



2019

CAREFREE **MARKET REPORT**

July 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	Jul 2019	Jul 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	6	9	-33.3%	118	109	+8.3%
New Listing Volume	\$6,728,900	\$8,003,000	-15.9%	\$118,127,947	\$82,725,099	+42.8%
Active Listing Count	50	52	-3.8%	N/A	N/A	
Active Listing Volume	\$68,137,499	\$50,334,350	+35.4%	N/A	N/A	
Average Listing Price	\$1,362,750	\$967,968	+40.8%	\$1,114,758	\$1,000,871	+11.4%
Median Listing Price	\$889,500	\$824,450	+7.9%	\$829,285	\$849,851	-2.4%
Average Listing Price per Sq Ft	\$315	\$253	+24.4%	\$285	\$265	+7.8%
Median Listing Price per Sq Ft	\$288	\$247	+16.6%	\$265	\$244	+8.5%
Median Days in RPR	120	79.5	+50.9%	91.66	96.14	-4.7%
Months of Inventory	3.8	4.3	-11.2%	6	6.6	-9.1%
Absorption Rate	26%	23.08%	+2.9%	16.7%	15.18%	+1.5%
Sales Activity Charts Metrics						
New Pending Sales Count	13	11	+18.2%	116	112	+3.6%
New Pending Sales Volume	\$10,285,800	\$6,212,400	+65.6%	\$98,161,449	\$71,988,548	+36.4%
Pending Sales Count	11	10	+10%	N/A	N/A	
Pending Sales Volume	\$9,378,800	\$5,533,500	+69.5%	N/A	N/A	
Closed Sales Count	14	9	+55.6%	95	93	+2.2%
Closed Sales Volume	\$10,107,200	\$6,744,900	+49.8%	\$71,432,674	\$59,371,852	+20.3%
Average Sales Price	\$721,943	\$749,433	-3.7%	\$751,923	\$638,407	+17.8%
Median Sales Price	\$633,250	\$780,000	-18.8%	\$622,674	\$553,849	+12.4%
Average Sales Price per Sq Ft	\$250	\$247	+1.3%	\$249	\$228	+8.8%
Median Sales Price per Sq Ft	\$233	\$234	-0.6%	\$239	\$221	+8.1%
Distressed Charts Metrics						
Distressed Listing Count	1	-	-	N/A	N/A	

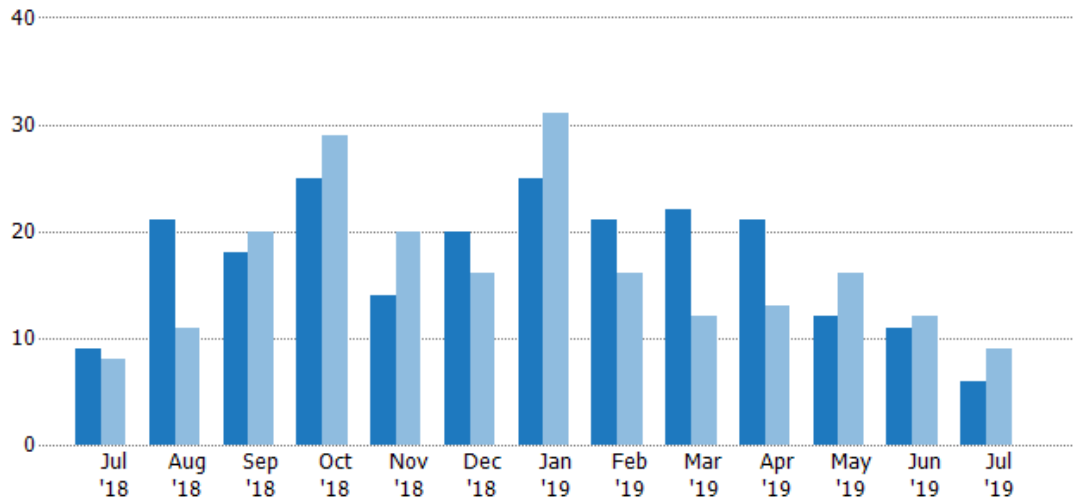
New Listings

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.
Jul '19	6	-33.3%
Jul '18	9	12.5%
Jul '17	8	-12.5%



Current Year	9	21	18	25	14	20	25	21	22	21	12	11	6
Prior Year	8	11	20	29	20	16	31	16	12	13	16	12	9
Percent Change from Prior Year	13%	91%	-10%	-14%	-30%	25%	-19%	31%	83%	62%	-25%	-8%	-33%

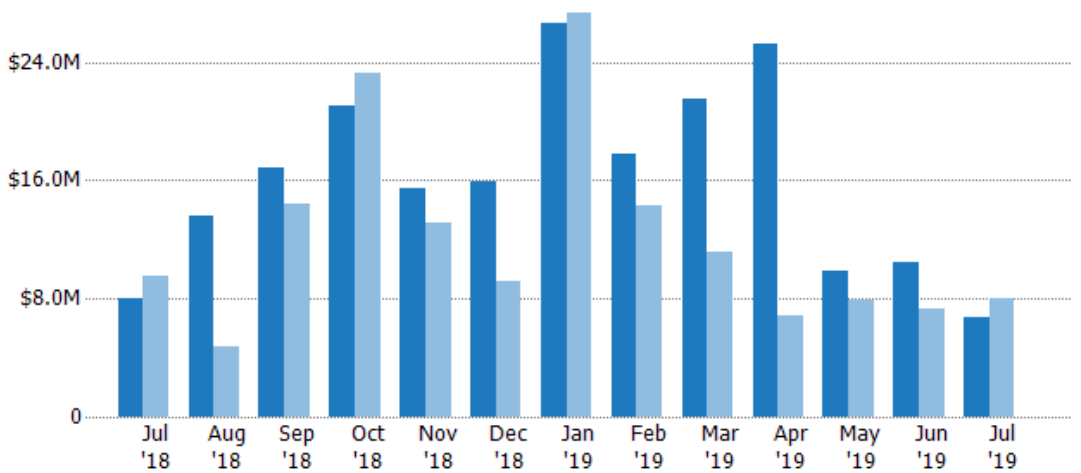
New Listing Volume

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.
Jul '19	\$6.73M	-15.9%
Jul '18	\$8M	-16.2%
Jul '17	\$9.55M	-37.3%



Current Year	\$8M	\$13.6M	\$16.8M	\$21M	\$15.4M	\$15.9M	\$26.6M	\$17.8M	\$21.5M	\$25.2M	\$9.85M	\$10.5M	\$6.73M
Prior Year	\$9.55M	\$4.74M	\$14.4M	\$23.2M	\$13.1M	\$9.21M	\$27.3M	\$14.3M	\$11.2M	\$6.82M	\$7.85M	\$7.28M	\$8M
Percent Change from Prior Year	-16%	187%	17%	-10%	17%	73%	-3%	24%	92%	270%	26%	44%	-16%

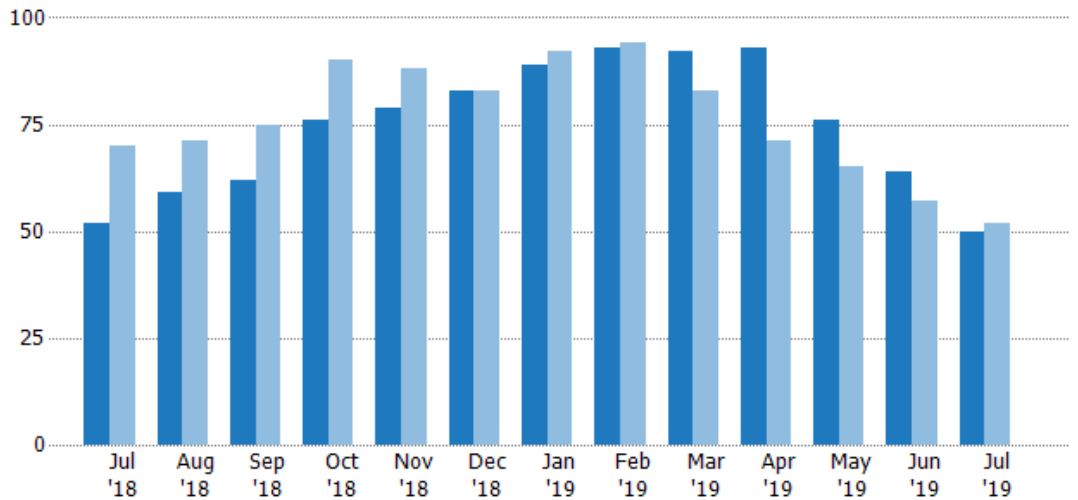
Active Listings

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.
Jul '19	50	-3.8%
Jul '18	52	-25.7%
Jul '17	70	25.7%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	52	59	62	76	79	83	89	93	92	93	76	64	50
Prior Year	70	71	75	90	88	83	92	94	83	71	65	57	52
Percent Change from Prior Year	-26%	-17%	-17%	-16%	-10%	0%	-3%	-1%	11%	31%	17%	12%	-4%

