



2019

CAREFREE **MARKET REPORT**

March 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.

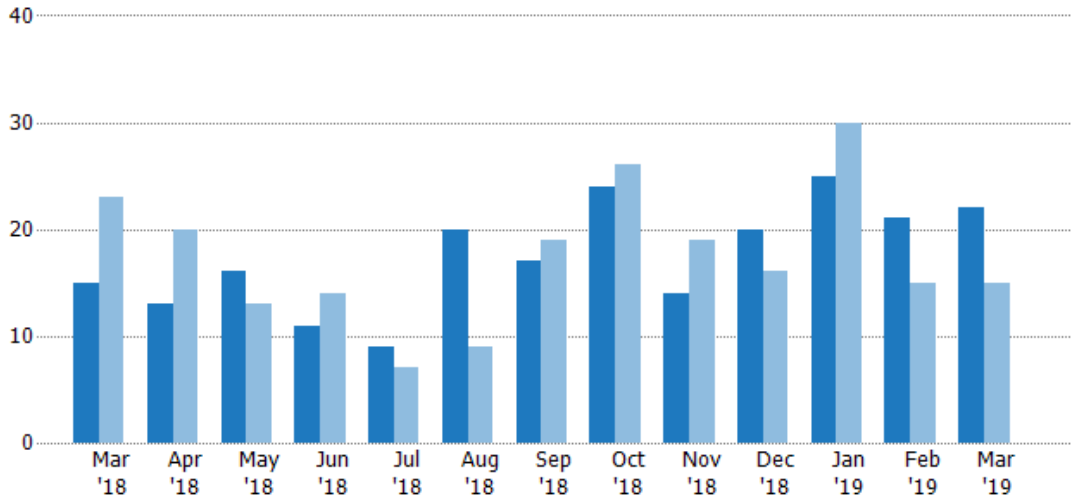
Key Metrics	Mar 2019	Mar 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	22	15	+46.7%	68	60	+13.3%
New Listing Volume	\$21,870,345	\$13,332,400	+64%	\$67,070,992	\$50,820,601	+32%
Active Listing Count	89	91	-2.2%	N/A	N/A	
Active Listing Volume	\$92,982,940	\$89,112,998	+4.3%	N/A	N/A	
Average Listing Price	\$1,044,752	\$979,264	+6.7%	\$980,817	\$906,323	+8.2%
Median Listing Price	\$849,000	\$799,999	+6.1%	\$803,436	\$771,647	+4.1%
Average Listing Price per Sq Ft	\$283	\$267	+5.8%	\$279	\$261	+7%
Median Listing Price per Sq Ft	\$270	\$245	+10%	\$263	\$241	+9.2%
Median Days in RPR	85	95	-10.5%	84.39	87.1	-3.1%
Months of Inventory	5.6	7.6	-26.6%	6.7	8.9	-25.4%
Absorption Rate	17.98%	13.19%	+4.8%	15%	11.19%	+3.8%
Sales Activity Charts Metrics						
New Pending Sales Count	24	24	+/-	56	59	-5.1%
New Pending Sales Volume	\$18,804,650	\$14,786,000	+27.2%	\$50,456,249	\$36,907,299	+36.7%
Pending Sales Count	23	16	+43.8%	N/A	N/A	
Pending Sales Volume	\$15,140,200	\$10,600,400	+42.8%	N/A	N/A	
Closed Sales Count	10	14	-28.6%	36	42	-14.3%
Closed Sales Volume	\$8,823,210	\$7,926,500	+11.3%	\$27,947,124	\$26,475,750	+5.6%
Average Sales Price	\$882,321	\$566,179	+55.8%	\$776,309	\$630,375	+23.2%
Median Sales Price	\$678,000	\$327,500	+107%	\$597,523	\$522,214	+14.4%
Average Sales Price per Sq Ft	\$233	\$231	+0.9%	\$249	\$230	+8.3%
Median Sales Price per Sq Ft	\$237	\$207	+14.5%	\$242	\$222	+8.9%
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



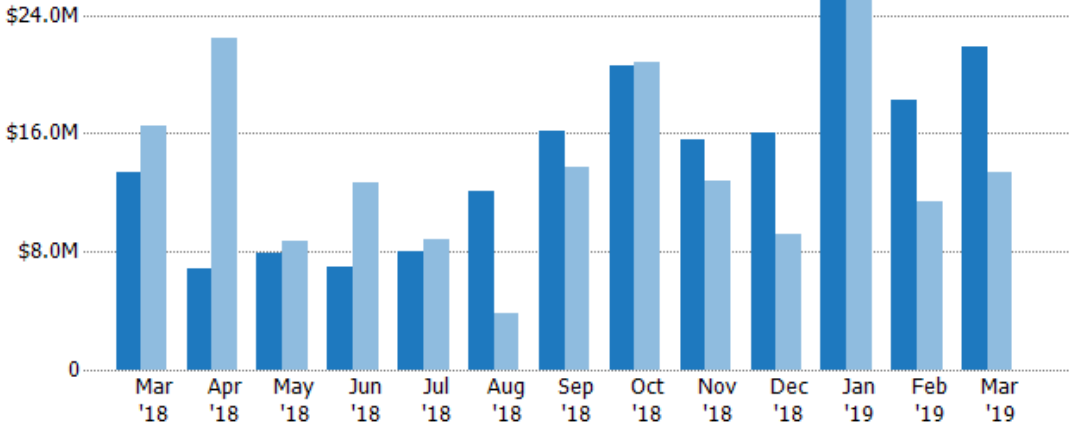
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	15	13	16	11	9	20	17	24	14	20	25	21	22
Prior Year	23	20	13	14	7	9	19	26	19	16	30	15	15
Percent Change from Prior Year	-35%	-35%	23%	-21%	29%	122%	-11%	-8%	-26%	25%	-17%	40%	47%

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



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	\$13.3M	\$6.82M	\$7.86M	\$7.02M	\$8M	\$12.1M	\$16.2M	\$20.6M	\$15.6M	\$16M	\$26.9M	\$18.3M	\$21.9M
Prior Year	\$16.5M	\$22.5M	\$8.69M	\$12.7M	\$8.78M	\$3.82M	\$13.8M	\$20.8M	\$12.8M	\$9.21M	\$26.1M	\$11.4M	\$13.3M
Percent Change from Prior Year	-19%	-70%	-10%	-45%	-9%	217%	18%	-1%	21%	74%	3%	61%	64%

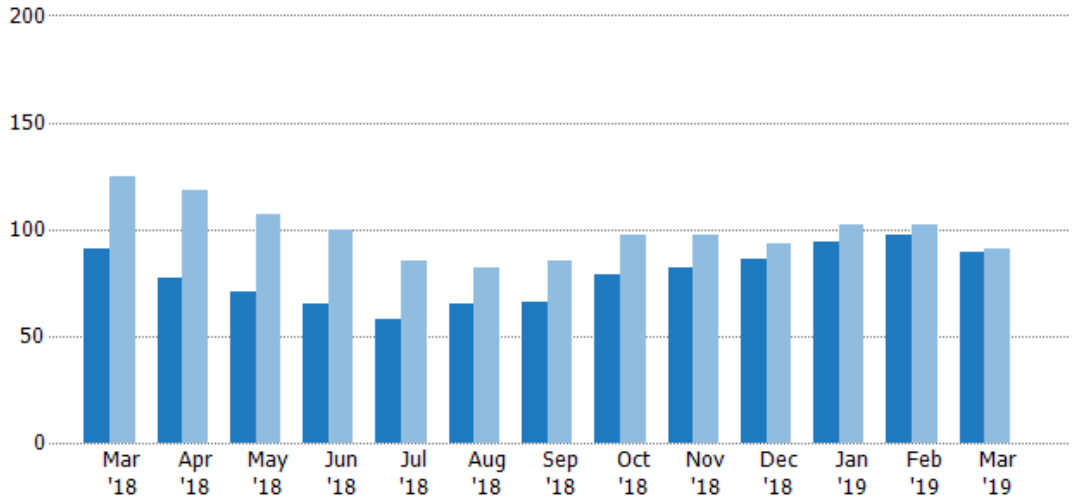
Active Listings

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

Month/Year	Count	% Chg.
Mar '19	89	-2.2%
Mar '18	91	-27.2%
Mar '17	125	10.4%



Current Year	91	77	71	65	58	65	66	79	82	86	94	97	89
Prior Year	125	118	107	100	85	82	85	97	97	93	102	102	91
Percent Change from Prior Year	-27%	-35%	-34%	-35%	-32%	-21%	-22%	-19%	-15%	-8%	-8%	-5%	-2%

