

2021

CAVE CREEK
MARKET REPORT
February 2021



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	Feb 2021	Feb 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	73	99	-26.3%	156	192	-18.8%
New Listing Volume	\$64,296,297	\$67,412,836	-4.6%	\$126,570,887	\$128,687,061	-1.6%
Active Listing Count	-	211	-	N/A	N/A	
Active Listing Volume	-	\$176,381,143	-	N/A	N/A	
Average Listing Price	-	\$835,930	-	\$995,101	\$836,098	+19%
Median Listing Price	-	\$695,000	-	\$744,500	\$692,494	+7.5%
Average Listing Price per Sq Ft	-	\$276	-	\$331	\$273	+21%
Median Listing Price per Sq Ft	-	\$242	-	\$271	\$239	+13%
Median Days in RPR	-	69	-	19.41	71.88	-73%
Months of Inventory	-	3.6	-100%	1.1	5.6	-81%
Absorption Rate	-	27.49%	-	94.53%	17.97%	+76.6%
Sales Activity Charts Metrics						
New Pending Sales Count	95	125	-24%	175	223	-21.5%
New Pending Sales Volume	\$68,479,232	\$83,649,744	-18.1%	\$125,528,535	\$146,504,318	-14.3%
Pending Sales Count	-	94	-	N/A	N/A	
Pending Sales Volume	-	\$59,650,468	-	N/A	N/A	
Closed Sales Count	75	63	+19%	133	121	+9.9%
Closed Sales Volume	\$48,931,646	\$41,907,172	+16.8%	\$89,056,356	\$77,985,339	+14.2%
Average Sales Price	\$652,422	\$665,193	-1.9%	\$669,597	\$644,507	+3.9%
Median Sales Price	\$577,000	\$530,000	+8.9%	\$603,383	\$526,405	+14.6%
Average Sales Price per Sq Ft	\$255	\$238	+7%	\$256	\$236	+8.7%
Median Sales Price per Sq Ft	\$243	\$230	+5.7%	\$243	\$232	+4.9%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

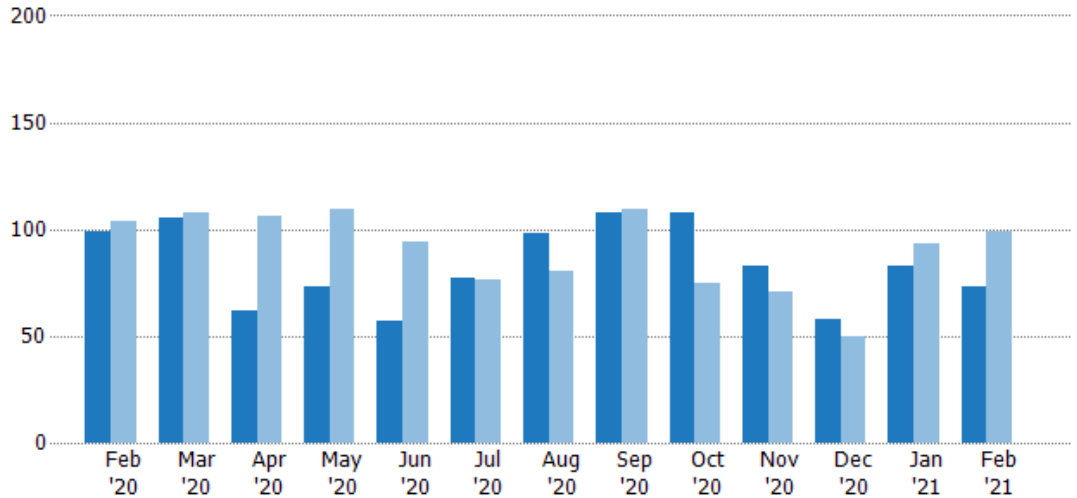
New Listings

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.,
 Mobile/Manufactured, Single Family

Month/Year	Count	% Chg.
Feb '21	73	-26.3%
Feb '20	99	-4.8%
Feb '19	104	-10.6%



Current Year	99	105	62	73	57	77	98	108	108	83	58	83	73
Prior Year	104	108	106	109	94	76	80	109	75	71	50	93	99
Percent Change from Prior Year	-5%	-3%	-42%	-33%	-39%	1%	23%	-1%	44%	17%	16%	-11%	-26%

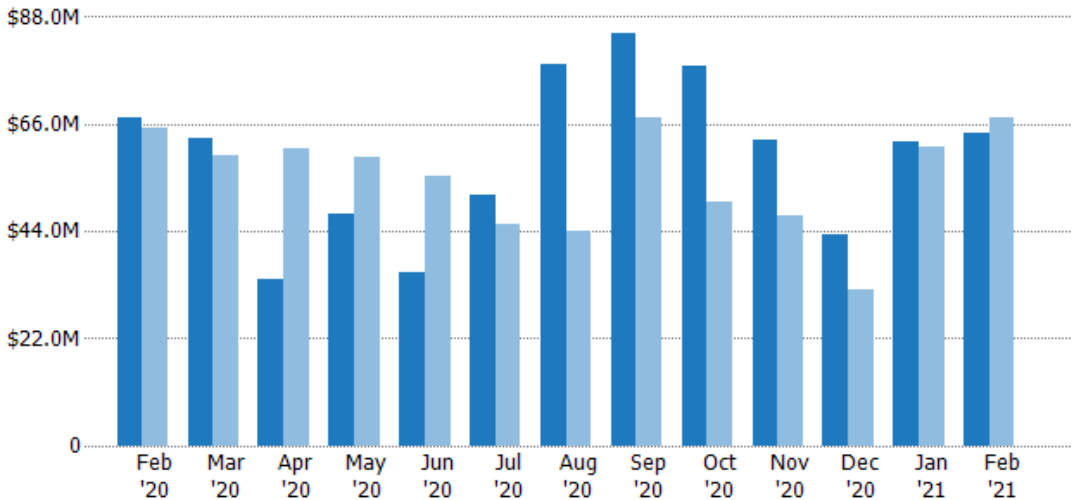
New Listing Volume

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.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
Feb '21	\$64.3M	-4.6%
Feb '20	\$67.4M	3.2%
Feb '19	\$65.3M	-16.3%



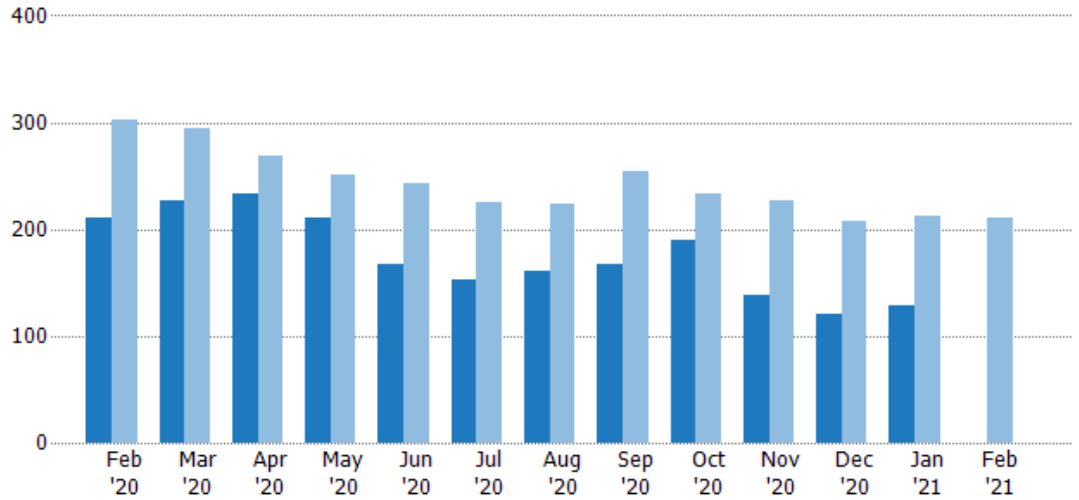
Current Year	\$67.4M	\$63M	\$34M	\$47.7M	\$35.5M	\$51.3M	\$78.4M	\$84.7M	\$78M	\$62.8M	\$43.4M	\$62.3M	\$64.3M
Prior Year	\$65.3M	\$59.5M	\$61M	\$59.1M	\$55.2M	\$45.6M	\$44.1M	\$67.4M	\$49.9M	\$47.4M	\$32.1M	\$61.3M	\$67.4M
Percent Change from Prior Year	3%	6%	-44%	-19%	-36%	12%	78%	26%	56%	32%	36%	2%	-5%

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.,
 Mobile/Manufactured, Single Family



