

2018

CAREFREE **MARKET REPORT**

January 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	Jan 2018	Jan 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	28	35	-20%	296	320	-7.5%
New Listing Volume	\$31,285,250	\$30,154,400	+3.8%	\$232,282,137	\$251,851,942	-7.8%
Active Listing Count	–	157	–	1,419	1,896	-25.2%
Active Listing Volume	–	\$140,962,894	–	\$1,349,601,829	\$1,784,403,954	-24.4%
Average Listing Price	–	\$897,853	–	\$951,094	\$941,141	+1.1%
Median Listing Price	–	\$768,000	–	\$776,040	\$727,500	+6.7%
Average Listing Price per Sq Ft	–	\$255	–	\$261	\$247	+5.4%
Median Listing Price per Sq Ft	–	\$237	–	\$242	\$228	+5.8%
Median Days in RPR	–	104	–	107.4	119.1	-9.8%
Months of Inventory	–	12.1	-100%	–	31.4	-100%
Absorption Rate	–	8.28%	–	–	3.18%	–
Sales Activity Charts Metrics						
New Pending Sales Count	17	14	+21.4%	193	159	+21.4%
New Pending Sales Volume	\$11,931,499	\$6,679,750	+78.6%	\$135,116,190	\$101,073,160	+33.7%
Pending Sales Count	–	13	–	181	168	+7.7%
Pending Sales Volume	–	\$6,873,000	–	\$126,990,615	\$115,264,300	+10.2%
Closed Sales Count	10	9	+11.1%	160	125	+28%
Closed Sales Volume	\$6,210,500	\$6,541,300	-5.1%	\$108,676,444	\$84,460,504	+28.7%
Average Sales Price	\$621,050	\$726,811	-14.6%	\$679,228	\$675,684	+0.5%
Median Sales Price	\$509,500	\$487,500	+4.5%	\$580,649	\$600,080	-3.2%
Average Sales Price per Sq Ft	\$216	\$245	-12%	\$226	\$232	-2.6%
Median Sales Price per Sq Ft	\$218	\$206	+5.6%	\$212	\$219	-3.4%
Distressed Charts Metrics						
Distressed Listing Count	–	2	–	17	30	-43.3%

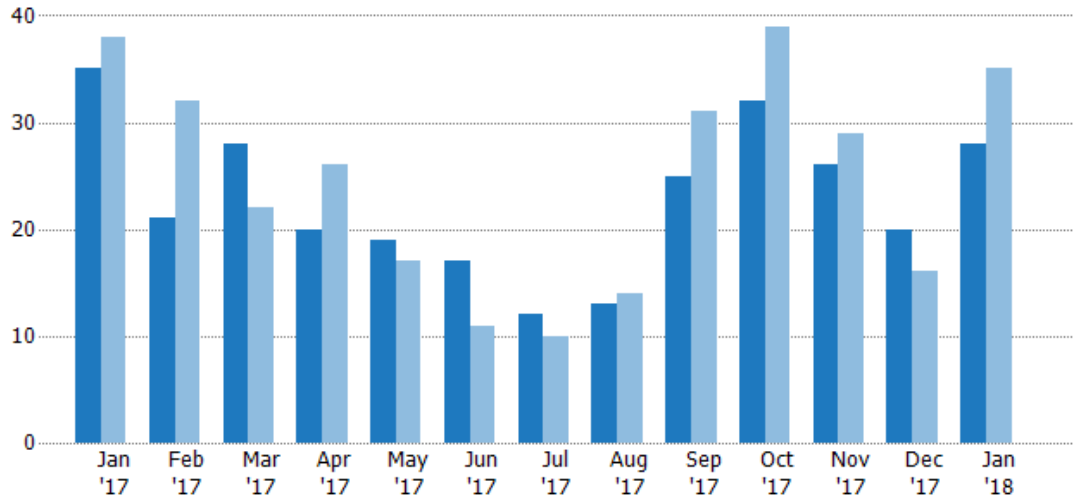
New Listings

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.
Jan '18	28	-20%
Jan '17	35	-7.9%
Jan '16	38	0%



Current Year	35	21	28	20	19	17	12	13	25	32	26	20	28
Prior Year	38	32	22	26	17	11	10	14	31	39	29	16	35
Percent Change from Prior Year	-8%	-34%	27%	-23%	12%	55%	20%	-7%	-19%	-18%	-10%	25%	-20%

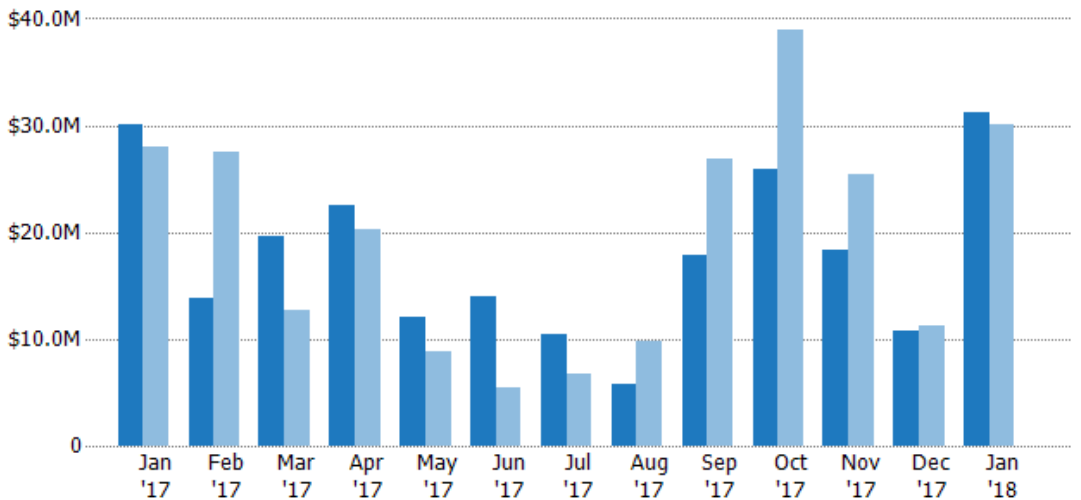
New Listing Volume

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.
Jan '18	\$31.3M	3.8%
Jan '17	\$30.2M	7.8%
Jan '16	\$28M	7.8%



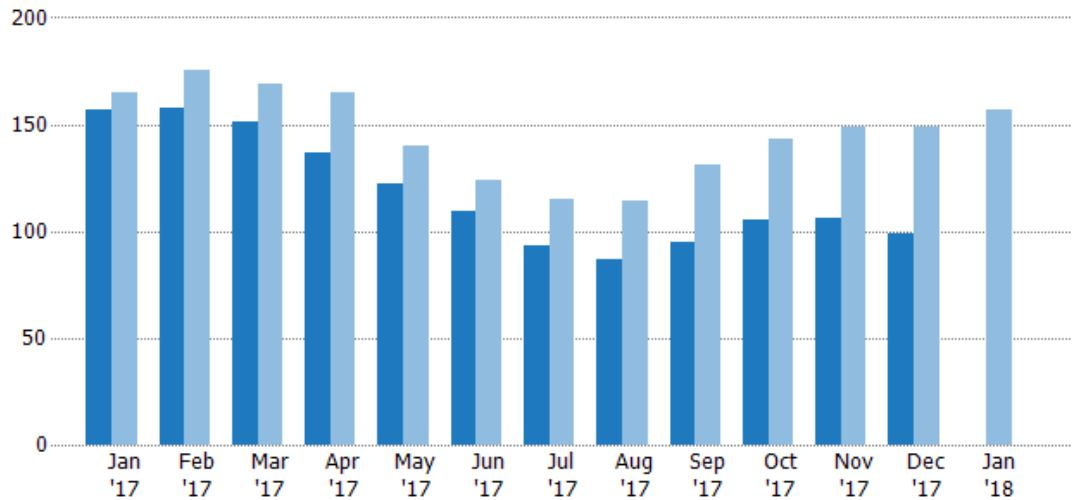
Current Year	\$30.2M	\$13.8M	\$19.6M	\$22.5M	\$12M	\$14M	\$10.4M	\$5.74M	\$17.9M	\$25.8M	\$18.3M	\$10.7M	\$31.3M
Prior Year	\$28M	\$27.5M	\$12.7M	\$20.3M	\$8.83M	\$5.45M	\$6.77M	\$9.75M	\$26.8M	\$39M	\$25.4M	\$11.2M	\$30.2M
Percent Change from Prior Year	8%	-50%	54%	11%	36%	157%	54%	-41%	-33%	-34%	-28%	-4%	4%