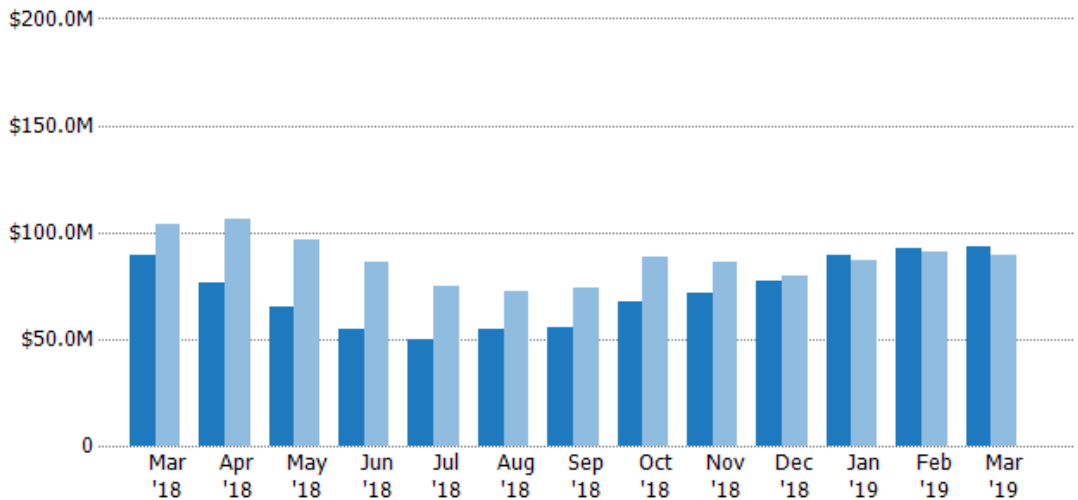
Active Listing Volume

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

Month/Year	Volume	% Chg.
Mar '19	\$93M	4.3%
Mar '18	\$89.1M	-14.4%
Mar '17	\$104M	13.5%



Current Year	\$89.1M	\$76.5M	\$65.3M	\$54.9M	\$49.5M	\$54.4M	\$55.3M	\$67.6M	\$71.7M	\$77.2M	\$89.3M	\$92.4M	\$93M
Prior Year	\$104M	\$106M	\$96.4M	\$86.4M	\$75.1M	\$72.1M	\$74.2M	\$88.4M	\$86.2M	\$79.5M	\$87.2M	\$91.1M	\$89.1M
Percent Change from Prior Year	-14%	-28%	-32%	-37%	-34%	-25%	-25%	-24%	-17%	-3%	2%	1%	4%

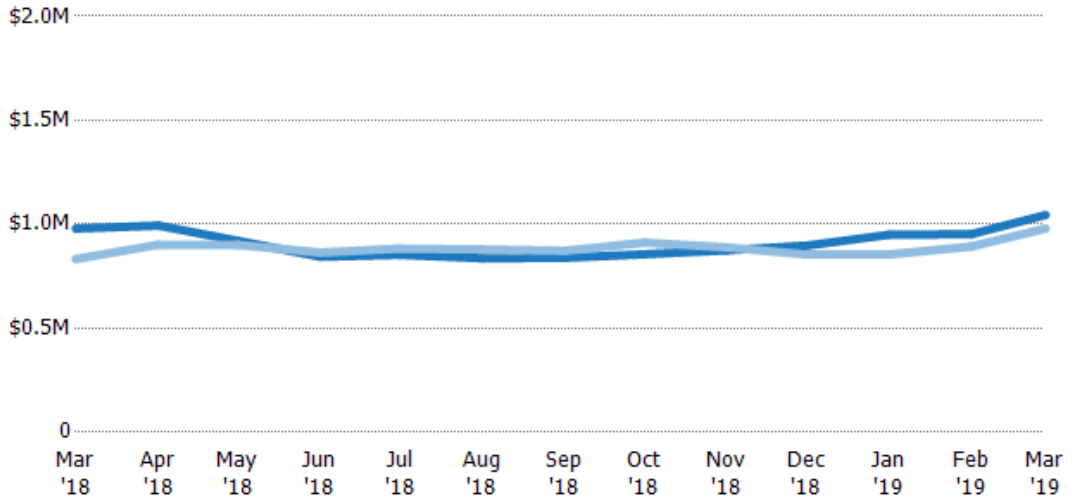
Average Listing Price

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

Month/ Year	Price	% Chg.
Mar '19	\$1.04M	6.7%
Mar '18	\$979K	17.6%
Mar '17	\$833K	2.8%



Current Year	\$979K	\$994K	\$920K	\$844K	\$853K	\$837K	\$839K	\$856K	\$875K	\$897K	\$950K	\$952K	\$1.04M
Prior Year	\$833K	\$902K	\$901K	\$864K	\$883K	\$879K	\$872K	\$912K	\$889K	\$854K	\$855K	\$893K	\$979K
Percent Change from Prior Year	18%	10%	2%	-2%	-3%	-5%	-4%	-6%	-2%	5%	11%	7%	7%

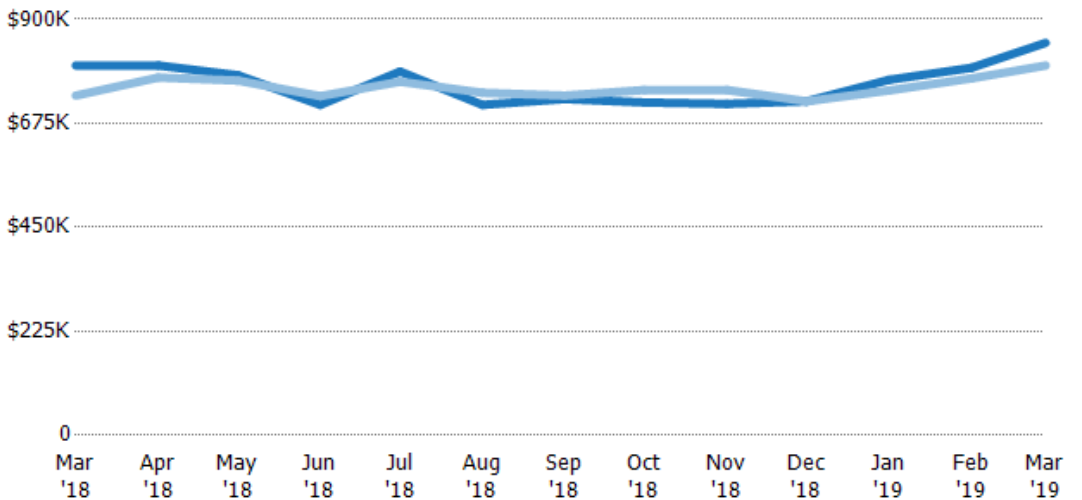
Median Listing Price

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

Month/ Year	Price	% Chg.
Mar '19	\$849K	6.1%
Mar '18	\$800K	8.8%
Mar '17	\$735K	-3.8%



Current Year	\$800K	\$800K	\$779K	\$715K	\$787K	\$715K	\$728K	\$720K	\$717K	\$723K	\$769K	\$795K	\$849K
Prior Year	\$735K	\$774K	\$768K	\$734K	\$765K	\$741K	\$735K	\$747K	\$747K	\$723K	\$746K	\$772K	\$800K
Percent Change from Prior Year	9%	3%	1%	-3%	3%	-4%	-1%	-4%	-4%	0%	3%	3%	6%

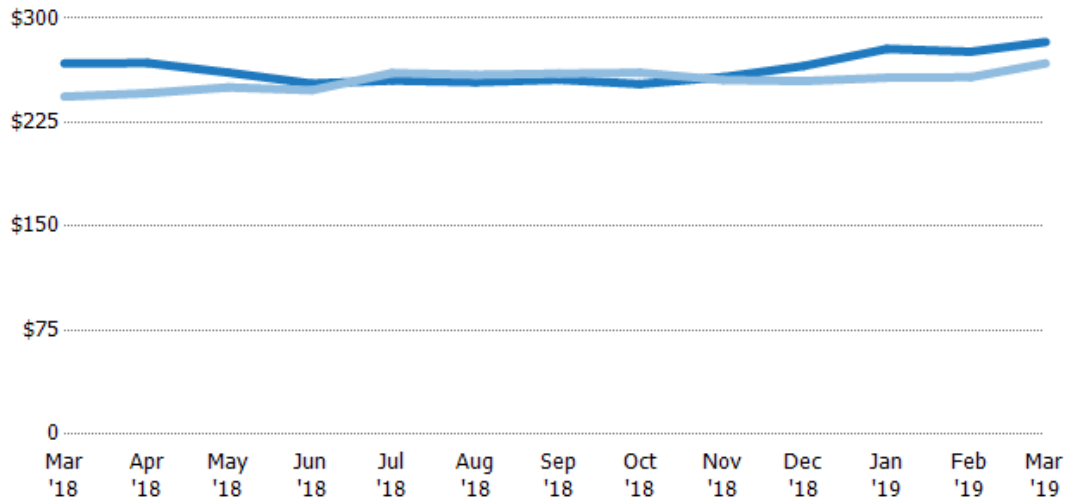
Average Listing Price per Sq Ft

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.
Mar '19	\$283	5.8%
Mar '18	\$267	9.9%
Mar '17	\$243	3.8%



