

2019

CAREFREE **MARKET REPORT**

August 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	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	10	22	-54.5%	128	130	-1.5%
New Listing Volume	\$8,955,900	\$16,097,943	-44.4%	\$126,686,447	\$98,703,542	+28.4%
Active Listing Count	47	60	-21.7%	N/A	N/A	
Active Listing Volume	\$65,090,599	\$56,844,193	+14.5%	N/A	N/A	
Average Listing Price	\$1,384,906	\$947,403	+46.2%	\$1,126,250	\$999,883	+12.6%
Median Listing Price	\$1,195,000	\$737,000	+62.1%	\$851,463	\$839,231	+1.5%
Average Listing Price per Sq Ft	\$325	\$261	+24.8%	\$288	\$265	+8.9%
Median Listing Price per Sq Ft	\$298	\$258	+15.5%	\$267	\$246	+8.4%
Median Days in RPR	145	81.5	+77.9%	97.25	95.09	+2.3%
Months of Inventory	3.4	6.7	-49.6%	5.8	6.4	-9.3%
Absorption Rate	29.79%	15%	+14.8%	17.18%	15.59%	+1.6%
Sales Activity Charts Metrics						
New Pending Sales Count	12	13	-7.7%	128	125	+2.4%
New Pending Sales Volume	\$9,500,399	\$7,535,100	+26.1%	\$107,661,848	\$79,523,648	+35.4%
Pending Sales Count	15	7	+114.3%	N/A	N/A	
Pending Sales Volume	\$14,221,299	\$3,850,700	+269.3%	N/A	N/A	
Closed Sales Count	6	12	-50%	102	106	-3.8%
Closed Sales Volume	\$2,934,000	\$6,142,000	-52.2%	\$76,616,674	\$66,313,852	+15.5%
Average Sales Price	\$489,000	\$511,833	-4.5%	\$751,144	\$625,602	+20.1%
Median Sales Price	\$540,000	\$527,500	+2.4%	\$630,079	\$569,509	+10.6%
Average Sales Price per Sq Ft	\$215	\$229	-5.9%	\$248	\$228	+8.8%
Median Sales Price per Sq Ft	\$213	\$225	-5.3%	\$238	\$222	+7.1%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

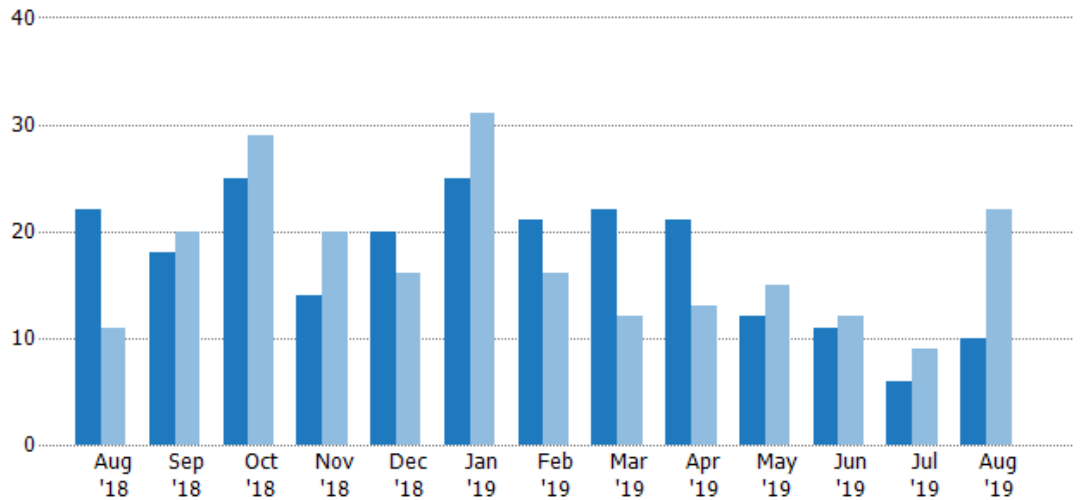
New Listings

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

Month/ Year	Count	% Chg.
Aug '19	10	-54.5%
Aug '18	22	100%
Aug '17	11	0%



Current Year	22	18	25	14	20	25	21	22	21	12	11	6	10
Prior Year	11	20	29	20	16	31	16	12	13	15	12	9	22
Percent Change from Prior Year	100%	-10%	-14%	-30%	25%	-19%	31%	83%	62%	-20%	-8%	-33%	-55%

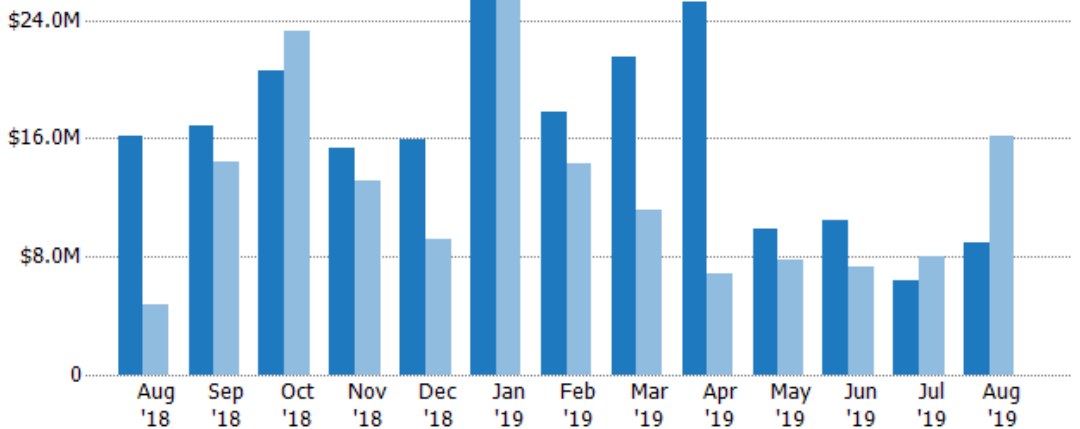
New Listing Volume

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

Month/ Year	Volume	% Chg.
Aug '19	\$8.96M	-44.4%
Aug '18	\$16.1M	239.3%
Aug '17	\$4.74M	69.7%



Current Year	\$16.1M	\$16.8M	\$20.5M	\$15.4M	\$15.9M	\$26.6M	\$17.8M	\$21.5M	\$25.2M	\$9.83M	\$10.5M	\$6.36M	\$8.96M
Prior Year	\$4.74M	\$14.4M	\$23.2M	\$13.1M	\$9.21M	\$27.3M	\$14.3M	\$11.2M	\$6.82M	\$7.73M	\$7.28M	\$8M	\$16.1M
Percent Change from Prior Year	239%	17%	-12%	17%	73%	-3%	24%	92%	270%	27%	44%	-20%	-44%

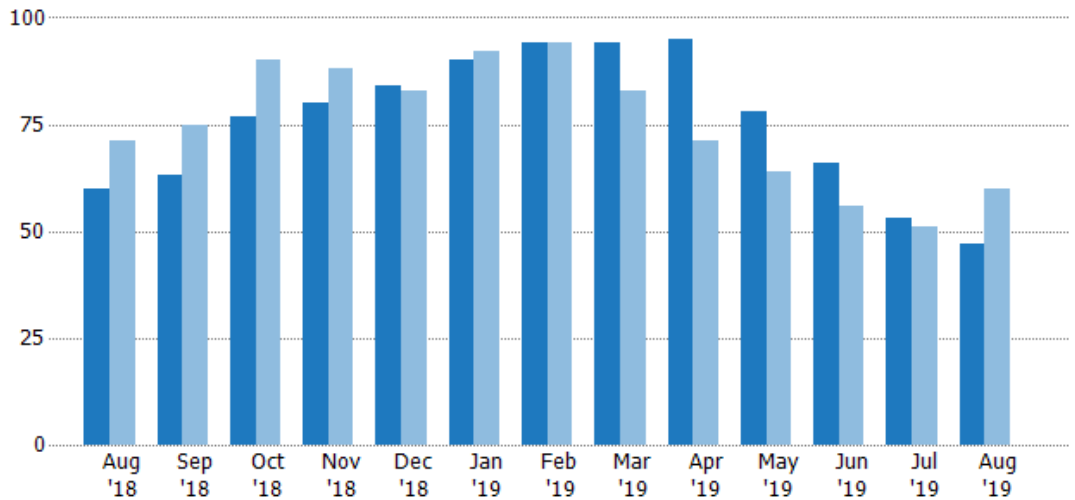
Active Listings

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.
Aug '19	47	-21.7%
Aug '18	60	-15.5%
Aug '17	71	26.8%



Current Year	60	63	77	80	84	90	94	94	95	78	66	53	47
Prior Year	71	75	90	88	83	92	94	83	71	64	56	51	60
Percent Change from Prior Year	-15%	-16%	-14%	-9%	1%	-2%	0%	13%	34%	22%	18%	4%	-22%

