

2018

CAREFREE MARKET REPORT

March 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	Mar 2018	Mar 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	18	28	-35.7%	73	84	-13.1%
New Listing Volume	\$17,753,900	\$19,627,462	-9.5%	\$71,909,462	\$63,501,452	+13.2%
Active Listing Count	87	151	-42.4%	313	465	-32.7%
Active Listing Volume	\$101,581,464	\$131,640,701	-22.8%	\$329,396,125	\$410,608,934	-19.8%
Average Listing Price	\$1,167,603	\$871,793	+33.9%	\$1,052,384	\$883,030	+19.2%
Median Listing Price	\$1,029,000	\$749,900	+37.2%	\$890,214	\$755,905	+17.8%
Average Listing Price per Sq Ft	\$292	\$251	+16.1%	\$279	\$251	+11.2%
Median Listing Price per Sq Ft	\$275	\$234	+17.5%	\$261	\$234	+11.3%
Median Days in RPR	95	126	-24.6%	91.09	118.65	-23.2%
Months of Inventory	7.3	11.6	-37.6%	9.2	16.6	-44.6%
Absorption Rate	13.79%	8.61%	+5.2%	10.86%	6.02%	+4.8%
Sales Activity Charts Metrics						
New Pending Sales Count	30	24	+25%	68	51	+33.3%
New Pending Sales Volume	\$20,628,200	\$17,992,600	+14.6%	\$45,893,499	\$33,640,145	+36.4%
Pending Sales Count	30	23	+30.4%	61	49	+24.5%
Pending Sales Volume	\$21,050,300	\$17,535,495	+20%	\$47,041,396	\$33,045,290	+42.4%
Closed Sales Count	15	12	+25%	44	34	+29.4%
Closed Sales Volume	\$10,026,500	\$7,598,290	+32%	\$29,448,750	\$20,909,515	+40.8%
Average Sales Price	\$668,433	\$633,191	+5.6%	\$669,290	\$614,986	+8.8%
Median Sales Price	\$330,000	\$490,395	-32.7%	\$521,205	\$508,595	+2.5%
Average Sales Price per Sq Ft	\$241	\$202	+19.2%	\$234	\$210	+11.1%
Median Sales Price per Sq Ft	\$208	\$185	+12.4%	\$224	\$189	+18.6%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	-	6	-

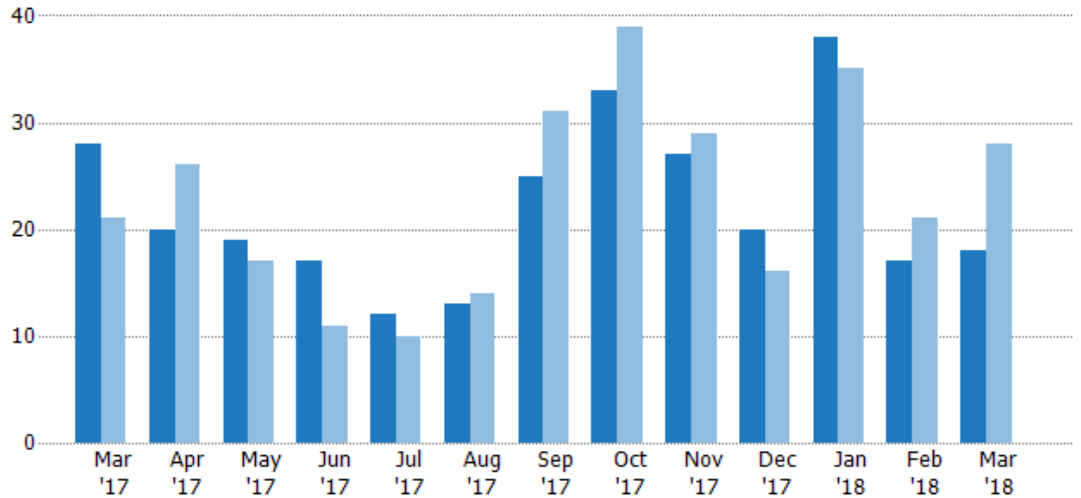
New Listings

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.
Mar '18	18	-35.7%
Mar '17	28	33.3%
Mar '16	21	33.3%



Current Year	28	20	19	17	12	13	25	33	27	20	38	17	18
Prior Year	21	26	17	11	10	14	31	39	29	16	35	21	28
Percent Change from Prior Year	33%	-23%	12%	55%	20%	-7%	-19%	-15%	-7%	25%	9%	-19%	-36%

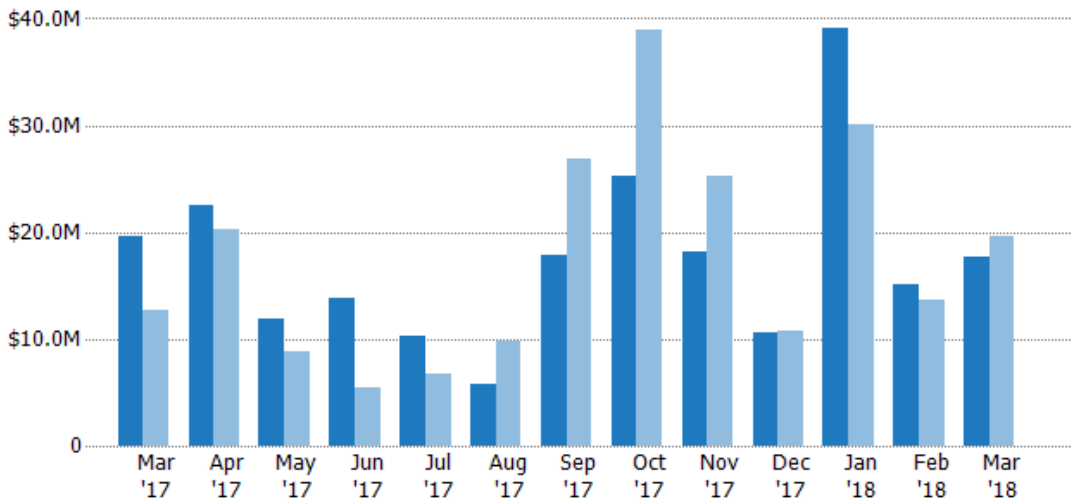
New Listing Volume

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.
Mar '18	\$17.8M	-9.5%
Mar '17	\$19.6M	54.1%
Mar '16	\$12.7M	58.2%



Current Year	\$19.6M	\$22.5M	\$11.9M	\$13.7M	\$10.3M	\$5.74M	\$17.8M	\$25.3M	\$18.2M	\$10.6M	\$39.1M	\$15.1M	\$17.8M
Prior Year	\$12.7M	\$20.3M	\$8.83M	\$5.45M	\$6.77M	\$9.75M	\$26.8M	\$39M	\$25.3M	\$10.8M	\$30.2M	\$13.7M	\$19.6M
Percent Change from Prior Year	54%	11%	35%	152%	52%	-41%	-33%	-35%	-28%	-2%	30%	10%	-10%

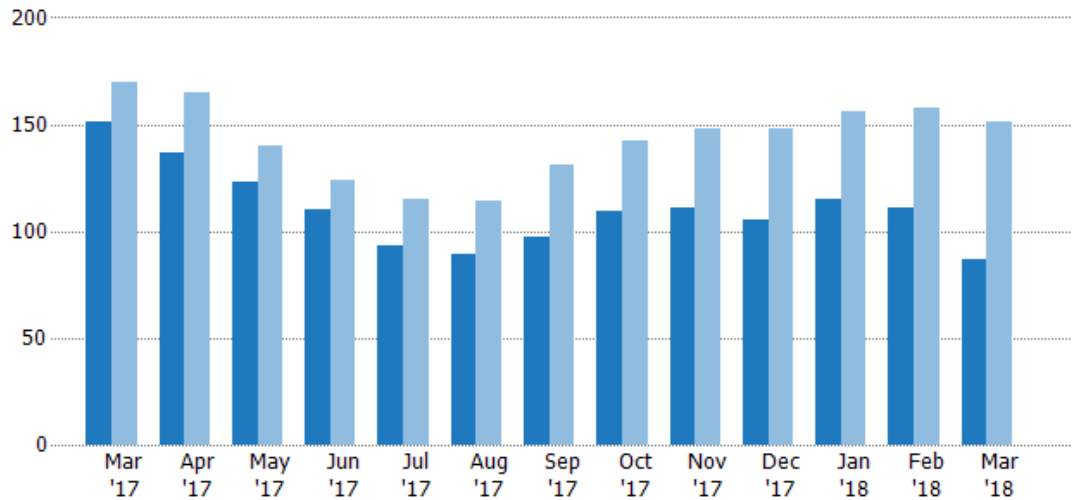
Active Listings

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.
Mar '18	87	-42.4%
Mar '17	151	-11.2%
Mar '16	170	7.6%