Current Year	\$267	\$268	\$261	\$253	\$255	\$254	\$256	\$253	\$258	\$266	\$278	\$276	\$283
Prior Year	\$243	\$246	\$250	\$248	\$261	\$259	\$260	\$261	\$255	\$255	\$257	\$258	\$267
Percent Change from Prior Year	10%	9%	4%	2%	-2%	-2%	-2%	-3%	1%	4%	8%	7%	6%

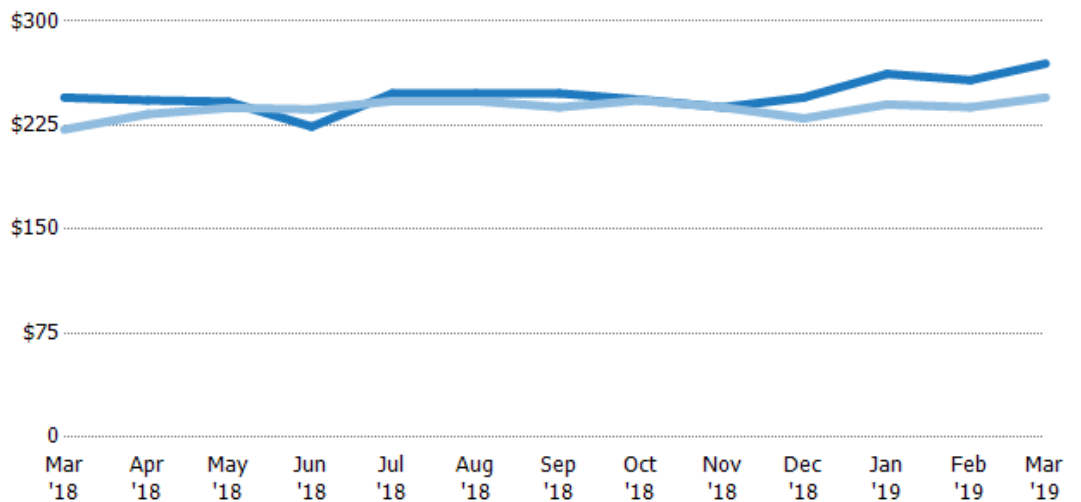
Median Listing Price per Sq Ft

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.
Mar '19	\$270	10%
Mar '18	\$245	10.4%
Mar '17	\$222	3.4%



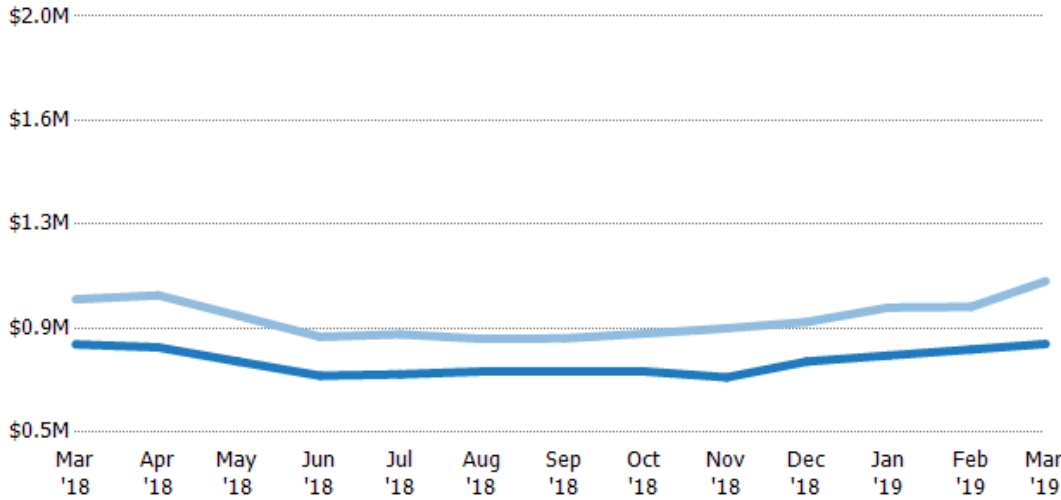
Current Year	\$245	\$243	\$242	\$224	\$248	\$248	\$248	\$244	\$238	\$245	\$262	\$258	\$270
Prior Year	\$222	\$233	\$238	\$237	\$243	\$243	\$238	\$243	\$238	\$230	\$240	\$238	\$245
Percent Change from Prior Year	10%	4%	2%	-5%	2%	2%	4%	0%	0%	7%	9%	8%	10%

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



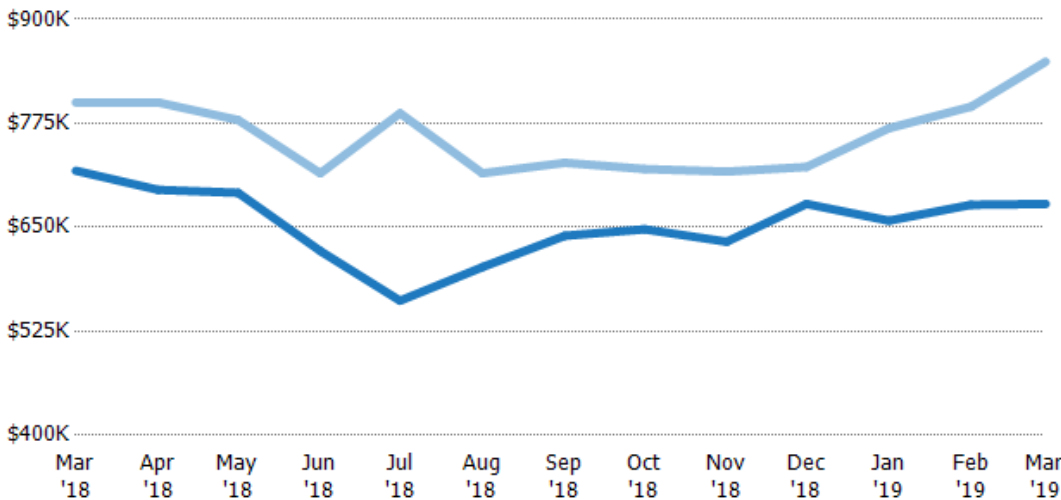
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Avg Est Value	\$817K	\$806K	\$755K	\$704K	\$709K	\$719K	\$720K	\$719K	\$698K	\$755K	\$777K	\$799K	\$819K
Avg Listing Price	\$979K	\$994K	\$920K	\$844K	\$853K	\$837K	\$839K	\$856K	\$875K	\$897K	\$950K	\$952K	\$1.04M
Avg Listing Price as a % of Avg Est Value	120%	123%	122%	120%	120%	116%	117%	119%	125%	119%	122%	119%	128%

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



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Median Est Value	\$718K	\$695K	\$692K	\$621K	\$562K	\$602K	\$640K	\$648K	\$633K	\$678K	\$658K	\$677K	\$678K
Median Listing Price	\$800K	\$800K	\$779K	\$715K	\$787K	\$715K	\$728K	\$720K	\$717K	\$723K	\$769K	\$795K	\$849K
Med Listing Price as a % of Med Est Value	111%	115%	113%	115%	140%	119%	114%	111%	113%	107%	117%	117%	125%

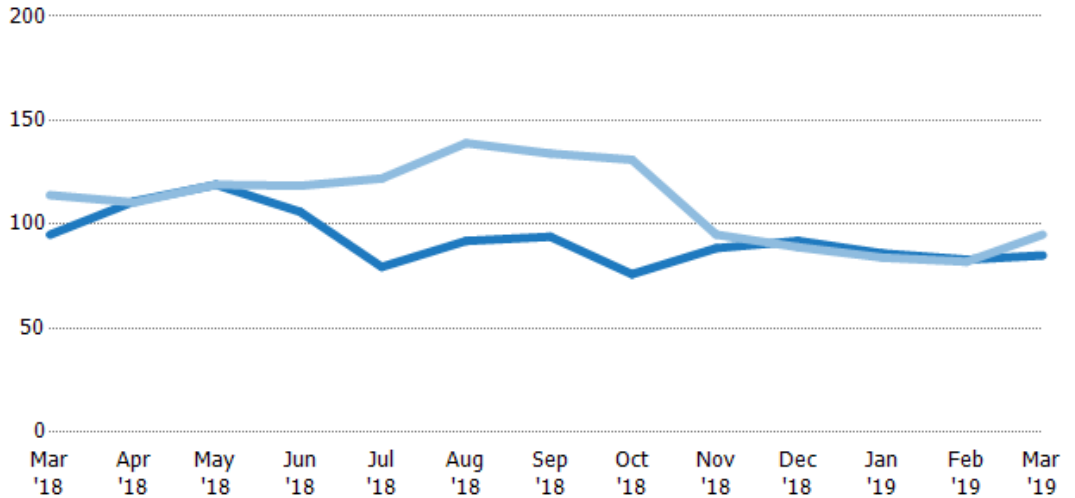
Median Days in RPR

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.
Mar '19	85	-10.5%
Mar '18	95	-16.7%
Mar '17	114	6.6%