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



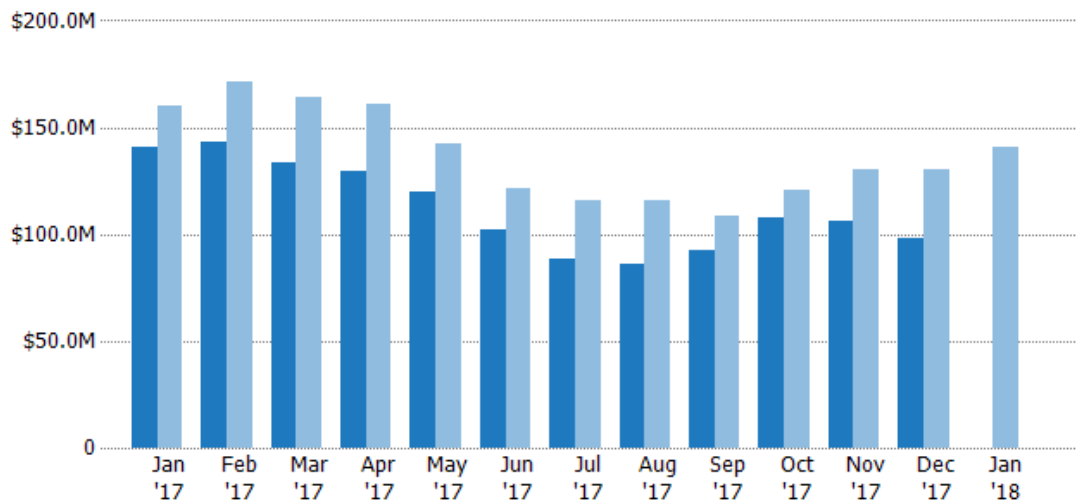
Current Year	157	158	151	137	122	109	93	87	95	105	106	99	-
Prior Year	165	175	169	165	140	124	115	114	131	143	149	149	157
Percent Change from Prior Year	-5%	-10%	-11%	-17%	-13%	-12%	-19%	-24%	-27%	-27%	-29%	-34%	-100%

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



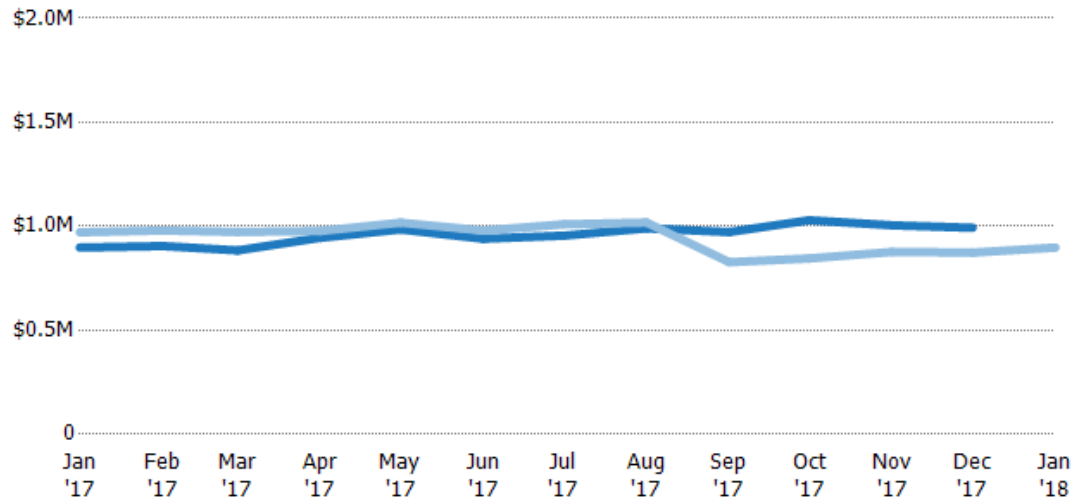
Current Year	\$141M	\$143M	\$133M	\$129M	\$120M	\$102M	\$88.8M	\$86.1M	\$92.4M	\$108M	\$106M	\$98.3M	-
Prior Year	\$160M	\$171M	\$164M	\$161M	\$142M	\$121M	\$116M	\$116M	\$108M	\$121M	\$131M	\$130M	\$141M
Percent Change from Prior Year	-12%	-17%	-19%	-20%	-16%	-16%	-23%	-26%	-15%	-11%	-18%	-24%	-100%

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



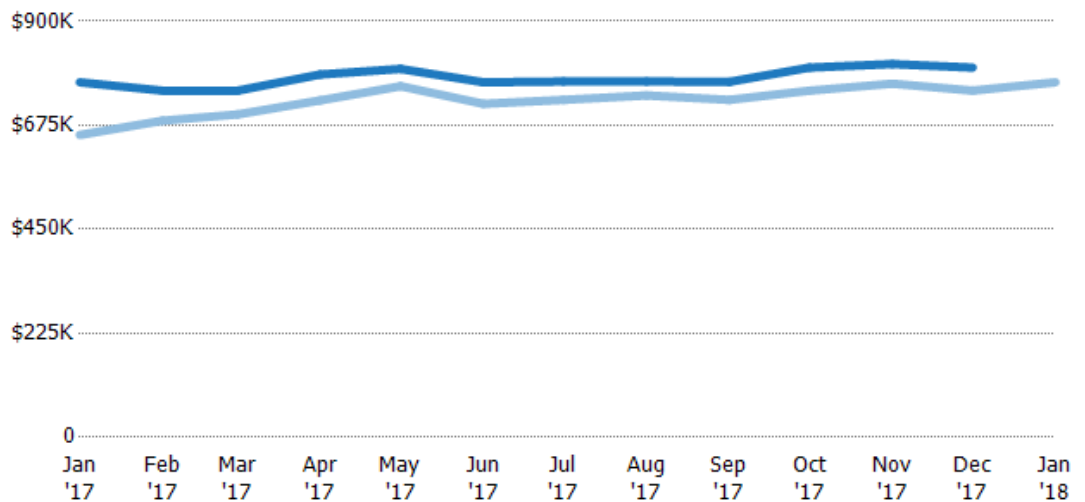
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$898K	\$905K	\$884K	\$945K	\$985K	\$940K	\$955K	\$990K	\$972K	\$1.03M	\$1M	\$993K	-
Prior Year	\$971K	\$980K	\$973K	\$977K	\$1.02M	\$979K	\$1.01M	\$1.02M	\$828K	\$846K	\$877K	\$873K	\$898K
Percent Change from Prior Year	-8%	-8%	-9%	-3%	-3%	-4%	-5%	-3%	17%	22%	15%	14%	-100%

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



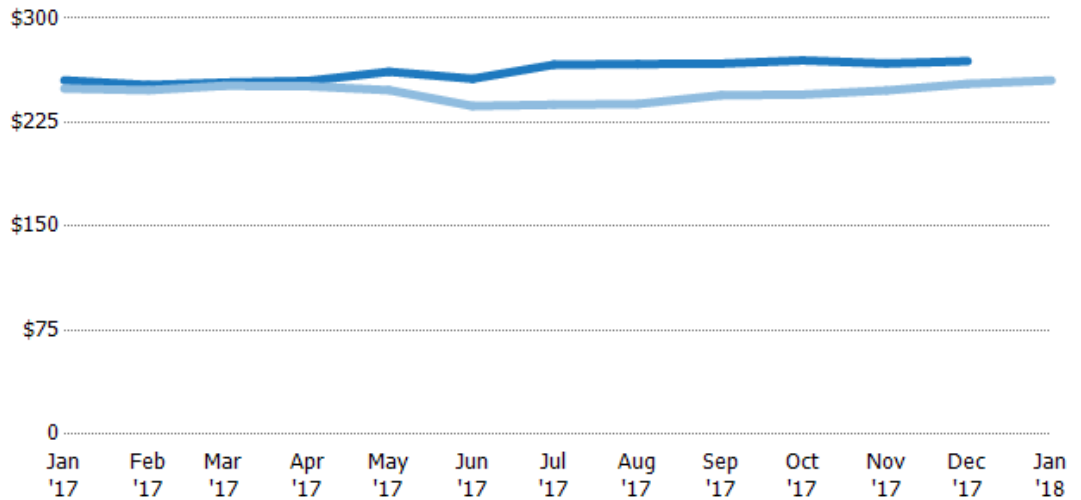
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$768K	\$750K	\$750K	\$785K	\$797K	\$768K	\$770K	\$770K	\$769K	\$800K	\$807K	\$800K	-
Prior Year	\$654K	\$685K	\$699K	\$729K	\$760K	\$722K	\$730K	\$739K	\$730K	\$750K	\$765K	\$750K	\$768K
Percent Change from Prior Year	17%	9%	7%	8%	5%	6%	5%	4%	5%	7%	6%	7%	-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