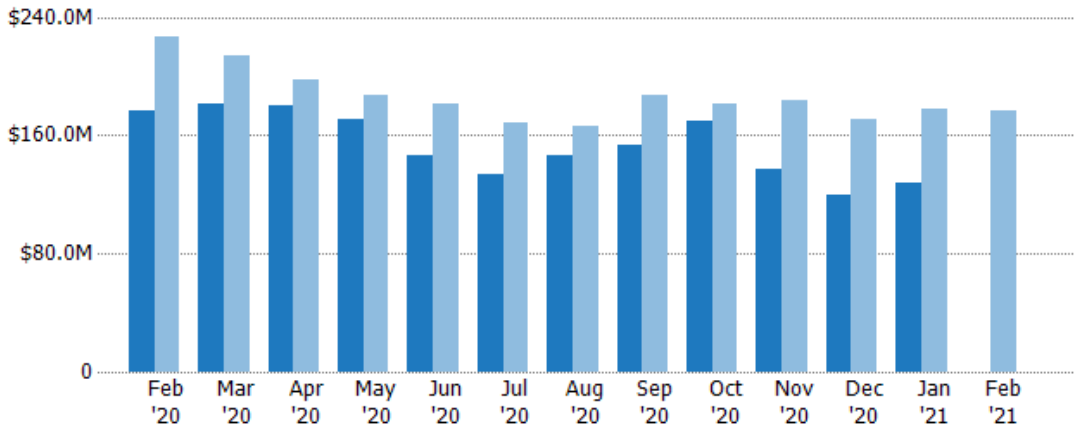
Current Year	211	227	234	211	168	152	160	168	189	139	120	128	-
Prior Year	303	294	269	251	243	225	224	254	233	226	207	212	211
Percent Change from Prior Year	-30%	-23%	-13%	-16%	-31%	-32%	-29%	-34%	-19%	-38%	-42%	-40%	-100%

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.,
 Mobile/Manufactured, Single Family



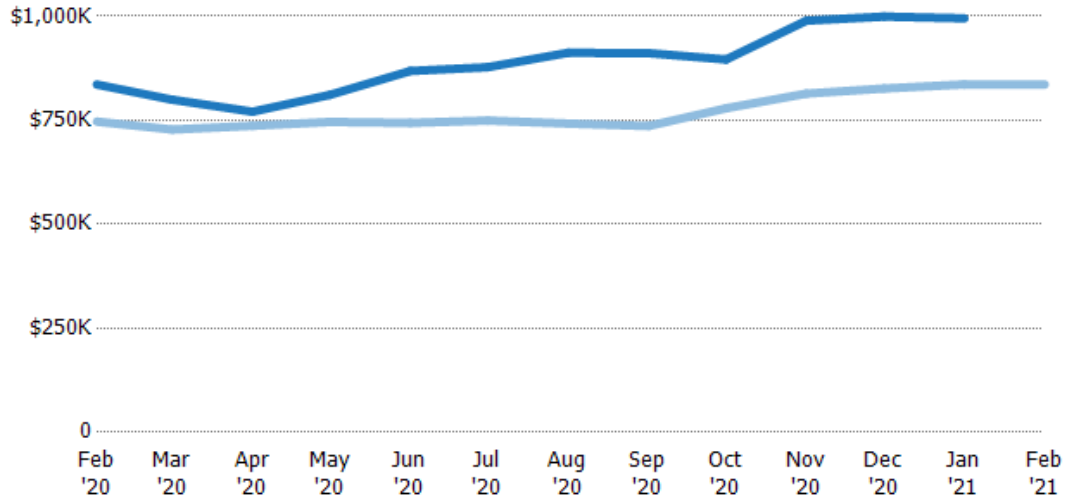
Current Year	\$176M	\$181M	\$180M	\$171M	\$146M	\$133M	\$146M	\$153M	\$169M	\$138M	\$120M	\$127M	-
Prior Year	\$226M	\$214M	\$198M	\$187M	\$181M	\$169M	\$166M	\$187M	\$181M	\$184M	\$171M	\$177M	\$176M
Percent Change from Prior Year	-22%	-15%	-9%	-9%	-19%	-21%	-12%	-18%	-7%	-25%	-30%	-28%	-100%

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.,
 Mobile/Manufactured, Single Family



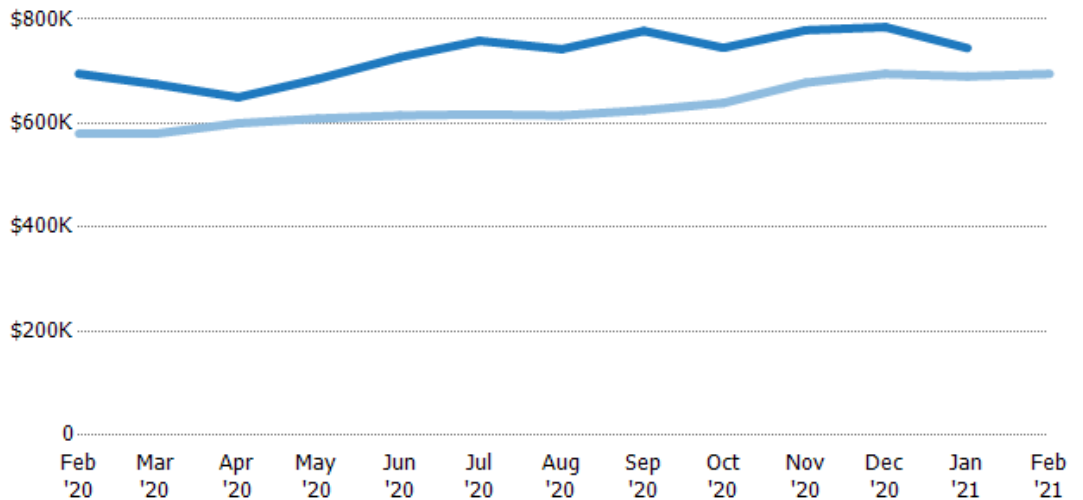
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$836K	\$800K	\$771K	\$811K	\$868K	\$878K	\$912K	\$911K	\$896K	\$989K	\$999K	\$995K	-
Prior Year	\$747K	\$728K	\$737K	\$746K	\$744K	\$749K	\$742K	\$736K	\$779K	\$814K	\$826K	\$836K	\$836K
Percent Change from Prior Year	12%	10%	5%	9%	17%	17%	23%	24%	15%	22%	21%	19%	-100%

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.,
 Mobile/Manufactured, Single Family



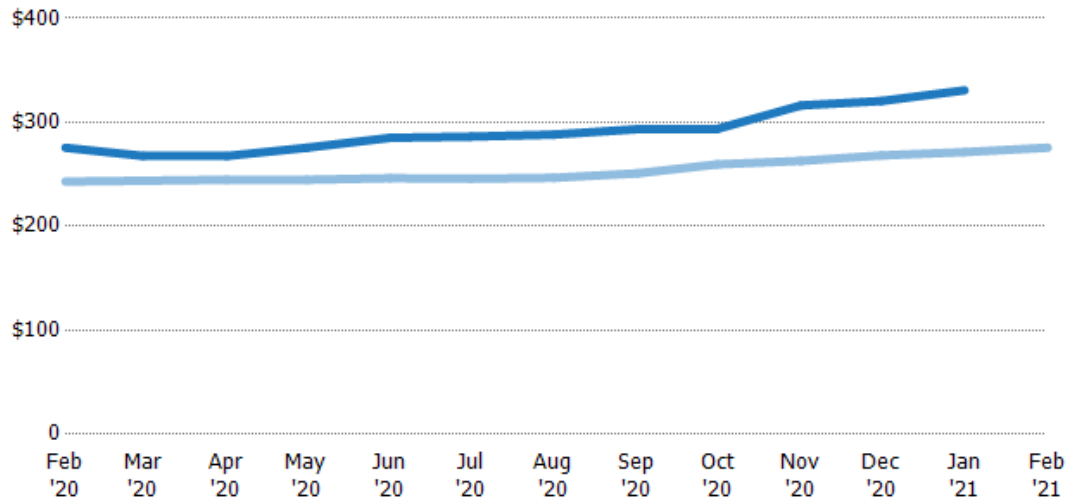
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$695K	\$675K	\$650K	\$685K	\$727K	\$758K	\$743K	\$777K	\$745K	\$779K	\$785K	\$745K	-
Prior Year	\$580K	\$580K	\$600K	\$609K	\$615K	\$617K	\$615K	\$625K	\$639K	\$678K	\$695K	\$690K	\$695K
Percent Change from Prior Year	20%	16%	8%	12%	18%	23%	21%	24%	17%	15%	13%	8%	-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.,
 Mobile/Manufactured, Single Family



