

2019

CAREFREE **MARKET REPORT**

April 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	Apr 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	6	13	-53.8%	74	74	+/-
New Listing Volume	\$8,069,000	\$6,816,800	+18.4%	\$74,921,392	\$58,837,401	+27.3%
Active Listing Count	-	75	-	N/A	N/A	
Active Listing Volume	-	\$79,342,099	-	N/A	N/A	
Average Listing Price	-	\$1,057,895	-	\$1,028,874	\$998,104	+3.1%
Median Listing Price	-	\$899,999	-	\$814,733	\$838,749	-2.9%
Average Listing Price per Sq Ft	-	\$273	-	\$278	\$266	+4.6%
Median Listing Price per Sq Ft	-	\$244	-	\$264	\$242	+8.9%
Median Days in RPR	-	104	-	63.63	88.28	-27.9%
Months of Inventory	-	5.4	-100%	4.7	7	-31.9%
Absorption Rate	-	18.67%	-	21.11%	14.37%	+6.7%
Sales Activity Charts Metrics						
New Pending Sales Count	13	19	-31.6%	69	76	-9.2%
New Pending Sales Volume	\$11,391,800	\$13,285,900	-14.3%	\$61,843,049	\$50,187,999	+23.2%
Pending Sales Count	-	18	-	N/A	N/A	
Pending Sales Volume	-	\$15,516,900	-	N/A	N/A	
Closed Sales Count	7	16	-56.3%	43	57	-24.6%
Closed Sales Volume	\$5,739,000	\$9,256,500	-38%	\$33,686,124	\$35,240,250	-4.4%
Average Sales Price	\$819,857	\$578,531	+41.7%	\$783,398	\$618,250	+26.7%
Median Sales Price	\$365,000	\$580,000	-37.1%	\$559,671	\$537,596	+4.1%
Average Sales Price per Sq Ft	\$262	\$216	+21.1%	\$251	\$227	+10.5%
Median Sales Price per Sq Ft	\$179	\$218	-17.9%	\$233	\$222	+5.2%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

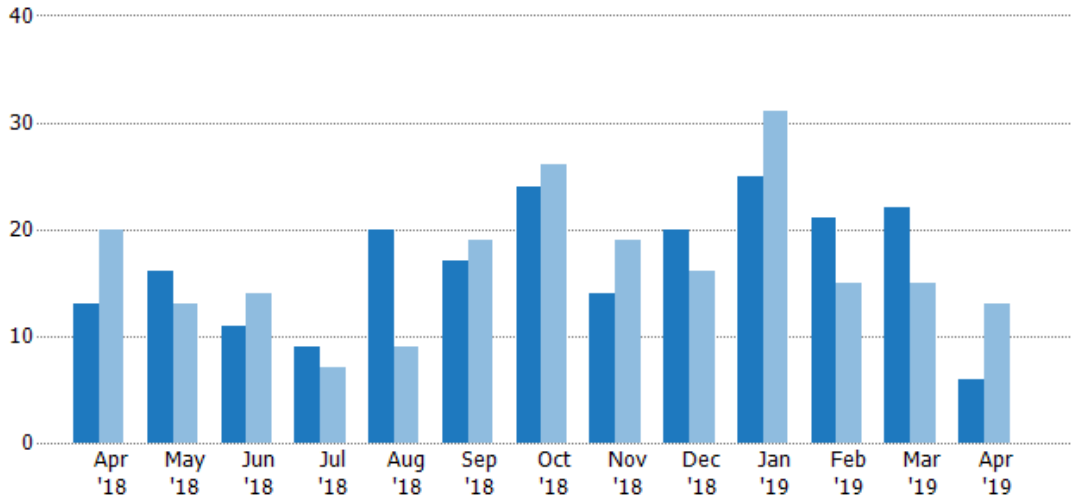
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '19	6	-53.8%
Apr '18	13	-35%
Apr '17	20	-10%



Current Year	13	16	11	9	20	17	24	14	20	25	21	22	6
Prior Year	20	13	14	7	9	19	26	19	16	31	15	15	13
Percent Change from Prior Year	-35%	23%	-21%	29%	122%	-11%	-8%	-26%	25%	-19%	40%	47%	-54%

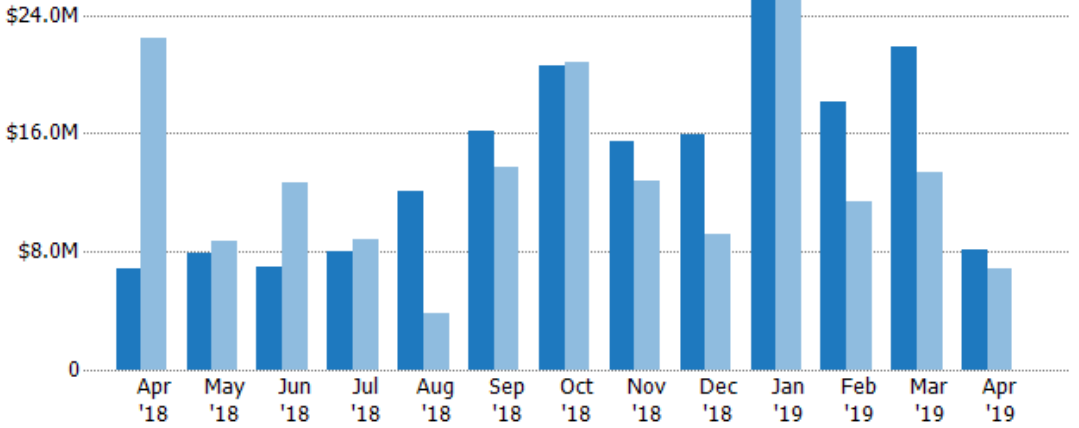
New Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '19	\$8.07M	18.4%
Apr '18	\$6.82M	-69.7%
Apr '17	\$22.5M	-26.3%



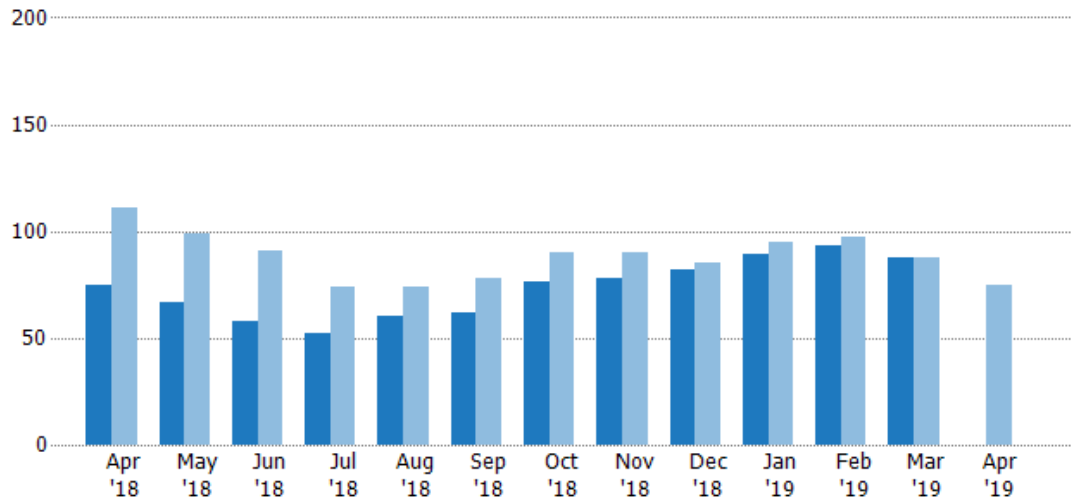
Current Year	\$6.82M	\$7.86M	\$7.02M	\$8M	\$12.1M	\$16.2M	\$20.6M	\$15.5M	\$16M	\$26.8M	\$18.2M	\$21.9M	\$8.07M
Prior Year	\$22.5M	\$8.69M	\$12.7M	\$8.78M	\$3.82M	\$13.8M	\$20.8M	\$12.8M	\$9.21M	\$27.3M	\$11.4M	\$13.3M	\$6.82M
Percent Change from Prior Year	-70%	-10%	-45%	-9%	217%	18%	-1%	21%	73%	-2%	60%	64%	18%