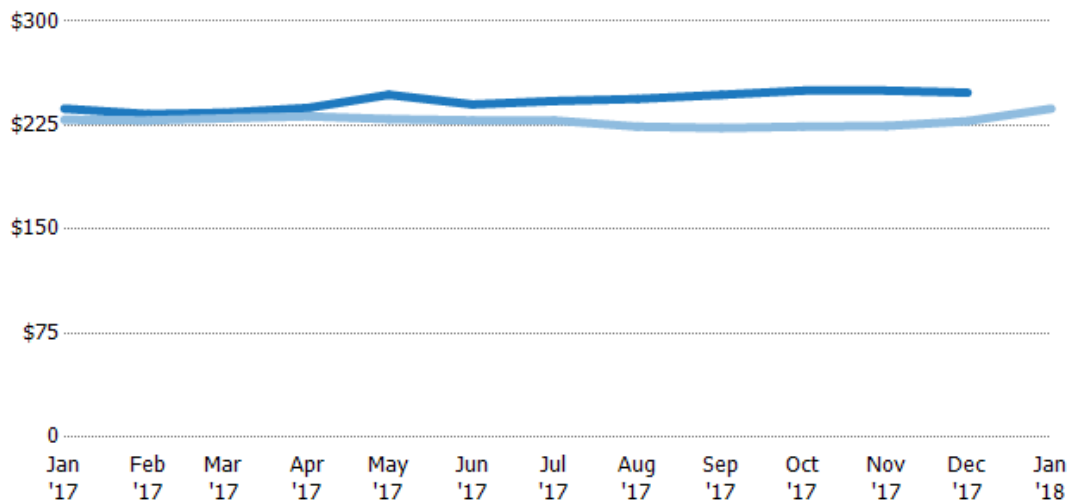
Current Year	\$255	\$252	\$254	\$255	\$261	\$256	\$267	\$267	\$267	\$270	\$267	\$269	-
Prior Year	\$249	\$248	\$251	\$251	\$248	\$237	\$238	\$238	\$244	\$245	\$248	\$253	\$255
Percent Change from Prior Year	2%	2%	1%	1%	5%	8%	12%	12%	9%	10%	8%	6%	-100%

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



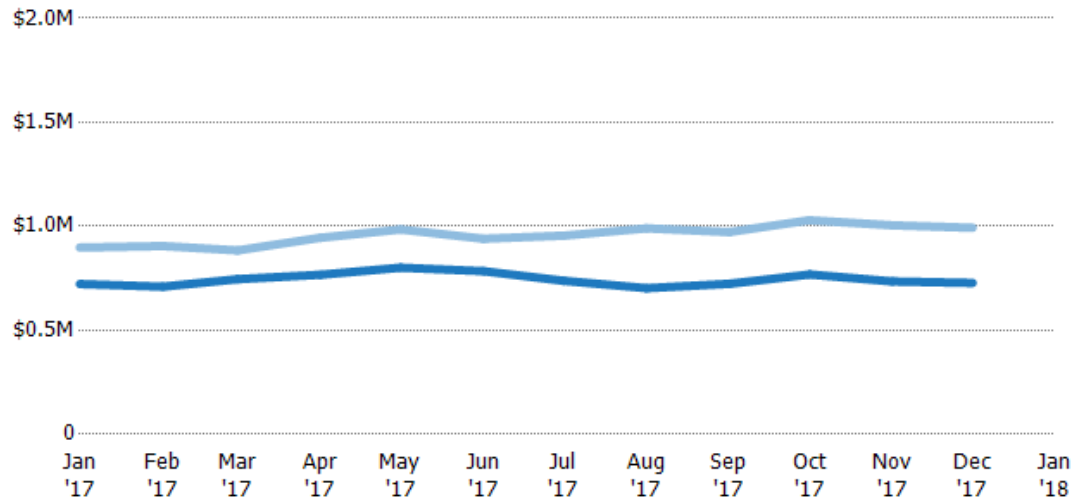
Current Year	\$237	\$233	\$234	\$238	\$247	\$240	\$243	\$244	\$247	\$250	\$250	\$249	-
Prior Year	\$229	\$229	\$230	\$232	\$230	\$229	\$229	\$224	\$223	\$224	\$225	\$228	\$237
Percent Change from Prior Year	3%	2%	2%	3%	8%	5%	6%	9%	11%	12%	11%	9%	-100%

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



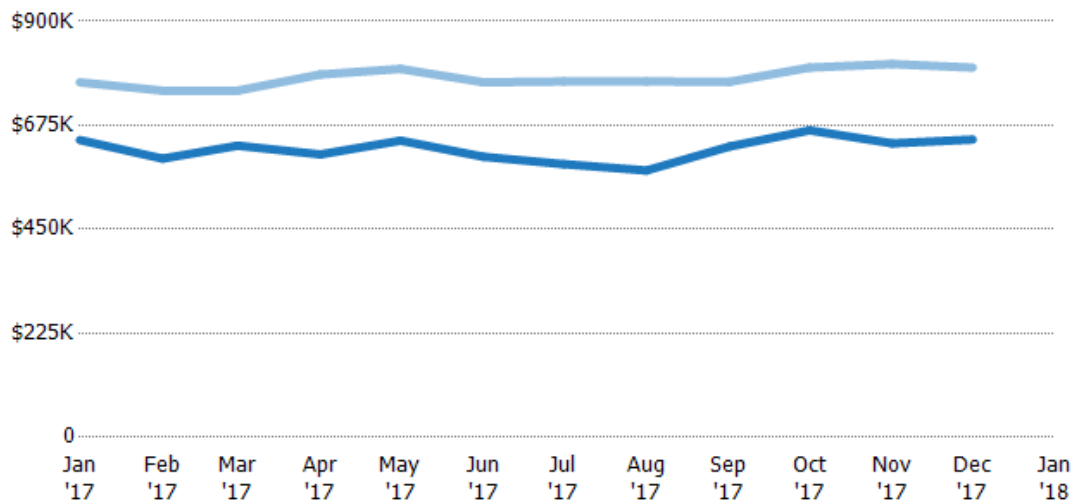
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	\$722K	\$710K	\$746K	\$767K	\$801K	\$784K	\$738K	\$702K	\$724K	\$768K	\$735K	\$727K	-
Avg Listing Price	\$898K	\$905K	\$884K	\$945K	\$985K	\$940K	\$955K	\$990K	\$972K	\$1.03M	\$1M	\$993K	-
Avg Listing Price as a % of Avg Est Value	124%	128%	119%	123%	123%	120%	129%	141%	134%	134%	137%	137%	-

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



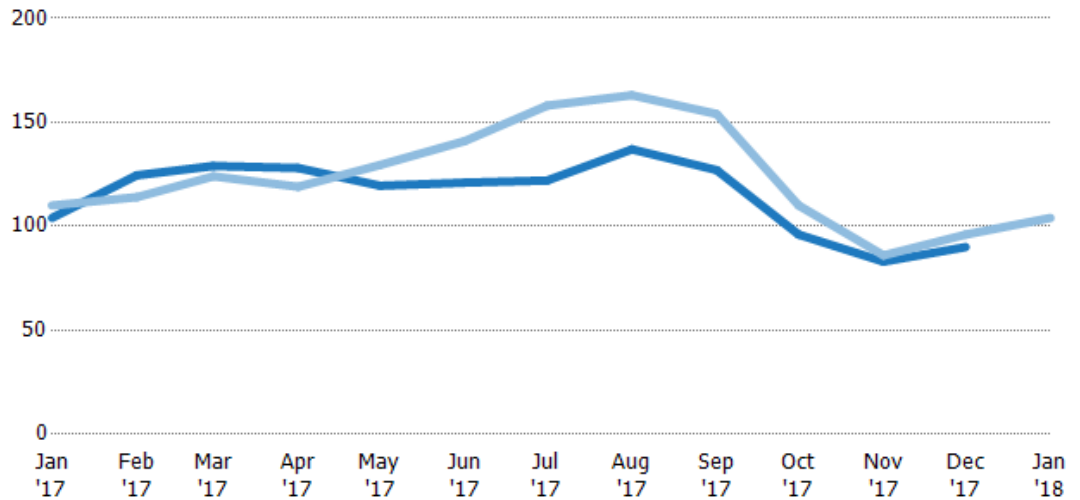
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median Est Value	\$643K	\$603K	\$631K	\$612K	\$642K	\$607K	\$591K	\$577K	\$629K	\$664K	\$636K	\$644K	-
Median Listing Price	\$768K	\$750K	\$750K	\$785K	\$797K	\$768K	\$770K	\$770K	\$769K	\$800K	\$807K	\$800K	-
Med Listing Price as a % of Med Est Value	119%	124%	119%	128%	124%	127%	130%	133%	122%	120%	127%	124%	-