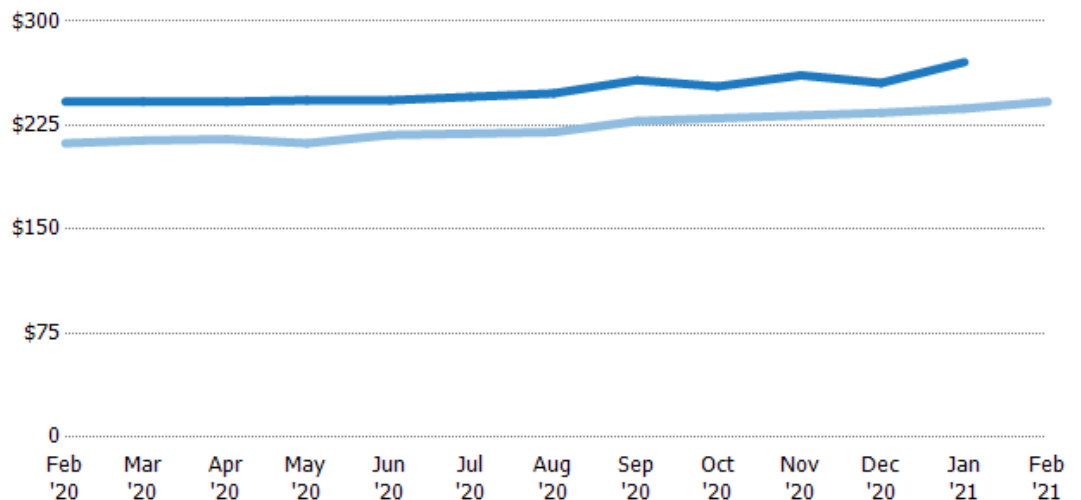
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$276	\$268	\$268	\$276	\$285	\$286	\$288	\$293	\$294	\$316	\$320	\$331	-
Prior Year	\$243	\$244	\$245	\$245	\$246	\$246	\$247	\$251	\$260	\$263	\$268	\$271	\$276
Percent Change from Prior Year	13%	10%	9%	13%	16%	17%	17%	17%	13%	20%	20%	22%	-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.,
 Mobile/Manufactured, Single Family



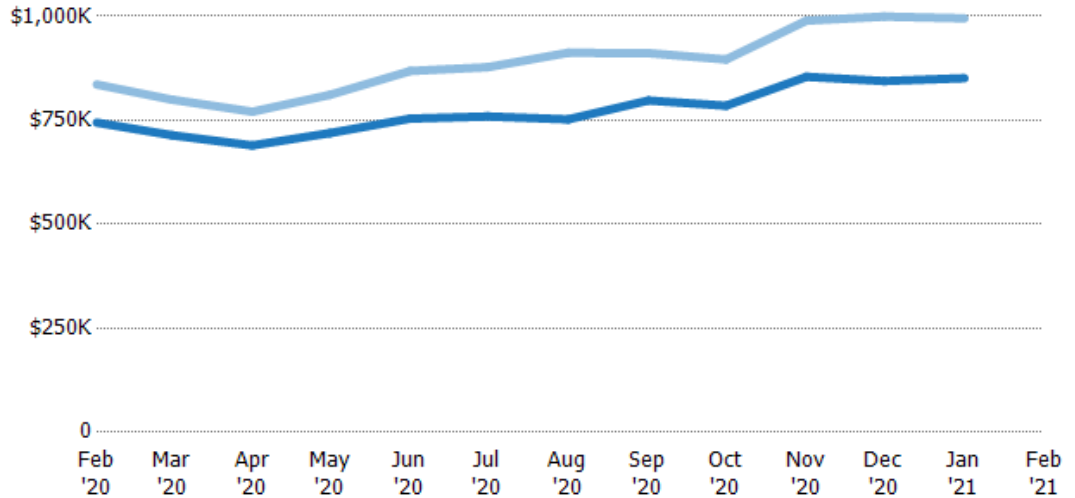
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$242	\$242	\$242	\$243	\$243	\$246	\$248	\$258	\$253	\$261	\$256	\$271	-
Prior Year	\$212	\$214	\$215	\$212	\$218	\$219	\$220	\$228	\$230	\$232	\$234	\$237	\$242
Percent Change from Prior Year	14%	13%	13%	15%	11%	12%	13%	13%	10%	13%	9%	14%	-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.,
 Mobile/Manufactured, Single Family



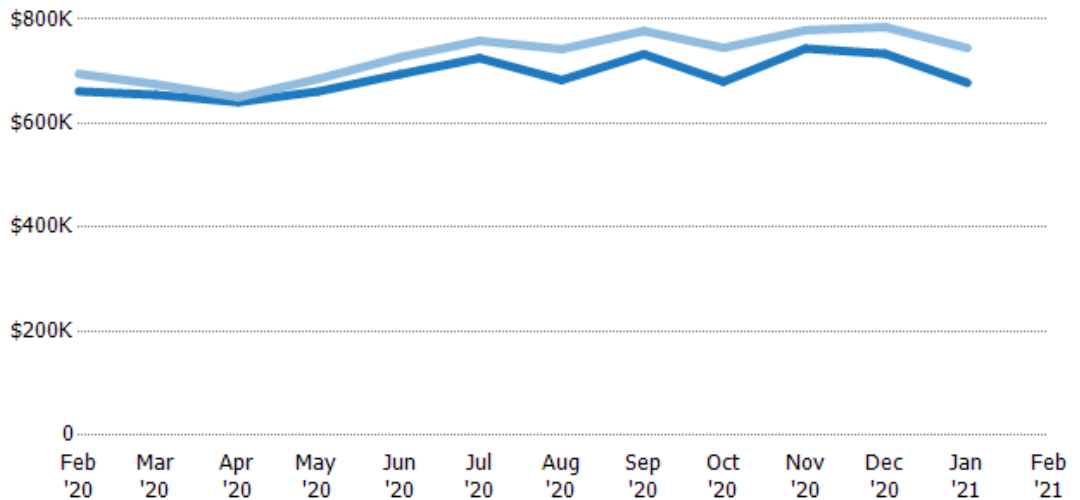
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$744K	\$714K	\$689K	\$719K	\$754K	\$759K	\$752K	\$798K	\$785K	\$854K	\$844K	\$851K	-
Avg Listing Price	\$836K	\$800K	\$771K	\$811K	\$868K	\$878K	\$912K	\$911K	\$896K	\$989K	\$999K	\$995K	-
Avg Listing Price as a % of Avg Est Value	112%	112%	112%	113%	115%	116%	121%	114%	114%	116%	118%	117%	-

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.,
 Mobile/Manufactured, Single Family



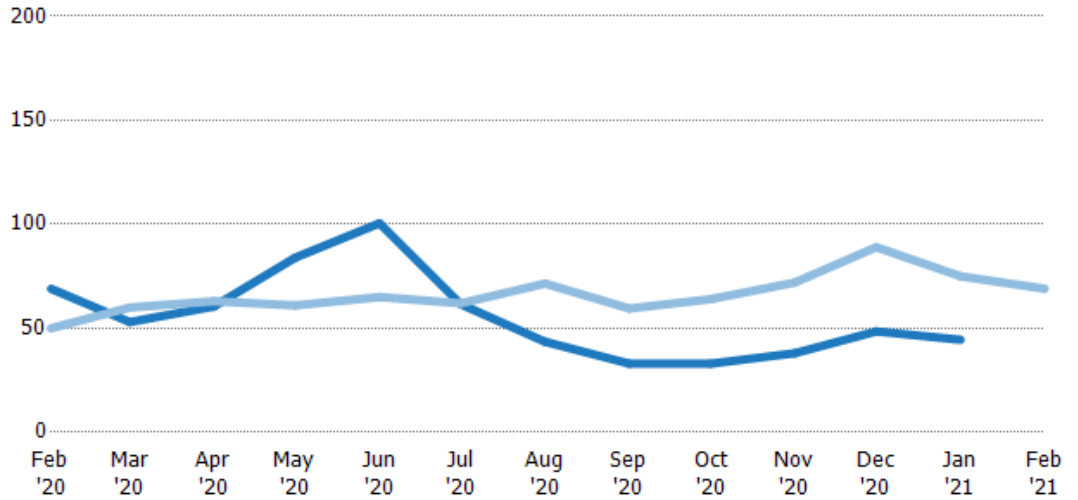
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Med Est Value	\$661K	\$655K	\$641K	\$661K	\$694K	\$725K	\$683K	\$733K	\$680K	\$744K	\$734K	\$678K	-
Median Listing Price	\$695K	\$675K	\$650K	\$685K	\$727K	\$758K	\$743K	\$777K	\$745K	\$779K	\$785K	\$745K	-
Med Listing Price as a % of Med Est Value	105%	103%	101%	104%	105%	105%	109%	106%	110%	105%	107%	110%	-

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.,
 Mobile/Manufactured, Single Family



