

2018

CAREFREE **MARKET REPORT**

February 2018



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	Feb 2018	Feb 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	18	21	-14.3%	56	56	+/-
New Listing Volume	\$16,182,817	\$13,719,590	+18%	\$55,319,562	\$43,873,990	+26.1%
Active Listing Count	110	158	-30.4%	224	314	-28.7%
Active Listing Volume	\$114,508,764	\$141,135,339	-18.9%	\$229,246,011	\$278,968,233	-17.8%
Average Listing Price	\$1,040,989	\$893,262	+16.5%	\$1,023,420	\$888,434	+15.2%
Median Listing Price	\$884,000	\$749,950	+17.9%	\$854,991	\$758,793	+12.7%
Average Listing Price per Sq Ft	\$279	\$249	+12%	\$275	\$251	+9.6%
Median Listing Price per Sq Ft	\$257	\$233	+10.3%	\$256	\$235	+9.3%
Median Days in RPR	80	122	-34.4%	83.22	114.64	-27.4%
Months of Inventory	6.5	17.6	-63.1%	10.2	18.5	-44.9%
Absorption Rate	15.45%	5.7%	+9.8%	9.82%	5.41%	+4.4%
Sales Activity Charts Metrics						
New Pending Sales Count	19	13	+46.2%	39	27	+44.4%
New Pending Sales Volume	\$11,931,800	\$8,967,795	+33.1%	\$25,972,299	\$15,647,545	+66%
Pending Sales Count	19	13	+46.2%	34	26	+30.8%
Pending Sales Volume	\$13,972,900	\$8,636,795	+61.8%	\$27,318,096	\$15,509,795	+76.1%
Closed Sales Count	12	13	-7.7%	29	22	+31.8%
Closed Sales Volume	\$8,829,750	\$6,769,925	+30.4%	\$19,422,250	\$13,311,225	+45.9%
Average Sales Price	\$735,813	\$520,763	+41.3%	\$669,733	\$605,056	+10.7%
Median Sales Price	\$735,000	\$540,000	+36.1%	\$620,103	\$518,523	+19.6%
Average Sales Price per Sq Ft	\$237	\$194	+22%	\$230	\$215	+7%
Median Sales Price per Sq Ft	\$233	\$180	+29.4%	\$231	\$191	+21%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	-	4	-

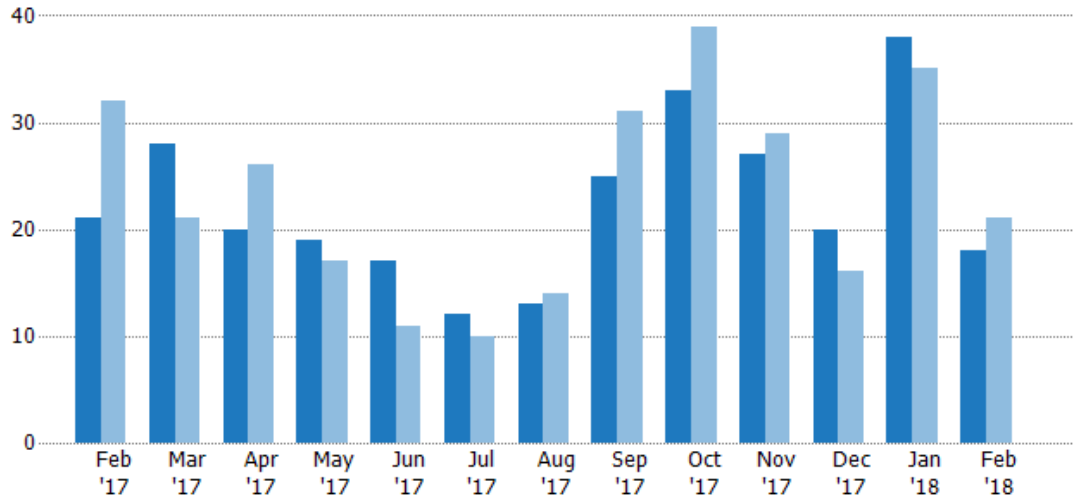
New Listings

The number of new single-family, condominium and townhome 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.
Feb '18	18	-14.3%
Feb '17	21	-34.4%
Feb '16	32	-28.1%



Current Year	21	28	20	19	17	12	13	25	33	27	20	38	18
Prior Year	32	21	26	17	11	10	14	31	39	29	16	35	21
Percent Change from Prior Year	-34%	33%	-23%	12%	55%	20%	-7%	-19%	-15%	-7%	25%	9%	-14%

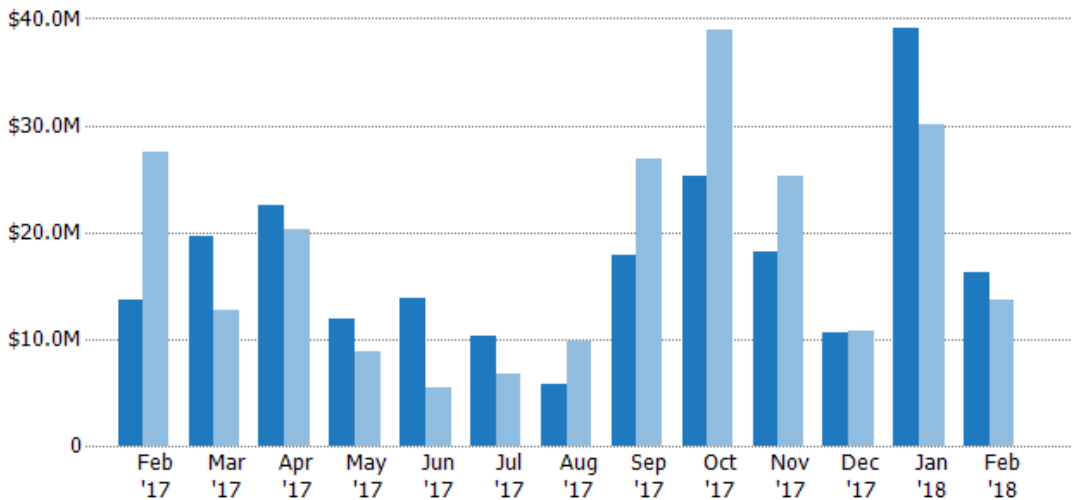
New Listing Volume

The sum of the listing price of single-family, condominium and townhome 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.
Feb '18	\$16.2M	18%
Feb '17	\$13.7M	-50.1%
Feb '16	\$27.5M	-34.8%



Current Year	\$13.7M	\$19.6M	\$22.5M	\$12M	\$13.8M	\$10.3M	\$5.74M	\$17.8M	\$25.3M	\$18.2M	\$10.6M	\$39.1M	\$16.2M
Prior Year	\$27.5M	\$12.7M	\$20.3M	\$8.83M	\$5.45M	\$6.77M	\$9.75M	\$26.8M	\$39M	\$25.3M	\$10.8M	\$30.2M	\$13.7M
Percent Change from Prior Year	-50%	54%	11%	36%	153%	52%	-41%	-33%	-35%	-28%	-2%	30%	18%

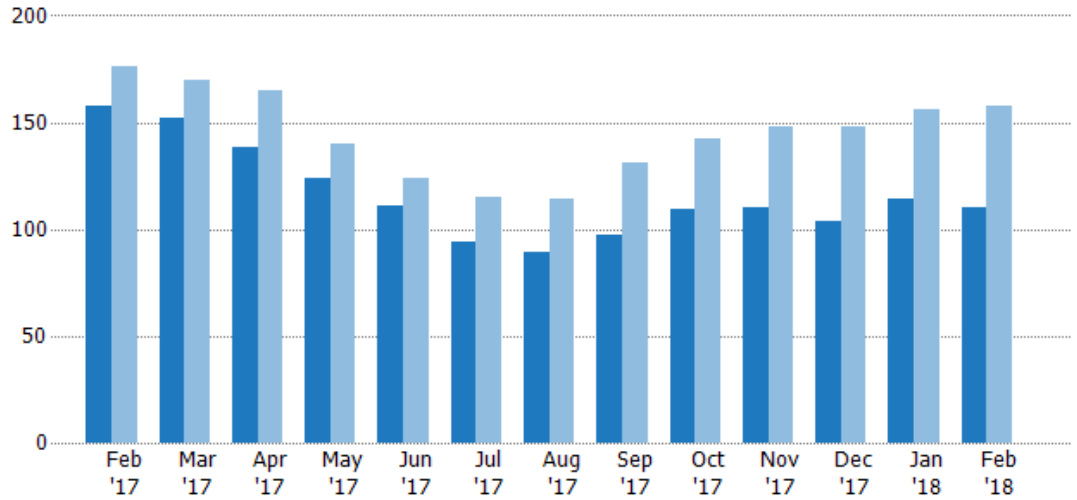
Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/Year	Count	% Chg.
Feb '18	110	-30.4%
Feb '17	158	-10.2%
Feb '16	176	2.8%



