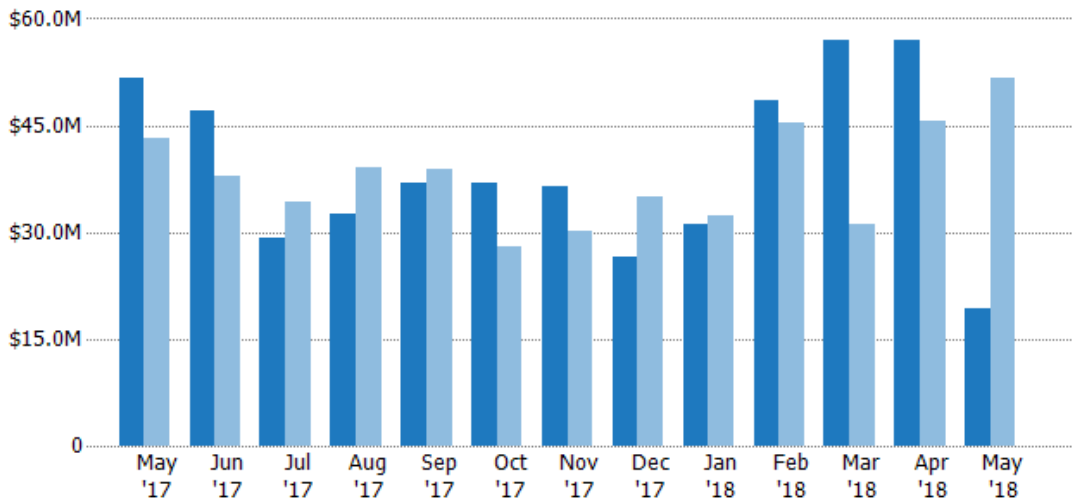
New Pending Sales Volume

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.
May '18	\$19.3M	-62.6%
May '17	\$51.5M	19%
May '16	\$43.3M	-21.9%



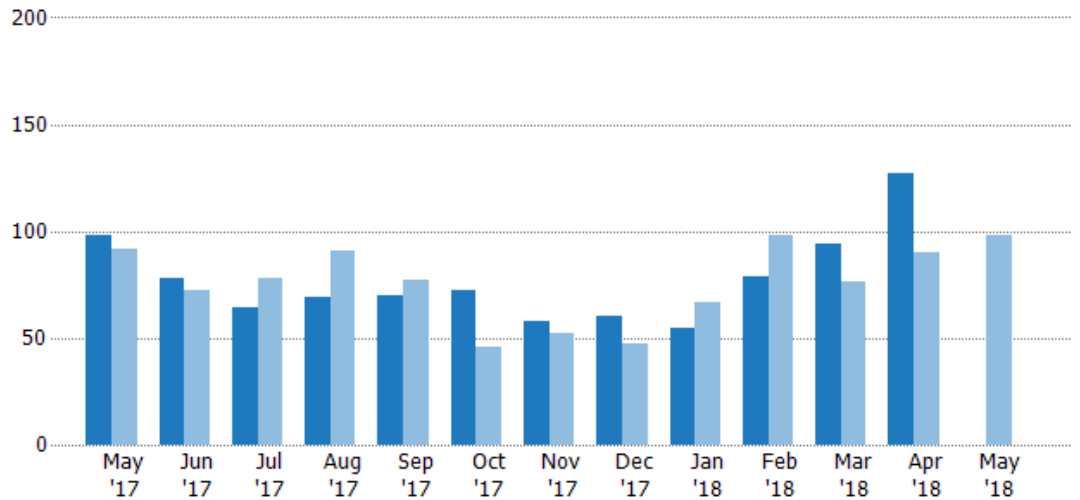
Current Year	\$51.5M	\$47.1M	\$29.1M	\$32.5M	\$36.8M	\$37M	\$36.5M	\$26.4M	\$31.2M	\$48.5M	\$56.9M	\$56.9M	\$19.3M
Prior Year	\$43.3M	\$37.9M	\$34.4M	\$39.1M	\$38.9M	\$28.1M	\$30.3M	\$35M	\$32.4M	\$45.3M	\$31.1M	\$45.7M	\$51.5M
Percent Change from Prior Year	19%	24%	-15%	-17%	-5%	32%	21%	-24%	-4%	7%	83%	24%	-63%