Current Year	151	137	123	110	93	89	97	109	111	105	115	111	87
Prior Year	170	165	140	124	115	114	131	142	148	148	156	158	151
Percent Change from Prior Year	-11%	-17%	-12%	-11%	-19%	-22%	-26%	-23%	-25%	-29%	-26%	-30%	-42%

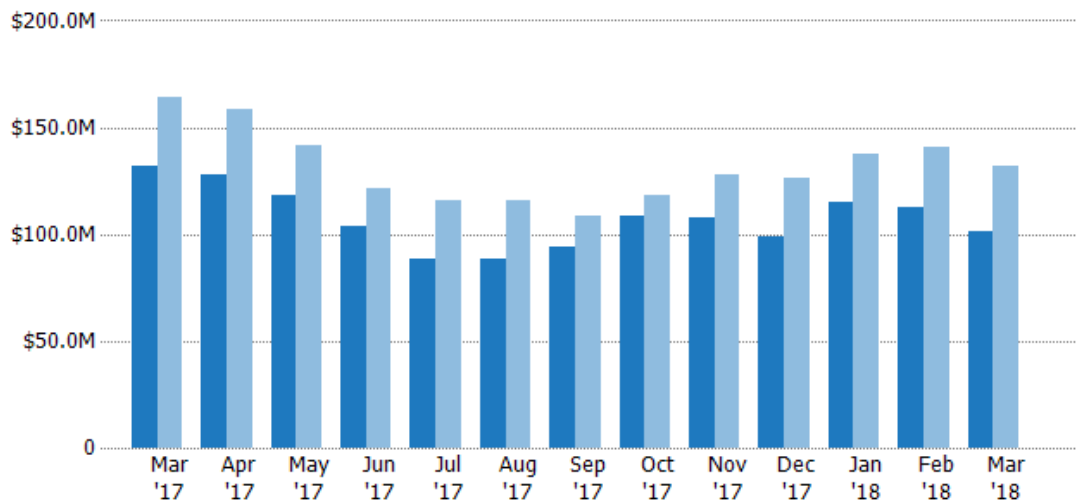
Active Listing Volume

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.
Mar '18	\$102M	-22.8%
Mar '17	\$132M	-19.9%
Mar '16	\$164M	-0.2%



Current Year	\$132M	\$128M	\$118M	\$104M	\$88.4M	\$88.3M	\$94.4M	\$109M	\$107M	\$98.6M	\$115M	\$113M	\$102M
Prior Year	\$164M	\$158M	\$142M	\$121M	\$116M	\$116M	\$108M	\$118M	\$128M	\$127M	\$138M	\$141M	\$132M
Percent Change from Prior Year	-20%	-19%	-17%	-15%	-24%	-24%	-13%	-8%	-16%	-22%	-17%	-20%	-23%

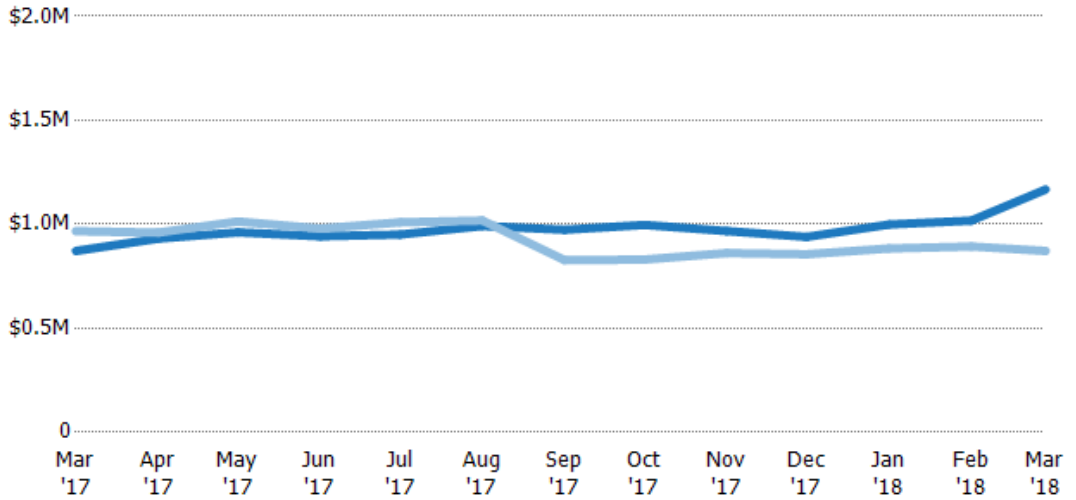
Average Listing Price

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.
Mar '18	\$1.17M	33.9%
Mar '17	\$872K	-9.8%
Mar '16	\$967K	-7.3%



Current Year	\$872K	\$931K	\$961K	\$942K	\$951K	\$992K	\$973K	\$997K	\$967K	\$939K	\$999K	\$1.02M	\$1.17M
Prior Year	\$967K	\$960K	\$1.01M	\$979K	\$1.01M	\$1.02M	\$828K	\$830K	\$862K	\$856K	\$884K	\$893K	\$872K
Percent Change from Prior Year	-10%	-3%	-5%	-4%	-6%	-3%	18%	20%	12%	10%	13%	14%	34%

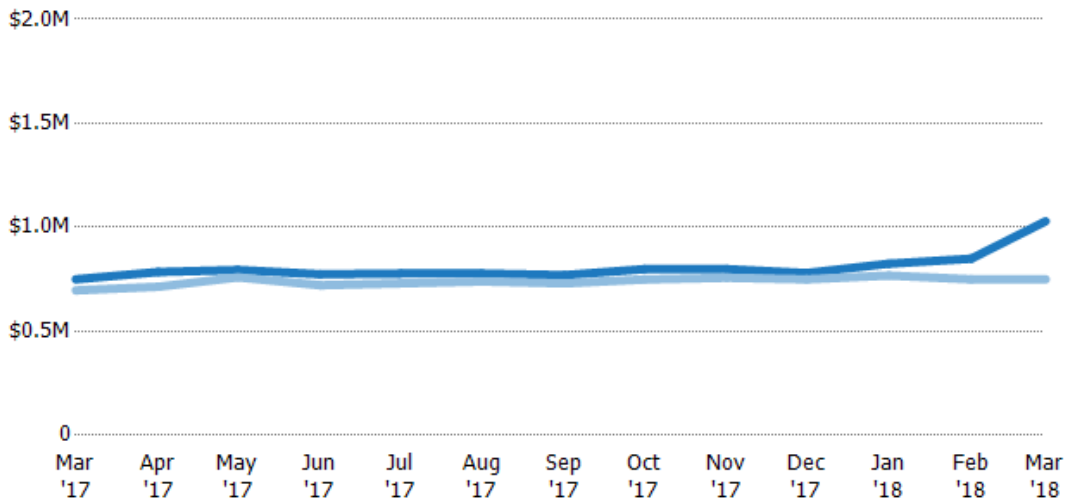
Median Listing Price

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.
Mar '18	\$1.03M	37.2%
Mar '17	\$750K	7.6%
Mar '16	\$697K	-9.4%



Current Year	\$750K	\$785K	\$795K	\$774K	\$778K	\$778K	\$770K	\$799K	\$799K	\$780K	\$825K	\$849K	\$1.03M
Prior Year	\$697K	\$714K	\$760K	\$722K	\$730K	\$739K	\$730K	\$749K	\$758K	\$750K	\$768K	\$750K	\$750K
Percent Change from Prior Year	8%	10%	5%	7%	7%	5%	5%	7%	5%	4%	7%	13%	37%

