

2019

CAVE CREEK MARKET REPORT

July 2019



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	Jul 2019	Jul 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	74	79	-6.3%	726	660	+10%
New Listing Volume	\$45,409,517	\$41,887,066	+8.4%	\$431,694,482	\$370,057,041	+16.7%
Active Listing Count	192	245	-21.6%	N/A	N/A	
Active Listing Volume	\$160,220,680	\$175,881,781	-8.9%	N/A	N/A	
Average Listing Price	\$834,483	\$717,885	+16.2%	\$788,588	\$720,202	+9.5%
Median Listing Price	\$634,900	\$575,000	+10.4%	\$612,195	\$585,886	+4.5%
Average Listing Price per Sq Ft	\$262	\$229	+14.8%	\$251	\$228	+10.1%
Median Listing Price per Sq Ft	\$222	\$208	+6.7%	\$218	\$208	+4.6%
Median Days in RPR	56.5	81	-30.2%	61.71	72.21	-14.5%
Months of Inventory	2.2	3.2	-32.3%	3.8	4.4	-13.3%
Absorption Rate	45.83%	31.02%	+14.8%	26.37%	22.86%	+3.5%
Sales Activity Charts Metrics						
New Pending Sales Count	94	77	+22.1%	726	583	+24.5%
New Pending Sales Volume	\$52,840,873	\$42,213,966	+25.2%	\$394,117,450	\$308,442,222	+27.8%
Pending Sales Count	101	67	+50.7%	N/A	N/A	
Pending Sales Volume	\$63,567,772	\$36,864,860	+72.4%	N/A	N/A	
Closed Sales Count	75	62	+21%	529	490	+8%
Closed Sales Volume	\$40,791,827	\$33,736,480	+20.9%	\$274,395,586	\$252,365,263	+8.7%
Average Sales Price	\$543,891	\$544,137	0%	\$518,706	\$515,031	+0.7%
Median Sales Price	\$467,000	\$478,250	-2.4%	\$455,881	\$462,872	-1.5%
Average Sales Price per Sq Ft	\$216	\$207	+4.6%	\$211	\$207	+2.1%
Median Sales Price per Sq Ft	\$208	\$203	+2.5%	\$206	\$201	+2.6%
Distressed Charts Metrics						
Distressed Listing Count	-	4	-	N/A	N/A	

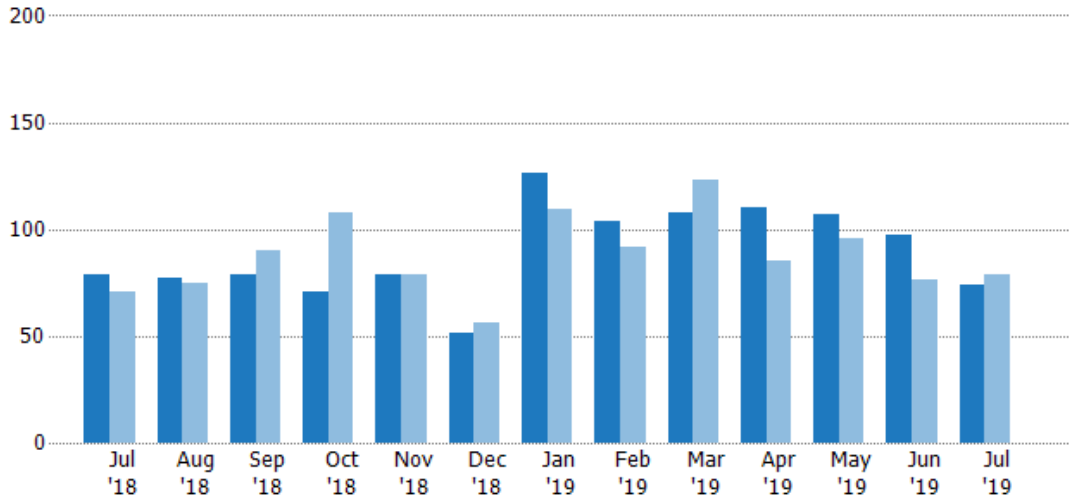
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Jul '19	74	-6.3%
Jul '18	79	11.3%
Jul '17	71	16.9%



Current Year	79	77	79	71	79	51	126	104	108	110	107	97	74
Prior Year	71	75	90	108	79	56	109	92	123	85	96	76	79
Percent Change from Prior Year	11%	3%	-12%	-34%	0%	-9%	16%	13%	-12%	29%	11%	28%	-6%

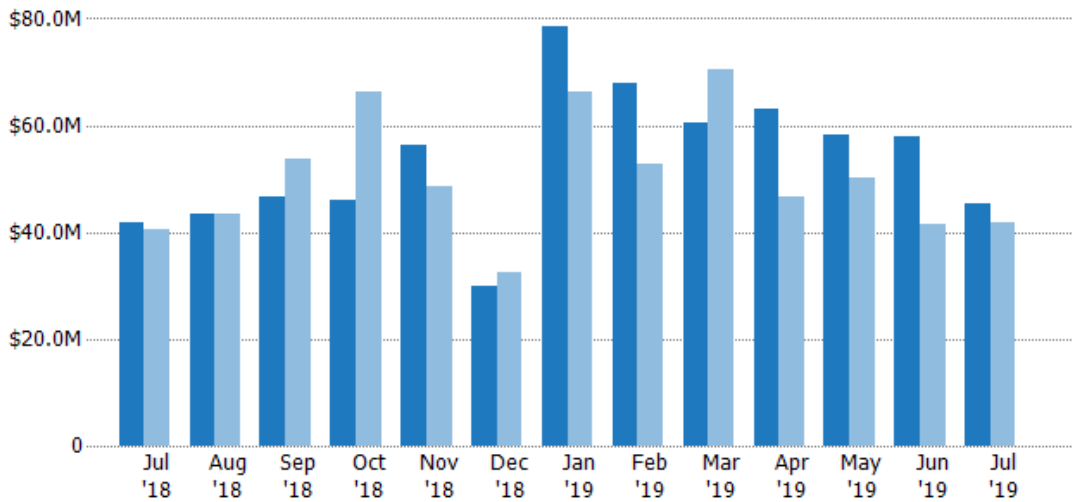
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

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

Month/Year	Volume	% Chg.
Jul '19	\$45.4M	8.4%
Jul '18	\$41.9M	3.3%
Jul '17	\$40.6M	10.1%



Current Year	\$41.9M	\$43.5M	\$46.6M	\$46.1M	\$56.2M	\$30M	\$78.7M	\$67.9M	\$60.4M	\$63M	\$58.3M	\$58M	\$45.4M
Prior Year	\$40.6M	\$43.3M	\$53.8M	\$66.2M	\$48.5M	\$32.5M	\$66.3M	\$52.8M	\$70.6M	\$46.8M	\$50.1M	\$41.6M	\$41.9M
Percent Change from Prior Year	3%	0%	-13%	-30%	16%	-8%	19%	29%	-15%	35%	16%	39%	8%

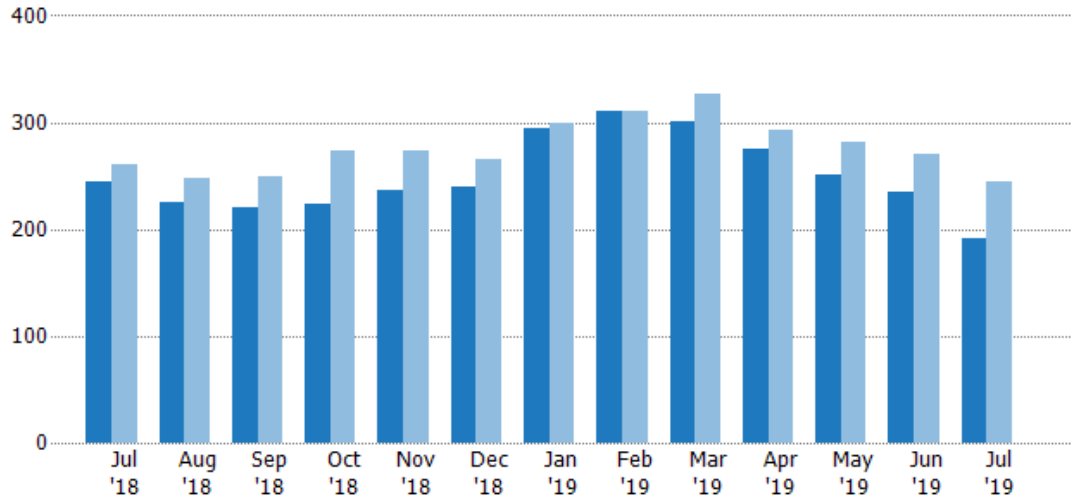
Active Listings

The number of active residential listings at the end of each month.