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



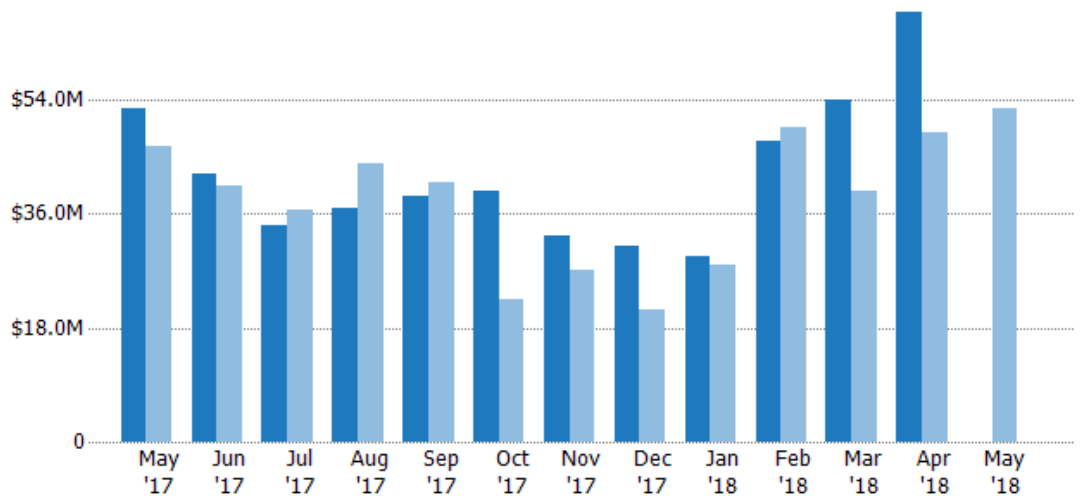
Current Year	98	78	64	69	70	72	58	60	55	79	94	127	-
Prior Year	92	72	78	91	77	46	52	47	67	98	76	90	98
Percent Change from Prior Year	7%	8%	-18%	-24%	-9%	57%	12%	28%	-18%	-19%	24%	41%	-100%

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



Current Year	\$52.7M	\$42.3M	\$34.1M	\$36.9M	\$38.8M	\$39.5M	\$32.5M	\$30.9M	\$29.4M	\$47.6M	\$54M	\$67.7M	-
Prior Year	\$46.8M	\$40.4M	\$36.7M	\$43.9M	\$40.9M	\$22.4M	\$27.2M	\$20.9M	\$27.9M	\$49.6M	\$39.7M	\$48.7M	\$52.7M
Percent Change from Prior Year	13%	5%	-7%	-16%	-5%	76%	19%	48%	5%	-4%	36%	39%	-100%

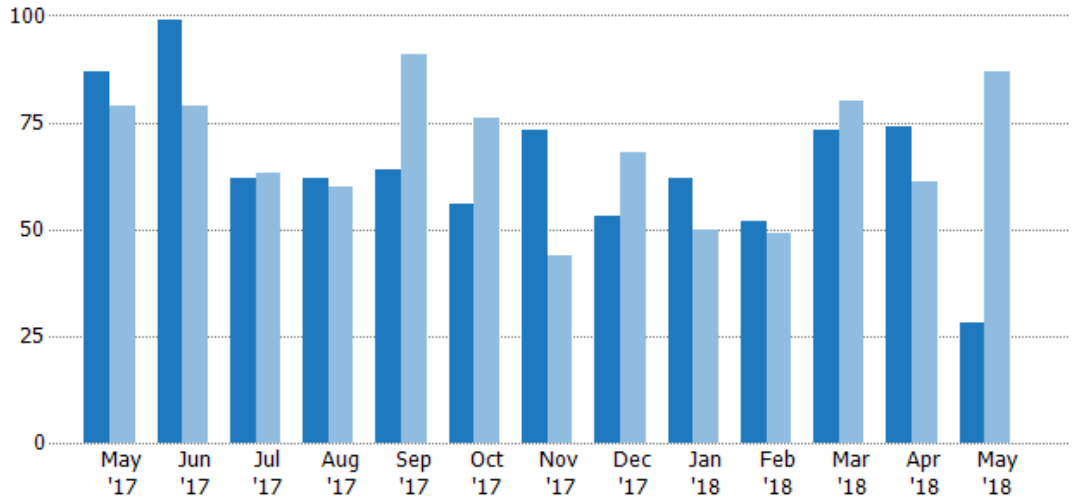
Closed Sales

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.
May '18	28	-67.8%
May '17	87	10.1%
May '16	79	-2.5%



Current Year	87	99	62	62	64	56	73	53	62	52	73	74	28
Prior Year	79	79	63	60	91	76	44	68	50	49	80	61	87
Percent Change from Prior Year	10%	25%	-2%	3%	-30%	-26%	66%	-22%	24%	6%	-9%	21%	-68%

