



**2020**

# **CAREFREE MARKET REPORT January 2020**



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	Jan 2020	Jan 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	27	24	+12.5%	228	228	+/-
New Listing Volume	\$26,222,800	\$23,765,798	+10.3%	\$214,474,748	\$188,662,447	+13.7%
Active Listing Count	75	85	-11.8%	N/A	N/A	
Active Listing Volume	\$92,848,099	\$81,891,094	+13.4%	N/A	N/A	
Average Listing Price	\$1,237,975	\$963,425	+28.5%	\$1,141,492	\$1,019,113	+12%
Median Listing Price	\$1,099,000	\$795,000	+38.2%	\$901,179	\$835,872	+7.8%
Average Listing Price per Sq Ft	\$320	\$275	+16.1%	\$296	\$267	+10.6%
Median Listing Price per Sq Ft	\$300	\$259	+15.8%	\$275	\$248	+10.5%
Median Days in RPR	87	86	+1.2%	96.45	97.07	-0.6%
Months of Inventory	6.8	14.2	-51.9%	7.5	5.7	+32.4%
Absorption Rate	14.67%	7.06%	+7.6%	13.33%	17.65%	-4.3%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	17	16	+6.3%	213	180	+18.3%
New Pending Sales Volume	\$14,329,700	\$15,352,899	-6.7%	\$175,603,448	\$126,789,602	+38.5%
Pending Sales Count	20	16	+25%	N/A	N/A	
Pending Sales Volume	\$14,000,900	\$15,220,633	-8%	N/A	N/A	
Closed Sales Count	12	10	+20%	153	149	+2.7%
Closed Sales Volume	\$10,173,100	\$5,739,500	+77.2%	\$113,827,274	\$96,159,771	+18.4%
Average Sales Price	\$847,758	\$573,950	+47.7%	\$743,969	\$645,368	+15.3%
Median Sales Price	\$776,000	\$502,500	+54.4%	\$636,373	\$525,158	+21.2%
Average Sales Price per Sq Ft	\$283	\$222	+27.5%	\$249	\$235	+5.8%
Median Sales Price per Sq Ft	\$259	\$227	+13.9%	\$236	\$229	+3.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	1	-	N/A	N/A	

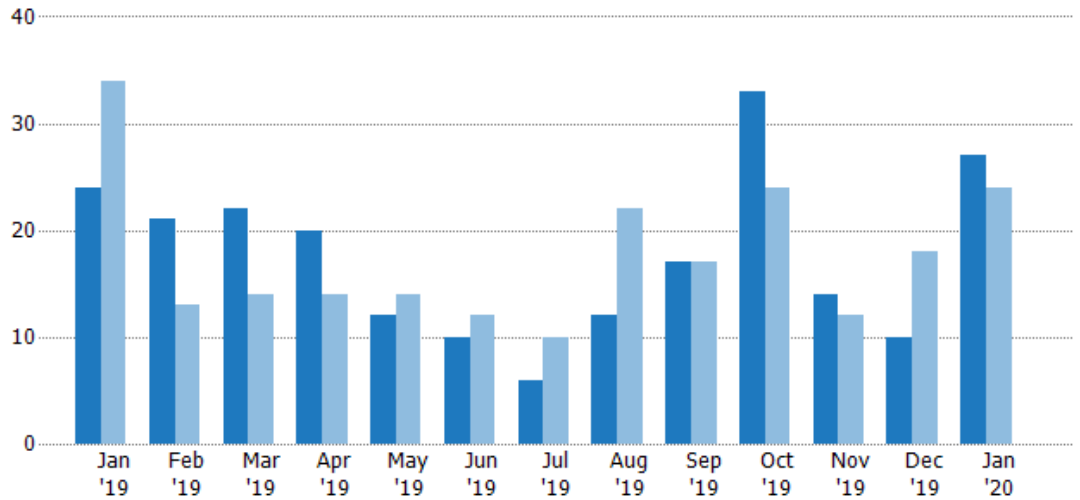
## New Listings

The number of new residential listings that were added each month.

### Filters Used

Custom Area: Carefree, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Jan '20	27	12.5%
Jan '19	24	-29.4%
Jan '18	34	-5.9%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	24	21	22	20	12	10	6	12	17	33	14	10	27
Prior Year	34	13	14	14	14	12	10	22	17	24	12	18	24
Percent Change from Prior Year	-29%	62%	57%	43%	-14%	-17%	-40%	-45%	0%	38%	17%	-44%	13%

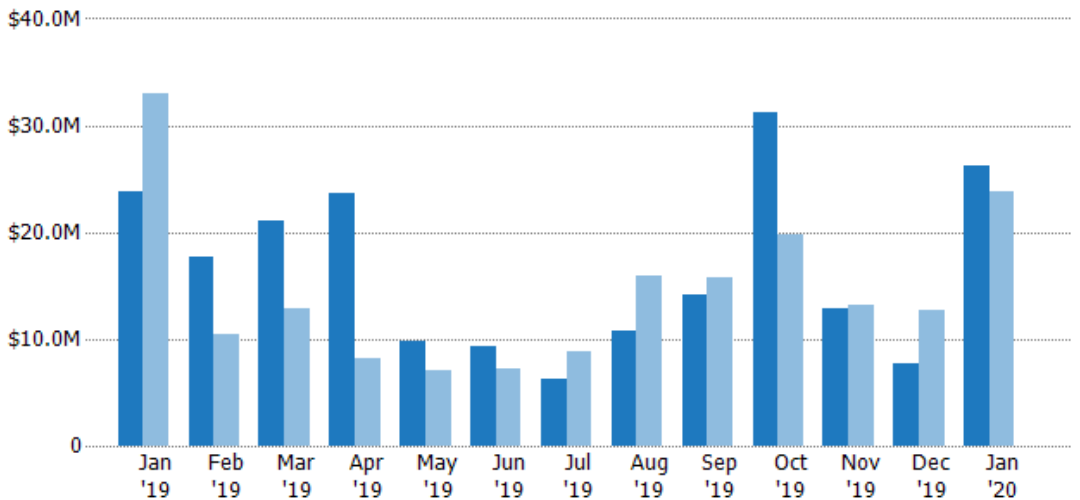
## New Listing Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$26.2M	10.3%
Jan '19	\$23.8M	-28.1%
Jan '18	\$33.1M	-13%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$23.8M	\$17.7M	\$21.1M	\$23.7M	\$9.78M	\$9.24M	\$6.24M	\$10.8M	\$14.2M	\$31.2M	\$12.8M	\$7.76M	\$26.2M
Prior Year	\$33.1M	\$10.4M	\$12.8M	\$8.17M	\$7.13M	\$7.28M	\$8.83M	\$15.9M	\$15.7M	\$19.8M	\$13.2M	\$12.7M	\$23.8M
Percent Change from Prior Year	-28%	71%	65%	190%	37%	27%	-29%	-32%	-10%	58%	-3%	-39%	10%

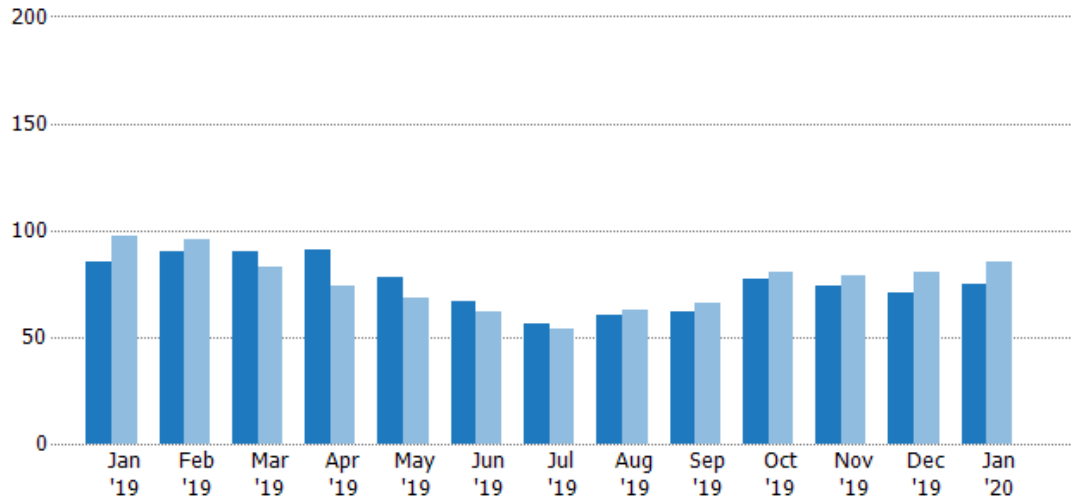
## Active Listings

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Count	% Chg.
Jan '20	75	-11.8%
Jan '19	85	-12.4%
Jan '18	97	16.5%



