



2020

CAREFREE MARKET REPORT March 2020



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	19	22	-13.6%	70	67	+4.5%
New Listing Volume	\$19,294,300	\$21,130,100	-8.7%	\$66,957,299	\$62,626,148	+6.9%
Active Listing Count	–	89	–	N/A	N/A	
Active Listing Volume	–	\$92,146,895	–	N/A	N/A	
Average Listing Price	–	\$1,035,358	–	\$1,175,551	\$998,139	+17.8%
Median Listing Price	–	\$829,000	–	\$993,519	\$808,829	+22.8%
Average Listing Price per Sq Ft	–	\$277	–	\$304	\$275	+10.6%
Median Listing Price per Sq Ft	–	\$265	–	\$284	\$256	+10.7%
Median Days in RPR	–	76	–	47.24	75.08	-37.1%
Months of Inventory	–	5.2	-100%	4.2	6.7	-38.3%
Absorption Rate	–	19.1%	–	24.05%	14.83%	+9.2%
Sales Activity Charts Metrics						
New Pending Sales Count	25	24	+4.2%	75	55	+36.4%
New Pending Sales Volume	\$20,410,700	\$18,774,650	+8.7%	\$64,452,700	\$48,256,349	+33.6%
Pending Sales Count	–	17	–	N/A	N/A	
Pending Sales Volume	–	\$10,902,900	–	N/A	N/A	
Closed Sales Count	15	11	+36.4%	37	38	-2.6%
Closed Sales Volume	\$10,265,500	\$9,433,210	+8.8%	\$27,535,400	\$29,957,124	-8.1%
Average Sales Price	\$684,367	\$857,565	-20.2%	\$744,200	\$788,345	-5.6%
Median Sales Price	\$665,000	\$645,000	+3.1%	\$693,568	\$607,500	+14.2%
Average Sales Price per Sq Ft	\$291	\$237	+22.7%	\$285	\$256	+11.4%
Median Sales Price per Sq Ft	\$259	\$251	+3.2%	\$261	\$248	+5%
Distressed Charts Metrics						
Distressed Listing Count	–	–	–	N/A	N/A	

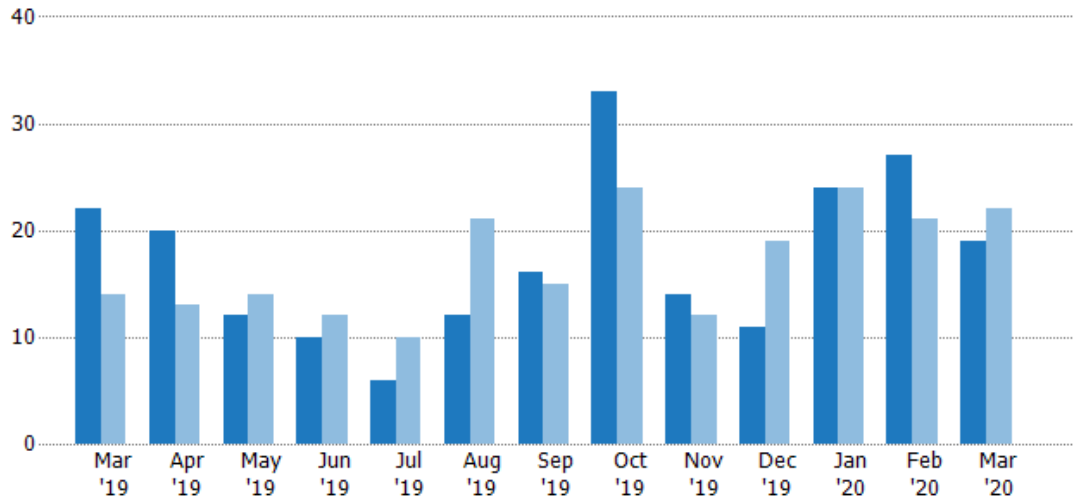
New Listings

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.
Mar '20	19	-13.6%
Mar '19	22	57.1%
Mar '18	14	64.3%



Current Year	22	20	12	10	6	12	16	33	14	11	24	27	19
Prior Year	14	13	14	12	10	21	15	24	12	19	24	21	22
Percent Change from Prior Year	57%	54%	-14%	-17%	-40%	-43%	7%	38%	17%	-42%	0%	29%	-14%