Active Listings

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

Filters Used

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



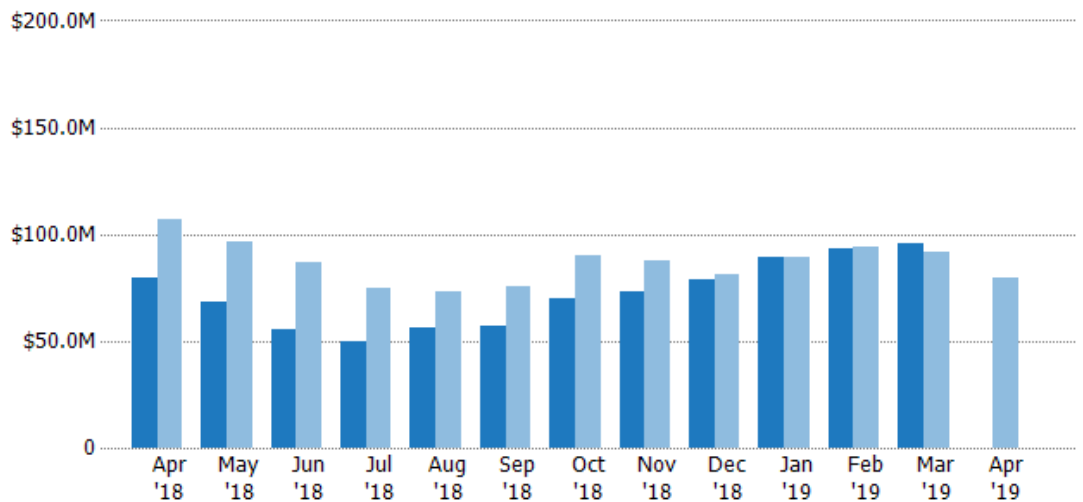
Current Year	75	67	58	52	60	62	76	78	82	89	93	88	-
Prior Year	111	99	91	74	74	78	90	90	85	95	97	88	75
Percent Change from Prior Year	-32%	-32%	-36%	-30%	-19%	-21%	-16%	-13%	-4%	-6%	-4%	0%	-100%

Active Listing Volume

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

Filters Used

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



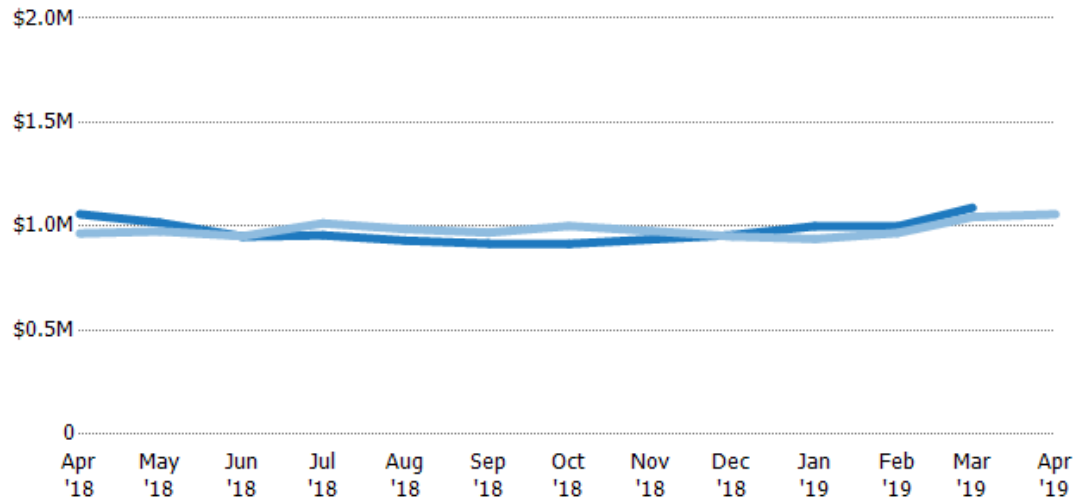
Current Year	\$79.3M	\$68.1M	\$55.1M	\$49.7M	\$55.9M	\$56.8M	\$69.5M	\$73.1M	\$78.5M	\$89M	\$92.9M	\$95.8M	-
Prior Year	\$107M	\$96.6M	\$86.7M	\$75M	\$73M	\$75.6M	\$90.1M	\$87.9M	\$80.9M	\$89.2M	\$93.9M	\$91.9M	\$79.3M
Percent Change from Prior Year	-26%	-29%	-36%	-34%	-23%	-25%	-23%	-17%	-3%	0%	-1%	4%	-100%

Average Listing Price

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

Filters Used

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



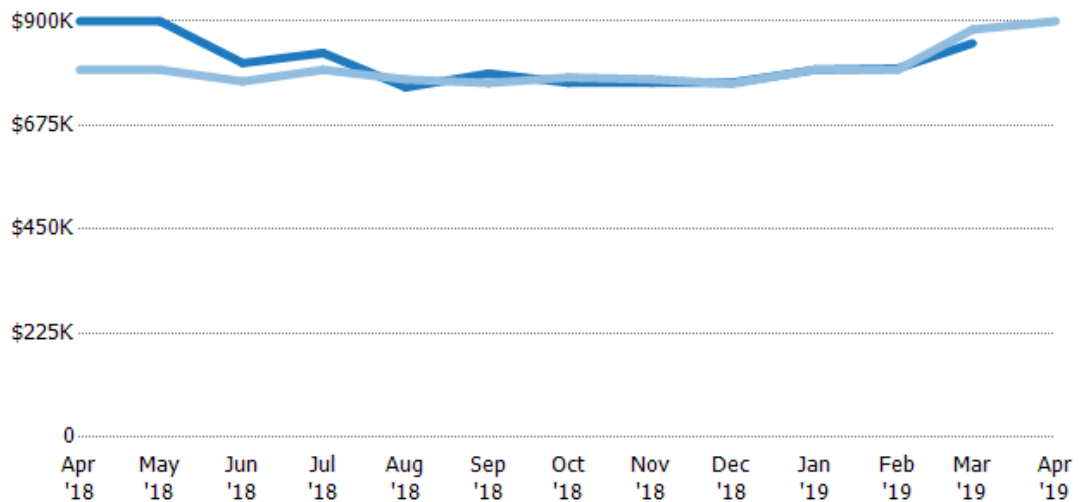
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$1.06M	\$1.02M	\$950K	\$957K	\$931K	\$916K	\$915K	\$937K	\$957K	\$1M	\$999K	\$1.09M	-
Prior Year	\$965K	\$976K	\$952K	\$1.01M	\$986K	\$970K	\$1M	\$977K	\$951K	\$939K	\$968K	\$1.04M	\$1.06M
Percent Change from Prior Year	10%	4%	0%	-6%	-6%	-6%	-9%	-4%	1%	7%	3%	4%	-100%

Median Listing Price

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

Filters Used

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



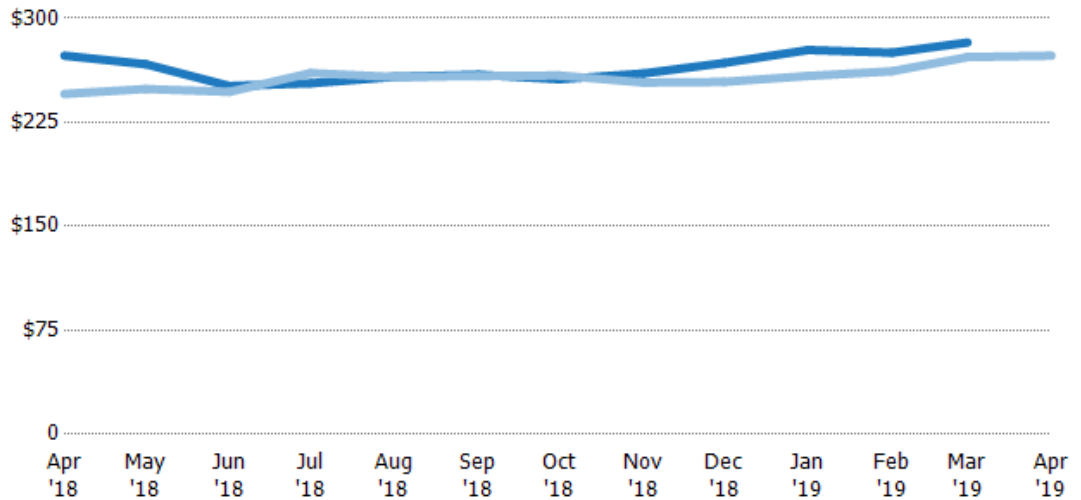
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$900K	\$900K	\$809K	\$831K	\$757K	\$787K	\$767K	\$767K	\$767K	\$795K	\$798K	\$852K	-
Prior Year	\$795K	\$795K	\$770K	\$795K	\$774K	\$767K	\$779K	\$774K	\$765K	\$795K	\$795K	\$882K	\$900K
Percent Change from Prior Year	13%	13%	5%	5%	-2%	3%	-1%	-1%	0%	0%	0%	-3%	-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: Carefree, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