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



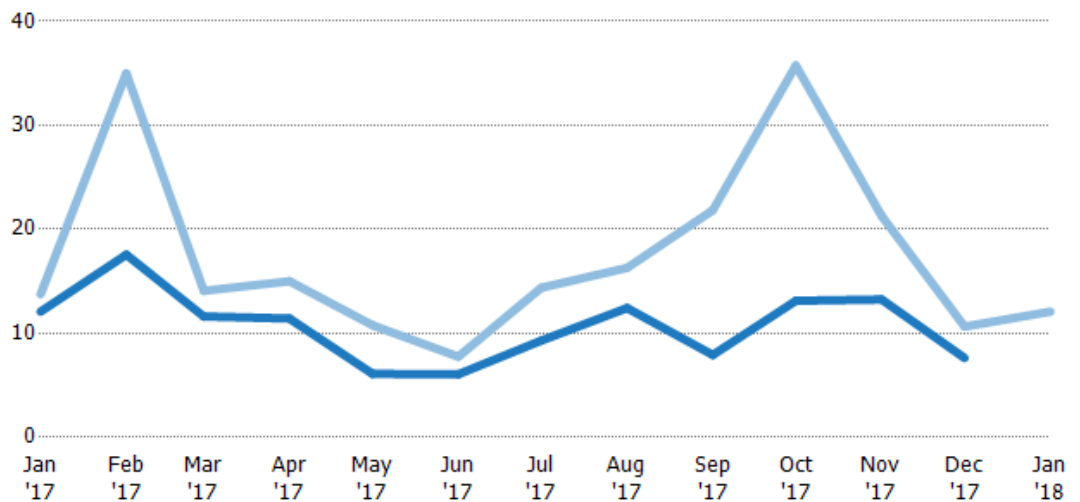
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	104	125	129	128	120	121	122	137	127	96	83	90	-
Prior Year	110	114	124	119	130	141	158	163	154	110	86	96	104
Percent Change from Prior Year	-5%	9%	4%	8%	-8%	-14%	-23%	-16%	-18%	-13%	-3%	-6%	-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



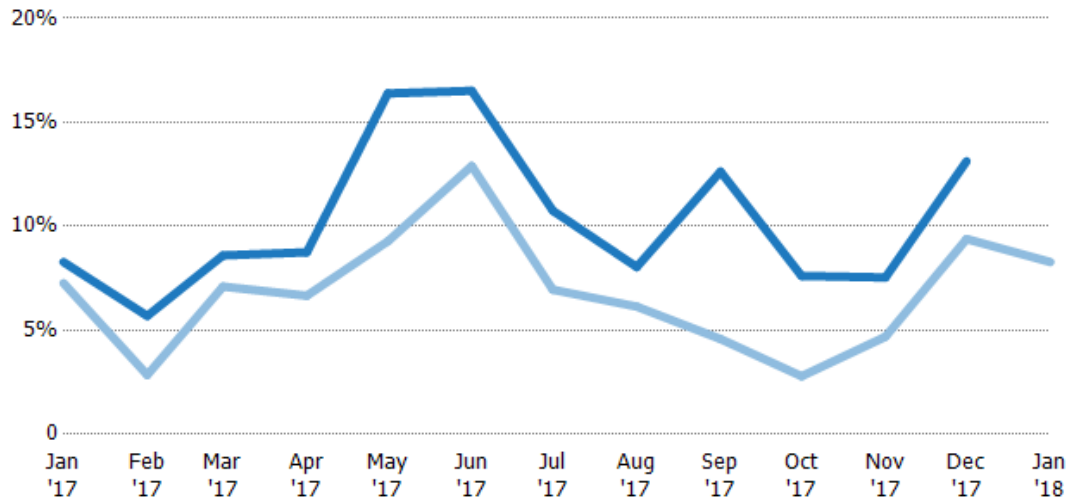
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	12.1	17.6	11.6	11.4	6.1	6.06	9.3	12.4	7.92	13.1	13.3	7.62	-
Prior Year	13.8	35	14.1	15	10.8	7.75	14.4	16.3	21.8	35.8	21.3	10.6	12.1
Percent Change from Prior Year	-12%	-50%	-18%	-24%	-43%	-22%	-35%	-24%	-64%	-63%	-38%	-28%	-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



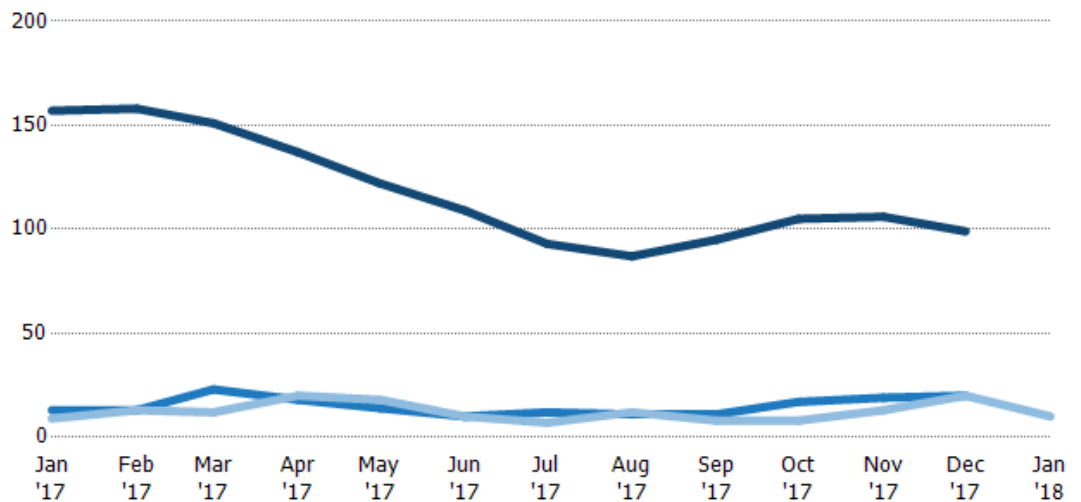
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	8%	6%	9%	9%	16%	17%	11%	8%	13%	8%	8%	13%	-
Prior Year	7%	3%	7%	7%	9%	13%	7%	6%	5%	3%	5%	9%	8%
Change from Prior Year	-1%	-3%	-2%	-2%	-7%	-4%	-4%	-2%	-8%	-5%	-3%	-4%	8%

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



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Active	157	158	151	137	122	109	93	87	95	105	106	99	-
Pending	13	13	23	18	14	10	12	11	11	17	19	20	-
Sold	9	13	12	20	18	10	7	12	8	8	13	20	10