Filters Used

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

Month/Year	Count	% Chg.
Jul '19	192	-21.6%
Jul '18	245	-6.1%
Jul '17	261	21.8%



Current Year	245	225	220	224	236	239	294	310	301	275	251	235	192
Prior Year	261	248	250	273	274	265	299	310	326	293	281	271	245
Percent Change from Prior Year	-6%	-9%	-12%	-18%	-14%	-10%	-2%	0%	-8%	-6%	-11%	-13%	-22%

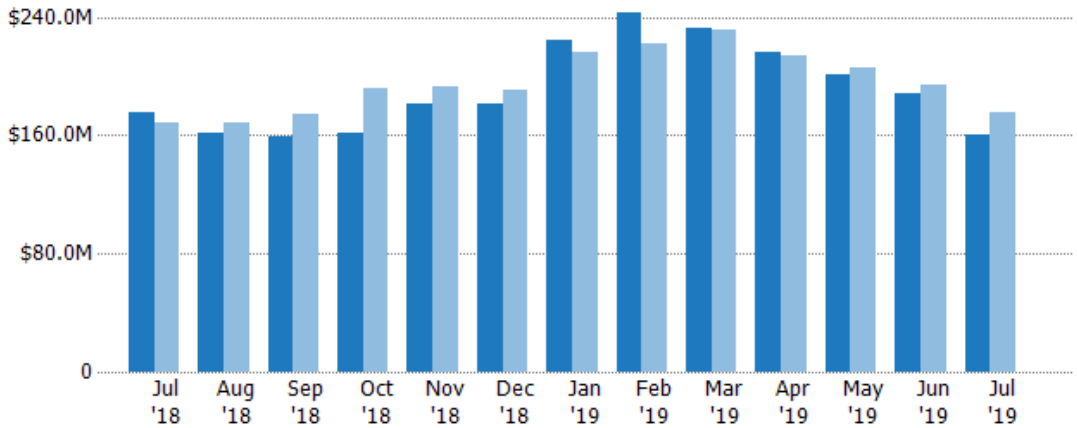
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

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

Month/Year	Volume	% Chg.
Jul '19	\$160M	-8.9%
Jul '18	\$176M	4.3%
Jul '17	\$169M	17%



Current Year	\$176M	\$162M	\$159M	\$162M	\$181M	\$181M	\$224M	\$243M	\$232M	\$216M	\$201M	\$188M	\$160M
Prior Year	\$169M	\$168M	\$174M	\$191M	\$193M	\$191M	\$216M	\$222M	\$232M	\$213M	\$206M	\$194M	\$176M
Percent Change from Prior Year	4%	-4%	-9%	-15%	-6%	-5%	4%	9%	0%	1%	-2%	-3%	-9%

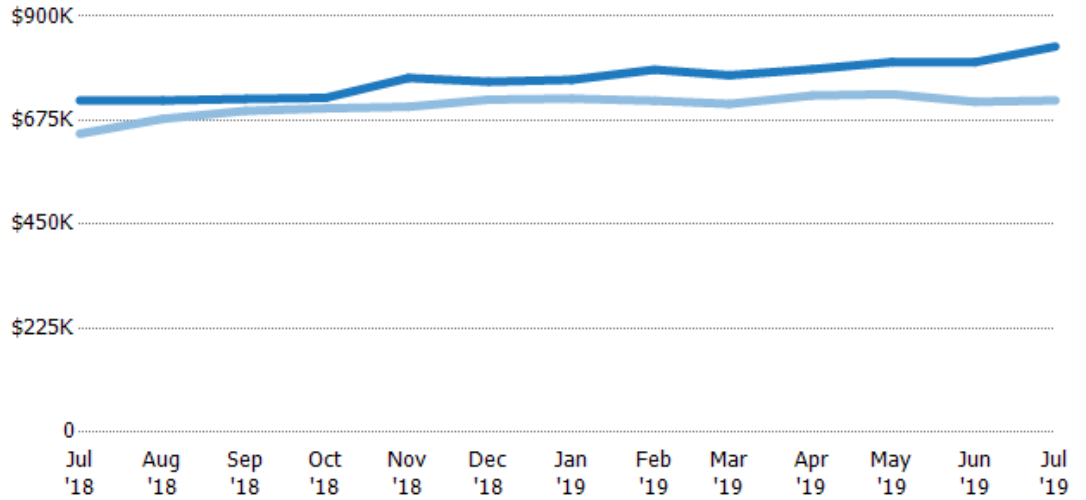
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Jul '19	\$834K	16.2%
Jul '18	\$718K	11.1%
Jul '17	\$646K	-4%



Current Year	\$718K	\$718K	\$721K	\$724K	\$767K	\$758K	\$763K	\$784K	\$772K	\$785K	\$801K	\$801K	\$834K
Prior Year	\$646K	\$678K	\$695K	\$701K	\$704K	\$720K	\$722K	\$717K	\$710K	\$729K	\$731K	\$715K	\$718K
Percent Change from Prior Year	11%	6%	4%	3%	9%	5%	6%	9%	9%	8%	9%	12%	16%

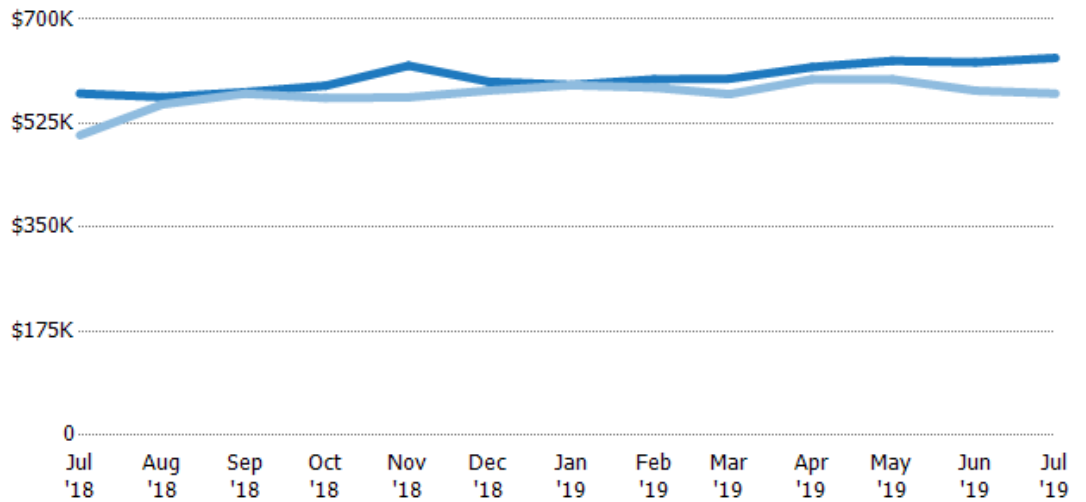
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Jul '19	\$635K	10.4%
Jul '18	\$575K	13.9%
Jul '17	\$505K	3.9%



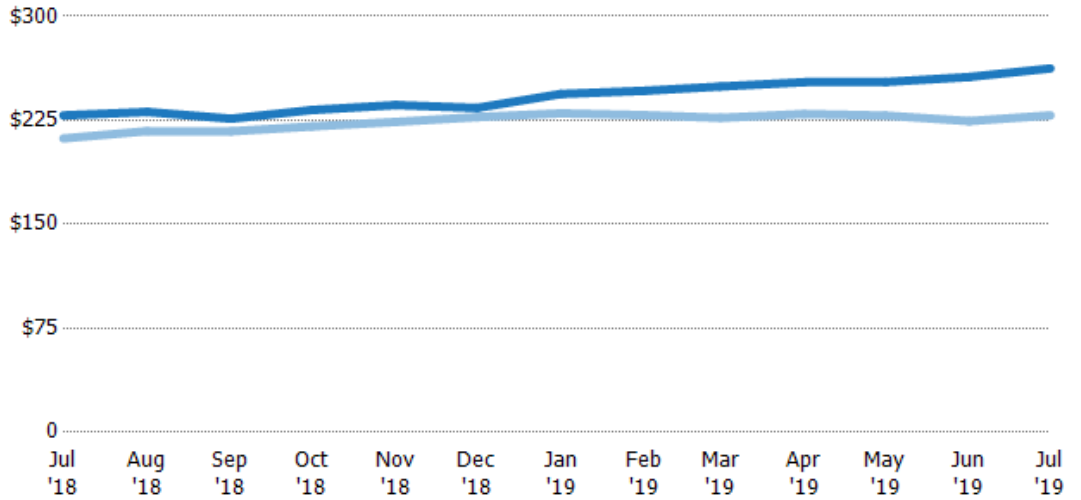
Current Year	\$575K	\$569K	\$577K	\$588K	\$622K	\$595K	\$589K	\$599K	\$600K	\$620K	\$630K	\$628K	\$635K
Prior Year	\$505K	\$557K	\$575K	\$568K	\$569K	\$580K	\$589K	\$585K	\$574K	\$599K	\$599K	\$580K	\$575K
Percent Change from Prior Year	14%	2%	0%	4%	9%	3%	0%	2%	5%	3%	5%	8%	10%