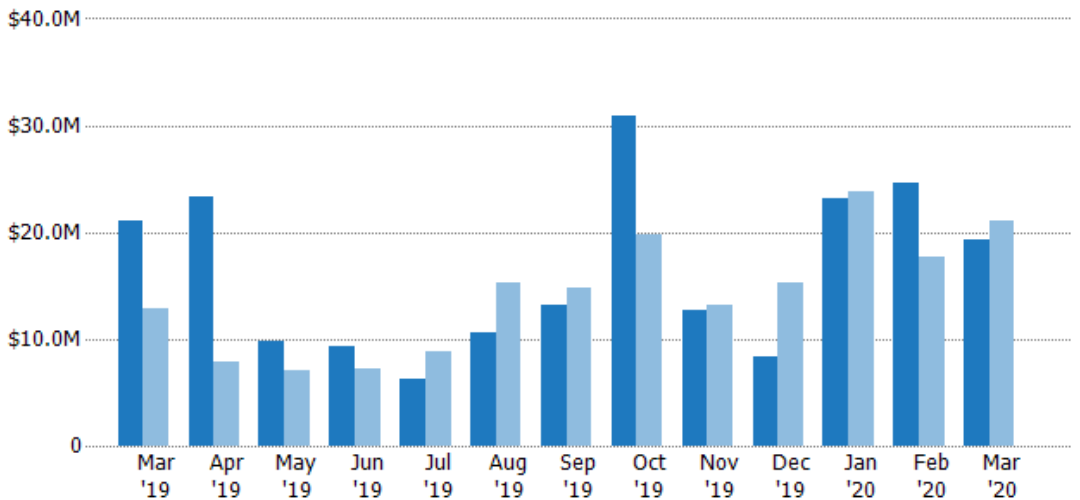
New Listing Volume

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.
Mar '20	\$19.3M	-8.7%
Mar '19	\$21.1M	65%
Mar '18	\$12.8M	22%



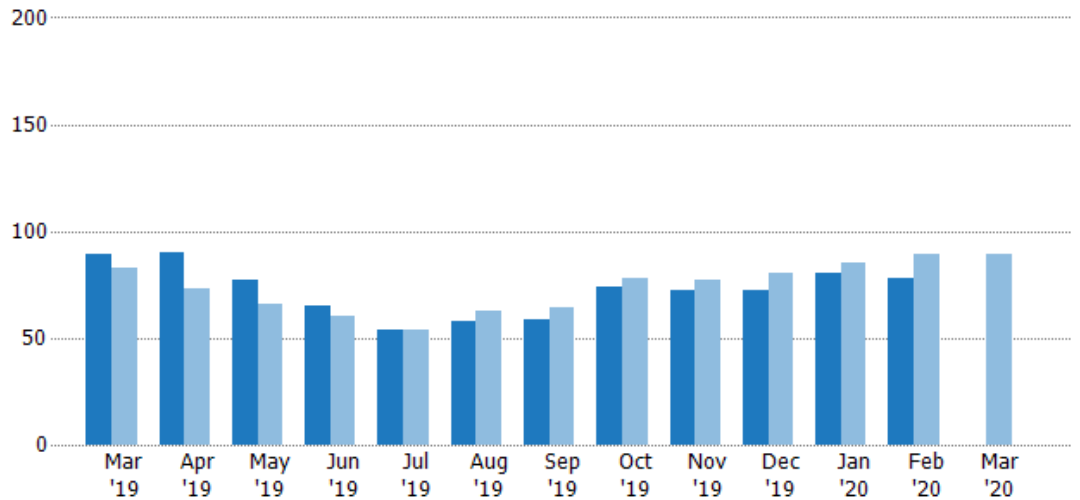
Current Year	\$21.1M	\$23.3M	\$9.78M	\$9.24M	\$6.24M	\$10.5M	\$13.2M	\$30.8M	\$12.7M	\$8.42M	\$23.1M	\$24.6M	\$19.3M
Prior Year	\$12.8M	\$7.92M	\$7.13M	\$7.28M	\$8.83M	\$15.3M	\$14.8M	\$19.8M	\$13.2M	\$15.2M	\$23.8M	\$17.7M	\$21.1M
Percent Change from Prior Year	65%	194%	37%	27%	-29%	-31%	-11%	56%	-4%	-45%	-3%	39%	-9%

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



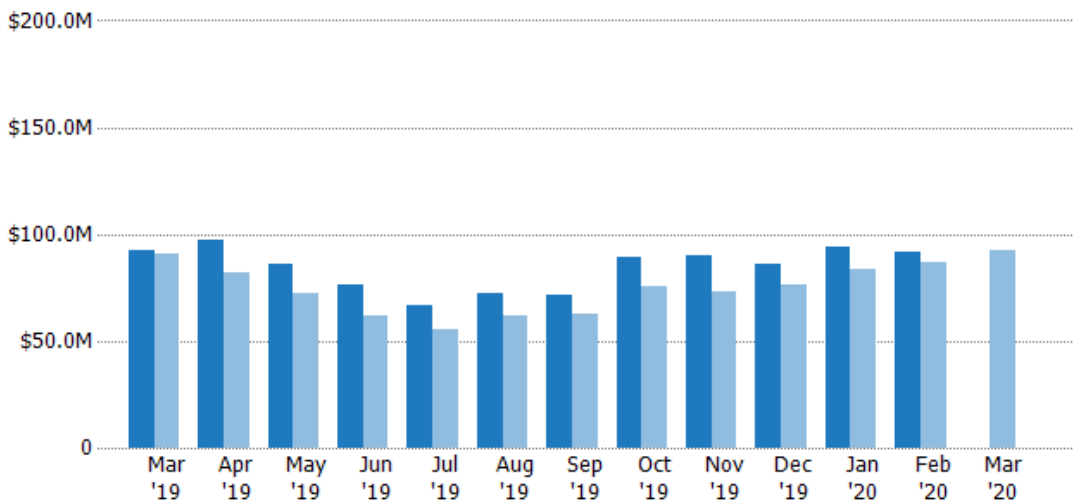
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	89	90	77	65	54	58	59	74	72	72	80	78	-
Prior Year	83	73	66	60	54	63	64	78	77	80	85	89	89
Percent Change from Prior Year	7%	23%	17%	8%	0%	-8%	-8%	-5%	-6%	-10%	-6%	-12%	-100%