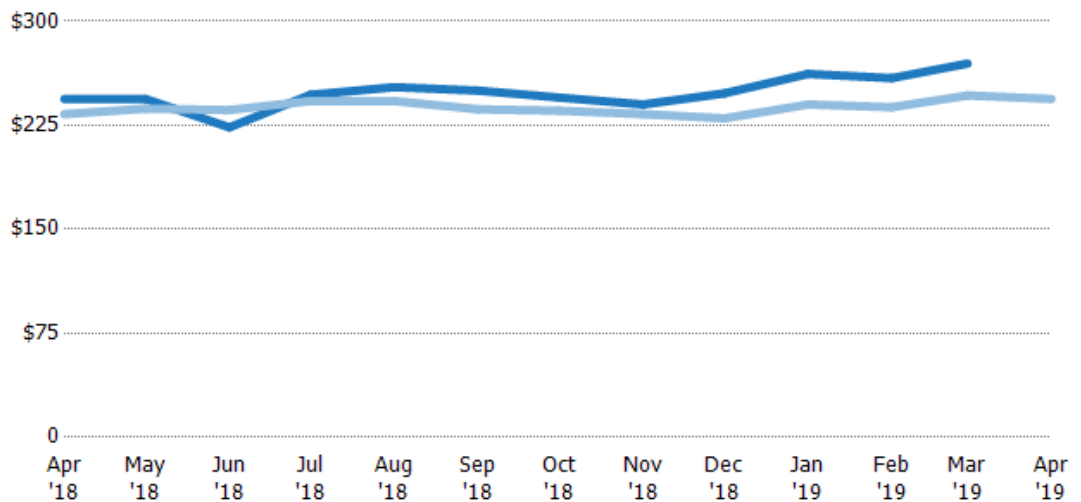
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$273	\$267	\$251	\$253	\$258	\$259	\$256	\$260	\$268	\$277	\$275	\$283	-
Prior Year	\$245	\$249	\$247	\$261	\$258	\$258	\$259	\$254	\$254	\$258	\$262	\$272	\$273
Percent Change from Prior Year	11%	7%	2%	-3%	0%	0%	-1%	3%	5%	7%	5%	4%	-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: Carefree, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



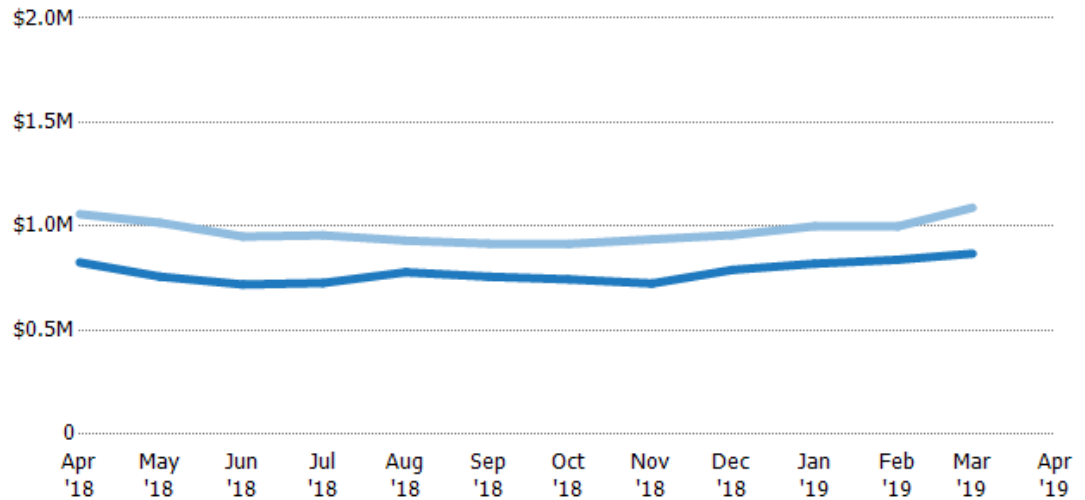
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$244	\$244	\$224	\$247	\$253	\$250	\$245	\$240	\$248	\$262	\$259	\$270	-
Prior Year	\$233	\$237	\$236	\$243	\$243	\$237	\$236	\$233	\$230	\$240	\$238	\$247	\$244
Percent Change from Prior Year	5%	3%	-5%	2%	4%	6%	4%	3%	8%	9%	9%	9%	-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: Carefree, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



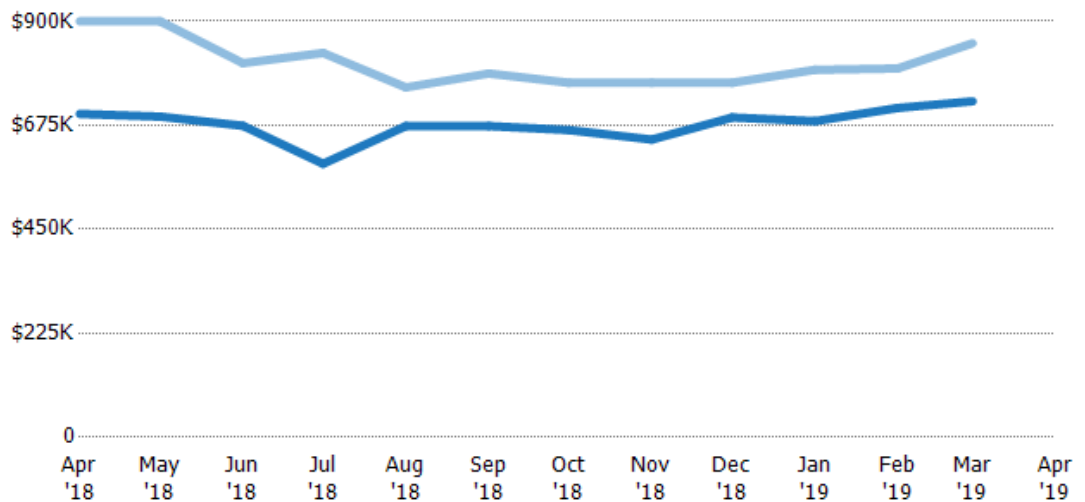
Avg Est Value	\$826K	\$758K	\$720K	\$727K	\$779K	\$757K	\$745K	\$725K	\$790K	\$820K	\$839K	\$868K	-
Avg Listing Price	\$1.06M	\$1.02M	\$950K	\$957K	\$931K	\$916K	\$915K	\$937K	\$957K	\$1M	\$999K	\$1.09M	-
Avg Listing Price as a % of Avg Est Value	128%	134%	132%	132%	120%	121%	123%	129%	121%	122%	119%	125%	-

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: Carefree, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



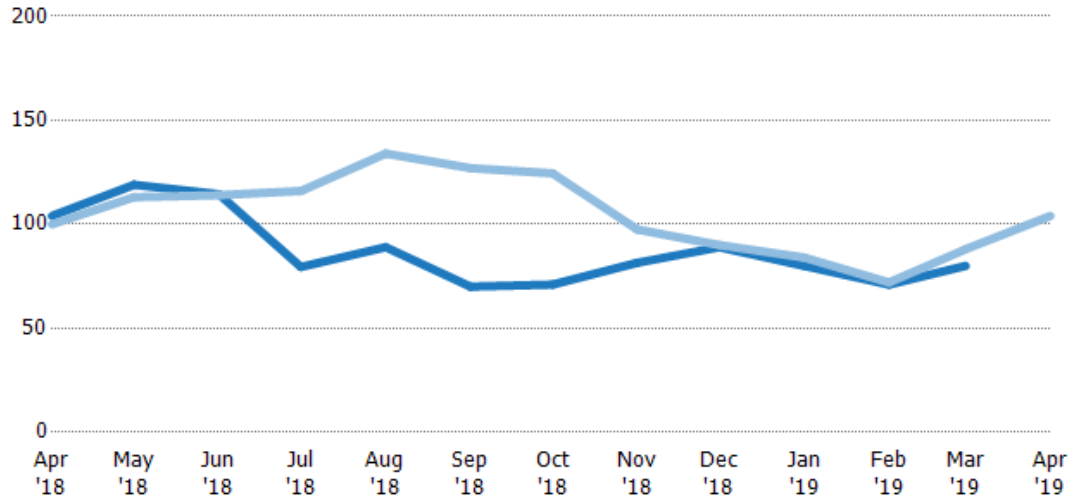
Median Est Value	\$700K	\$694K	\$674K	\$592K	\$673K	\$673K	\$665K	\$644K	\$692K	\$684K	\$712K	\$727K	-
Median Listing Price	\$900K	\$900K	\$809K	\$831K	\$757K	\$787K	\$767K	\$767K	\$767K	\$795K	\$798K	\$852K	-
Med Listing Price as a % of Med Est Value	129%	130%	120%	140%	112%	117%	115%	119%	111%	116%	112%	117%	-

