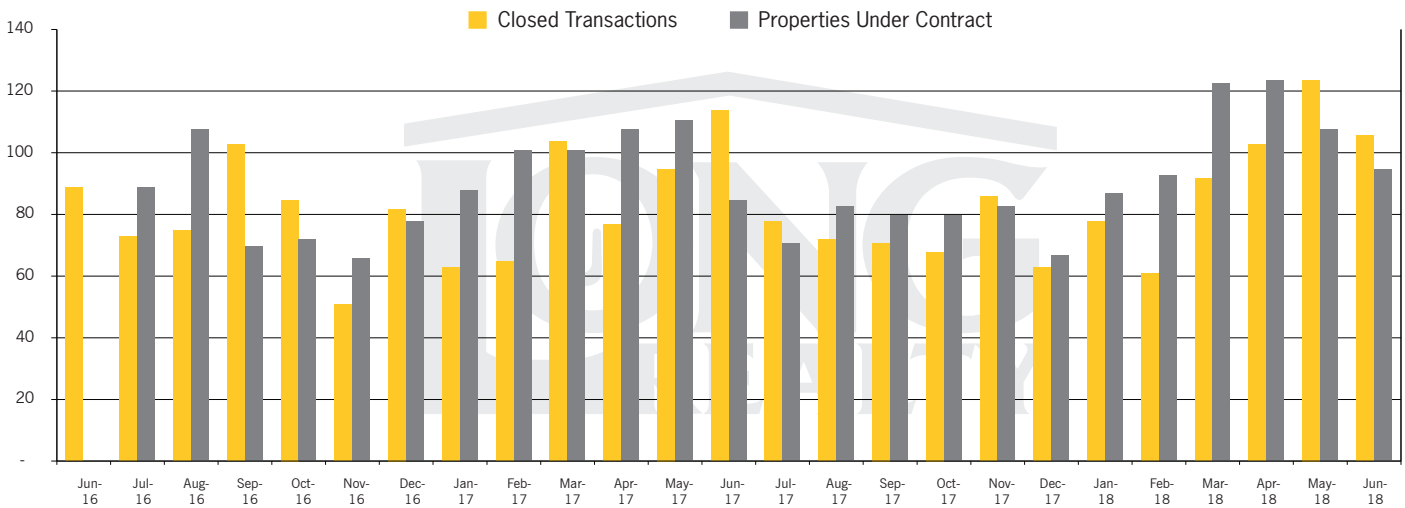


The Housing Report

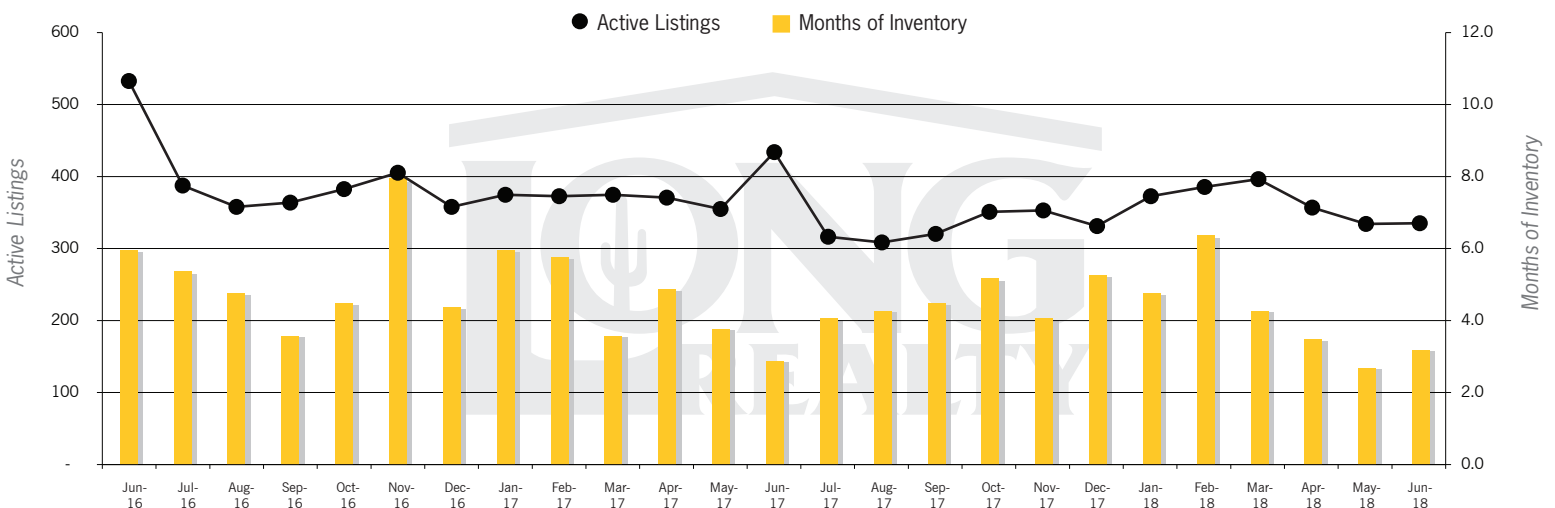
Cave Creek/New River | July 2018

In the Cave Creek - New River area, June 2018 active inventory was 338, a 4% increase from June 2017. There were 106 closings in June 2018, a 7% decrease from June 2017. Year-to-date 2018 there were 565 closings, an 8% increase from year-to-date 2017. Months of Inventory was 3.2, up from 2.9 in June 2017. Median price of sold homes was \$425,000 for the