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



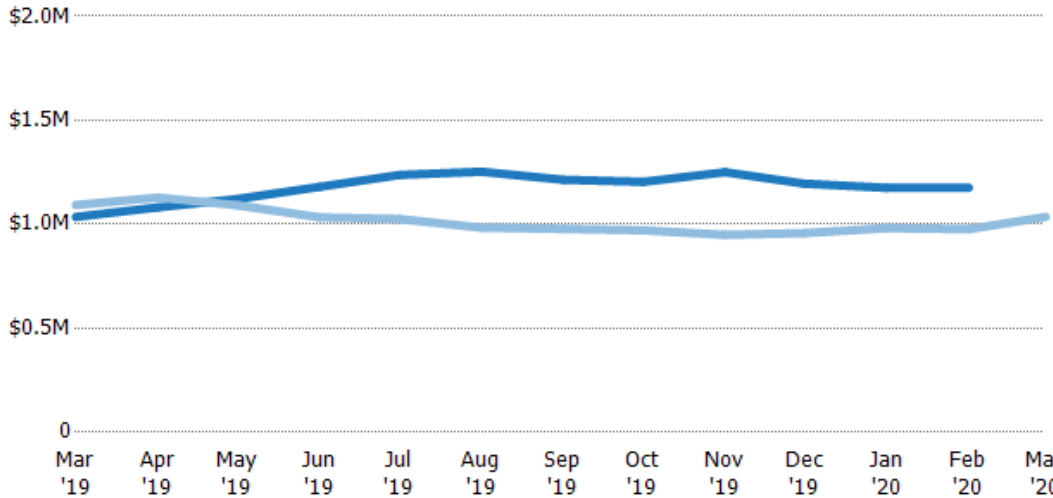
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$92.1M	\$97.3M	\$86.4M	\$76.7M	\$66.8M	\$72.7M	\$71.6M	\$89.1M	\$90M	\$86.1M	\$94M	\$91.7M	-
Prior Year	\$90.7M	\$82.4M	\$72M	\$62M	\$55.4M	\$62M	\$62.6M	\$75.7M	\$73.1M	\$76.6M	\$83.4M	\$86.9M	\$92.1M
Percent Change from Prior Year	2%	18%	20%	24%	21%	17%	14%	18%	23%	12%	13%	5%	-100%

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



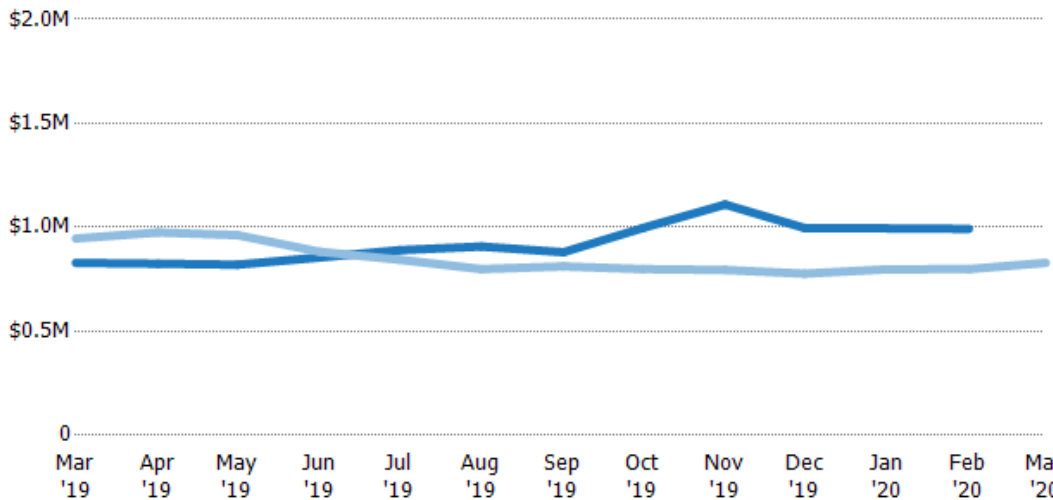
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$1.04M	\$1.08M	\$1.12M	\$1.18M	\$1.24M	\$1.25M	\$1.21M	\$1.2M	\$1.25M	\$1.2M	\$1.18M	\$1.18M	-
Prior Year	\$1.09M	\$1.13M	\$1.09M	\$1.03M	\$1.03M	\$984K	\$978K	\$971K	\$949K	\$958K	\$982K	\$977K	\$1.04M
Percent Change from Prior Year	-5%	-4%	3%	14%	21%	27%	24%	24%	32%	25%	20%	20%	-100%