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: Carefree, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



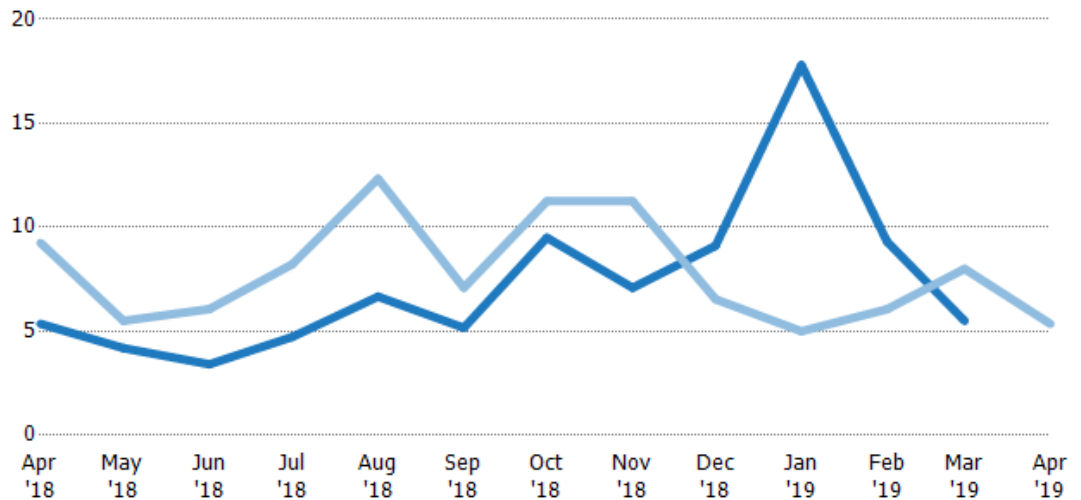
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	104	119	115	79.5	89	70	71	81.5	89	80	71	80	-
Prior Year	100	113	114	116	134	127	125	97.5	90	84	72	88	104
Percent Change from Prior Year	4%	5%	0%	-31%	-34%	-45%	-43%	-16%	-1%	-5%	-1%	-9%	-100%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

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



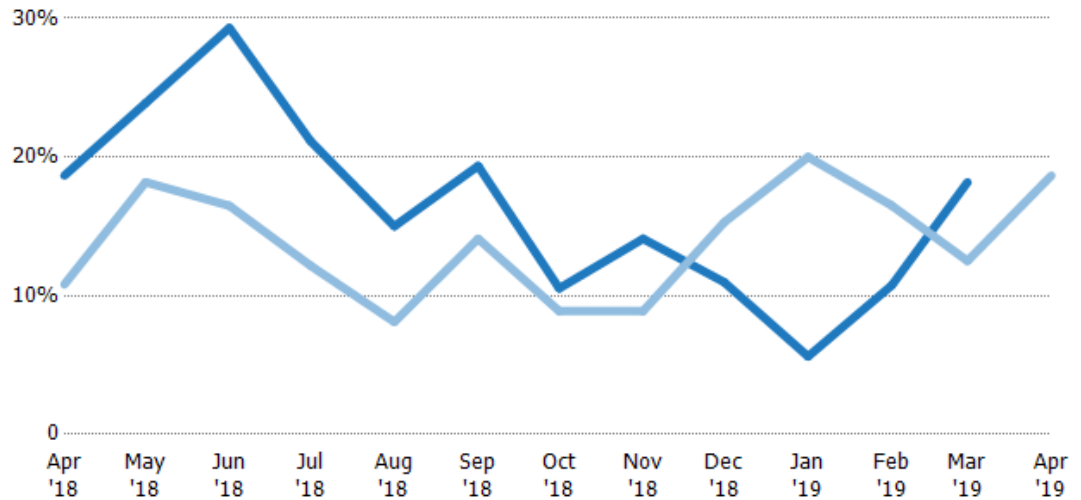
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	5.36	4.19	3.41	4.73	6.67	5.17	9.5	7.09	9.11	17.8	9.3	5.5	-
Prior Year	9.25	5.5	6.07	8.22	12.3	7.09	11.3	11.3	6.54	5	6.06	8	5.36
Percent Change from Prior Year	-42%	-24%	-44%	-43%	-46%	-27%	-16%	-37%	39%	256%	53%	-31%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



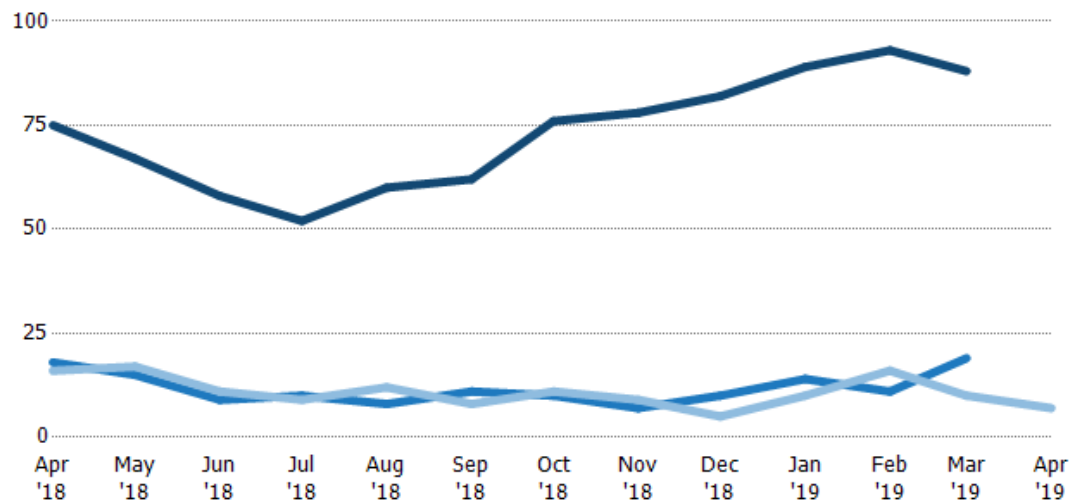
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	19%	24%	29%	21%	15%	19%	11%	14%	11%	6%	11%	18%	-
Prior Year	11%	18%	16%	12%	8%	14%	9%	9%	15%	20%	16%	13%	19%
Change from Prior Year	-8%	-6%	-13%	-9%	-7%	-5%	-2%	-5%	4%	14%	6%	-6%	19%

Active/Pending/Sold Units

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

Filters Used

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



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Active	75	67	58	52	60	62	76	78	82	89	93	88	-
Pending	18	15	9	10	8	11	10	7	10	14	11	19	-
Sold	16	17	11	9	12	8	11	9	5	10	16	10	7

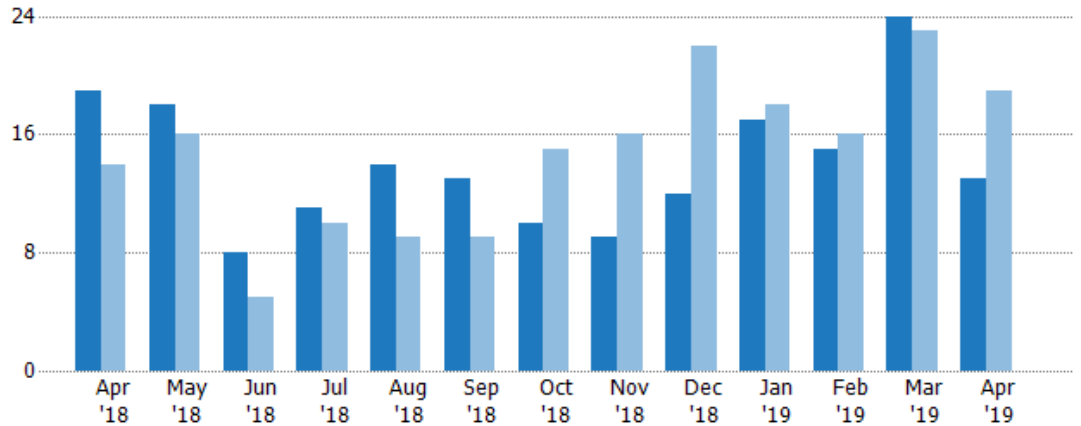
New Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '19	13	-31.6%
Apr '18	19	35.7%
Apr '17	14	-21.4%



Current Year	19	18	8	11	14	13	10	9	12	17	15	24	13
Prior Year	14	16	5	10	9	9	15	16	22	18	16	23	19
Percent Change from Prior Year	36%	13%	60%	10%	56%	44%	-33%	-44%	-45%	-6%	-6%	4%	-32%