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.
Jul '19	\$262	14.8%
Jul '18	\$229	7.8%
Jul '17	\$212	-4.8%

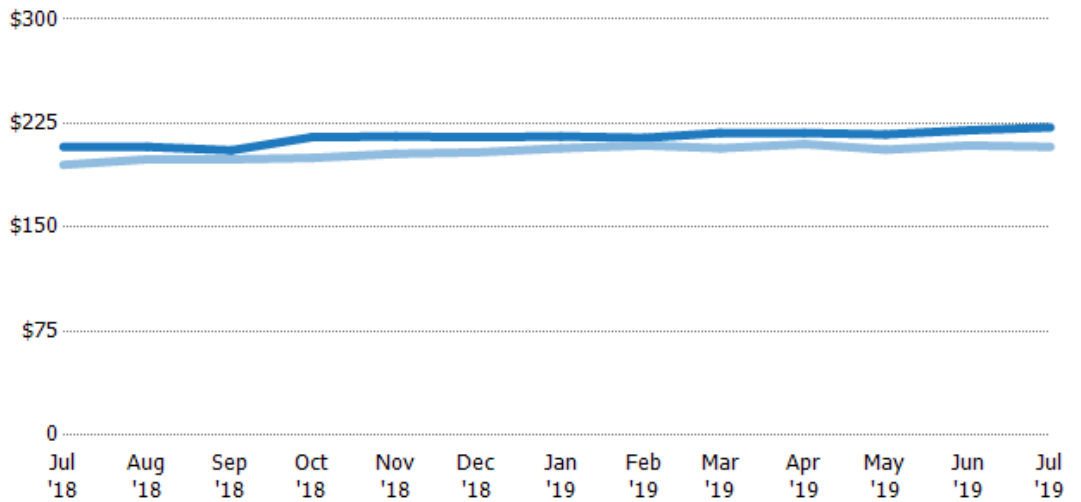
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$229	\$231	\$226	\$232	\$236	\$234	\$244	\$246	\$249	\$253	\$253	\$256	\$262
Prior Year	\$212	\$217	\$217	\$221	\$224	\$227	\$230	\$229	\$227	\$230	\$228	\$224	\$229
Percent Change from Prior Year	8%	6%	4%	5%	5%	3%	6%	8%	10%	10%	11%	14%	15%

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.
Jul '19	\$222	6.7%
Jul '18	\$208	6.7%
Jul '17	\$195	-3.1%

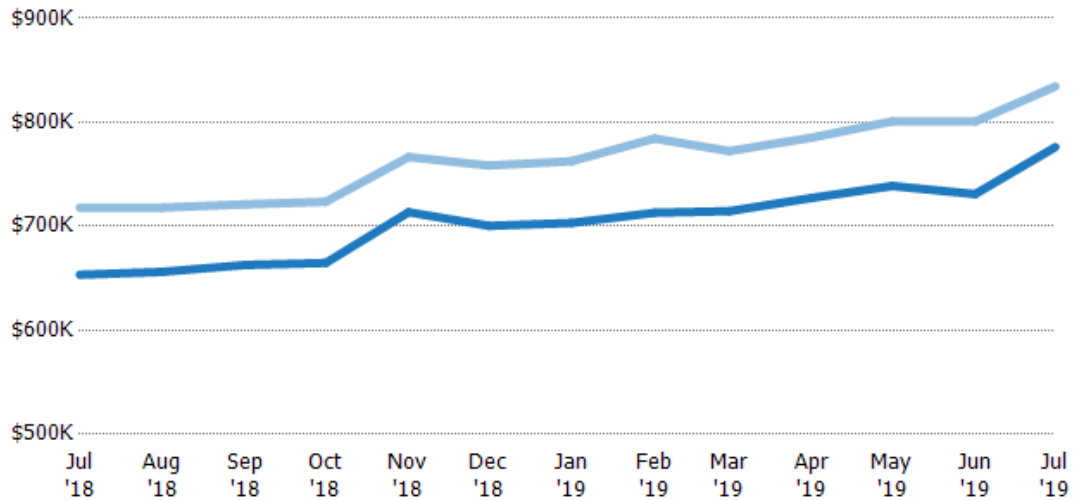
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$208	\$208	\$206	\$215	\$216	\$215	\$216	\$215	\$218	\$218	\$217	\$220	\$222
Prior Year	\$195	\$199	\$199	\$200	\$203	\$204	\$207	\$209	\$207	\$210	\$206	\$209	\$208
Percent Change from Prior Year	7%	5%	3%	8%	6%	5%	4%	3%	5%	4%	5%	5%	7%

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

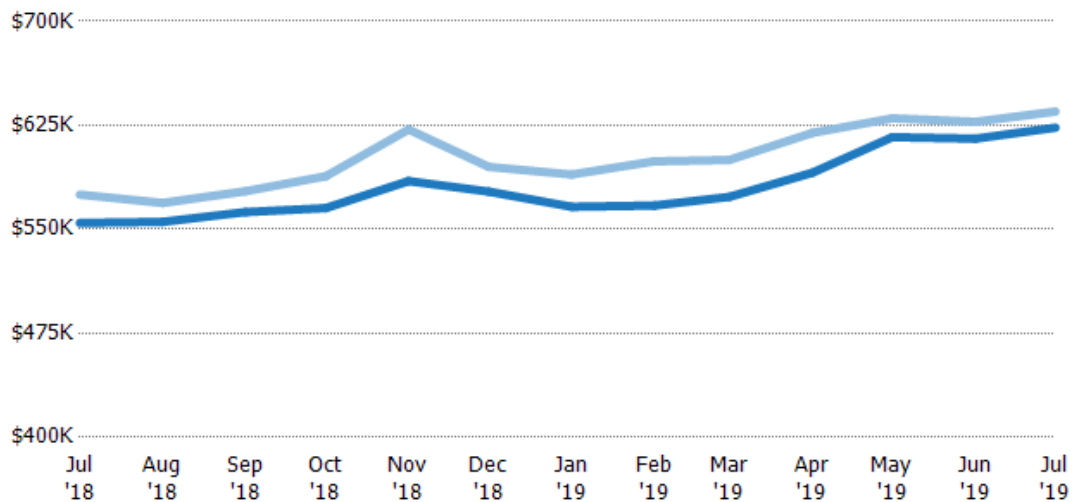


Median Listing Price vs Median Est Value

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



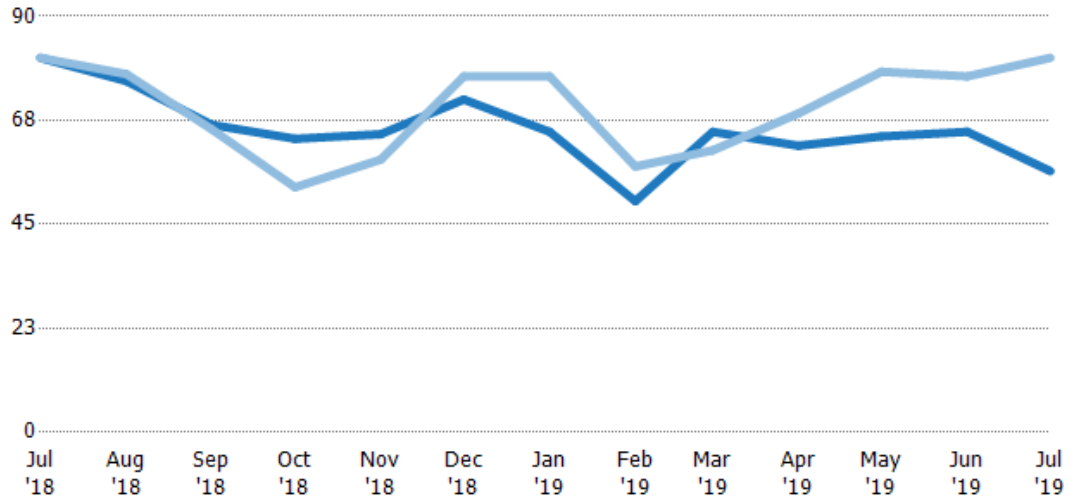
Median Days in RPR

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.
Jul '19	56.5	-30.2%
Jul '18	81	0%
Jul '17	81	-2.5%



Current Year	81	76	66.5	63.5	64.5	72	65	50	65	62	64	65	56.5
Prior Year	81	77.5	65.5	53	59	77	77	57.5	61	69	78	77	81
Percent Change from Prior Year	0%	-2%	2%	20%	9%	-6%	-16%	-13%	7%	-10%	-18%	-16%	-30%