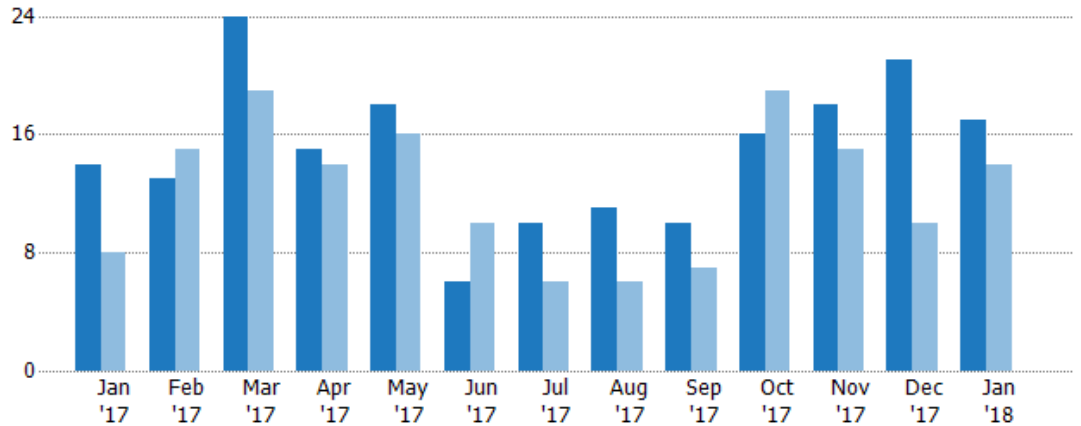
New Pending Sales

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.
Jan '18	17	21.4%
Jan '17	14	75%
Jan '16	8	37.5%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	14	13	24	15	18	6	10	11	10	16	18	21	17
Prior Year	8	15	19	14	16	10	6	6	7	19	15	10	14
Percent Change from Prior Year	75%	-13%	26%	7%	13%	-40%	67%	83%	43%	-16%	20%	110%	21%

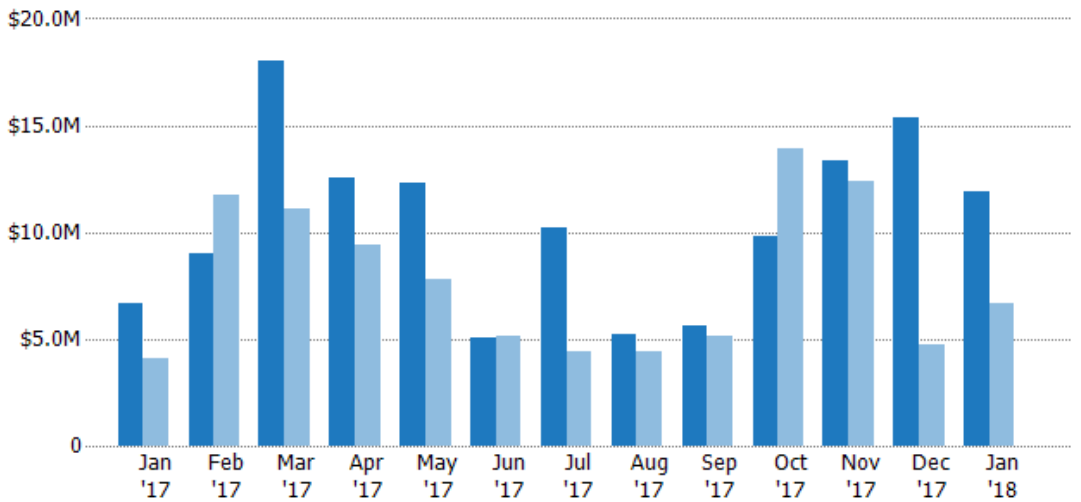
New Pending Sales Volume

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.
Jan '18	\$11.9M	78.6%
Jan '17	\$6.68M	64.8%
Jan '16	\$4.05M	51%



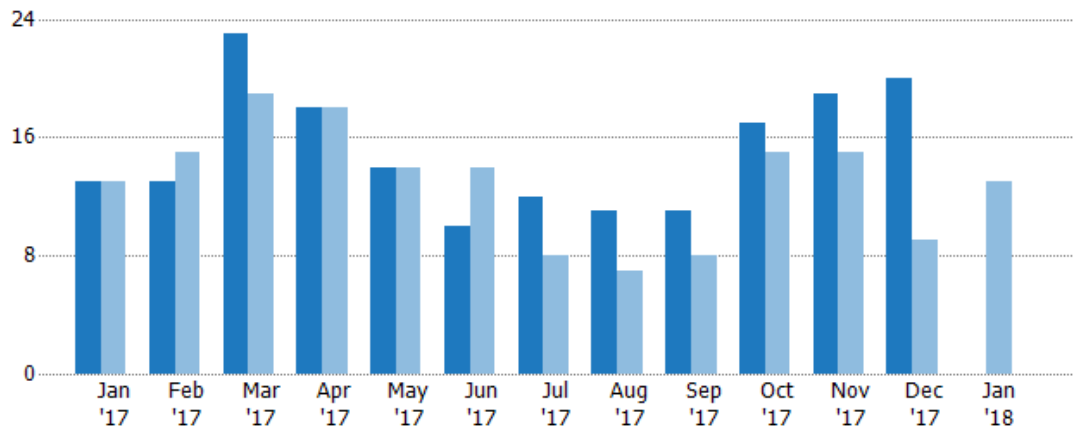
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$6.68M	\$8.97M	\$18M	\$12.6M	\$12.3M	\$5.09M	\$10.2M	\$5.2M	\$5.65M	\$9.84M	\$13.4M	\$15.4M	\$11.9M
Prior Year	\$4.05M	\$11.7M	\$11.1M	\$9.42M	\$7.83M	\$5.16M	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M
Percent Change from Prior Year	65%	-24%	62%	33%	57%	-1%	130%	18%	10%	-29%	8%	223%	79%

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



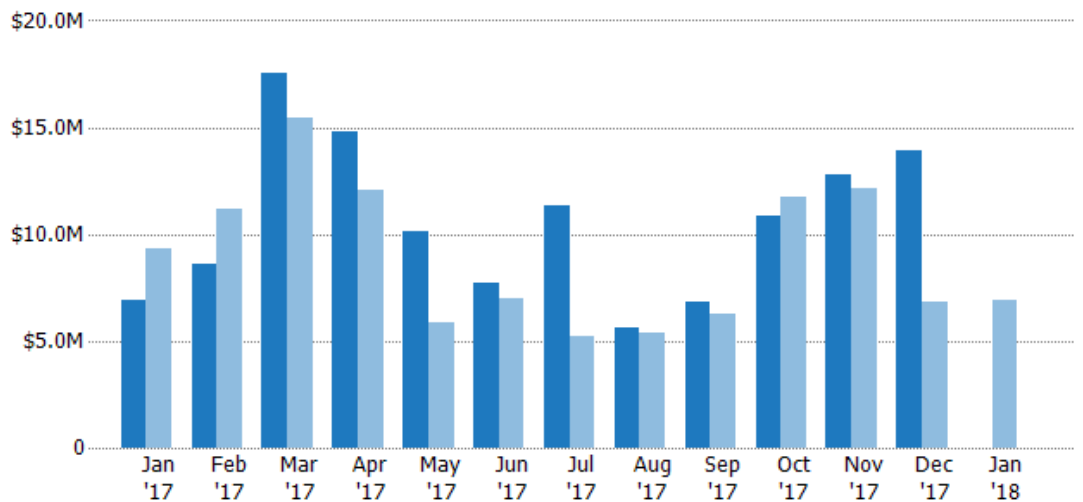
Current Year	13	13	23	18	14	10	12	11	11	17	19	20	-
Prior Year	13	15	19	18	14	14	8	7	8	15	15	9	13
Percent Change from Prior Year	0%	-13%	21%	0%	0%	-29%	50%	57%	38%	13%	27%	122%	-100%

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



Current Year	\$6.87M	\$8.64M	\$17.5M	\$14.8M	\$10.1M	\$7.74M	\$11.3M	\$5.66M	\$6.82M	\$10.8M	\$12.8M	\$13.9M	-
Prior Year	\$9.35M	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M
Percent Change from Prior Year	-27%	-23%	14%	22%	72%	11%	117%	5%	9%	-8%	6%	102%	-100%