Current Year	95	111	119	106	79.5	92	94	76	88.5	92	86	83	85
Prior Year	114	111	119	119	122	139	134	131	95	89	84	82	95
Percent Change from Prior Year	-17%	0%	0%	-11%	-35%	-34%	-30%	-42%	-7%	3%	2%	1%	-11%

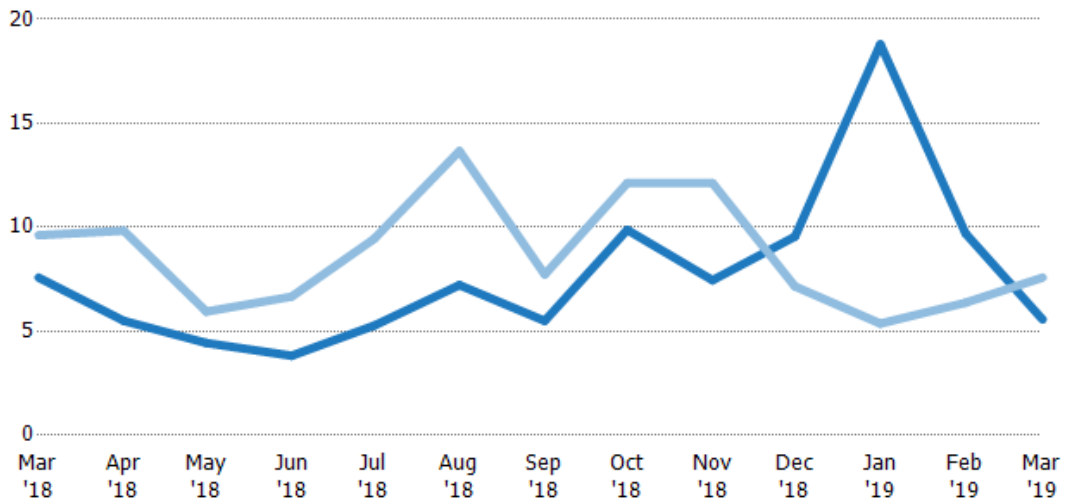
Months of Inventory

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.
Mar '19	5.56	-26.6%
Mar '18	7.58	-21.1%
Mar '17	9.62	43.5%



Current Year	7.58	5.5	4.44	3.82	5.27	7.22	5.5	9.88	7.45	9.56	18.8	9.7	5.56
Prior Year	9.62	9.83	5.94	6.67	9.44	13.7	7.73	12.1	12.1	7.15	5.37	6.38	7.58
Percent Change from Prior Year	-21%	-44%	-25%	-43%	-44%	-47%	-29%	-19%	-39%	34%	250%	52%	-27%

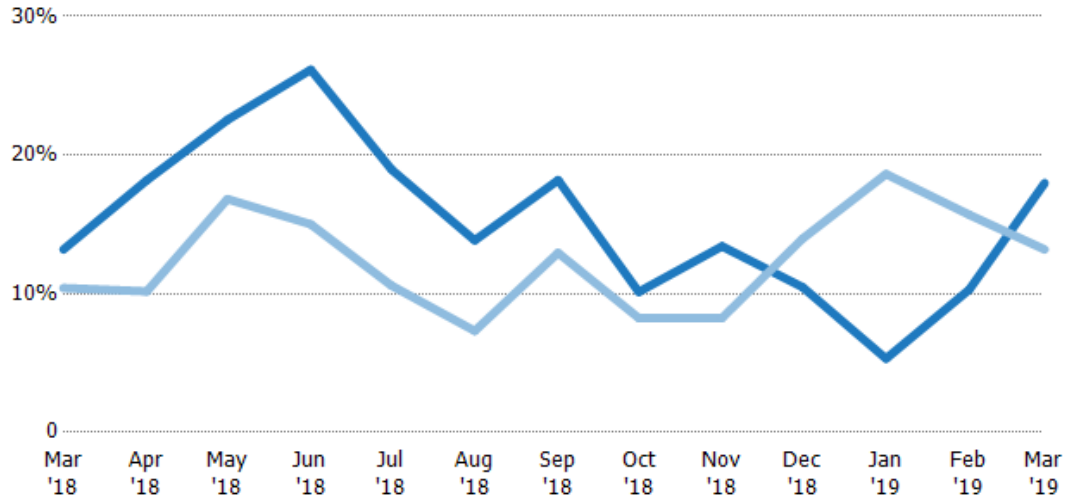
Absorption Rate

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.
Mar '19	18%	-4.8%
Mar '18	13%	-2.8%
Mar '17	10%	-30.4%



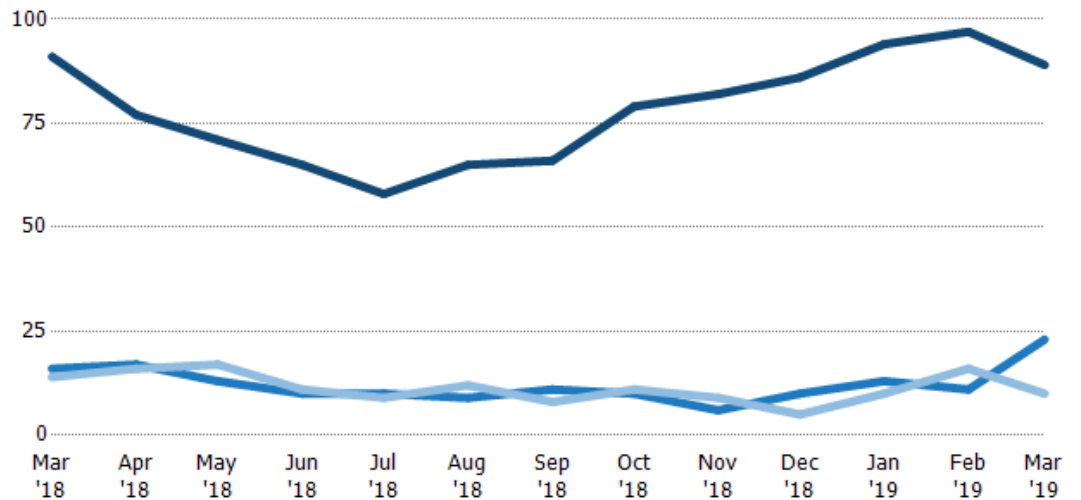
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	13%	18%	23%	26%	19%	14%	18%	10%	13%	10%	5%	10%	18%
Prior Year	10%	10%	17%	15%	11%	7%	13%	8%	8%	14%	19%	16%	13%
Change from Prior Year	-3%	-8%	-6%	-11%	-8%	-7%	-5%	-2%	-5%	4%	13%	5%	-5%

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



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Active	91	77	71	65	58	65	66	79	82	86	94	97	89
Pending	16	17	13	10	10	9	11	10	6	10	13	11	23
Sold	14	16	17	11	9	12	8	11	9	5	10	16	10

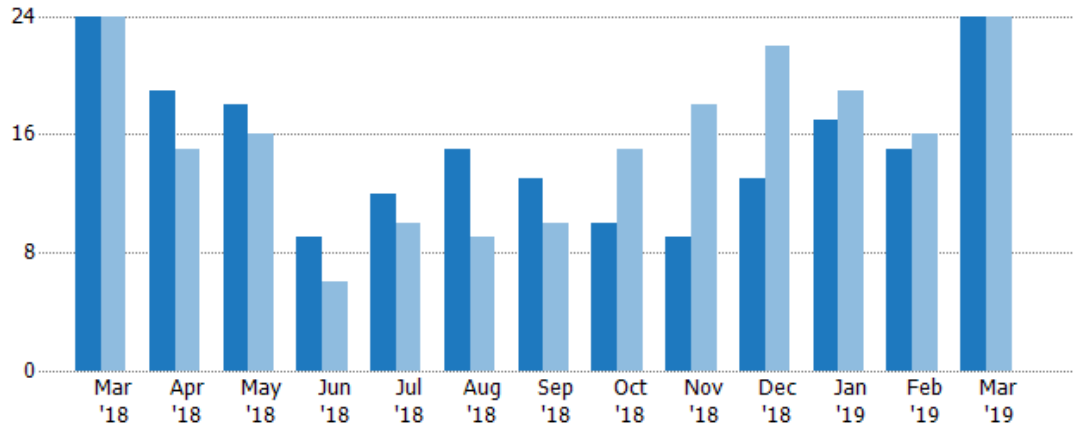
New Pending Sales

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.
Mar '19	24	0%
Mar '18	24	0%
Mar '17	24	-25%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	24	19	18	9	12	15	13	10	9	13	17	15	24
Prior Year	24	15	16	6	10	9	10	15	18	22	19	16	24
Percent Change from Prior Year	0%	27%	13%	50%	20%	67%	30%	-33%	-50%	-41%	-11%	-6%	0%