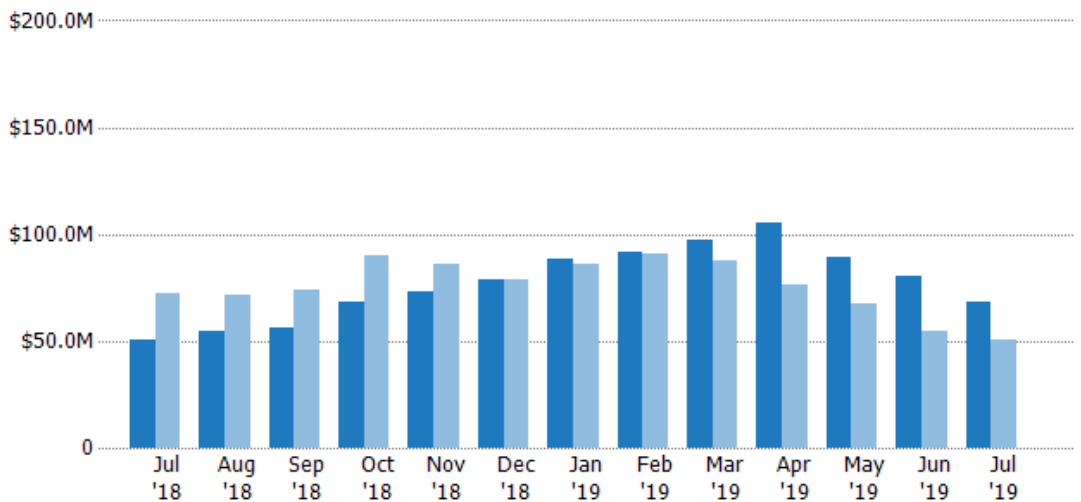
Active Listing Volume

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.
Jul '19	\$68.1M	35.4%
Jul '18	\$50.3M	-30.5%
Jul '17	\$72.5M	8.7%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$50.3M	\$54.3M	\$55.9M	\$68.6M	\$73.5M	\$78.8M	\$88.5M	\$92M	\$97.1M	\$105M	\$89.6M	\$80.4M	\$68.1M
Prior Year	\$72.5M	\$71.3M	\$73.9M	\$89.9M	\$85.7M	\$78.7M	\$86.2M	\$91.2M	\$87.9M	\$76.2M	\$67.6M	\$54.9M	\$50.3M
Percent Change from Prior Year	-31%	-24%	-24%	-24%	-14%	0%	3%	1%	10%	38%	32%	46%	35%

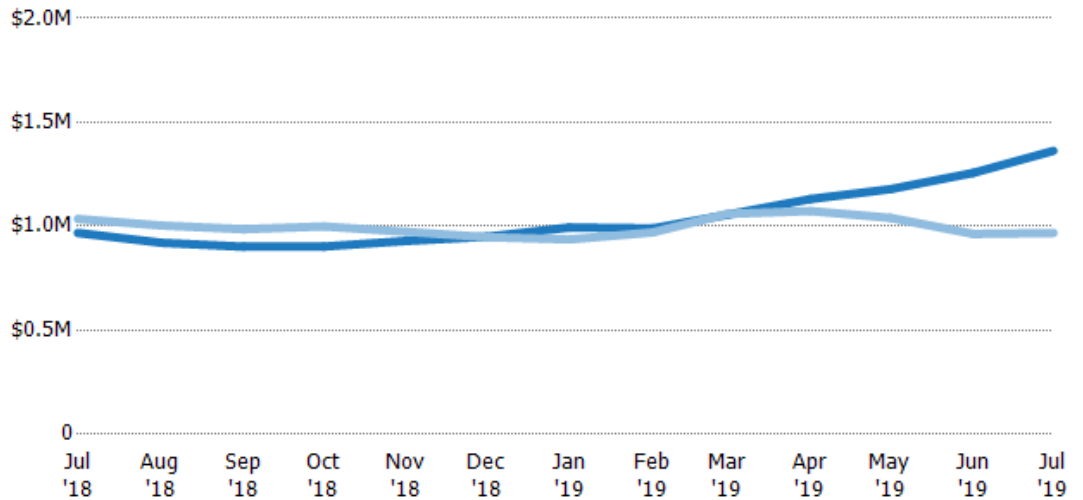
Average Listing Price

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.
Jul '19	\$1.36M	40.8%
Jul '18	\$968K	-6.5%
Jul '17	\$1.04M	-13.5%



Current Year	\$968K	\$921K	\$902K	\$903K	\$930K	\$950K	\$994K	\$990K	\$1.06M	\$1.13M	\$1.18M	\$1.26M	\$1.36M
Prior Year	\$1.04M	\$1M	\$986K	\$999K	\$973K	\$948K	\$937K	\$970K	\$1.06M	\$1.07M	\$1.04M	\$963K	\$968K
Percent Change from Prior Year	-7%	-8%	-9%	-10%	-4%	0%	6%	2%	0%	5%	13%	30%	41%

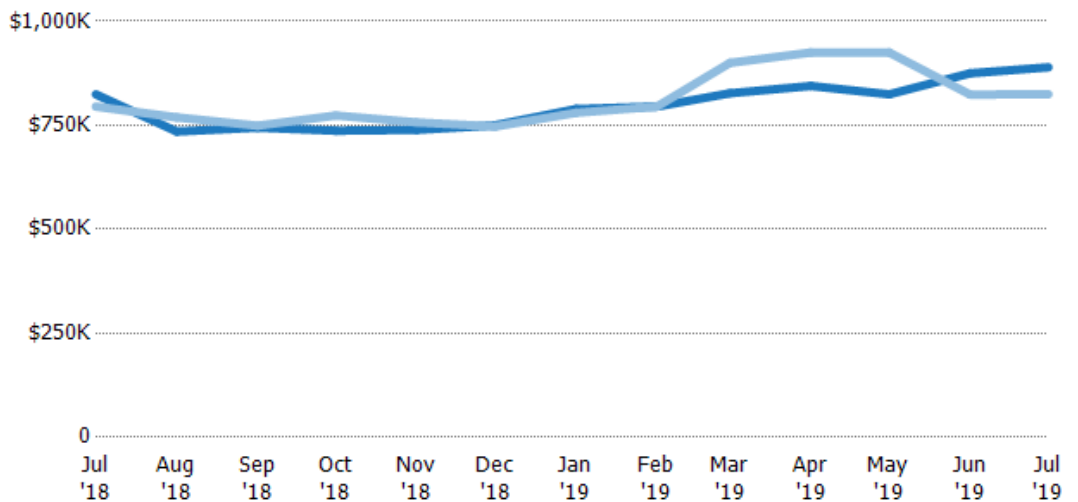
Median Listing Price

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.
Jul '19	\$890K	7.9%
Jul '18	\$824K	3.7%
Jul '17	\$795K	-1.6%



Current Year	\$824K	\$735K	\$745K	\$737K	\$739K	\$750K	\$789K	\$795K	\$827K	\$845K	\$824K	\$875K	\$890K
Prior Year	\$795K	\$769K	\$749K	\$774K	\$757K	\$747K	\$780K	\$795K	\$900K	\$925K	\$925K	\$824K	\$824K
Percent Change from Prior Year	4%	-4%	-1%	-5%	-2%	0%	1%	0%	-8%	-9%	-11%	6%	8%

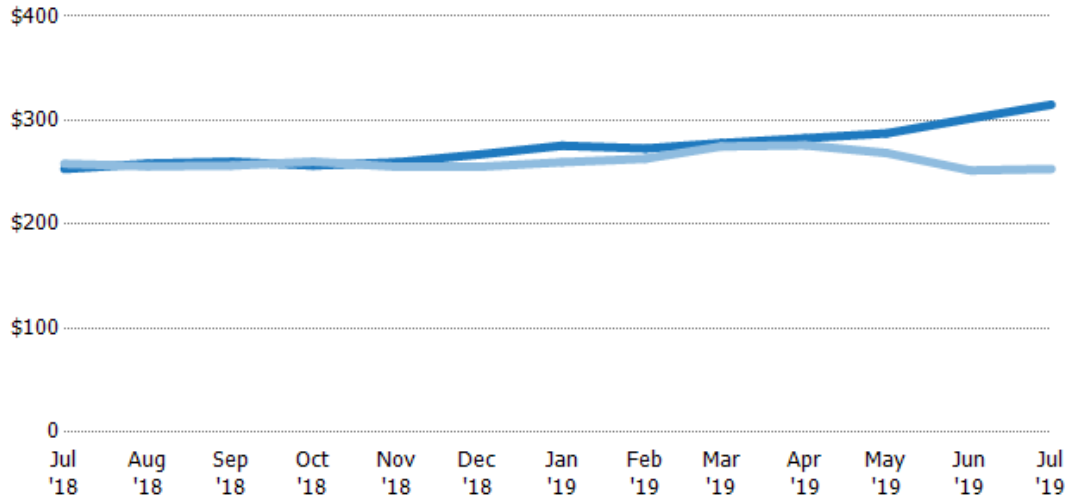
Average Listing Price per Sq Ft

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.
Jul '19	\$315	24.4%
Jul '18	\$253	-2%
Jul '17	\$258	-10.2%