Current Year	158	152	138	124	111	94	89	97	109	110	104	114	110
Prior Year	176	170	165	140	124	115	114	131	142	148	148	156	158
Percent Change from Prior Year	-10%	-11%	-16%	-11%	-10%	-18%	-22%	-26%	-23%	-26%	-30%	-27%	-30%

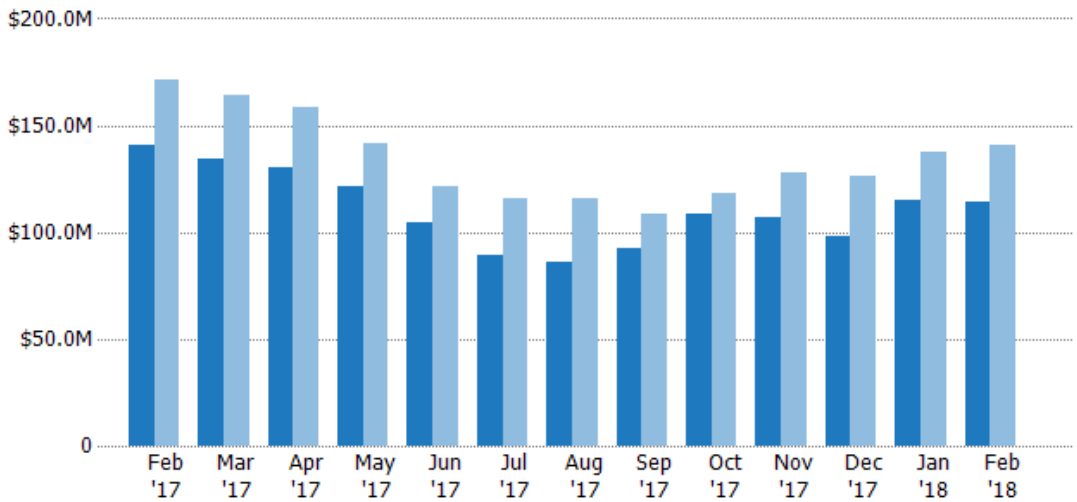
Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/Year	Volume	% Chg.
Feb '18	\$115M	-18.9%
Feb '17	\$141M	-17.7%
Feb '16	\$171M	-5.3%



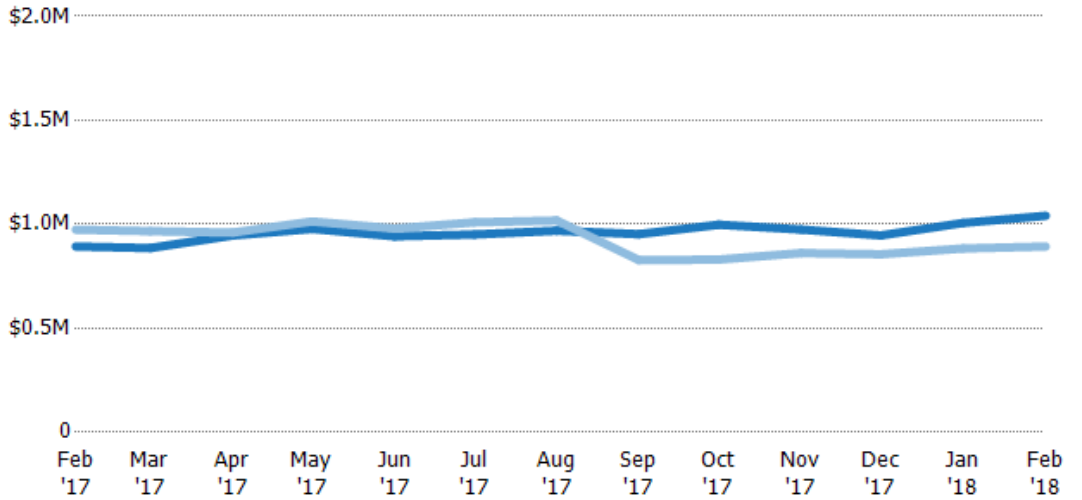
Current Year	\$141M	\$135M	\$131M	\$121M	\$105M	\$89.4M	\$86.3M	\$92.4M	\$109M	\$107M	\$98.4M	\$115M	\$115M
Prior Year	\$171M	\$164M	\$158M	\$142M	\$121M	\$116M	\$116M	\$108M	\$118M	\$128M	\$127M	\$138M	\$141M
Percent Change from Prior Year	-18%	-18%	-18%	-15%	-14%	-23%	-26%	-15%	-8%	-16%	-22%	-17%	-19%

Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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



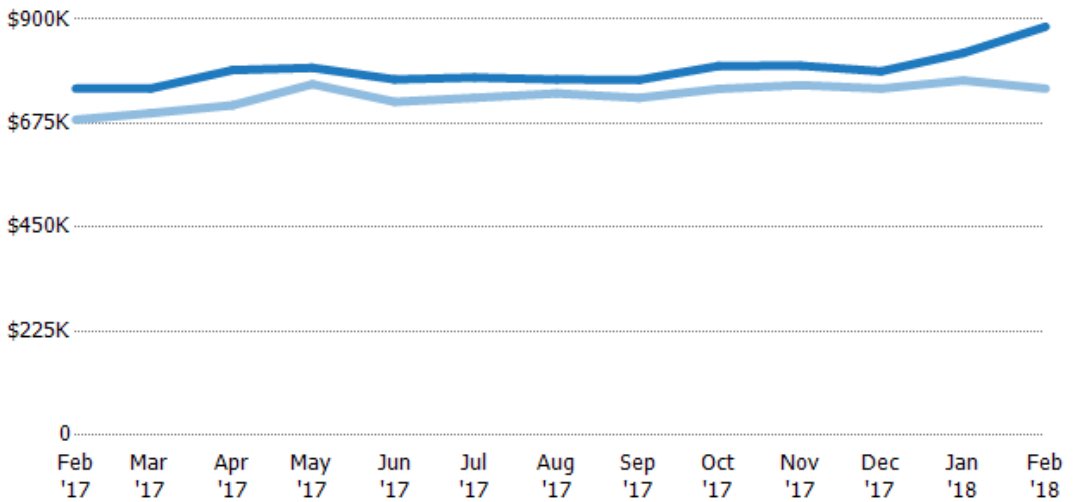
Month/Year	Price	% Chg.
Feb '18	\$1.04M	16.5%
Feb '17	\$893K	-8.3%
Feb '16	\$974K	-7.9%

Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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



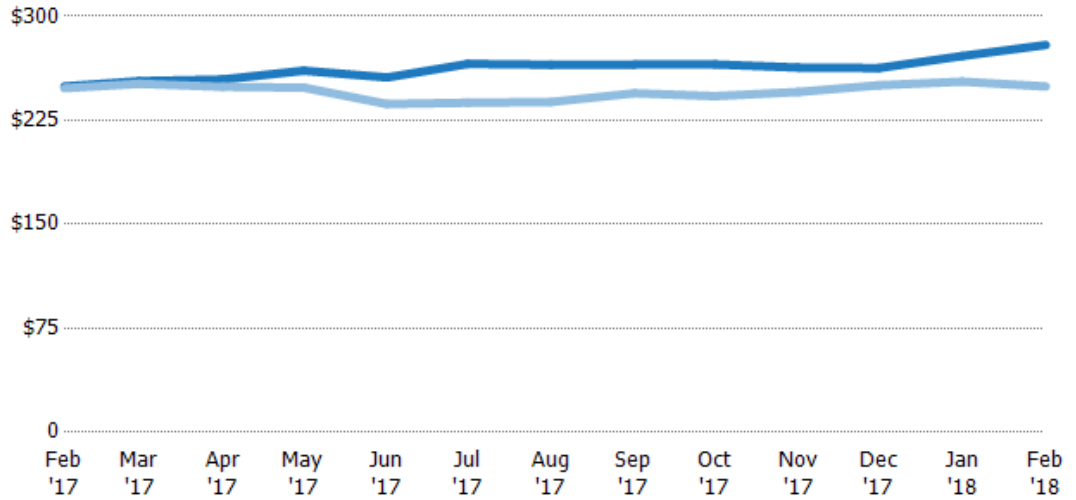
Month/Year	Price	% Chg.
Feb '18	\$884K	17.9%
Feb '17	\$750K	9.8%
Feb '16	\$683K	-4.8%

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



Month/Year	Price/sq ft	% Chg.
Feb '18	\$279	12%
Feb '17	\$249	0.5%
Feb '16	\$248	2.9%

