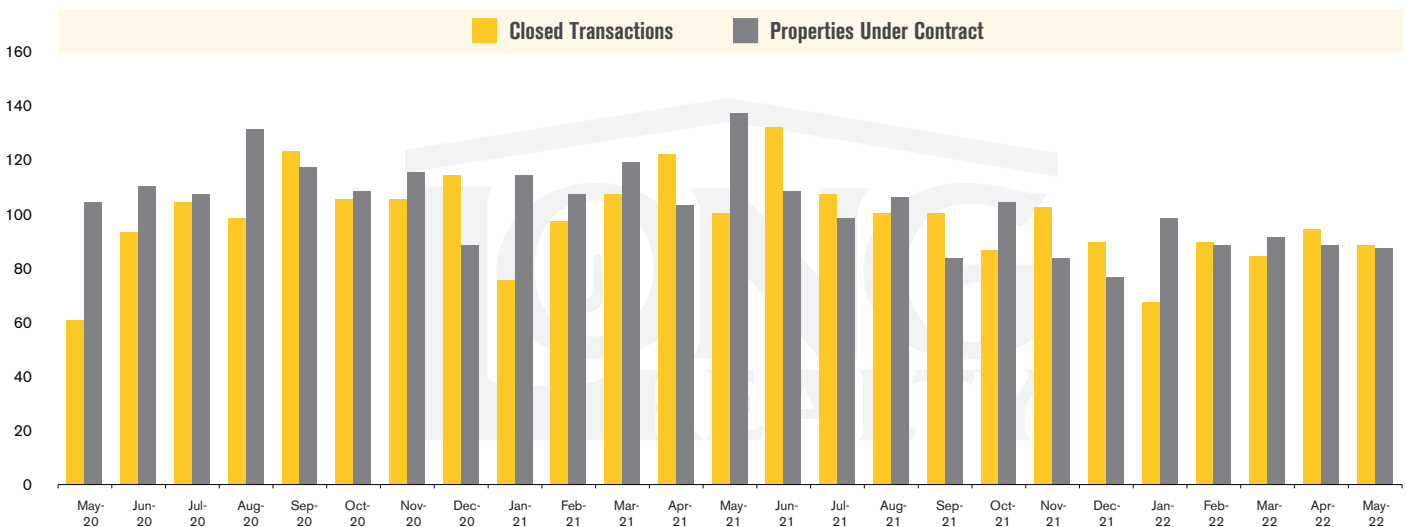


THE HOUSING REPORT

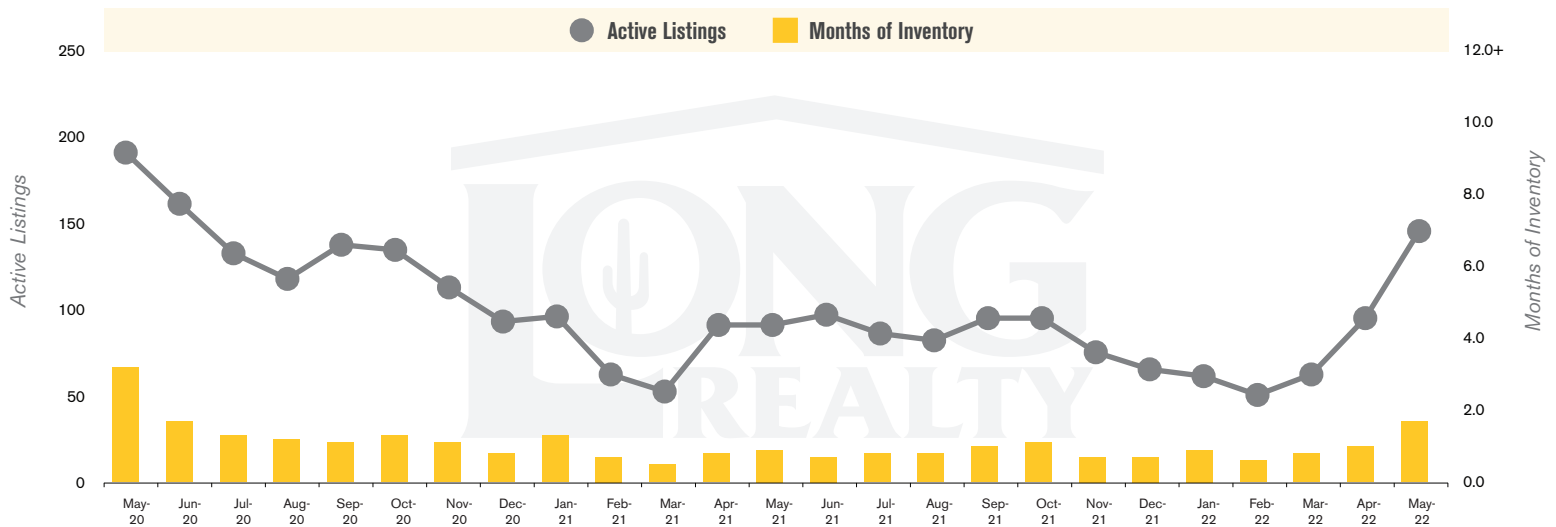
CAVE CREEK/NEW RIVER | JUNE 2022

In the Cave Creek - New River area, May 2022 active inventory was 148, a 72% increase from May 2021. There were 89 closings in May 2022, a 12% decrease from May 2021. Year-to-date 2022 there were 427 closings, a 16% decrease from year-to-date 2021. Months of Inventory was 1.7, up from 0.9 in May 2021. Median price of sold homes was \$854,213 for the month of May 2022, up 31% from May 2021. The Cave Creek - New River area had 88 new properties under contract in May 2022, down 36% from May 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT 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 TrendGraphix software.
All data obtained 06/07/2022 is believed to be reliable, but not guaranteed.

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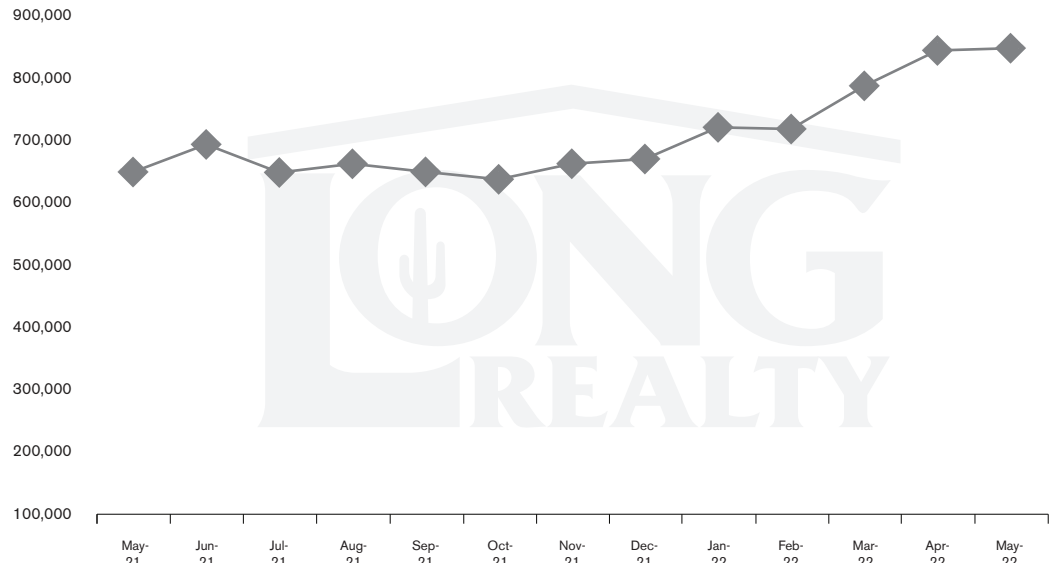
CAVE CREEK/NEW RIVER | JUNE 2022

MEDIAN SOLD PRICE

CAVE CREEK/
NEW RIVER

On average, homes sold this % of original list price.

May 2021	May 2022
102.1%	99.9%



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
2021	\$653,168	2.960%	\$2,602.73
2022	\$854,213	5.230%	\$4,471.10

Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW SINGLE FAMILY HOME PERMITS PHOENIX METRO



For April 2022, new home permits were **down 15%** from April 2021.