Current Year	\$253	\$258	\$260	\$257	\$260	\$267	\$276	\$273	\$278	\$283	\$287	\$302	\$315
Prior Year	\$258	\$256	\$256	\$260	\$255	\$255	\$260	\$263	\$275	\$276	\$269	\$252	\$253
Percent Change from Prior Year	-2%	1%	1%	-1%	2%	5%	6%	4%	1%	2%	7%	20%	24%

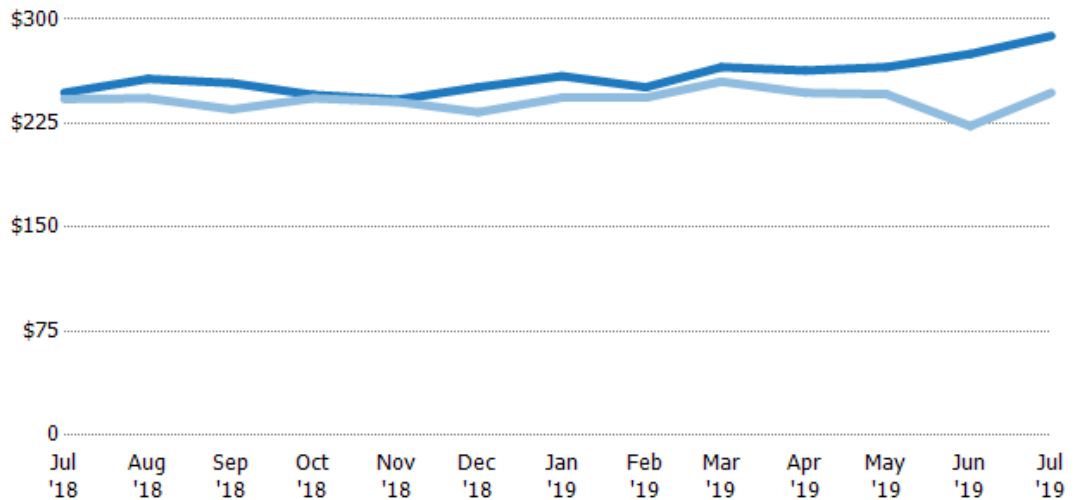
Median Listing Price per Sq Ft

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.
Jul '19	\$288	16.6%
Jul '18	\$247	1.9%
Jul '17	\$243	-6.4%



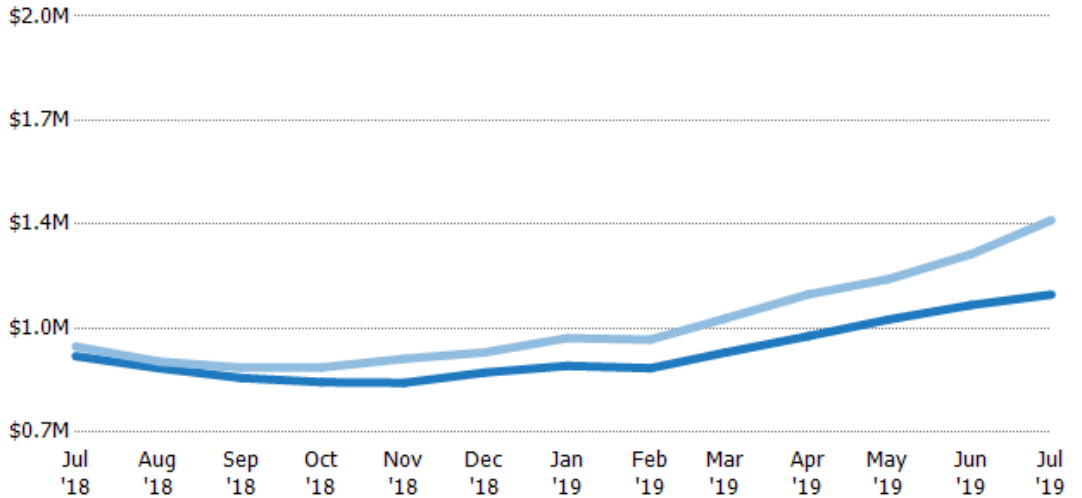
Current Year	\$247	\$257	\$254	\$246	\$242	\$251	\$259	\$251	\$266	\$263	\$266	\$275	\$288
Prior Year	\$243	\$243	\$235	\$243	\$241	\$233	\$244	\$244	\$255	\$247	\$246	\$223	\$247
Percent Change from Prior Year	2%	6%	8%	1%	1%	8%	6%	3%	4%	6%	8%	23%	17%

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



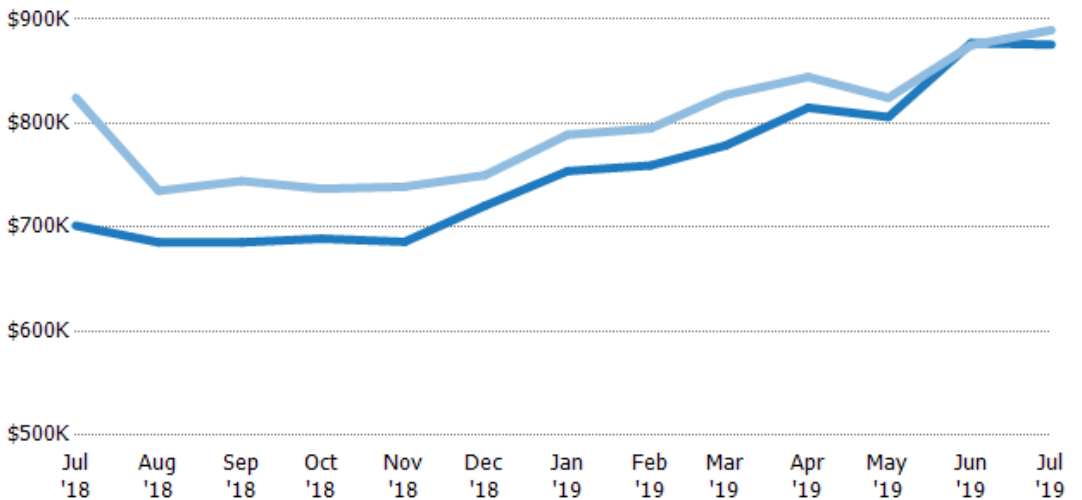
Avg Est Value	\$938K	\$900K	\$870K	\$857K	\$855K	\$887K	\$908K	\$900K	\$949K	\$1M	\$1.05M	\$1.1M	\$1.13M
Avg Listing Price	\$968K	\$921K	\$902K	\$903K	\$930K	\$950K	\$994K	\$990K	\$1.06M	\$1.13M	\$1.18M	\$1.26M	\$1.36M
Avg Listing Price as a % of Avg Est Value	103%	102%	104%	105%	109%	107%	110%	110%	111%	113%	112%	115%	121%

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



Median Est Value	\$701K	\$685K	\$685K	\$689K	\$686K	\$721K	\$754K	\$759K	\$779K	\$815K	\$806K	\$877K	\$876K
Median Listing Price	\$824K	\$735K	\$745K	\$737K	\$739K	\$750K	\$789K	\$795K	\$827K	\$845K	\$824K	\$875K	\$890K
Med Listing Price as a % of Med Est Value	118%	107%	109%	107%	108%	104%	105%	105%	106%	104%	102%	100%	102%

