

2018

CAREFREE **MARKET REPORT**

May 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.

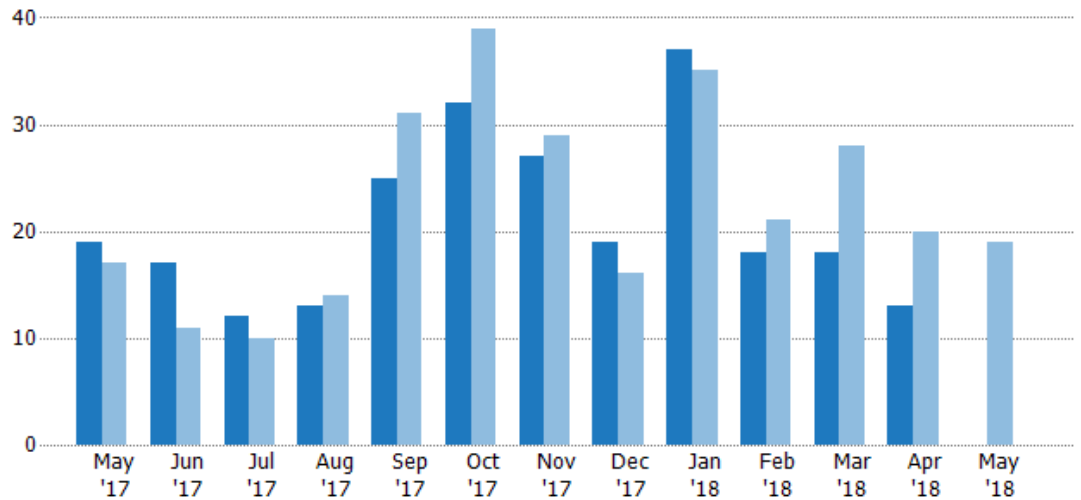
Key Metrics	May 2018	May 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	–	19	–	86	123	-30.1%
New Listing Volume	–	\$11,851,498	–	\$77,157,656	\$97,845,395	-21.1%
Active Listing Count	–	124	–	403	730	-44.8%
Active Listing Volume	–	\$121,140,459	–	\$432,874,016	\$671,350,649	-35.5%
Average Listing Price	–	\$976,939	–	\$1,074,129	\$919,658	+16.8%
Median Listing Price	–	\$795,000	–	\$915,533	\$769,066	+19%
Average Listing Price per Sq Ft	–	\$261	–	\$280	\$255	+9.8%
Median Listing Price per Sq Ft	–	\$244	–	\$261	\$237	+10.2%
Median Days in RPR	–	119.5	–	84.21	120.26	-30%
Months of Inventory	–	6.2	-100%	5.6	12.8	-56.3%
Absorption Rate	–	16.13%	–	17.87%	7.81%	+10.1%
Sales Activity Charts Metrics						
New Pending Sales Count	5	18	-72.2%	89	84	+6%
New Pending Sales Volume	\$2,967,999	\$12,270,795	-75.8%	\$59,278,198	\$58,478,130	+1.4%
Pending Sales Count	–	14	–	77	81	-4.9%
Pending Sales Volume	–	\$10,147,800	–	\$59,551,796	\$57,966,680	+2.7%
Closed Sales Count	5	18	-72.2%	66	72	-8.3%
Closed Sales Volume	\$2,986,400	\$13,511,702	-77.9%	\$40,740,650	\$48,720,167	-16.4%
Average Sales Price	\$597,280	\$750,650	-20.4%	\$617,283	\$676,669	-8.8%
Median Sales Price	\$415,000	\$553,476	-25%	\$531,561	\$574,372	-7.5%
Average Sales Price per Sq Ft	\$206	\$249	-17.5%	\$225	\$229	-2%
Median Sales Price per Sq Ft	\$204	\$246	-16.9%	\$221	\$217	+2%
Distressed Charts Metrics						
Distressed Listing Count	–	1	–	–	8	–

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



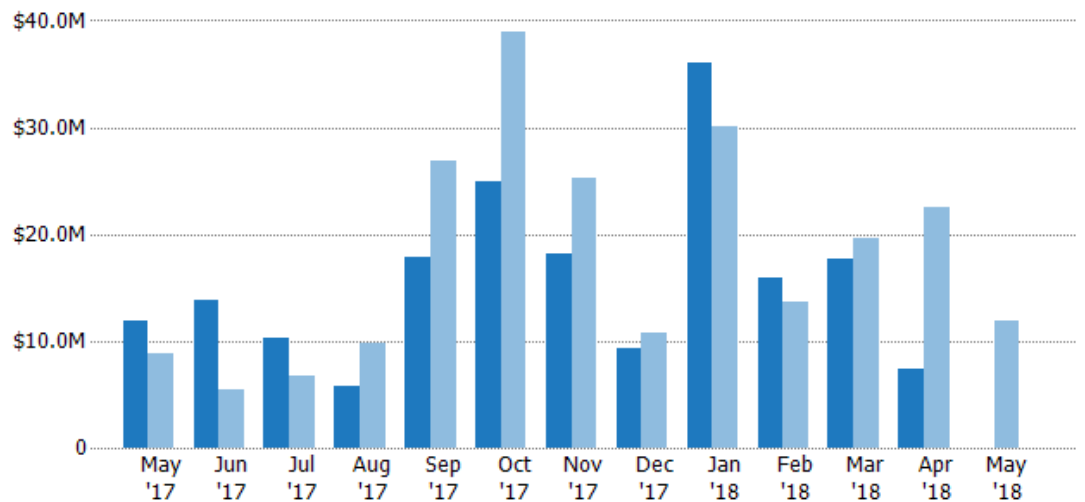
Current Year	19	17	12	13	25	32	27	19	37	18	18	13	-
Prior Year	17	11	10	14	31	39	29	16	35	21	28	20	19
Percent Change from Prior Year	12%	55%	20%	-7%	-19%	-18%	-7%	19%	6%	-14%	-36%	-35%	-100%

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



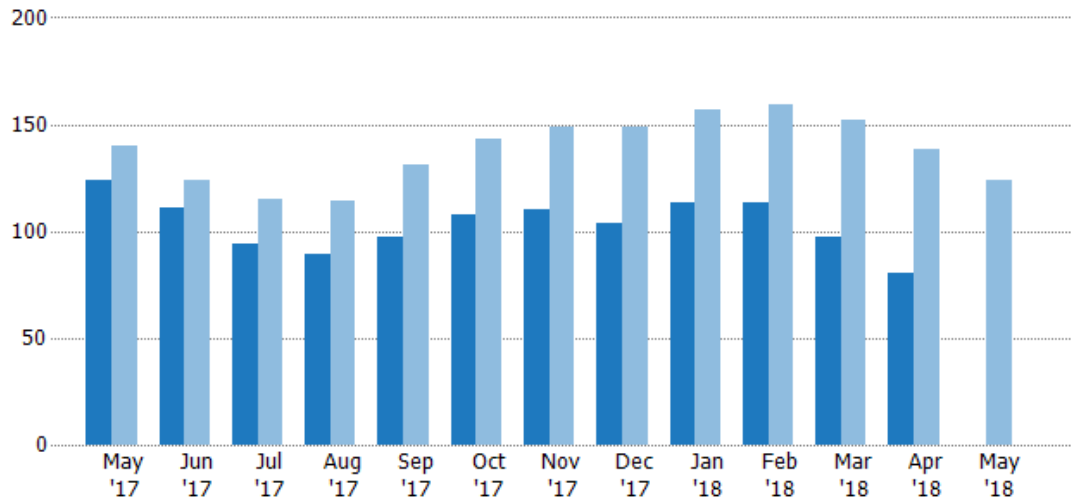
Current Year	\$11.9M	\$13.7M	\$10.3M	\$5.74M	\$17.8M	\$24.9M	\$18.2M	\$9.33M	\$36.1M	\$15.9M	\$17.7M	\$7.38M	-
Prior Year	\$8.83M	\$5.45M	\$6.77M	\$9.75M	\$26.8M	\$39M	\$25.3M	\$10.8M	\$30.2M	\$13.7M	\$19.6M	\$22.5M	\$11.9M
Percent Change from Prior Year	34%	152%	52%	-41%	-34%	-36%	-28%	-14%	20%	16%	-10%	-67%	-100%