Current Year	85	90	90	91	78	67	56	60	62	77	74	71	75
Prior Year	97	96	83	74	68	62	54	63	66	80	79	80	85
Percent Change from Prior Year	-12%	-6%	8%	23%	15%	8%	4%	-5%	-6%	-4%	-6%	-11%	-12%

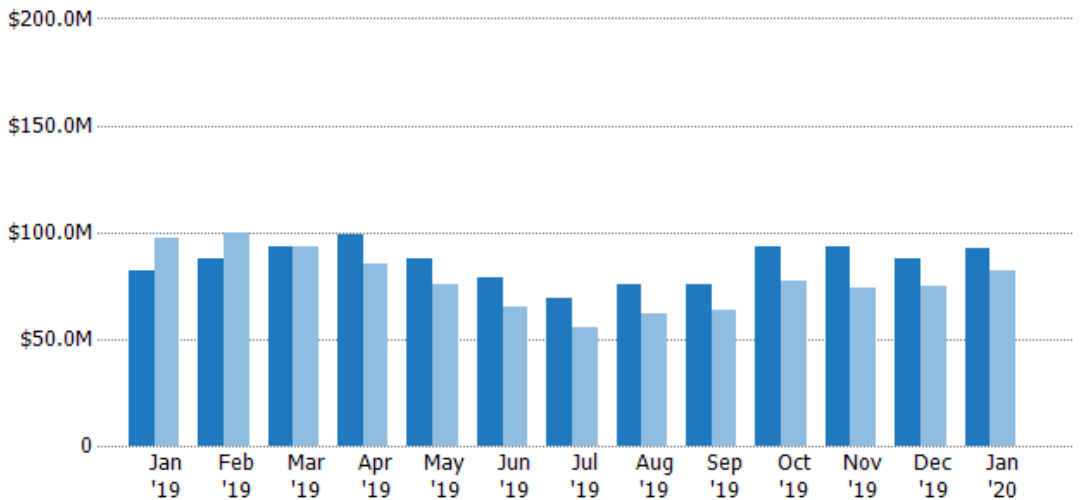
## Active Listing Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Volume	% Chg.
Jan '20	\$92.8M	13.4%
Jan '19	\$81.9M	-16.1%
Jan '18	\$97.6M	13.5%



Current Year	\$81.9M	\$87.9M	\$93.1M	\$98.6M	\$87.7M	\$79M	\$69.1M	\$75.2M	\$75.2M	\$93M	\$93.3M	\$87.3M	\$92.8M
Prior Year	\$97.6M	\$100M	\$93M	\$85M	\$75.5M	\$65.5M	\$55.6M	\$62.2M	\$63.7M	\$76.9M	\$74.3M	\$75.1M	\$81.9M
Percent Change from Prior Year	-16%	-12%	0%	16%	16%	21%	24%	21%	18%	21%	26%	16%	13%

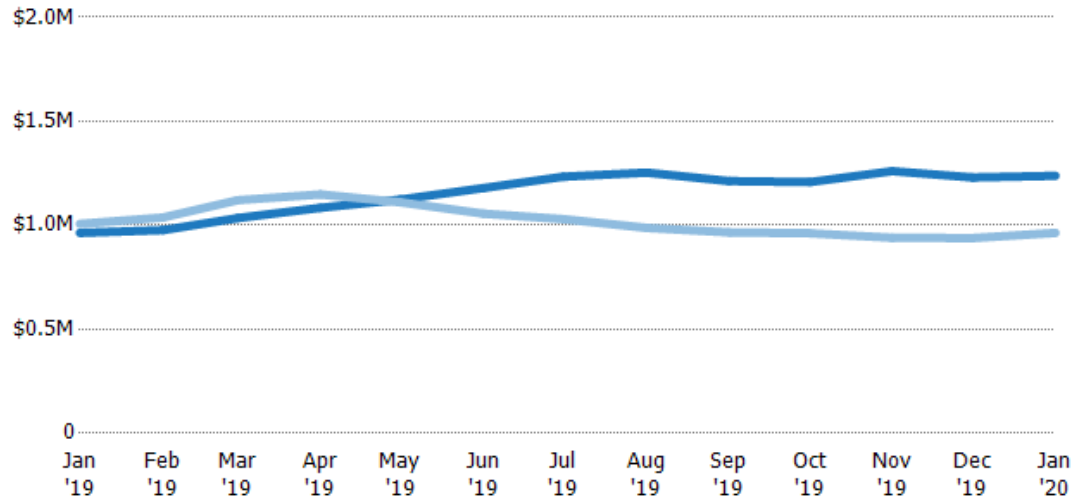
## Average Listing Price

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price	% Chg.
Jan '20	\$1.24M	28.5%
Jan '19	\$963K	-4.3%
Jan '18	\$1.01M	-2.6%



Current Year	\$963K	\$977K	\$1.03M	\$1.08M	\$1.12M	\$1.18M	\$1.23M	\$1.25M	\$1.21M	\$1.21M	\$1.26M	\$1.23M	\$1.24M
Prior Year	\$1.01M	\$1.04M	\$1.12M	\$1.15M	\$1.11M	\$1.06M	\$1.03M	\$988K	\$966K	\$962K	\$940K	\$938K	\$963K
Percent Change from Prior Year	-4%	-6%	-8%	-6%	1%	12%	20%	27%	26%	26%	34%	31%	28%

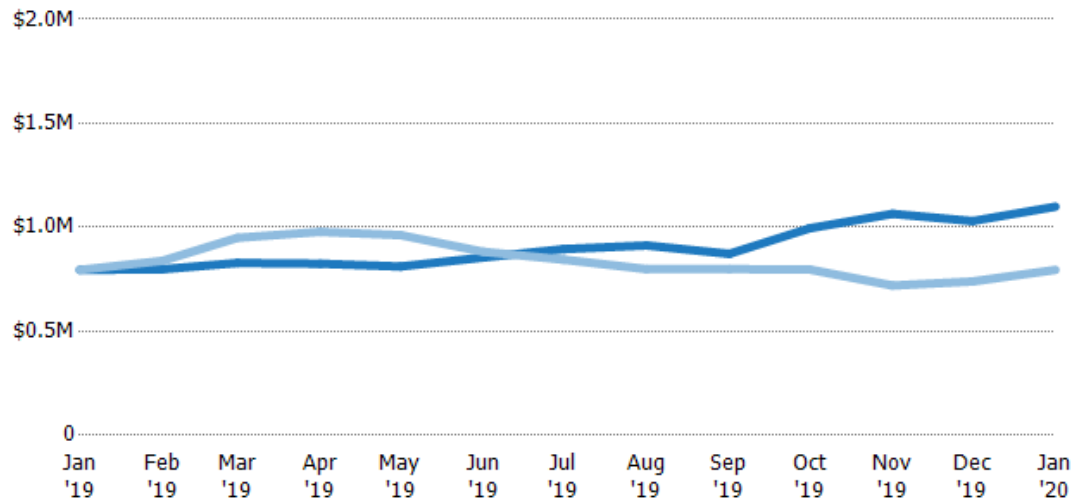
## Median Listing Price

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price	% Chg.
Jan '20	\$1.1M	38.2%
Jan '19	\$795K	0%
Jan '18	\$795K	0.6%



Current Year	\$795K	\$799K	\$829K	\$825K	\$812K	\$855K	\$895K	\$913K	\$872K	\$995K	\$1.06M	\$1.03M	\$1.1M
Prior Year	\$795K	\$839K	\$950K	\$978K	\$962K	\$882K	\$845K	\$799K	\$799K	\$797K	\$720K	\$740K	\$795K
Percent Change from Prior Year	0%	-5%	-13%	-16%	-16%	-3%	6%	14%	9%	25%	48%	39%	38%