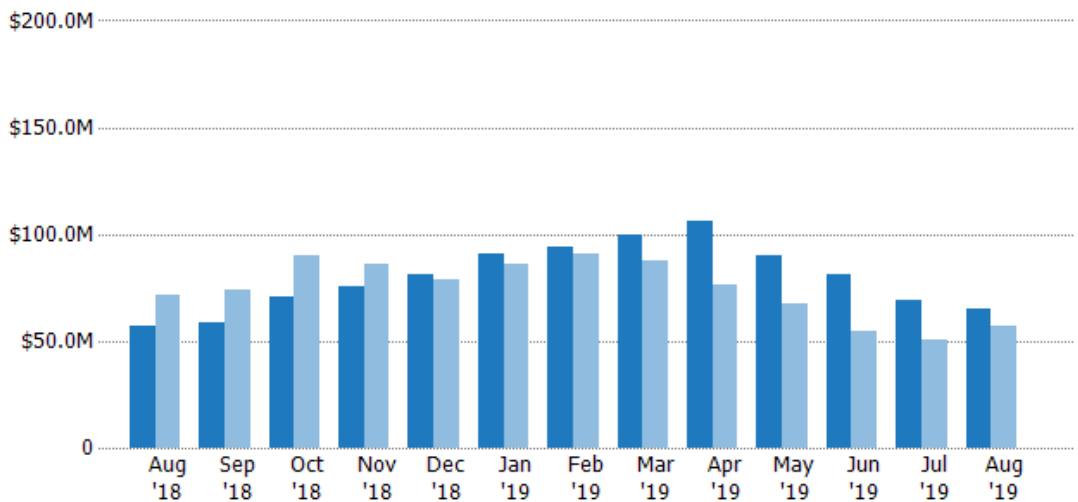
Active Listing Volume

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.
Aug '19	\$65.1M	14.5%
Aug '18	\$56.8M	-20.2%
Aug '17	\$71.3M	15.4%



Current Year	\$56.8M	\$58.4M	\$70.6M	\$75.5M	\$80.9M	\$90.5M	\$94.1M	\$99.4M	\$106M	\$90.2M	\$81M	\$68.8M	\$65.1M
Prior Year	\$71.3M	\$73.9M	\$89.9M	\$85.7M	\$78.7M	\$86.2M	\$91.2M	\$87.9M	\$76.2M	\$67.5M	\$54.8M	\$50.2M	\$56.8M
Percent Change from Prior Year	-20%	-21%	-21%	-12%	3%	5%	3%	13%	39%	34%	48%	37%	15%

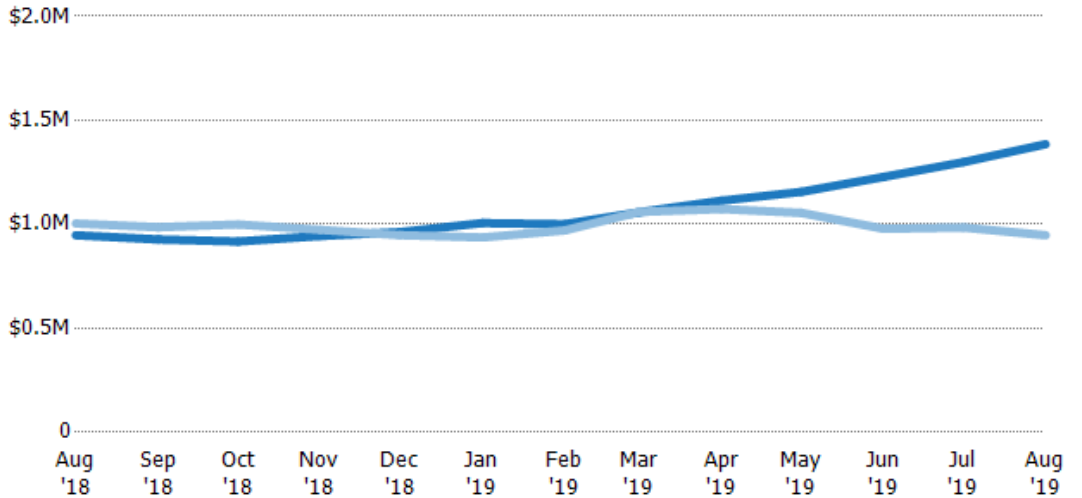
Average Listing Price

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.
Aug '19	\$1.38M	46.2%
Aug '18	\$947K	-5.6%
Aug '17	\$1M	-9%



Current Year	\$947K	\$927K	\$917K	\$944K	\$963K	\$1.01M	\$1M	\$1.06M	\$1.11M	\$1.16M	\$1.23M	\$1.3M	\$1.38M
Prior Year	\$1M	\$986K	\$999K	\$973K	\$948K	\$937K	\$970K	\$1.06M	\$1.07M	\$1.05M	\$979K	\$985K	\$947K
Percent Change from Prior Year	-6%	-6%	-8%	-3%	2%	7%	3%	0%	4%	10%	25%	32%	46%

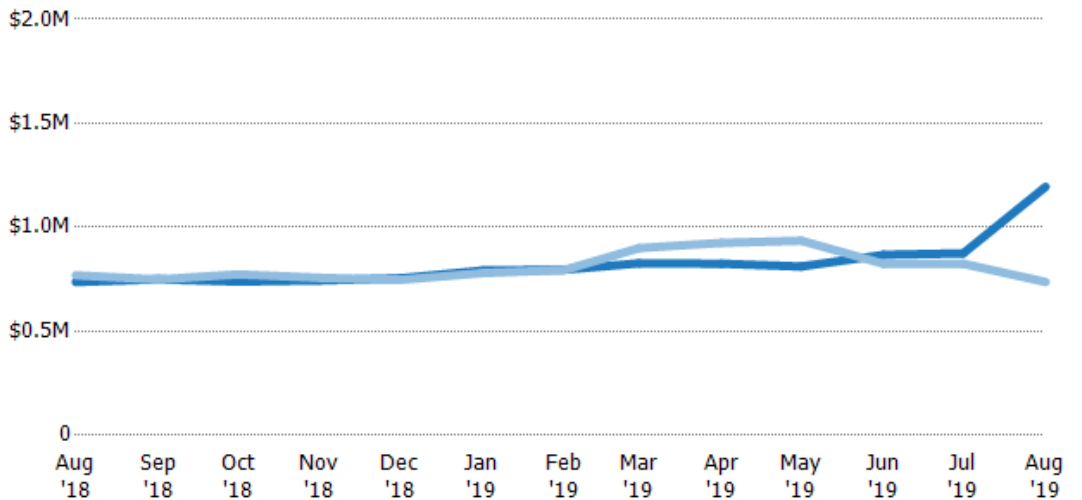
Median Listing Price

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.
Aug '19	\$1.2M	62.1%
Aug '18	\$737K	-4.2%
Aug '17	\$769K	0.4%



Current Year	\$737K	\$750K	\$739K	\$745K	\$755K	\$792K	\$797K	\$827K	\$825K	\$812K	\$867K	\$875K	\$1.2M
Prior Year	\$769K	\$749K	\$774K	\$757K	\$747K	\$780K	\$795K	\$900K	\$925K	\$936K	\$824K	\$825K	\$737K
Percent Change from Prior Year	-4%	0%	-4%	-2%	1%	2%	0%	-8%	-11%	-13%	5%	6%	62%

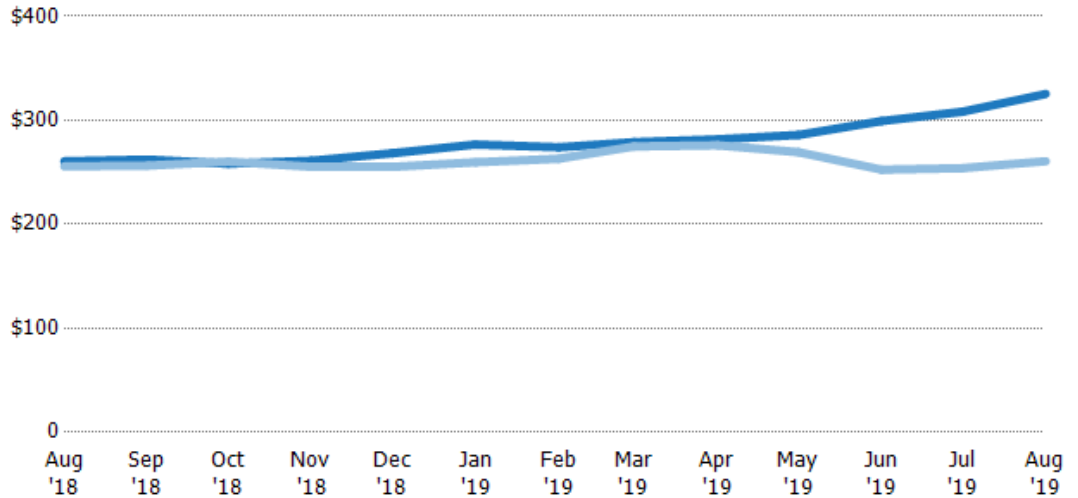
Average Listing Price per Sq Ft

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.
Aug '19	\$325	24.8%
Aug '18	\$261	1.9%
Aug '17	\$256	-7.2%