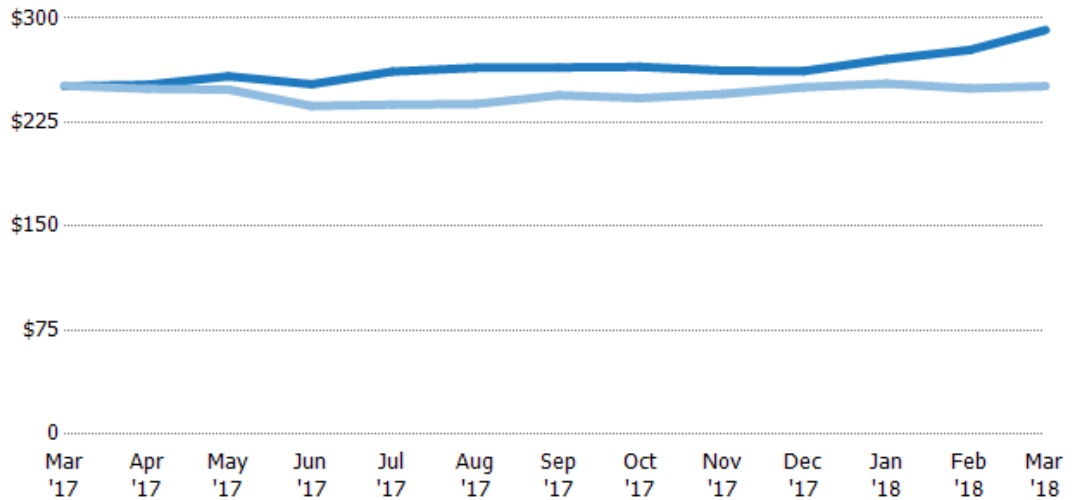
Average Listing Price per Sq Ft

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 '18	\$292	16.1%
Mar '17	\$251	-0.1%
Mar '16	\$251	2.3%



Current Year	\$251	\$252	\$258	\$252	\$262	\$264	\$265	\$265	\$262	\$262	\$270	\$277	\$292
Prior Year	\$251	\$249	\$249	\$237	\$238	\$238	\$244	\$242	\$245	\$250	\$253	\$249	\$251
Percent Change from Prior Year	0%	1%	4%	7%	10%	11%	8%	9%	7%	5%	7%	11%	16%

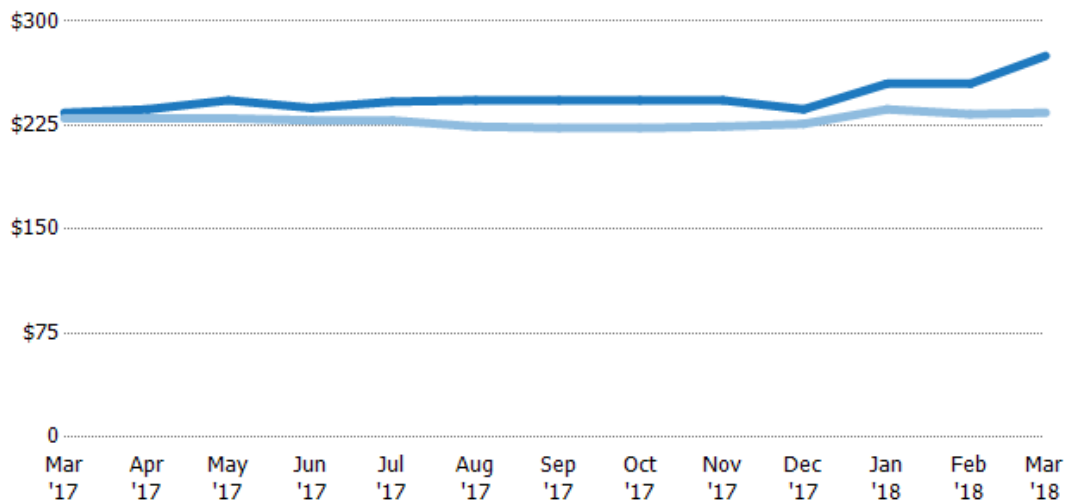
Median Listing Price per Sq Ft

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 '18	\$275	17.5%
Mar '17	\$234	1.7%
Mar '16	\$230	-1.7%



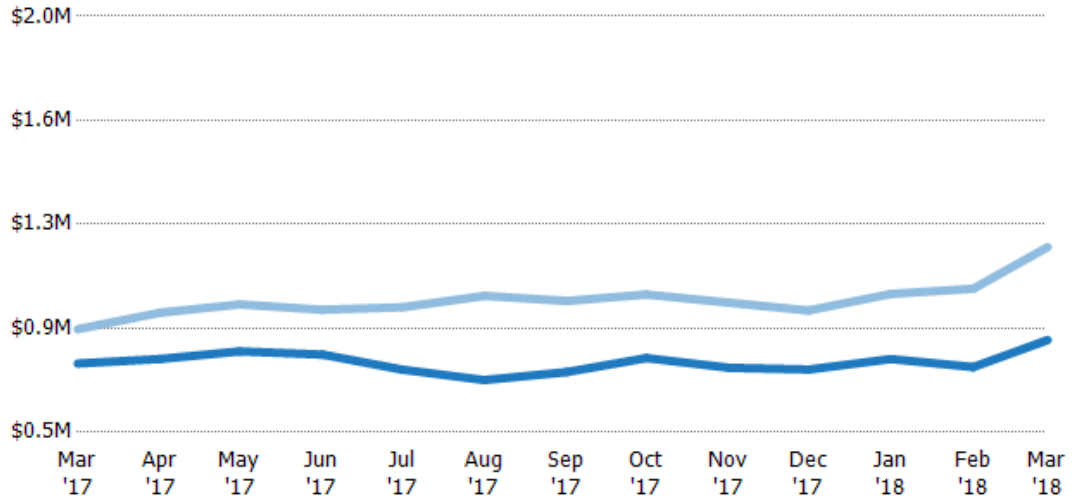
Current Year	\$234	\$237	\$243	\$238	\$242	\$243	\$243	\$243	\$243	\$237	\$255	\$255	\$275
Prior Year	\$230	\$230	\$230	\$229	\$229	\$224	\$223	\$223	\$224	\$226	\$237	\$233	\$234
Percent Change from Prior Year	2%	3%	6%	4%	6%	8%	9%	9%	8%	5%	8%	9%	18%

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



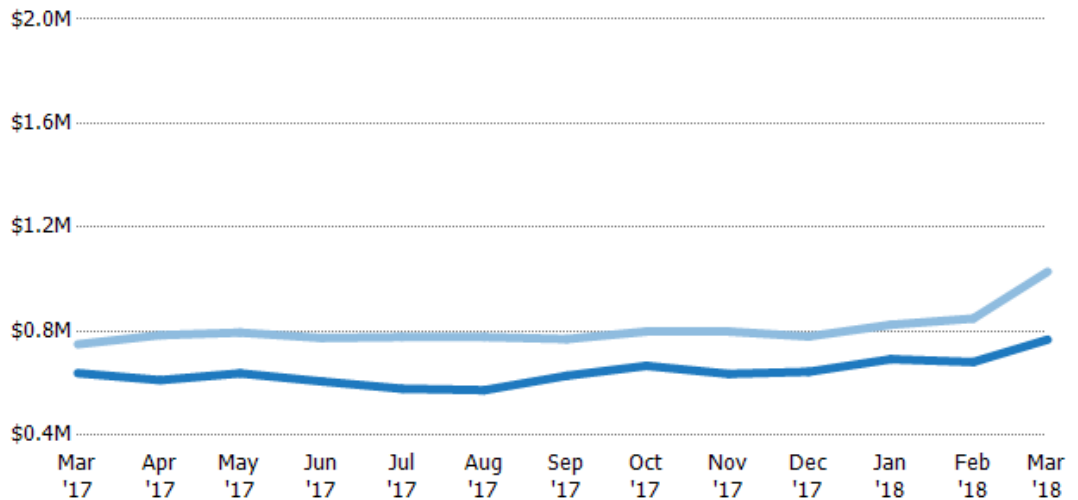
	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Avg Est Value	\$748K	\$764K	\$792K	\$780K	\$726K	\$688K	\$717K	\$768K	\$733K	\$726K	\$764K	\$735K	\$833K
Avg Listing Price	\$872K	\$931K	\$961K	\$942K	\$951K	\$992K	\$973K	\$997K	\$967K	\$939K	\$999K	\$1.02M	\$1.17M
Avg Listing Price as a % of Avg Est Value	117%	122%	121%	121%	131%	144%	136%	130%	132%	129%	131%	138%	140%

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 '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Median Est Value	\$639K	\$612K	\$638K	\$607K	\$579K	\$573K	\$629K	\$667K	\$636K	\$644K	\$693K	\$682K	\$768K
Median Listing Price	\$750K	\$785K	\$795K	\$774K	\$778K	\$778K	\$770K	\$799K	\$799K	\$780K	\$825K	\$849K	\$1.03M
Med Listing Price as a % of Med Est Value	117%	128%	125%	128%	134%	136%	122%	120%	126%	121%	119%	125%	134%