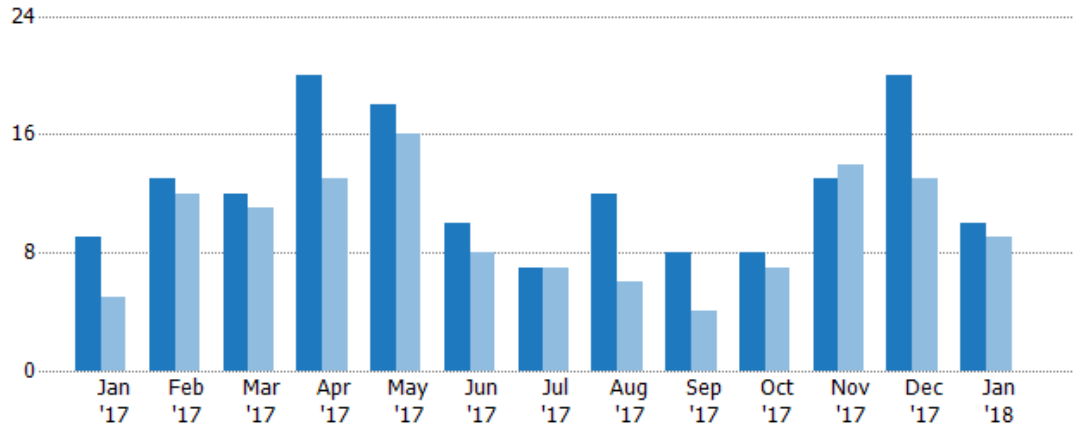
Closed Sales

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.
Jan '18	10	11.1%
Jan '17	9	80%
Jan '16	5	180%



Current Year	9	13	12	20	18	10	7	12	8	8	13	20	10
Prior Year	5	12	11	13	16	8	7	6	4	7	14	13	9
Percent Change from Prior Year	80%	8%	9%	54%	13%	25%	0%	100%	100%	14%	-7%	54%	11%

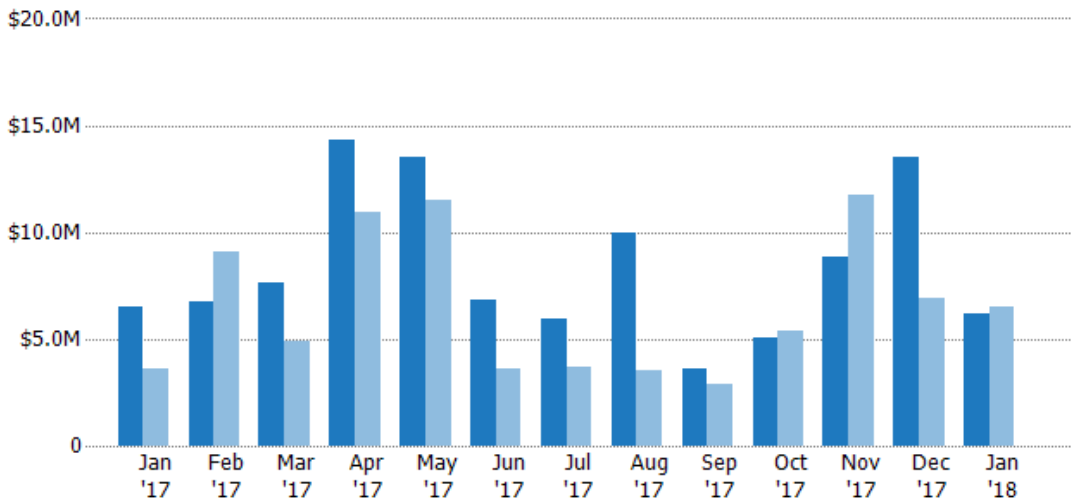
Closed Sales Volume

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.
Jan '18	\$6.21M	-5.1%
Jan '17	\$6.54M	79.5%
Jan '16	\$3.64M	150.7%



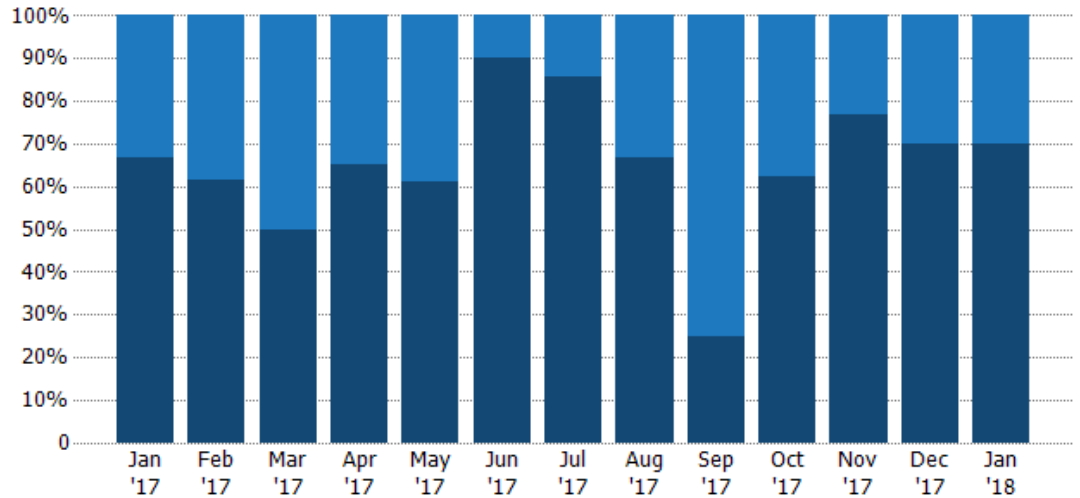
Current Year	\$6.54M	\$6.77M	\$7.6M	\$14.3M	\$13.5M	\$6.83M	\$5.95M	\$9.95M	\$3.6M	\$5.08M	\$8.81M	\$13.5M	\$6.21M
Prior Year	\$3.64M	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M
Percent Change from Prior Year	80%	-26%	55%	31%	17%	90%	62%	183%	23%	-6%	-25%	95%	-5%

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



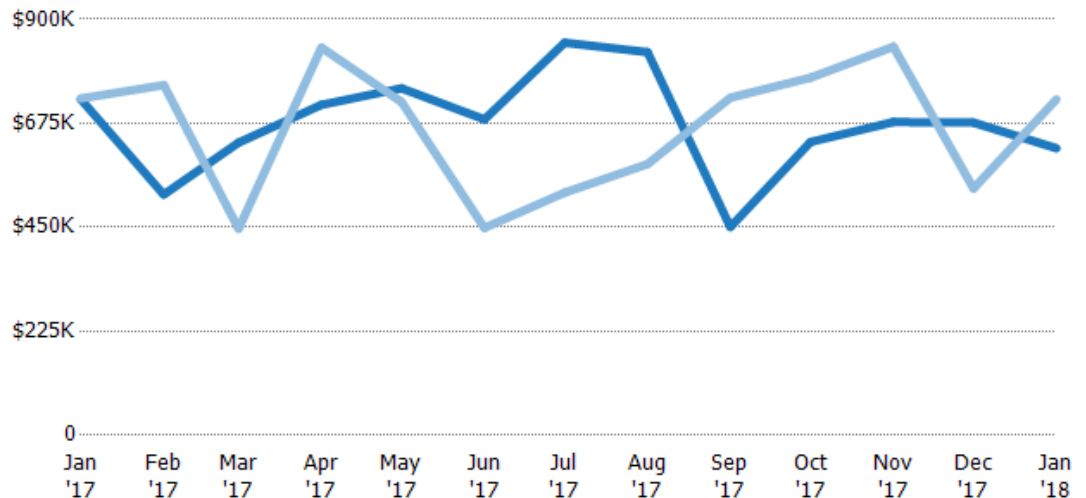
Condo/Townhouse	33%	38%	50%	35%	39%	10%	14%	33%	75%	38%	23%	30%	30%
Single Family Residence	67%	62%	50%	65%	61%	90%	86%	67%	25%	63%	77%	70%	70%

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	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$621K
Prior Year	\$729K	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K
Percent Change from Prior Year	0%	-31%	42%	-15%	4%	52%	62%	41%	-38%	-18%	-19%	27%	-15%