month of June 2018, down 4% from June 2017. The Cave Creek - New River area had 95 new properties under contract in June 2018, up 12% from June 2017.

CLOSED SALES – CAVE CREEK/NEW RIVER



ACTIVE LISTINGS AND MONTHS OF INVENTORY – CAVE CREEK/NEW RIVER

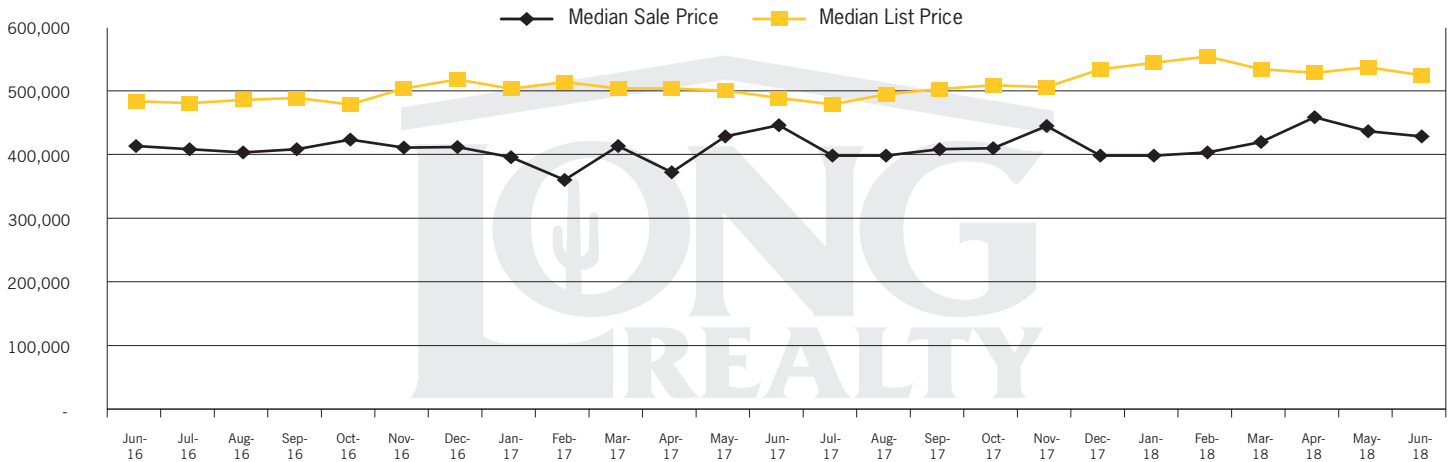


Properties under contract and Home Sales data is based on information obtained from the ARMLS using Brokermetrics software.
All data obtained 07/06/2018 is believed to be reliable, but not guaranteed.