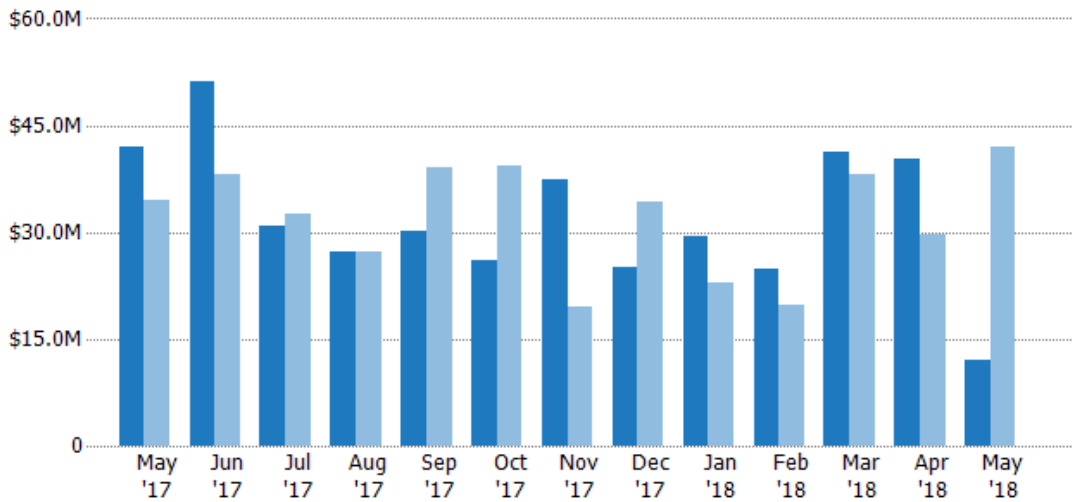
Closed Sales Volume

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.
May '18	\$12M	-71.4%
May '17	\$42M	21.5%
May '16	\$34.6M	-6.7%



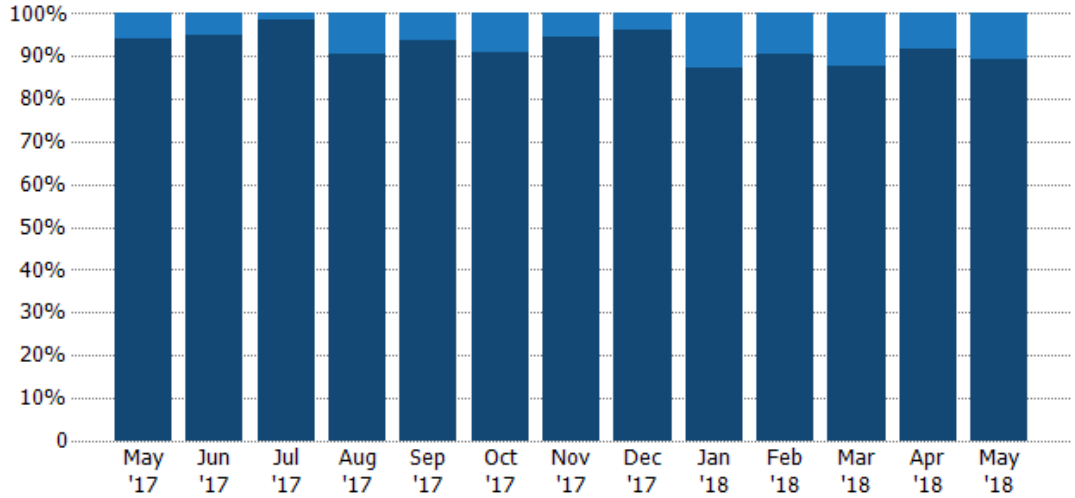
Current Year	\$42M	\$51.2M	\$30.9M	\$27.1M	\$30.1M	\$26.1M	\$37.4M	\$25.1M	\$29.5M	\$24.7M	\$41.1M	\$40.2M	\$12M
Prior Year	\$34.6M	\$38.1M	\$32.7M	\$27.2M	\$39.2M	\$39.4M	\$19.5M	\$34.3M	\$22.9M	\$19.8M	\$38.1M	\$29.6M	\$42M
Percent Change from Prior Year	22%	34%	-6%	0%	-23%	-34%	92%	-27%	29%	25%	8%	36%	-71%