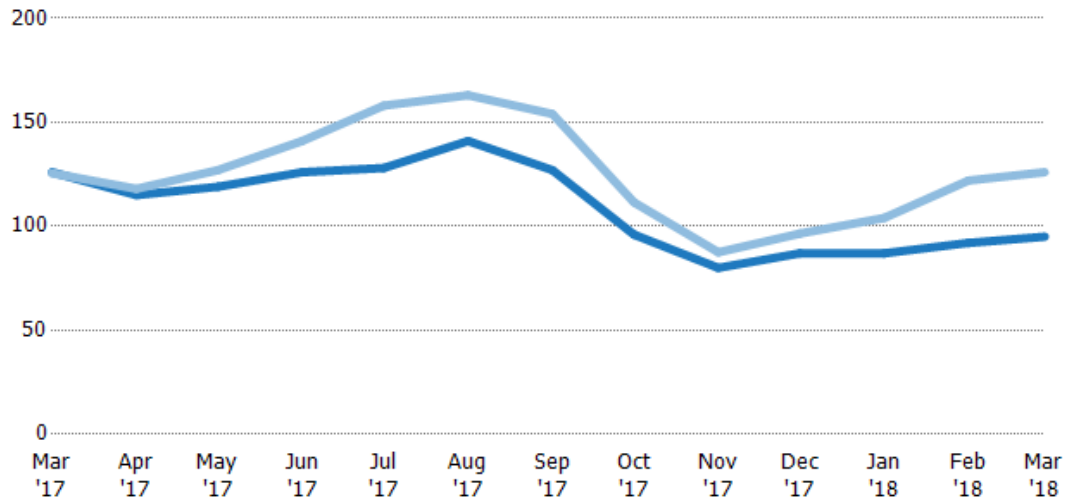
Median Days in RPR

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 '18	95	-24.6%
Mar '17	126	0.4%
Mar '16	126	-4.4%



Current Year	126	115	119	126	128	141	127	96	80	87	87	92	95
Prior Year	126	118	127	141	158	163	154	112	87.5	96.5	104	122	126
Percent Change from Prior Year	0%	-3%	-6%	-11%	-19%	-13%	-18%	-14%	-9%	-10%	-16%	-25%	-25%

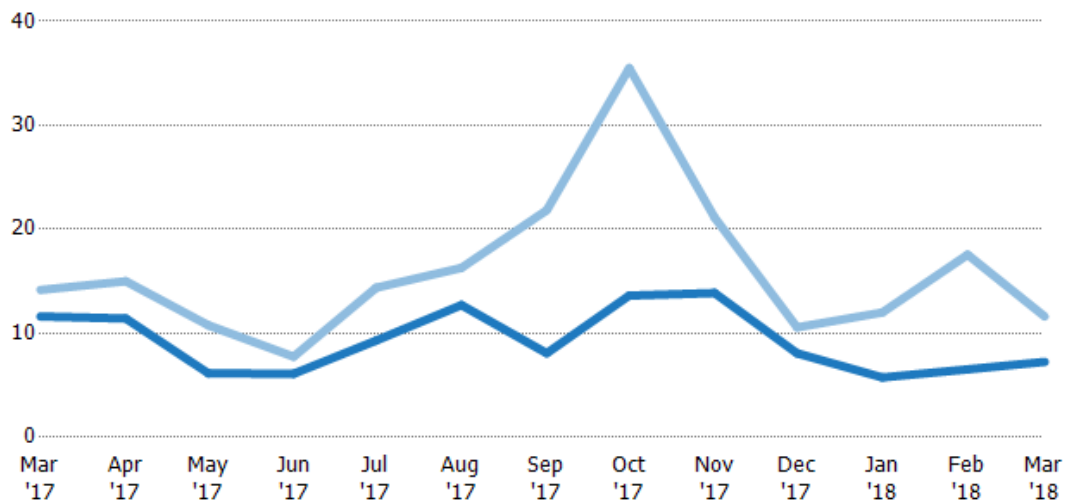
Months of Inventory

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 '18	7.25	-37.6%
Mar '17	11.6	-18%
Mar '16	14.2	84.5%



Current Year	11.6	11.4	6.15	6.11	9.3	12.7	8.08	13.6	13.9	8.08	5.75	6.53	7.25
Prior Year	14.2	15	10.8	7.75	14.4	16.3	21.8	35.5	21.1	10.6	12	17.6	11.6
Percent Change from Prior Year	-18%	-24%	-43%	-21%	-35%	-22%	-63%	-62%	-34%	-24%	-52%	-63%	-38%

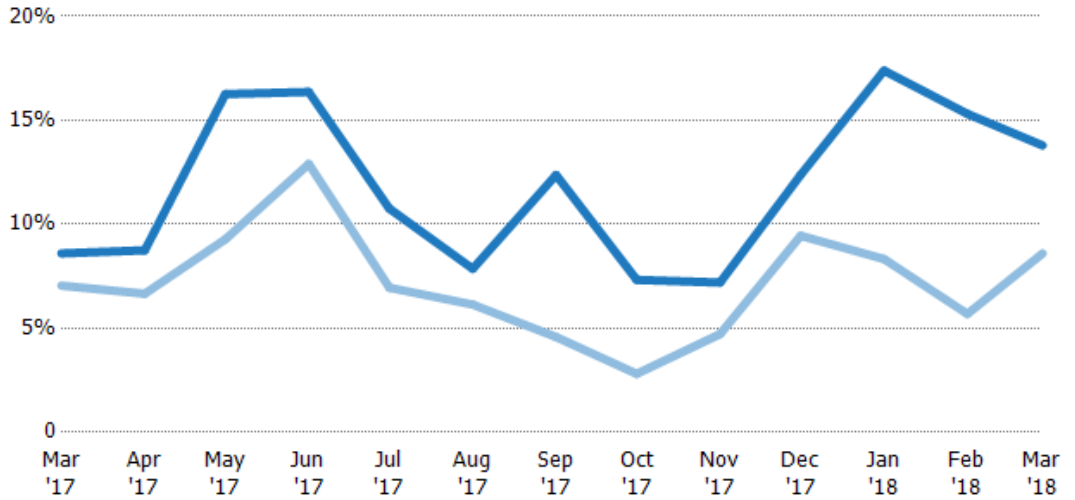
Absorption Rate

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 '18	14%	-5.2%
Mar '17	9%	-1.6%
Mar '16	7%	-45.8%



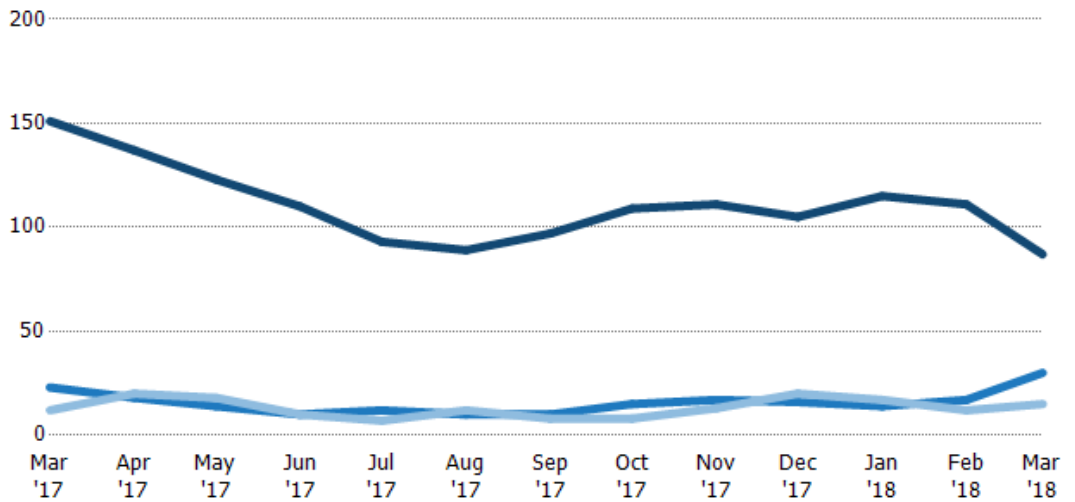
Current Year	9%	9%	16%	16%	11%	8%	12%	7%	7%	12%	17%	15%	14%
Prior Year	7%	7%	9%	13%	7%	6%	5%	3%	5%	9%	8%	6%	9%
Change from Prior Year	-2%	-2%	-7%	-3%	-4%	-2%	-8%	-5%	-2%	-3%	-9%	-10%	-5%

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	151	137	123	110	93	89	97	109	111	105	115	111	87
Pending	23	18	14	10	12	10	10	15	17	16	14	17	30
Sold	12	20	18	10	7	12	8	8	13	20	17	12	15