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



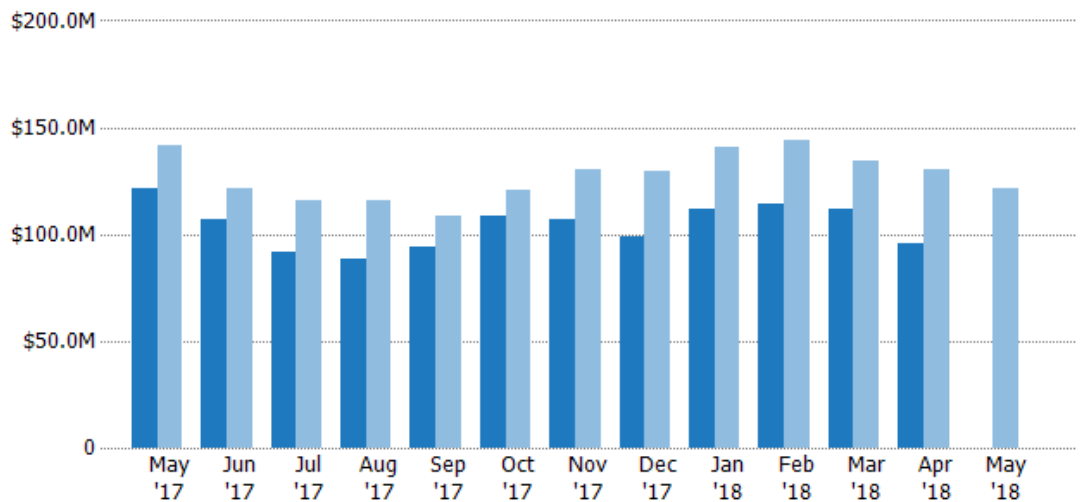
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	124	111	94	89	97	108	110	104	113	113	97	80	-
Prior Year	140	124	115	114	131	143	149	149	157	159	152	138	124
Percent Change from Prior Year	-11%	-10%	-18%	-22%	-26%	-24%	-26%	-30%	-28%	-29%	-36%	-42%	-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



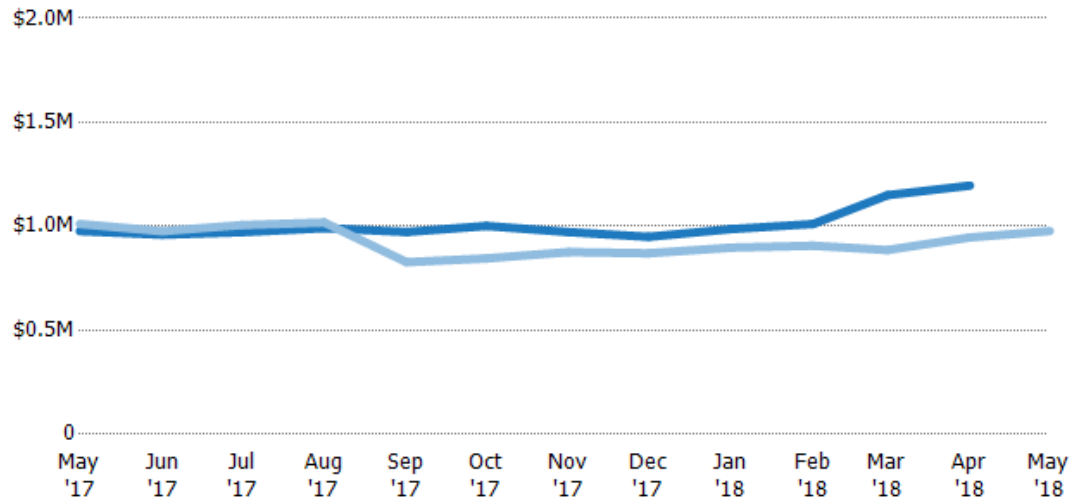
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$121M	\$107M	\$91.3M	\$88.2M	\$94.3M	\$108M	\$107M	\$98.7M	\$111M	\$114M	\$112M	\$95.7M	-
Prior Year	\$142M	\$121M	\$116M	\$116M	\$108M	\$121M	\$131M	\$130M	\$141M	\$144M	\$135M	\$131M	\$121M
Percent Change from Prior Year	-14%	-12%	-21%	-24%	-13%	-11%	-18%	-24%	-21%	-21%	-17%	-27%	-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



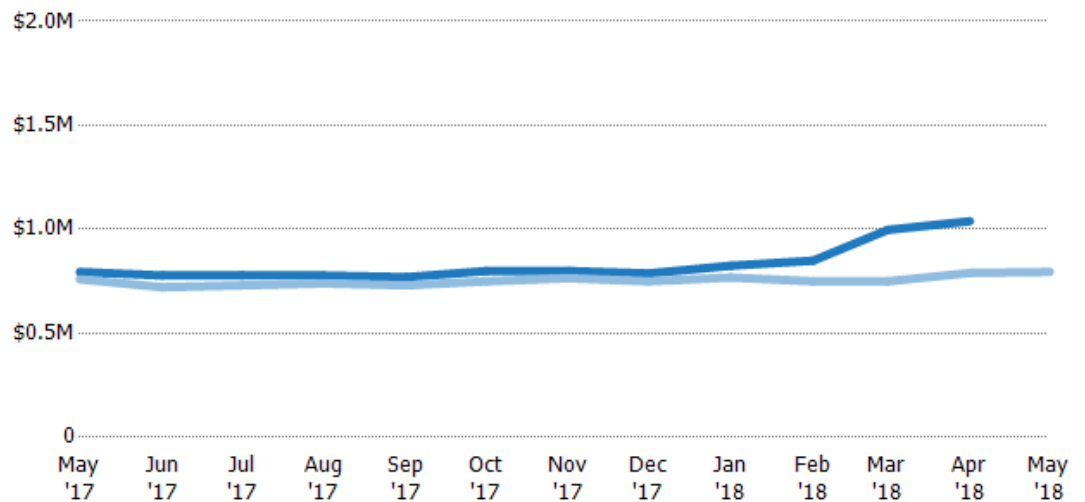
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$977K	\$960K	\$972K	\$991K	\$973K	\$1M	\$972K	\$949K	\$986K	\$1.01M	\$1.15M	\$1.2M	-
Prior Year	\$1.01M	\$976K	\$1.01M	\$1.02M	\$828K	\$845K	\$876K	\$870K	\$897K	\$907K	\$886K	\$946K	\$977K
Percent Change from Prior Year	-3%	-2%	-3%	-3%	18%	18%	11%	9%	10%	12%	30%	26%	-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



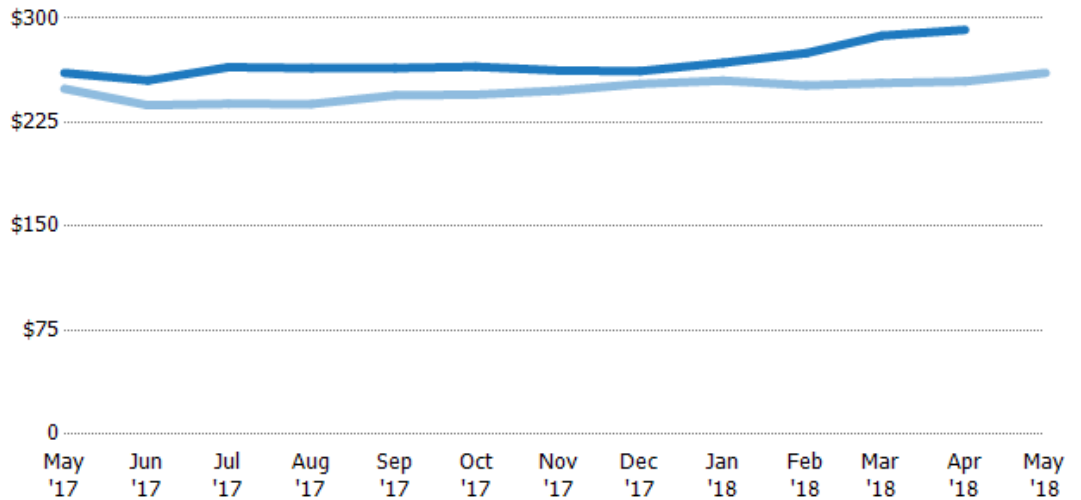
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$795K	\$778K	\$779K	\$778K	\$770K	\$799K	\$799K	\$788K	\$825K	\$849K	\$997K	\$1.04M	-
Prior Year	\$760K	\$722K	\$730K	\$739K	\$730K	\$750K	\$765K	\$750K	\$768K	\$750K	\$750K	\$790K	\$795K
Percent Change from Prior Year	5%	8%	7%	5%	5%	7%	5%	5%	7%	13%	33%	31%	-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