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



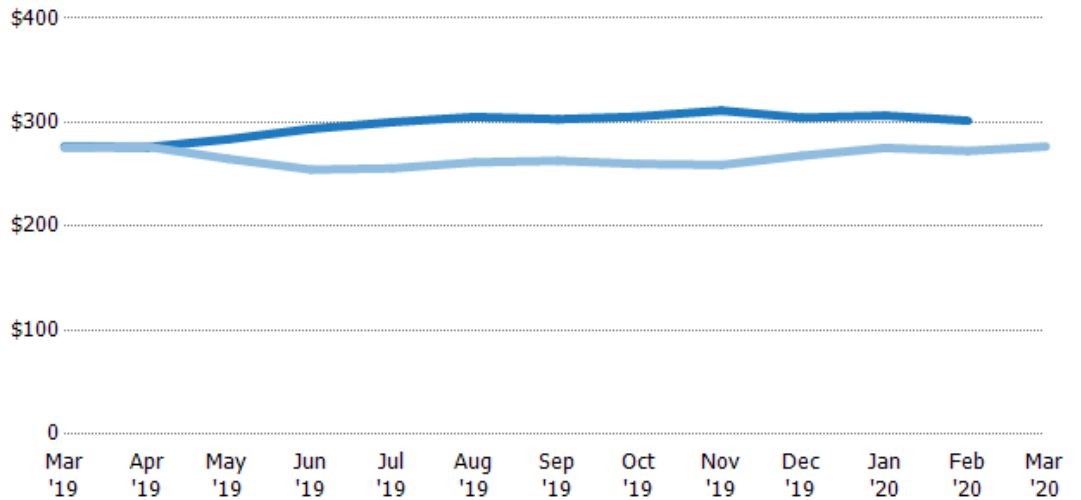
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$829K	\$825K	\$820K	\$855K	\$890K	\$908K	\$880K	\$997K	\$1.11M	\$997K	\$995K	\$992K	-
Prior Year	\$946K	\$975K	\$962K	\$882K	\$845K	\$799K	\$812K	\$799K	\$795K	\$777K	\$798K	\$799K	\$829K
Percent Change from Prior Year	-12%	-15%	-15%	-3%	5%	14%	8%	25%	40%	28%	25%	24%	-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,
Mobile/Manufactured, Single Family
Residence



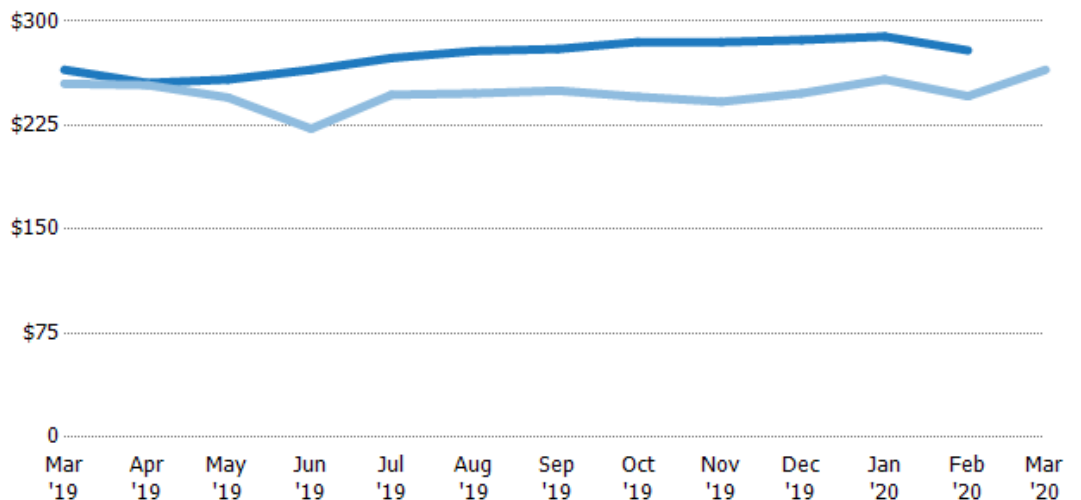
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$277	\$276	\$284	\$294	\$300	\$305	\$303	\$305	\$311	\$304	\$306	\$302	-
Prior Year	\$275	\$277	\$265	\$255	\$256	\$261	\$263	\$260	\$259	\$268	\$275	\$272	\$277
Percent Change from Prior Year	0%	0%	7%	15%	17%	17%	15%	18%	20%	14%	11%	11%	-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,
Mobile/Manufactured, Single Family
Residence



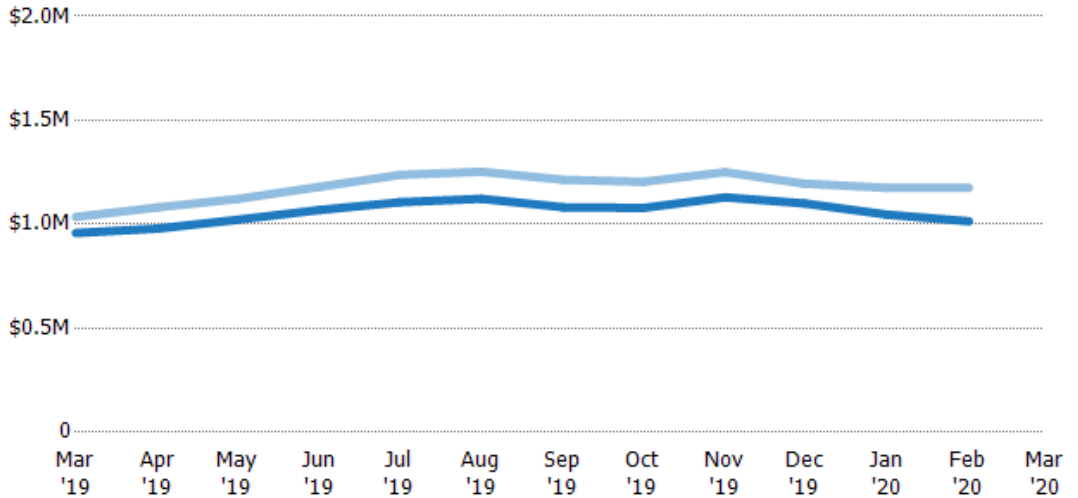
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$265	\$256	\$258	\$265	\$274	\$279	\$280	\$285	\$285	\$287	\$289	\$279	-
Prior Year	\$255	\$254	\$245	\$223	\$247	\$248	\$250	\$246	\$242	\$248	\$258	\$246	\$265
Percent Change from Prior Year	4%	1%	5%	19%	11%	12%	12%	16%	18%	16%	12%	13%	-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,
 Mobile/Manufactured, Single Family
 Residence