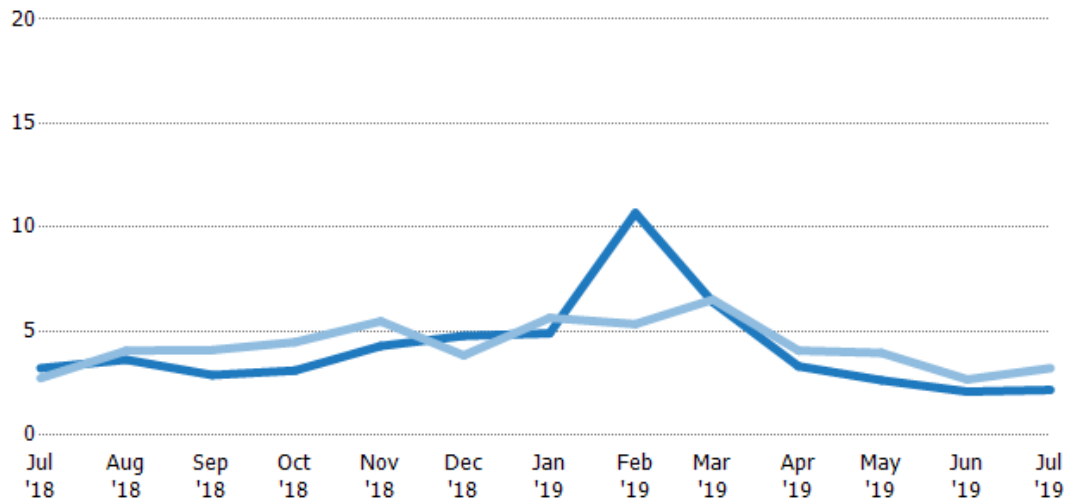
Months of Inventory

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.
Jul '19	2.18	-32.3%
Jul '18	3.22	17.3%
Jul '17	2.75	56.4%



Current Year	3.22	3.63	2.89	3.11	4.29	4.78	4.9	10.7	6.4	3.31	2.64	2.1	2.18
Prior Year	2.75	4.07	4.1	4.48	5.48	3.84	5.64	5.34	6.52	4.07	3.96	2.68	3.22
Percent Change from Prior Year	17%	-11%	-29%	-30%	-22%	24%	-13%	100%	-2%	-19%	-33%	-22%	-32%

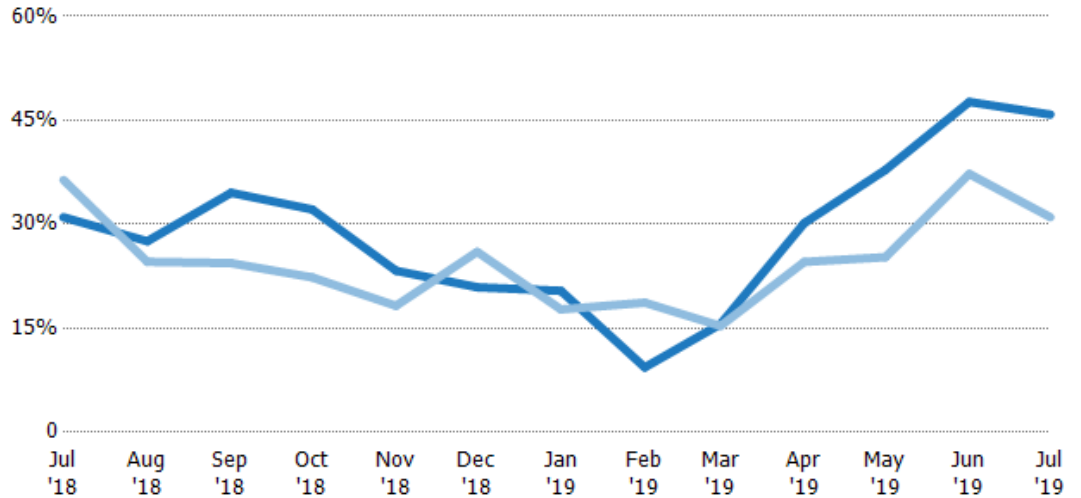
Absorption Rate

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.
Jul '19	46%	-14.8%
Jul '18	31%	5.4%
Jul '17	36%	-36.1%



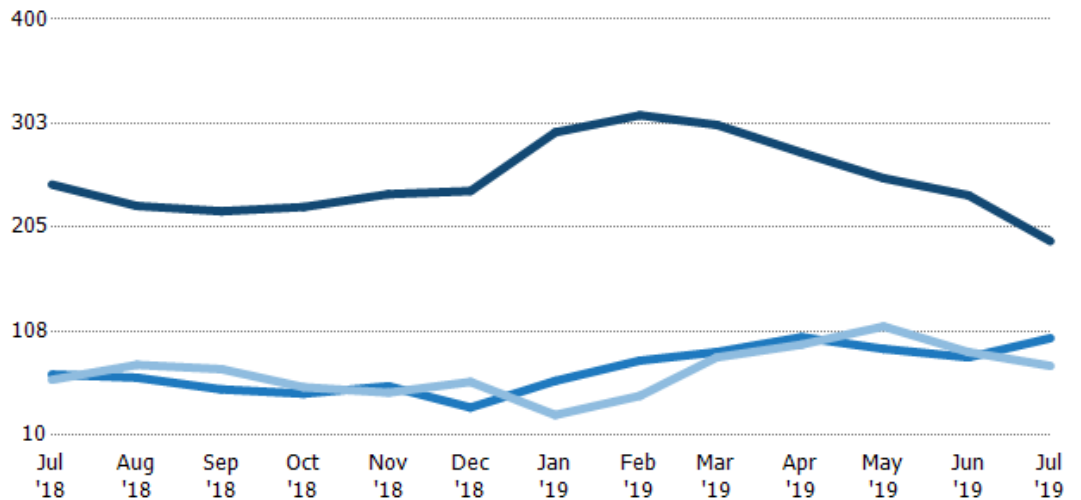
Current Year	31%	28%	35%	32%	23%	21%	20%	9%	16%	30%	38%	48%	46%
Prior Year	36%	25%	24%	22%	18%	26%	18%	19%	15%	25%	25%	37%	31%
Change from Prior Year	5%	-3%	-10%	-10%	-5%	5%	-3%	9%	0%	-6%	-13%	-10%	-15%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

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



Active	245	225	220	224	236	239	294	310	301	275	251	235	192
Pending	67	64	53	49	56	36	61	80	88	102	91	83	101
Sold	62	76	72	55	50	60	29	47	83	95	112	88	75

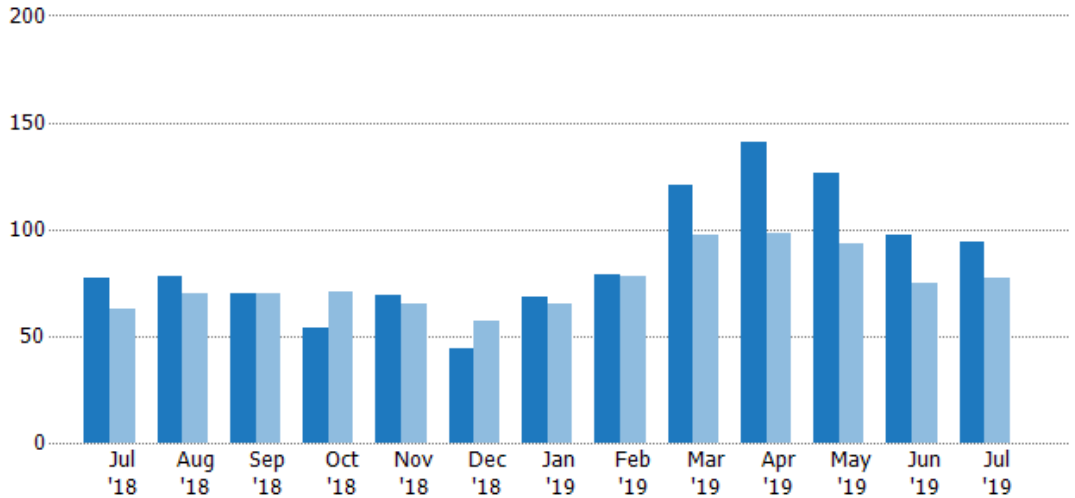
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jul '19	94	22.1%
Jul '18	77	22.2%
Jul '17	63	19%



Current Year	77	78	70	54	69	44	68	79	121	141	126	97	94
Prior Year	63	70	70	71	65	57	65	78	97	98	93	75	77
Percent Change from Prior Year	22%	11%	0%	-24%	6%	-23%	5%	1%	25%	44%	35%	29%	22%