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



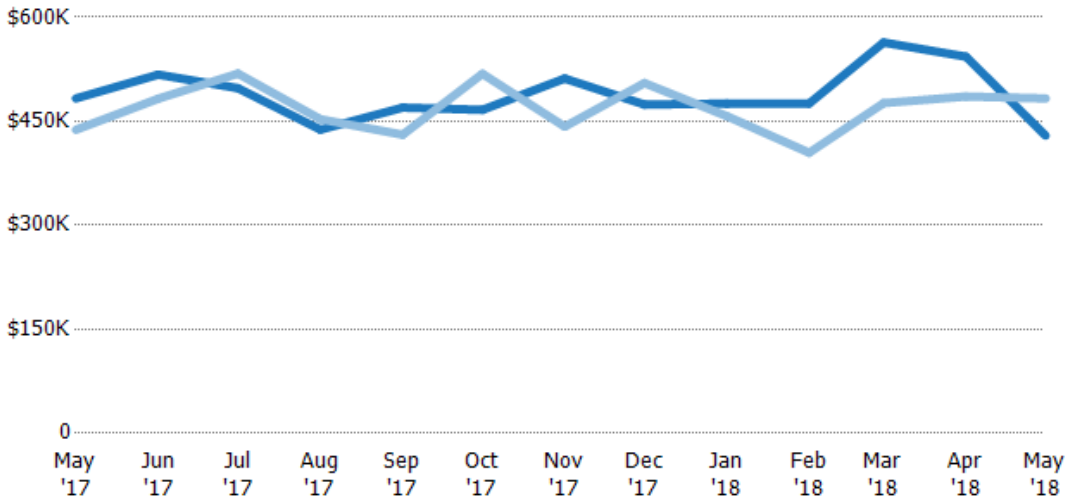
Condo/Townhouse	6%	5%	2%	10%	6%	9%	5%	4%	13%	10%	12%	8%	11%
Single Family Residence	94%	95%	98%	90%	94%	91%	95%	96%	87%	90%	88%	92%	89%

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.
May '18	\$429K	-11.1%
May '17	\$483K	10.3%
May '16	\$438K	-4.3%

Current Year	\$483K	\$517K	\$498K	\$438K	\$470K	\$466K	\$512K	\$474K	\$476K	\$476K	\$564K	\$543K	\$429K
Prior Year	\$438K	\$483K	\$519K	\$453K	\$431K	\$519K	\$442K	\$505K	\$457K	\$405K	\$476K	\$486K	\$483K
Percent Change from Prior Year	10%	7%	-4%	-3%	9%	-10%	16%	-6%	4%	18%	18%	12%	-11%

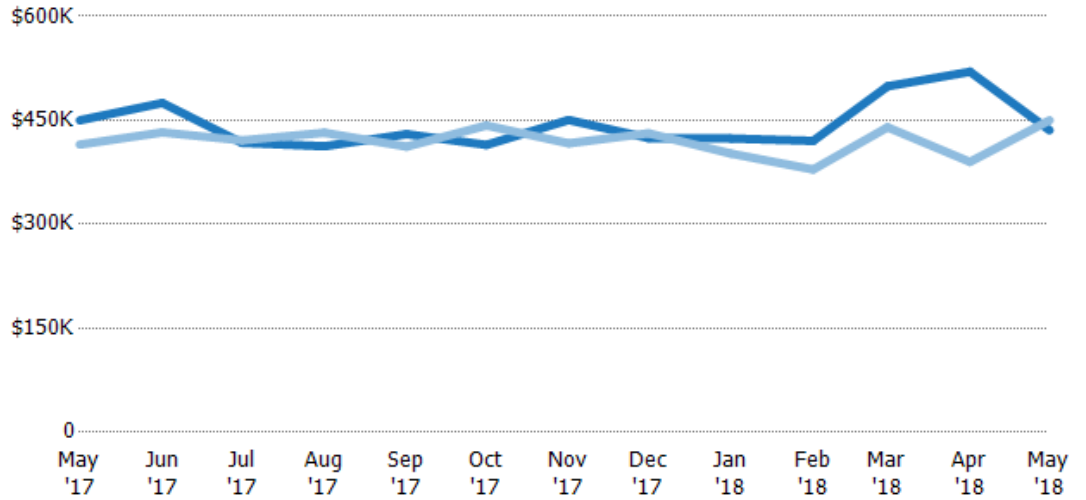
Median Sales Price

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.
May '18	\$436K	-3.2%
May '17	\$450K	8.4%
May '16	\$415K	-7.2%



Current Year	\$450K	\$475K	\$417K	\$413K	\$430K	\$415K	\$450K	\$424K	\$424K	\$420K	\$499K	\$520K	\$436K
Prior Year	\$415K	\$433K	\$421K	\$432K	\$412K	\$443K	\$417K	\$431K	\$402K	\$379K	\$440K	\$390K	\$450K
Percent Change from Prior Year	8%	10%	-1%	-5%	4%	-6%	8%	-2%	5%	11%	13%	33%	-3%