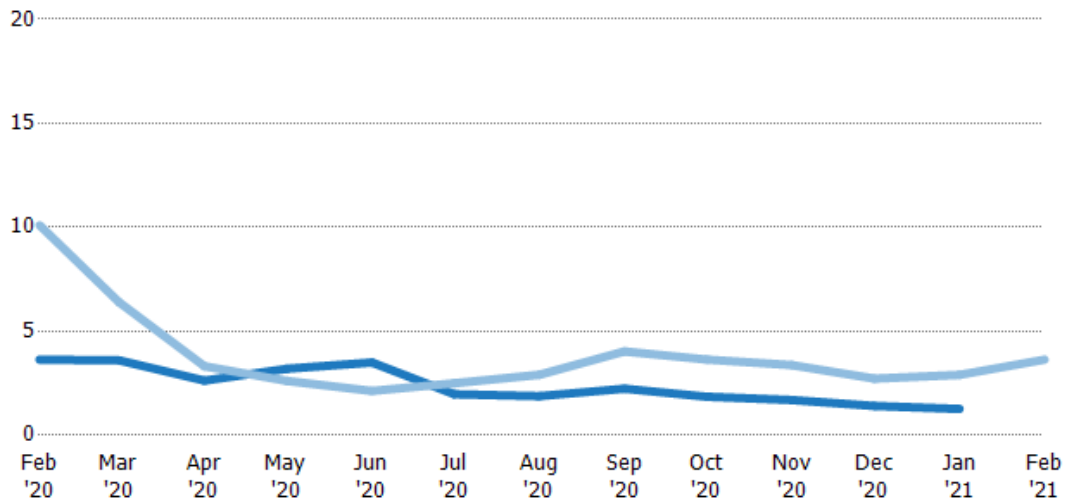
Current Year	69	53	60.5	84	101	61.5	43.5	33	33	38	48.5	44.5	-
Prior Year	50	60	63	61	65	62	71.5	59.5	64	72	89	75	69
Percent Change from Prior Year	38%	-12%	-4%	38%	55%	-1%	-39%	-45%	-48%	-47%	-46%	-41%	-100%

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.,
 Mobile/Manufactured, Single Family



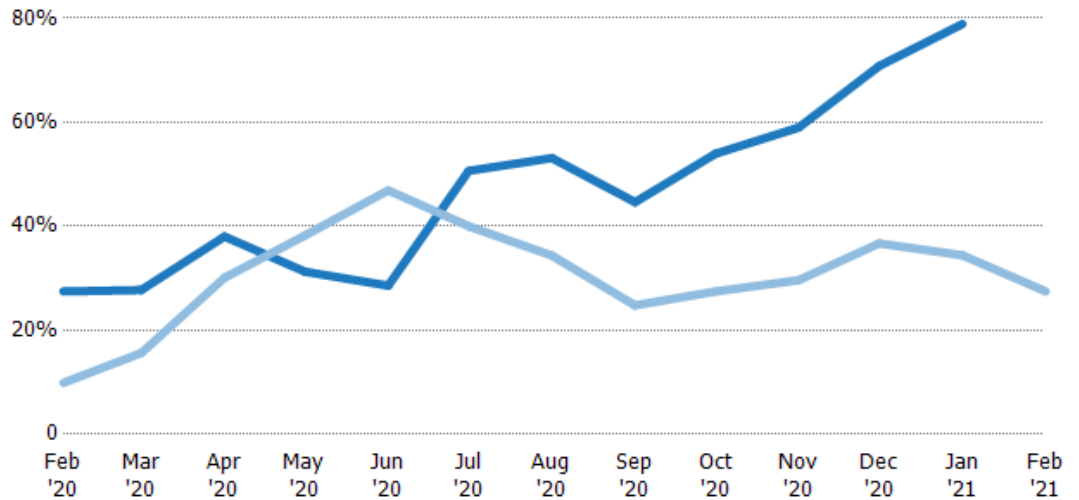
Current Year	3.64	3.6	2.63	3.2	3.5	1.97	1.88	2.24	1.85	1.7	1.41	1.27	-
Prior Year	10.1	6.39	3.32	2.61	2.13	2.5	2.91	4.03	3.64	3.37	2.72	2.9	3.64
Percent Change from Prior Year	-64%	-44%	-21%	22%	64%	-21%	-35%	-44%	-49%	-50%	-48%	-56%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



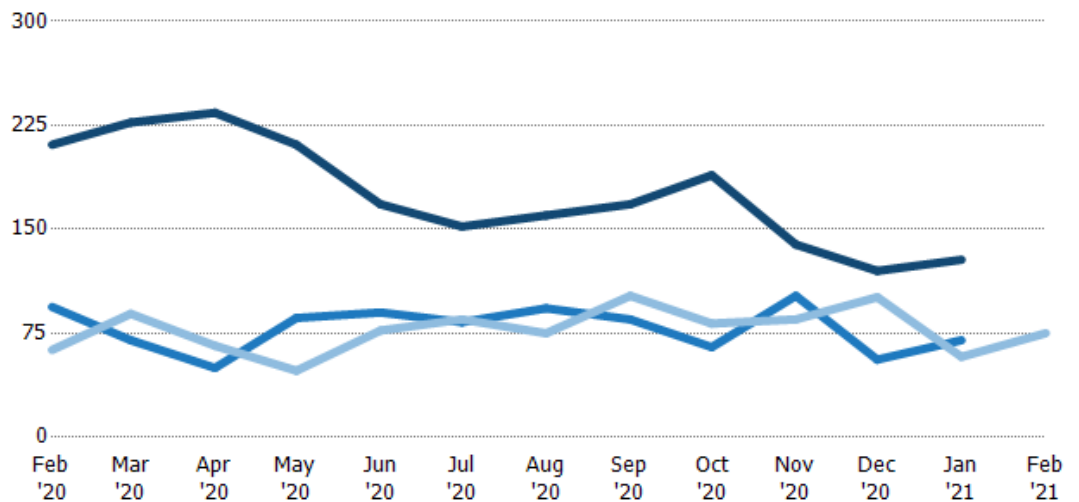
Current Year	27%	28%	38%	31%	29%	51%	53%	45%	54%	59%	71%	79%	-
Prior Year	10%	16%	30%	38%	47%	40%	34%	25%	27%	30%	37%	34%	27%
Change from Prior Year	-18%	-12%	-8%	7%	18%	-11%	-19%	-20%	-27%	-29%	-34%	-44%	27%

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.,
 Mobile/Manufactured, Single Family



Active	211	227	234	211	168	152	160	168	189	139	120	128	-
Pending	94	70	50	86	90	83	93	85	65	102	56	70	-
Sold	63	89	66	48	77	85	75	102	82	85	101	58	75

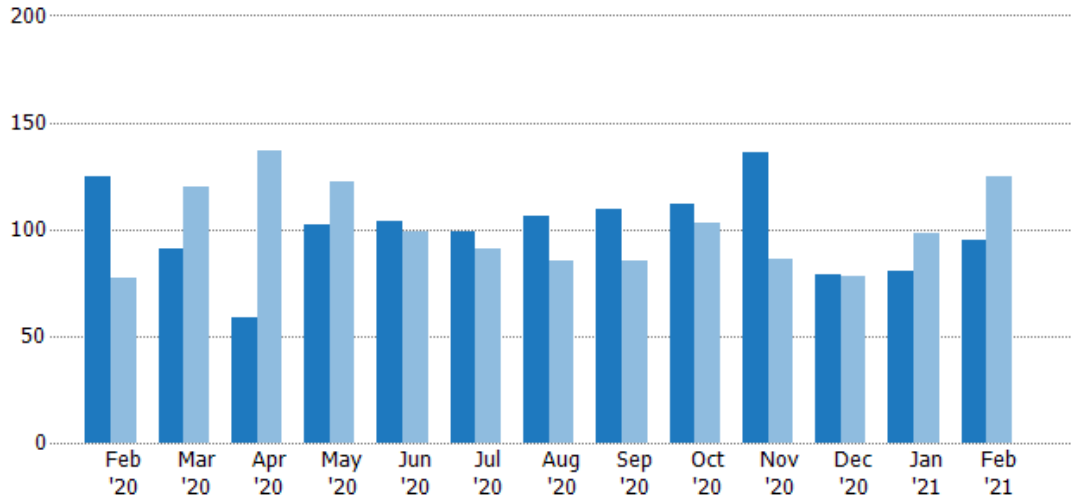
New Pending Sales

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.,
 Mobile/Manufactured, Single Family

Month/Year	Count	% Chg.
Feb '21	95	-24%
Feb '20	125	62.3%
Feb '19	77	1.3%



Current Year	125	91	59	102	104	99	106	109	112	136	79	80	95
Prior Year	77	120	137	122	99	91	85	85	103	86	78	98	125
Percent Change from Prior Year	62%	-24%	-57%	-16%	5%	9%	25%	28%	9%	58%	1%	-18%	-24%