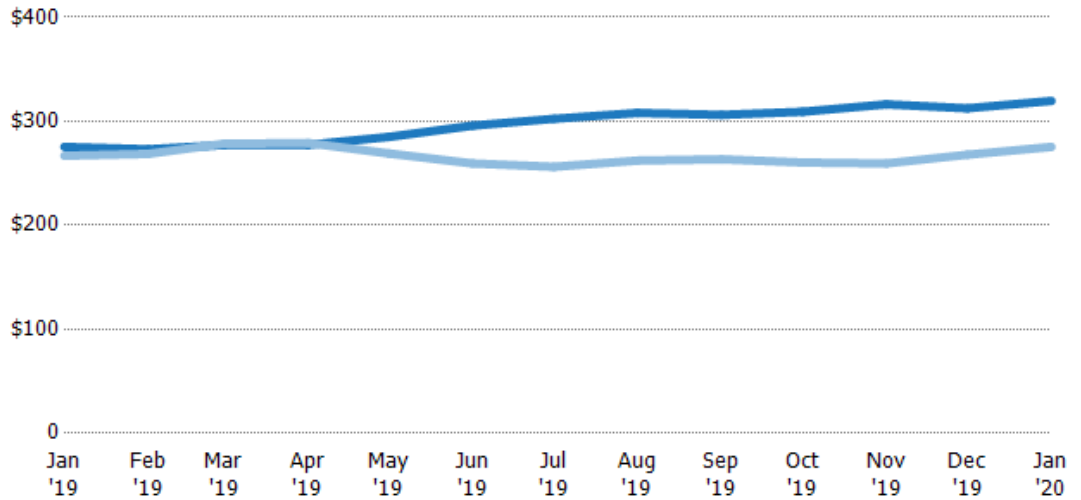
## Average Listing Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$320	16.1%
Jan '19	\$275	3.2%
Jan '18	\$267	-5.4%



Current Year	\$275	\$273	\$277	\$277	\$285	\$296	\$302	\$308	\$306	\$309	\$316	\$313	\$320
Prior Year	\$267	\$269	\$278	\$279	\$269	\$259	\$256	\$262	\$263	\$260	\$259	\$268	\$275
Percent Change from Prior Year	3%	2%	0%	-1%	6%	14%	18%	17%	16%	19%	22%	17%	16%

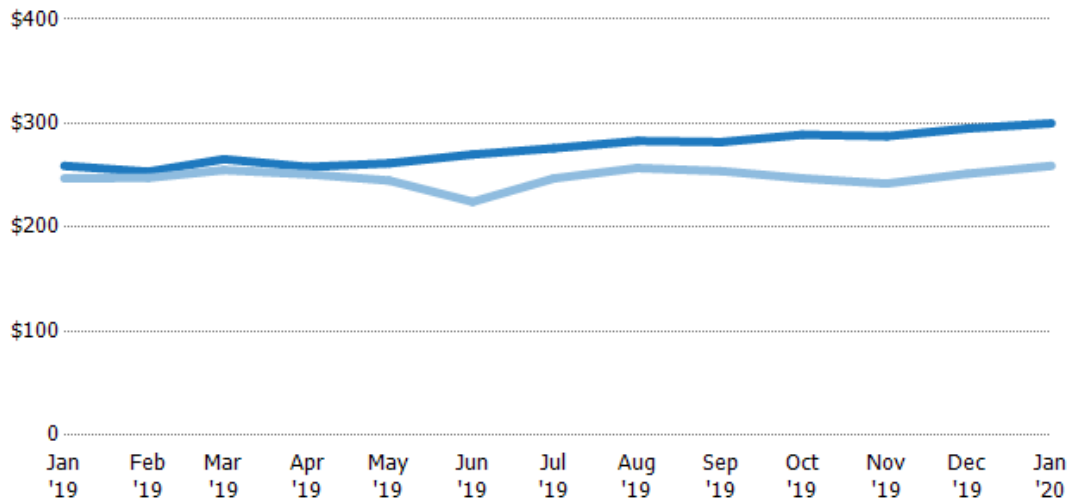
## Median Listing Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$300	15.8%
Jan '19	\$259	4.9%
Jan '18	\$247	-3.2%



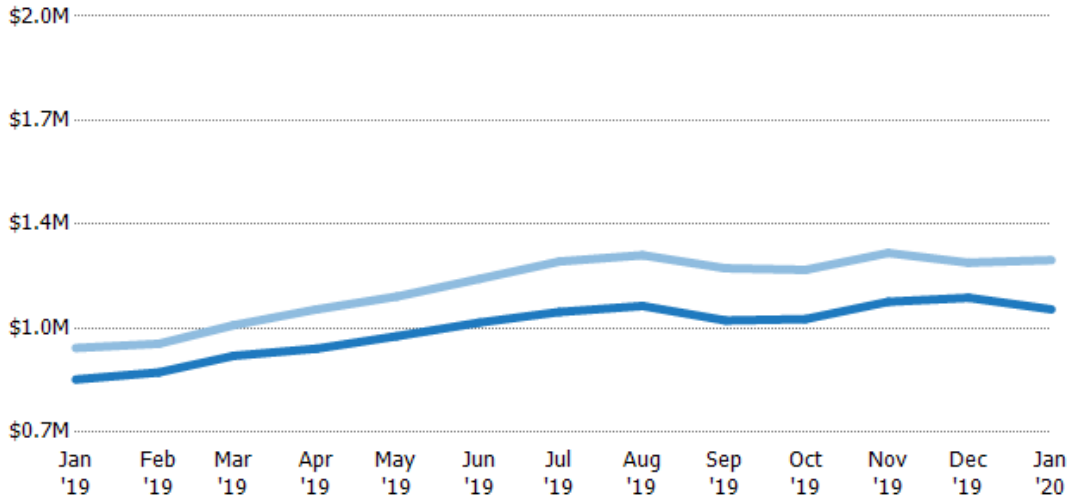
Current Year	\$259	\$254	\$266	\$258	\$262	\$270	\$276	\$283	\$282	\$289	\$288	\$295	\$300
Prior Year	\$247	\$248	\$255	\$251	\$245	\$225	\$247	\$257	\$254	\$247	\$242	\$252	\$259
Percent Change from Prior Year	5%	2%	4%	3%	7%	20%	12%	10%	11%	17%	19%	17%	16%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



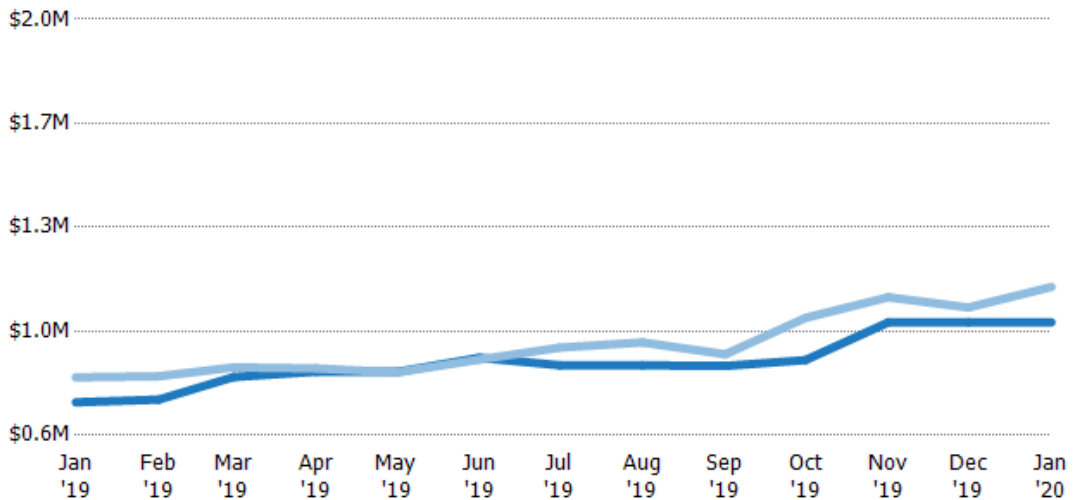
Avg Est Value	\$865K	\$887K	\$939K	\$961K	\$1M	\$1.04M	\$1.08M	\$1.09M	\$1.05M	\$1.05M	\$1.11M	\$1.12M	\$1.08M
Avg Listing Price	\$963K	\$977K	\$1.03M	\$1.08M	\$1.12M	\$1.18M	\$1.23M	\$1.25M	\$1.21M	\$1.21M	\$1.26M	\$1.23M	\$1.24M
Avg Listing Price as a % of Avg Est Value	111%	110%	110%	113%	112%	113%	115%	114%	116%	115%	114%	110%	114%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Median Est Value	\$711K	\$720K	\$796K	\$814K	\$813K	\$861K	\$836K	\$836K	\$833K	\$853K	\$980K	\$980K	\$980K
Median Listing Price	\$795K	\$799K	\$829K	\$825K	\$812K	\$855K	\$895K	\$913K	\$872K	\$995K	\$1.06M	\$1.03M	\$1.1M
Med Listing Price as a % of Med Est Value	112%	111%	104%	101%	100%	99%	107%	109%	105%	117%	109%	105%	112%