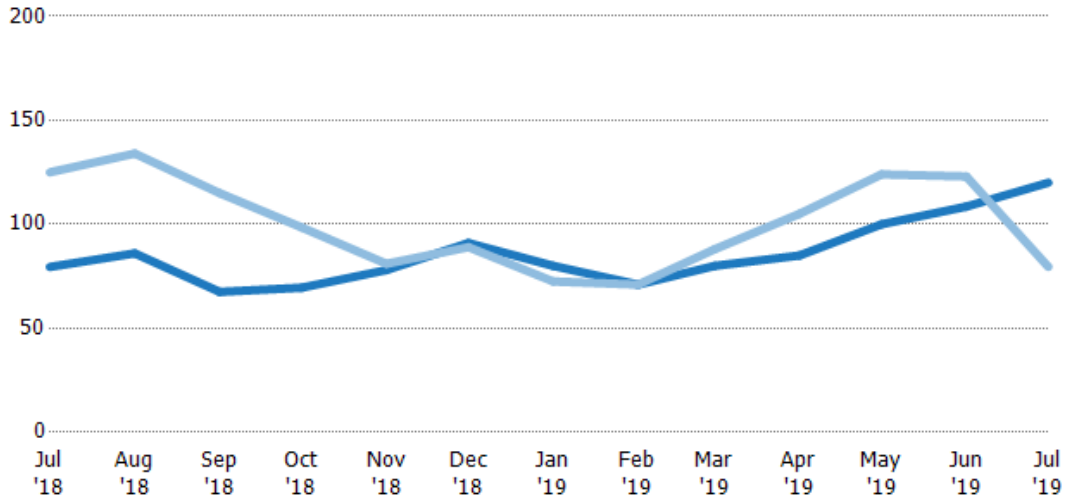
Median Days in RPR

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.
Jul '19	120	50.9%
Jul '18	79.5	-36.4%
Jul '17	125	22%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	79.5	86	67.5	69.5	78	91	80	71	80	85	100	109	120
Prior Year	125	134	115	98.5	81	89	72.5	71	88	105	124	123	79.5
Percent Change from Prior Year	-36%	-36%	-41%	-29%	-4%	2%	10%	0%	-9%	-19%	-19%	-12%	51%

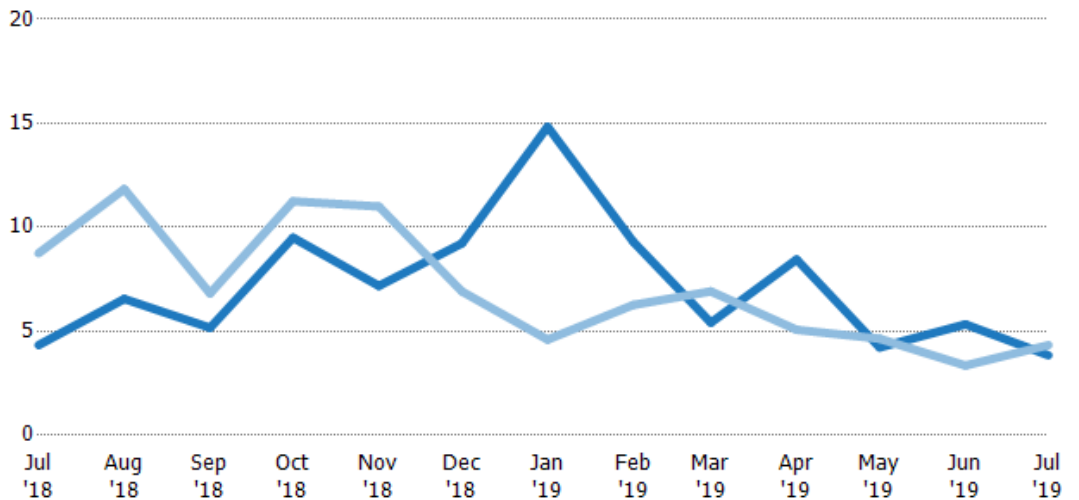
Months of Inventory

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.
Jul '19	3.85	-11.2%
Jul '18	4.33	-50.5%
Jul '17	8.75	43.7%



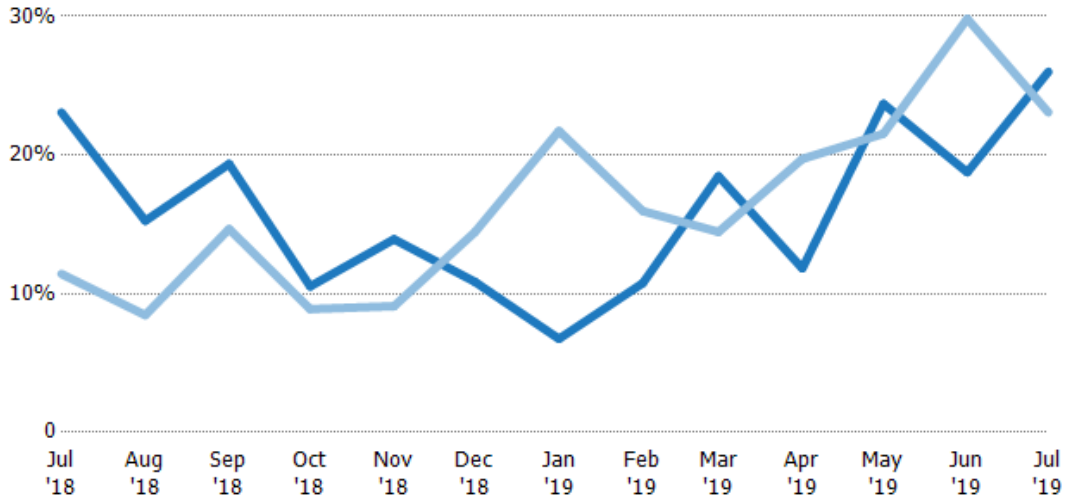
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	4.33	6.56	5.17	9.5	7.18	9.22	14.8	9.3	5.41	8.45	4.22	5.33	3.85
Prior Year	8.75	11.8	6.82	11.3	11	6.92	4.6	6.27	6.92	5.07	4.64	3.35	4.33
Percent Change from Prior Year	-50%	-45%	-24%	-16%	-35%	33%	222%	48%	-22%	67%	-9%	59%	-11%

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



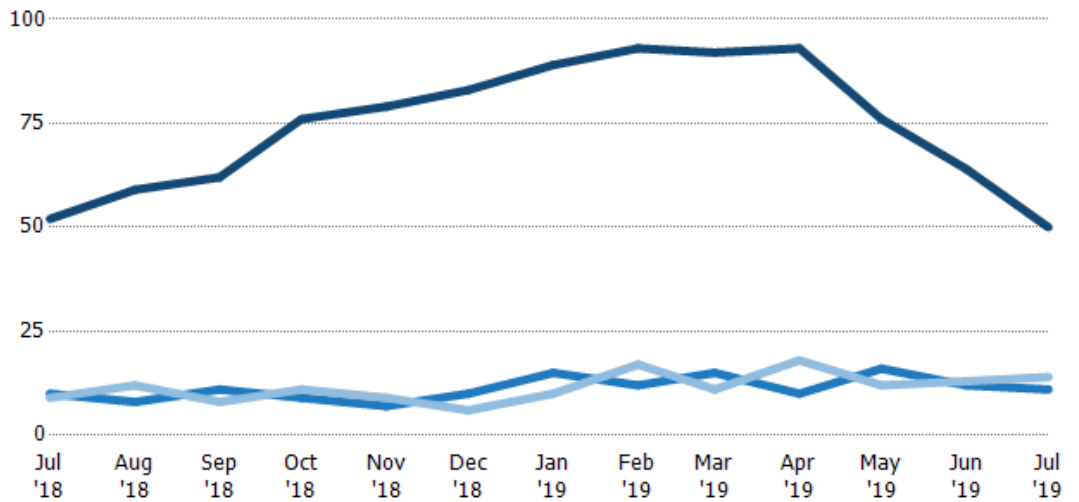
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	23%	15%	19%	11%	14%	11%	7%	11%	18%	12%	24%	19%	26%
Prior Year	11%	8%	15%	9%	9%	14%	22%	16%	14%	20%	22%	30%	23%
Change from Prior Year	-12%	-7%	-5%	-2%	-5%	4%	15%	5%	-4%	8%	-2%	11%	-3%

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Active	52	59	62	76	79	83	89	93	92	93	76	64	50
Pending	10	8	11	9	7	10	15	12	15	10	16	12	11
Sold	9	12	8	11	9	6	10	17	11	18	12	13	14

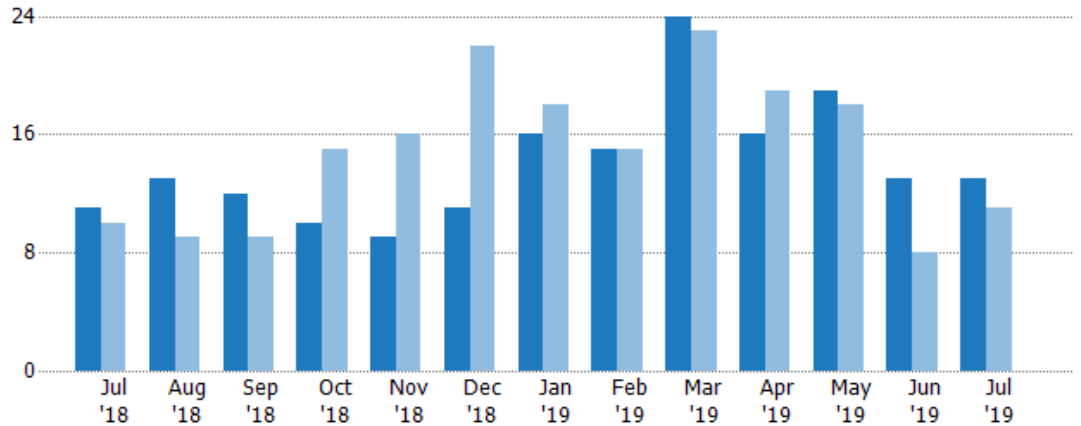
New Pending Sales

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.
Jul '19	13	18.2%
Jul '18	11	10%
Jul '17	10	-40%