Current Year	\$261	\$262	\$258	\$261	\$268	\$277	\$274	\$279	\$282	\$286	\$299	\$308	\$325
Prior Year	\$256	\$256	\$260	\$255	\$255	\$260	\$263	\$275	\$276	\$269	\$252	\$254	\$261
Percent Change from Prior Year	2%	2%	-1%	2%	5%	7%	4%	2%	2%	6%	19%	21%	25%

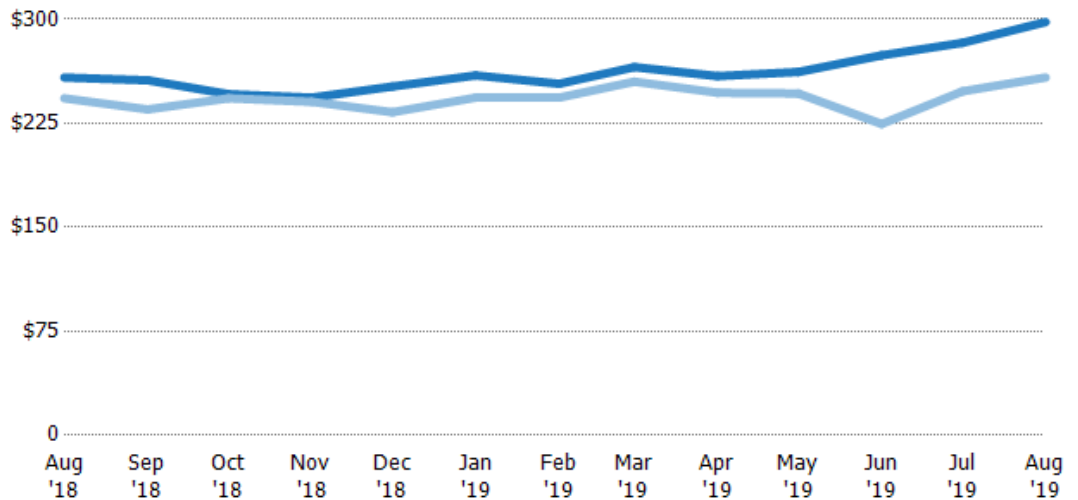
Median Listing Price per Sq Ft

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.
Aug '19	\$298	15.5%
Aug '18	\$258	6.2%
Aug '17	\$243	-7.2%



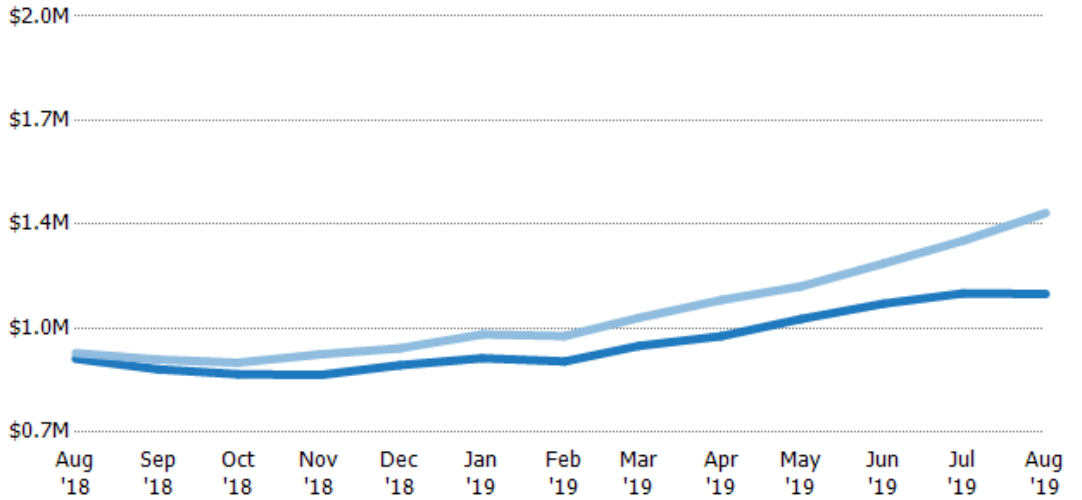
Current Year	\$258	\$256	\$246	\$244	\$252	\$260	\$254	\$266	\$259	\$262	\$274	\$283	\$298
Prior Year	\$243	\$235	\$243	\$241	\$233	\$244	\$244	\$255	\$247	\$247	\$225	\$248	\$258
Percent Change from Prior Year	6%	9%	1%	1%	8%	7%	4%	4%	5%	6%	22%	14%	16%

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



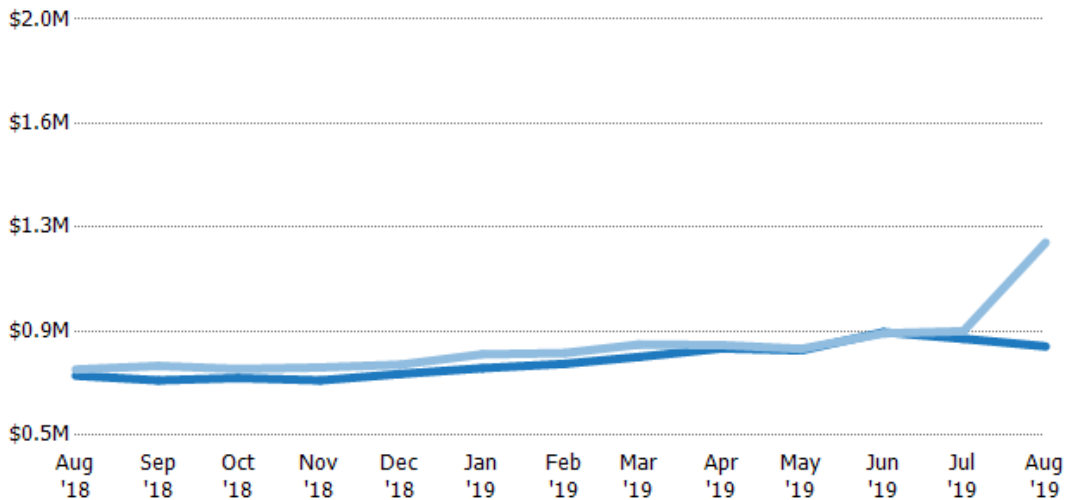
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$930K	\$897K	\$881K	\$879K	\$910K	\$932K	\$921K	\$970K	\$1M	\$1.05M	\$1.1M	\$1.13M	\$1.13M
Avg Listing Price	\$947K	\$927K	\$917K	\$944K	\$963K	\$1.01M	\$1M	\$1.06M	\$1.11M	\$1.16M	\$1.23M	\$1.3M	\$1.38M
Avg Listing Price as a % of Avg Est Value	102%	103%	104%	107%	106%	108%	109%	109%	111%	110%	111%	115%	122%

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$715K	\$698K	\$707K	\$698K	\$721K	\$742K	\$758K	\$783K	\$813K	\$806K	\$872K	\$848K	\$820K
Median Listing Price	\$737K	\$750K	\$739K	\$745K	\$755K	\$792K	\$797K	\$827K	\$825K	\$812K	\$867K	\$875K	\$1.2M
Med Listing Price as a % of Med Est Value	103%	107%	105%	107%	105%	107%	105%	106%	101%	101%	100%	103%	146%

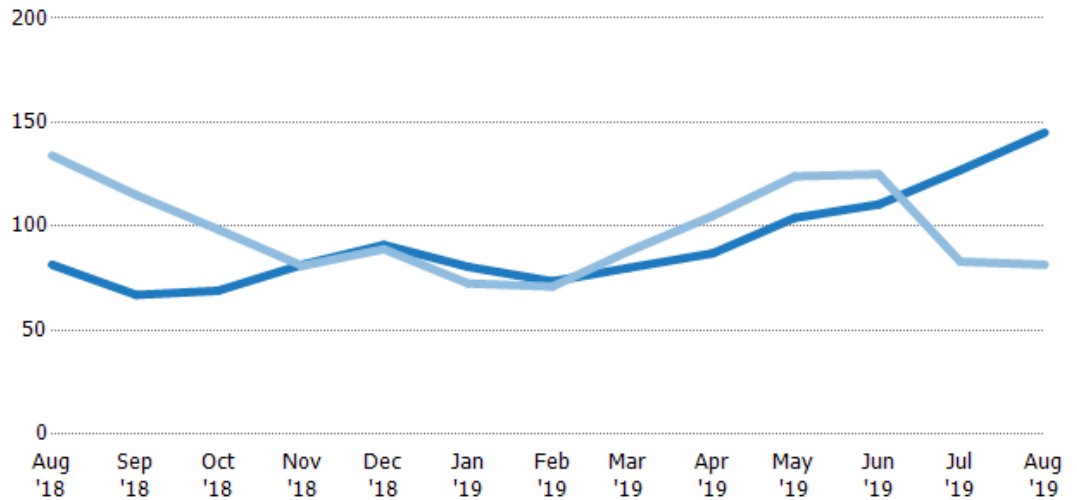
Median Days in RPR

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.
Aug '19	145	77.9%
Aug '18	81.5	-39.2%
Aug '17	134	19%