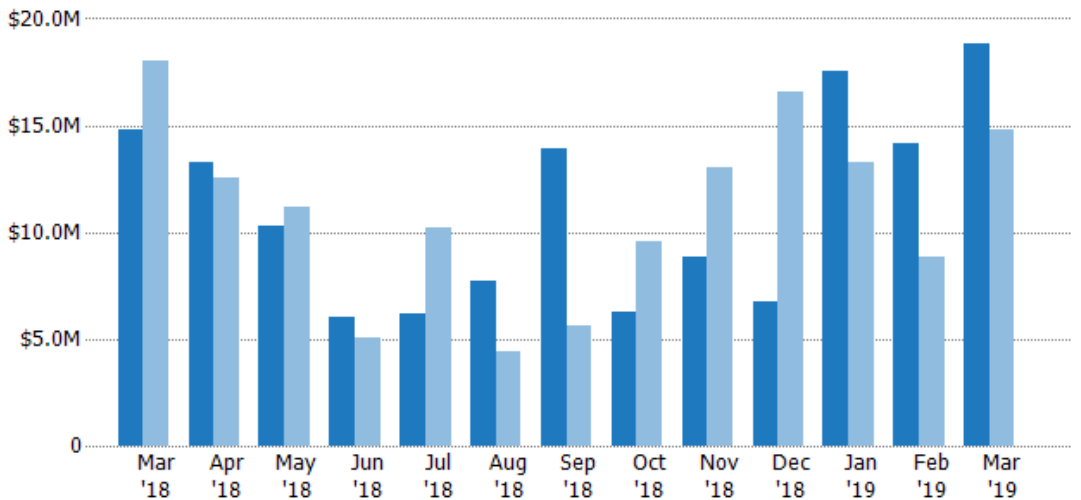
New Pending Sales Volume

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.
Mar '19	\$18.8M	27.2%
Mar '18	\$14.8M	-17.8%
Mar '17	\$18M	-39.7%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	\$14.8M	\$13.3M	\$10.3M	\$6.05M	\$6.22M	\$7.71M	\$13.9M	\$6.3M	\$8.86M	\$6.78M	\$17.5M	\$14.1M	\$18.8M
Prior Year	\$18M	\$12.6M	\$11.2M	\$5.09M	\$10.2M	\$4.42M	\$5.65M	\$9.54M	\$13M	\$16.6M	\$13.3M	\$8.83M	\$14.8M
Percent Change from Prior Year	-18%	6%	-8%	19%	-39%	74%	146%	-34%	-32%	-59%	32%	60%	27%

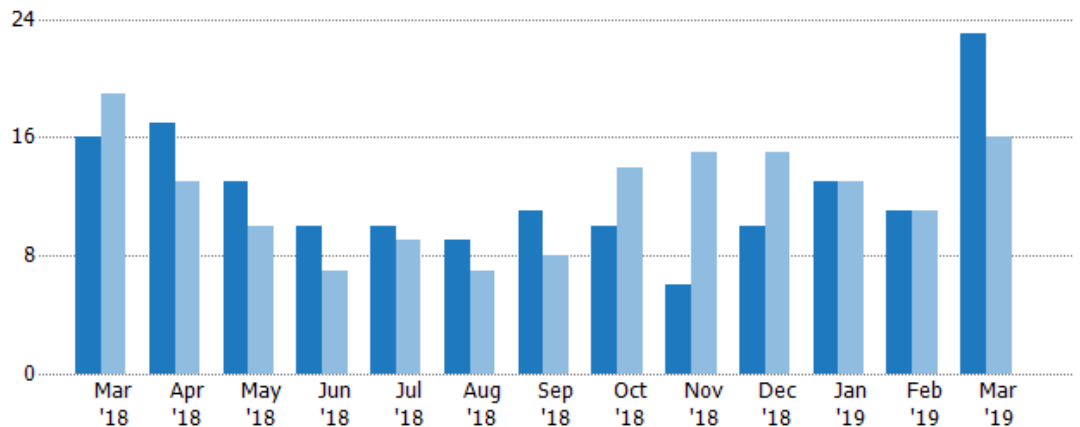
Pending Sales

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

Month/ Year	Count	% Chg.
Mar '19	23	43.8%
Mar '18	16	-15.8%
Mar '17	19	-15.8%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	16	17	13	10	10	9	11	10	6	10	13	11	23
Prior Year	19	13	10	7	9	7	8	14	15	15	13	11	16
Percent Change from Prior Year	-16%	31%	30%	43%	11%	29%	38%	-29%	-60%	-33%	0%	0%	44%

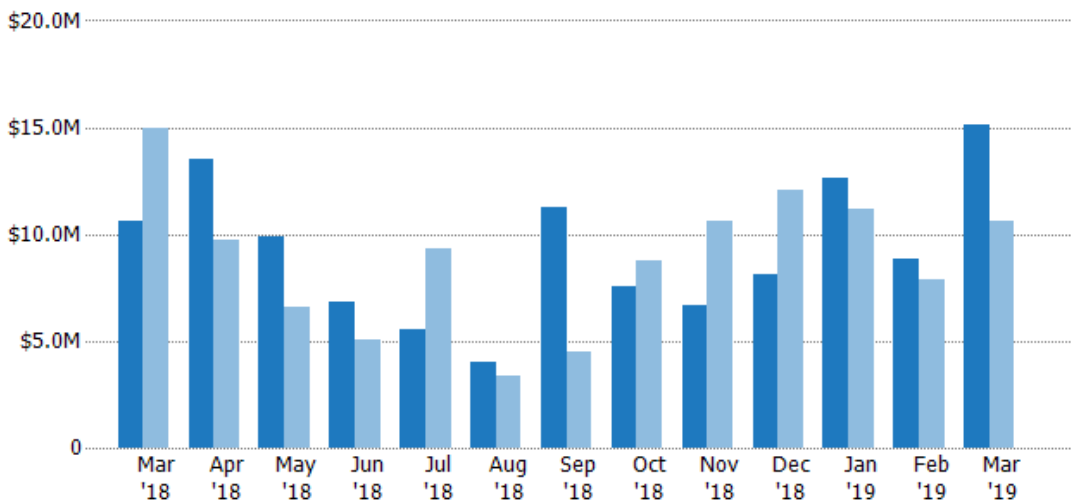
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Mar '19	\$15.1M	42.8%
Mar '18	\$10.6M	-29.3%
Mar '17	\$15M	-6.4%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	\$10.6M	\$13.5M	\$9.89M	\$6.85M	\$5.53M	\$3.98M	\$11.2M	\$7.57M	\$6.65M	\$8.11M	\$12.6M	\$8.81M	\$15.1M
Prior Year	\$15M	\$9.73M	\$6.55M	\$5.03M	\$9.35M	\$3.34M	\$4.5M	\$8.78M	\$10.6M	\$12M	\$11.2M	\$7.89M	\$10.6M
Percent Change from Prior Year	-29%	39%	51%	36%	-41%	19%	150%	-14%	-37%	-33%	13%	12%	43%

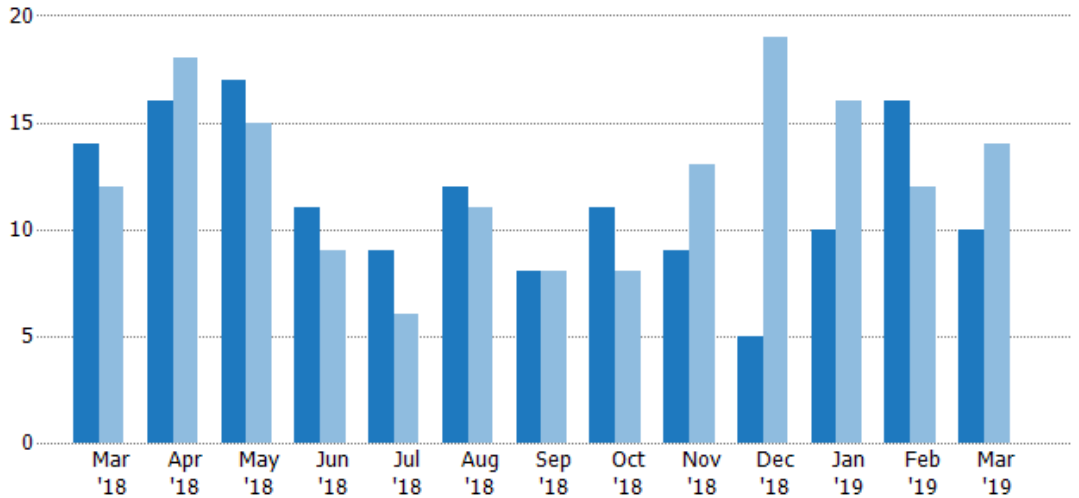
Closed Sales

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.
Mar '19	10	-28.6%
Mar '18	14	16.7%
Mar '17	12	-33.3%