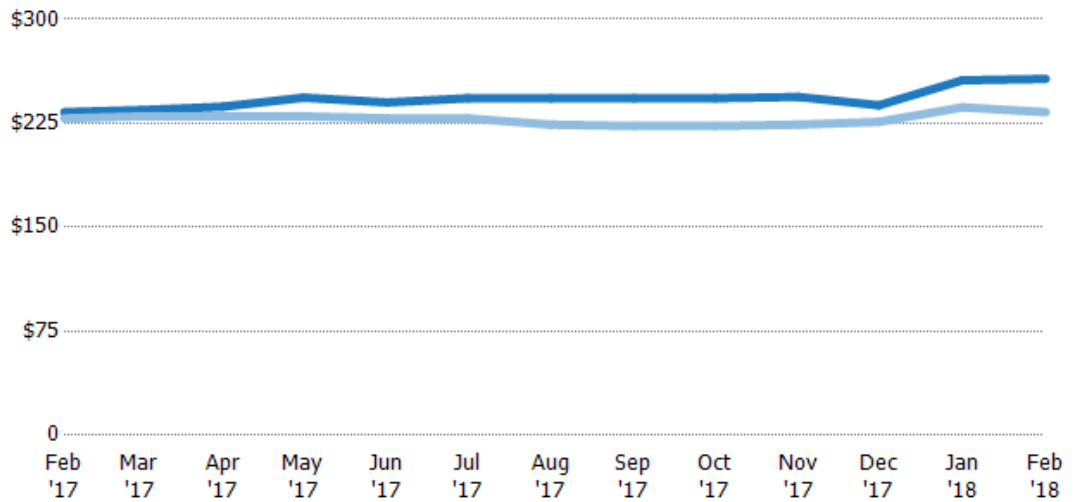
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$249	\$253	\$254	\$261	\$256	\$266	\$265	\$265	\$265	\$263	\$263	\$271	\$279
Prior Year	\$248	\$251	\$249	\$249	\$237	\$238	\$238	\$244	\$242	\$245	\$250	\$253	\$249
Percent Change from Prior Year	1%	1%	2%	5%	8%	12%	11%	8%	9%	7%	5%	7%	12%

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



Month/Year	Price/sq ft	% Chg.
Feb '18	\$257	10.3%
Feb '17	\$233	2%
Feb '16	\$229	-1.1%

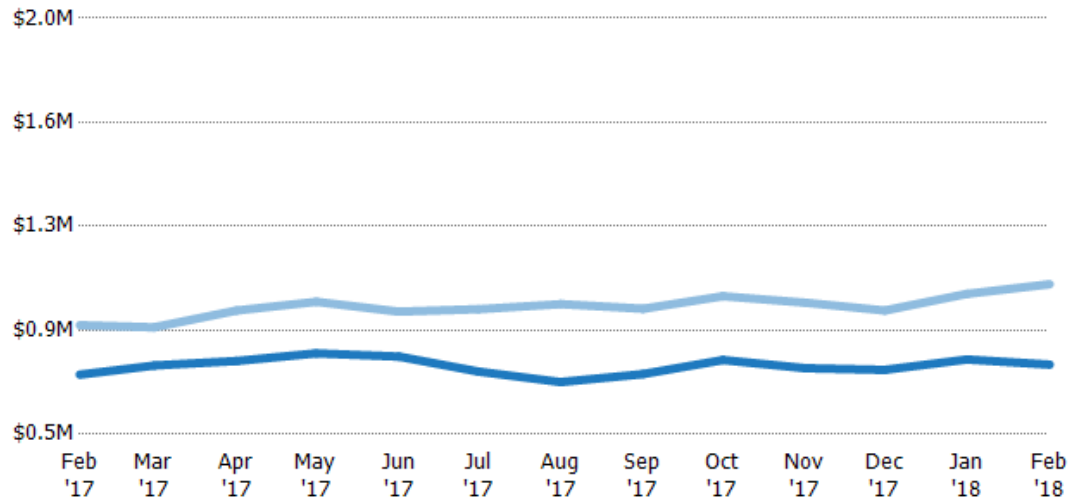
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$233	\$235	\$237	\$244	\$240	\$243	\$243	\$243	\$243	\$244	\$238	\$256	\$257
Prior Year	\$229	\$230	\$230	\$230	\$229	\$229	\$224	\$223	\$223	\$224	\$226	\$237	\$233
Percent Change from Prior Year	2%	2%	3%	6%	5%	6%	8%	9%	9%	9%	5%	8%	10%

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



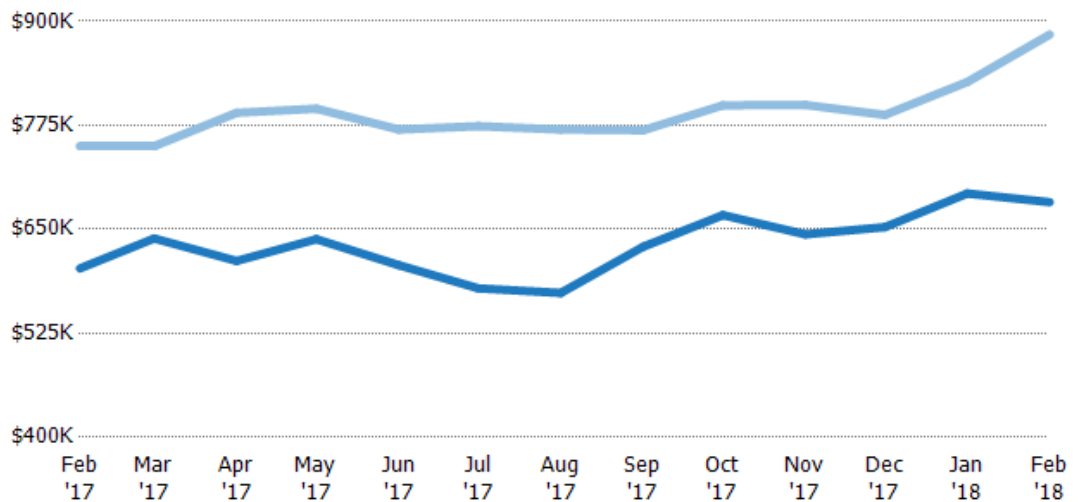
Avg Est Value	\$715K	\$748K	\$764K	\$792K	\$780K	\$726K	\$688K	\$717K	\$768K	\$738K	\$732K	\$770K	\$751K
Avg Listing Price	\$893K	\$886K	\$946K	\$978K	\$942K	\$951K	\$969K	\$953K	\$998K	\$975K	\$946K	\$1.01M	\$1.04M
Avg Listing Price as a % of Avg Est Value	125%	118%	124%	123%	121%	131%	141%	133%	130%	132%	129%	131%	139%

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	\$603K	\$639K	\$612K	\$638K	\$607K	\$579K	\$573K	\$629K	\$667K	\$644K	\$653K	\$693K	\$683K
Median Listing Price	\$750K	\$750K	\$790K	\$795K	\$770K	\$774K	\$770K	\$769K	\$799K	\$799K	\$788K	\$827K	\$884K
Med Listing Price as a % of Med Est Value	124%	117%	129%	125%	127%	134%	134%	122%	120%	124%	121%	119%	129%

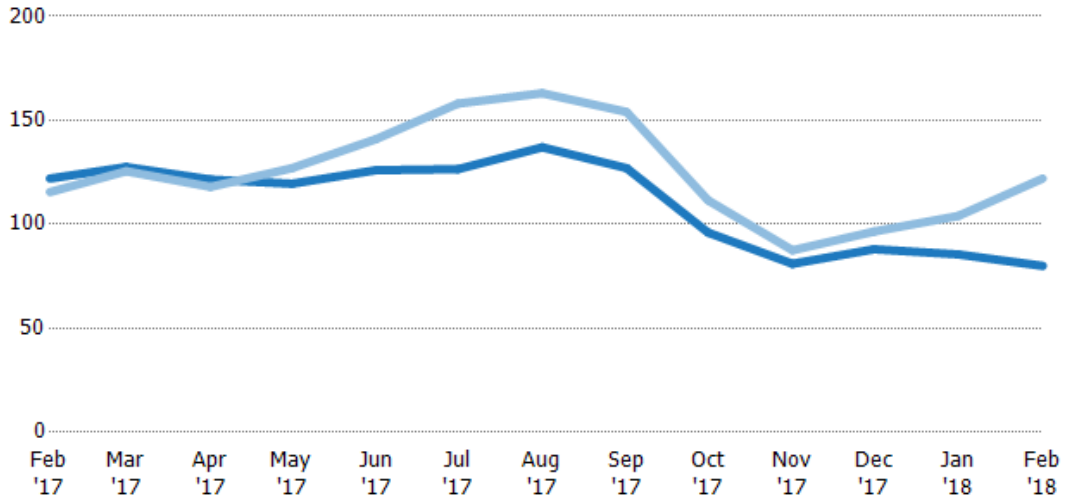
Median Days in RPR

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

Month/Year	Days	% Chg.
Feb '18	80	-34.4%
Feb '17	122	5.6%
Feb '16	116	-3%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	122	128	122	120	126	127	137	127	96	81	88	85.5	80
Prior Year	116	126	118	127	141	158	163	154	112	87.5	96.5	104	122
Percent Change from Prior Year	6%	2%	3%	-6%	-11%	-20%	-16%	-18%	-14%	-7%	-9%	-18%	-34%