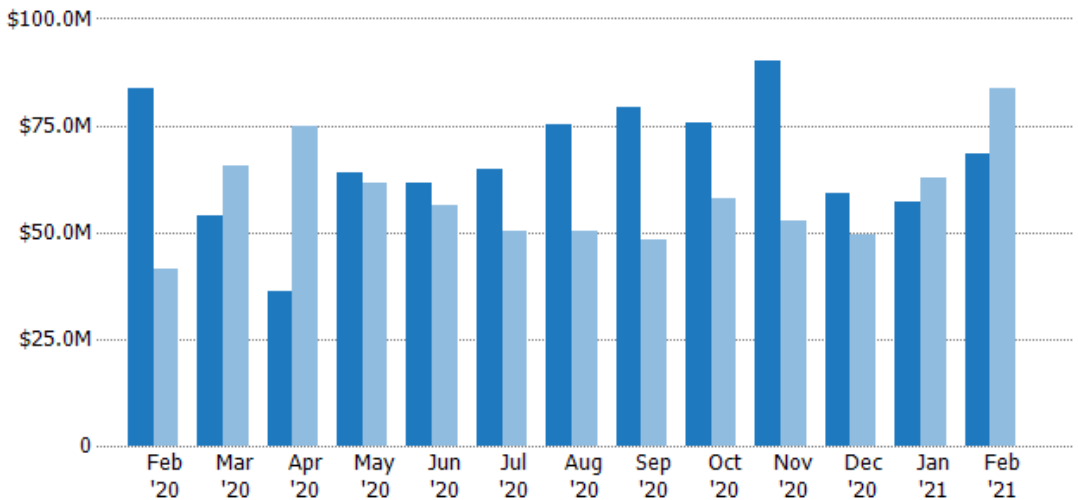
New Pending Sales Volume

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.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
Feb '21	\$68.5M	-18.1%
Feb '20	\$83.6M	101.7%
Feb '19	\$41.5M	9.9%



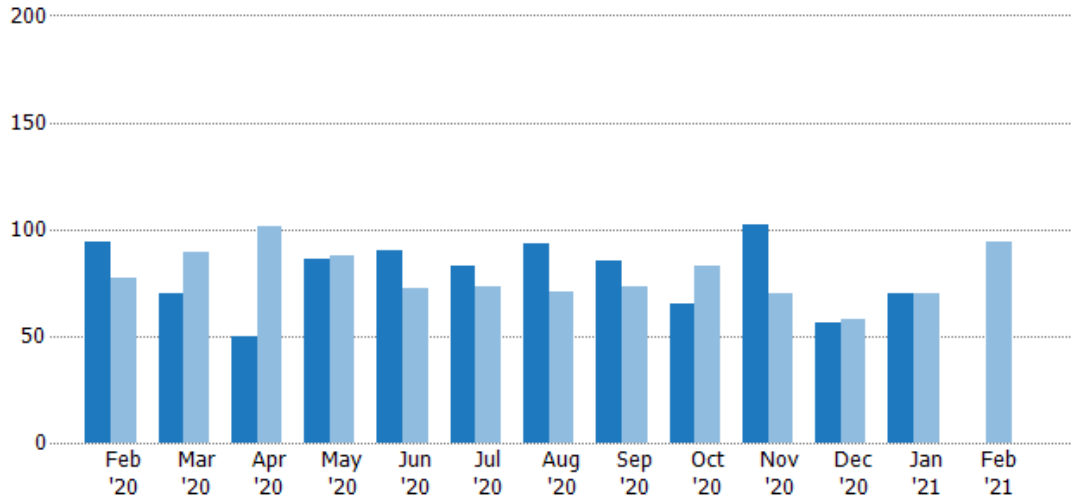
Current Year	\$83.6M	\$53.7M	\$36.1M	\$64M	\$61.4M	\$64.6M	\$75.3M	\$79.2M	\$75.7M	\$90.3M	\$59.2M	\$57M	\$68.5M
Prior Year	\$41.5M	\$65.5M	\$74.8M	\$61.5M	\$56.1M	\$50.3M	\$50.2M	\$48.2M	\$58M	\$52.6M	\$49.3M	\$62.9M	\$83.6M
Percent Change from Prior Year	102%	-18%	-52%	4%	9%	28%	50%	64%	30%	72%	20%	-9%	-18%

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.,
 Mobile/Manufactured, Single Family



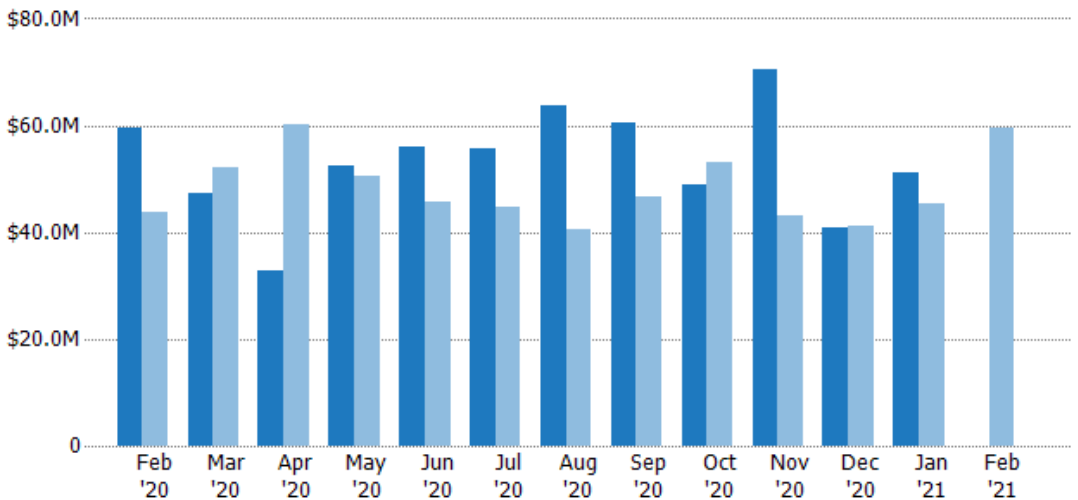
Current Year	94	70	50	86	90	83	93	85	65	102	56	70	-
Prior Year	77	89	101	88	72	73	71	73	83	70	58	70	94
Percent Change from Prior Year	22%	-21%	-50%	-2%	25%	14%	31%	16%	-22%	46%	-3%	0%	-100%

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.,
 Mobile/Manufactured, Single Family



Current Year	\$59.7M	\$47.3M	\$32.8M	\$52.4M	\$55.8M	\$55.6M	\$63.6M	\$60.4M	\$49M	\$70.4M	\$41M	\$51.2M	-
Prior Year	\$43.7M	\$52.2M	\$60.1M	\$50.7M	\$45.5M	\$44.9M	\$40.6M	\$46.6M	\$53M	\$43.1M	\$41.1M	\$45.2M	\$59.7M
Percent Change from Prior Year	36%	-9%	-45%	3%	23%	24%	56%	30%	-7%	63%	0%	13%	-100%

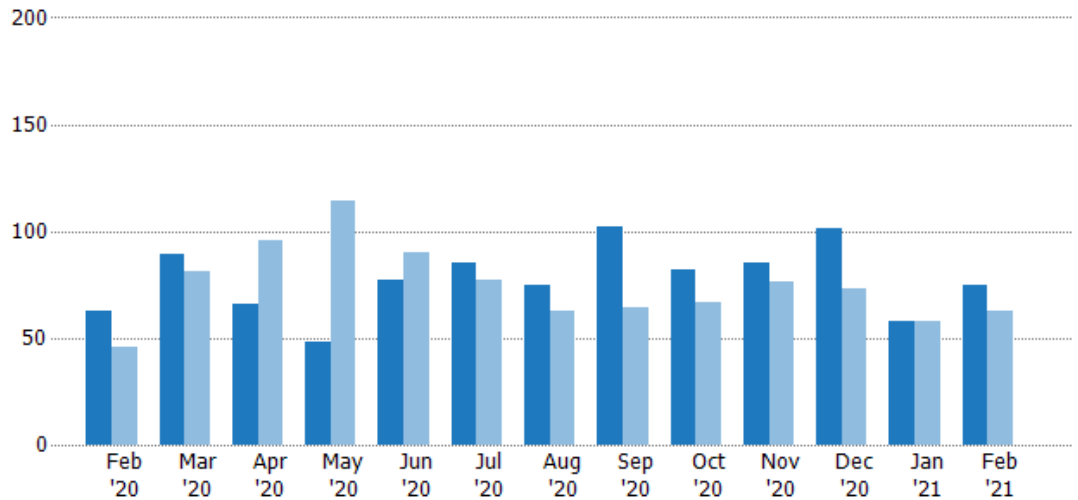
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
Feb '21	75	19%
Feb '20	63	37%
Feb '19	46	4.3%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	63	89	66	48	77	85	75	102	82	85	101	58	75
Prior Year	46	81	96	114	90	77	63	64	67	76	73	58	63
Percent Change from Prior Year	37%	10%	-31%	-58%	-14%	10%	19%	59%	22%	12%	38%	0%	19%