The Housing Report

Cave Creek/New River | July 2018

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – CAVE CREEK/NEW RIVER



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – CAVE CREEK/NEW RIVER

Year	Median Price	Int. Rate	MO. Payment
2006	\$322,000	6.140%	\$1,861.65
2017	\$442,500	3.900%	\$1,982.78
2018	\$425,000	4.570%	\$2,062.57

30 YEAR FIXED MORTGAGE RATE

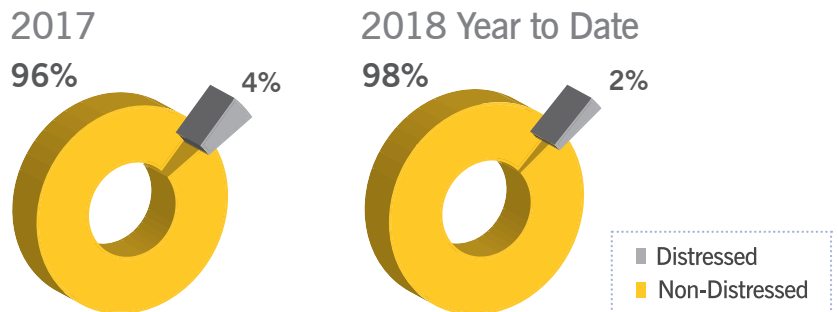


Source: Residential median sales prices. Data obtained 07/06/2018 from ARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

DISTRESSED VS. NON-DISTRESSED SALES – CAVE CREEK/NEW RIVER

The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.



Distressed sales and market performance data is based on information obtained from the ARMLS on 07/06/2018. Information is believed to be reliable, but not guaranteed.

The Housing Report

Cave Creek/New River | July 2018

MARKET CONDITIONS BY PRICE BAND – CAVE CREEK/NEW RIVER

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	1	0	1	0	0	n/a	3.0	Seller
\$150,000 - 174,999	0	1	0	0	0	0	1	n/a	1.0	Seller
\$175,000 - 199,999	1	1	0	1	0	2	0	n/a	6.0	Balanced
\$200,000 - 224,999	1	2	3	2	3	0	1	1.0	10.8	Buyer
\$225,000 - 249,999	2	0	1	0	1	3	2	1.0	11.7	Buyer
\$250,000 - 274,999	0	4	3	2	4	4	2	n/a	4.3	Slightly Seller
\$275,000 - 299,999	8	13	3	6	4	7	7	1.1	3.4	Seller
\$300,000 - 349,999	29	13	9	16	10	19	14	2.1	2.4	Seller
\$350,000 - 399,999	41	7	10	13	12	17	17	2.4	2.2	Seller
\$400,000 - 499,999	67	17	13	18	27	33	28	2.4	1.7	Seller
\$500,000 - 599,999	55	8	8	14	21	17	15	3.7	1.8	Seller
\$600,000 - 699,999	35	4	4	8	7	11	5	7.0	1.7	Seller
\$700,000 - 799,999	21	3	1	1	5	5	5	4.2	1.8	Seller
\$800,000 - 899,999	20	3	2	1	3	1	2	10.0	3.5	Seller
\$900,000 - 999,999	13	1	1	5	3	2	3	4.3	2.3	Seller
\$1,000,000 - and over	45	2	2	4	3	4	4	11.3	3.0	Seller
TOTAL	338	79	61	91	104	125	106	3.2	2.5	Seller



Statistics based on information obtained from ARMLS and using Brokermetrics software on 07/06/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2018 - 06/30/2018. Information is believed to be reliable, but not guaranteed.