Current Year	81.5	67	69	81.5	91	80.5	73.5	80	87	104	111	127	145
Prior Year	134	115	98.5	81	89	72.5	71	88	105	124	125	83	81.5
Percent Change from Prior Year	-39%	-42%	-30%	1%	2%	11%	4%	-9%	-17%	-16%	-12%	53%	78%

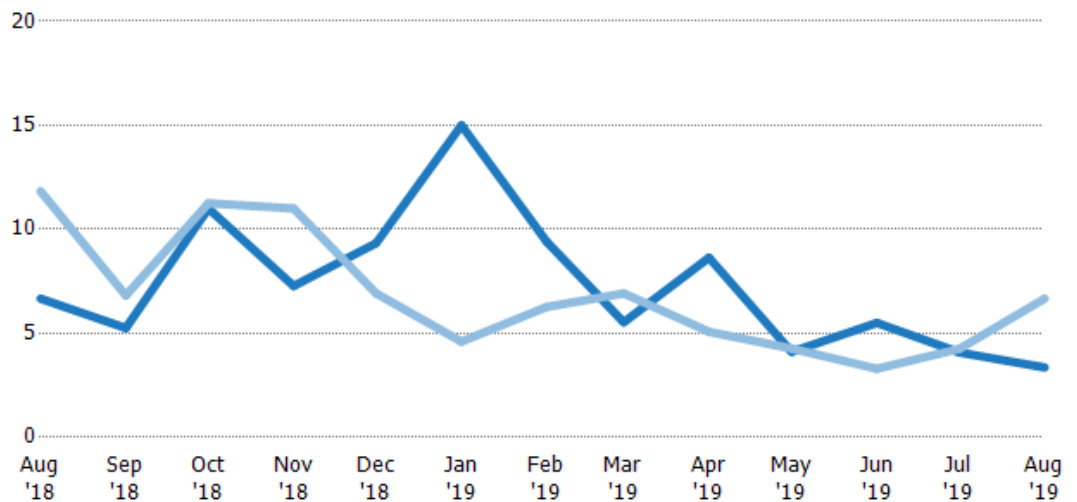
Months of Inventory

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.
Aug '19	3.36	-49.6%
Aug '18	6.67	-43.7%
Aug '17	11.8	26.8%



Current Year	6.67	5.25	11	7.27	9.33	15	9.4	5.53	8.64	4.11	5.5	4.08	3.36
Prior Year	11.8	6.82	11.3	11	6.92	4.6	6.27	6.92	5.07	4.27	3.29	4.25	6.67
Percent Change from Prior Year	-44%	-23%	-2%	-34%	35%	226%	50%	-20%	70%	-4%	67%	-4%	-50%

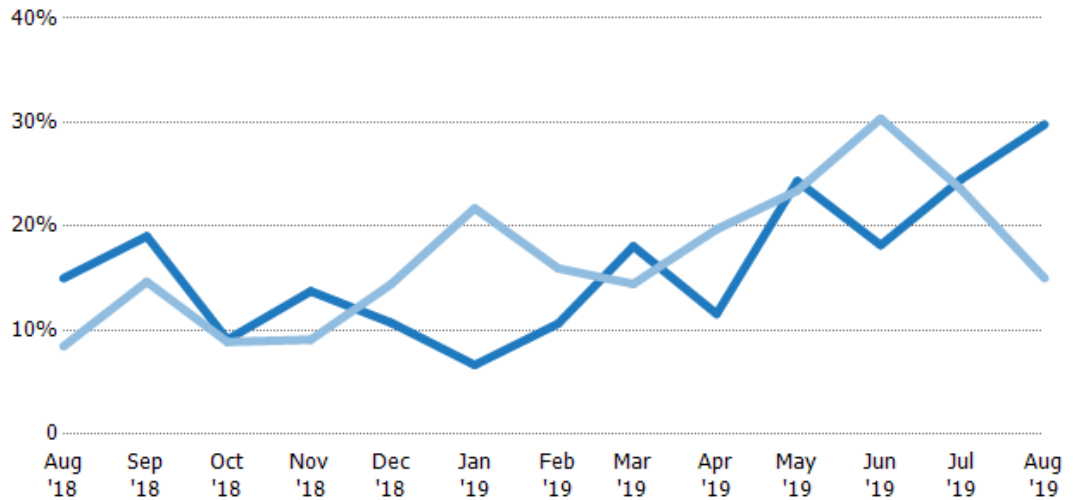
Absorption Rate

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.
Aug '19	30%	-14.8%
Aug '18	15%	-6.6%
Aug '17	8%	-21.2%



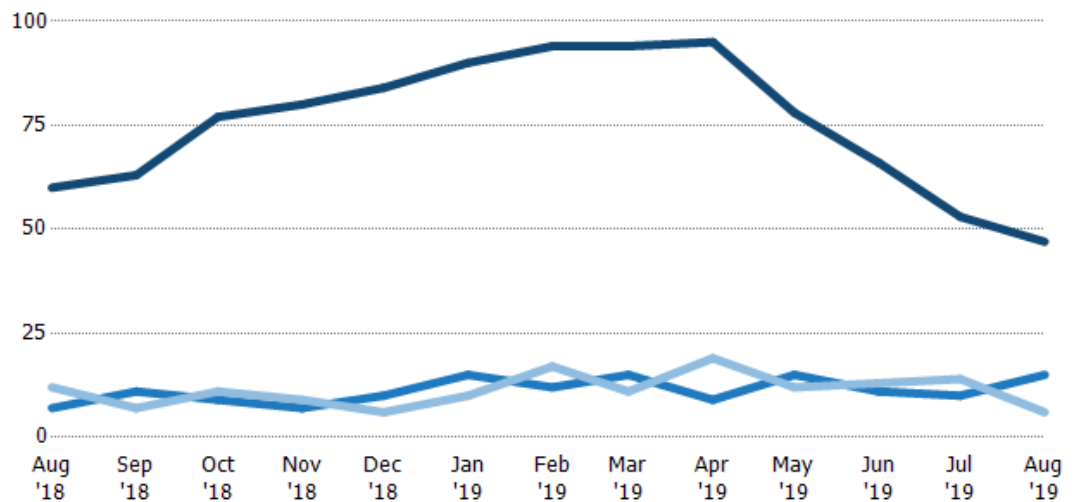
Current Year	15%	19%	9%	14%	11%	7%	11%	18%	12%	24%	18%	25%	30%
Prior Year	8%	15%	9%	9%	14%	22%	16%	14%	20%	23%	30%	24%	15%
Change from Prior Year	-7%	-4%	0%	-5%	4%	15%	5%	-4%	8%	-1%	12%	-1%	-15%

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



Active	60	63	77	80	84	90	94	94	95	78	66	53	47
Pending	7	11	9	7	10	15	12	15	9	15	11	10	15
Sold	12	7	11	9	6	10	17	11	19	12	13	14	6

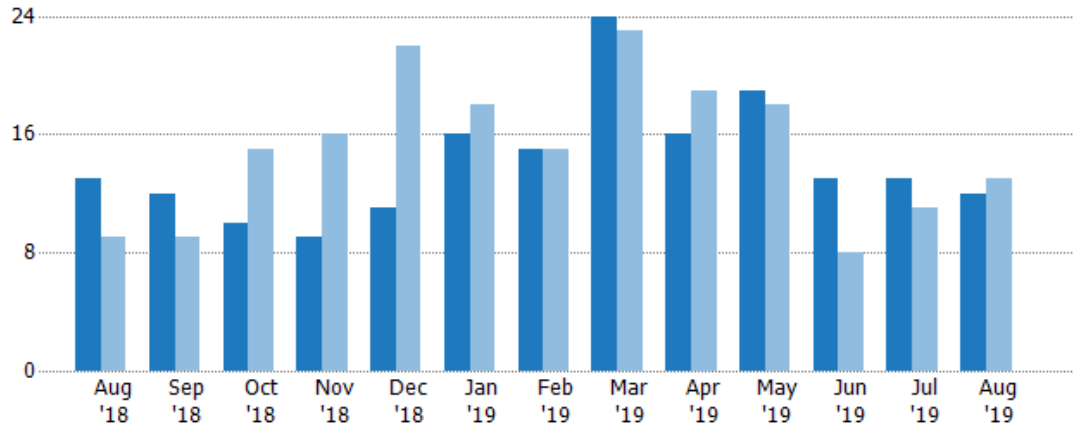
New Pending Sales

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.
Aug '19	12	-7.7%
Aug '18	13	44.4%
Aug '17	9	-33.3%