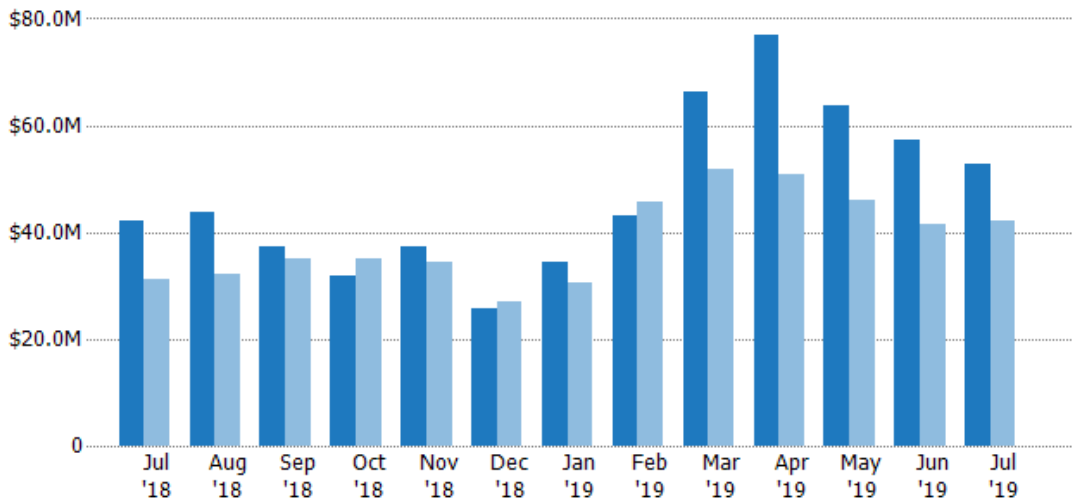
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '19	\$52.8M	25.2%
Jul '18	\$42.2M	35%
Jul '17	\$31.3M	8.5%



Current Year	\$42.2M	\$43.7M	\$37.4M	\$31.9M	\$37.2M	\$25.7M	\$34.3M	\$43M	\$66.1M	\$77M	\$63.7M	\$57.1M	\$52.8M
Prior Year	\$31.3M	\$32M	\$35M	\$35.1M	\$34.5M	\$27M	\$30.6M	\$45.6M	\$51.9M	\$50.7M	\$46.1M	\$41.3M	\$42.2M
Percent Change from Prior Year	35%	36%	7%	-9%	8%	-5%	12%	-6%	28%	52%	38%	38%	25%

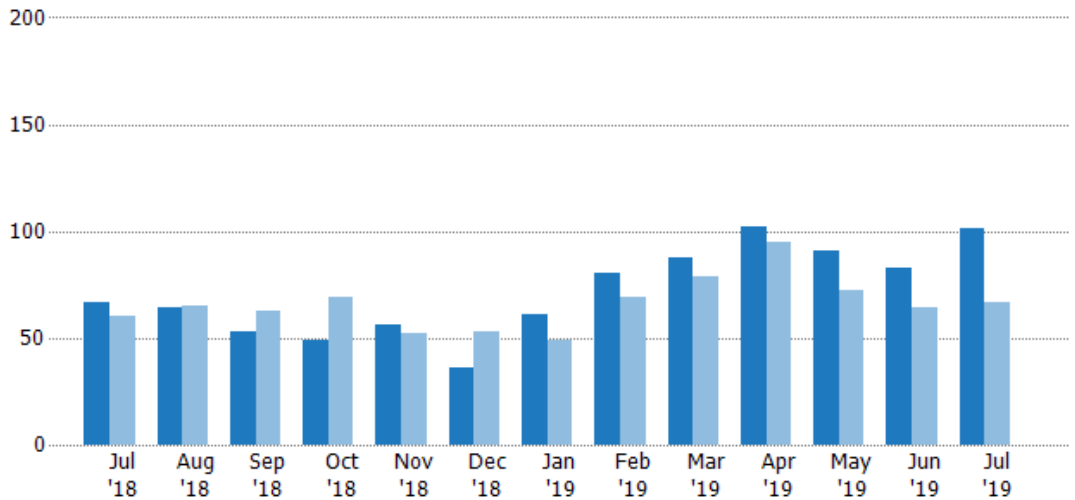
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jul '19	101	50.7%
Jul '18	67	11.7%
Jul '17	60	21.7%



Current Year	67	64	53	49	56	36	61	80	88	102	91	83	101
Prior Year	60	65	63	69	52	53	49	69	79	95	72	64	67
Percent Change from Prior Year	12%	-2%	-16%	-29%	8%	-32%	24%	16%	11%	7%	26%	30%	51%

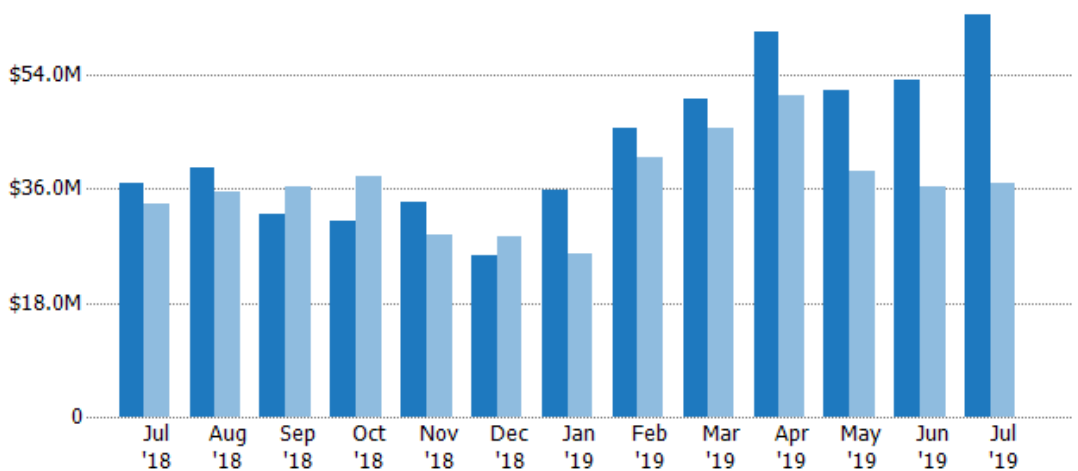
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '19	\$63.6M	72.4%
Jul '18	\$36.9M	9.3%
Jul '17	\$33.7M	4.5%



Current Year	\$36.9M	\$39.2M	\$32.1M	\$31M	\$33.9M	\$25.4M	\$35.7M	\$45.6M	\$50.2M	\$60.7M	\$51.6M	\$53M	\$63.6M
Prior Year	\$33.7M	\$35.5M	\$36.3M	\$37.9M	\$28.9M	\$28.5M	\$25.6M	\$41M	\$45.6M	\$50.8M	\$38.9M	\$36.5M	\$36.9M
Percent Change from Prior Year	9%	10%	-11%	-18%	17%	-11%	40%	11%	10%	20%	33%	45%	72%

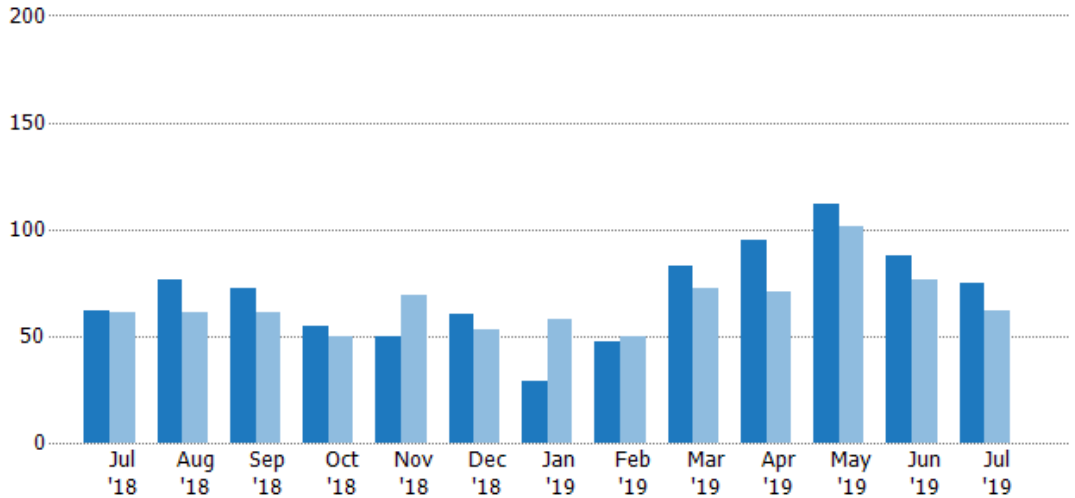
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jul '19	75	21%
Jul '18	62	1.6%
Jul '17	61	-3.3%



Current Year	62	76	72	55	50	60	29	47	83	95	112	88	75
Prior Year	61	61	61	50	69	53	58	50	72	71	101	76	62
Percent Change from Prior Year	2%	25%	18%	10%	-28%	13%	-50%	-6%	15%	34%	11%	16%	21%