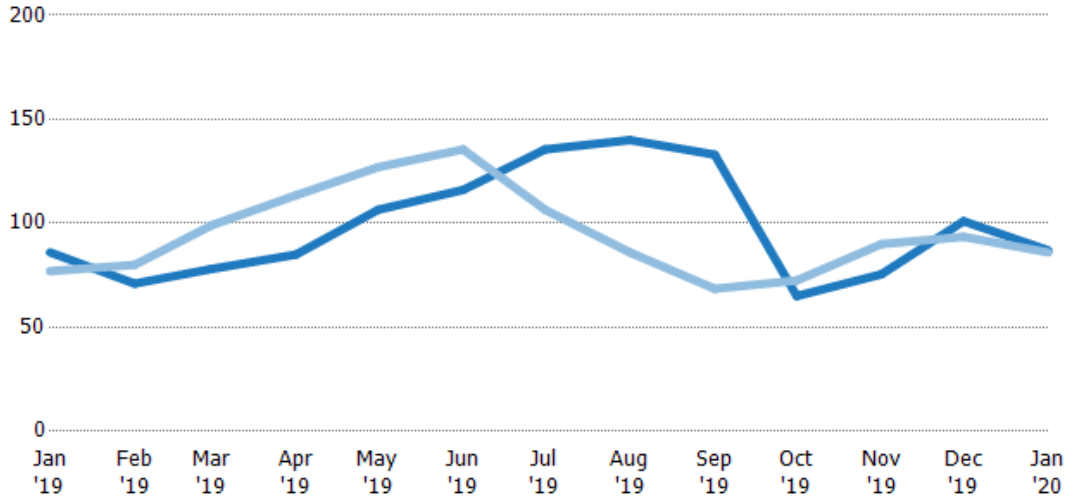
## Median Days in RPR

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Days	% Chg.
Jan '20	87	1.2%
Jan '19	86	11.7%
Jan '18	77	26%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	86	71	78	85	107	116	136	140	133	65	75.5	101	87
Prior Year	77	80	99	114	127	136	107	86	68.5	72.5	90	93.5	86
Percent Change from Prior Year	12%	-11%	-21%	-25%	-16%	-14%	27%	63%	94%	-10%	-16%	8%	1%

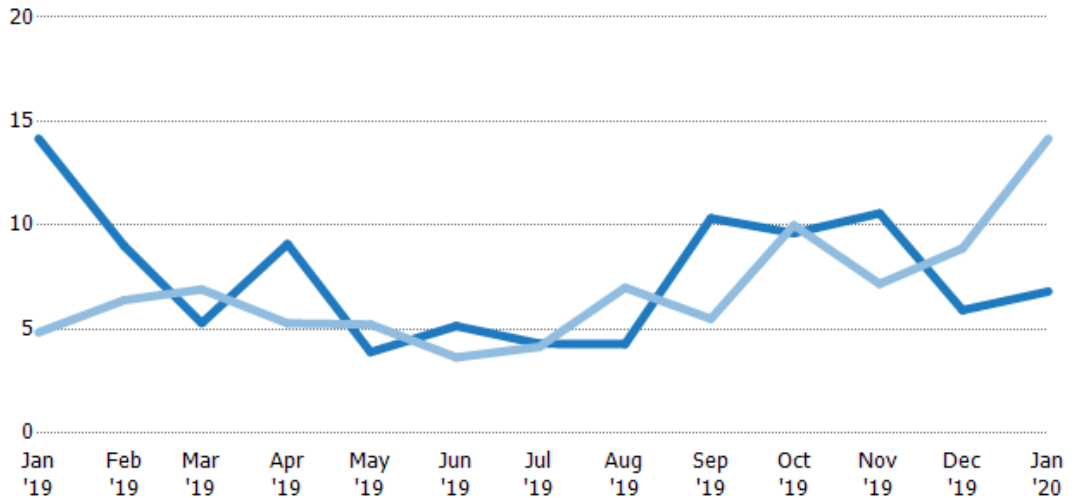
## Months of Inventory

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Months	% Chg.
Jan '20	6.82	-51.9%
Jan '19	14.2	192.1%
Jan '18	4.85	111.8%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	14.2	9	5.29	9.1	3.9	5.15	4.31	4.29	10.3	9.63	10.6	5.92	6.82
Prior Year	4.85	6.4	6.92	5.29	5.23	3.65	4.15	7	5.5	10	7.18	8.89	14.2
Percent Change from Prior Year	192%	41%	-23%	72%	-25%	41%	4%	-39%	88%	-4%	47%	-33%	-52%



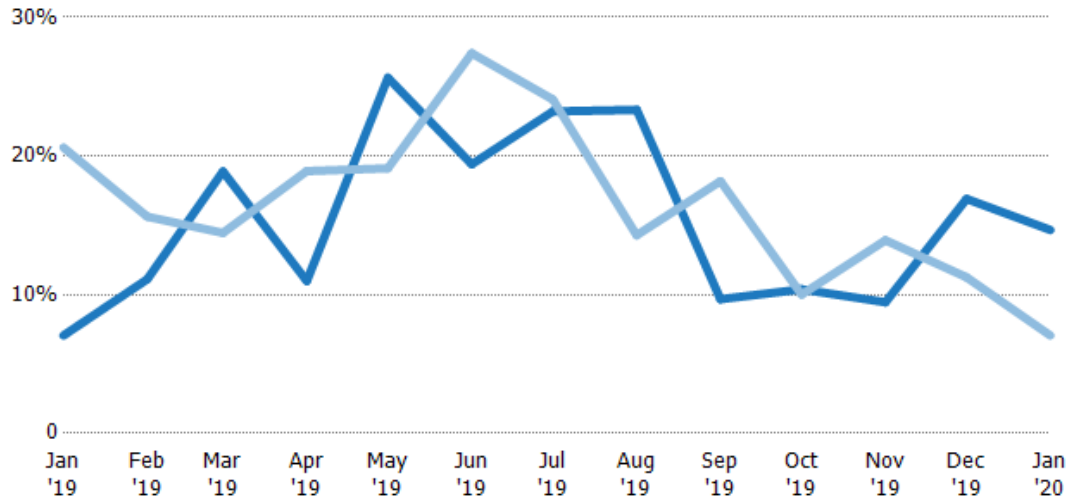
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

Custom Area: Carefree, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Rate	Chg.
Jan '20	15%	-7.6%
Jan '19	7%	13.6%
Jan '18	21%	-52.8%



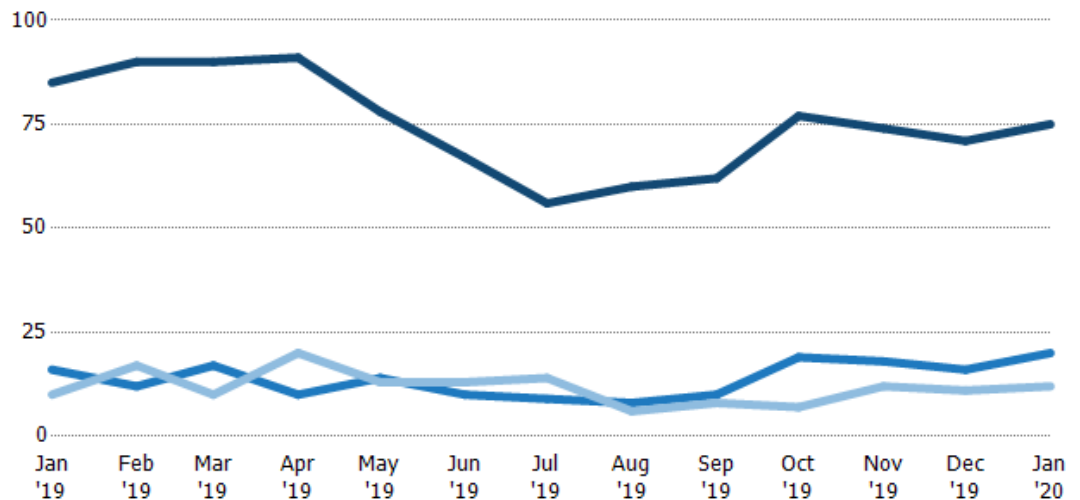
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	7%	11%	19%	11%	26%	19%	23%	23%	10%	10%	9%	17%	15%
Prior Year	21%	16%	14%	19%	19%	27%	24%	14%	18%	10%	14%	11%	7%
Change from Prior Year	14%	5%	-4%	8%	-7%	8%	1%	-9%	9%	0%	4%	-6%	-8%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Active	85	90	90	91	78	67	56	60	62	77	74	71	75
Pending	16	12	17	10	14	10	9	8	10	19	18	16	20
Sold	10	17	10	20	13	13	14	6	8	7	12	11	12