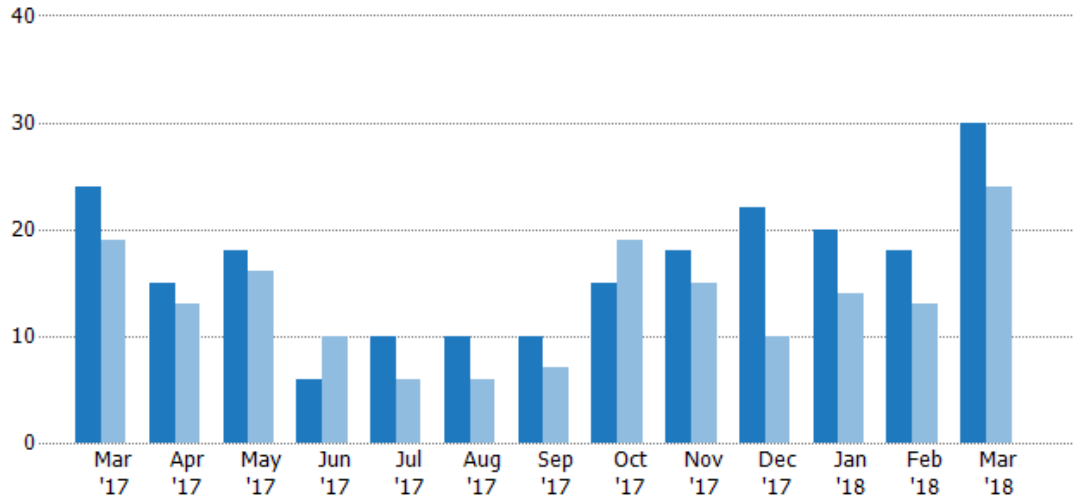
New Pending Sales

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.
Mar '18	30	25%
Mar '17	24	26.3%
Mar '16	19	0%



Current Year	24	15	18	6	10	10	10	15	18	22	20	18	30
Prior Year	19	13	16	10	6	6	7	19	15	10	14	13	24
Percent Change from Prior Year	26%	15%	13%	-40%	67%	67%	43%	-21%	20%	120%	43%	38%	25%

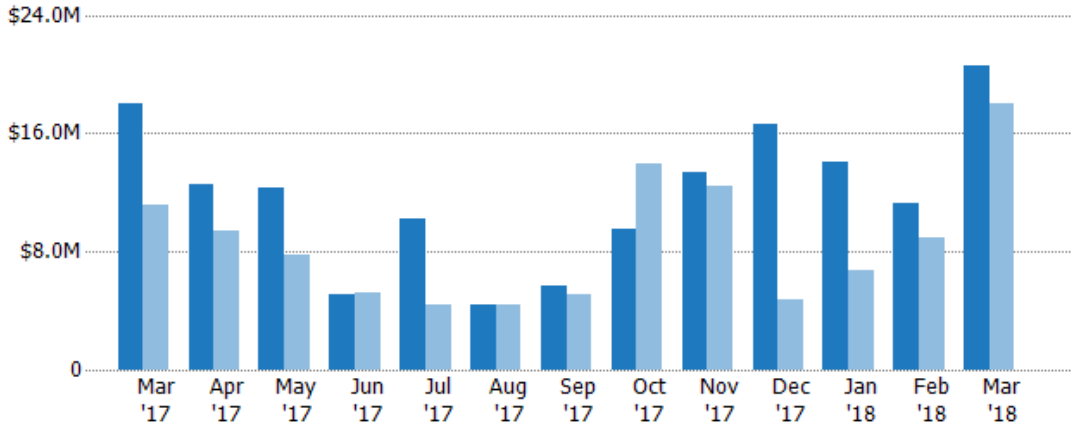
New Pending Sales Volume

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.
Mar '18	\$20.6M	14.6%
Mar '17	\$18M	62%
Mar '16	\$11.1M	34.5%



Current Year	\$18M	\$12.6M	\$12.3M	\$5.09M	\$10.2M	\$4.42M	\$5.65M	\$9.54M	\$13.3M	\$16.6M	\$14M	\$11.2M	\$20.6M
Prior Year	\$11.1M	\$9.41M	\$7.83M	\$5.16M	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M	\$8.97M	\$18M
Percent Change from Prior Year	62%	34%	57%	-1%	130%	0%	10%	-32%	7%	248%	110%	25%	15%

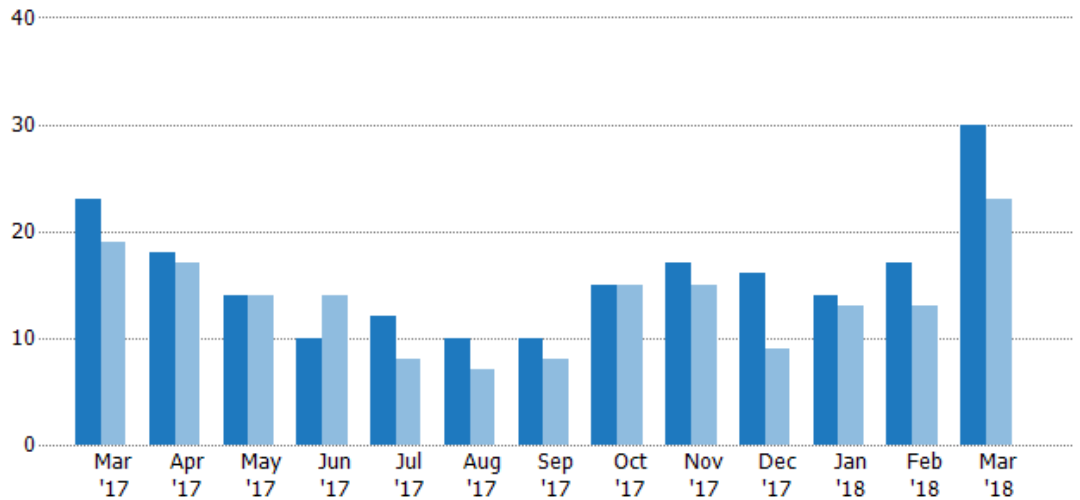
Pending Sales

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.
Mar '18	30	30.4%
Mar '17	23	21.1%
Mar '16	19	-10.5%



Current Year	23	18	14	10	12	10	10	15	17	16	14	17	30
Prior Year	19	17	14	14	8	7	8	15	15	9	13	13	23
Percent Change from Prior Year	21%	6%	0%	-29%	50%	43%	25%	0%	13%	78%	8%	31%	30%

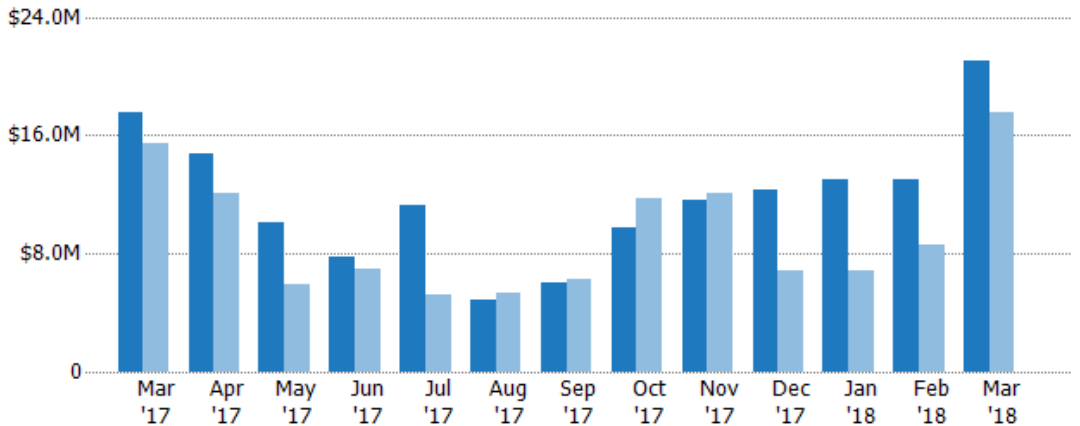
Pending Sales Volume

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.
Mar '18	\$21.1M	20%
Mar '17	\$17.5M	13.6%
Mar '16	\$15.4M	11.8%



Current Year	\$17.5M	\$14.8M	\$10.1M	\$7.74M	\$11.3M	\$4.88M	\$6.04M	\$9.73M	\$11.7M	\$12.3M	\$13M	\$13M	\$21.1M
Prior Year	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M	\$8.64M	\$17.5M
Percent Change from Prior Year	14%	22%	72%	11%	117%	-9%	-3%	-17%	-4%	79%	90%	50%	20%