Current Year	13	12	10	9	11	16	15	24	16	19	13	13	12
Prior Year	9	9	15	16	22	18	15	23	19	18	8	11	13
Percent Change from Prior Year	44%	33%	-33%	-44%	-50%	-11%	0%	4%	-16%	6%	63%	18%	-8%

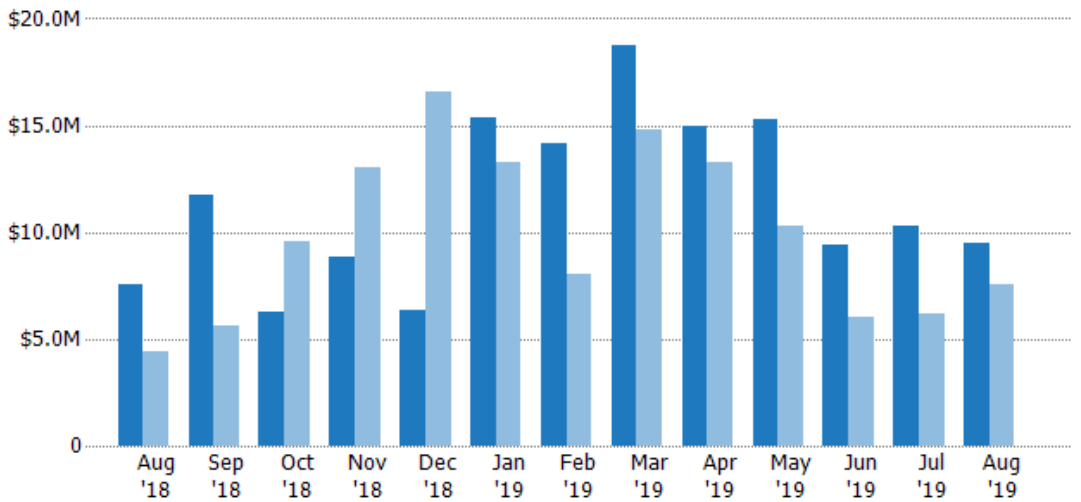
New Pending Sales Volume

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.
Aug '19	\$9.5M	26.1%
Aug '18	\$7.54M	70.5%
Aug '17	\$4.42M	-0.4%



Current Year	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.37M	\$15.4M	\$14.1M	\$18.8M	\$15M	\$15.3M	\$9.4M	\$10.3M	\$9.5M
Prior Year	\$4.42M	\$5.65M	\$9.54M	\$13M	\$16.6M	\$13.3M	\$8.06M	\$14.8M	\$13.3M	\$10.3M	\$6.05M	\$6.21M	\$7.54M
Percent Change from Prior Year	71%	108%	-34%	-32%	-62%	16%	75%	27%	13%	48%	55%	66%	26%

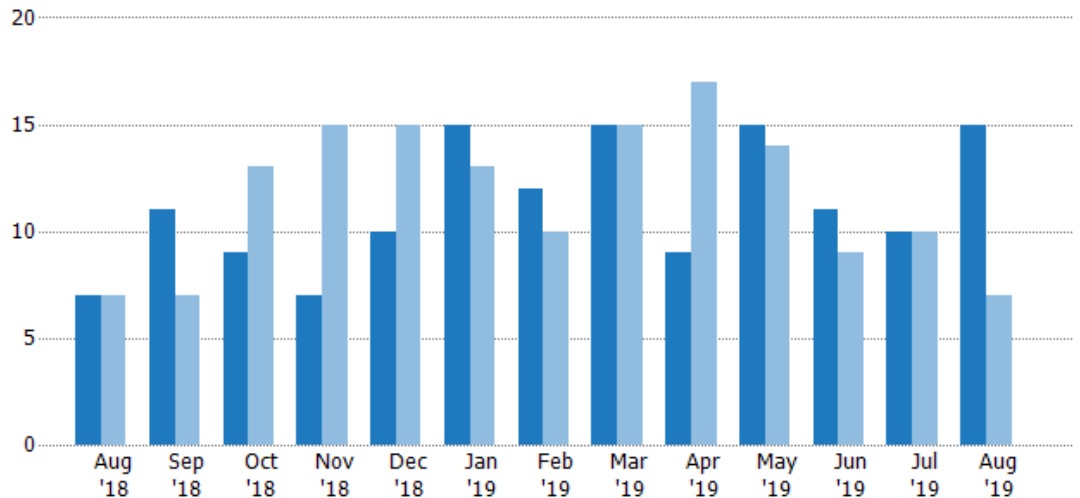
Pending Sales

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.
Aug '19	15	114.3%
Aug '18	7	0%
Aug '17	7	-28.6%



Current Year	7	11	9	7	10	15	12	15	9	15	11	10	15
Prior Year	7	7	13	15	15	13	10	15	17	14	9	10	7
Percent Change from Prior Year	0%	57%	-31%	-53%	-33%	15%	20%	0%	-47%	7%	22%	0%	114%

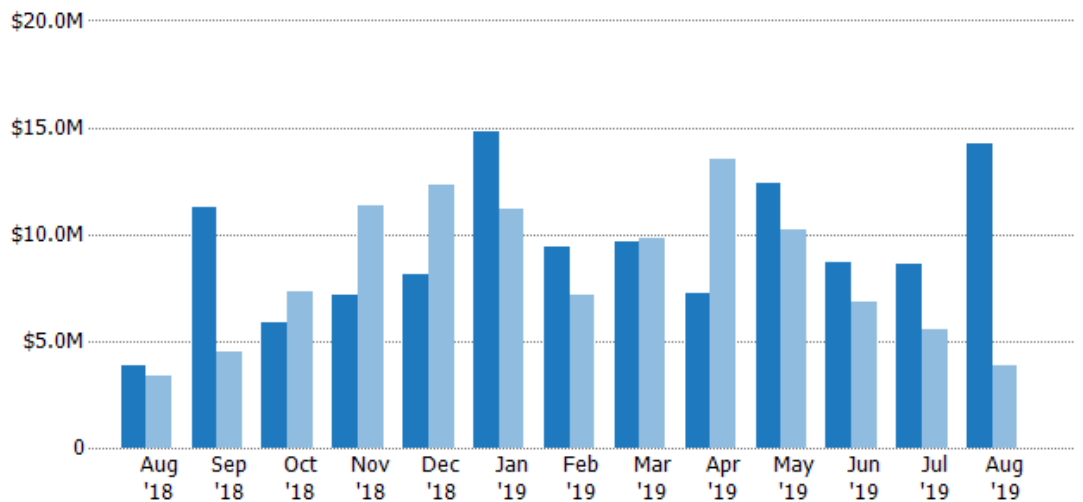
Pending Sales Volume

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.
Aug '19	\$14.2M	269.3%
Aug '18	\$3.85M	15.3%
Aug '17	\$3.34M	15.5%



Current Year	\$3.85M	\$11.2M	\$5.87M	\$7.15M	\$8.11M	\$14.8M	\$9.43M	\$9.62M	\$7.22M	\$12.4M	\$8.65M	\$8.59M	\$14.2M
Prior Year	\$3.34M	\$4.5M	\$7.31M	\$11.3M	\$12.3M	\$11.2M	\$7.12M	\$9.83M	\$13.5M	\$10.2M	\$6.84M	\$5.53M	\$3.85M
Percent Change from Prior Year	15%	150%	-20%	-37%	-34%	32%	32%	-2%	-47%	22%	26%	55%	269%

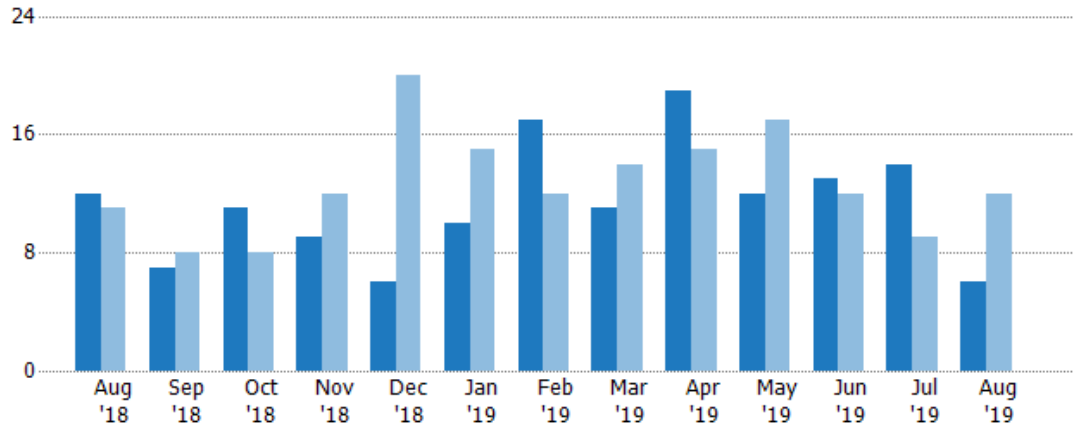
Closed Sales

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.
Aug '19	6	-50%
Aug '18	12	9.1%
Aug '17	11	-54.5%