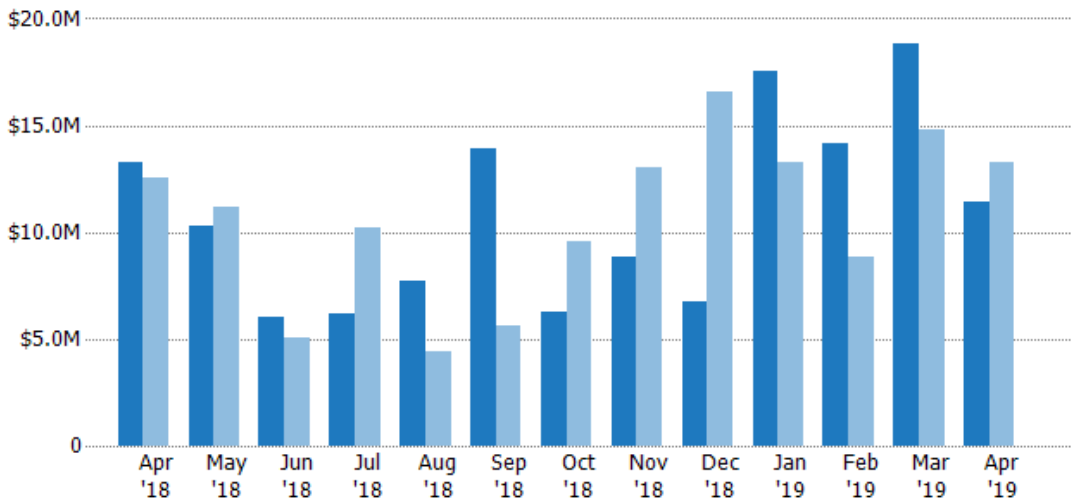
New Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '19	\$11.4M	-14.3%
Apr '18	\$13.3M	5.8%
Apr '17	\$12.6M	-25.1%



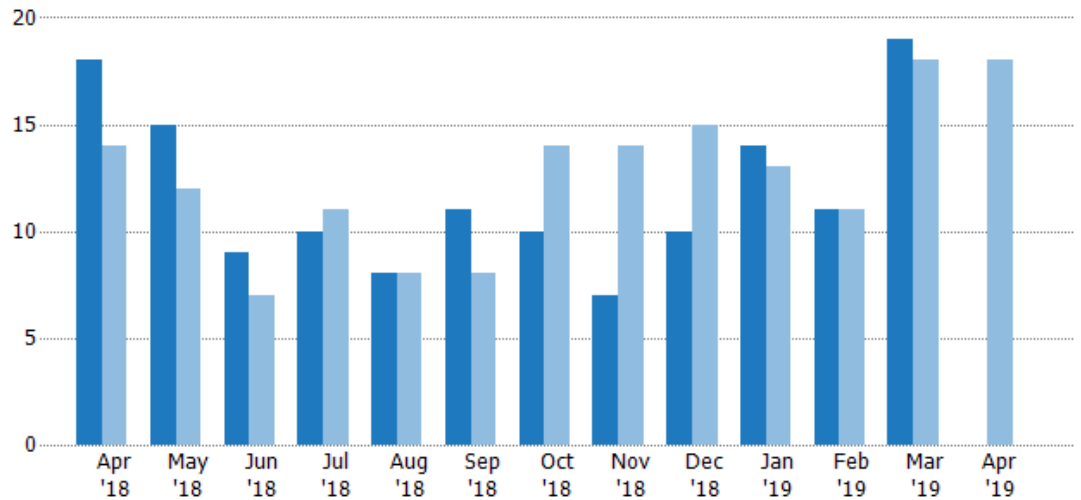
Current Year	\$13.3M	\$10.3M	\$6.05M	\$6.21M	\$7.7M	\$13.9M	\$6.3M	\$8.86M	\$6.78M	\$17.5M	\$14.1M	\$18.8M	\$11.4M
Prior Year	\$12.6M	\$11.2M	\$5.08M	\$10.2M	\$4.42M	\$5.65M	\$9.54M	\$13M	\$16.6M	\$13.3M	\$8.83M	\$14.8M	\$13.3M
Percent Change from Prior Year	6%	-8%	19%	-39%	74%	146%	-34%	-32%	-59%	32%	60%	27%	-14%

Pending Sales

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

Filters Used

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



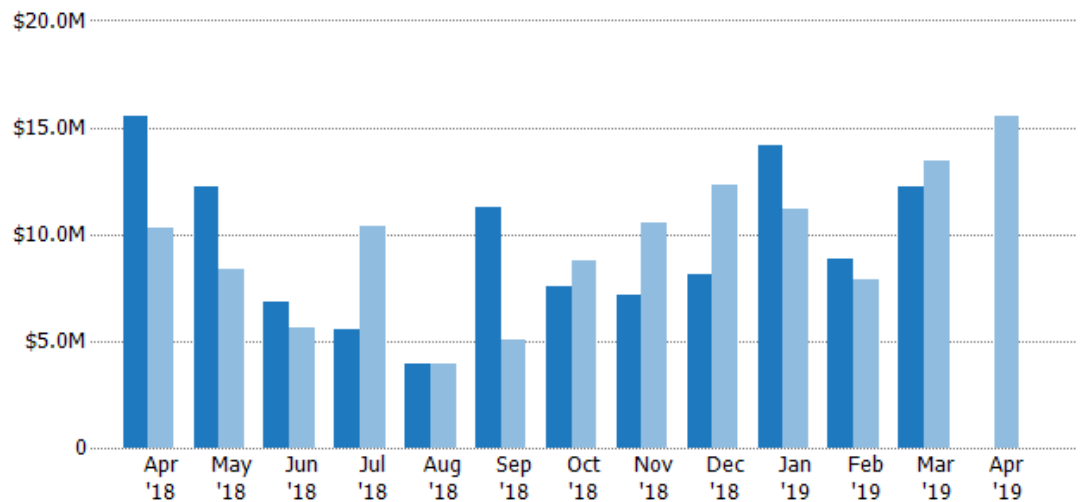
Current Year	18	15	9	10	8	11	10	7	10	14	11	19	-
Prior Year	14	12	7	11	8	8	14	14	15	13	11	18	18
Percent Change from Prior Year	29%	25%	29%	-9%	0%	38%	-29%	-50%	-33%	8%	0%	6%	-100%

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: Carefree, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	\$15.5M	\$12.2M	\$6.84M	\$5.53M	\$3.97M	\$11.2M	\$7.57M	\$7.15M	\$8.11M	\$14.1M	\$8.81M	\$12.2M	-
Prior Year	\$10.3M	\$8.33M	\$5.61M	\$10.4M	\$3.93M	\$5.09M	\$8.78M	\$10.6M	\$12.3M	\$11.2M	\$7.89M	\$13.4M	\$15.5M
Percent Change from Prior Year	50%	46%	22%	-47%	1%	121%	-14%	-32%	-34%	26%	12%	-9%	-100%

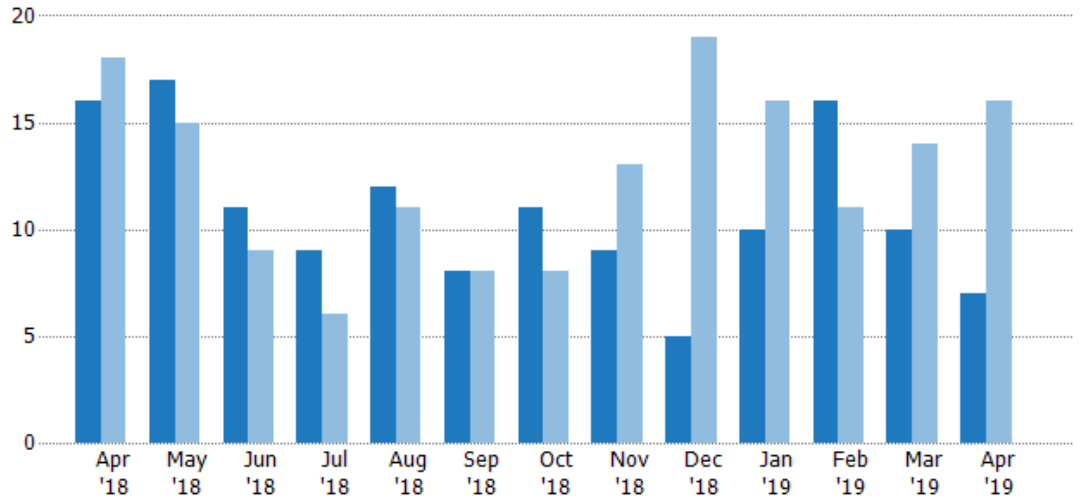
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Apr '19	7	-56.3%
Apr '18	16	-11.1%
Apr '17	18	-44.4%