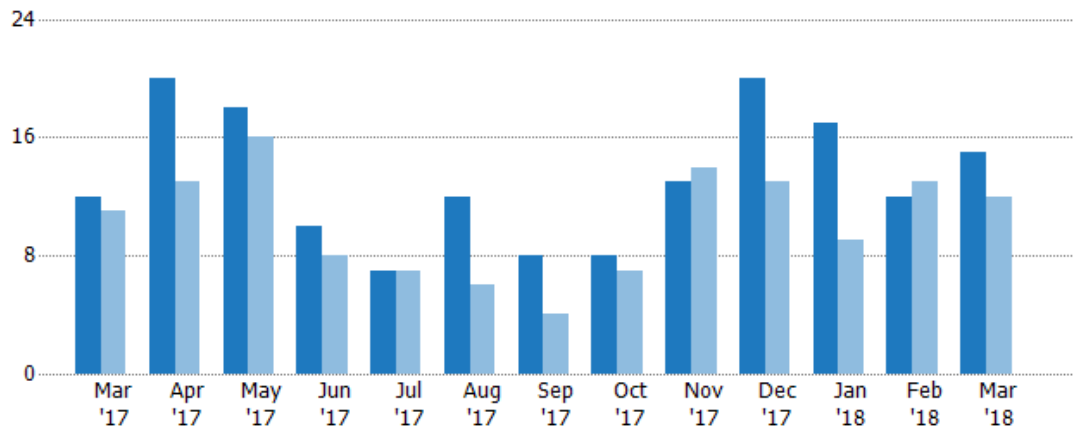
Closed Sales

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.
Mar '18	15	25%
Mar '17	12	9.1%
Mar '16	11	0%



Current Year	12	20	18	10	7	12	8	8	13	20	17	12	15
Prior Year	11	13	16	8	7	6	4	7	14	13	9	13	12
Percent Change from Prior Year	9%	54%	13%	25%	0%	100%	100%	14%	-7%	54%	89%	-8%	25%

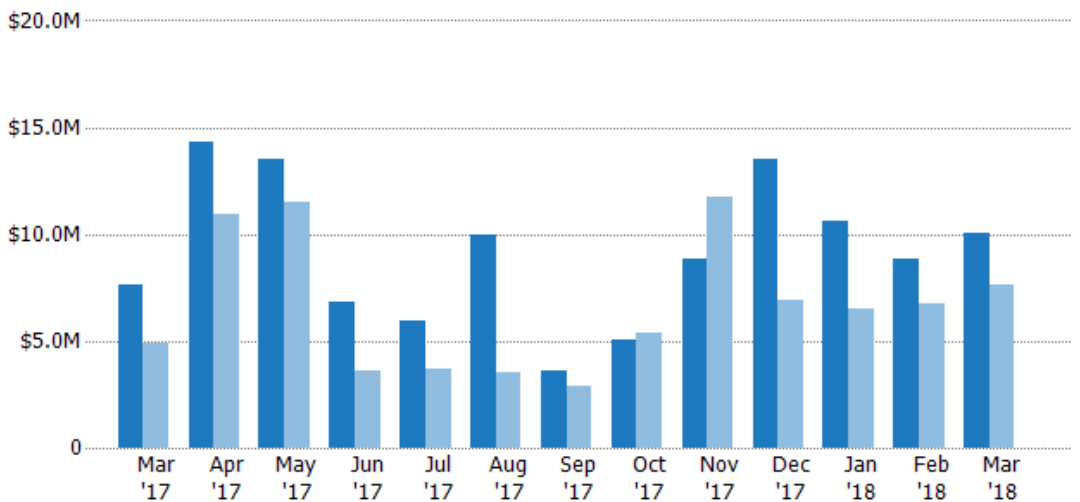
Closed Sales Volume

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.
Mar '18	\$10M	32%
Mar '17	\$7.6M	54.6%
Mar '16	\$4.92M	49.8%



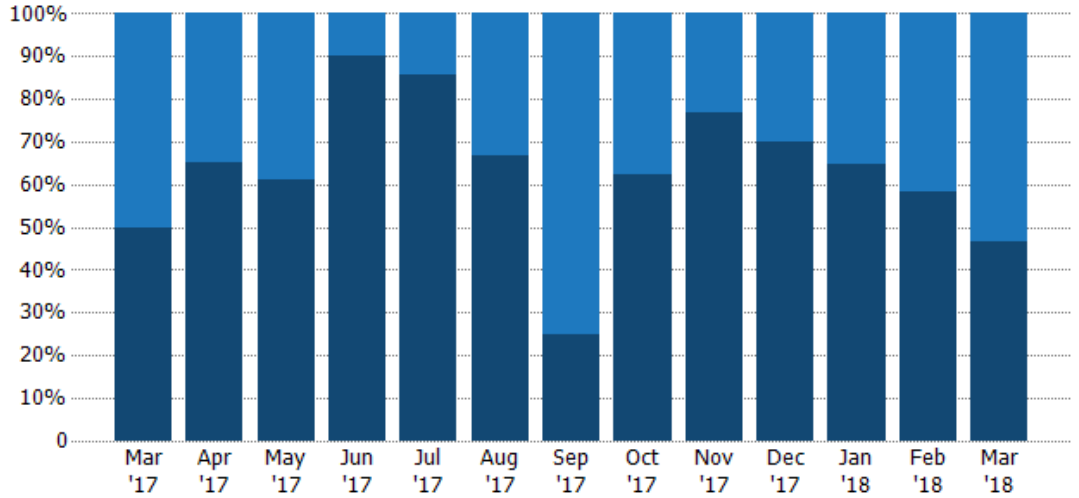
Current Year	\$7.6M	\$14.3M	\$13.5M	\$6.83M	\$5.95M	\$9.95M	\$3.6M	\$5.08M	\$8.81M	\$13.5M	\$10.6M	\$8.83M	\$10M
Prior Year	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M	\$6.77M	\$7.6M
Percent Change from Prior Year	55%	31%	17%	90%	62%	183%	23%	-6%	-25%	95%	62%	30%	32%

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



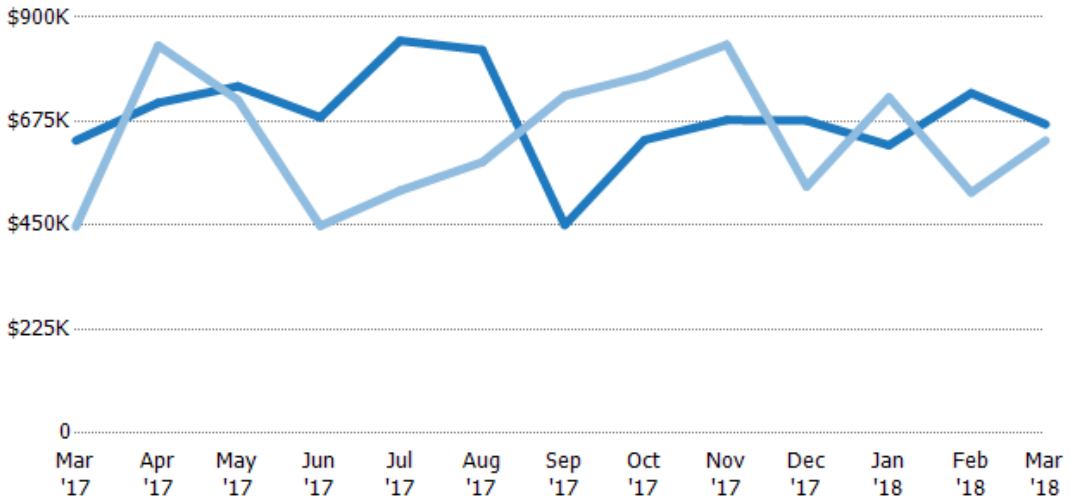
Condo/Townhouse	50%	35%	39%	10%	14%	33%	75%	38%	23%	30%	35%	42%	53%
Single Family Residence	50%	65%	61%	90%	86%	67%	25%	63%	77%	70%	65%	58%	47%

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	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$623K	\$736K	\$668K
Prior Year	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K
Percent Change from Prior Year	42%	-15%	4%	52%	62%	41%	-38%	-18%	-19%	27%	-14%	41%	6%