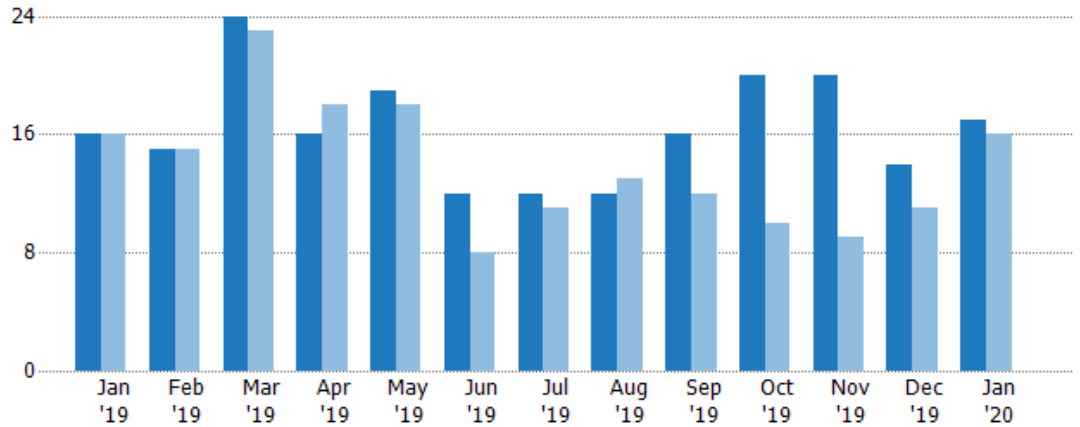
## New Pending Sales

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Jan '20	17	6.3%
Jan '19	16	0%
Jan '18	16	-18.8%



Current Year	16	15	24	16	19	12	12	12	16	20	20	14	17
Prior Year	16	15	23	18	18	8	11	13	12	10	9	11	16
Percent Change from Prior Year	0%	0%	4%	-11%	6%	50%	9%	-8%	33%	100%	122%	27%	6%

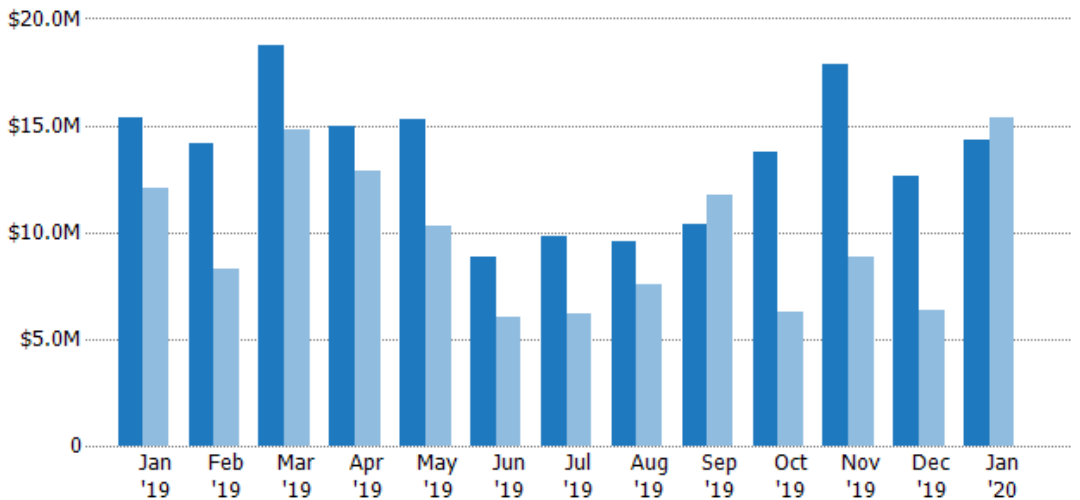
## New Pending Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$14.3M	-6.7%
Jan '19	\$15.4M	27.2%
Jan '18	\$12.1M	-44.7%



Current Year	\$15.4M	\$14.1M	\$18.8M	\$15M	\$15.3M	\$8.84M	\$9.79M	\$9.53M	\$10.4M	\$13.8M	\$17.8M	\$12.6M	\$14.3M
Prior Year	\$12.1M	\$8.29M	\$14.8M	\$12.9M	\$10.3M	\$6.05M	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.37M	\$15.4M
Percent Change from Prior Year	27%	70%	27%	16%	48%	46%	58%	26%	-12%	119%	101%	98%	-7%

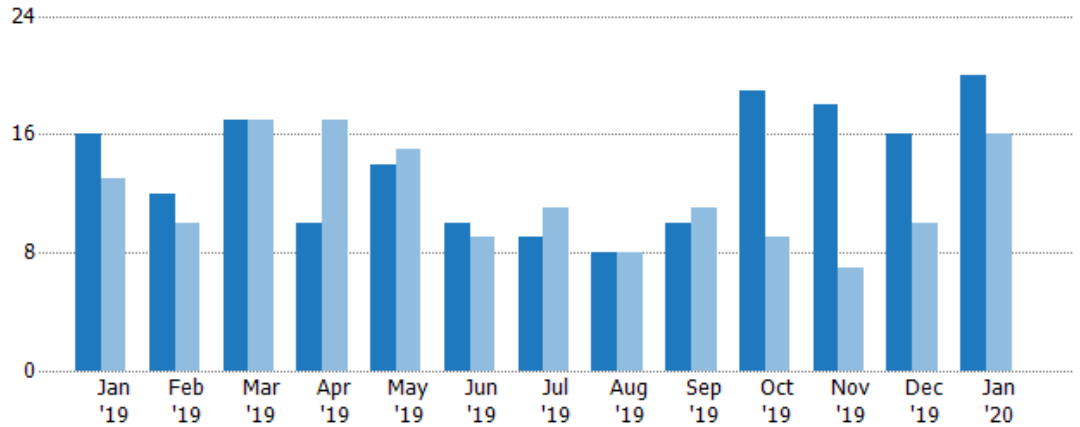
## Pending Sales

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Jan '20	20	25%
Jan '19	16	23.1%
Jan '18	13	-15.4%



Current Year	16	12	17	10	14	10	9	8	10	19	18	16	20
Prior Year	13	10	17	17	15	9	11	8	11	9	7	10	16
Percent Change from Prior Year	23%	20%	0%	-41%	-7%	11%	-18%	0%	-9%	111%	157%	60%	25%

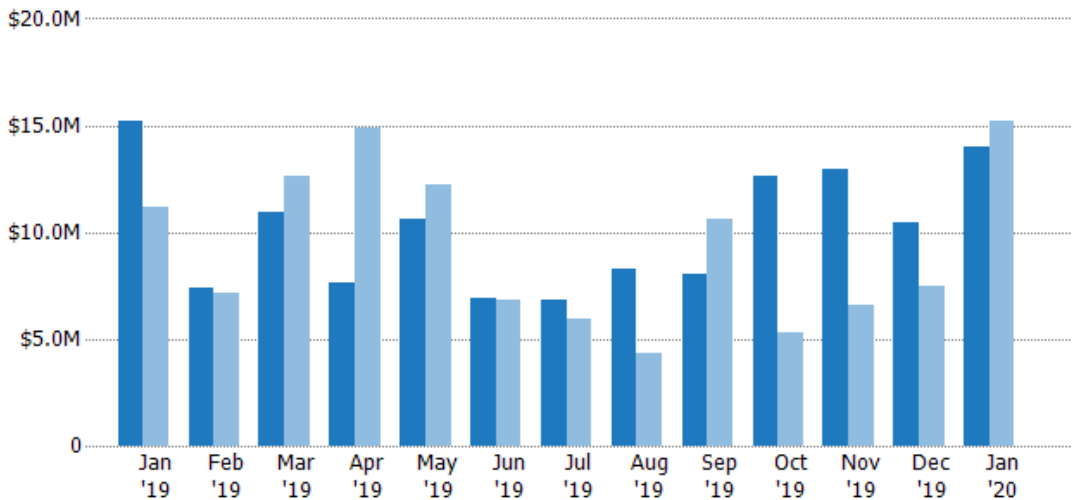
## Pending Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$14M	-8%
Jan '19	\$15.2M	36.1%
Jan '18	\$11.2M	-52.3%



Current Year	\$15.2M	\$7.38M	\$10.9M	\$7.67M	\$10.6M	\$6.87M	\$6.86M	\$8.24M	\$8.06M	\$12.6M	\$12.9M	\$10.4M	\$14M
Prior Year	\$11.2M	\$7.12M	\$12.7M	\$14.9M	\$12.2M	\$6.84M	\$5.98M	\$4.3M	\$10.6M	\$5.27M	\$6.55M	\$7.51M	\$15.2M
Percent Change from Prior Year	36%	4%	-14%	-48%	-13%	0%	15%	92%	-24%	139%	97%	39%	-8%