These statistics are based on information obtained from ARMLS and using TrendGraphix software on 06/07/2022. New home permits are based on information obtained from the University of Arizona Eller College of Management, Economic and Business Research Center. Information is believed to be reliable, but not guaranteed.

THE HOUSING REPORT

CAVE CREEK/NEW RIVER | JUNE 2022

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
		Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22			
\$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	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$225,000 - 249,999	0	1	1	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	0	0	0	0	0	1	0.0	0.0	Seller
\$300,000 - 349,999	0	1	0	1	0	0	0	n/a	n/a	n/a
\$350,000 - 399,999	1	3	3	4	2	1	1	1.0	1.3	Seller
\$400,000 - 499,999	2	10	3	8	6	5	1	2.0	4.6	Slightly Seller
\$500,000 - 599,999	14	16	15	16	11	9	10	1.4	2.5	Seller
\$600,000 - 699,999	25	19	8	13	17	17	10	2.5	1.9	Seller
\$700,000 - 799,999	12	15	12	12	9	16	17	0.7	2.3	Seller
\$800,000 - 899,999	11	3	6	12	13	10	13	0.8	2.3	Seller
\$900,000 - 999,999	17	4	7	4	1	4	9	1.9	3.9	Seller
\$1,000,000 - and over	66	17	13	19	26	33	27	2.4	1.0	Seller
TOTAL	148	90	68	90	85	95	89	1.7	2.0	Seller

 Seller's Market

 Slight Seller's Market

 Balanced Market

 Slight Buyer's Market

 Buyer's Market

Statistics based on information obtained from ARMLS and using TrendGraphix software on 06/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2022-05/31/2022. Information is believed to be reliable, but not guaranteed.