Current Year	12	7	11	9	6	10	17	11	19	12	13	14	6
Prior Year	11	8	8	12	20	15	12	14	15	17	12	9	12
Percent Change from Prior Year	9%	-13%	38%	-25%	-70%	-33%	42%	-21%	27%	-29%	8%	56%	-50%

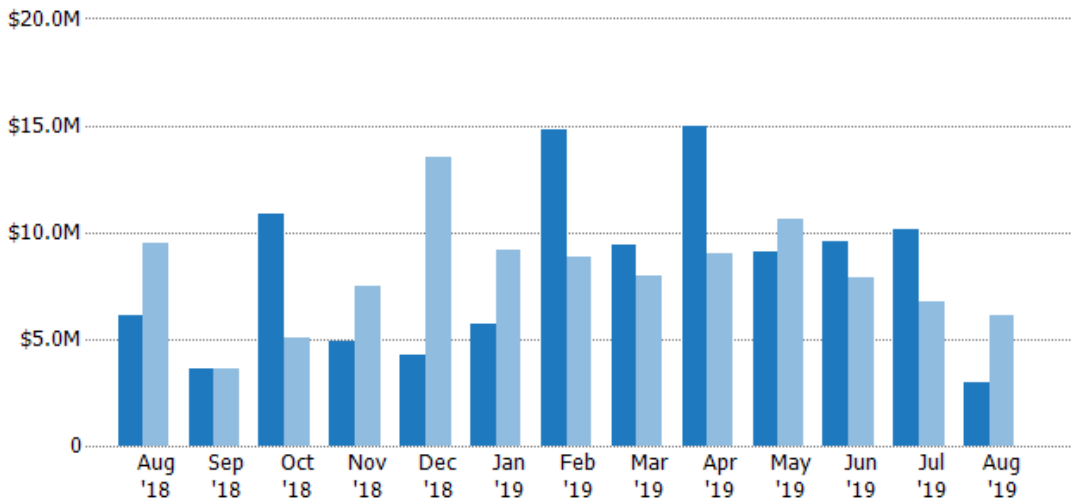
Closed Sales Volume

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.
Aug '19	\$2.93M	-52.2%
Aug '18	\$6.14M	-35.5%
Aug '17	\$9.52M	-66.9%



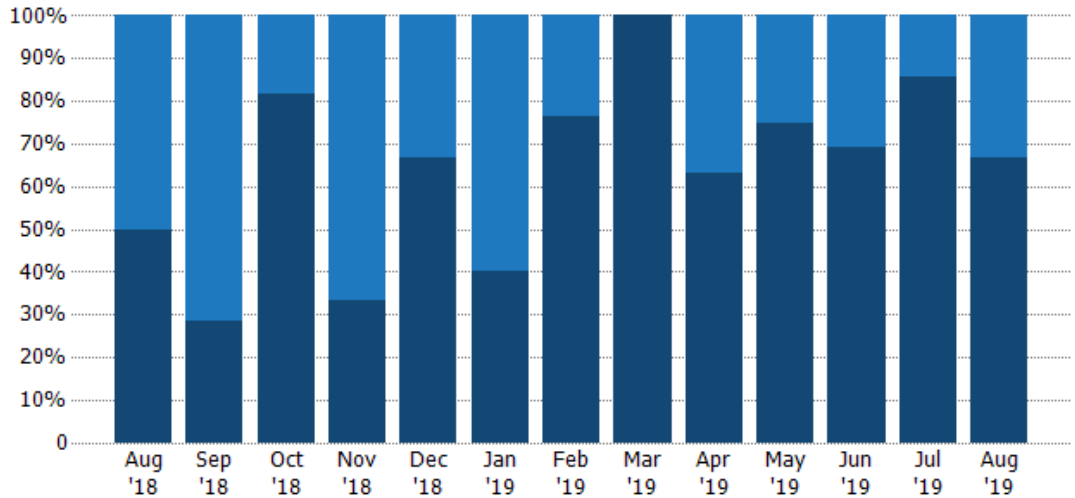
Current Year	\$6.14M	\$3.61M	\$10.9M	\$4.88M	\$4.29M	\$5.74M	\$14.8M	\$9.43M	\$15M	\$9.09M	\$9.56M	\$10.1M	\$2.93M
Prior Year	\$9.52M	\$3.6M	\$5.08M	\$7.44M	\$13.5M	\$9.18M	\$8.83M	\$7.93M	\$8.97M	\$10.7M	\$7.86M	\$6.74M	\$6.14M
Percent Change from Prior Year	-35%	0%	114%	-34%	-68%	-37%	67%	19%	67%	-15%	22%	50%	-52%

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



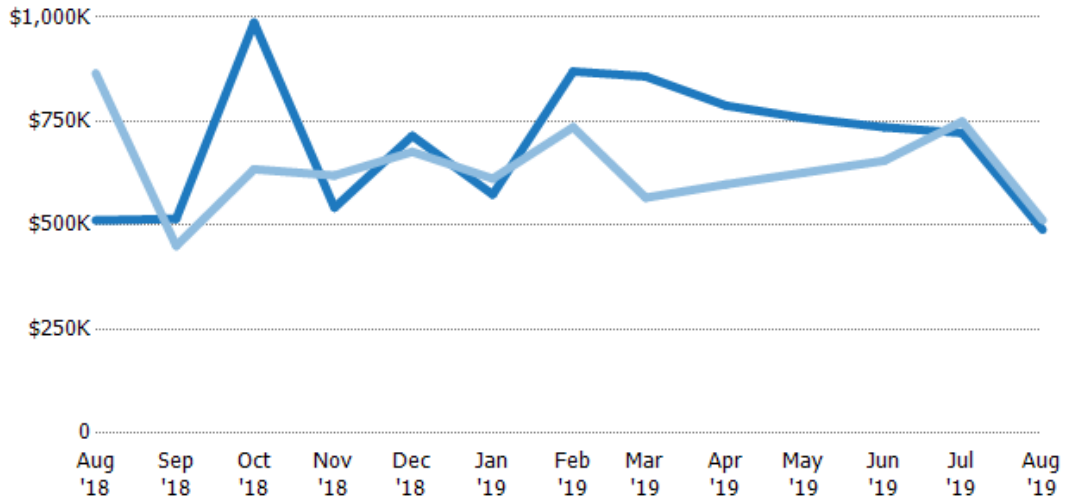
Property Type	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Condo/Townhouse	50%	71%	18%	67%	33%	60%	24%	-	37%	25%	31%	14%	33%
Single Family Residence	50%	29%	82%	33%	67%	40%	76%	100%	63%	75%	69%	86%	67%

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



Month/Year	Price	% Chg.
Aug '19	\$489K	-4.5%
Aug '18	\$512K	-40.8%
Aug '17	\$865K	-27.2%

Property Type	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$512K	\$516K	\$987K	\$542K	\$715K	\$574K	\$870K	\$858K	\$787K	\$758K	\$736K	\$722K	\$489K
Prior Year	\$865K	\$451K	\$635K	\$620K	\$676K	\$612K	\$736K	\$566K	\$598K	\$627K	\$655K	\$749K	\$512K
Percent Change from Prior Year	-41%	14%	56%	-12%	6%	-6%	18%	51%	32%	21%	12%	-4%	-4%

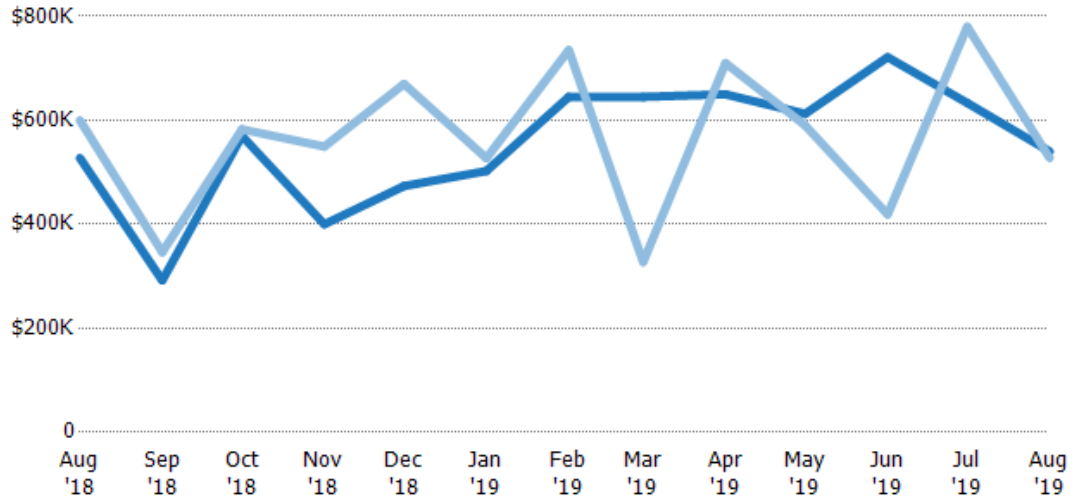
Median Sales Price

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.
Aug '19	\$540K	2.4%
Aug '18	\$528K	-12.1%
Aug '17	\$600K	4.5%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$645K	\$650K	\$613K	\$721K	\$633K	\$540K
Prior Year	\$600K	\$346K	\$583K	\$549K	\$670K	\$527K	\$735K	\$328K	\$710K	\$590K	\$419K	\$780K	\$528K
Percent Change from Prior Year	-12%	-16%	-2%	-27%	-29%	-5%	-12%	97%	-8%	4%	72%	-19%	2%