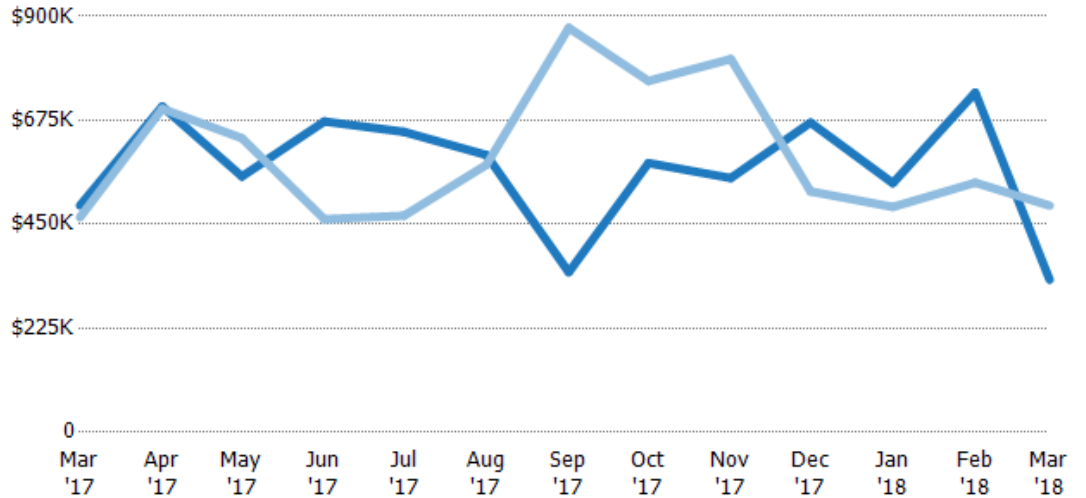
Median Sales Price

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.
Mar '18	\$330K	-32.7%
Mar '17	\$490K	5.5%
Mar '16	\$465K	47.3%



Current Year	\$490K	\$705K	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$550K	\$670K	\$539K	\$735K	\$330K
Prior Year	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K	\$490K
Percent Change from Prior Year	5%	1%	-13%	46%	39%	4%	-60%	-23%	-32%	29%	11%	36%	-33%

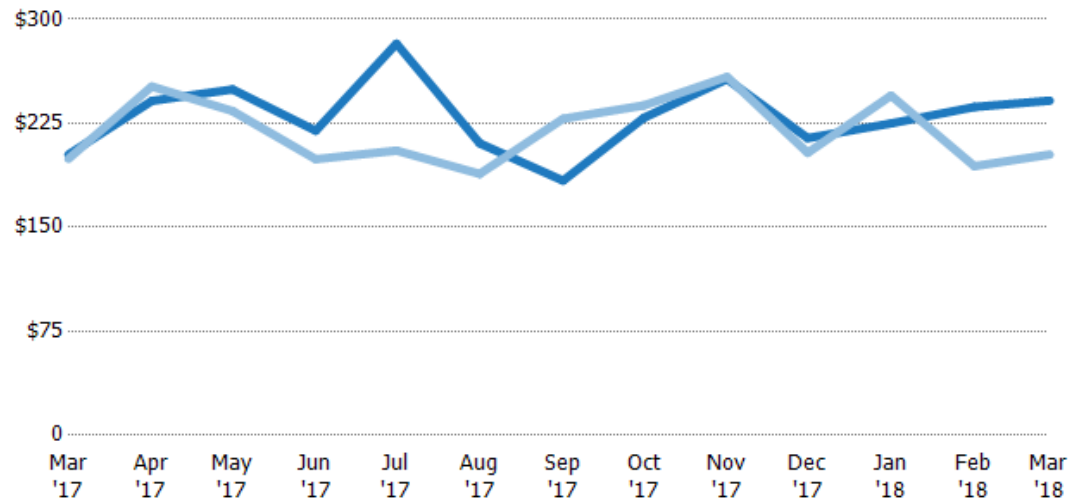
Average Sales Price per Sq Ft

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 '18	\$241	19.2%
Mar '17	\$202	1.5%
Mar '16	\$199	15.8%



Current Year	\$202	\$241	\$249	\$220	\$282	\$211	\$184	\$229	\$257	\$214	\$225	\$237	\$241
Prior Year	\$199	\$252	\$234	\$199	\$205	\$189	\$228	\$238	\$258	\$204	\$245	\$194	\$202
Percent Change from Prior Year	2%	-4%	7%	10%	38%	12%	-20%	-4%	-1%	5%	-8%	22%	19%

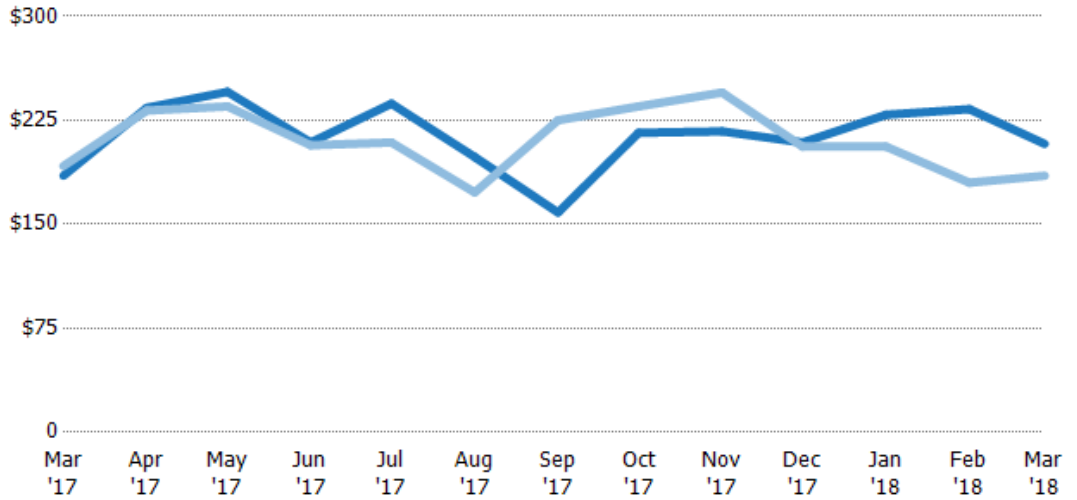
Median Sales Price per Sq Ft

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 '18	\$208	12.4%
Mar '17	\$185	-3.6%
Mar '16	\$192	27.6%



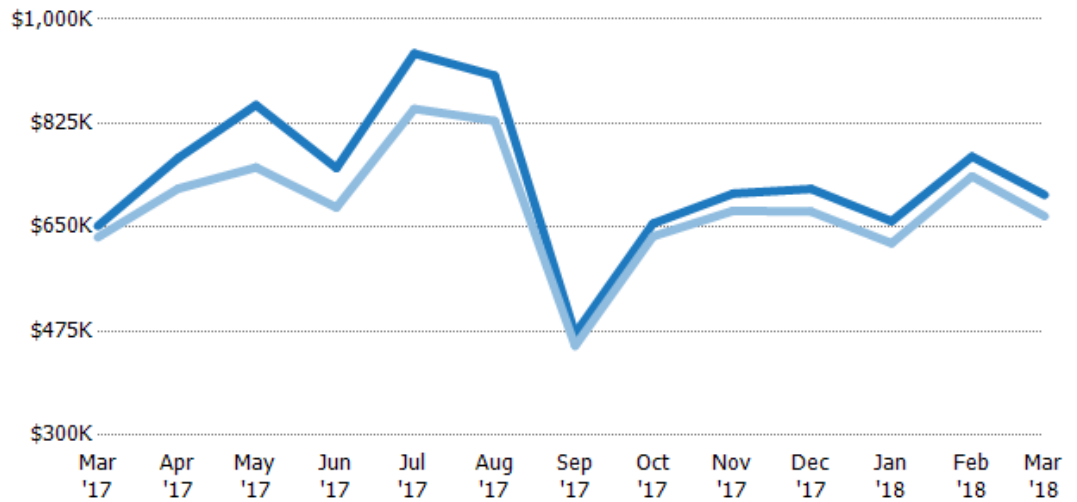
	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Current Year	\$185	\$234	\$246	\$209	\$237	\$199	\$159	\$216	\$217	\$209	\$229	\$233	\$208
Prior Year	\$192	\$232	\$235	\$207	\$209	\$173	\$225	\$235	\$245	\$206	\$206	\$180	\$185
Percent Change from Prior Year	-4%	1%	4%	1%	13%	15%	-30%	-8%	-11%	1%	11%	29%	12%

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



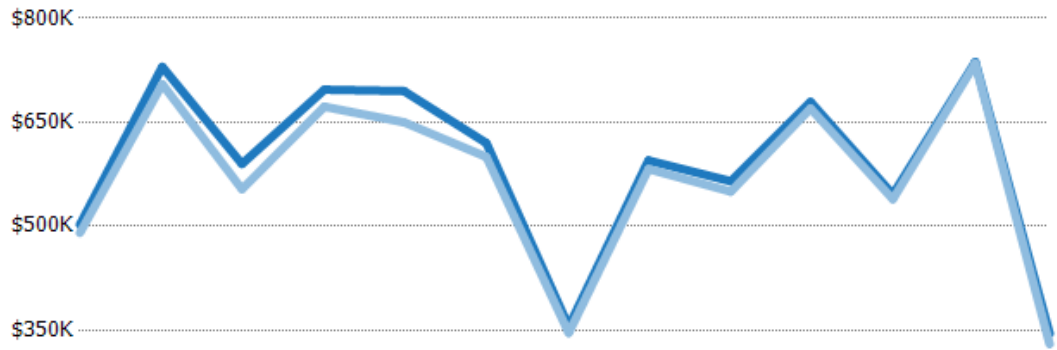
	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Avg List Price	\$652K	\$766K	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$707K	\$714K	\$660K	\$769K	\$704K
Avg Sales Price	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$623K	\$736K	\$668K
Avg Sales Price as a % of Avg List Price	97%	93%	88%	91%	90%	92%	96%	97%	96%	95%	94%	96%	95%