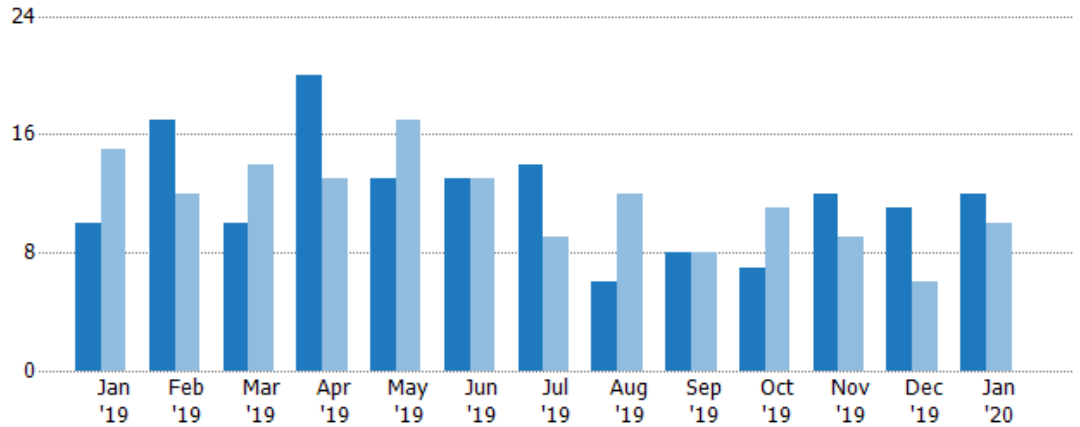
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

Custom Area: Carefree, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Jan '20	12	20%
Jan '19	10	-33.3%
Jan '18	15	-46.7%



Current Year	10	17	10	20	13	13	14	6	8	7	12	11	12
Prior Year	15	12	14	13	17	13	9	12	8	11	9	6	10
Percent Change from Prior Year	-33%	42%	-29%	54%	-24%	0%	56%	-50%	0%	-36%	33%	83%	20%

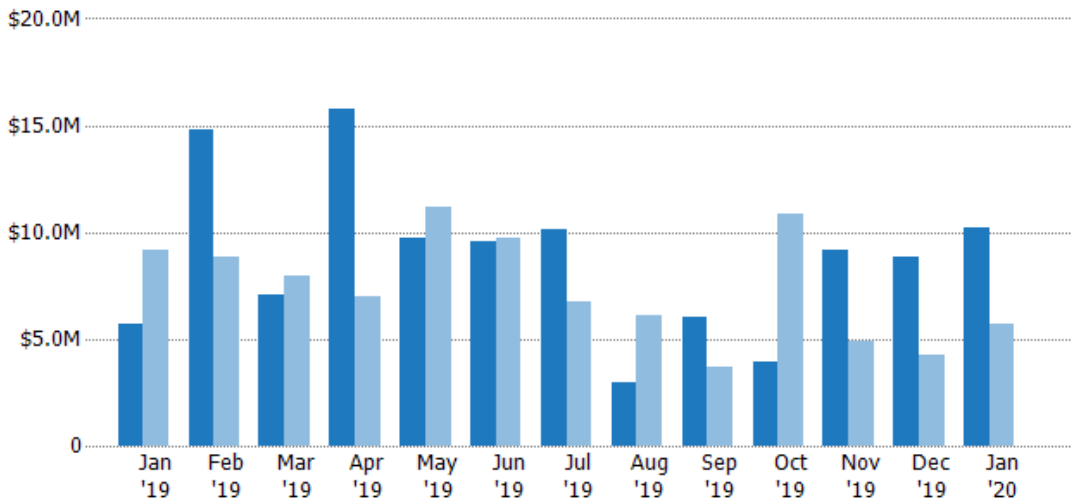
## Closed Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Jan '20	\$10.2M	77.2%
Jan '19	\$5.74M	-37.5%
Jan '18	\$9.18M	-33.7%



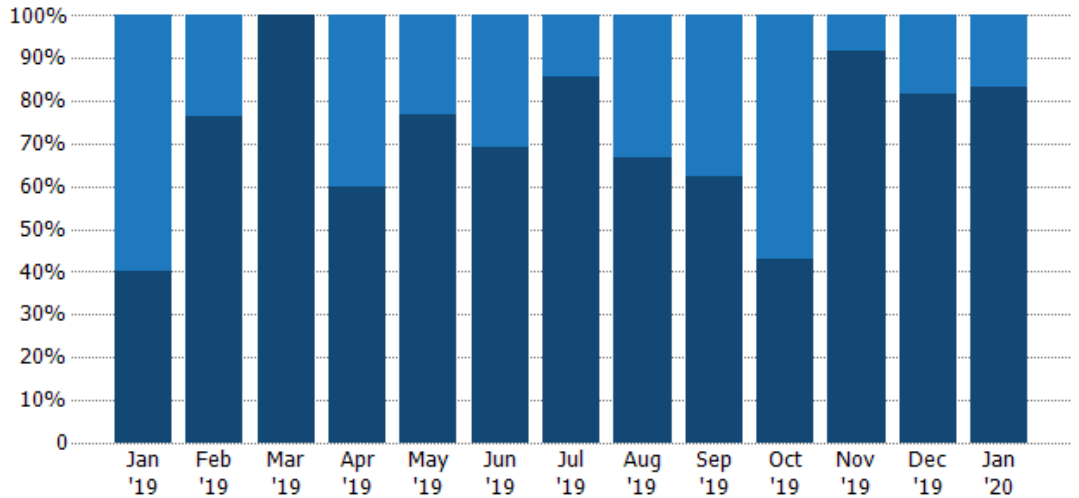
Current Year	\$5.74M	\$14.8M	\$7.03M	\$15.8M	\$9.69M	\$9.56M	\$10.1M	\$2.93M	\$6.03M	\$3.95M	\$9.2M	\$8.86M	\$10.2M
Prior Year	\$9.18M	\$8.83M	\$7.93M	\$6.96M	\$11.2M	\$9.71M	\$6.74M	\$6.14M	\$3.73M	\$10.9M	\$4.88M	\$4.29M	\$5.74M
Percent Change from Prior Year	-37%	67%	-11%	127%	-13%	-2%	50%	-52%	62%	-64%	89%	106%	77%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



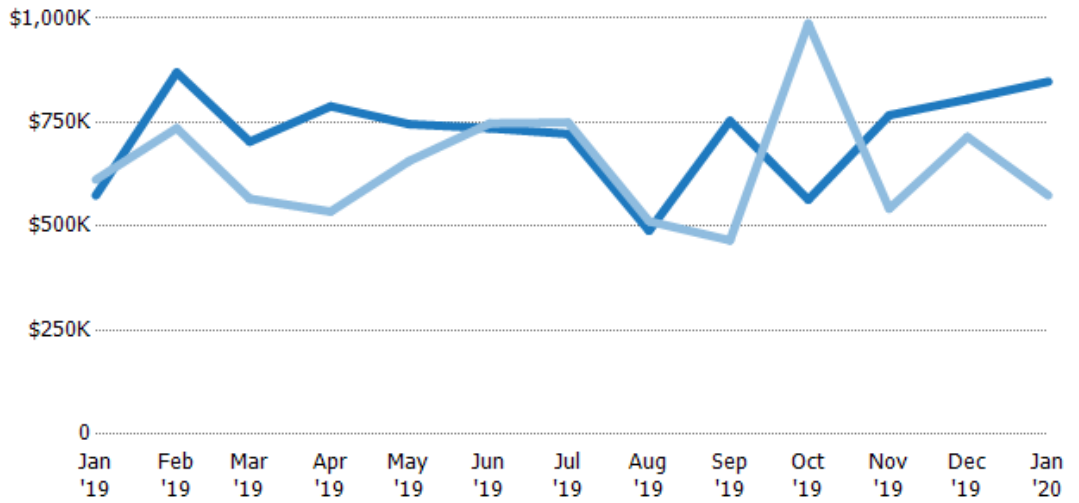
Condo/Townhouse	60%	24%	-	40%	23%	31%	14%	33%	38%	57%	8%	18%	17%
Single Family Residence	40%	76%	100%	60%	77%	69%	86%	67%	63%	43%	92%	82%	83%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Current Year	\$574K	\$870K	\$703K	\$788K	\$746K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K
Prior Year	\$612K	\$736K	\$566K	\$535K	\$657K	\$747K	\$749K	\$512K	\$466K	\$987K	\$542K	\$715K	\$574K
Percent Change from Prior Year	-6%	18%	24%	47%	14%	-2%	-4%	-4%	62%	-43%	41%	13%	48%