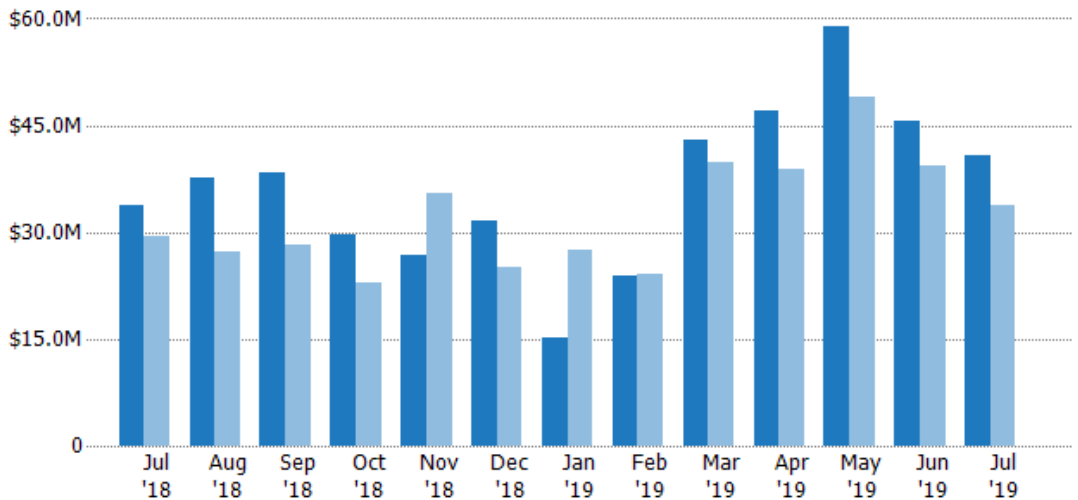
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '19	\$40.8M	20.9%
Jul '18	\$33.7M	14.5%
Jul '17	\$29.5M	0.1%



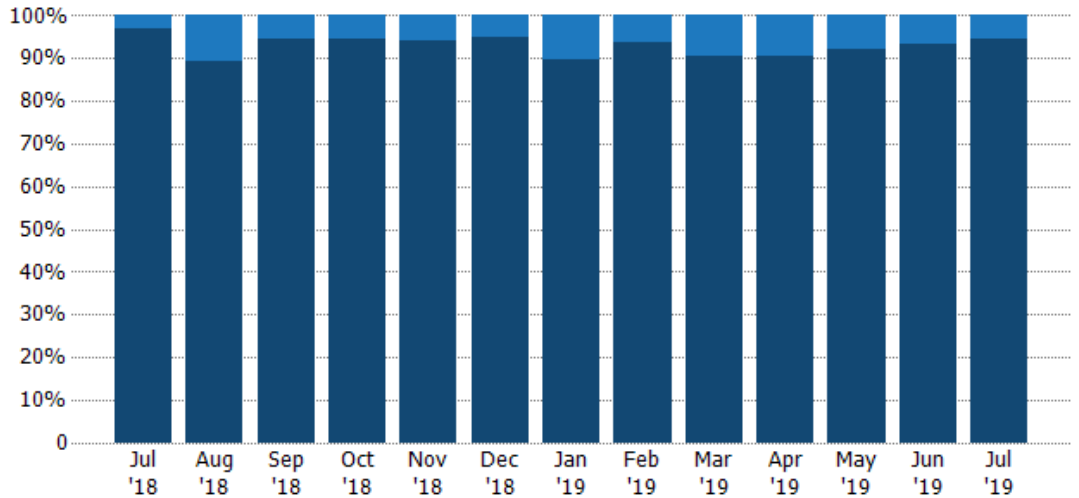
Current Year	\$33.7M	\$37.7M	\$38.4M	\$29.7M	\$26.8M	\$31.6M	\$15.3M	\$23.9M	\$43M	\$47.1M	\$58.8M	\$45.6M	\$40.8M
Prior Year	\$29.5M	\$27.3M	\$28.1M	\$23M	\$35.5M	\$25.1M	\$27.5M	\$24.1M	\$39.8M	\$38.9M	\$49.1M	\$39.3M	\$33.7M
Percent Change from Prior Year	14%	38%	37%	29%	-24%	26%	-44%	-1%	8%	21%	20%	16%	21%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

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



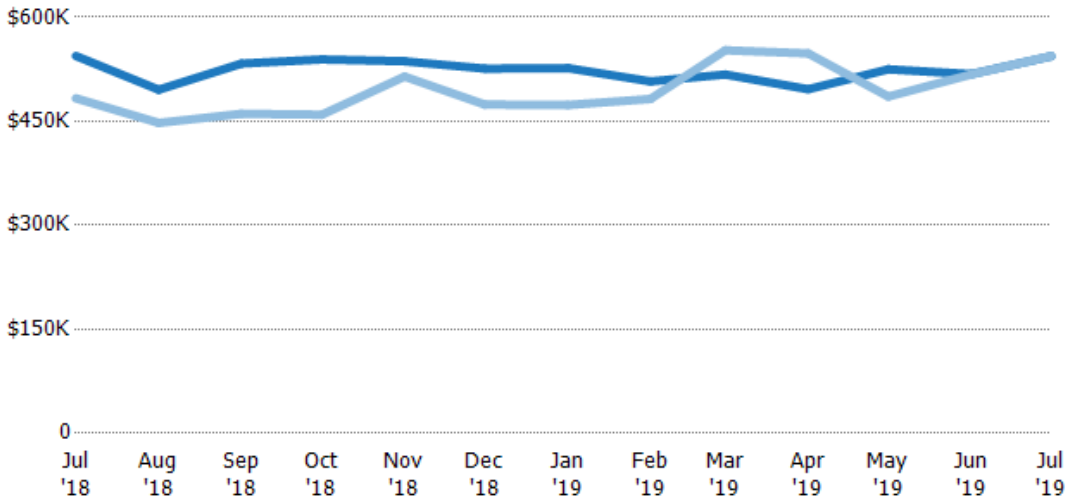
Condo/Townhouse	3%	11%	6%	5%	6%	5%	10%	6%	10%	9%	8%	7%	5%
Single Family Residence	97%	89%	94%	95%	94%	95%	90%	94%	90%	91%	92%	93%	95%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

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



Current Year	\$544K	\$496K	\$533K	\$539K	\$537K	\$526K	\$527K	\$508K	\$517K	\$496K	\$525K	\$518K	\$544K
Prior Year	\$483K	\$448K	\$461K	\$459K	\$514K	\$474K	\$473K	\$482K	\$552K	\$548K	\$486K	\$518K	\$544K
Percent Change from Prior Year	13%	11%	16%	17%	4%	11%	11%	5%	-6%	-9%	8%	0%	0%

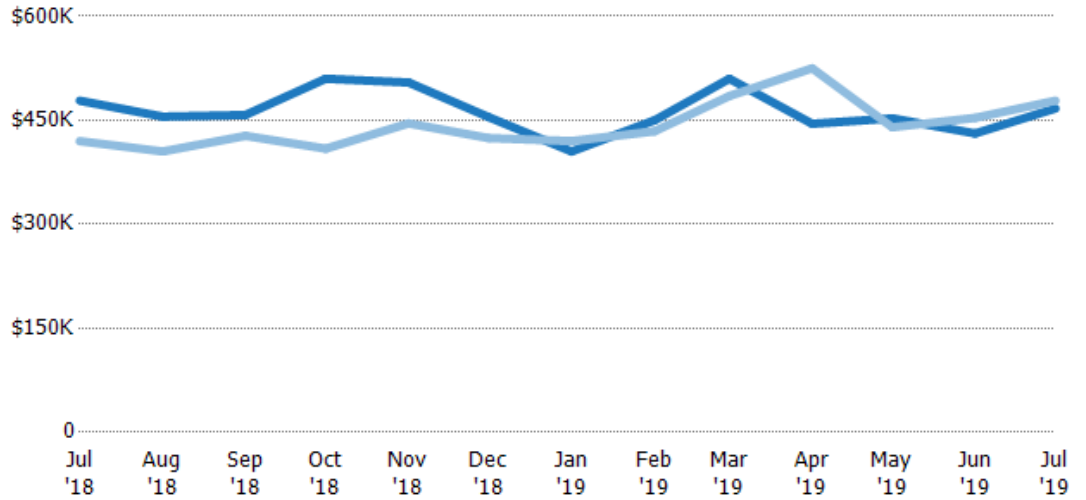
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

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

Month/ Year	Price	% Chg.
Jul '19	\$467K	-2.4%
Jul '18	\$478K	13.9%
Jul '17	\$420K	-2.4%



Current Year	\$478K	\$455K	\$458K	\$510K	\$505K	\$455K	\$405K	\$450K	\$510K	\$445K	\$453K	\$431K	\$467K
Prior Year	\$420K	\$405K	\$428K	\$409K	\$446K	\$424K	\$420K	\$434K	\$485K	\$525K	\$440K	\$454K	\$478K
Percent Change from Prior Year	14%	12%	7%	25%	13%	7%	-4%	4%	5%	-15%	3%	-5%	-2%