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

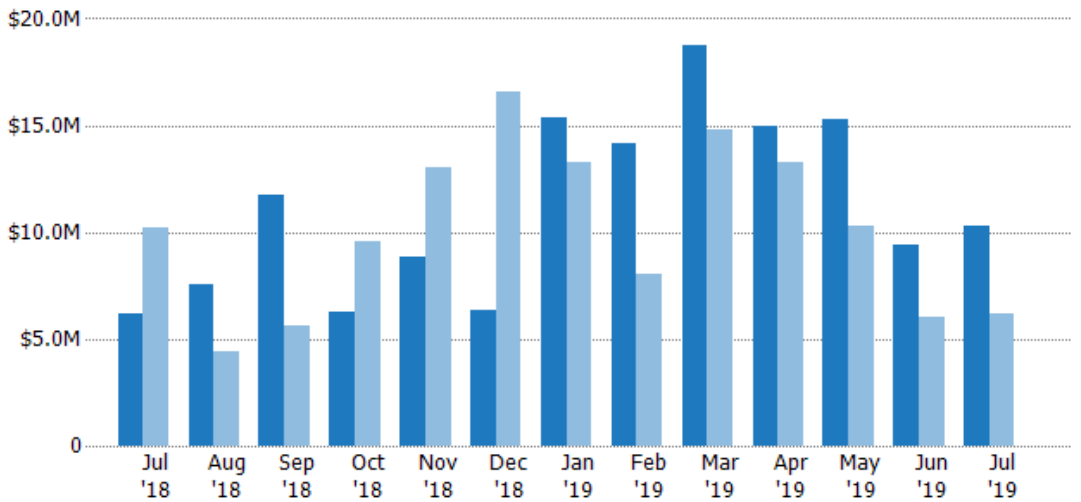
New Pending Sales Volume

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.
Jul '19	\$10.3M	65.6%
Jul '18	\$6.21M	-39%
Jul '17	\$10.2M	-56.5%



Current Year	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.37M	\$15.4M	\$14.1M	\$18.8M	\$15M	\$15.3M	\$9.4M	\$10.3M
Prior Year	\$10.2M	\$4.42M	\$5.65M	\$9.54M	\$13M	\$16.6M	\$13.3M	\$8.06M	\$14.8M	\$13.3M	\$10.3M	\$6.05M	\$6.21M
Percent Change from Prior Year	-39%	71%	108%	-34%	-32%	-62%	16%	75%	27%	13%	48%	55%	66%

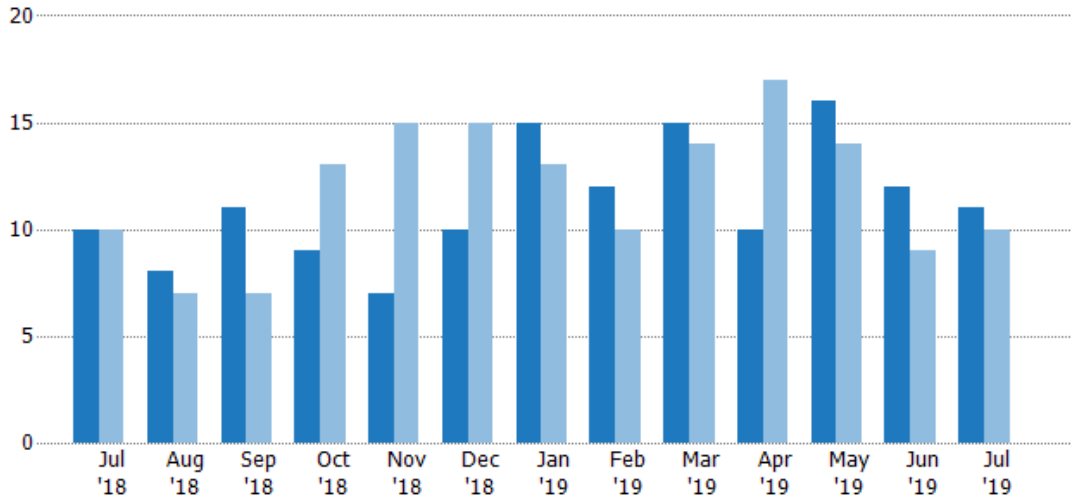
Pending Sales

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.
Jul '19	11	10%
Jul '18	10	0%
Jul '17	10	-40%



Current Year	10	8	11	9	7	10	15	12	15	10	16	12	11
Prior Year	10	7	7	13	15	15	13	10	14	17	14	9	10
Percent Change from Prior Year	0%	14%	57%	-31%	-53%	-33%	15%	20%	7%	-41%	14%	33%	10%

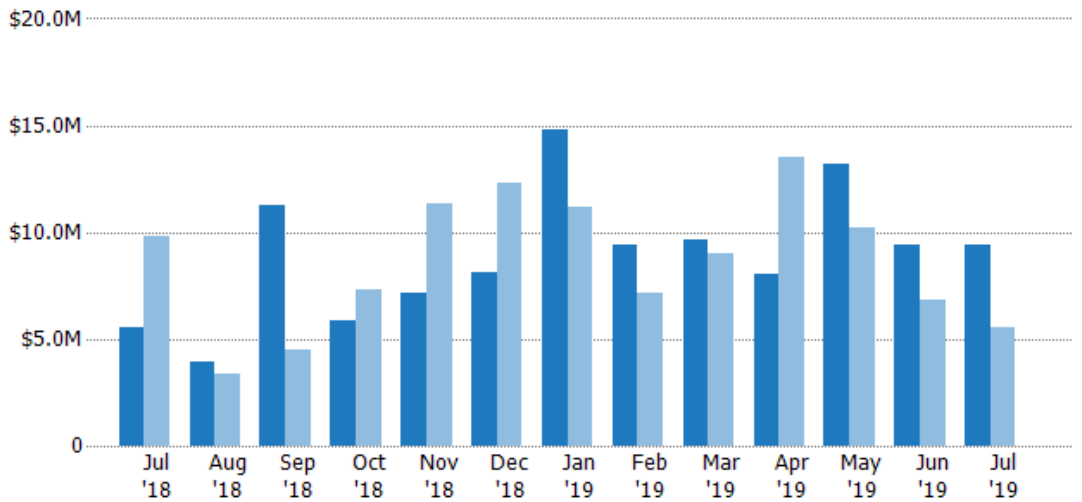
Pending Sales Volume

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.
Jul '19	\$9.38M	69.5%
Jul '18	\$5.53M	-43.4%
Jul '17	\$9.78M	-61.9%



Current Year	\$5.53M	\$3.97M	\$11.2M	\$5.87M	\$7.15M	\$8.11M	\$14.8M	\$9.43M	\$9.62M	\$8.01M	\$13.2M	\$9.44M	\$9.38M
Prior Year	\$9.78M	\$3.34M	\$4.5M	\$7.31M	\$11.3M	\$12.3M	\$11.2M	\$7.12M	\$8.99M	\$13.5M	\$10.2M	\$6.84M	\$5.53M
Percent Change from Prior Year	-43%	19%	150%	-20%	-37%	-34%	32%	32%	7%	-41%	29%	38%	69%

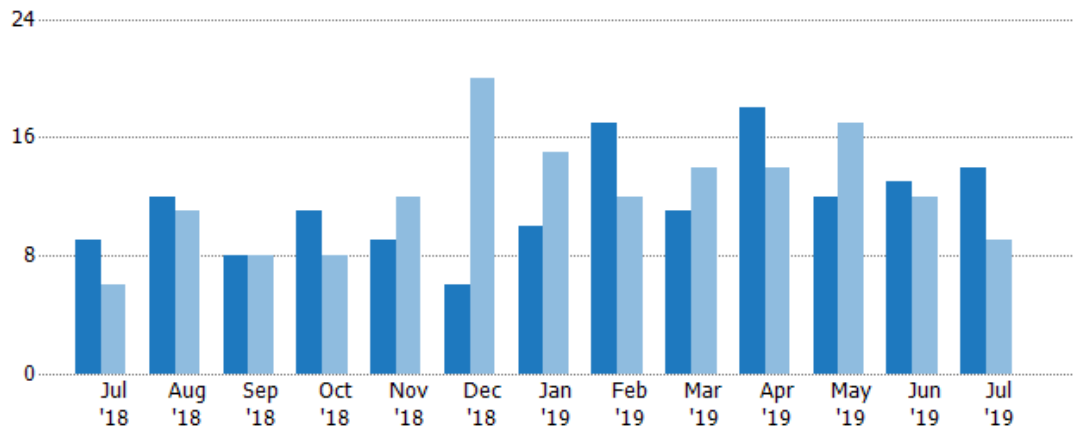
Closed Sales

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.
Jul '19	14	55.6%
Jul '18	9	50%
Jul '17	6	0%