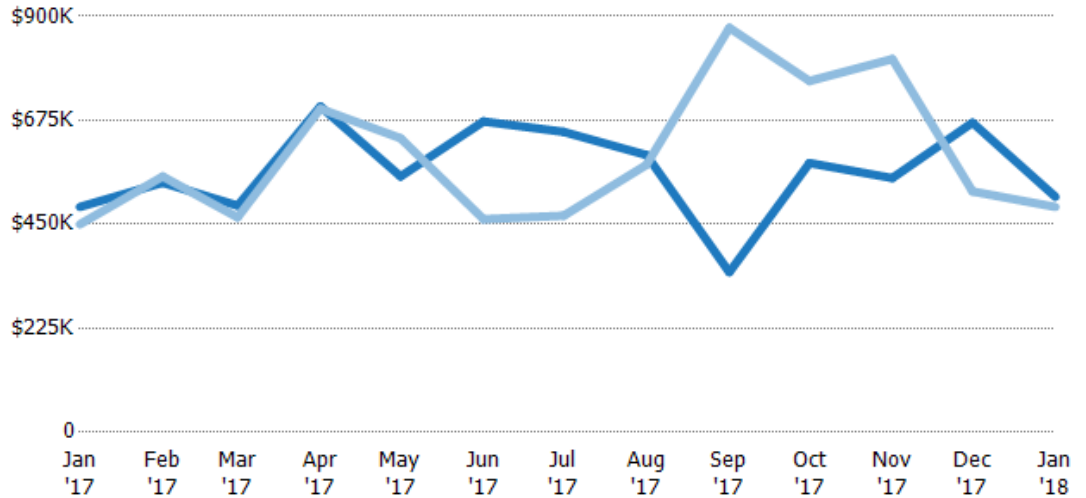
Median Sales Price

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.
Jan '18	\$510K	4.5%
Jan '17	\$488K	8.3%
Jan '16	\$450K	65.6%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$550K	\$670K	\$510K
Prior Year	\$450K	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K
Percent Change from Prior Year	8%	-2%	5%	1%	-13%	46%	39%	4%	-60%	-23%	-32%	29%	5%

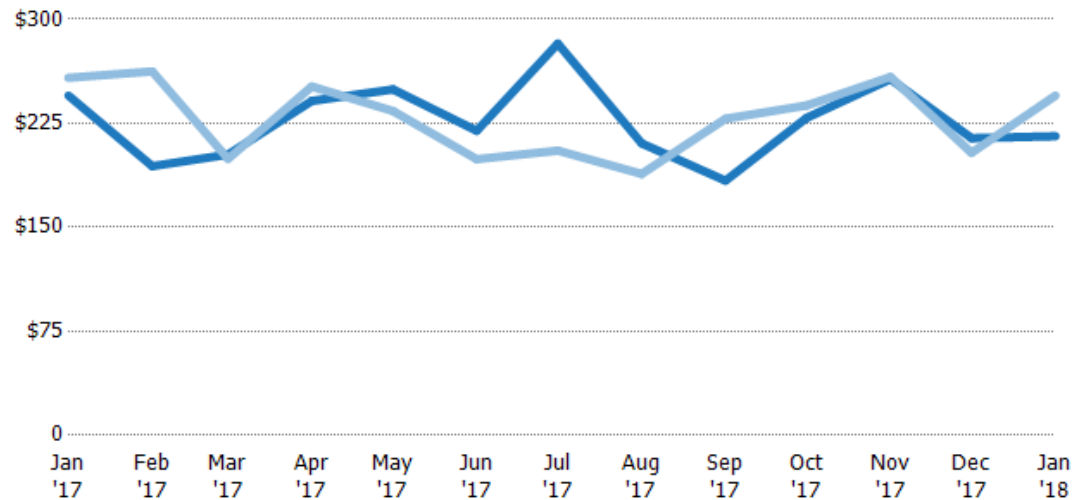
Average Sales Price per Sq Ft

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.
Jan '18	\$216	-12%
Jan '17	\$245	-5%
Jan '16	\$258	-19.8%



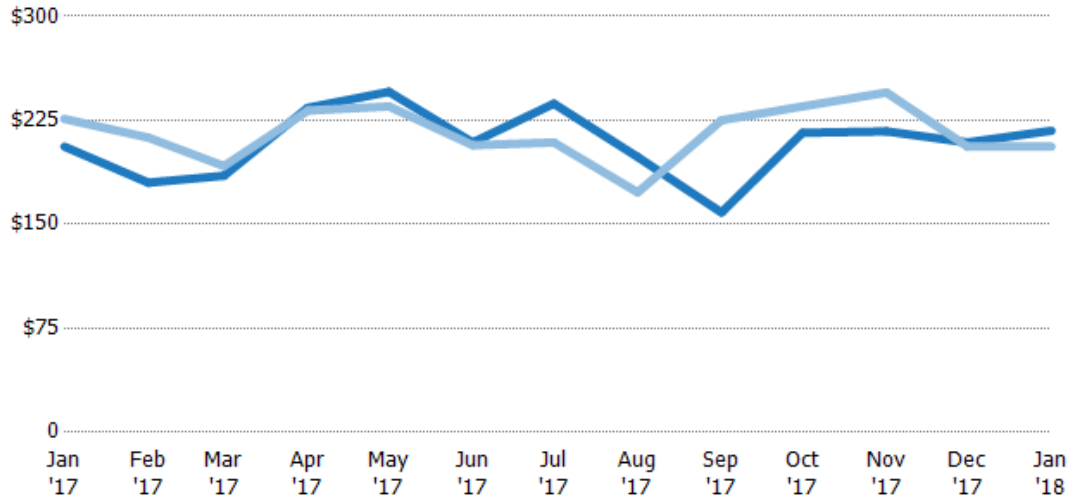
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$245	\$194	\$202	\$241	\$249	\$220	\$282	\$211	\$184	\$229	\$257	\$214	\$216
Prior Year	\$258	\$262	\$199	\$252	\$234	\$199	\$205	\$189	\$228	\$238	\$258	\$204	\$245
Percent Change from Prior Year	-5%	-26%	2%	-4%	7%	10%	38%	12%	-20%	-4%	-1%	5%	-12%

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



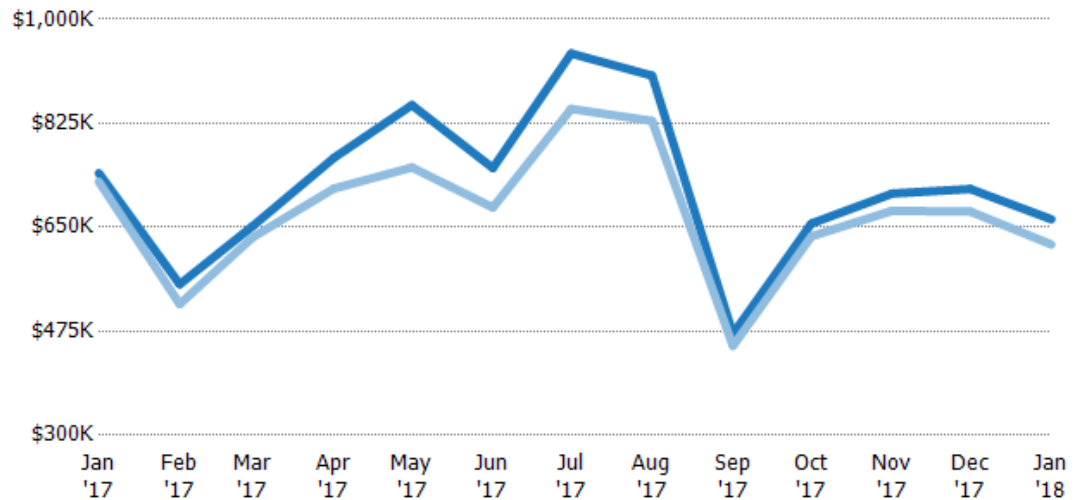
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$206	\$180	\$185	\$234	\$246	\$209	\$237	\$199	\$159	\$216	\$217	\$209	\$218
Prior Year	\$226	\$213	\$192	\$232	\$235	\$207	\$209	\$173	\$225	\$235	\$245	\$206	\$206
Percent Change from Prior Year	-9%	-15%	-4%	1%	4%	1%	13%	15%	-30%	-8%	-11%	1%	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: Carefree, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