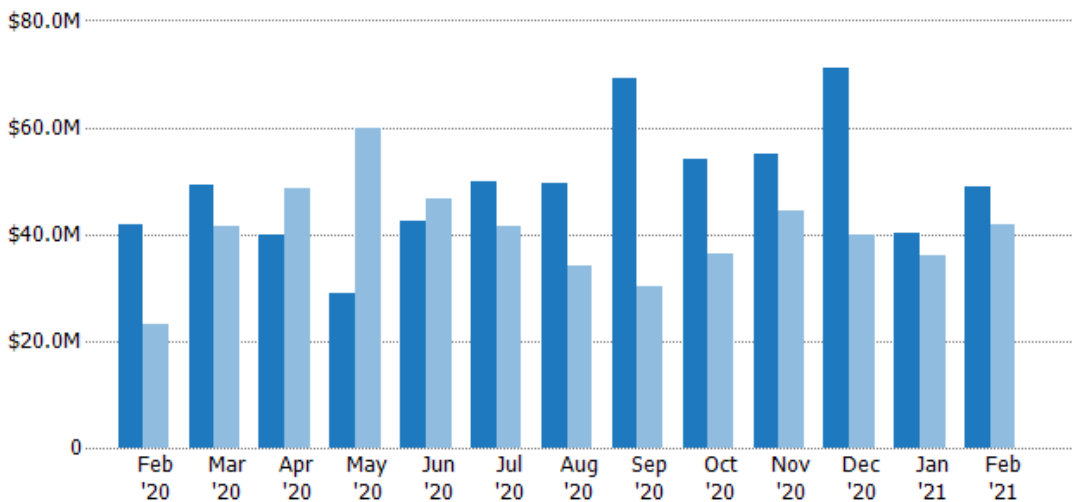
Closed Sales Volume

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.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
Feb '21	\$48.9M	16.8%
Feb '20	\$41.9M	80.9%
Feb '19	\$23.2M	-0.9%



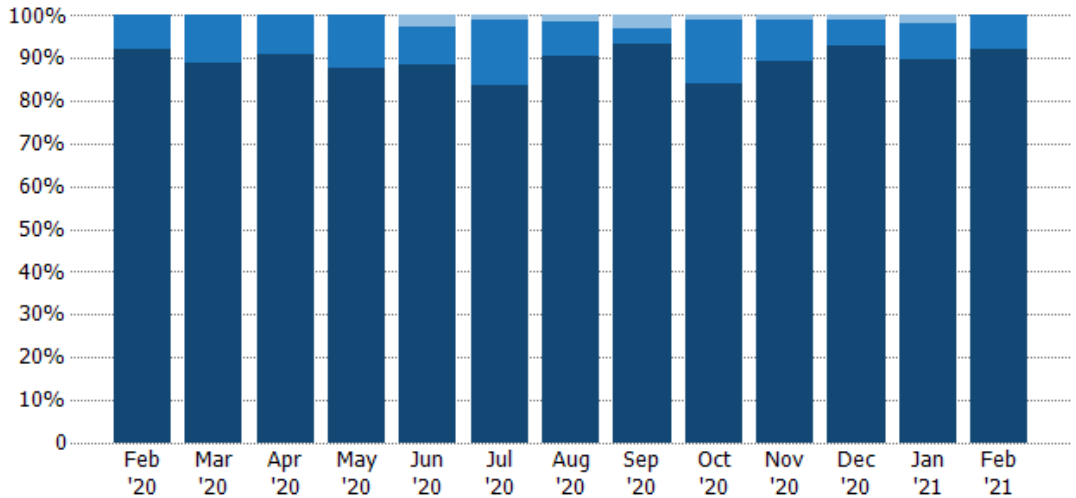
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$41.9M	\$49.1M	\$40M	\$28.9M	\$42.5M	\$49.8M	\$49.4M	\$69.1M	\$53.9M	\$55M	\$71.2M	\$40.1M	\$48.9M
Prior Year	\$23.2M	\$41.4M	\$48.5M	\$59.8M	\$46.7M	\$41.6M	\$34M	\$30.3M	\$36.4M	\$44.4M	\$40M	\$36.1M	\$41.9M
Percent Change from Prior Year	81%	18%	-17%	-52%	-9%	20%	46%	128%	48%	24%	78%	11%	17%

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.,
 Mobile/Manufactured, Single Family



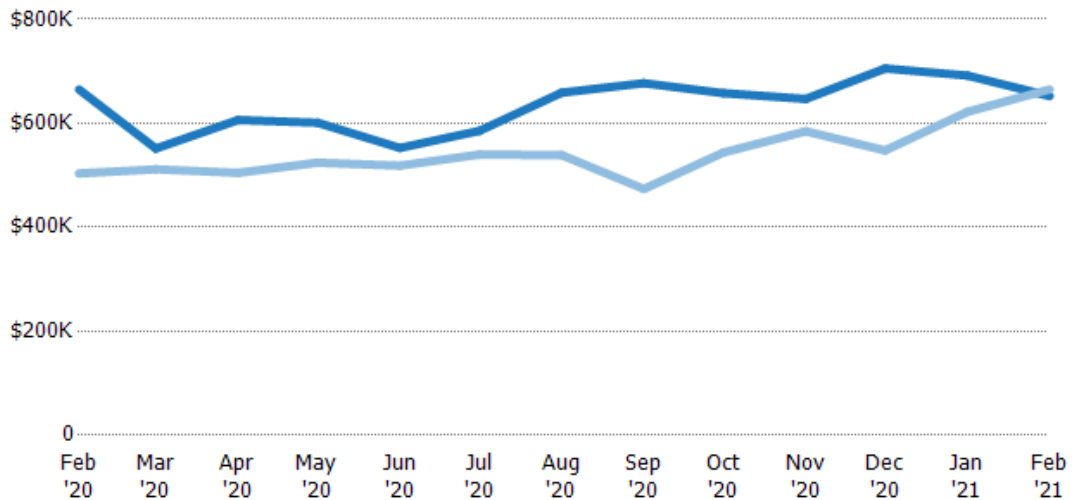
Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Mobile/Manufactured	-	-	-	-	3%	1%	1%	3%	1%	1%	1%	2%	-
Condo/Townhouse	8%	11%	9%	13%	9%	15%	8%	4%	15%	9%	6%	9%	8%
Single Family Residence	92%	89%	91%	88%	88%	84%	91%	93%	84%	89%	93%	90%	92%

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.,
 Mobile/Manufactured, Single Family



Month/Year	Price	% Chg.
Feb '21	\$652K	-1.9%
Feb '20	\$665K	32.1%
Feb '19	\$503K	-5.1%

Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$665K	\$551K	\$606K	\$601K	\$553K	\$585K	\$659K	\$677K	\$658K	\$647K	\$705K	\$692K	\$652K
Prior Year	\$503K	\$512K	\$505K	\$524K	\$519K	\$540K	\$539K	\$474K	\$544K	\$585K	\$548K	\$622K	\$665K
Percent Change from Prior Year	32%	8%	20%	15%	7%	8%	22%	43%	21%	11%	29%	11%	-2%

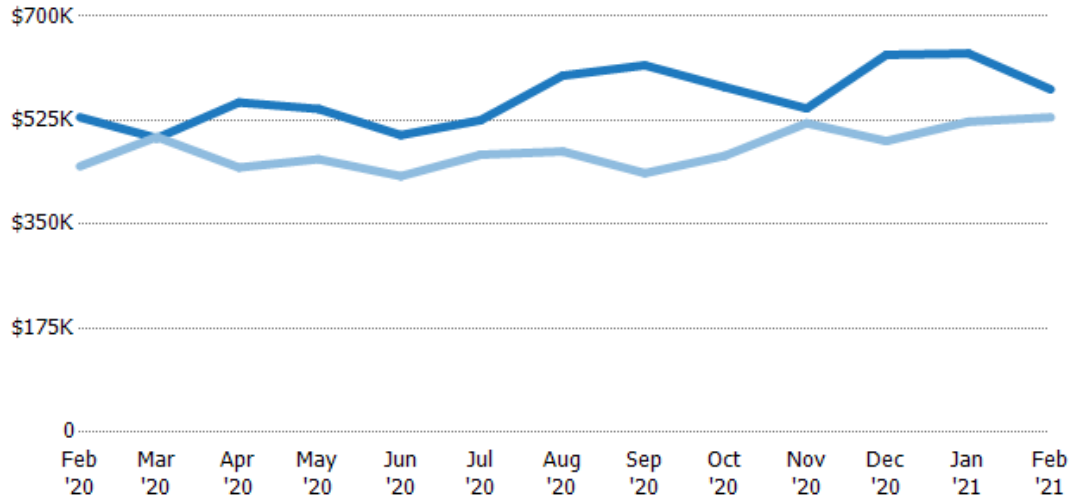
Median Sales Price

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.,
 Mobile/Manufactured, Single Family