Current Year	9	12	8	11	9	6	10	17	11	18	12	13	14
Prior Year	6	11	8	8	12	20	15	12	14	14	17	12	9
Percent Change from Prior Year	50%	9%	0%	38%	-25%	-70%	-33%	42%	-21%	29%	-29%	8%	56%

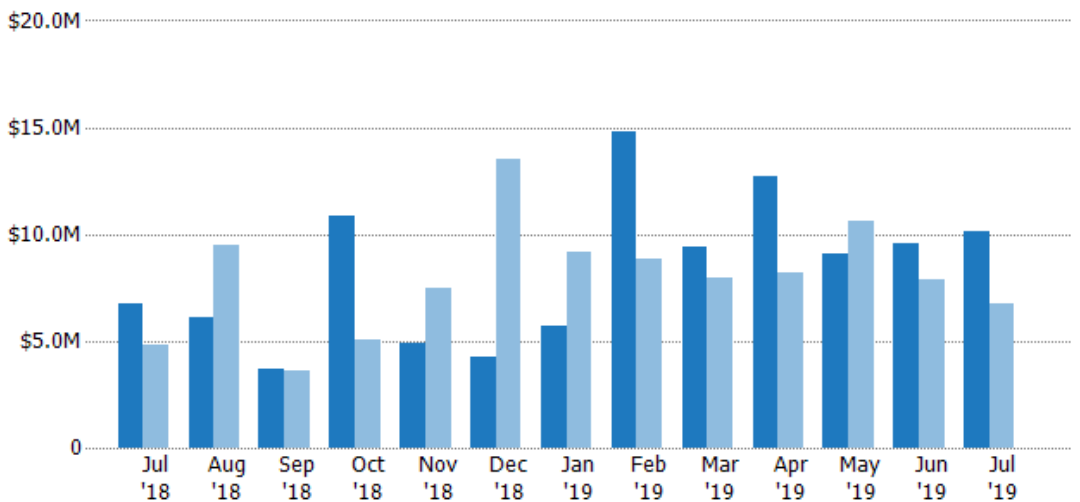
Closed Sales Volume

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.
Jul '19	\$10.1M	49.8%
Jul '18	\$6.74M	39.2%
Jul '17	\$4.85M	-42.2%



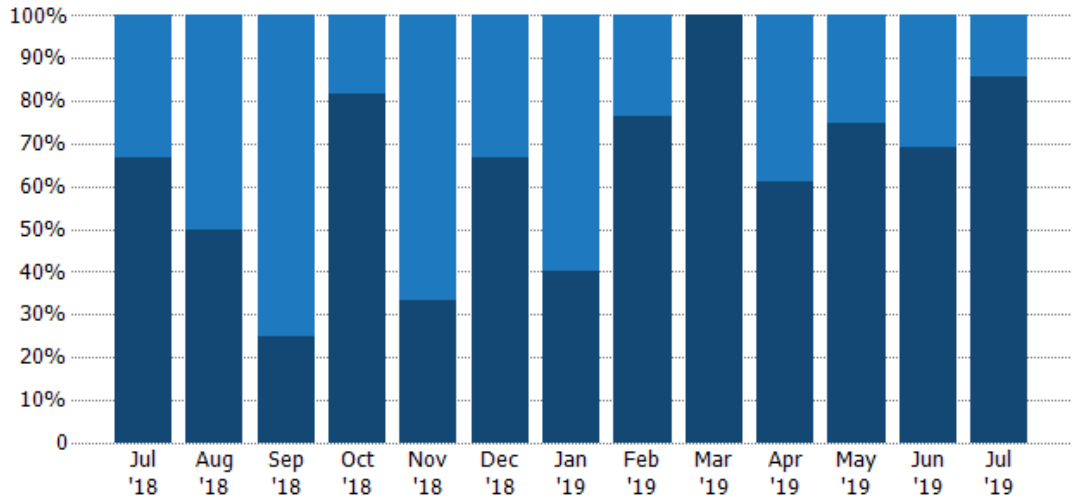
Current Year	\$6.74M	\$6.14M	\$3.73M	\$10.9M	\$4.88M	\$4.29M	\$5.74M	\$14.8M	\$9.43M	\$12.7M	\$9.09M	\$9.56M	\$10.1M
Prior Year	\$4.85M	\$9.52M	\$3.6M	\$5.08M	\$7.44M	\$13.5M	\$9.18M	\$8.83M	\$7.93M	\$8.17M	\$10.7M	\$7.86M	\$6.74M
Percent Change from Prior Year	39%	-35%	3%	114%	-34%	-68%	-37%	67%	19%	56%	-15%	22%	50%

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



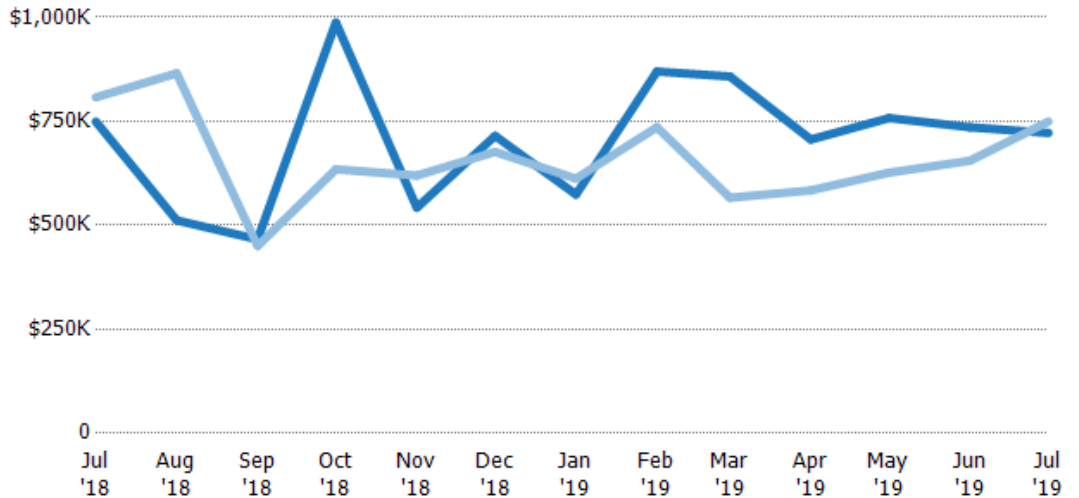
Property Type	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Condo/Townhouse	33%	50%	75%	18%	67%	33%	60%	24%	-	39%	25%	31%	14%
Single Family Residence	67%	50%	25%	82%	33%	67%	40%	76%	100%	61%	75%	69%	86%

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.
Jul '19	\$722K	-3.7%
Jul '18	\$749K	-7.2%
Jul '17	\$808K	-42.2%

Property Type	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$749K	\$512K	\$466K	\$987K	\$542K	\$715K	\$574K	\$870K	\$858K	\$706K	\$758K	\$736K	\$722K
Prior Year	\$808K	\$865K	\$451K	\$635K	\$620K	\$676K	\$612K	\$736K	\$566K	\$584K	\$627K	\$655K	\$749K
Percent Change from Prior Year	-7%	-41%	3%	56%	-12%	6%	-6%	18%	51%	21%	21%	12%	-4%

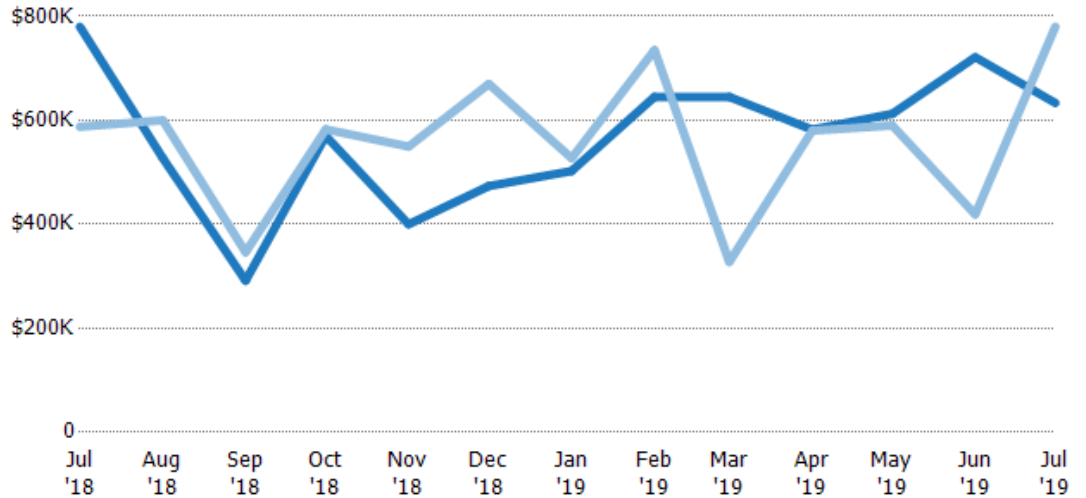
Median Sales Price

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.
Jul '19	\$633K	-18.8%
Jul '18	\$780K	32.8%
Jul '17	\$588K	-26.5%