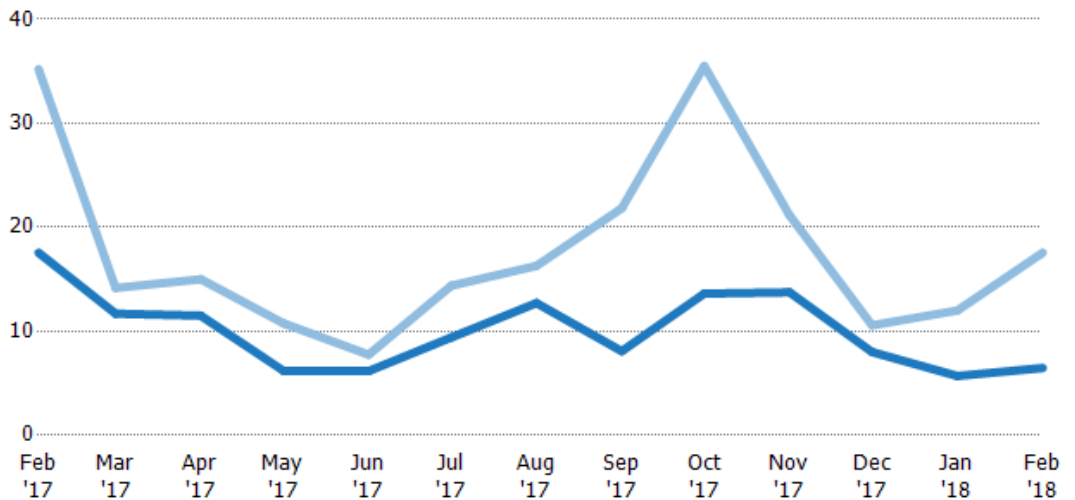
Months of Inventory

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

Month/Year	Months	% Chg.
Feb '18	6.47	-63.1%
Feb '17	17.6	-50.1%
Feb '16	35.2	-63.3%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	17.6	11.7	11.5	6.2	6.17	9.4	12.7	8.08	13.6	13.8	8	5.7	6.47
Prior Year	35.2	14.2	15	10.8	7.75	14.4	16.3	21.8	35.5	21.1	10.6	12	17.6
Percent Change from Prior Year	-50%	-17%	-23%	-42%	-20%	-35%	-22%	-63%	-62%	-35%	-24%	-53%	-63%

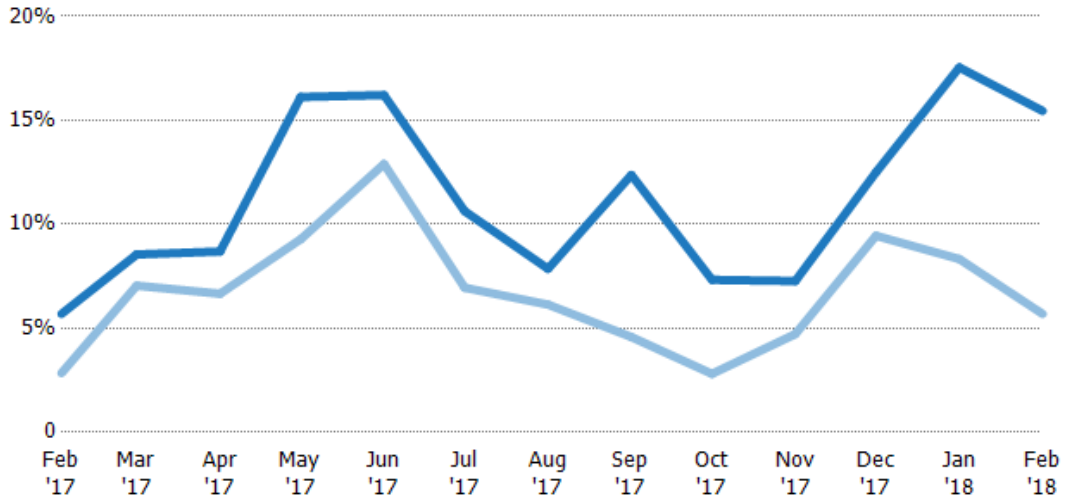
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Feb '18	15%	-9.8%
Feb '17	6%	-2.9%
Feb '16	3%	172.2%



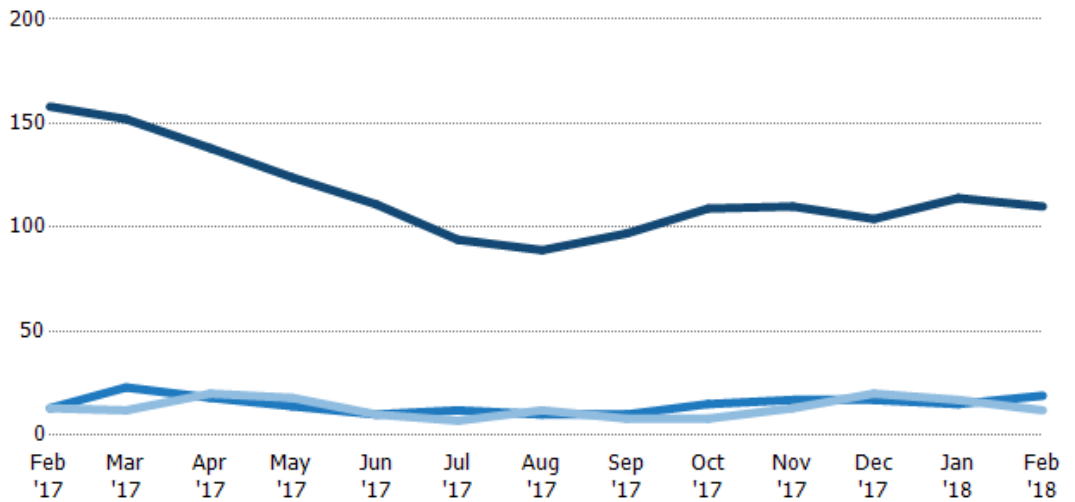
Current Year	6%	9%	9%	16%	16%	11%	8%	12%	7%	7%	13%	18%	15%
Prior Year	3%	7%	7%	9%	13%	7%	6%	5%	3%	5%	9%	8%	6%
Change from Prior Year	-3%	-2%	-2%	-7%	-3%	-4%	-2%	-8%	-5%	-3%	-3%	-9%	-10%

Active/Pending/Sold Units

The number of single-family, condominium and townhome 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



Active	158	152	138	124	111	94	89	97	109	110	104	114	110
Pending	13	23	18	14	10	12	10	10	15	17	17	15	19
Sold	13	12	20	18	10	7	12	8	8	13	20	17	12

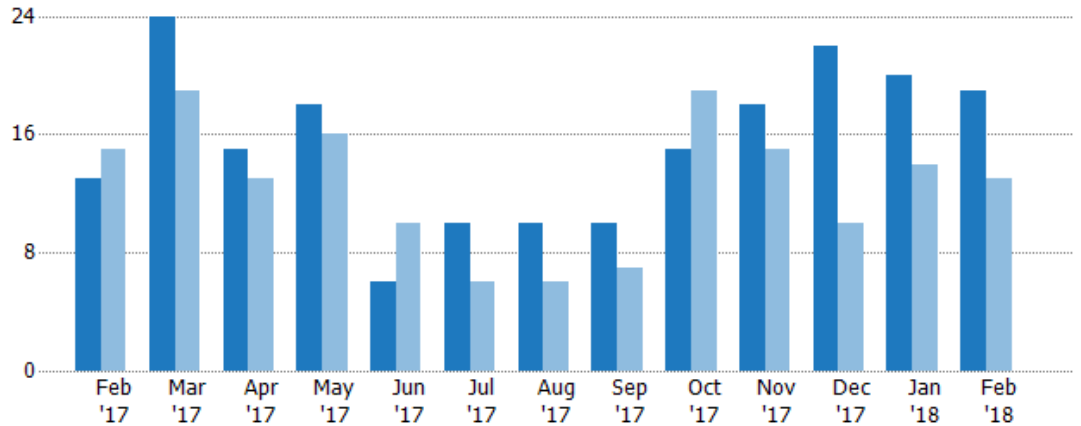
New Pending Sales

The number of single-family, condominium and townhome 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.
Feb '18	19	46.2%
Feb '17	13	-13.3%
Feb '16	15	-33.3%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	13	24	15	18	6	10	10	10	15	18	22	20	19
Prior Year	15	19	13	16	10	6	6	7	19	15	10	14	13
Percent Change from Prior Year	-13%	26%	15%	13%	-40%	67%	67%	43%	-21%	20%	120%	43%	46%