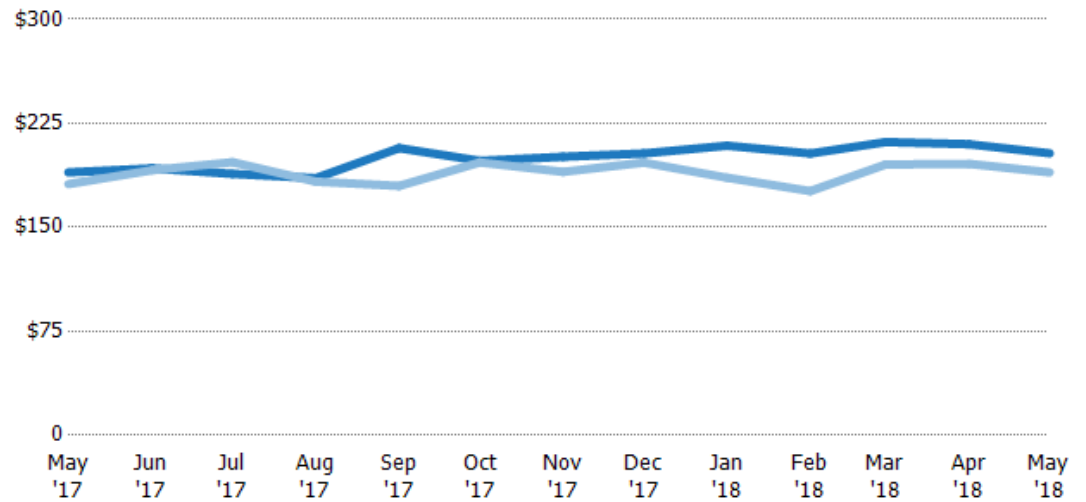
Average Sales Price per Sq Ft

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.
May '18	\$203	7.3%
May '17	\$190	4.7%
May '16	\$181	-3.8%



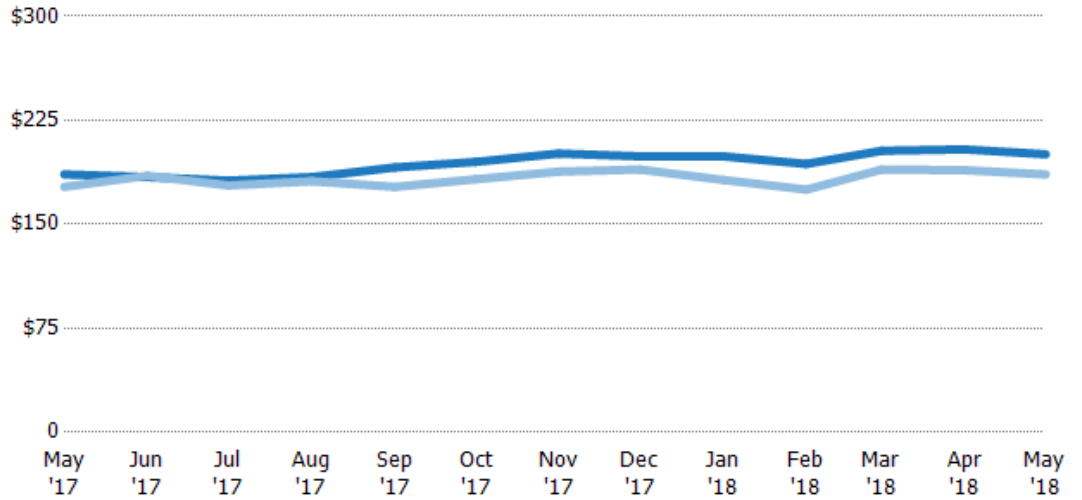
Current Year	\$190	\$192	\$189	\$185	\$207	\$198	\$201	\$203	\$209	\$203	\$211	\$210	\$203
Prior Year	\$181	\$191	\$197	\$183	\$180	\$197	\$190	\$197	\$186	\$176	\$195	\$196	\$190
Percent Change from Prior Year	5%	1%	-4%	1%	15%	1%	6%	3%	12%	15%	8%	7%	7%