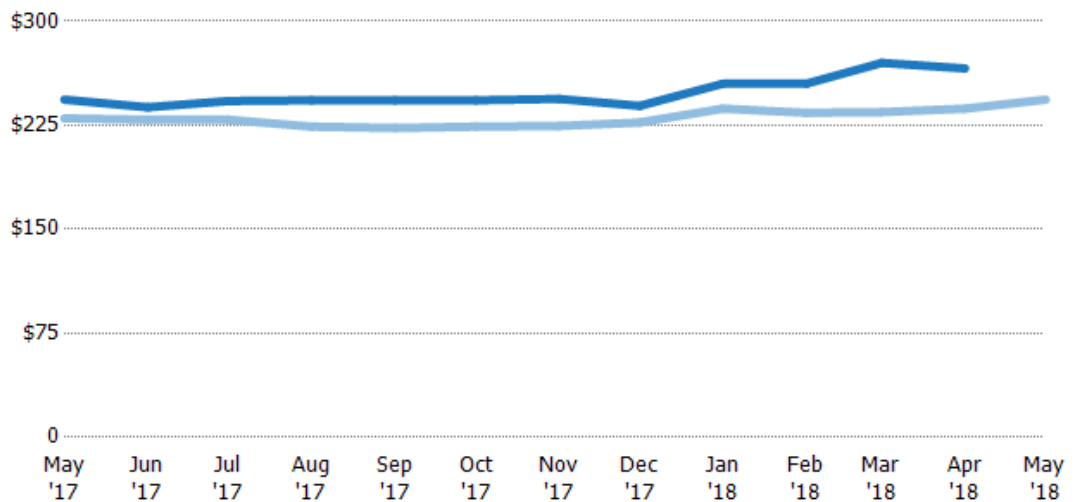
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$261	\$255	\$265	\$264	\$264	\$265	\$262	\$262	\$268	\$275	\$287	\$292	-
Prior Year	\$249	\$237	\$238	\$238	\$244	\$245	\$248	\$253	\$255	\$252	\$253	\$254	\$261
Percent Change from Prior Year	5%	8%	11%	11%	8%	8%	6%	4%	5%	9%	14%	15%	-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



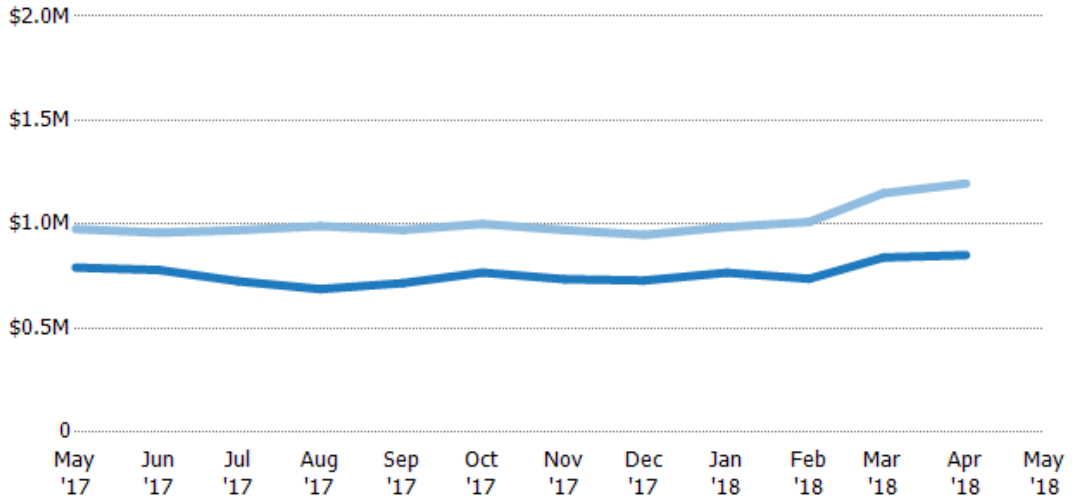
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$244	\$238	\$243	\$243	\$243	\$243	\$244	\$239	\$255	\$255	\$270	\$266	-
Prior Year	\$230	\$229	\$229	\$224	\$223	\$224	\$225	\$227	\$237	\$234	\$235	\$237	\$244
Percent Change from Prior Year	6%	4%	6%	8%	9%	8%	9%	5%	8%	9%	15%	12%	-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



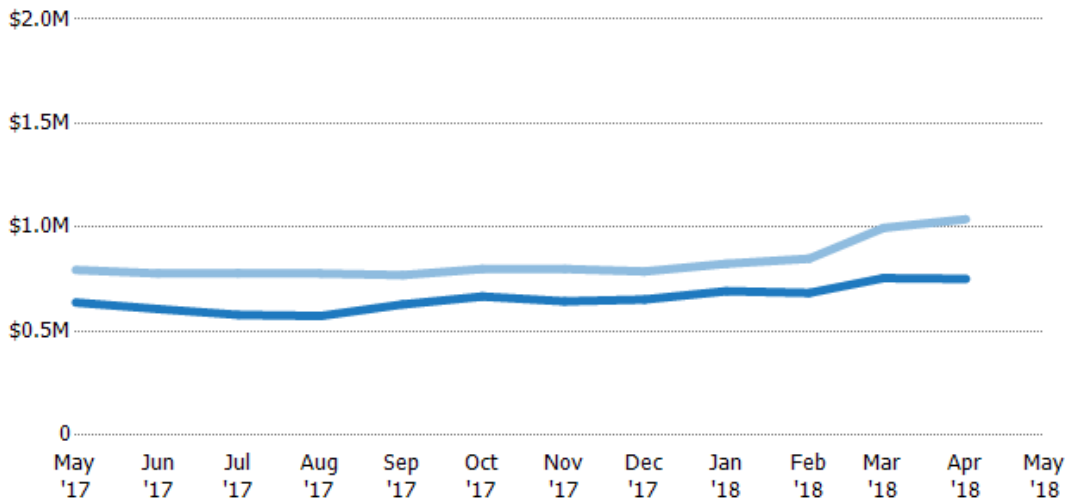
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg Est Value	\$792K	\$780K	\$726K	\$688K	\$717K	\$768K	\$736K	\$730K	\$767K	\$738K	\$840K	\$852K	-
Avg Listing Price	\$977K	\$960K	\$972K	\$991K	\$973K	\$1M	\$972K	\$949K	\$986K	\$1.01M	\$1.15M	\$1.2M	-
Avg Listing Price as a % of Avg Est Value	123%	123%	134%	144%	136%	130%	132%	130%	129%	137%	137%	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



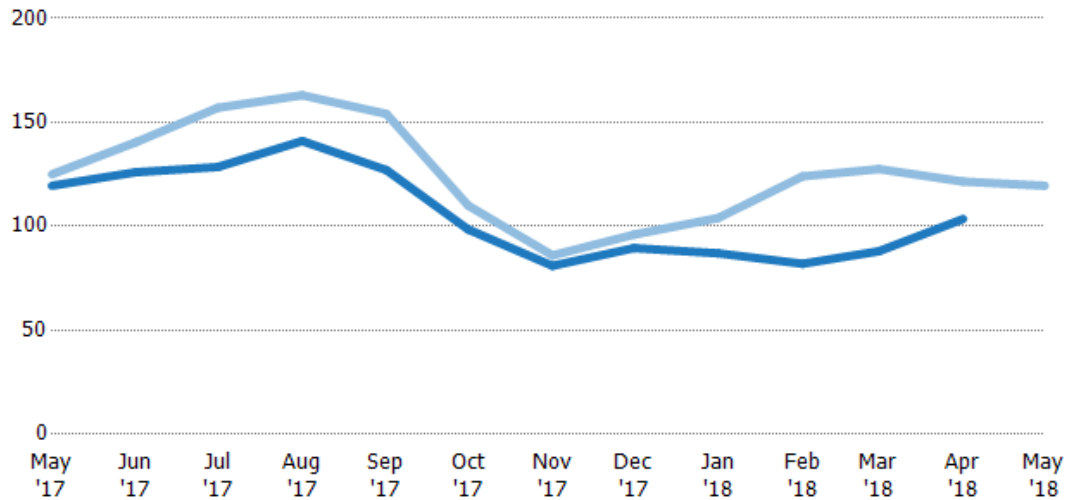
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median Est Value	\$638K	\$607K	\$579K	\$573K	\$629K	\$667K	\$644K	\$653K	\$693K	\$684K	\$756K	\$752K	-
Median Listing Price	\$795K	\$778K	\$779K	\$778K	\$770K	\$799K	\$799K	\$788K	\$825K	\$849K	\$997K	\$1.04M	-
Med Listing Price as a % of Med Est Value	125%	128%	135%	136%	122%	120%	124%	121%	119%	124%	132%	138%	-