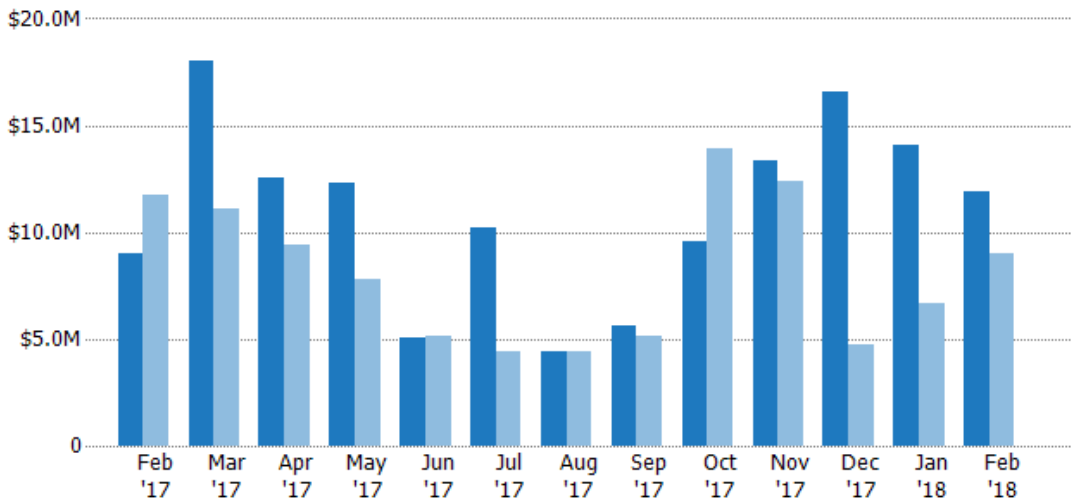
New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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.
Feb '18	\$11.9M	33.1%
Feb '17	\$8.97M	-23.7%
Feb '16	\$11.7M	-56%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$8.97M	\$18M	\$12.6M	\$12.3M	\$5.09M	\$10.2M	\$4.42M	\$5.65M	\$9.54M	\$13.3M	\$16.6M	\$14M	\$11.9M
Prior Year	\$11.7M	\$11.1M	\$9.41M	\$7.83M	\$5.16M	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M	\$8.97M
Percent Change from Prior Year	-24%	62%	34%	57%	-1%	130%	0%	10%	-32%	7%	248%	110%	33%

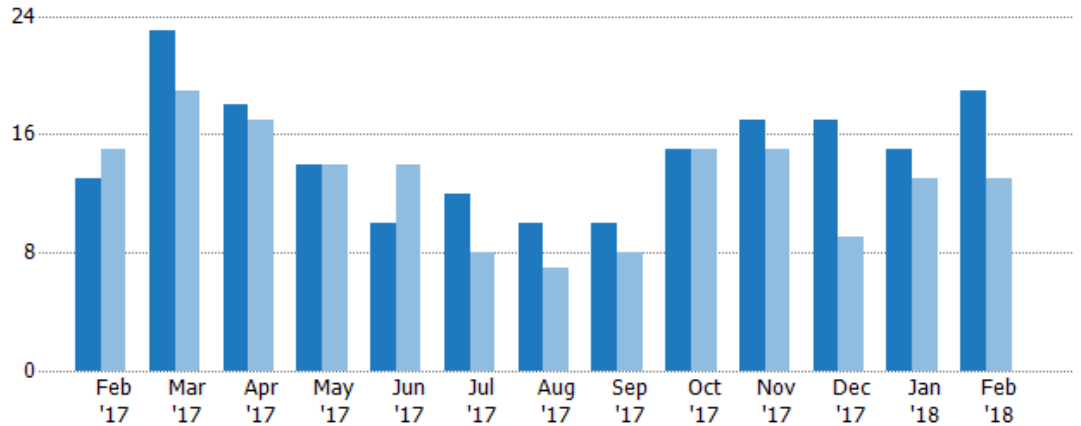
Pending Sales

The number of single-family, condominium and townhome 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

Month/ Year	Count	% Chg.
Feb '18	19	46.2%
Feb '17	13	-13.3%
Feb '16	15	-33.3%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	13	23	18	14	10	12	10	10	15	17	17	15	19
Prior Year	15	19	17	14	14	8	7	8	15	15	9	13	13
Percent Change from Prior Year	-13%	21%	6%	0%	-29%	50%	43%	25%	0%	13%	89%	15%	46%

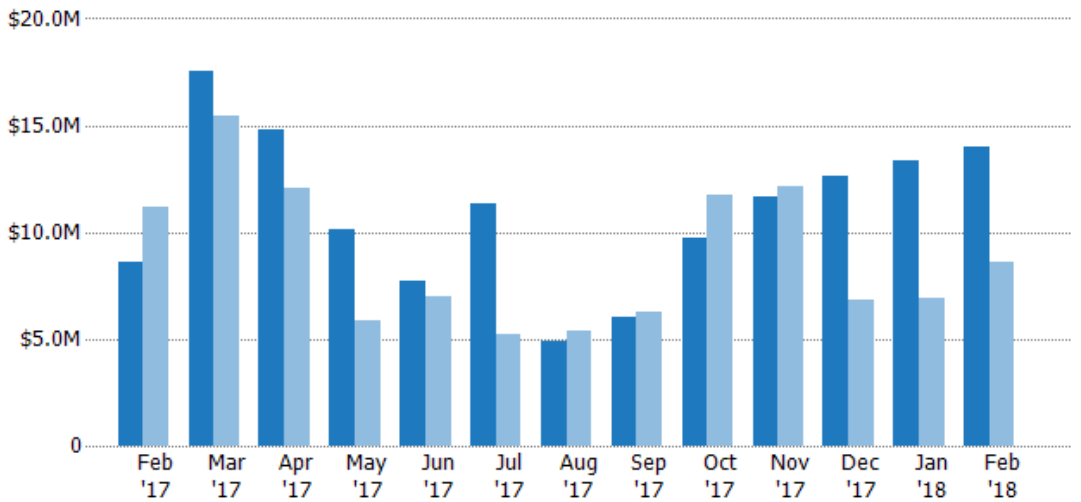
Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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

Month/ Year	Volume	% Chg.
Feb '18	\$14M	61.8%
Feb '17	\$8.64M	-22.5%
Feb '16	\$11.1M	-11.5%



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$8.64M	\$17.5M	\$14.8M	\$10.1M	\$7.74M	\$11.3M	\$4.88M	\$6.04M	\$9.73M	\$11.7M	\$12.6M	\$13.3M	\$14M
Prior Year	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M	\$8.64M
Percent Change from Prior Year	-23%	14%	22%	72%	11%	117%	-9%	-3%	-17%	-4%	84%	94%	62%

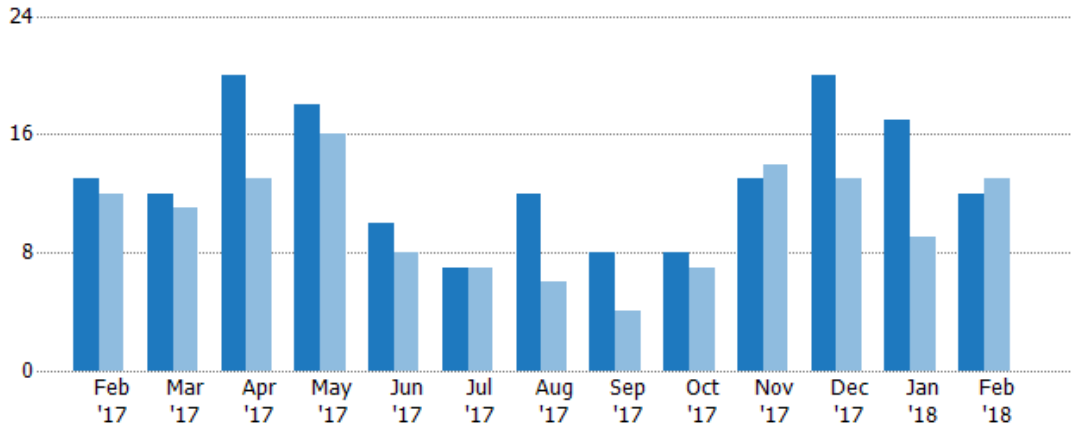
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '18	12	-7.7%
Feb '17	13	8.3%
Feb '16	12	-41.7%