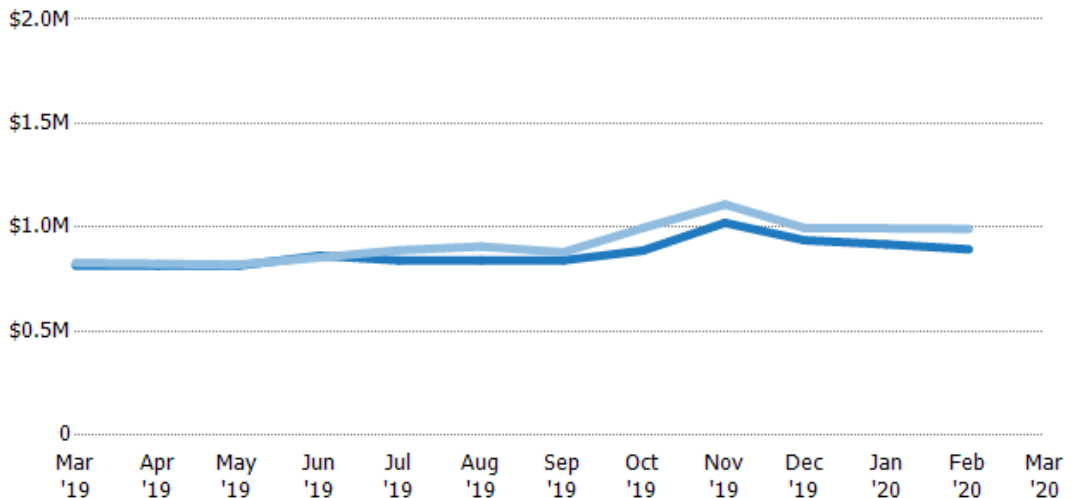
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$958K	\$979K	\$1.02M	\$1.07M	\$1.11M	\$1.12M	\$1.08M	\$1.08M	\$1.13M	\$1.1M	\$1.05M	\$1.01M	-
Avg Listing Price	\$1.04M	\$1.08M	\$1.12M	\$1.18M	\$1.24M	\$1.25M	\$1.21M	\$1.2M	\$1.25M	\$1.2M	\$1.18M	\$1.18M	-
Avg Listing Price as a % of Avg Est Value	108%	110%	110%	110%	112%	112%	112%	112%	111%	109%	112%	116%	-

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



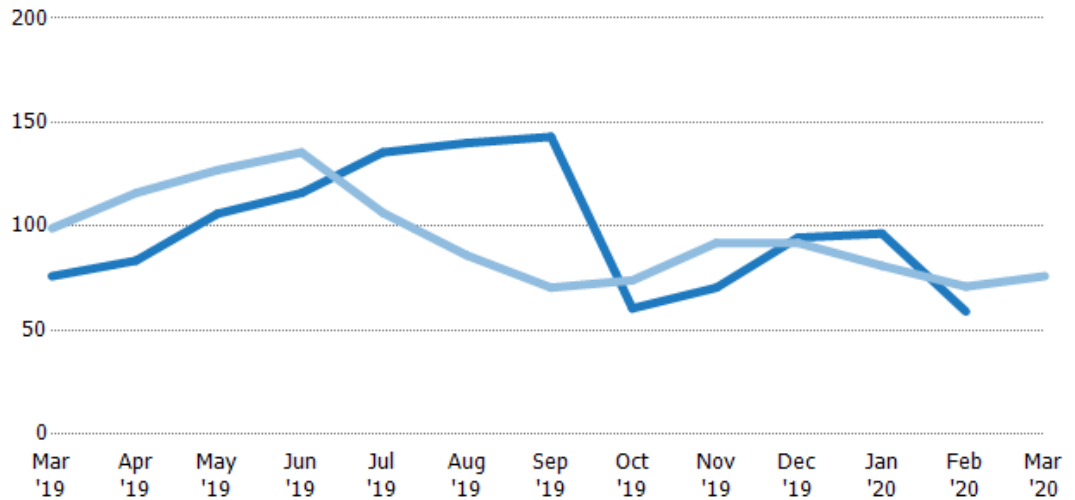
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$815K	\$815K	\$815K	\$863K	\$841K	\$841K	\$841K	\$888K	\$1.02M	\$938K	\$918K	\$894K	-
Median Listing Price	\$829K	\$825K	\$820K	\$855K	\$890K	\$908K	\$880K	\$997K	\$1.11M	\$997K	\$995K	\$992K	-
Med Listing Price as a % of Med Est Value	102%	101%	101%	99%	106%	108%	105%	112%	109%	106%	108%	111%	-