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



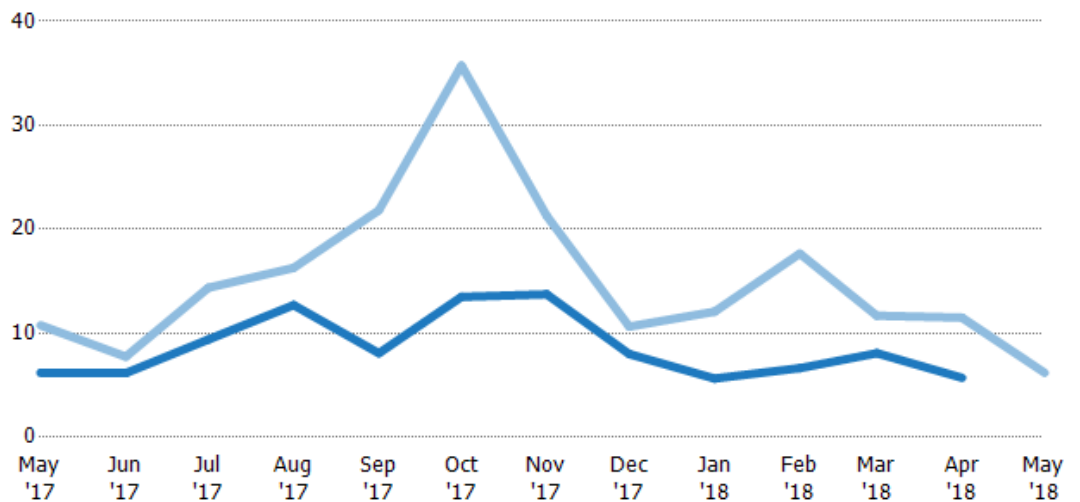
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	120	126	129	141	127	98.5	81	89.5	87	82	88	104	-
Prior Year	125	141	157	163	154	110	86	96	104	124	128	122	120
Percent Change from Prior Year	-4%	-10%	-18%	-13%	-18%	-10%	-6%	-7%	-16%	-34%	-31%	-15%	-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



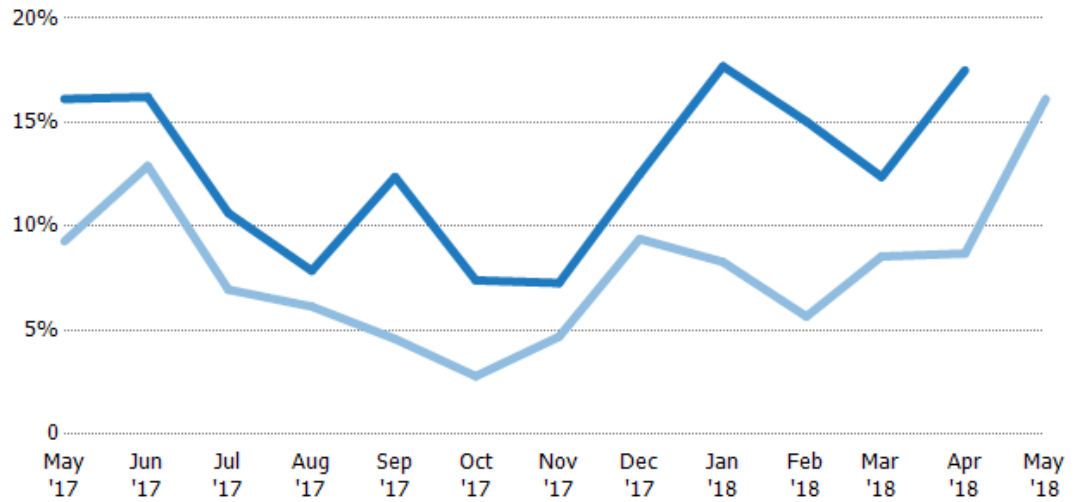
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	6.2	6.17	9.4	12.7	8.08	13.5	13.8	8	5.65	6.65	8.08	5.71	-
Prior Year	10.8	7.75	14.4	16.3	21.8	35.8	21.3	10.6	12.1	17.7	11.7	11.5	6.2
Percent Change from Prior Year	-42%	-20%	-35%	-22%	-63%	-62%	-35%	-25%	-53%	-62%	-31%	-50%	-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



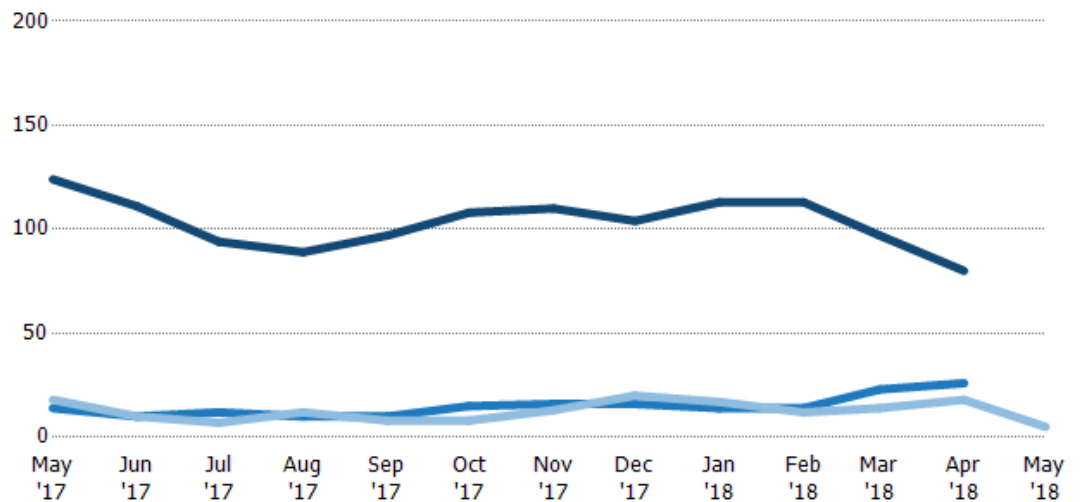
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	16%	16%	11%	8%	12%	7%	7%	13%	18%	15%	12%	18%	-
Prior Year	9%	13%	7%	6%	5%	3%	5%	9%	8%	6%	9%	9%	16%
Change from Prior Year	-7%	-3%	-4%	-2%	-8%	-5%	-3%	-3%	-9%	-9%	-4%	-9%	16%

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



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Active	124	111	94	89	97	108	110	104	113	113	97	80	-
Pending	14	10	12	10	10	15	16	16	14	14	23	26	-
Sold	18	10	7	12	8	8	13	20	17	12	14	18	5

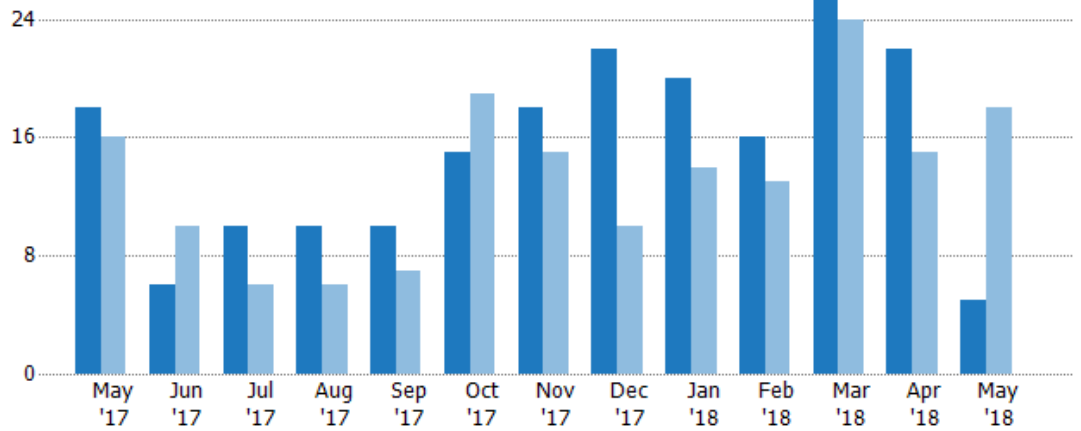
New Pending Sales

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.
May '18	5	-72.2%
May '17	18	12.5%
May '16	16	31.3%



Current Year	18	6	10	10	10	15	18	22	20	16	26	22	5
Prior Year	16	10	6	6	7	19	15	10	14	13	24	15	18
Percent Change from Prior Year	13%	-40%	67%	67%	43%	-21%	20%	120%	43%	23%	8%	47%	-72%