Current Year	13	12	20	18	10	7	12	8	8	13	20	17	12
Prior Year	12	11	13	16	8	7	6	4	7	14	13	9	13
Percent Change from Prior Year	8%	9%	54%	13%	25%	0%	100%	100%	14%	-7%	54%	89%	-8%

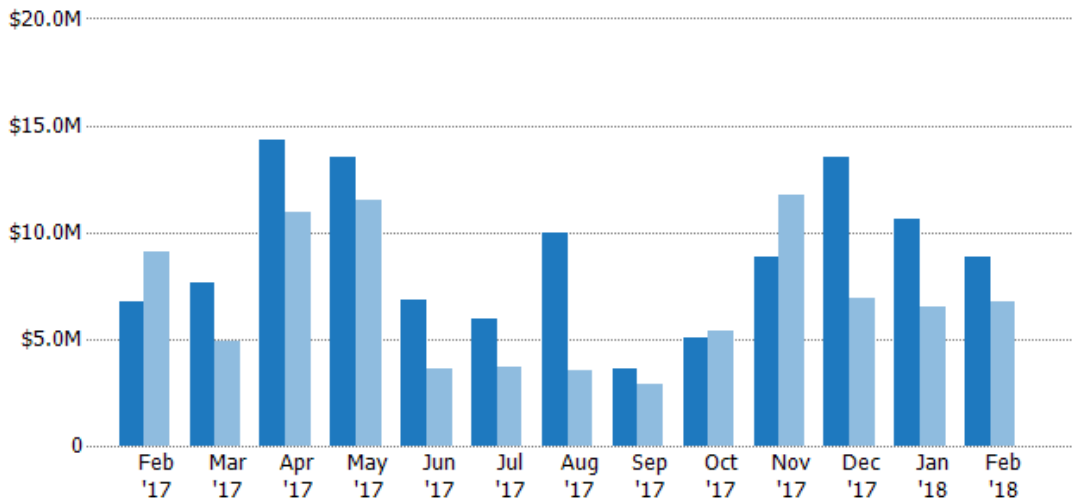
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '18	\$8.83M	30.4%
Feb '17	\$6.77M	-25.5%
Feb '16	\$9.09M	-60.7%



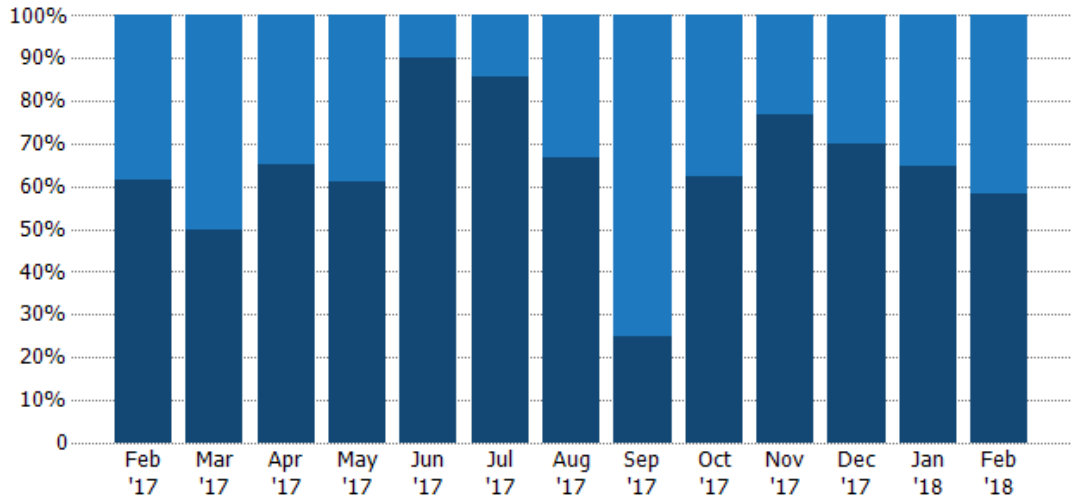
Current Year	\$6.77M	\$7.6M	\$14.3M	\$13.5M	\$6.83M	\$5.95M	\$9.95M	\$3.6M	\$5.08M	\$8.81M	\$13.5M	\$10.6M	\$8.83M
Prior Year	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M	\$6.77M
Percent Change from Prior Year	-26%	55%	31%	17%	90%	62%	183%	23%	-6%	-25%	95%	62%	30%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

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



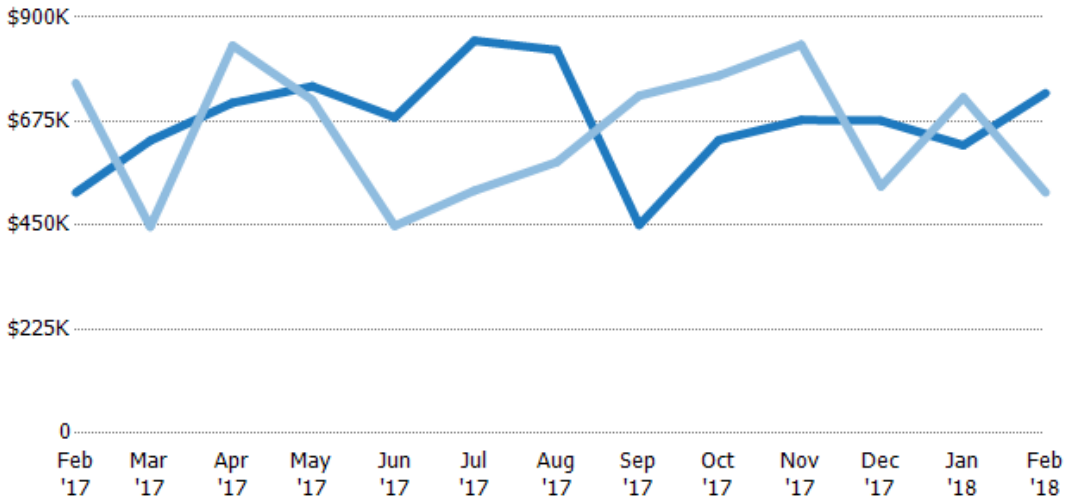
Condo/Townhouse	38%	50%	35%	39%	10%	14%	33%	75%	38%	23%	30%	35%	42%
Single Family Residence	62%	50%	65%	61%	90%	86%	67%	25%	63%	77%	70%	65%	58%

Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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



Current Year	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$623K	\$736K
Prior Year	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K
Percent Change from Prior Year	-31%	42%	-15%	4%	52%	62%	41%	-38%	-18%	-19%	27%	-14%	41%

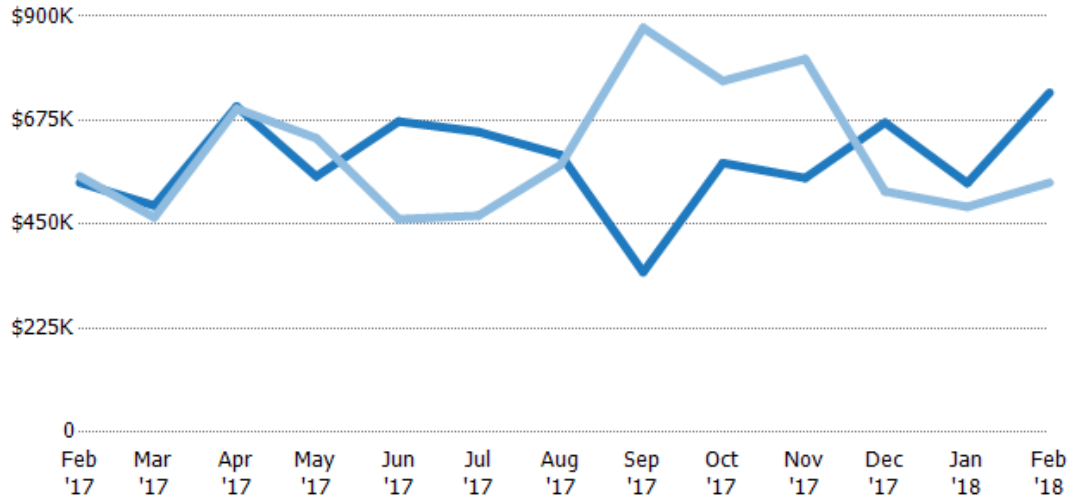
Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/ Year	Price	% Chg.
Feb '18	\$735K	36.1%
Feb '17	\$540K	-2.4%
Feb '16	\$553K	0.3%