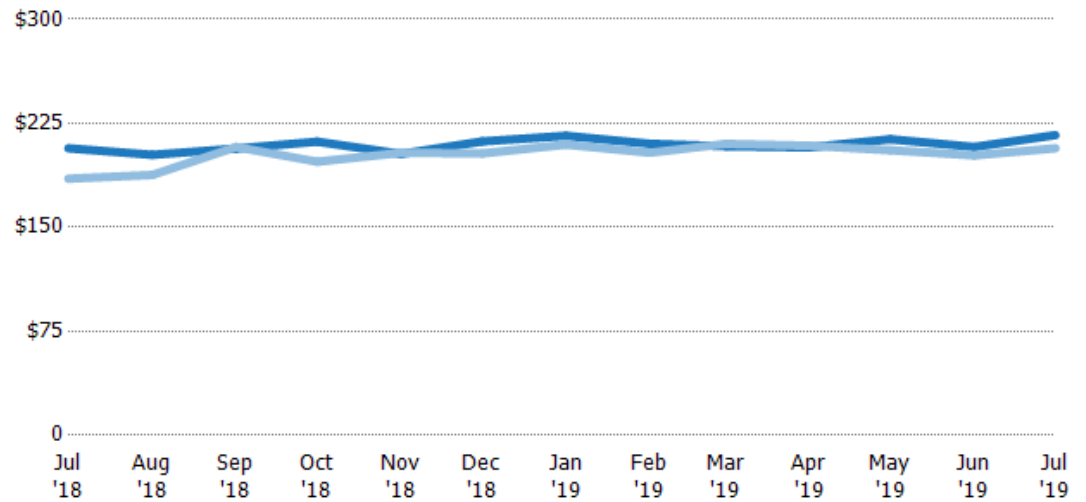
Average Sales Price per Sq Ft

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.
Jul '19	\$216	4.6%
Jul '18	\$207	11.9%
Jul '17	\$185	5.2%



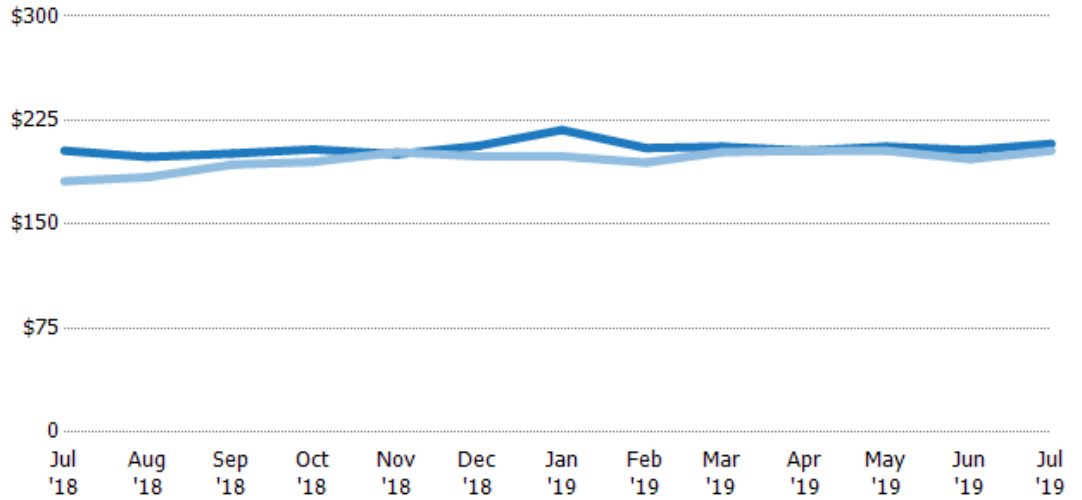
Current Year	\$207	\$202	\$207	\$212	\$203	\$212	\$216	\$210	\$208	\$208	\$214	\$208	\$216
Prior Year	\$185	\$188	\$208	\$197	\$204	\$203	\$210	\$204	\$210	\$209	\$206	\$202	\$207
Percent Change from Prior Year	12%	8%	-1%	7%	0%	4%	3%	3%	-1%	-1%	4%	3%	5%

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.
Jul '19	\$208	2.5%
Jul '18	\$203	12.2%
Jul '17	\$181	-1.7%

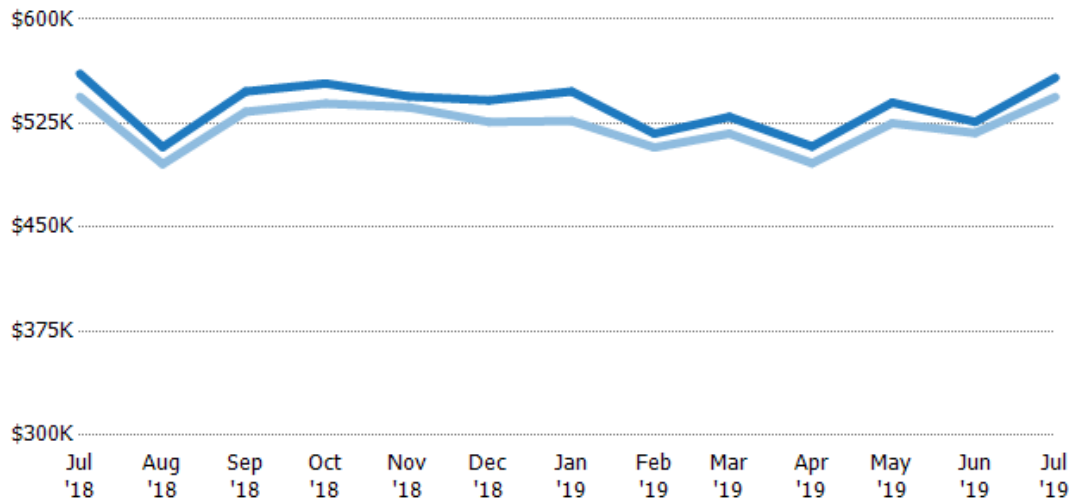
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$203	\$199	\$201	\$204	\$201	\$207	\$218	\$205	\$206	\$203	\$206	\$204	\$208
Prior Year	\$181	\$184	\$193	\$195	\$202	\$199	\$199	\$195	\$202	\$203	\$203	\$197	\$203
Percent Change from Prior Year	12%	8%	4%	5%	-1%	4%	10%	5%	2%	0%	1%	3%	2%

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



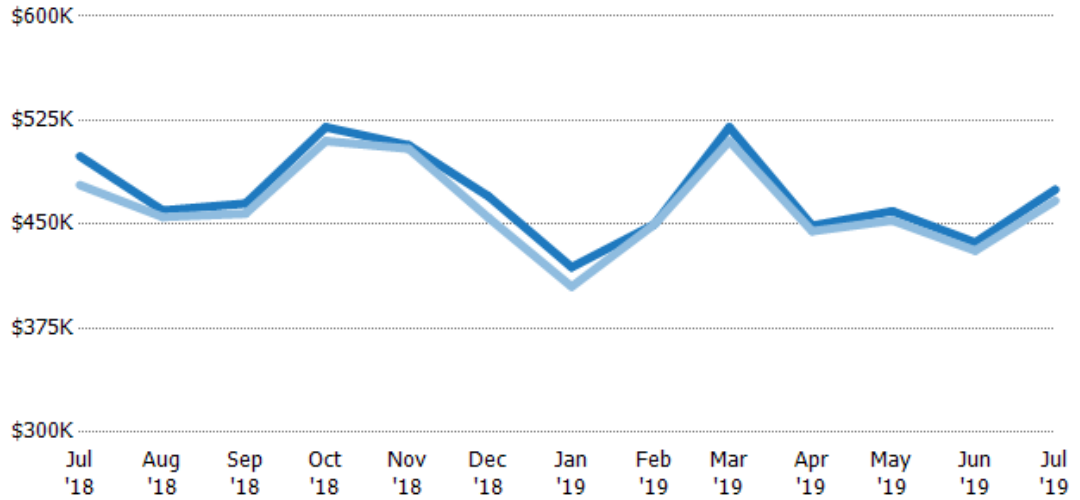
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg List Price	\$561K	\$508K	\$548K	\$554K	\$544K	\$542K	\$548K	\$518K	\$530K	\$508K	\$540K	\$526K	\$558K
Avg Sales Price	\$544K	\$496K	\$533K	\$539K	\$537K	\$526K	\$527K	\$508K	\$517K	\$496K	\$525K	\$518K	\$544K
Avg Sales Price as a % of Avg List Price	97%	98%	97%	97%	99%	97%	96%	98%	98%	98%	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