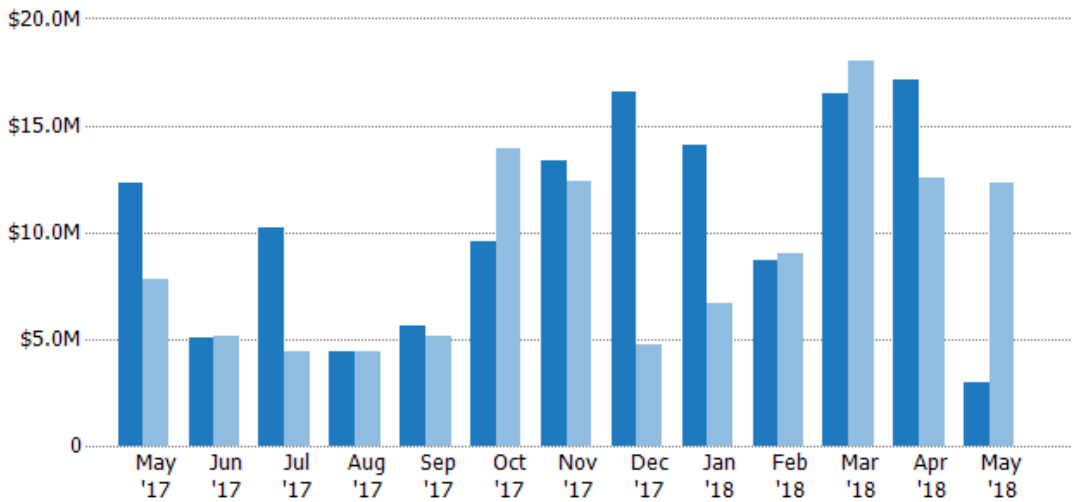
New Pending Sales Volume

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.
May '18	\$2.97M	-75.8%
May '17	\$12.3M	56.6%
May '16	\$7.83M	124.3%



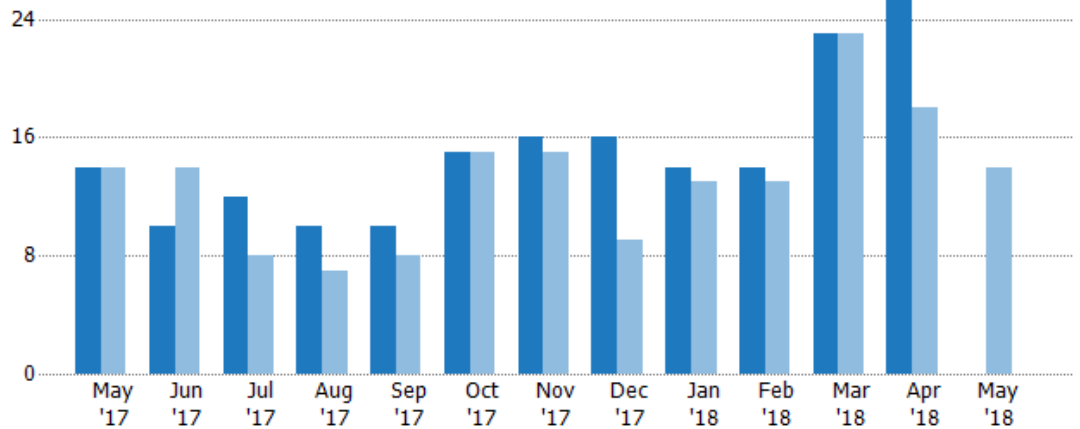
Current Year	\$12.3M	\$5.09M	\$10.2M	\$4.42M	\$5.65M	\$9.54M	\$13.3M	\$16.6M	\$14M	\$8.65M	\$16.5M	\$17.1M	\$2.97M
Prior Year	\$7.83M	\$5.16M	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M	\$8.97M	\$18M	\$12.6M	\$12.3M
Percent Change from Prior Year	57%	-1%	130%	0%	10%	-32%	7%	248%	110%	-4%	-8%	36%	-76%

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



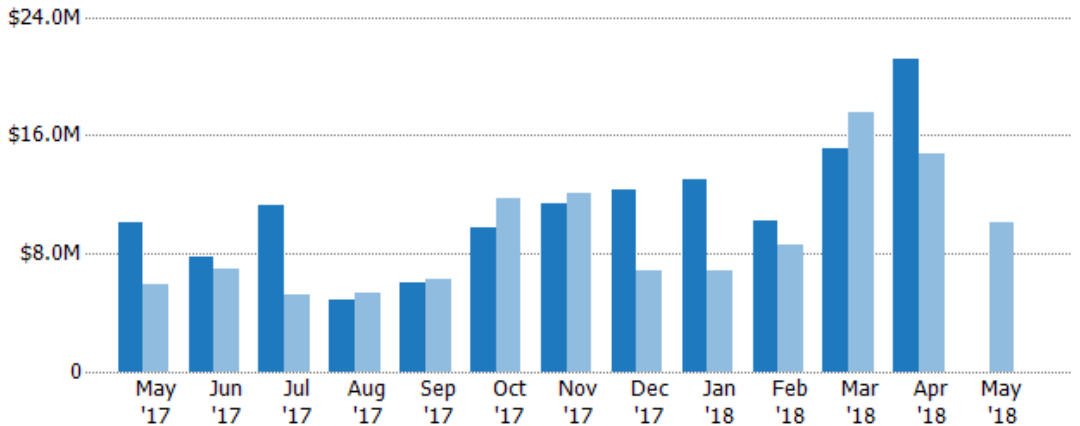
Current Year	14	10	12	10	10	15	16	16	14	14	23	26	-
Prior Year	14	14	8	7	8	15	15	9	13	13	23	18	14
Percent Change from Prior Year	0%	-29%	50%	43%	25%	0%	7%	78%	8%	8%	0%	44%	-100%

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	\$10.1M	\$7.74M	\$11.3M	\$4.88M	\$6.04M	\$9.73M	\$11.3M	\$12.3M	\$13M	\$10.3M	\$15.1M	\$21.2M	-
Prior Year	\$5.9M	\$6.95M	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M	\$8.64M	\$17.5M	\$14.8M	\$10.1M
Percent Change from Prior Year	72%	11%	117%	-9%	-3%	-17%	-6%	79%	90%	19%	-14%	43%	-100%

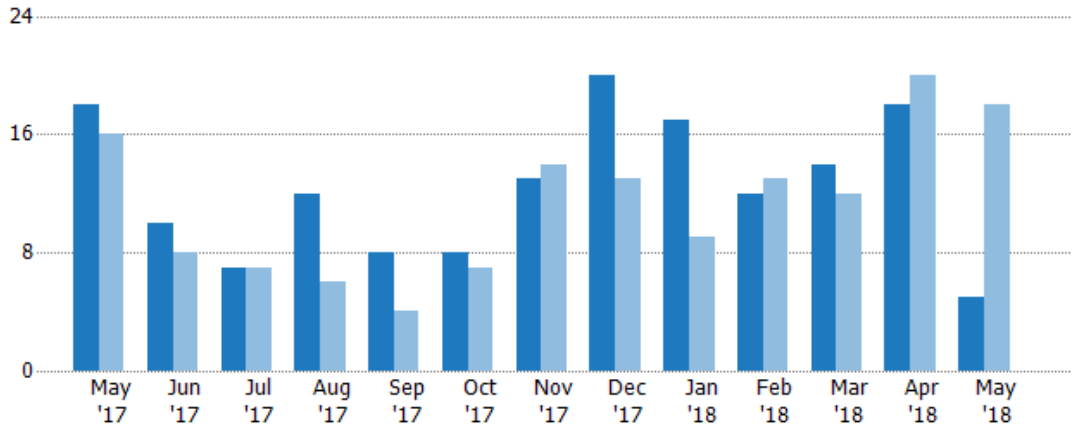
Closed Sales

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.
May '18	5	-72.2%
May '17	18	12.5%
May '16	16	50%



Current Year	18	10	7	12	8	8	13	20	17	12	14	18	5
Prior Year	16	8	7	6	4	7	14	13	9	13	12	20	18
Percent Change from Prior Year	13%	25%	0%	100%	100%	14%	-7%	54%	89%	-8%	17%	-10%	-72%