Current Year	\$540K	\$490K	\$705K	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$550K	\$670K	\$539K	\$735K
Prior Year	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K
Percent Change from Prior Year	-2%	5%	1%	-13%	46%	39%	4%	-60%	-23%	-32%	29%	11%	36%

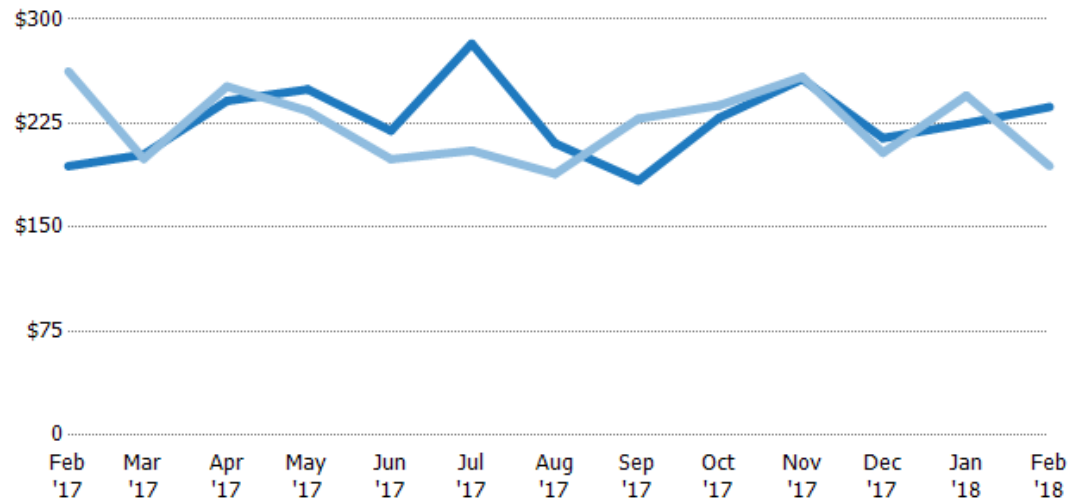
Average Sales Price per Sq Ft

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.
Feb '18	\$237	22%
Feb '17	\$194	-26%
Feb '16	\$262	-14.9%



Current Year	\$194	\$202	\$241	\$249	\$220	\$282	\$211	\$184	\$229	\$257	\$214	\$225	\$237
Prior Year	\$262	\$199	\$252	\$234	\$199	\$205	\$189	\$228	\$238	\$258	\$204	\$245	\$194
Percent Change from Prior Year	-26%	2%	-4%	7%	10%	38%	12%	-20%	-4%	-1%	5%	-8%	22%

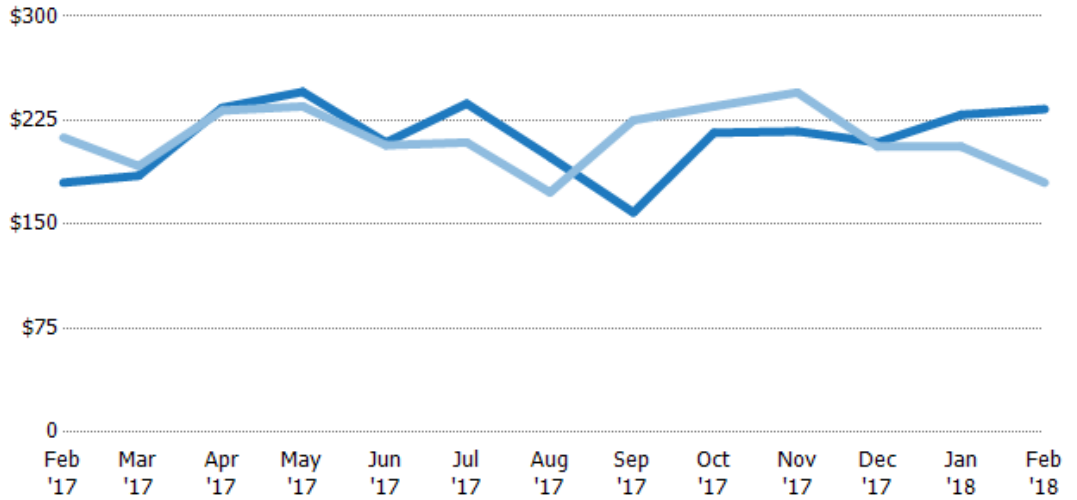
Median Sales Price per Sq Ft

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.
Feb '18	\$233	29.4%
Feb '17	\$180	-15.3%
Feb '16	\$213	0.2%



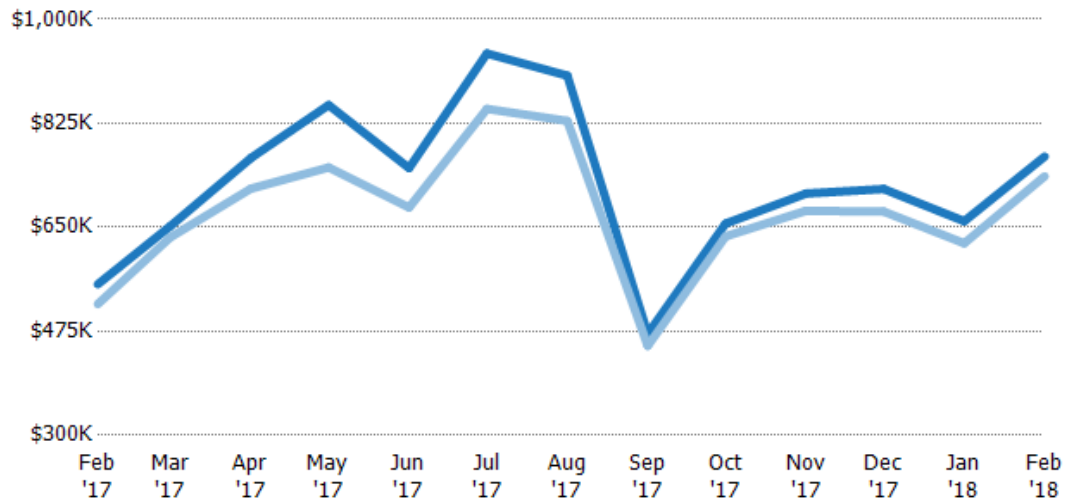
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	\$180	\$185	\$234	\$246	\$209	\$237	\$199	\$159	\$216	\$217	\$209	\$229	\$233
Prior Year	\$213	\$192	\$232	\$235	\$207	\$209	\$173	\$225	\$235	\$245	\$206	\$206	\$180
Percent Change from Prior Year	-15%	-4%	1%	4%	1%	13%	15%	-30%	-8%	-11%	1%	11%	29%

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



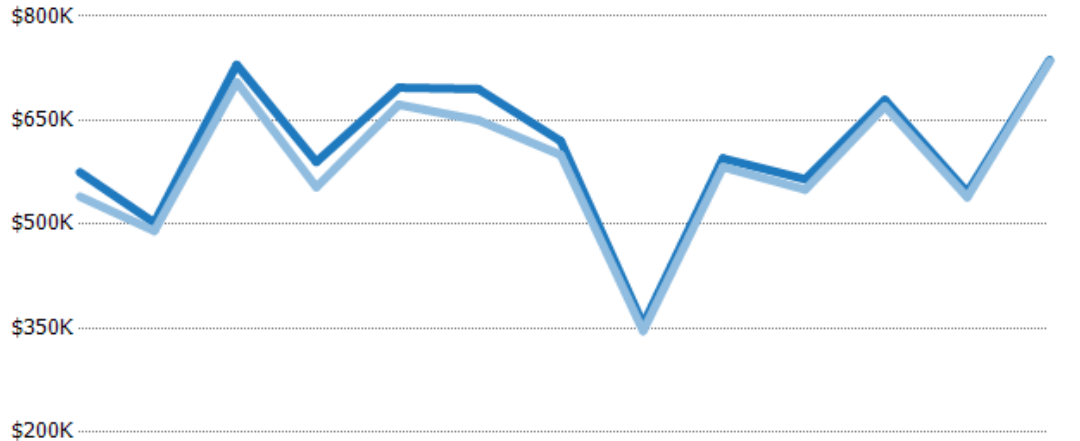
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg List Price	\$554K	\$652K	\$766K	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$707K	\$714K	\$660K	\$769K
Avg Sales Price	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$623K	\$736K
Avg Sales Price as a % of Avg List Price	94%	97%	93%	88%	91%	90%	92%	96%	97%	96%	95%	94%	96%