Current Year	14	16	17	11	9	12	8	11	9	5	10	16	10
Prior Year	12	18	15	9	6	11	8	8	13	19	16	12	14
Percent Change from Prior Year	17%	-11%	13%	22%	50%	9%	0%	38%	-31%	-74%	-38%	33%	-29%

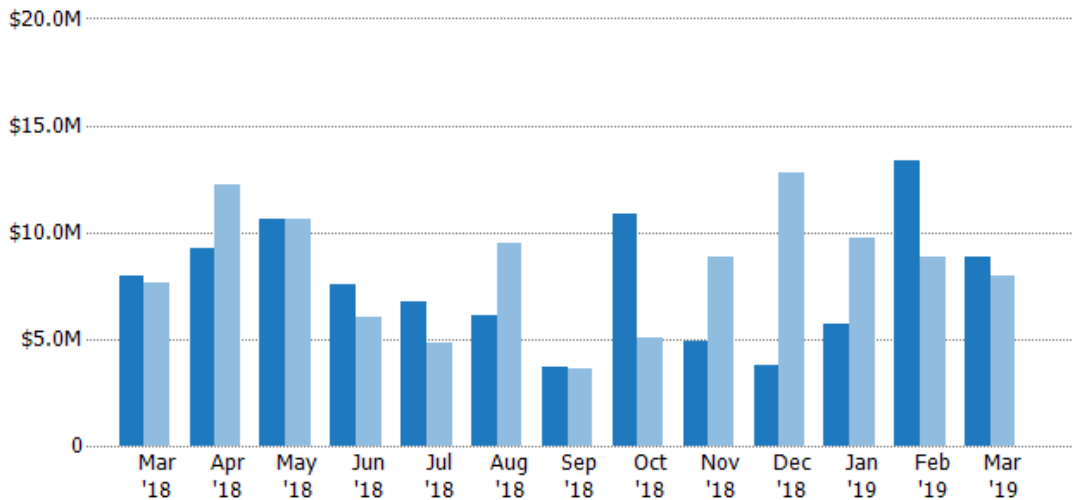
Closed Sales Volume

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.
Mar '19	\$8.82M	11.3%
Mar '18	\$7.93M	4.3%
Mar '17	\$7.6M	-49.6%



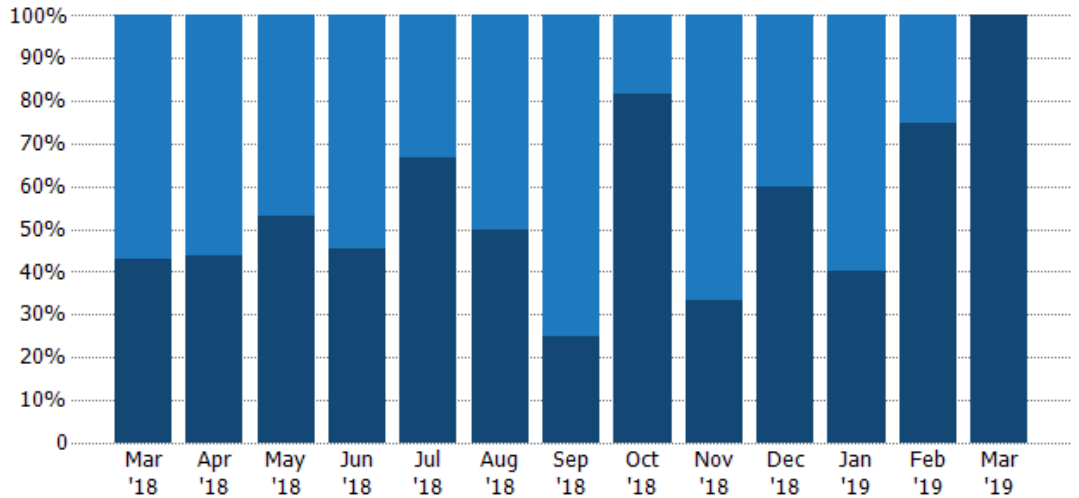
Current Year	\$7.93M	\$9.26M	\$10.7M	\$7.57M	\$6.74M	\$6.14M	\$3.73M	\$10.9M	\$4.88M	\$3.81M	\$5.74M	\$13.4M	\$8.82M
Prior Year	\$7.6M	\$12.3M	\$10.6M	\$6.06M	\$4.85M	\$9.52M	\$3.6M	\$5.08M	\$8.81M	\$12.8M	\$9.72M	\$8.83M	\$7.93M
Percent Change from Prior Year	4%	-25%	0%	25%	39%	-35%	3%	114%	-45%	-70%	-41%	52%	11%

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



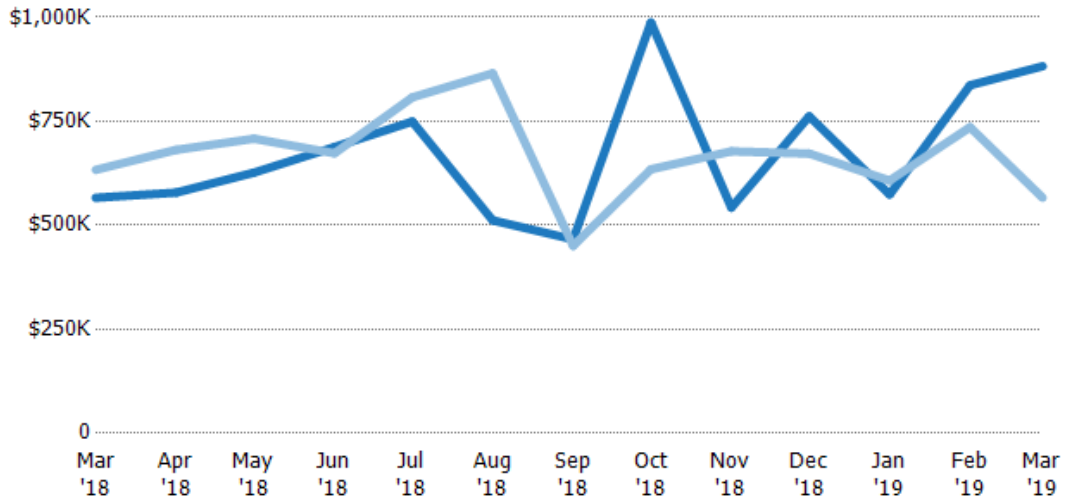
Condo/Townhouse	57%	56%	47%	55%	33%	50%	75%	18%	67%	40%	60%	25%	-
Single Family Residence	43%	44%	53%	45%	67%	50%	25%	82%	33%	60%	40%	75%	100%

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	\$566K	\$579K	\$627K	\$688K	\$749K	\$512K	\$466K	\$987K	\$542K	\$762K	\$574K	\$837K	\$882K
Prior Year	\$633K	\$681K	\$708K	\$673K	\$808K	\$865K	\$451K	\$635K	\$678K	\$672K	\$607K	\$736K	\$566K
Percent Change from Prior Year	-11%	-15%	-12%	2%	-7%	-41%	3%	56%	-20%	13%	-6%	14%	56%

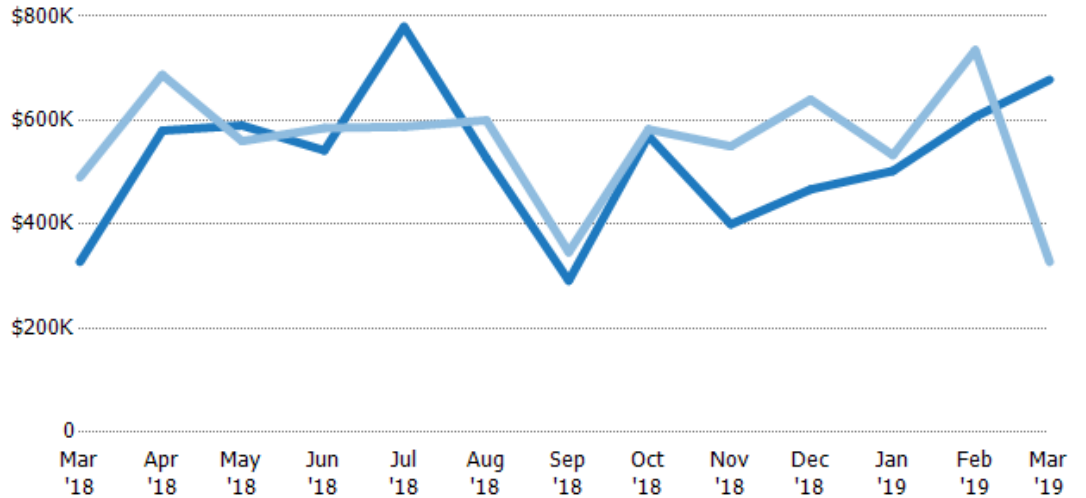
Median Sales Price

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.
Mar '19	\$678K	107%
Mar '18	\$328K	-33.2%
Mar '17	\$490K	-1.4%