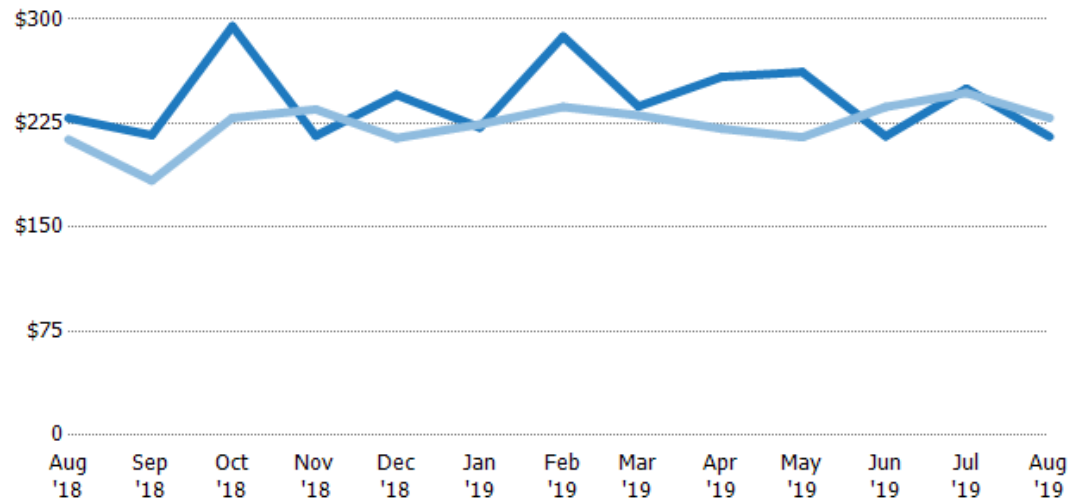
Average Sales Price per Sq Ft

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.
Aug '19	\$215	-5.9%
Aug '18	\$229	7.3%
Aug '17	\$213	-9.2%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$229	\$216	\$295	\$216	\$246	\$222	\$288	\$237	\$258	\$262	\$216	\$250	\$215
Prior Year	\$213	\$184	\$229	\$235	\$214	\$224	\$237	\$231	\$221	\$215	\$237	\$247	\$229
Percent Change from Prior Year	7%	18%	29%	-8%	15%	-1%	21%	3%	17%	22%	-9%	1%	-6%

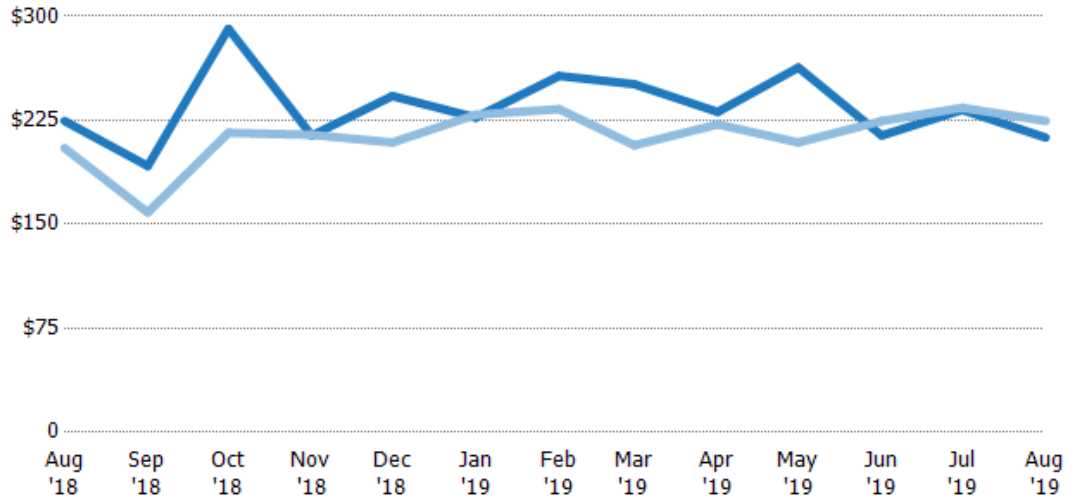
Median Sales Price per Sq Ft

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.
Aug '19	\$213	-5.3%
Aug '18	\$225	9.5%
Aug '17	\$205	-10.7%



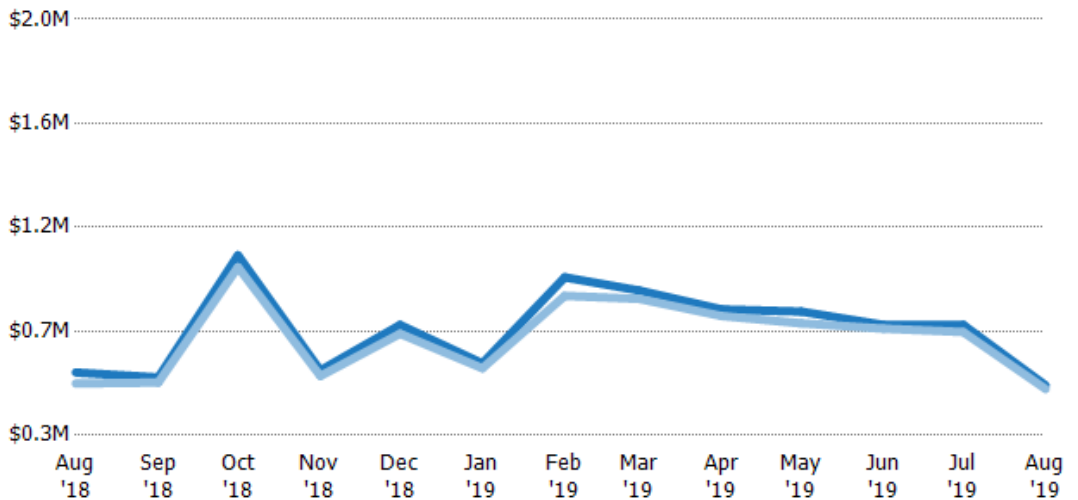
Current Year	\$225	\$192	\$291	\$214	\$243	\$227	\$257	\$251	\$231	\$263	\$214	\$233	\$213
Prior Year	\$205	\$159	\$216	\$215	\$209	\$229	\$233	\$207	\$222	\$209	\$225	\$234	\$225
Percent Change from Prior Year	10%	21%	35%	0%	16%	-1%	10%	21%	4%	26%	-5%	-1%	-5%

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



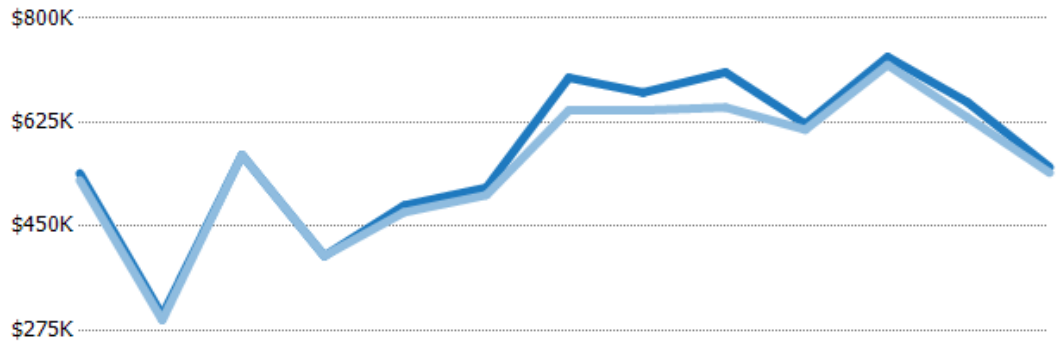
Avg List Price	\$557K	\$536K	\$1.04M	\$565K	\$751K	\$594K	\$945K	\$892K	\$814K	\$806K	\$751K	\$751K	\$503K
Avg Sales Price	\$512K	\$516K	\$987K	\$542K	\$715K	\$574K	\$870K	\$858K	\$787K	\$758K	\$736K	\$722K	\$489K
Avg Sales Price as a % of Avg List Price	92%	96%	95%	96%	95%	97%	92%	96%	97%	94%	98%	96%	97%