Current Year	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$645K	\$582K	\$613K	\$721K	\$633K
Prior Year	\$588K	\$600K	\$346K	\$583K	\$549K	\$670K	\$527K	\$735K	\$328K	\$580K	\$590K	\$419K	\$780K
Percent Change from Prior Year	33%	-12%	-16%	-2%	-27%	-29%	-5%	-12%	97%	0%	4%	72%	-19%

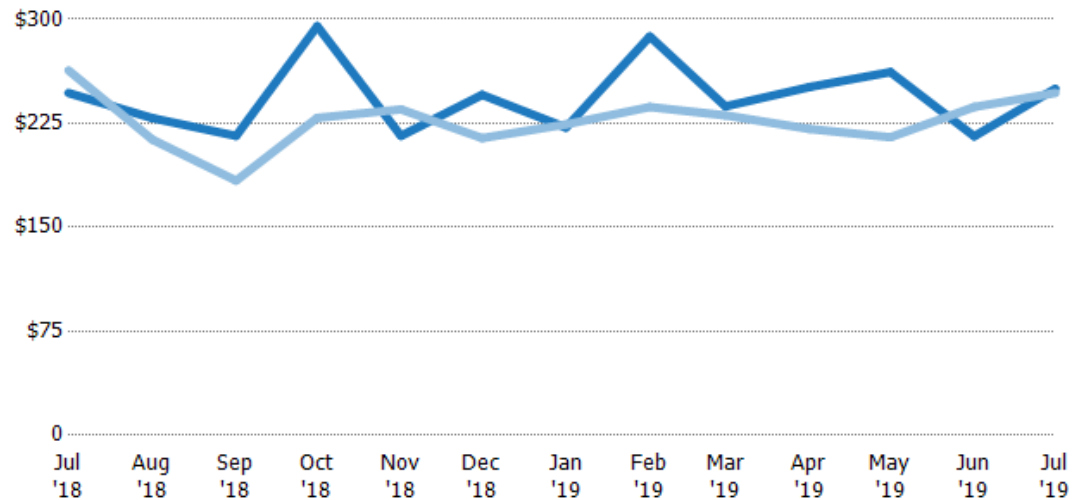
Average Sales Price per Sq Ft

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.
Jul '19	\$250	1.3%
Jul '18	\$247	-6.2%
Jul '17	\$263	-22.2%



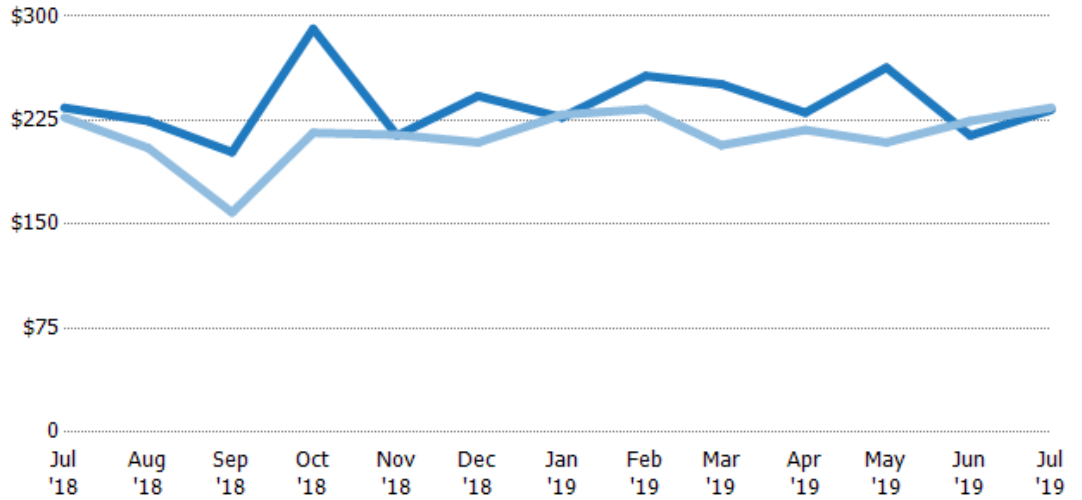
Current Year	\$247	\$229	\$216	\$295	\$216	\$246	\$222	\$288	\$237	\$251	\$262	\$216	\$250
Prior Year	\$263	\$213	\$184	\$229	\$235	\$214	\$224	\$237	\$231	\$221	\$215	\$237	\$247
Percent Change from Prior Year	-6%	7%	18%	29%	-8%	15%	-1%	21%	3%	14%	22%	-9%	1%

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



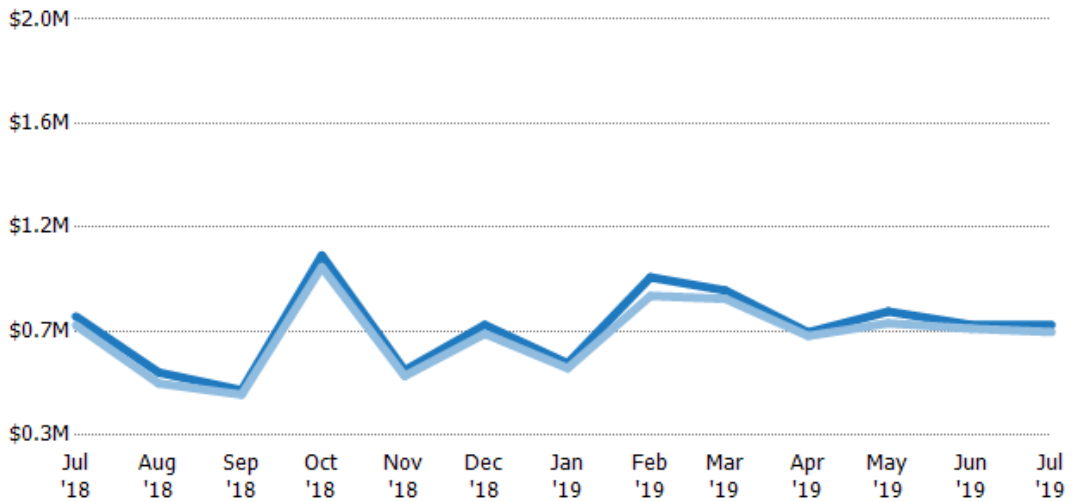
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$234	\$227	3%
Aug '18	\$225	\$205	10%
Sep '18	\$202	\$159	27%
Oct '18	\$291	\$216	35%
Nov '18	\$214	\$215	0%
Dec '18	\$243	\$209	16%
Jan '19	\$227	\$229	-1%
Feb '19	\$257	\$233	10%
Mar '19	\$251	\$207	21%
Apr '19	\$231	\$218	6%
May '19	\$263	\$209	26%
Jun '19	\$214	\$225	-5%
Jul '19	\$233	\$234	-1%

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



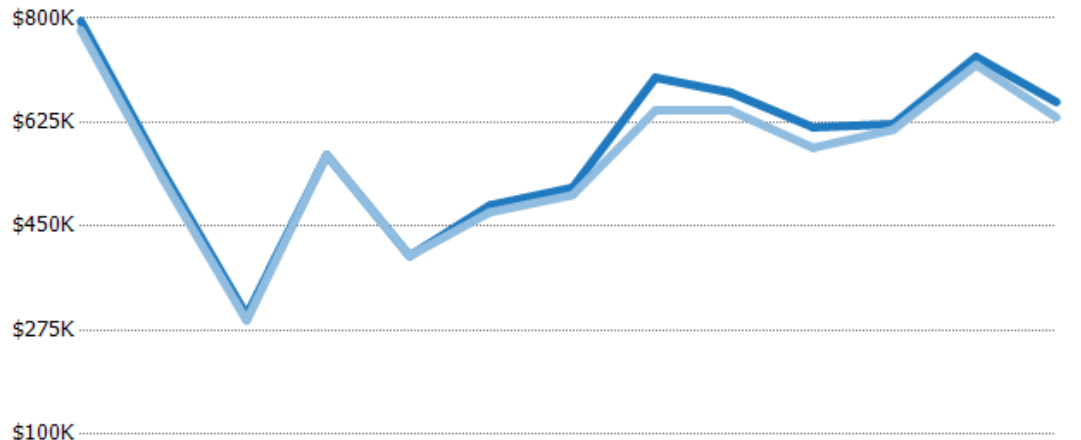
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Jul '18	\$786K	\$749K	95%
Aug '18	\$557K	\$512K	92%
Sep '18	\$484K	\$466K	96%
Oct '18	\$1.04M	\$987K	95%
Nov '18	\$565K	\$542K	96%
Dec '18	\$751K	\$715K	95%
Jan '19	\$594K	\$574K	97%
Feb '19	\$945K	\$870K	92%
Mar '19	\$892K	\$858K	96%
Apr '19	\$721K	\$706K	98%
May '19	\$806K	\$758K	94%
Jun '19	\$751K	\$736K	98%
Jul '19	\$751K	\$722K	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