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



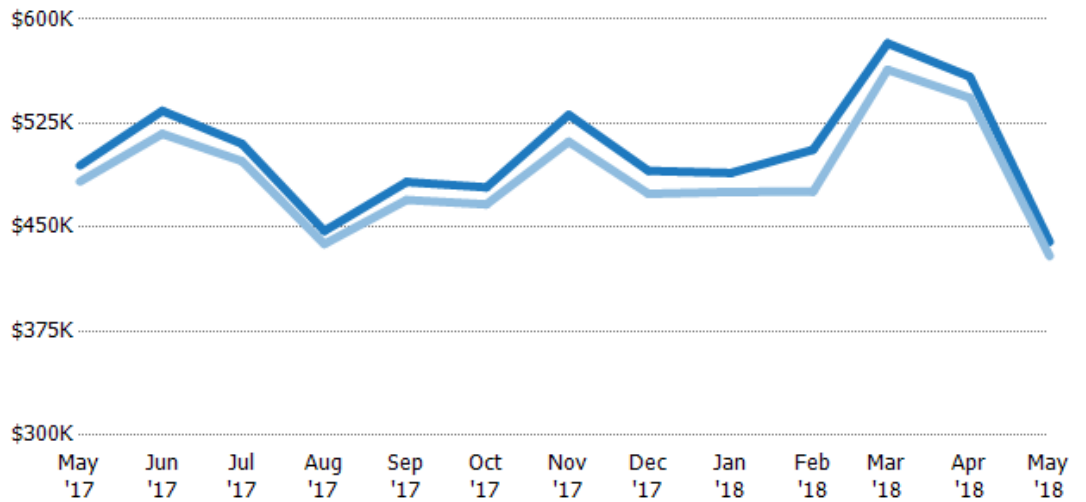
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$186	\$184	\$182	\$184	\$191	\$195	\$201	\$199	\$199	\$194	\$203	\$204	\$201
Prior Year	\$177	\$185	\$178	\$181	\$177	\$183	\$188	\$190	\$182	\$175	\$190	\$189	\$186
Percent Change from Prior Year	5%	-1%	2%	2%	8%	7%	7%	5%	9%	11%	7%	8%	8%

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



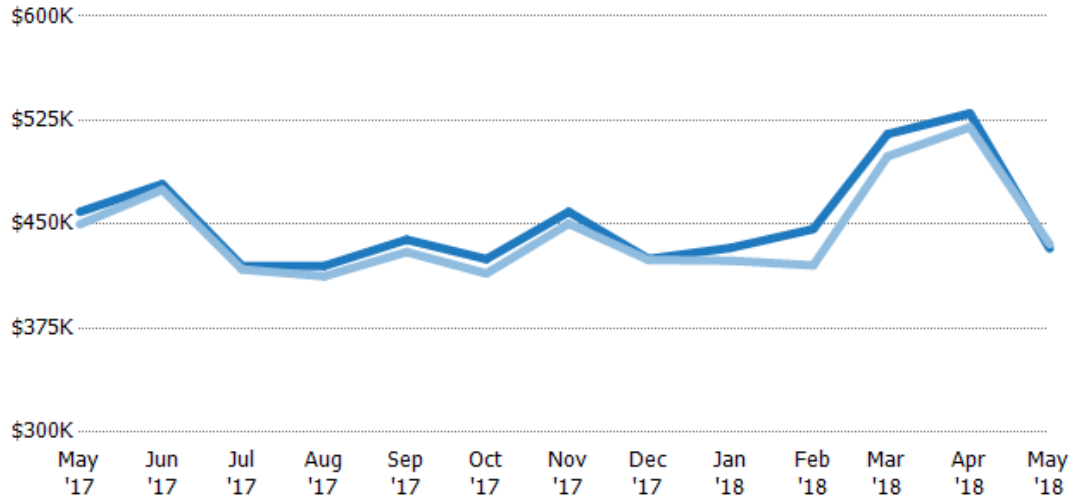
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg List Price	\$494K	\$534K	\$510K	\$447K	\$483K	\$479K	\$531K	\$491K	\$489K	\$506K	\$583K	\$559K	\$439K
Avg Sales Price	\$483K	\$517K	\$498K	\$438K	\$470K	\$466K	\$512K	\$474K	\$476K	\$476K	\$564K	\$543K	\$429K
Avg Sales Price as a % of Avg List Price	98%	97%	98%	98%	97%	97%	96%	97%	97%	94%	97%	97%	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, Single
Family Residence