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



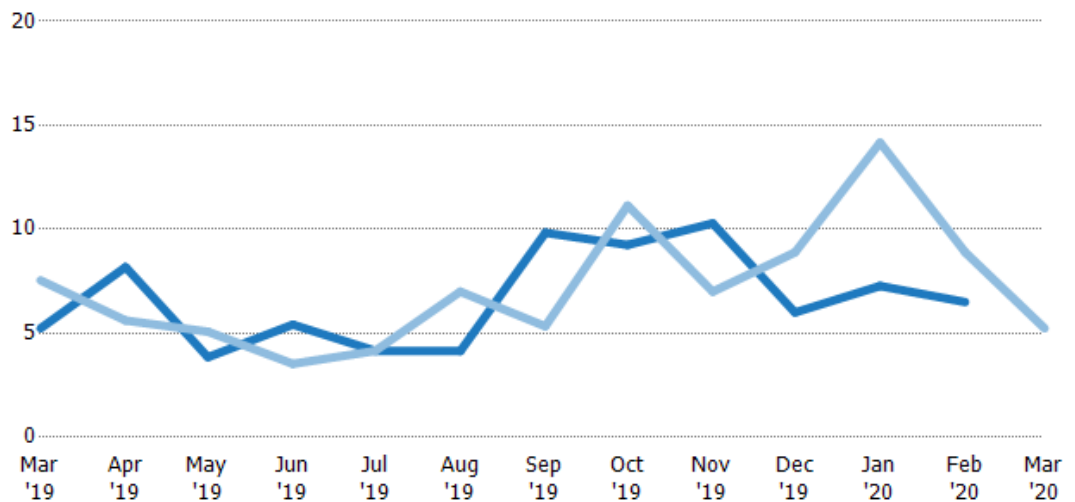
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	76	83.5	106	116	136	140	143	60.5	70.5	94.5	96.5	59	-
Prior Year	99	116	127	136	107	86	70.5	74	92	92	81	71	76
Percent Change from Prior Year	-23%	-28%	-17%	-14%	27%	63%	103%	-18%	-23%	3%	19%	-17%	-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,
 Mobile/Manufactured, Single Family
 Residence



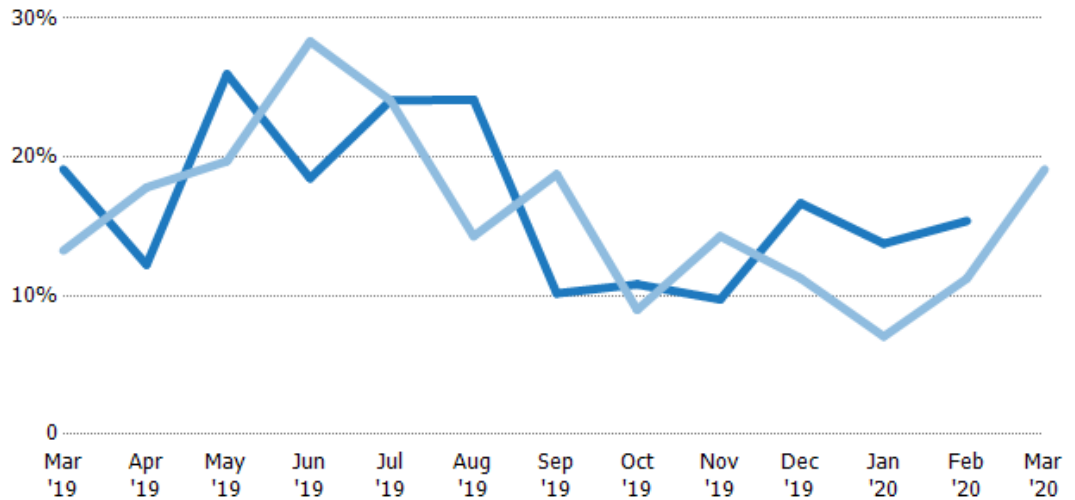
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	5.24	8.18	3.85	5.42	4.15	4.14	9.83	9.25	10.3	6	7.27	6.5	-
Prior Year	7.55	5.62	5.08	3.53	4.15	7	5.33	11.1	7	8.89	14.2	8.9	5.24
Percent Change from Prior Year	-31%	46%	-24%	53%	0%	-41%	84%	-17%	47%	-32%	-49%	-27%	-100%