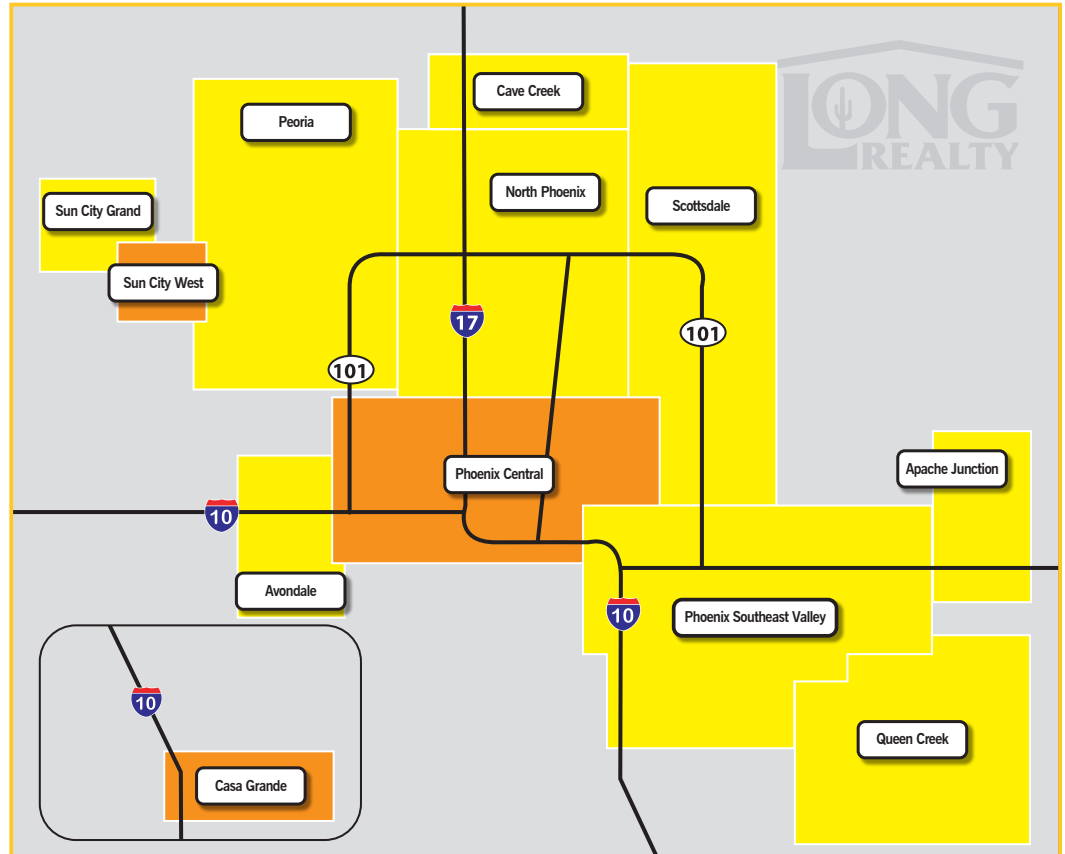
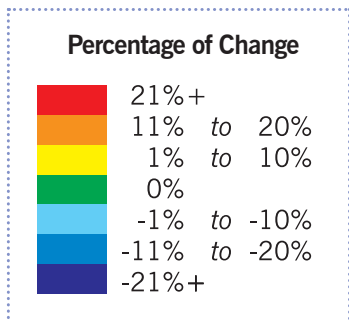
The Housing Report

Cave Creek/New River | July 2018

CHANGE IN MEDIAN SALES PRICE BY AREA

APR 2017-JUN 2017 TO
APR 2018-JUN 2018

This heat map represents the percentage of change in Phoenix metro median sales prices from April 2017-June 2017 to April 2018-June 2018 by area.



These statistics are based on information obtained from the ARMLS on 07/06/2018. Information is believed to be reliable, but not guaranteed.

The Cave Creek/New River Housing Report is comprised of data for residential properties in ARMLS for the Cave Creek and New River areas. Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range. Please feel free to contact me for a more in-depth analysis.

How's the market?

You have questions,
I have the answers.

Talk To Me.

Where Every Home & Every Person *Matters*



A BERKSHIRE HATHAWAY AFFILIATE