Month/ Year	Price	% Chg.
Feb '21	\$577K	8.9%
Feb '20	\$530K	18.4%
Feb '19	\$448K	-3%



Current Year	\$530K	\$495K	\$555K	\$544K	\$500K	\$525K	\$600K	\$618K	\$581K	\$545K	\$635K	\$638K	\$577K
Prior Year	\$448K	\$497K	\$446K	\$459K	\$431K	\$467K	\$473K	\$436K	\$465K	\$520K	\$490K	\$523K	\$530K
Percent Change from Prior Year	18%	0%	25%	18%	16%	12%	27%	42%	25%	5%	30%	22%	9%

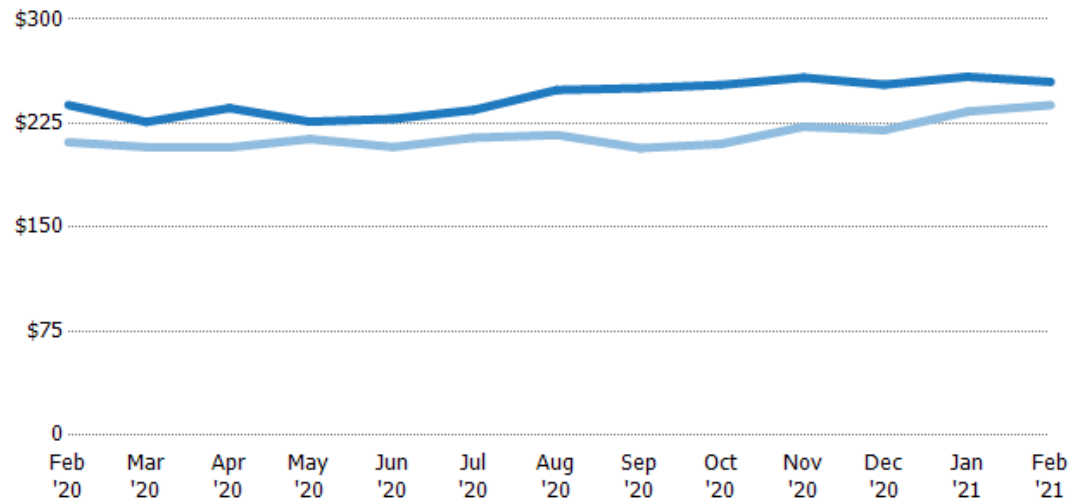
Average Sales Price per Sq Ft

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.,
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$255	7%
Feb '20	\$238	12.7%
Feb '19	\$211	-3.9%



Current Year	\$238	\$226	\$236	\$226	\$228	\$235	\$249	\$250	\$253	\$258	\$253	\$259	\$255
Prior Year	\$211	\$208	\$208	\$214	\$208	\$215	\$217	\$207	\$210	\$222	\$220	\$233	\$238
Percent Change from Prior Year	13%	9%	14%	6%	10%	9%	15%	21%	20%	16%	15%	11%	7%

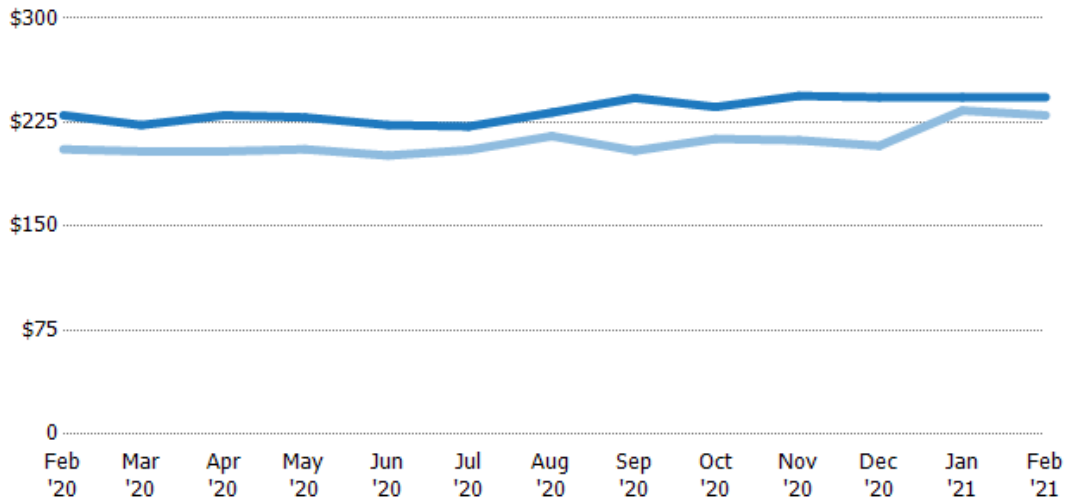
Median Sales Price per Sq Ft

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.,
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$243	5.7%
Feb '20	\$230	11.9%
Feb '19	\$206	-5.8%



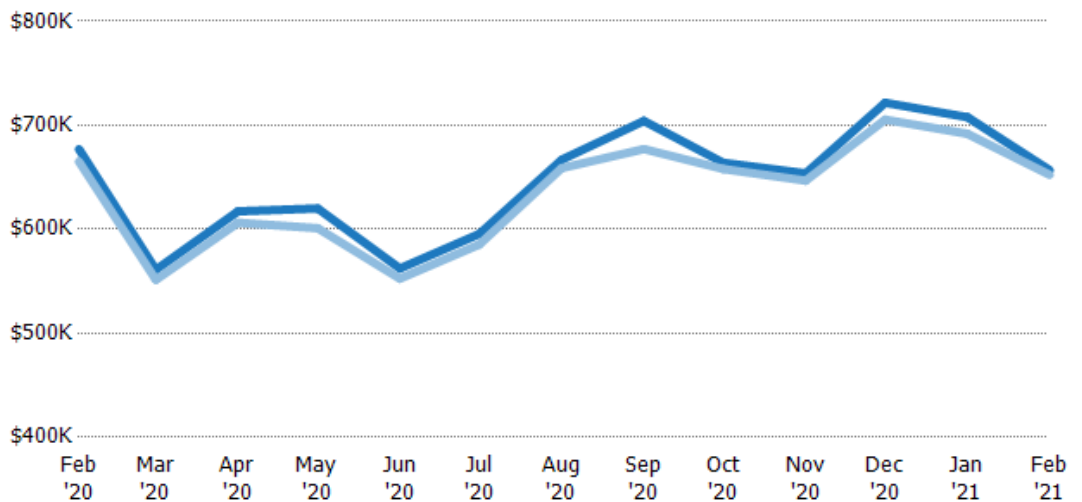
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$230	\$223	\$230	\$229	\$223	\$222	\$232	\$243	\$236	\$244	\$243	\$243	\$243
Prior Year	\$206	\$204	\$204	\$206	\$201	\$205	\$215	\$205	\$213	\$212	\$208	\$234	\$230
Percent Change from Prior Year	12%	9%	13%	11%	11%	8%	8%	19%	11%	15%	17%	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.,
 Mobile/Manufactured, Single Family



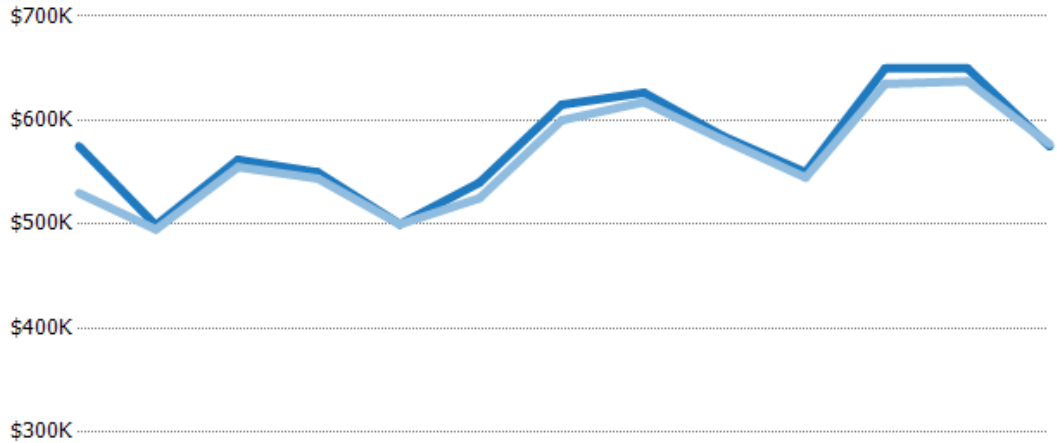
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg List Price	\$677K	\$561K	\$617K	\$620K	\$562K	\$596K	\$667K	\$704K	\$664K	\$654K	\$722K	\$708K	\$657K
Avg Sales Price	\$665K	\$551K	\$606K	\$601K	\$553K	\$585K	\$659K	\$677K	\$658K	\$647K	\$705K	\$692K	\$652K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	97%	98%	98%	99%	96%	99%	99%	98%	98%	99%