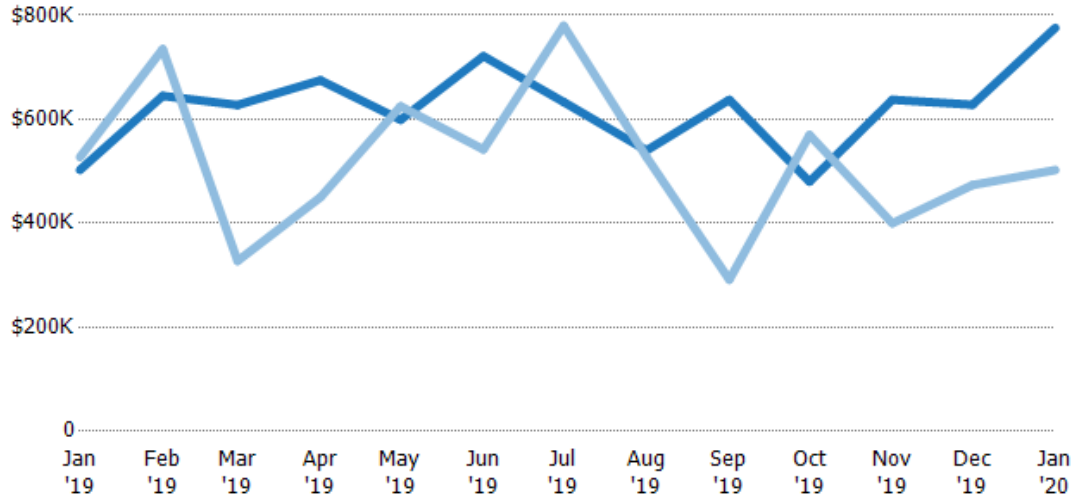
## Median Sales Price

The median sales price of the residential properties sold each month.

### Filters Used

Custom Area: Carefree, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price	% Chg.
Jan '20	\$776K	54.4%
Jan '19	\$503K	-4.6%
Jan '18	\$527K	4.6%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$503K	\$645K	\$628K	\$675K	\$599K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K
Prior Year	\$527K	\$735K	\$328K	\$450K	\$625K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K
Percent Change from Prior Year	-5%	-12%	92%	50%	-4%	33%	-19%	2%	119%	-16%	59%	33%	54%

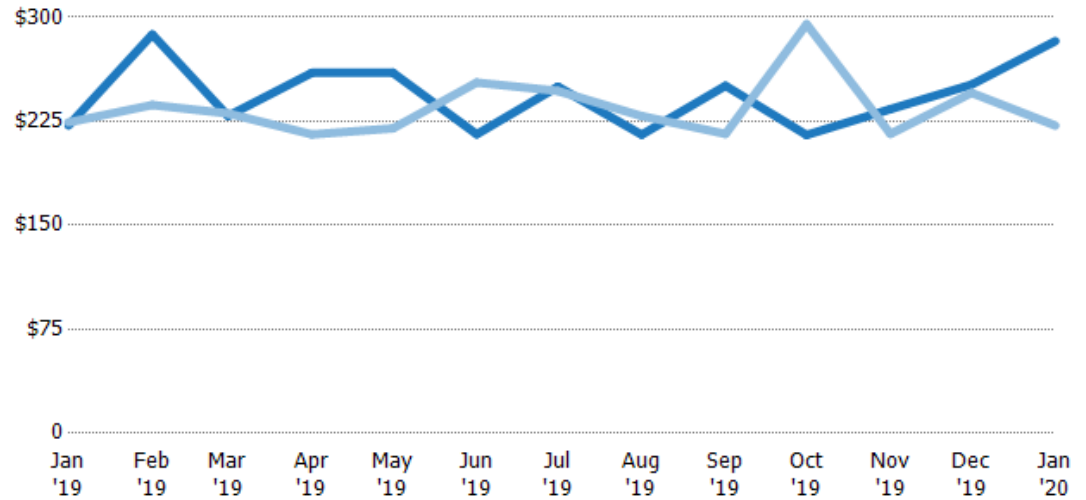
## Average Sales Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$283	27.5%
Jan '19	\$222	-1%
Jan '18	\$224	12.8%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$222	\$288	\$229	\$260	\$260	\$216	\$250	\$215	\$251	\$215	\$234	\$251	\$283
Prior Year	\$224	\$237	\$231	\$216	\$220	\$253	\$247	\$229	\$216	\$295	\$216	\$246	\$222
Percent Change from Prior Year	-1%	21%	-1%	21%	18%	-15%	1%	-6%	16%	-27%	8%	2%	27%

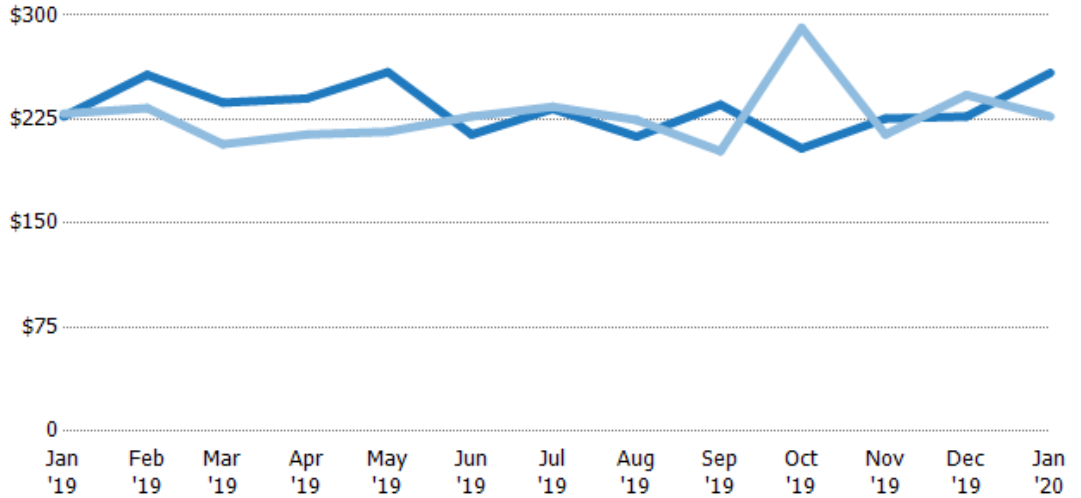
## Median Sales Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$259	13.9%
Jan '19	\$227	-0.9%
Jan '18	\$229	-6.3%



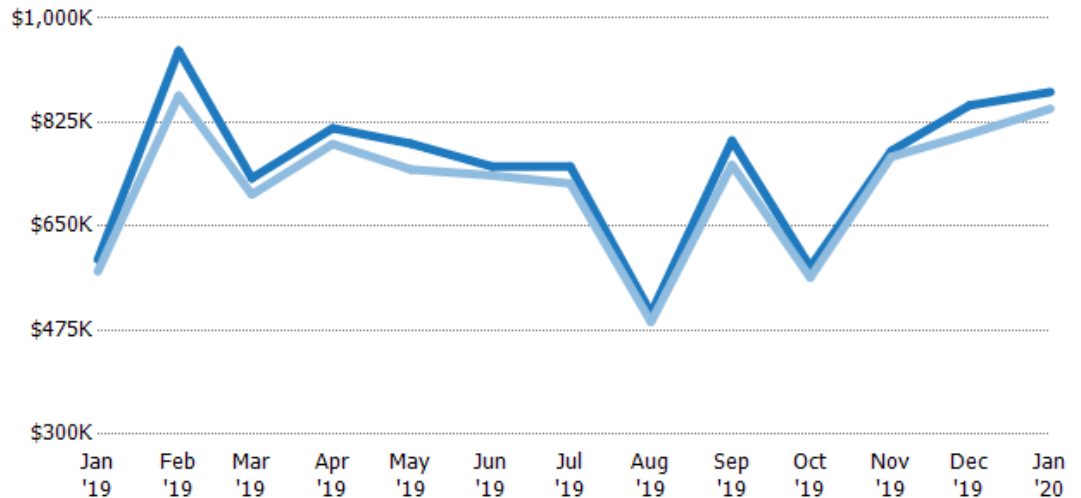
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$227	\$257	\$237	\$240	\$259	\$214	\$233	\$213	\$236	\$204	\$226	\$227	\$259
Prior Year	\$229	\$233	\$207	\$214	\$216	\$227	\$234	\$225	\$202	\$291	\$214	\$243	\$227
Percent Change from Prior Year	-1%	10%	14%	12%	20%	-6%	-1%	-5%	17%	-30%	5%	-6%	14%

## Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

### Filters Used

Custom Area: Carefree, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence



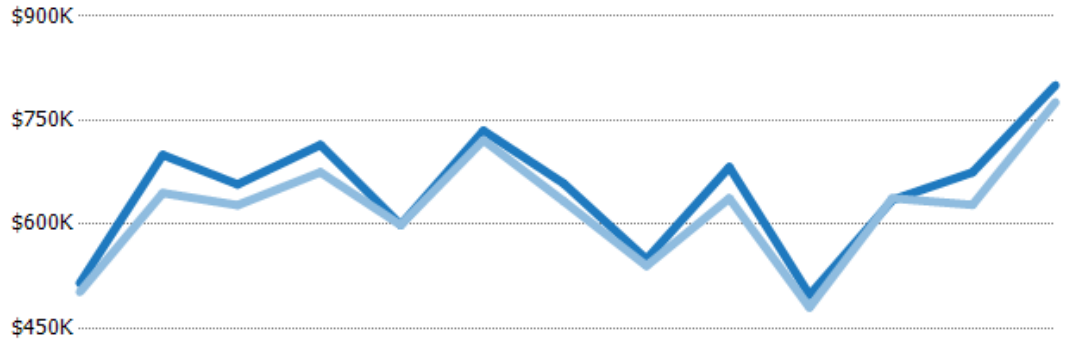
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Avg List Price	\$594K	\$945K	\$731K	\$815K	\$789K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K
Avg Sales Price	\$574K	\$870K	\$703K	\$788K	\$746K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K
Avg Sales Price as a % of Avg List Price	97%	92%	96%	97%	94%	98%	96%	97%	95%	97%	99%	94%	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,  
 Mobile/Manufactured, Single Family  
 Residence



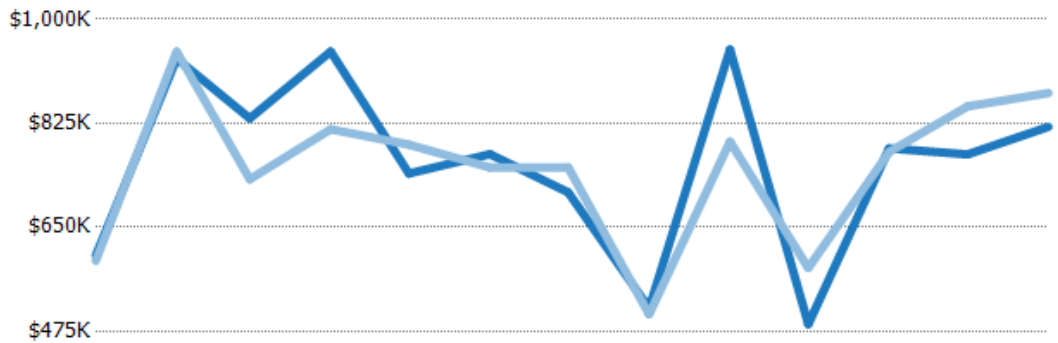
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median List Price	\$515K	\$700K	\$658K	\$715K	\$599K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K
Median Sales Price	\$503K	\$645K	\$628K	\$675K	\$599K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K
Med Sales Price as a % of Med List Price	98%	92%	95%	94%	100%	98%	96%	98%	93%	96%	100%	93%	97%

## Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

### Filters Used

Custom Area: Carefree, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Avg Est Value	\$602K	\$934K	\$833K	\$946K	\$741K	\$773K	\$709K	\$514K	\$949K	\$487K	\$783K	\$773K	\$819K
Avg Sales Price	\$594K	\$945K	\$731K	\$815K	\$789K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K
Avg Sales Price as a % of Avg Est Value	99%	101%	88%	86%	107%	97%	106%	98%	84%	119%	99%	110%	107%

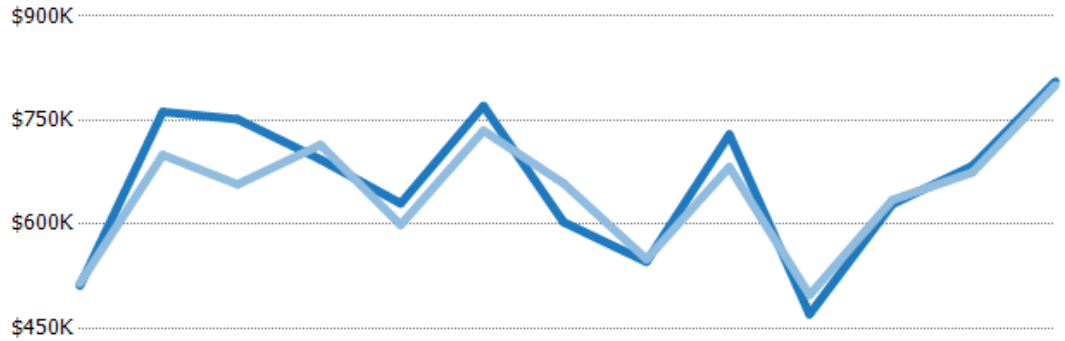


## Median Sales Price vs Median Est Value

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,  
 Mobile/Manufactured, Single Family  
 Residence



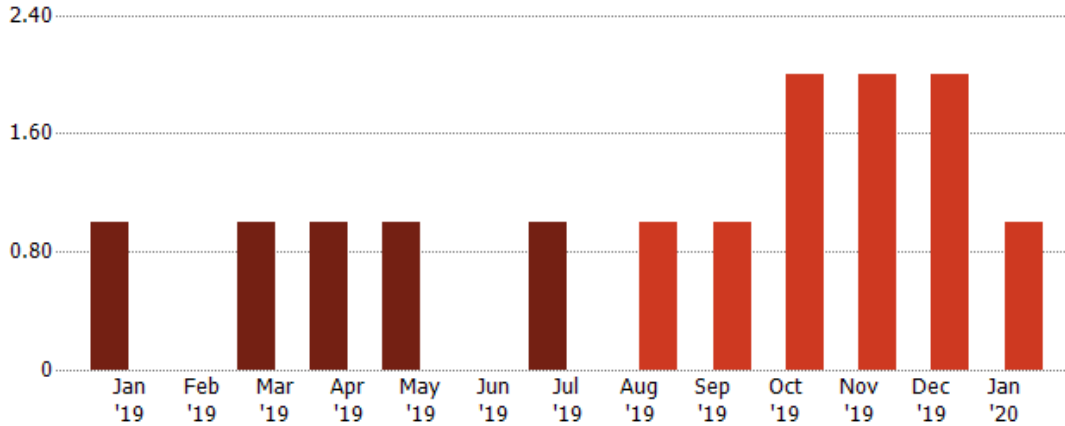
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median Est Value	\$511K	\$762K	\$752K	\$693K	\$630K	\$771K	\$603K	\$546K	\$729K	\$470K	\$629K	\$684K	\$806K
Median Sales Price	\$515K	\$700K	\$658K	\$715K	\$599K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K
Med Sales Price as a % of Med Est Value	101%	92%	87%	103%	95%	95%	109%	101%	94%	106%	101%	99%	99%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



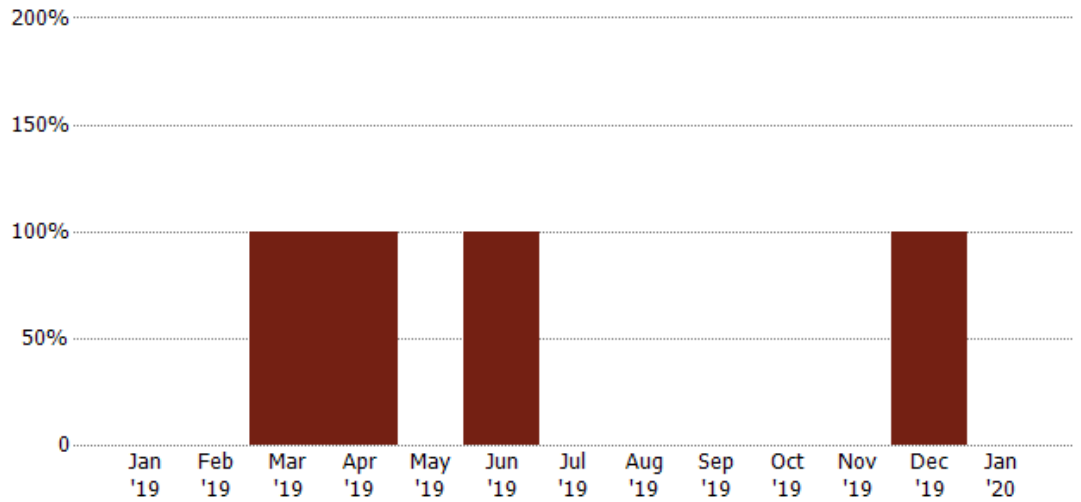
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	1	-	1	1	1	-	1	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	1	1	2	2	2	1
Percent Change from Prior Year	100%	-	100%	100%	100%	-	100%	-100%	-100%	-100%	-100%	-100%	-100%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

Custom Area: Carefree, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence



■ Current Year



## Sales Activity by ZIP

Jan 2020

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	20	\$14,000,900	12	\$10,173,100	\$847,758	\$776,000	\$273	\$251	68