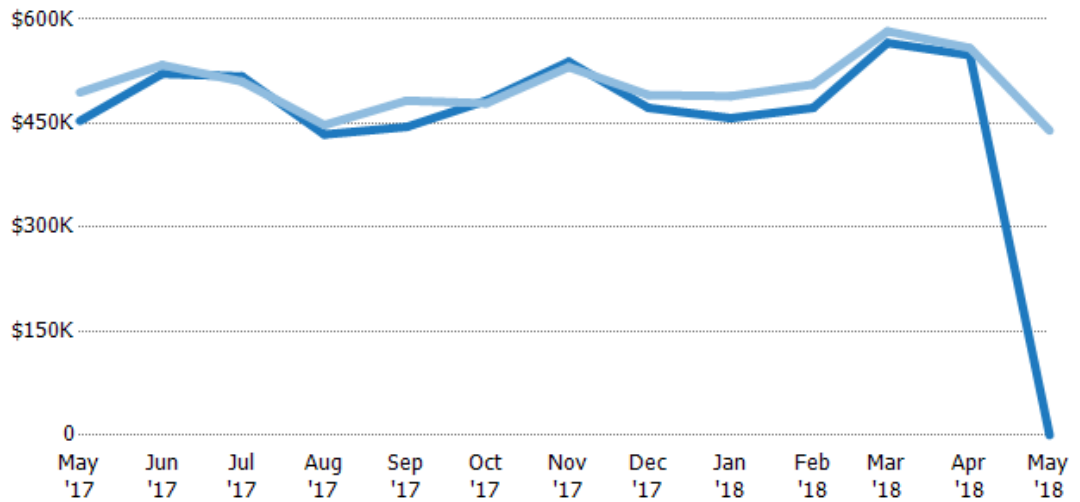
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median List Price	\$459K	\$479K	\$420K	\$420K	\$439K	\$425K	\$459K	\$425K	\$433K	\$447K	\$515K	\$530K	\$432K
Median Sales Price	\$450K	\$475K	\$417K	\$413K	\$430K	\$415K	\$450K	\$424K	\$424K	\$420K	\$499K	\$520K	\$436K
Med Sales Price as a % of Med List Price	98%	99%	99%	98%	98%	98%	98%	100%	98%	94%	97%	98%	101%

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



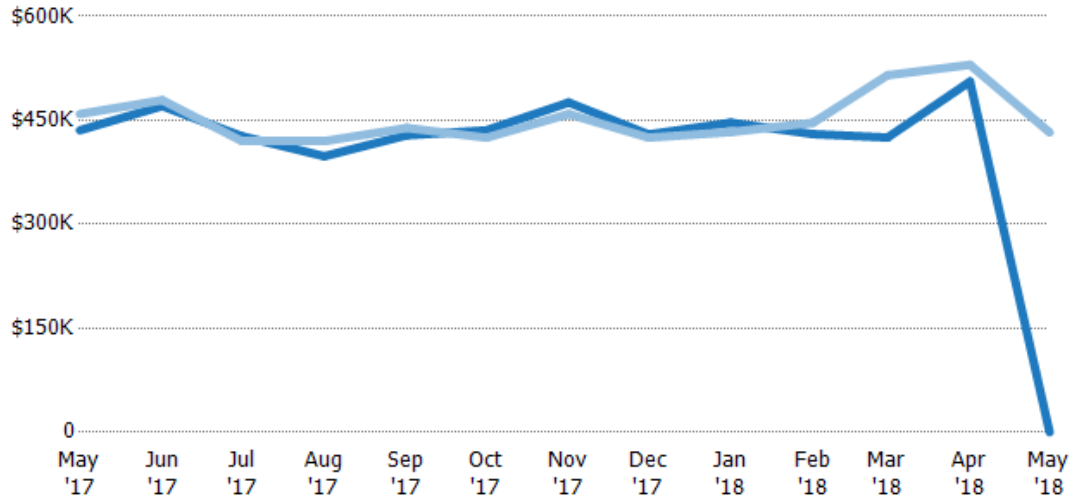
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg Est Value	\$453K	\$521K	\$518K	\$434K	\$445K	\$483K	\$539K	\$472K	\$457K	\$472K	\$566K	\$548K	\$0
Avg Sales Price	\$494K	\$534K	\$510K	\$447K	\$483K	\$479K	\$531K	\$491K	\$489K	\$506K	\$583K	\$559K	\$439K
Avg Sales Price as a % of Avg Est Value	109%	102%	99%	103%	109%	99%	99%	104%	107%	107%	103%	102%	100%