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



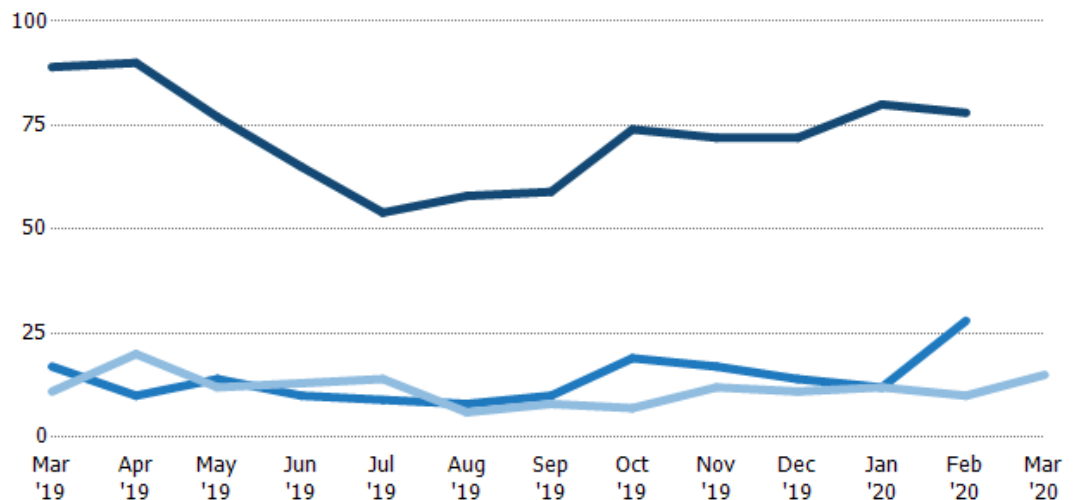
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	19%	12%	26%	18%	24%	24%	10%	11%	10%	17%	14%	15%	-
Prior Year	13%	18%	20%	28%	24%	14%	19%	9%	14%	11%	7%	11%	19%
Change from Prior Year	-6%	6%	-6%	10%	0%	-10%	9%	-2%	5%	-5%	-7%	-4%	19%

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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	89	90	77	65	54	58	59	74	72	72	80	78	-
Pending	17	10	14	10	9	8	10	19	17	14	12	28	-
Sold	11	20	12	13	14	6	8	7	12	11	12	10	15

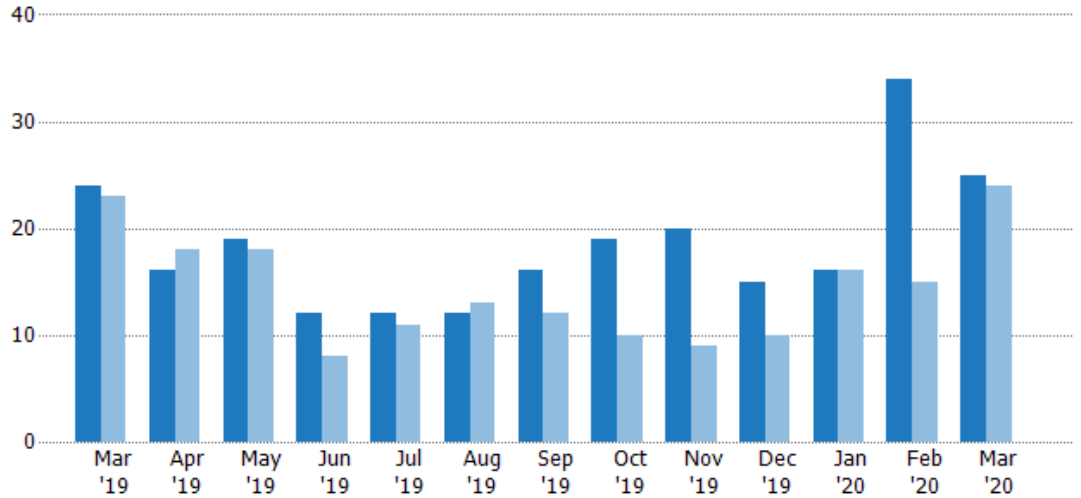
New Pending Sales

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.
Mar '20	25	4.2%
Mar '19	24	4.3%
Mar '18	23	-4.3%



Current Year	24	16	19	12	12	12	16	19	20	15	16	34	25
Prior Year	23	18	18	8	11	13	12	10	9	10	16	15	24
Percent Change from Prior Year	4%	-11%	6%	50%	9%	-8%	33%	90%	122%	50%	0%	127%	4%

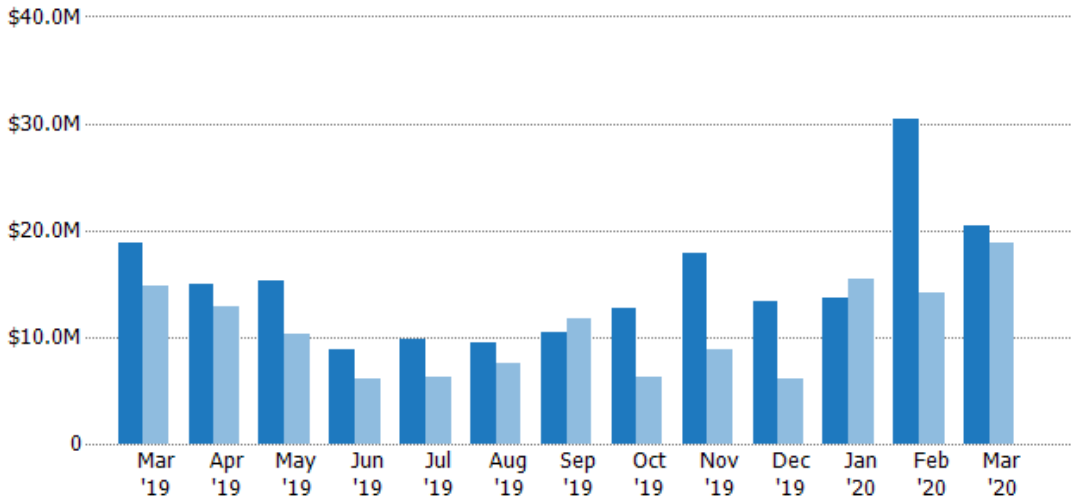
New Pending Sales Volume

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.
Mar '20	\$20.4M	8.7%
Mar '19	\$18.8M	27%
Mar '18	\$14.8M	15%