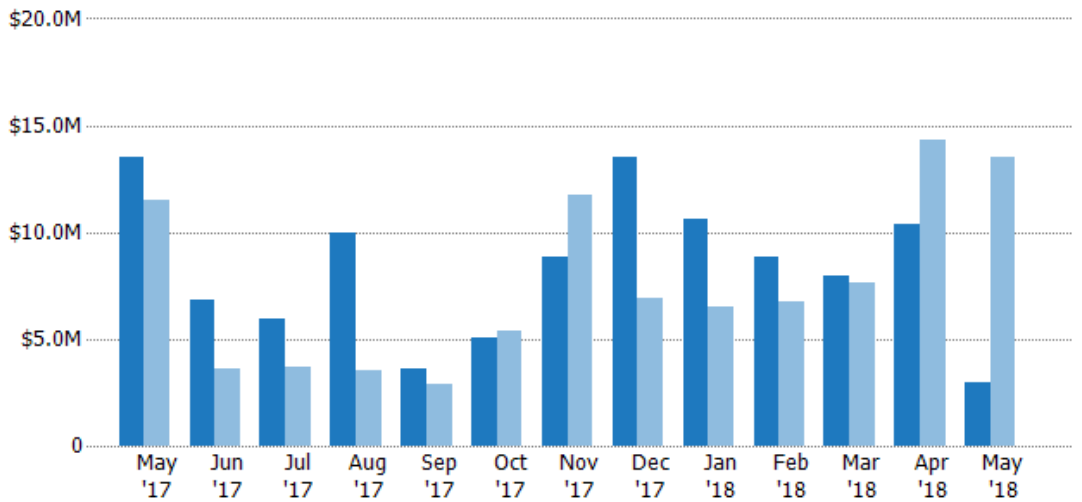
Closed Sales Volume

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.
May '18	\$2.99M	-77.9%
May '17	\$13.5M	17.2%
May '16	\$11.5M	33.1%



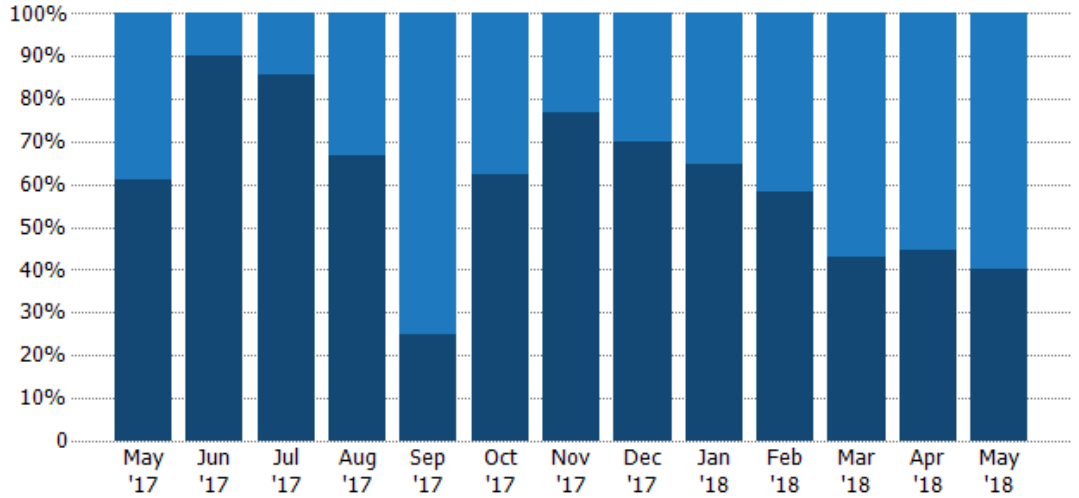
Current Year	\$13.5M	\$6.83M	\$5.95M	\$9.95M	\$3.6M	\$5.08M	\$8.81M	\$13.5M	\$10.6M	\$8.83M	\$7.93M	\$10.4M	\$2.99M
Prior Year	\$11.5M	\$3.59M	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M	\$6.77M	\$7.6M	\$14.3M	\$13.5M
Percent Change from Prior Year	17%	90%	62%	183%	23%	-6%	-25%	95%	62%	30%	4%	-27%	-78%

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



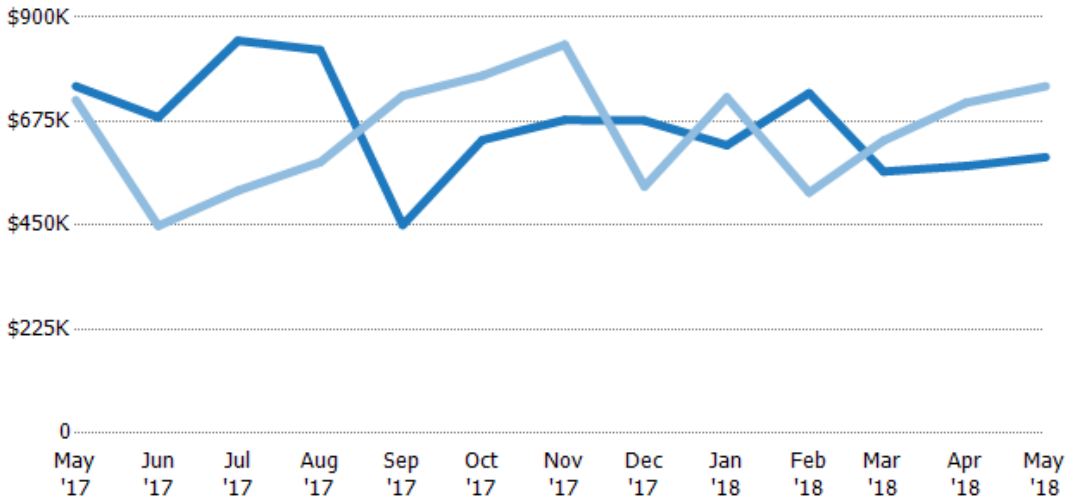
Condo/Townhouse	39%	10%	14%	33%	75%	38%	23%	30%	35%	42%	57%	56%	60%
Single Family Residence	61%	90%	86%	67%	25%	63%	77%	70%	65%	58%	43%	44%	40%

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



Month/Year	Price	% Chg.
May '18	\$597K	-20.4%
May '17	\$751K	4.1%
May '16	\$721K	-11.3%

Current Year	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$623K	\$736K	\$566K	\$578K	\$597K
Prior Year	\$721K	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K
Percent Change from Prior Year	4%	52%	62%	41%	-38%	-18%	-19%	27%	-14%	41%	-11%	-19%	-20%

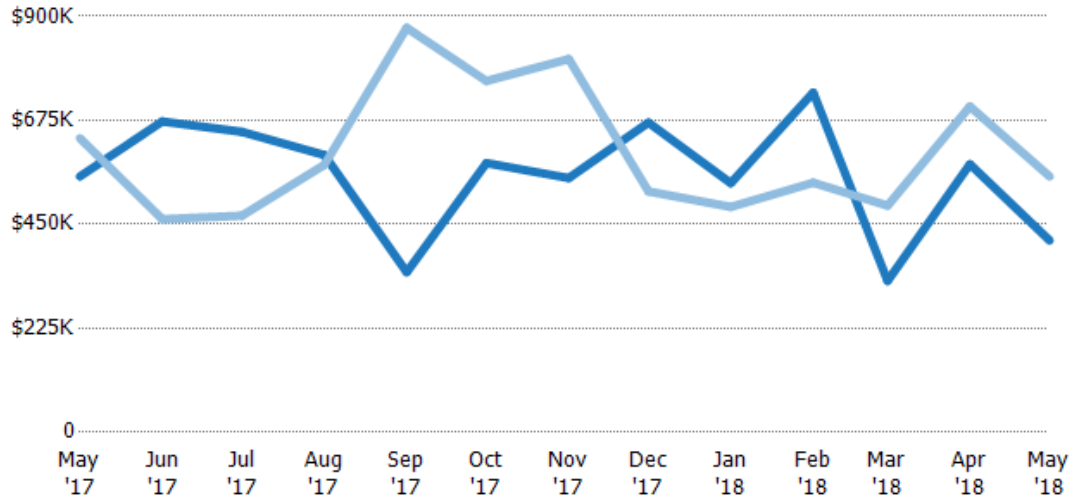
Median Sales Price

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.
May '18	\$415K	-25%
May '17	\$553K	-13%
May '16	\$636K	-17.9%



Current Year	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$550K	\$670K	\$539K	\$735K	\$328K	\$580K	\$415K
Prior Year	\$636K	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K
Percent Change from Prior Year	-13%	46%	39%	4%	-60%	-23%	-32%	29%	11%	36%	-33%	-18%	-25%