Current Year	16	17	11	9	12	8	11	9	5	10	16	10	7
Prior Year	18	15	9	6	11	8	8	13	19	16	11	14	16
Percent Change from Prior Year	-11%	13%	22%	50%	9%	0%	38%	-31%	-74%	-38%	45%	-29%	-56%

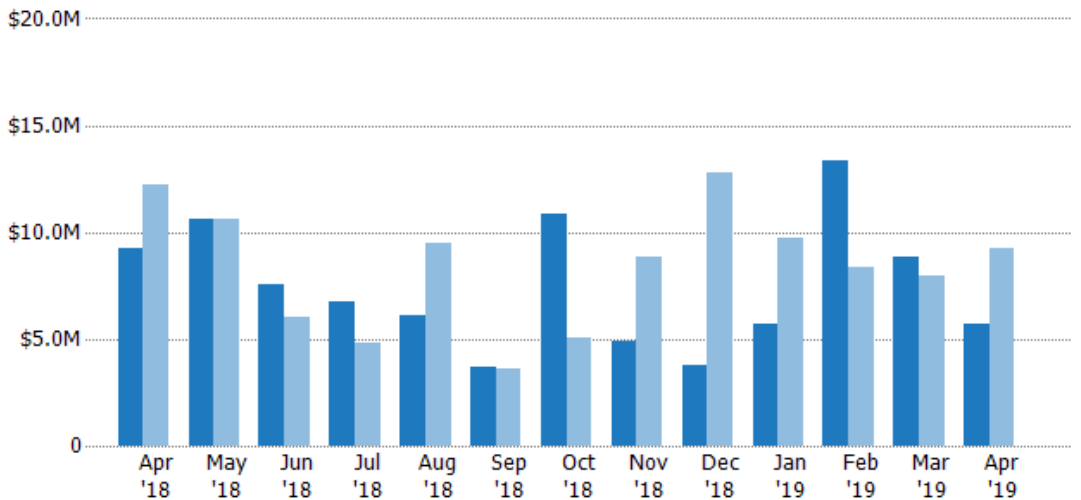
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '19	\$5.74M	-38%
Apr '18	\$9.26M	-24.5%
Apr '17	\$12.3M	-24.7%



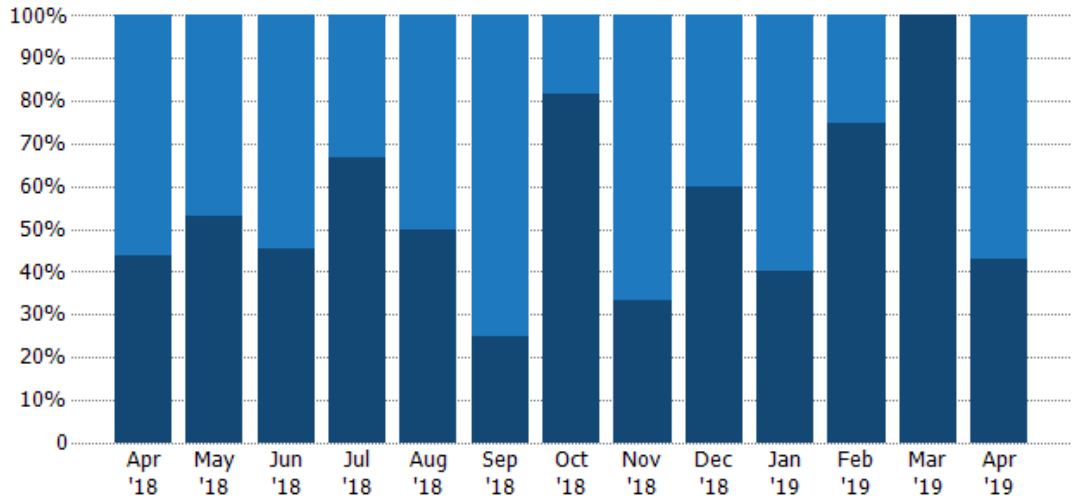
Current Year	\$9.26M	\$10.7M	\$7.57M	\$6.74M	\$6.14M	\$3.73M	\$10.9M	\$4.88M	\$3.81M	\$5.74M	\$13.4M	\$8.82M	\$5.74M
Prior Year	\$12.3M	\$10.6M	\$6.06M	\$4.85M	\$9.52M	\$3.6M	\$5.08M	\$8.81M	\$12.8M	\$9.72M	\$8.34M	\$7.93M	\$9.26M
Percent Change from Prior Year	-25%	0%	25%	39%	-35%	3%	114%	-45%	-70%	-41%	61%	11%	-38%

Closed Sales by Property Type

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

Filters Used

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



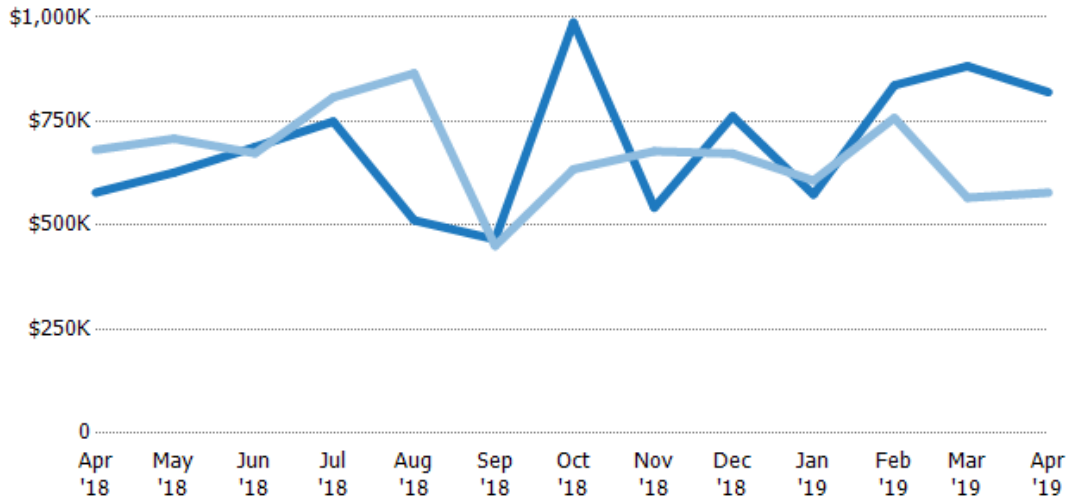
Condo/Townhouse	56%	47%	55%	33%	50%	75%	18%	67%	40%	60%	25%	-	57%
Single Family Residence	44%	53%	45%	67%	50%	25%	82%	33%	60%	40%	75%	100%	43%

Average Sales Price

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

Filters Used

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



Current Year	\$579K	\$627K	\$688K	\$749K	\$512K	\$466K	\$987K	\$542K	\$762K	\$574K	\$837K	\$882K	\$820K
Prior Year	\$681K	\$708K	\$673K	\$808K	\$865K	\$451K	\$635K	\$678K	\$672K	\$607K	\$758K	\$566K	\$579K
Percent Change from Prior Year	-15%	-12%	2%	-7%	-41%	3%	56%	-20%	13%	-6%	10%	56%	42%

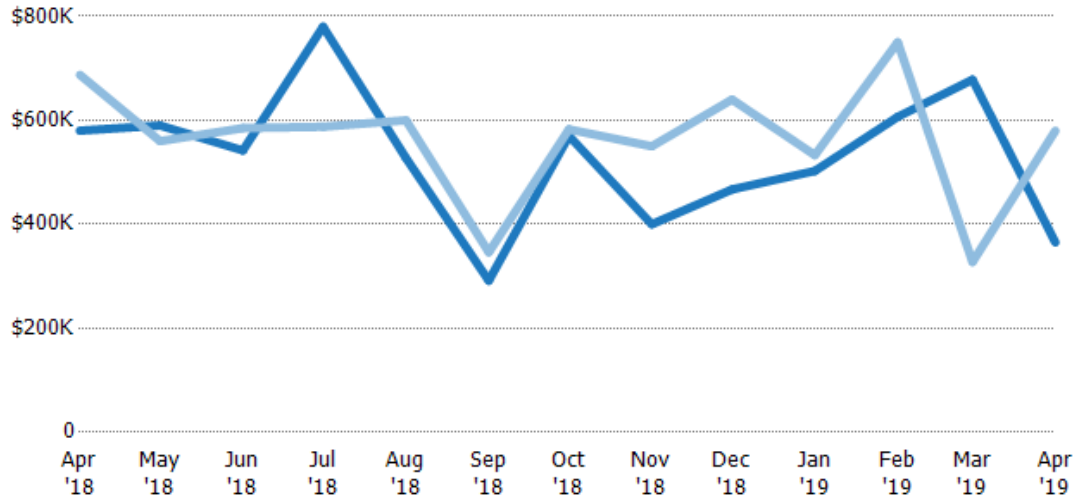
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Apr '19	\$365K	-37.1%
Apr '18	\$580K	-15.6%
Apr '17	\$688K	6.9%