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



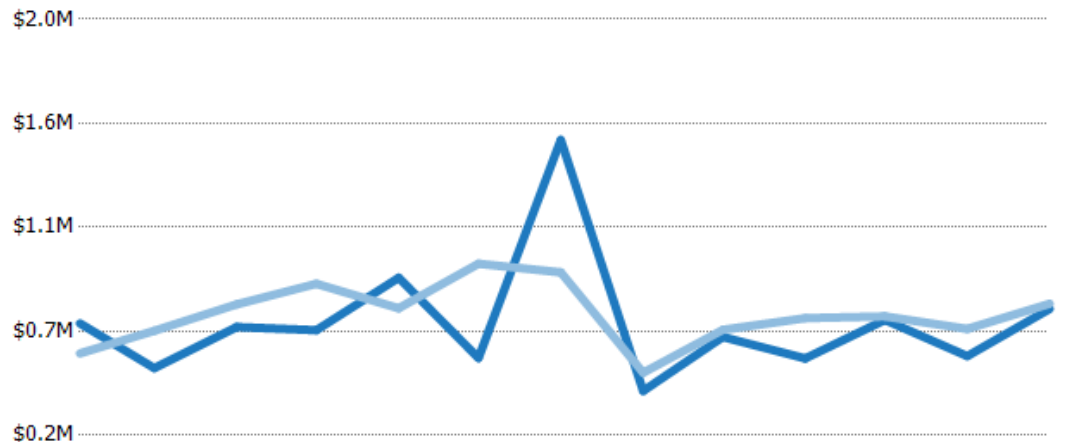
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median List Price	\$575K	\$502K	\$730K	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$565K	\$679K	\$546K	\$737K
Median Sales Price	\$540K	\$490K	\$705K	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$550K	\$670K	\$539K	\$735K
Med Sales Price as a % of Med List Price	94%	98%	97%	94%	96%	94%	97%	97%	98%	97%	99%	99%	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: Carefree, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



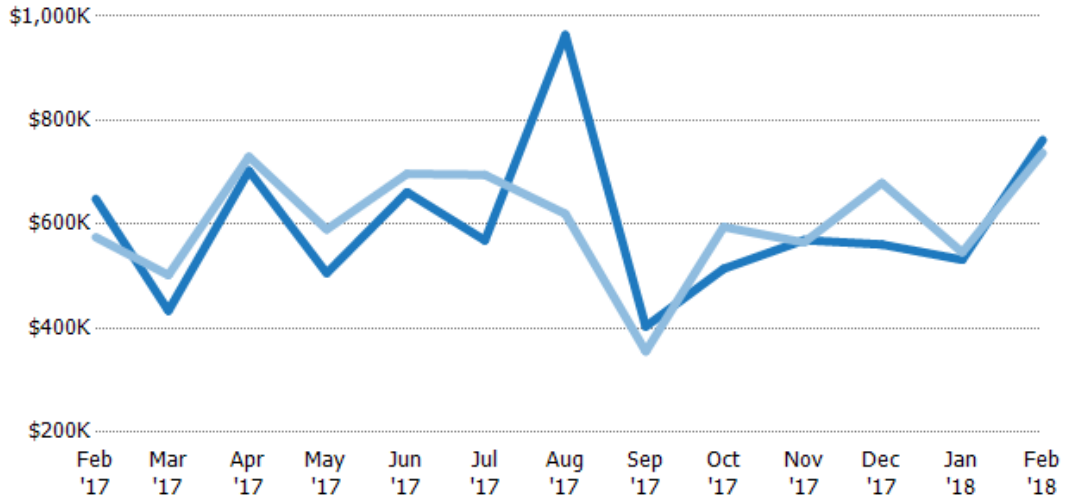
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Avg Est Value	\$684K	\$491K	\$668K	\$655K	\$882K	\$535K	\$1.48M	\$392K	\$625K	\$532K	\$699K	\$543K	\$747K
Avg Sales Price	\$554K	\$652K	\$766K	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$707K	\$714K	\$660K	\$769K
Avg Sales Price as a % of Avg Est Value	81%	133%	115%	131%	85%	176%	61%	120%	105%	133%	102%	122%	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: Carefree, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



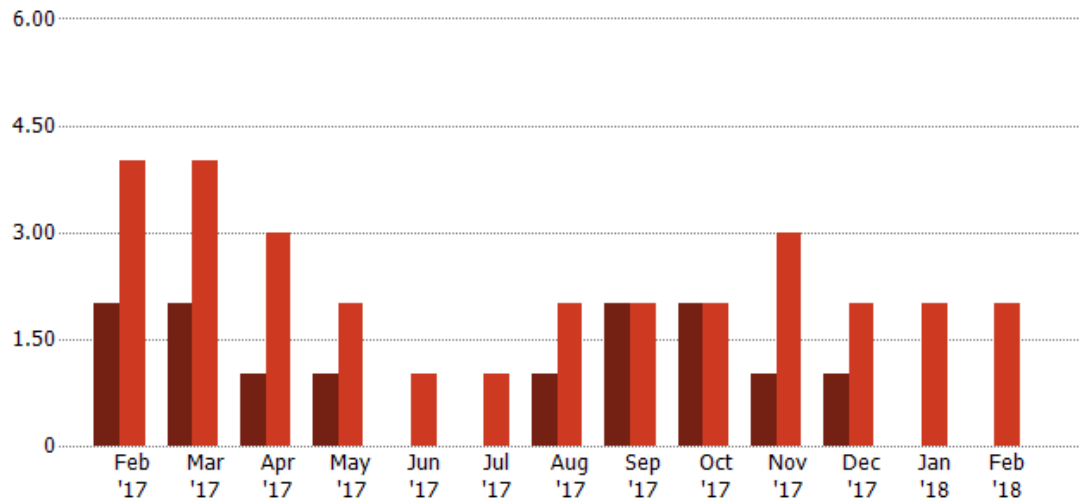
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Median Est Value	\$649K	\$434K	\$703K	\$506K	\$662K	\$569K	\$964K	\$403K	\$514K	\$570K	\$561K	\$532K	\$762K
Median Sales Price	\$575K	\$502K	\$730K	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$565K	\$679K	\$546K	\$737K
Med Sales Price as a % of Med Est Value	89%	116%	104%	117%	105%	122%	64%	88%	116%	99%	121%	103%	97%

Distressed Listings

The number of distressed single-family, condominium and townhome 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



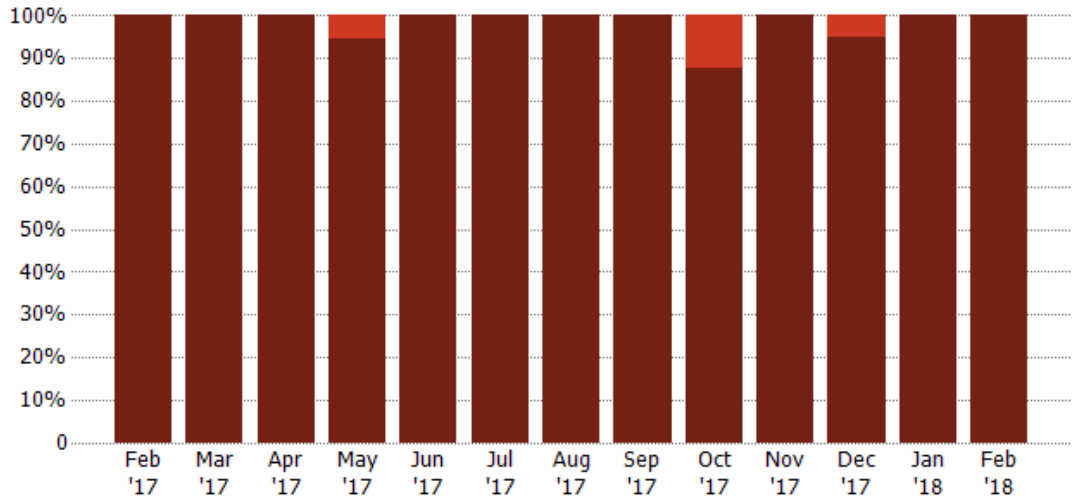
	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Current Year	2	2	1	1	-	-	1	2	2	1	1	-	-
Prior Year	4	4	3	2	1	1	2	2	2	3	2	2	2
Percent Change from Prior Year	-50%	-50%	-67%	-50%	-100%	-100%	-50%	0%	0%	-67%	-50%	-100%	-100%

Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

Filters Used

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



	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18
Pre-Foreclosure	-	-	-	6%	-	-	-	-	13%	-	5%	-	-
Non-Distressed	100%	100%	100%	94%	100%	100%	100%	100%	88%	100%	95%	100%	100%



Listing Activity by ZIP

Feb 2018

ZIP	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
85377	110	\$114,508,764	\$1,040,989	\$884,000	\$279	\$257	9	10.90 %



Sales Activity by ZIP

Feb 2018

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	19	\$13,972,900	12	\$8,829,750	\$768,967	\$737,000	\$227	\$216	98