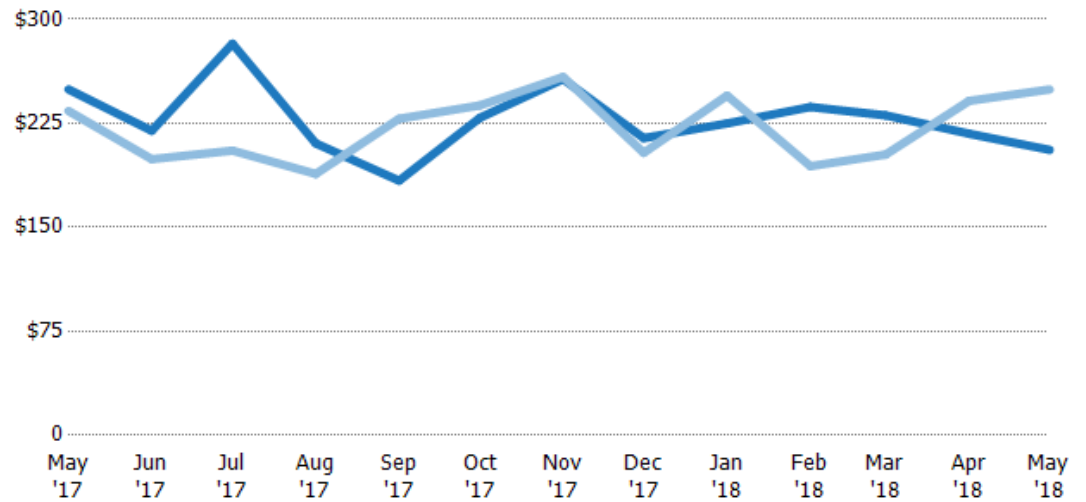
Average Sales Price per Sq Ft

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.
May '18	\$206	-17.5%
May '17	\$249	6.7%
May '16	\$234	-9.6%



Current Year	\$249	\$220	\$282	\$211	\$184	\$229	\$257	\$214	\$225	\$237	\$231	\$218	\$206
Prior Year	\$234	\$199	\$205	\$189	\$228	\$238	\$258	\$204	\$245	\$194	\$202	\$241	\$249
Percent Change from Prior Year	7%	10%	38%	12%	-20%	-4%	-1%	5%	-8%	22%	14%	-10%	-17%

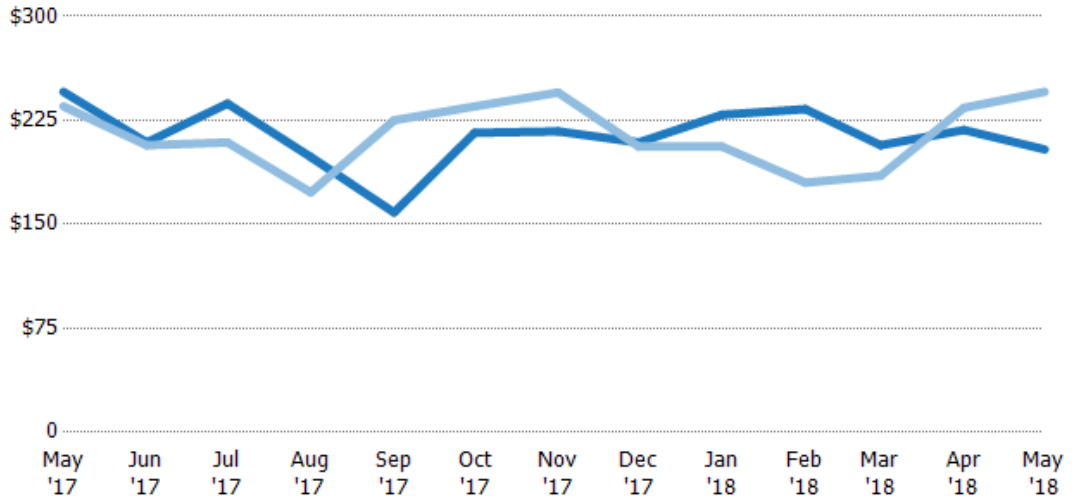
Median Sales Price per Sq Ft

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.
May '18	\$204	-16.9%
May '17	\$246	4.5%
May '16	\$235	-15.3%



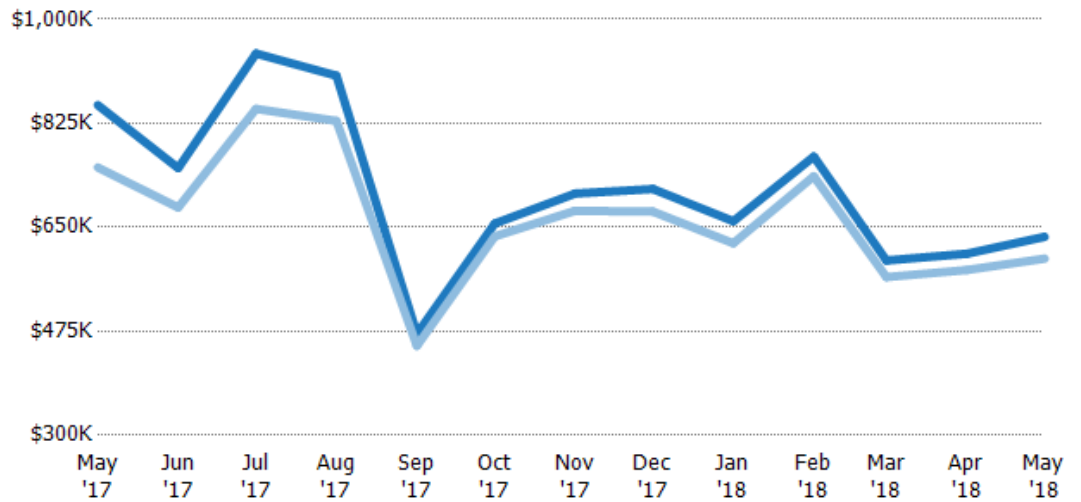
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$246	\$209	\$237	\$199	\$159	\$216	\$217	\$209	\$229	\$233	\$207	\$218	\$204
Prior Year	\$235	\$207	\$209	\$173	\$225	\$235	\$245	\$206	\$206	\$180	\$185	\$234	\$246
Percent Change from Prior Year	4%	1%	13%	15%	-30%	-8%	-11%	1%	11%	29%	12%	-7%	-17%

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



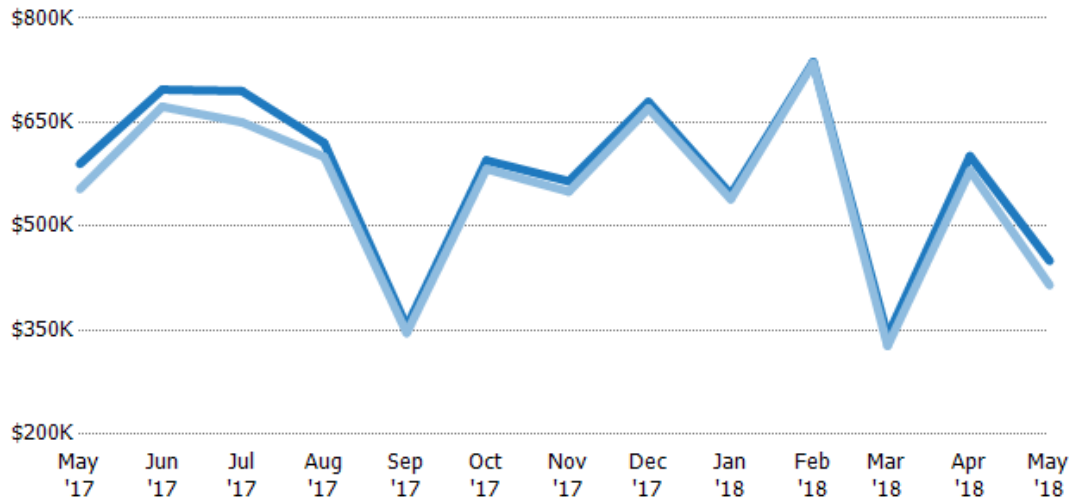
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg List Price	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$707K	\$714K	\$660K	\$769K	\$594K	\$605K	\$634K
Avg Sales Price	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$678K	\$676K	\$623K	\$736K	\$566K	\$578K	\$597K
Avg Sales Price as a % of Avg List Price	88%	91%	90%	92%	96%	97%	96%	95%	94%	96%	95%	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