Current Year	\$580K	\$590K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$467K	\$503K	\$607K	\$678K	\$365K
Prior Year	\$688K	\$560K	\$585K	\$588K	\$600K	\$346K	\$583K	\$550K	\$640K	\$533K	\$750K	\$328K	\$580K
Percent Change from Prior Year	-16%	5%	-7%	33%	-12%	-16%	-2%	-27%	-27%	-6%	-19%	107%	-37%

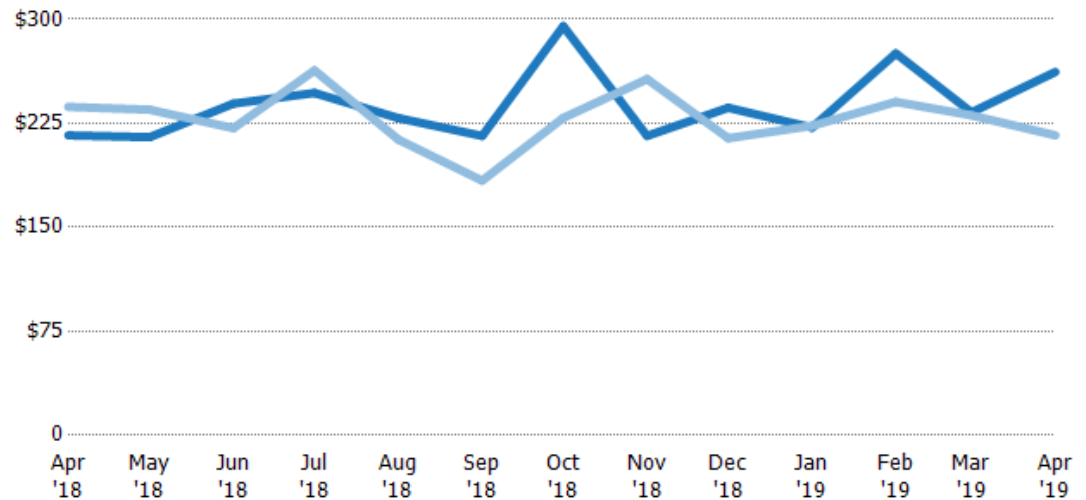
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$262	21.1%
Apr '18	\$216	-8.7%
Apr '17	\$237	7.5%



Current Year	\$216	\$215	\$239	\$247	\$229	\$216	\$295	\$216	\$236	\$222	\$275	\$233	\$262
Prior Year	\$237	\$235	\$221	\$263	\$213	\$184	\$229	\$257	\$214	\$223	\$240	\$231	\$216
Percent Change from Prior Year	-9%	-8%	8%	-6%	7%	18%	29%	-16%	10%	-1%	15%	1%	21%

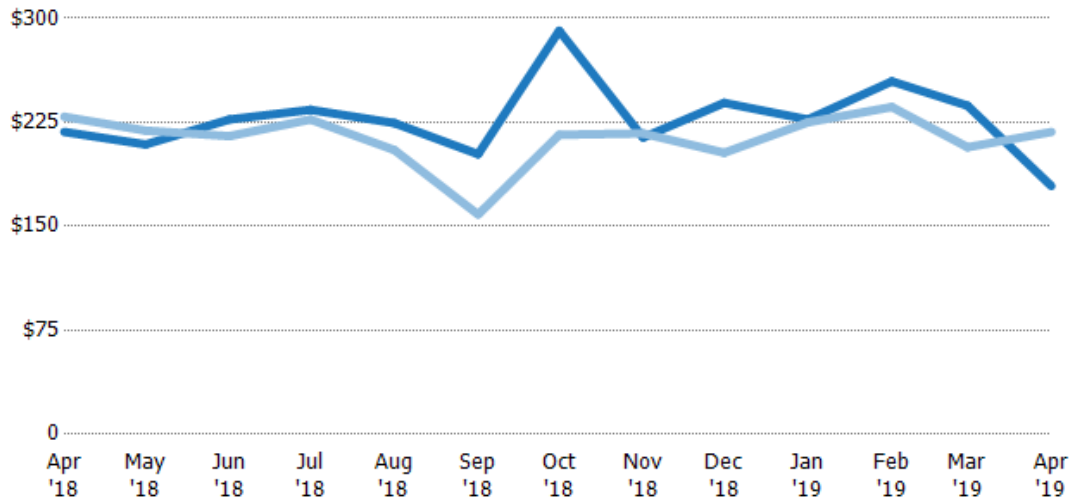
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$179	-17.9%
Apr '18	\$218	-4.8%
Apr '17	\$229	0%



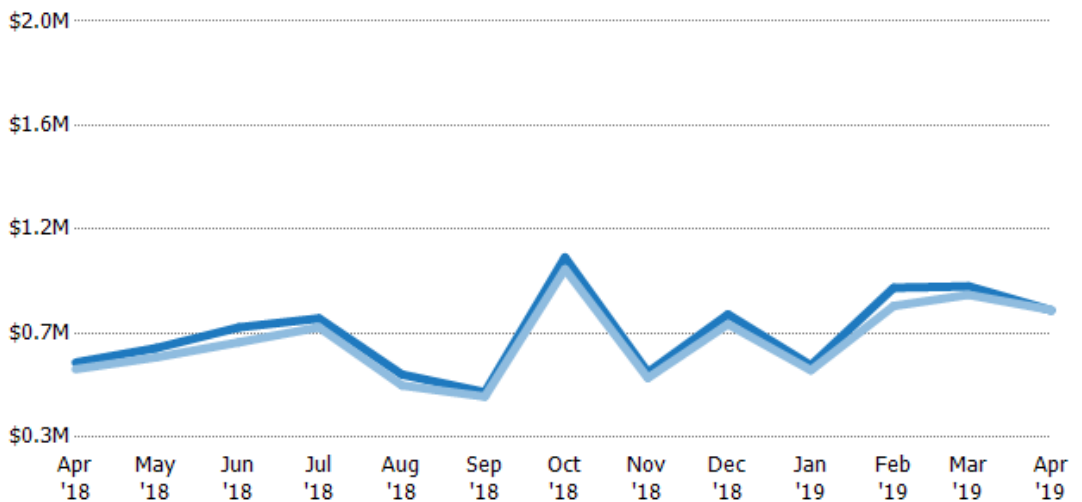
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$218	\$209	\$227	\$234	\$225	\$202	\$291	\$214	\$239	\$227	\$255	\$237	\$179
Prior Year	\$229	\$219	\$215	\$227	\$205	\$159	\$216	\$217	\$203	\$225	\$236	\$207	\$218
Percent Change from Prior Year	-5%	-5%	6%	3%	10%	27%	35%	-1%	18%	1%	8%	14%	-18%

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: Carefree, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



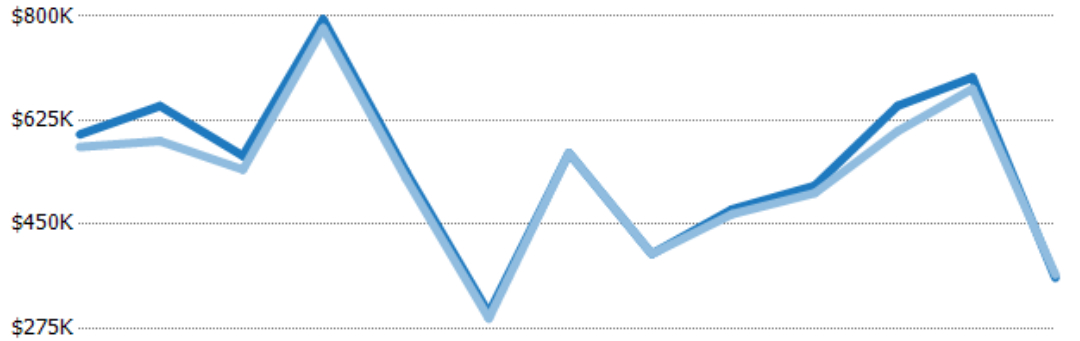
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg List Price	\$606K	\$664K	\$749K	\$786K	\$557K	\$484K	\$1.04M	\$565K	\$802K	\$594K	\$911K	\$917K	\$819K
Avg Sales Price	\$579K	\$627K	\$688K	\$749K	\$512K	\$466K	\$987K	\$542K	\$762K	\$574K	\$837K	\$882K	\$820K
Avg Sales Price as a % of Avg List Price	96%	94%	92%	95%	92%	96%	95%	96%	95%	97%	92%	96%	100%