Current Year	\$328K	\$580K	\$590K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$467K	\$503K	\$607K	\$678K
Prior Year	\$490K	\$688K	\$560K	\$585K	\$588K	\$600K	\$346K	\$583K	\$550K	\$640K	\$533K	\$735K	\$328K
Percent Change from Prior Year	-33%	-16%	5%	-7%	33%	-12%	-16%	-2%	-27%	-27%	-6%	-17%	107%

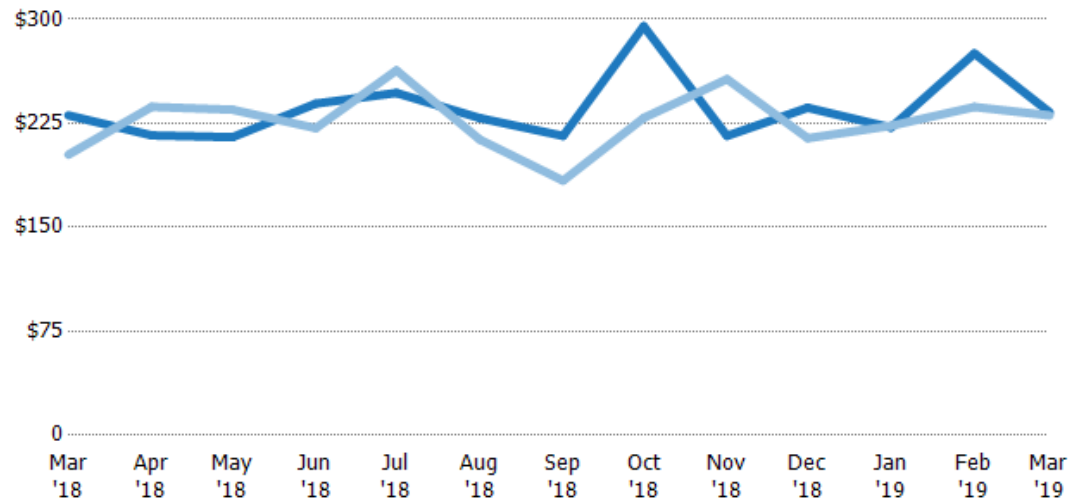
Average Sales Price per Sq Ft

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.
Mar '19	\$233	0.9%
Mar '18	\$231	14%
Mar '17	\$202	1%



Current Year	\$231	\$216	\$215	\$239	\$247	\$229	\$216	\$295	\$216	\$236	\$222	\$275	\$233
Prior Year	\$202	\$237	\$235	\$221	\$263	\$213	\$184	\$229	\$257	\$214	\$223	\$237	\$231
Percent Change from Prior Year	14%	-9%	-8%	8%	-6%	7%	18%	29%	-16%	10%	-1%	16%	1%

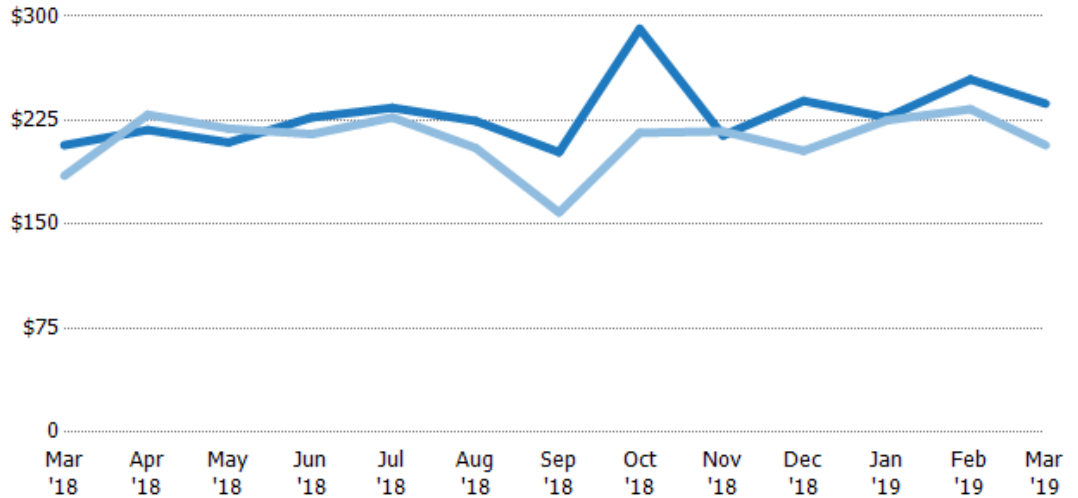
Median Sales Price per Sq Ft

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.
Mar '19	\$237	14.5%
Mar '18	\$207	11.9%
Mar '17	\$185	9.2%



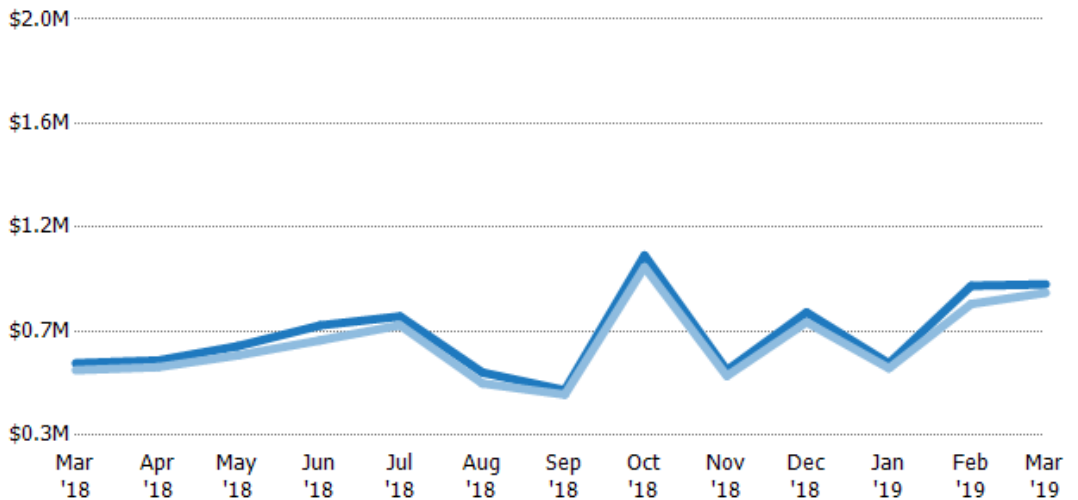
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	\$207	\$218	\$209	\$227	\$234	\$225	\$202	\$291	\$214	\$239	\$227	\$255	\$237
Prior Year	\$185	\$229	\$219	\$215	\$227	\$205	\$159	\$216	\$217	\$203	\$225	\$233	\$207
Percent Change from Prior Year	12%	-5%	-5%	6%	3%	10%	27%	35%	-1%	18%	1%	9%	14%

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



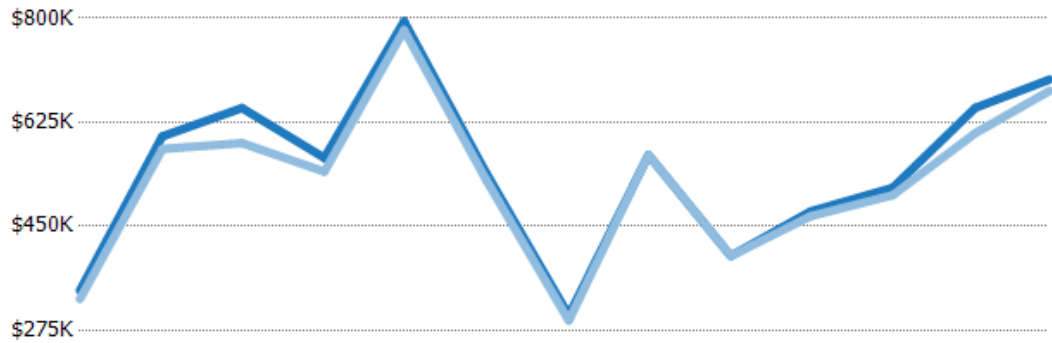
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Avg List Price	\$594K	\$606K	\$664K	\$749K	\$786K	\$557K	\$484K	\$1.04M	\$565K	\$802K	\$594K	\$911K	\$917K
Avg Sales Price	\$566K	\$579K	\$627K	\$688K	\$749K	\$512K	\$466K	\$987K	\$542K	\$762K	\$574K	\$837K	\$882K
Avg Sales Price as a % of Avg List Price	95%	96%	94%	92%	95%	92%	96%	95%	96%	95%	97%	92%	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