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



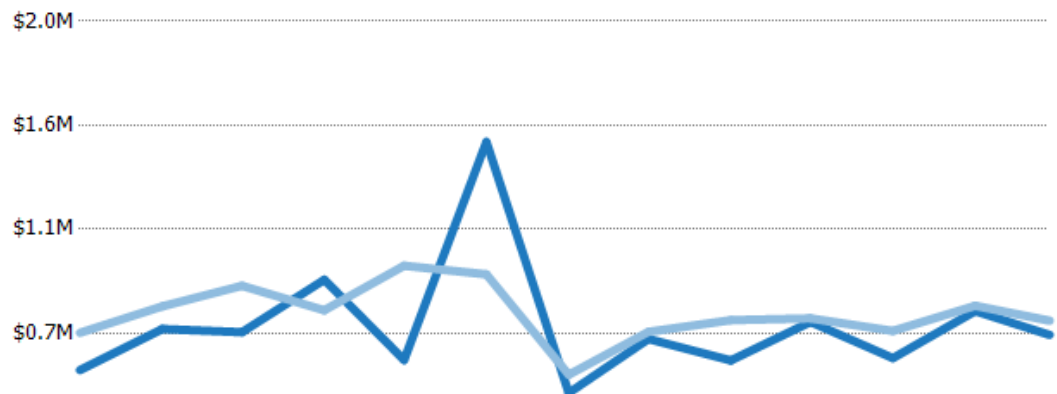
	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Median List Price	\$502K	\$730K	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$565K	\$679K	\$546K	\$737K	\$345K
Median Sales Price	\$490K	\$705K	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$550K	\$670K	\$539K	\$735K	\$330K
Med Sales Price as a % of Med List Price	98%	97%	94%	96%	94%	97%	97%	98%	97%	99%	99%	100%	96%

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



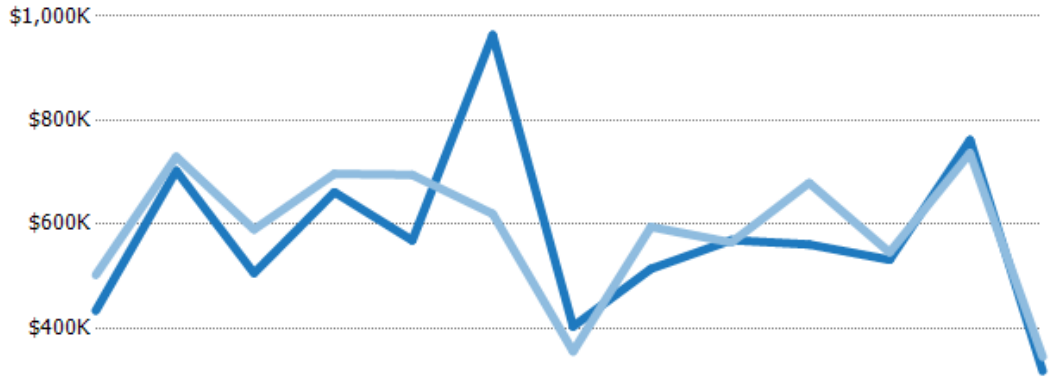
	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Avg Est Value	\$491K	\$668K	\$655K	\$882K	\$535K	\$1.48M	\$392K	\$625K	\$532K	\$699K	\$543K	\$746K	\$643K
Avg Sales Price	\$652K	\$766K	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$707K	\$714K	\$660K	\$769K	\$704K
Avg Sales Price as a % of Avg Est Value	133%	115%	131%	85%	176%	61%	120%	105%	133%	102%	122%	103%	110%

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



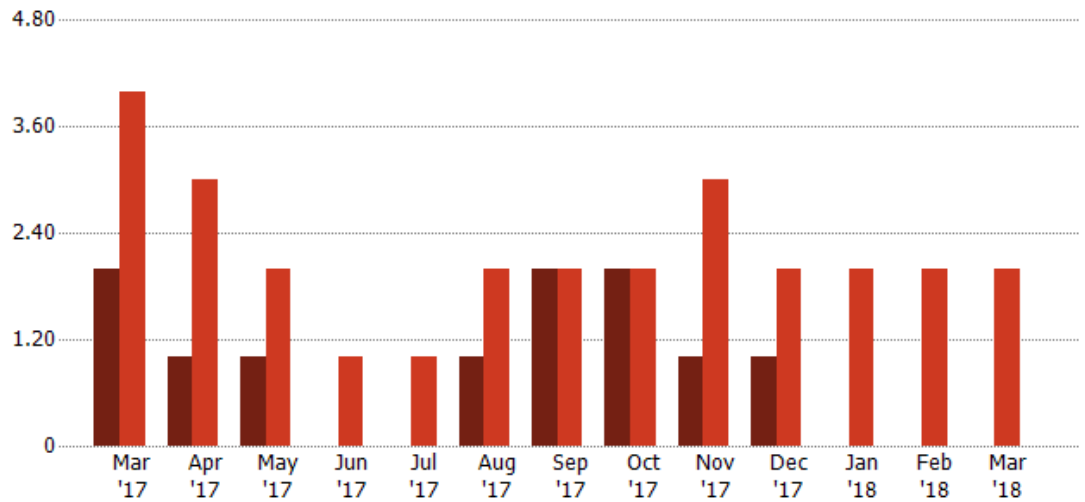
	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Median Est Value	\$434K	\$703K	\$506K	\$662K	\$569K	\$964K	\$403K	\$514K	\$570K	\$561K	\$532K	\$762K	\$318K
Median Sales Price	\$502K	\$730K	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$565K	\$679K	\$546K	\$737K	\$345K
Med Sales Price as a % of Med Est Value	116%	104%	117%	105%	122%	64%	88%	116%	99%	121%	103%	97%	109%

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



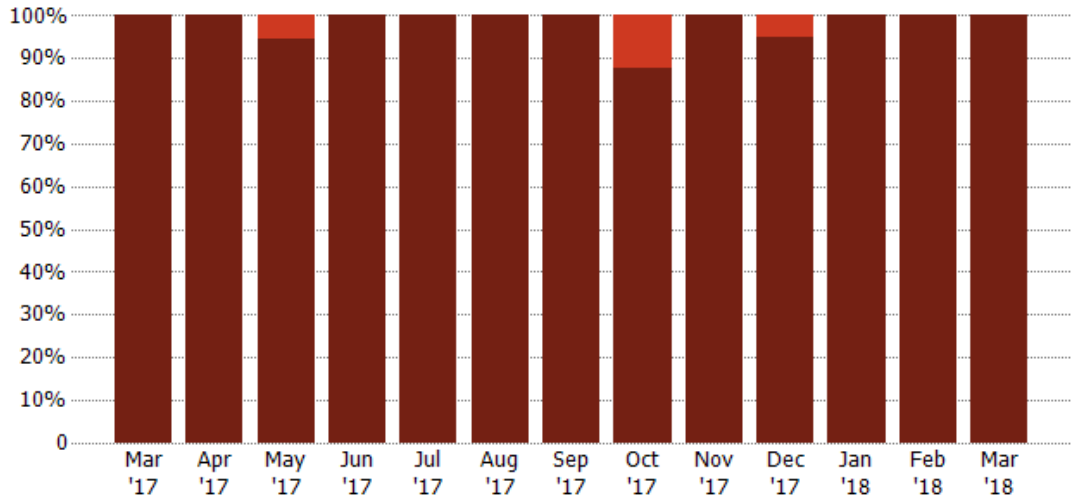
	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
Current Year	2	1	1	-	-	1	2	2	1	1	-	-	-
Prior Year	4	3	2	1	1	2	2	2	3	2	2	2	2
Percent Change from Prior Year	-50%	-67%	-50%	-100%	-100%	-50%	0%	0%	-67%	-50%	-100%	-100%	-100%

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



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



Listing Activity by ZIP

Mar 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	87	\$101,581,464	\$1,167,603	\$1,029,000	\$292	\$275	6	17.24 %



Sales Activity by ZIP

Mar 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	30	\$21,050,300	15	\$10,026,500	\$704,453	\$345,000	\$232	\$208	75