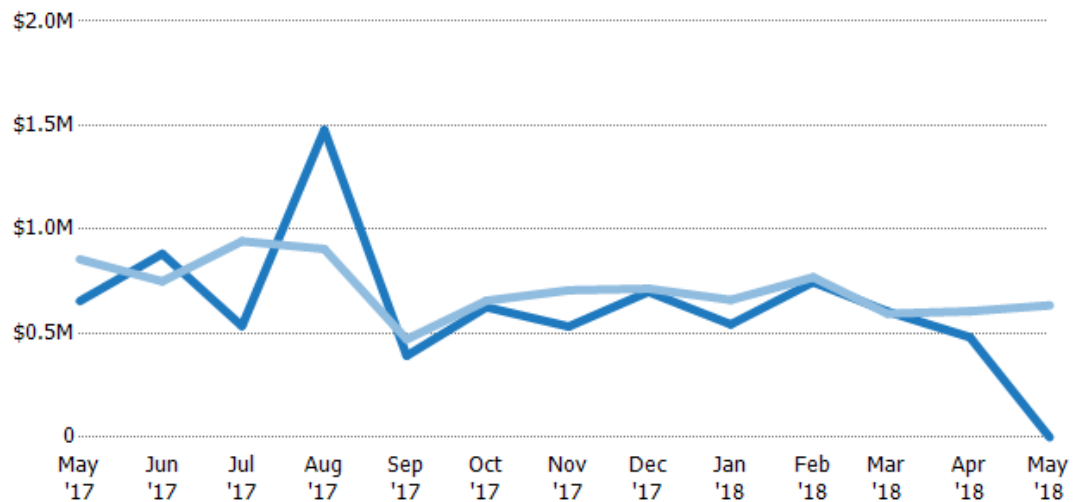
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median List Price	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$565K	\$679K	\$546K	\$737K	\$342K	\$601K	\$450K
Median Sales Price	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$550K	\$670K	\$539K	\$735K	\$328K	\$580K	\$415K
Med Sales Price as a % of Med List Price	94%	96%	94%	97%	97%	98%	97%	99%	99%	100%	96%	96%	92%

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



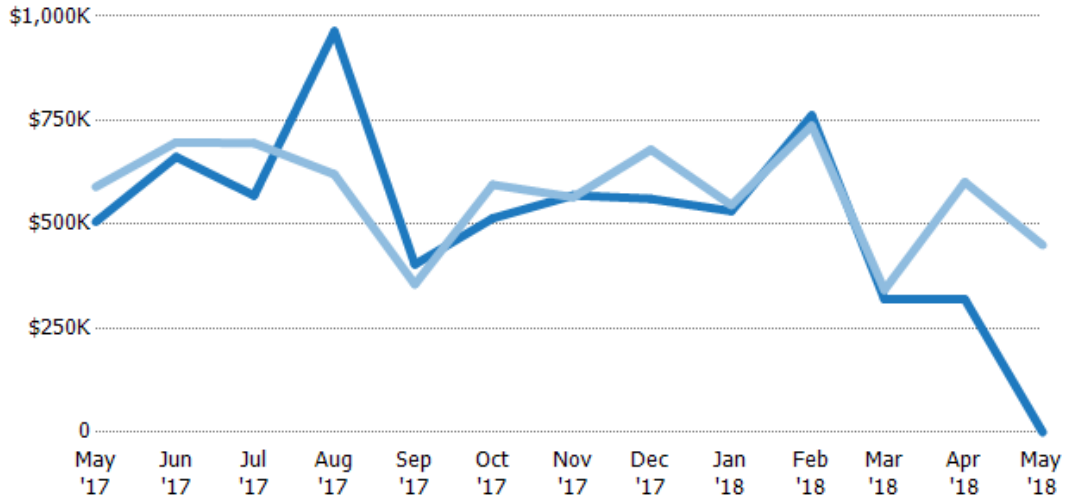
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg Est Value	\$655K	\$882K	\$535K	\$1.48M	\$392K	\$625K	\$532K	\$699K	\$543K	\$746K	\$604K	\$481K	\$0
Avg Sales Price	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$707K	\$714K	\$660K	\$769K	\$594K	\$605K	\$634K
Avg Sales Price as a % of Avg Est Value	131%	85%	176%	61%	120%	105%	133%	102%	122%	103%	98%	126%	100%

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



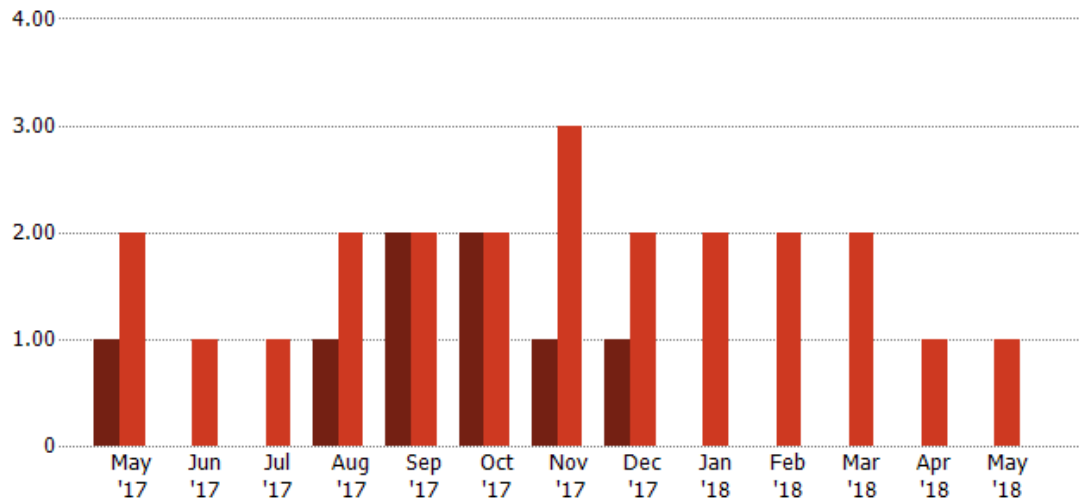
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median Est Value	\$506K	\$662K	\$569K	\$964K	\$403K	\$514K	\$570K	\$561K	\$532K	\$762K	\$320K	\$320K	\$0
Median Sales Price	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$565K	\$679K	\$546K	\$737K	\$342K	\$601K	\$450K
Med Sales Price as a % of Med Est Value	117%	105%	122%	64%	88%	116%	99%	121%	103%	97%	107%	188%	100%

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



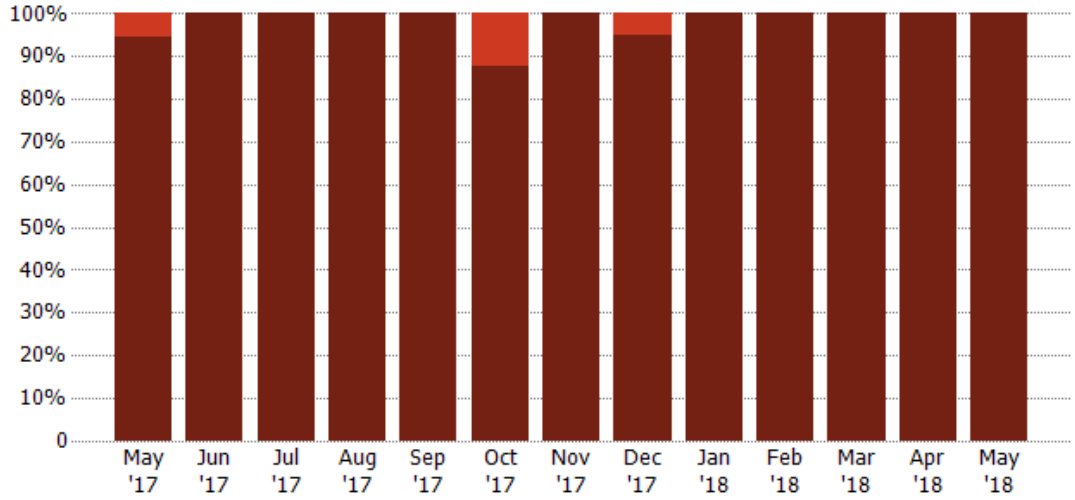
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	1	-	-	1	2	2	1	1	-	-	-	-	-
Prior Year	2	1	1	2	2	2	3	2	2	2	2	1	1
Percent Change from Prior Year	-50%	-100%	-100%	-50%	0%	0%	-67%	-50%	-100%	-100%	-100%	-100%	-100%

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



Pre-Foreclosure	6%	-	-	-	-	13%	-	5%	-	-	-	-	-
Non-Distressed	94%	100%	100%	100%	100%	88%	100%	95%	100%	100%	100%	100%	100%



Sales Activity by ZIP

May 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			5	\$2,986,400	\$634,000	\$450,000	\$195	\$188	71