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



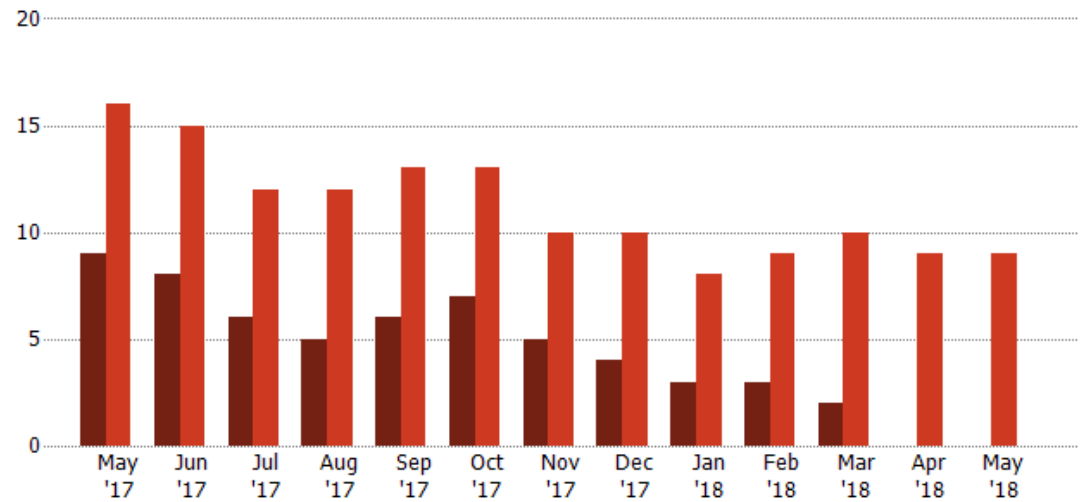
Median Est Value	\$436K	\$471K	\$427K	\$398K	\$428K	\$436K	\$476K	\$430K	\$447K	\$430K	\$425K	\$506K	\$0
Median Sales Price	\$459K	\$479K	\$420K	\$420K	\$439K	\$425K	\$459K	\$425K	\$433K	\$447K	\$515K	\$530K	\$432K
Med Sales Price as a % of Med Est Value	105%	102%	98%	105%	102%	98%	97%	99%	97%	104%	121%	105%	100%

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



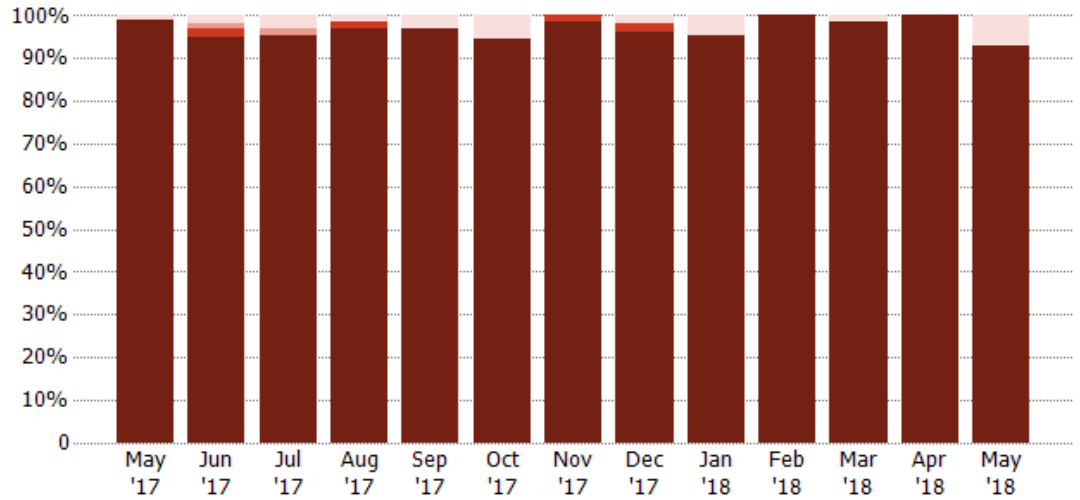
Current Year	9	8	6	5	6	7	5	4	3	3	2	-	-
Prior Year	16	15	12	12	13	13	10	10	8	9	10	9	9
Percent Change from Prior Year	-44%	-47%	-50%	-58%	-54%	-46%	-50%	-60%	-63%	-67%	-80%	-100%	-100%

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	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Pre-Foreclosure	1%	2%	3%	2%	3%	5%	-	2%	5%	-	1%	-	7%
Short Sale	-	1%	2%	-	-	-	-	-	-	-	-	-	-
Foreclosure	-	2%	-	2%	-	-	1%	2%	-	-	-	-	-
Non-Distressed	99%	95%	95%	97%	97%	95%	99%	96%	95%	100%	99%	100%	93%



Sales Activity by ZIP

May 2018

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			28	\$12,018,518	\$439,422	\$432,450	\$199	\$199	39