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: Carefree, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



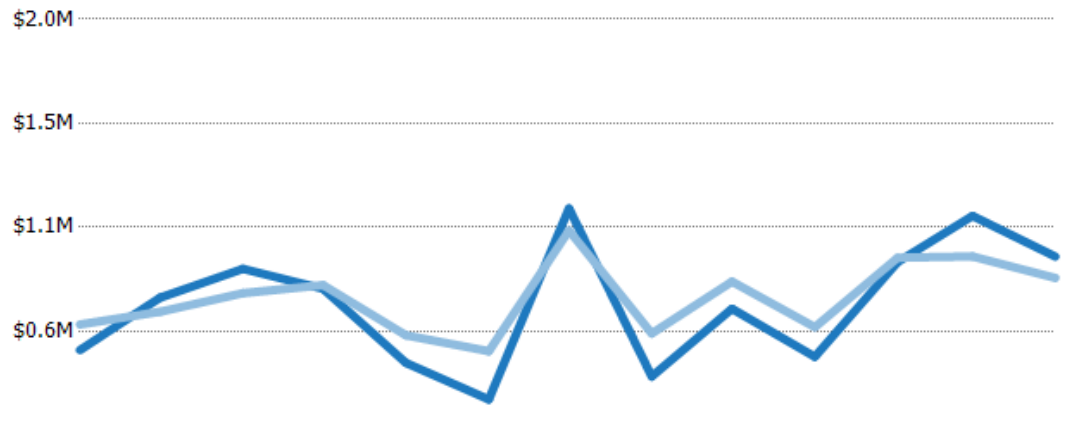
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median List Price	\$601K	\$649K	\$565K	\$795K	\$539K	\$300K	\$570K	\$400K	\$475K	\$515K	\$649K	\$697K	\$360K
Median Sales Price	\$580K	\$590K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$467K	\$503K	\$607K	\$678K	\$365K
Med Sales Price as a % of Med List Price	96%	91%	96%	98%	98%	97%	100%	100%	98%	98%	93%	97%	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: Carefree, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



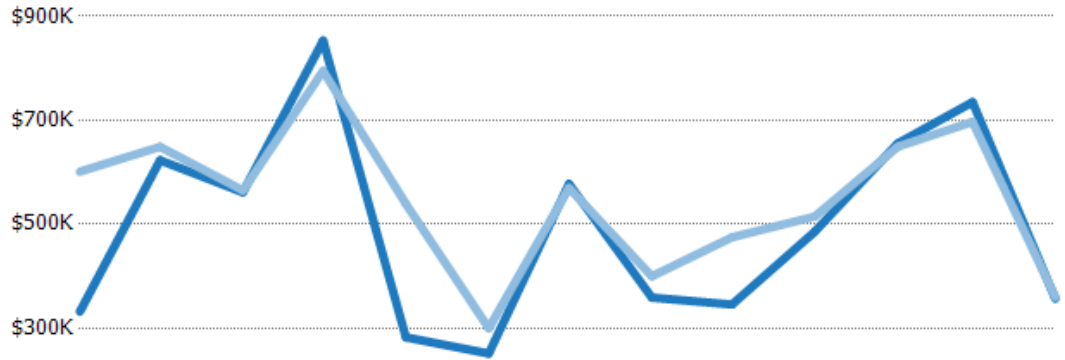
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$489K	\$729K	\$860K	\$769K	\$431K	\$264K	\$1.14M	\$369K	\$678K	\$459K	\$891K	\$1.1M	\$916K
Avg Sales Price	\$606K	\$664K	\$749K	\$786K	\$557K	\$484K	\$1.04M	\$565K	\$802K	\$594K	\$911K	\$917K	\$819K
Avg Sales Price as a % of Avg Est Value	124%	91%	87%	102%	129%	184%	91%	153%	118%	130%	102%	83%	89%

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: Carefree, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



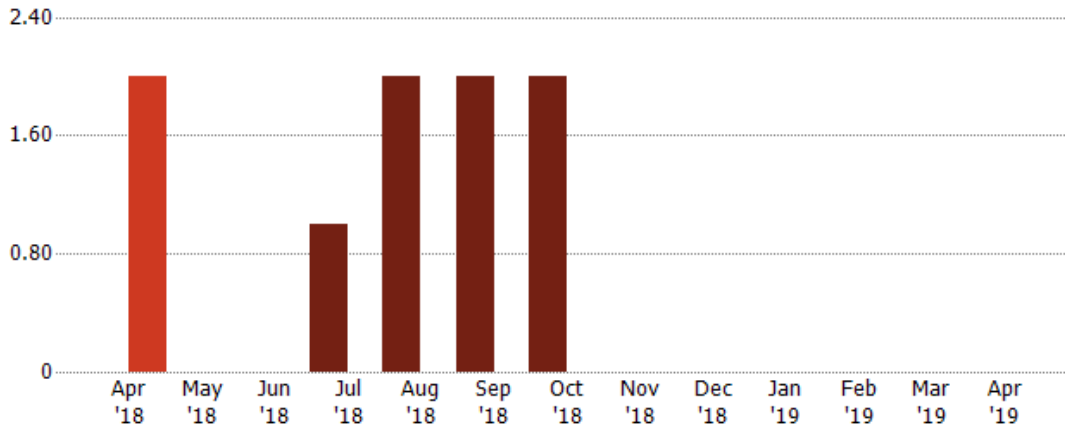
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$332K	\$623K	\$562K	\$853K	\$283K	\$251K	\$578K	\$359K	\$346K	\$486K	\$655K	\$735K	\$357K
Median Sales Price	\$601K	\$649K	\$565K	\$795K	\$539K	\$300K	\$570K	\$400K	\$475K	\$515K	\$649K	\$697K	\$360K
Med Sales Price as a % of Med Est Value	181%	104%	101%	93%	191%	119%	99%	111%	137%	106%	99%	95%	101%

Distressed Listings

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

Filters Used

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



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	-	-	-	1	2	2	2	-	-	-	-	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	100%	100%	100%	100%	-	-	-	-	-	-

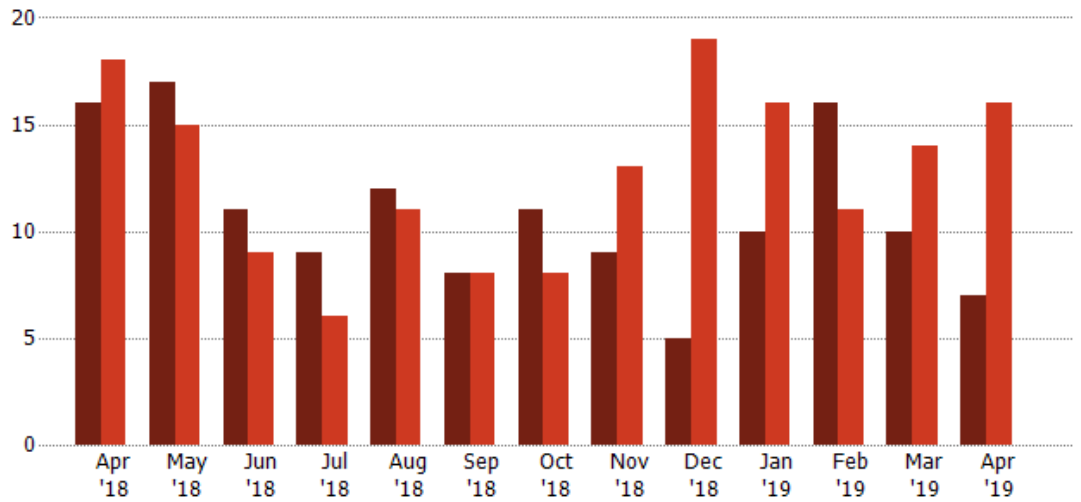
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Apr '19	7	-56.3%
Apr '18	16	-11.1%
Apr '17	18	-44.4%



Current Year	16	17	11	9	12	8	11	9	5	10	16	10	7
Prior Year	18	15	9	6	11	8	8	13	19	16	11	14	16
Percent Change from Prior Year	-11%	13%	22%	50%	9%	0%	38%	-31%	-74%	-38%	45%	-29%	-56%



Sales Activity by ZIP

Apr 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
85377			7	\$5,739,000	\$819,857	\$365,000	\$259	\$173	17