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



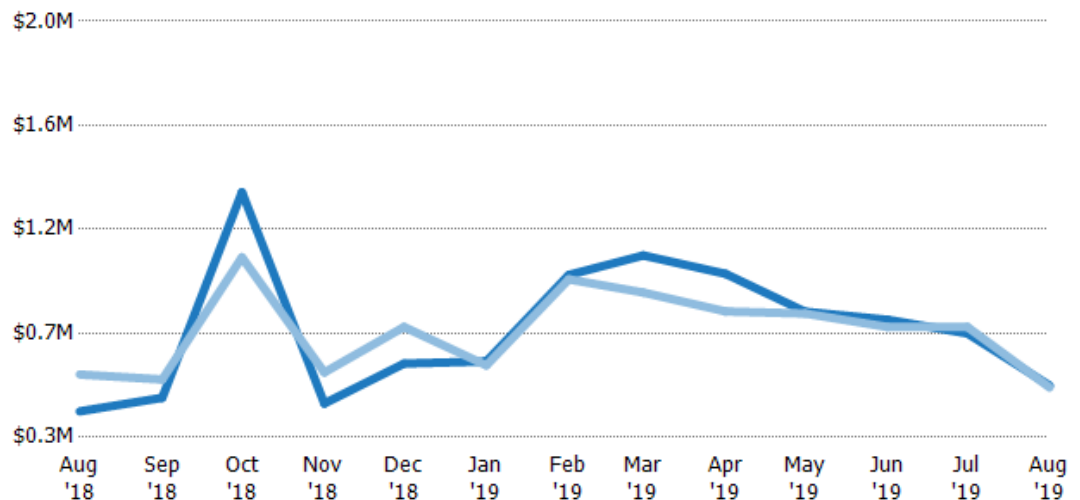
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median List Price	\$539K	\$300K	\$570K	\$400K	\$485K	\$515K	\$700K	\$675K	\$709K	\$622K	\$735K	\$659K	\$550K
Median Sales Price	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$645K	\$650K	\$613K	\$721K	\$633K	\$540K
Med Sales Price as a % of Med List Price	98%	97%	100%	100%	98%	98%	92%	96%	92%	98%	98%	96%	98%

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



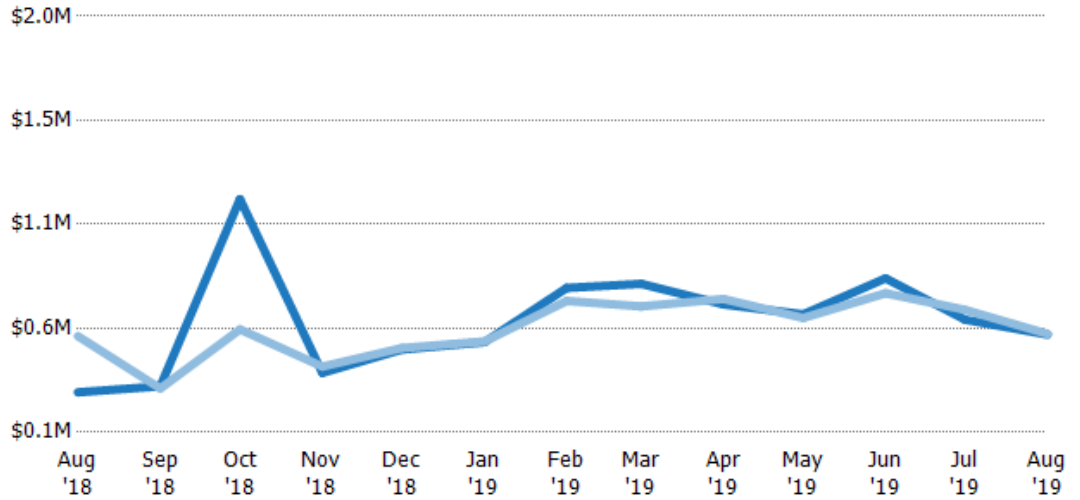
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$406K	\$461K	\$1.3M	\$438K	\$601K	\$610K	\$963K	\$1.04M	\$968K	\$813K	\$780K	\$725K	\$511K
Avg Sales Price	\$557K	\$536K	\$1.04M	\$565K	\$751K	\$594K	\$945K	\$892K	\$814K	\$806K	\$751K	\$751K	\$503K
Avg Sales Price as a % of Avg Est Value	137%	116%	80%	129%	125%	97%	98%	85%	84%	99%	96%	104%	98%

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



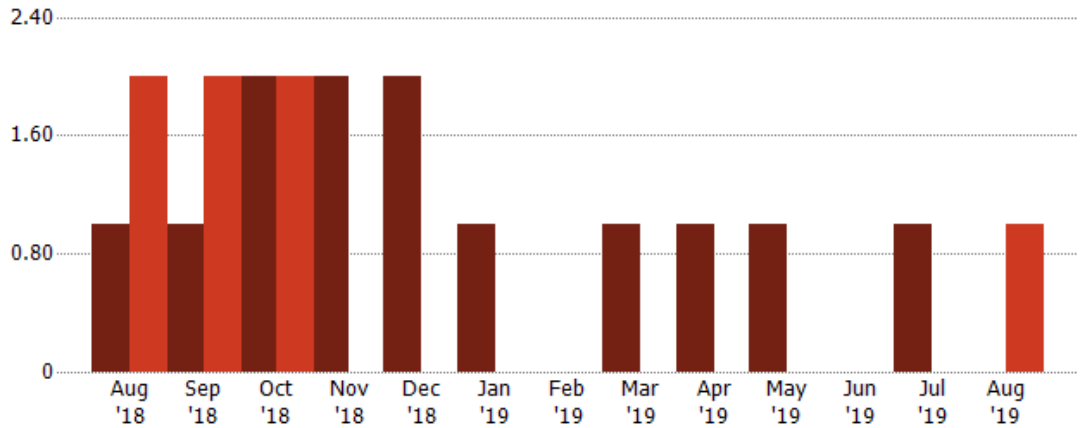
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$283K	\$310K	\$1.17M	\$371K	\$478K	\$511K	\$759K	\$778K	\$684K	\$639K	\$803K	\$614K	\$546K
Median Sales Price	\$539K	\$300K	\$570K	\$400K	\$485K	\$515K	\$700K	\$675K	\$709K	\$622K	\$735K	\$659K	\$550K
Med Sales Price as a % of Med Est Value	191%	97%	49%	108%	101%	101%	92%	87%	104%	97%	92%	107%	101%

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



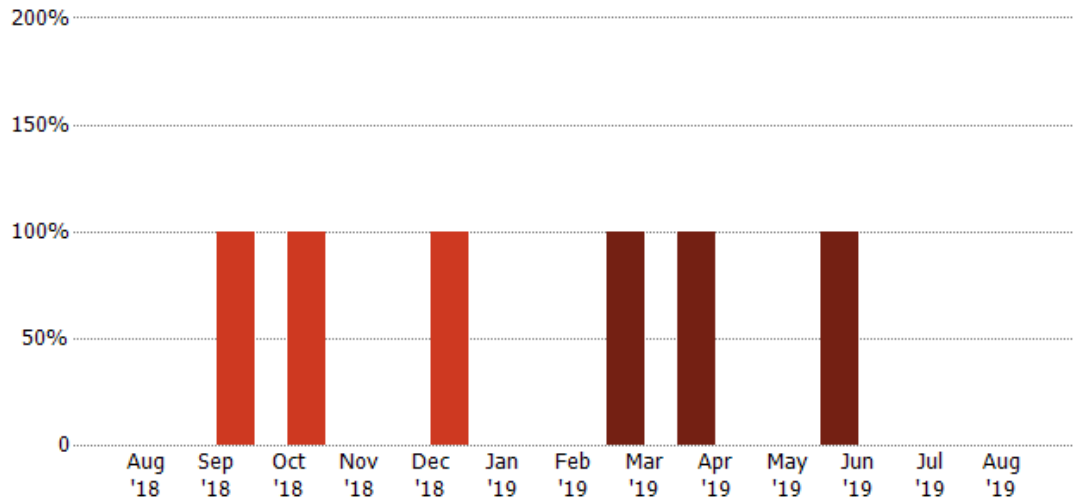
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	1	1	2	2	2	1	-	1	1	1	-	1	-
Prior Year	2	2	2	-	-	-	-	-	-	-	-	-	1
Percent Change from Prior Year	-50%	-50%	0%	100%	100%	100%	-	100%	100%	100%	-	100%	-100%

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



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



Sales Activity by ZIP

Aug 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	15	\$14,221,299	6	\$2,934,000	\$489,000	\$540,000	\$210	\$207	106