THE HOUSING REPORT

CAVE CREEK/NEW RIVER | JUNE 2022

PHOENIX LUXURY

The luxury segment of the Phoenix housing market is represented by residential sales \$800,000 and above.

Data Obtained 06/07/2022 from ARMLS using TrendGraphix software for all closed residential sales volume between 04/01/2021 – 05/31/2022 rounded to the nearest tenth of one percent and deemed to be correct.

CLOSED UNITS JAN-MAY ↗ 33.2%

2021

3,986

2022

5,309

UNDER CONTRACT JAN-MAY ↗ 27.9%

2021

4,295

2022

5,494

MONTHS OF INVENTORY ↗ 40.8%

May 2021

1.2

May 2022

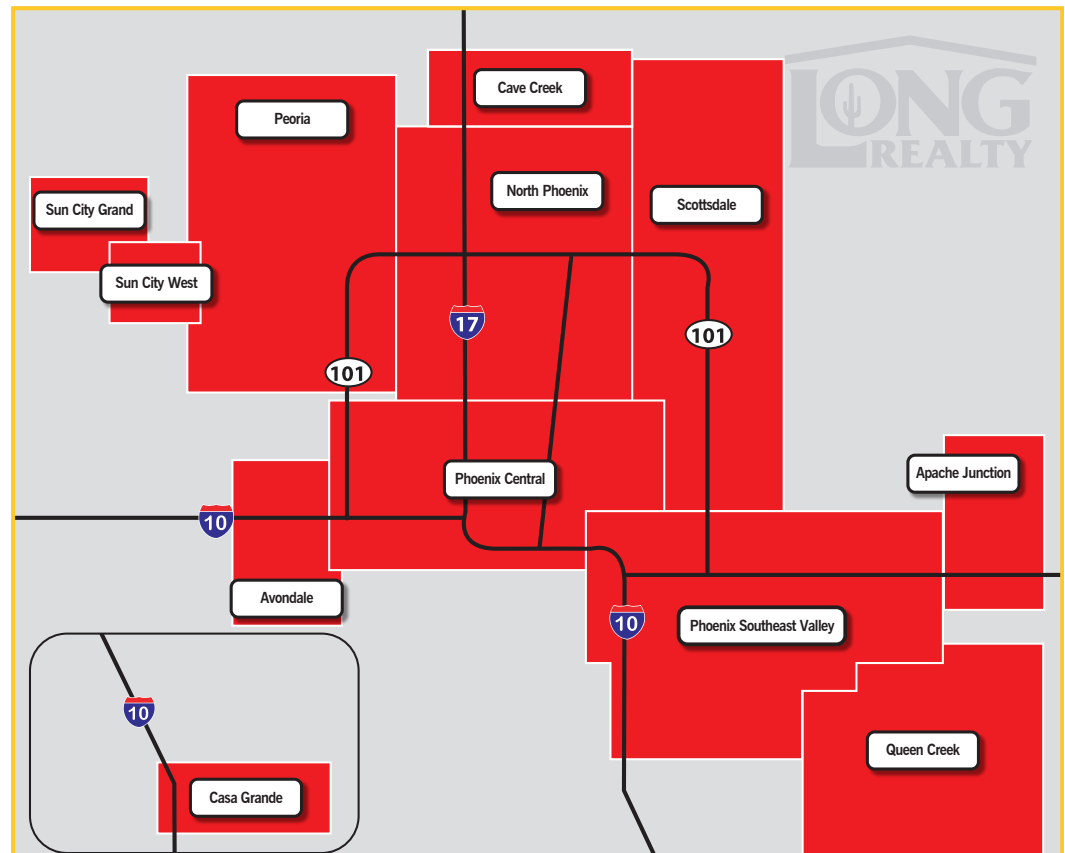
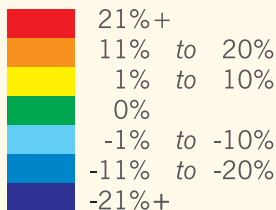
1.7

CHANGE IN MEDIAN SALES PRICE BY AREA

MAR 2021-MAY 2021 TO
MAR 2022-MAY 2022

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.

Percentage of Change



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

This heat map represents the percentage of change in Phoenix metro median sales prices from March 2021-May 2021 to March 2022-May 2022 by area. These statistics are based on information obtained from the ARMLS on 06/07/2022. Information is believed to be reliable, but not guaranteed.