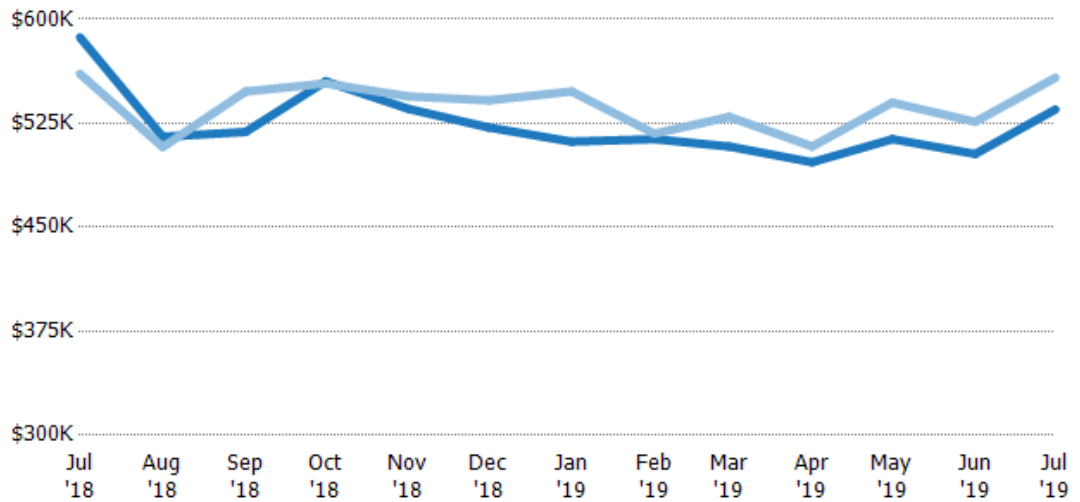
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median List Price	\$499K	\$460K	\$465K	\$520K	\$507K	\$470K	\$419K	\$450K	\$520K	\$449K	\$459K	\$437K	\$475K
Median Sales Price	\$478K	\$455K	\$458K	\$510K	\$505K	\$455K	\$405K	\$450K	\$510K	\$445K	\$453K	\$431K	\$467K
Med Sales Price as a % of Med List Price	96%	99%	98%	98%	100%	97%	97%	100%	98%	99%	99%	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



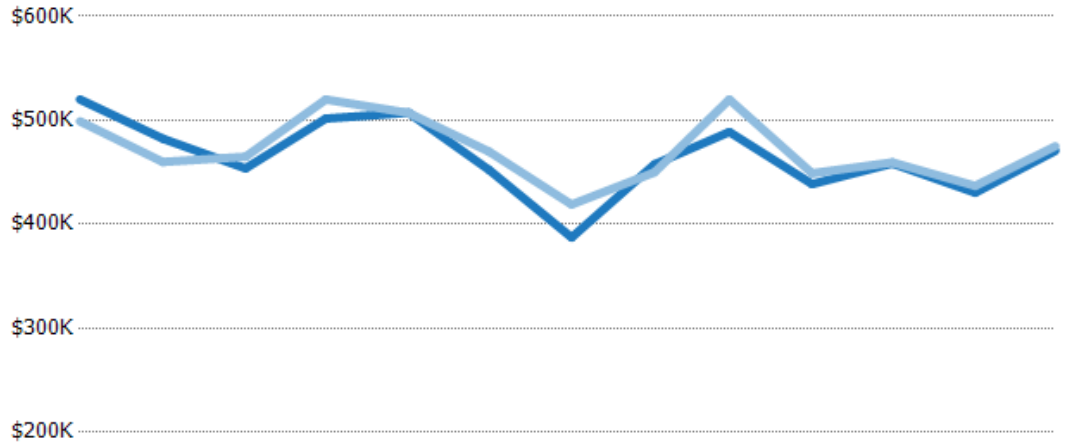
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$587K	\$515K	\$519K	\$555K	\$535K	\$522K	\$512K	\$514K	\$508K	\$497K	\$514K	\$503K	\$535K
Avg Sales Price	\$561K	\$508K	\$548K	\$554K	\$544K	\$542K	\$548K	\$518K	\$530K	\$508K	\$540K	\$526K	\$558K
Avg Sales Price as a % of Avg Est Value	96%	99%	106%	100%	102%	104%	107%	101%	104%	102%	105%	105%	104%

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



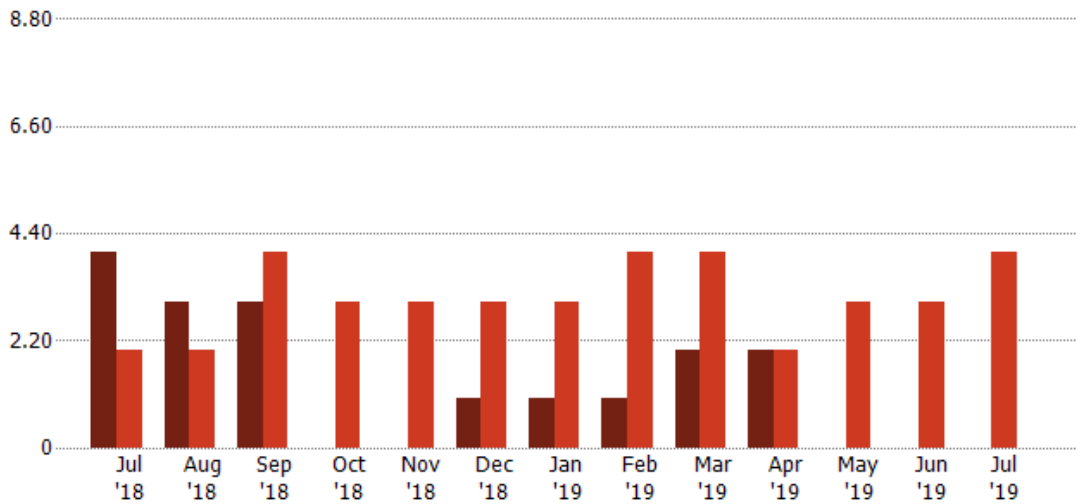
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$520K	\$482K	\$454K	\$502K	\$507K	\$452K	\$387K	\$458K	\$489K	\$439K	\$458K	\$430K	\$471K
Median Sales Price	\$499K	\$460K	\$465K	\$520K	\$507K	\$470K	\$419K	\$450K	\$520K	\$449K	\$459K	\$437K	\$475K
Med Sales Price as a % of Med Est Value	96%	95%	102%	104%	100%	104%	108%	98%	106%	102%	100%	102%	101%

Distressed Listings

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

Filters Used

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



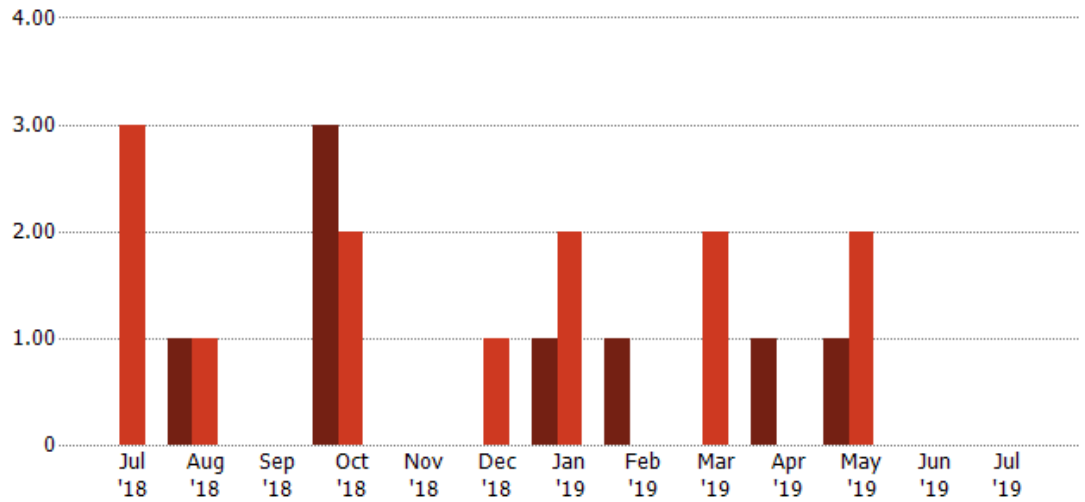
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	4	3	3	-	-	1	1	1	2	2	-	-	-
Prior Year	2	2	4	3	3	3	3	4	4	2	3	3	4
Percent Change from Prior Year	100%	50%	-25%	-100%	-100%	-67%	-67%	-75%	-50%	0%	-100%	-100%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



Current Year	-	1	-	3	-	-	1	1	-	1	1	-	-
Prior Year	3	1	-	2	-	1	2	-	2	-	2	-	-
Percent Change from Prior Year	-100%	0%	-	50%	-	-100%	-50%	100%	-100%	100%	-50%	-	-



Sales Activity by ZIP

Jul 2019

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	101	\$63,567,772	75	\$40,791,827	\$543,891	\$467,000	\$211	\$202	42