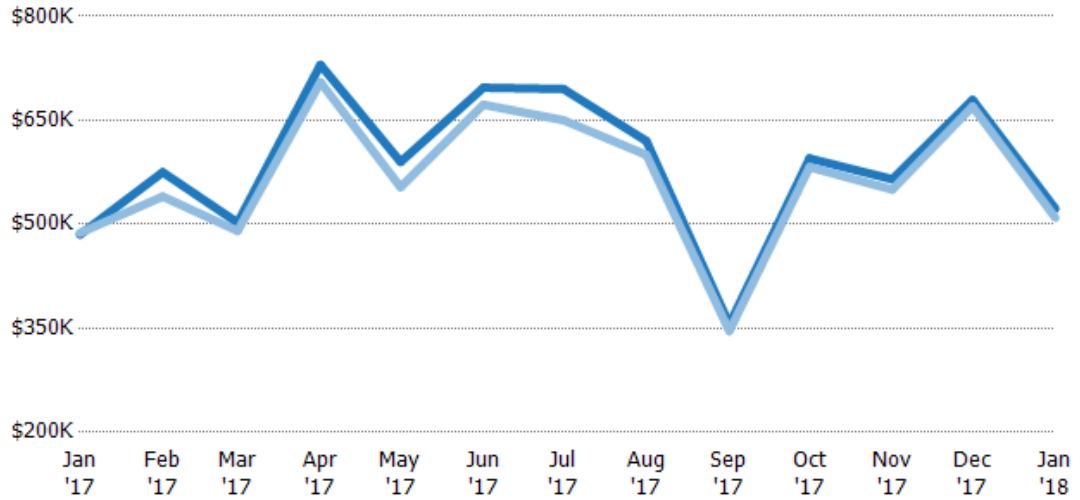
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg List Price	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$707K	\$714K	\$664K
Avg Sales Price	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$621K
Avg Sales Price as a % of Avg List Price	98%	94%	97%	93%	88%	91%	90%	92%	96%	97%	96%	95%	94%

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

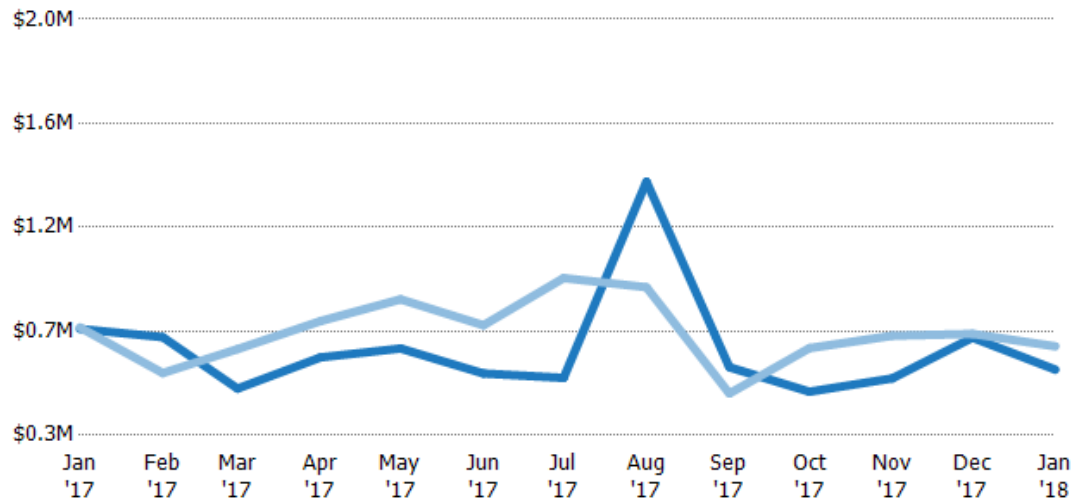


Average Sales Price vs Average Est Value

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

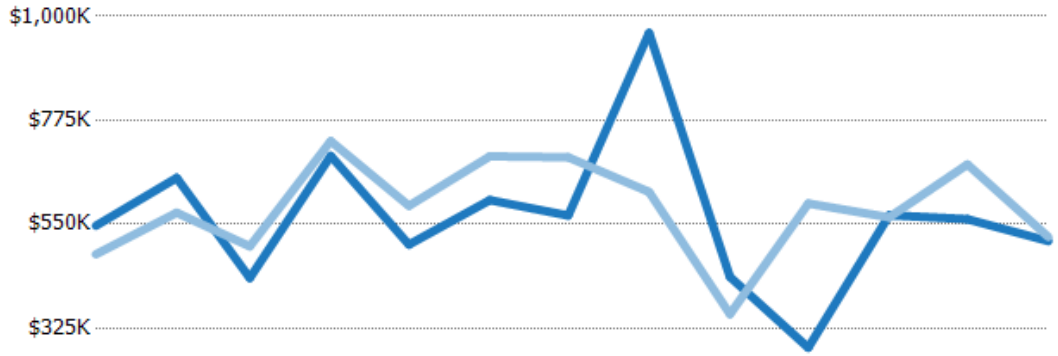


Median Sales Price vs Median Est Value

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



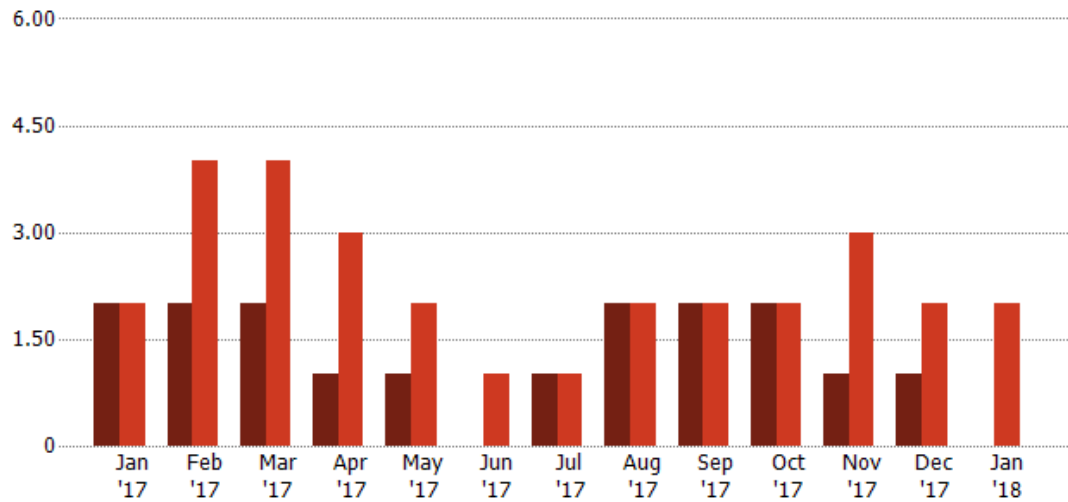
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median Est Value	\$547K	\$650K	\$434K	\$698K	\$506K	\$602K	\$569K	\$964K	\$436K	\$283K	\$570K	\$561K	\$514K
Median Sales Price	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$565K	\$679K	\$522K
Med Sales Price as a % of Med Est Value	89%	88%	116%	105%	117%	116%	122%	64%	82%	210%	99%	121%	102%

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



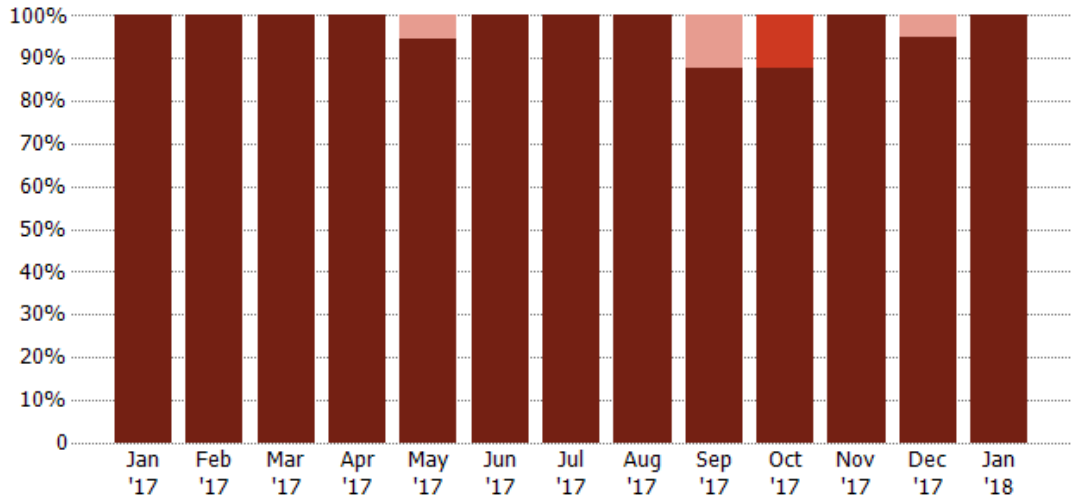
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	2	2	2	1	1	-	1	2	2	2	1	1	-
Prior Year	2	4	4	3	2	1	1	2	2	2	3	2	2
Percent Change from Prior Year	0%	-50%	-50%	-67%	-50%	-100%	0%	0%	0%	0%	-67%	-50%	-100%

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



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



Sales Activity by ZIP

Jan 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			10	\$6,210,500	\$663,540	\$522,450	\$204	\$207	61