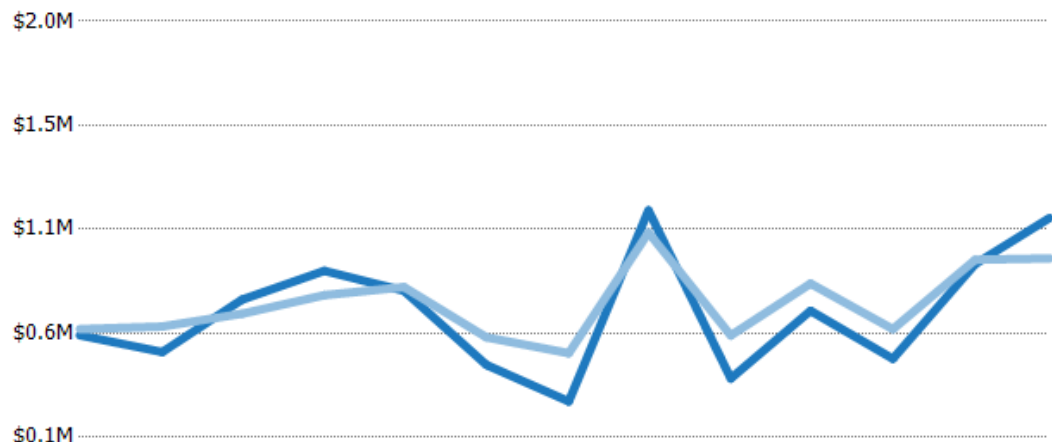
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Median List Price	\$342K	\$601K	\$649K	\$565K	\$795K	\$539K	\$300K	\$570K	\$400K	\$475K	\$515K	\$649K	\$697K
Median Sales Price	\$328K	\$580K	\$590K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$467K	\$503K	\$607K	\$678K
Med Sales Price as a % of Med List Price	96%	96%	91%	96%	98%	98%	97%	100%	100%	98%	98%	93%	97%

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



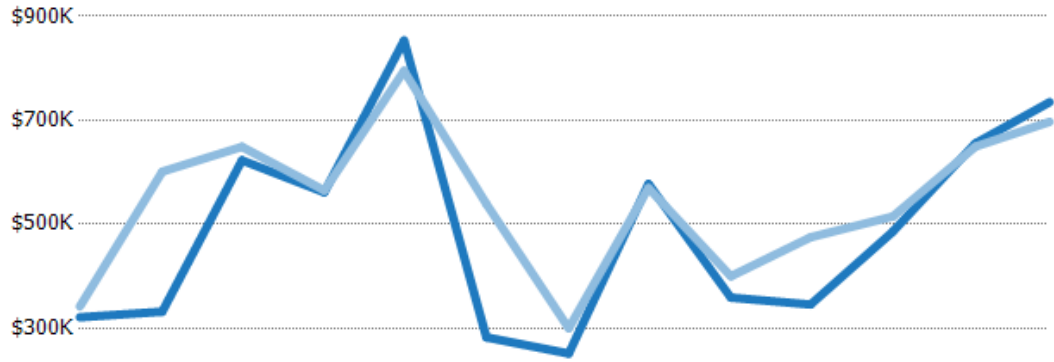
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Avg Est Value	\$566K	\$489K	\$729K	\$860K	\$769K	\$431K	\$264K	\$1.14M	\$369K	\$678K	\$459K	\$891K	\$1.1M
Avg Sales Price	\$594K	\$606K	\$664K	\$749K	\$786K	\$557K	\$484K	\$1.04M	\$565K	\$802K	\$594K	\$911K	\$917K
Avg Sales Price as a % of Avg Est Value	105%	124%	91%	87%	102%	129%	184%	91%	153%	118%	130%	102%	83%

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



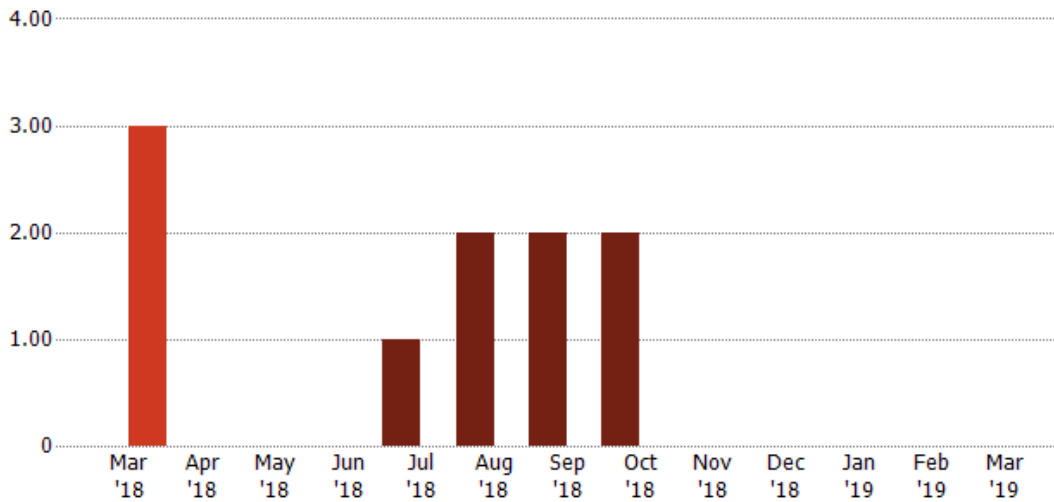
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Median Est Value	\$321K	\$332K	\$623K	\$562K	\$853K	\$283K	\$251K	\$578K	\$359K	\$346K	\$486K	\$655K	\$735K
Median Sales Price	\$342K	\$601K	\$649K	\$565K	\$795K	\$539K	\$300K	\$570K	\$400K	\$475K	\$515K	\$649K	\$697K
Med Sales Price as a % of Med Est Value	107%	181%	104%	101%	93%	191%	119%	99%	111%	137%	106%	99%	95%

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



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	-	-	-	-	1	2	2	2	-	-	-	-	-
Prior Year	3	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	100%	100%	100%	100%	-	-	-	-	-

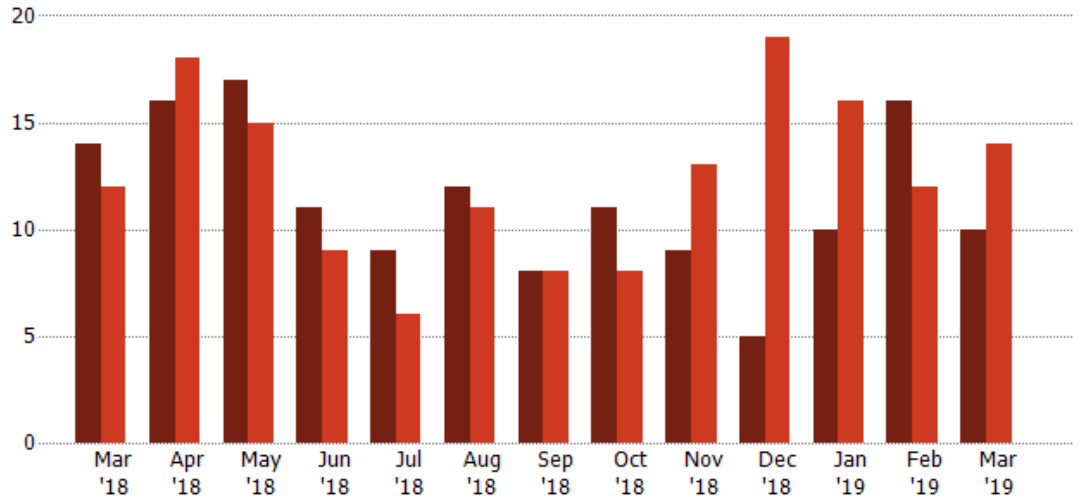
Distressed Sales

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.
Mar '19	10	-28.6%
Mar '18	14	16.7%
Mar '17	12	-33.3%



Current Year	14	16	17	11	9	12	8	11	9	5	10	16	10
Prior Year	12	18	15	9	6	11	8	8	13	19	16	12	14
Percent Change from Prior Year	17%	-11%	13%	22%	50%	9%	0%	38%	-31%	-74%	-38%	33%	-29%



Sales Activity by ZIP

Mar 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	23	\$15,140,200	10	\$8,823,210	\$882,321	\$678,000	\$225	\$228	91