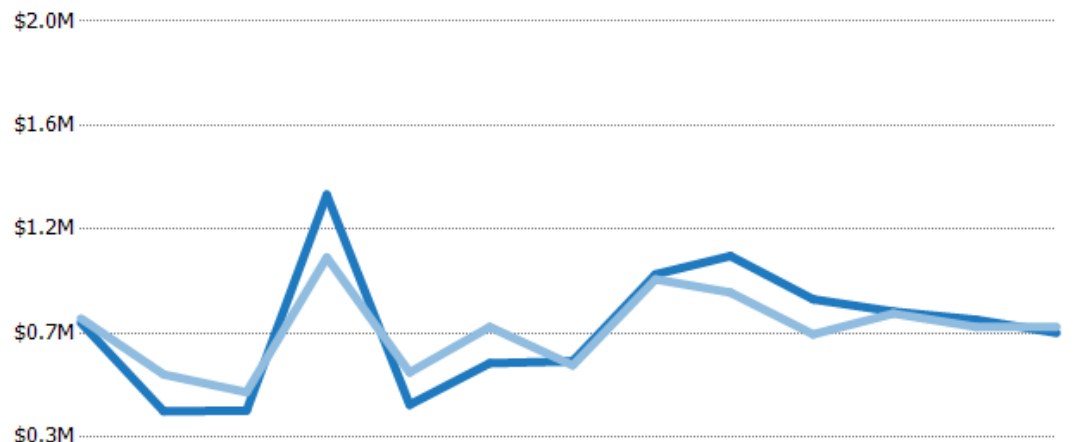
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median List Price	\$795K	\$539K	\$300K	\$570K	\$400K	\$485K	\$515K	\$700K	\$675K	\$617K	\$622K	\$735K	\$659K
Median Sales Price	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$645K	\$582K	\$613K	\$721K	\$633K
Med Sales Price as a % of Med List Price	98%	98%	97%	100%	100%	98%	98%	92%	96%	94%	98%	98%	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



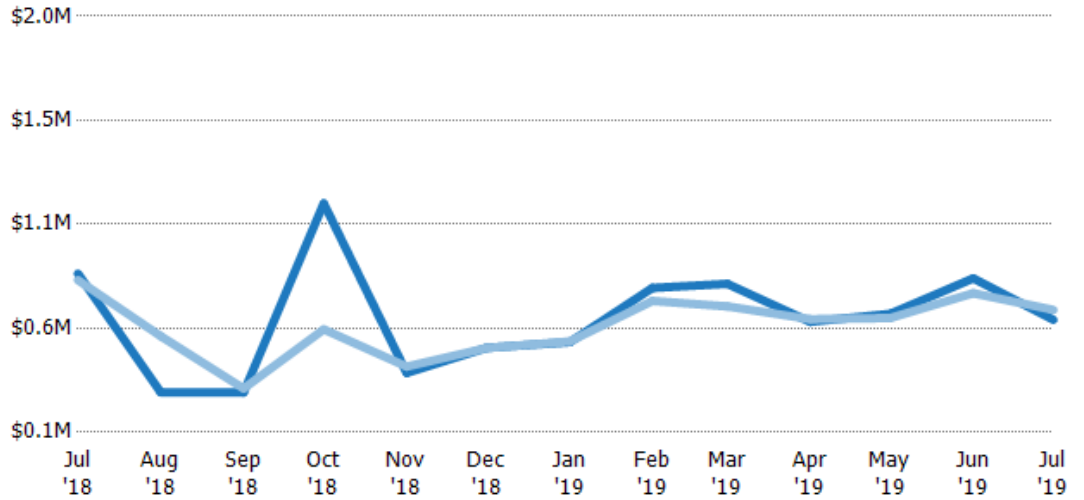
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$768K	\$406K	\$409K	\$1.29M	\$433K	\$603K	\$611K	\$966K	\$1.04M	\$864K	\$814K	\$780K	\$727K
Avg Sales Price	\$786K	\$557K	\$484K	\$1.04M	\$565K	\$751K	\$594K	\$945K	\$892K	\$721K	\$806K	\$751K	\$751K
Avg Sales Price as a % of Avg Est Value	102%	137%	118%	80%	131%	125%	97%	98%	86%	83%	99%	96%	103%

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



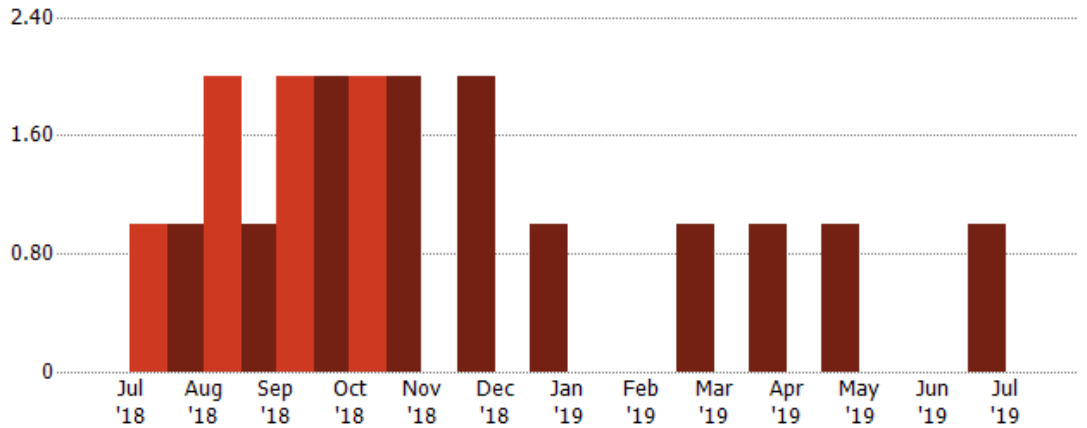
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$825K	\$283K	\$282K	\$1.15M	\$371K	\$486K	\$511K	\$759K	\$778K	\$605K	\$641K	\$803K	\$614K
Median Sales Price	\$795K	\$539K	\$300K	\$570K	\$400K	\$485K	\$515K	\$700K	\$675K	\$617K	\$622K	\$735K	\$659K
Med Sales Price as a % of Med Est Value	96%	191%	106%	50%	108%	100%	101%	92%	87%	102%	97%	92%	107%

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



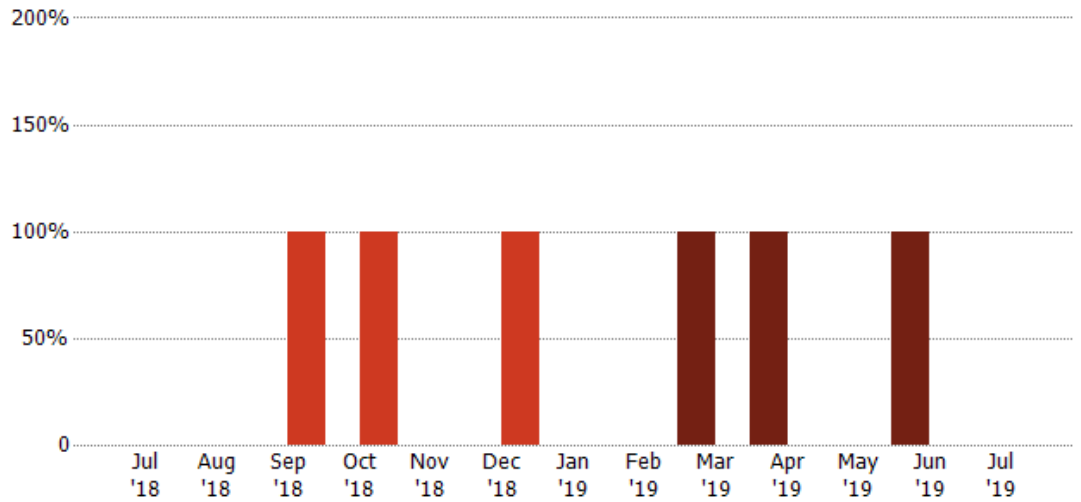
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	-	1	1	2	2	2	1	-	1	1	1	-	1
Prior Year	1	2	2	2	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-50%	-50%	0%	100%	100%	100%	-	100%	100%	100%	-	100%

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '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

Jul 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	11	\$9,378,800	14	\$10,107,200	\$721,943	\$633,250	\$241	\$225	57