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.,
 Mobile/Manufactured, Single Family



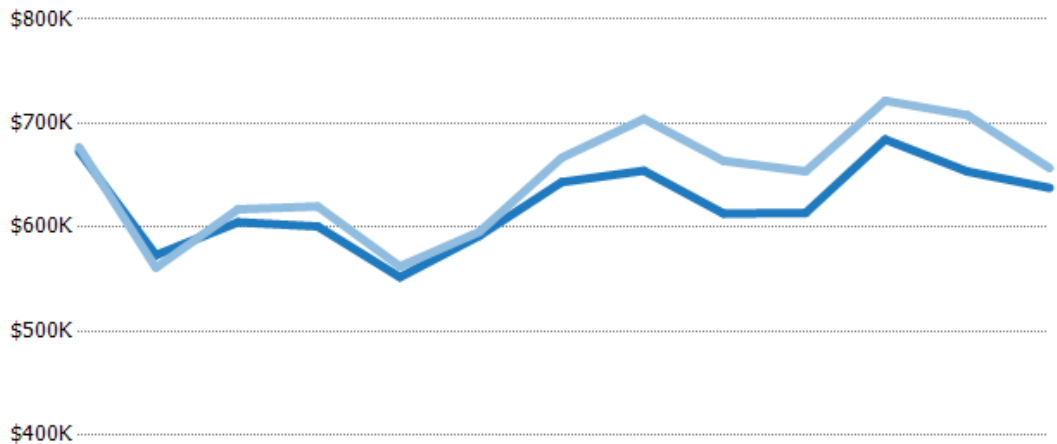
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$575K	\$499K	\$562K	\$550K	\$500K	\$540K	\$615K	\$627K	\$584K	\$550K	\$650K	\$650K	\$575K
Median Sales Price	\$530K	\$495K	\$555K	\$544K	\$500K	\$525K	\$600K	\$618K	\$581K	\$545K	\$635K	\$638K	\$577K
Med Sales Price as a % of Med List Price	92%	99%	99%	99%	100%	97%	98%	99%	99%	99%	98%	98%	100%

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.,
 Mobile/Manufactured, Single Family



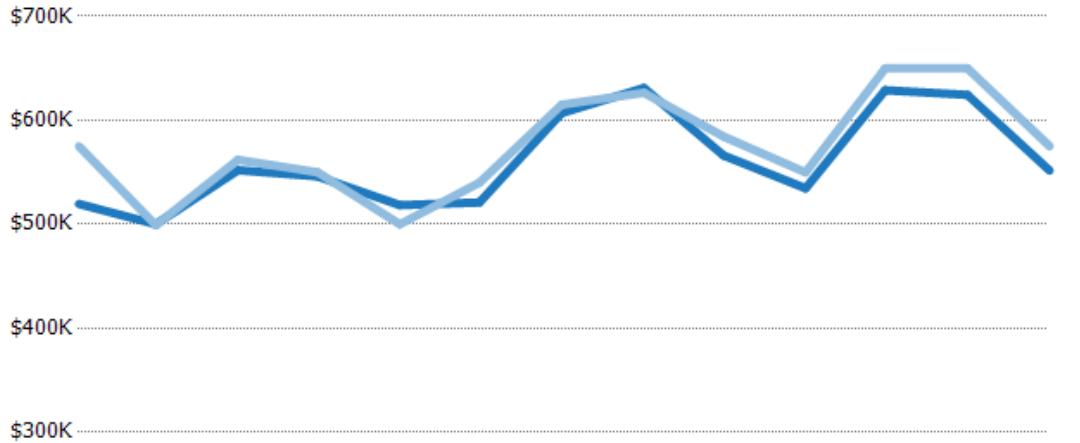
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$673K	\$573K	\$605K	\$601K	\$552K	\$592K	\$643K	\$654K	\$613K	\$614K	\$684K	\$654K	\$638K
Avg Sales Price	\$677K	\$561K	\$617K	\$620K	\$562K	\$596K	\$667K	\$704K	\$664K	\$654K	\$722K	\$708K	\$657K
Avg Sales Price as a % of Avg Est Value	101%	98%	102%	103%	102%	101%	104%	108%	108%	107%	105%	108%	103%

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.,
 Mobile/Manufactured, Single Family



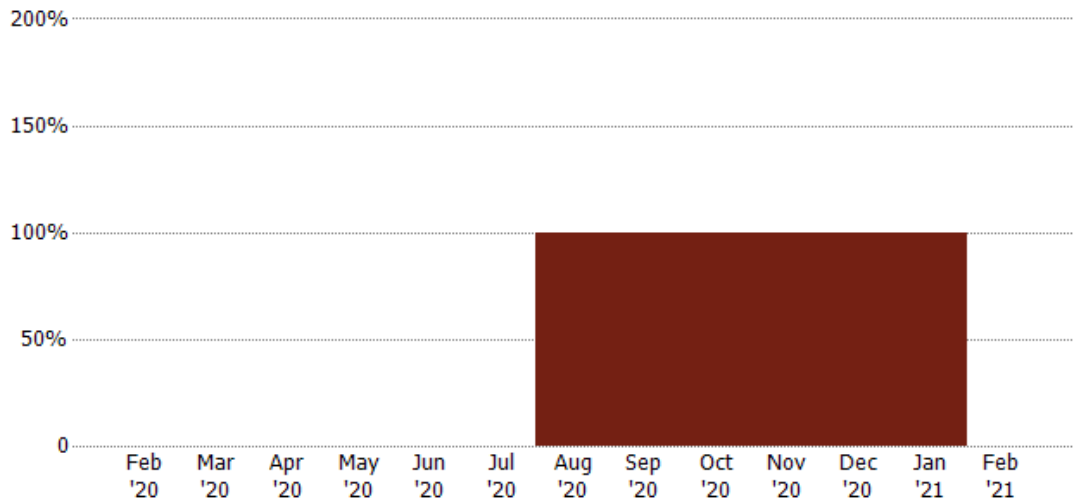
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$520K	\$500K	\$552K	\$546K	\$518K	\$521K	\$607K	\$631K	\$566K	\$535K	\$629K	\$624K	\$552K
Median Sales Price	\$575K	\$499K	\$562K	\$550K	\$500K	\$540K	\$615K	\$627K	\$584K	\$550K	\$650K	\$650K	\$575K
Med Sales Price as a % of Med Est Value	111%	100%	102%	101%	96%	104%	101%	99%	103%	103%	103%	104%	104%

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.,
 Mobile/Manufactured, Single Family



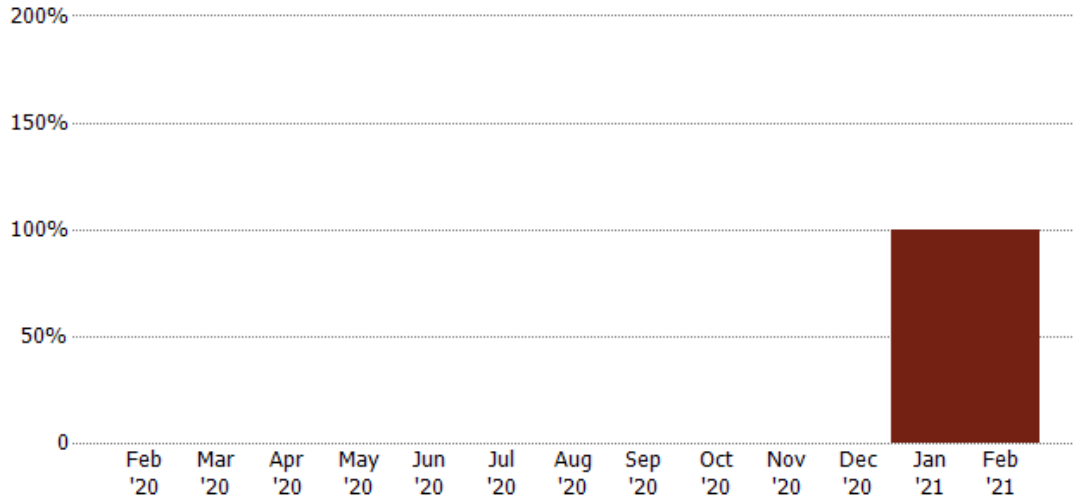
Current Year	-	-	-	-	-	-	1	1	1	1	1	1	-
--------------	---	---	---	---	---	---	---	---	---	---	---	---	---

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.,
 Mobile/Manufactured, Single Family



■ Current Year



Sales Activity by ZIP

Feb 2021

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			75	\$48,931,646	\$652,422	\$577,000	\$255	\$242	38