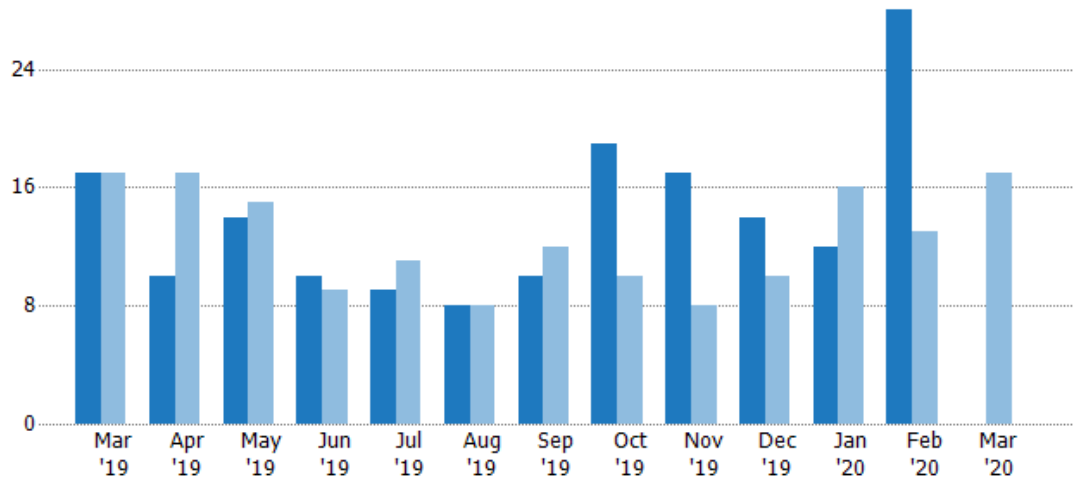
Current Year	\$18.8M	\$15M	\$15.3M	\$8.84M	\$9.79M	\$9.52M	\$10.4M	\$12.7M	\$17.8M	\$13.3M	\$13.7M	\$30.3M	\$20.4M
Prior Year	\$14.8M	\$12.9M	\$10.3M	\$6.05M	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.15M	\$15.4M	\$14.1M	\$18.8M
Percent Change from Prior Year	27%	16%	48%	46%	58%	26%	-12%	101%	101%	116%	-11%	115%	9%

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



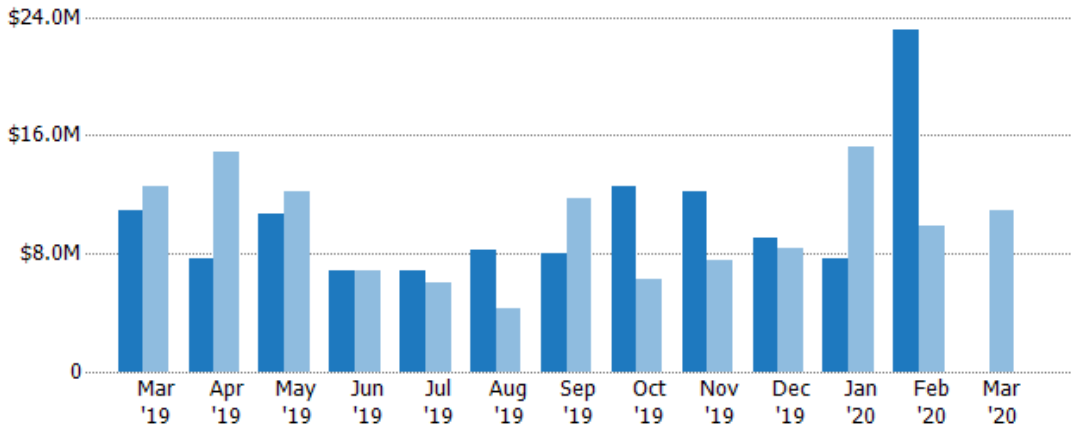
Current Year	17	10	14	10	9	8	10	19	17	14	12	28	-
Prior Year	17	17	15	9	11	8	12	10	8	10	16	13	17
Percent Change from Prior Year	0%	-41%	-7%	11%	-18%	0%	-17%	90%	113%	40%	-25%	115%	-100%

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



Current Year	\$10.9M	\$7.67M	\$10.6M	\$6.87M	\$6.86M	\$8.23M	\$8.05M	\$12.6M	\$12.2M	\$9.1M	\$7.7M	\$23.1M	-
Prior Year	\$12.6M	\$14.9M	\$12.2M	\$6.84M	\$5.98M	\$4.3M	\$11.7M	\$6.32M	\$7.6M	\$8.33M	\$15.2M	\$9.88M	\$10.9M
Percent Change from Prior Year	-13%	-48%	-13%	0%	15%	91%	-31%	99%	60%	9%	-49%	134%	-100%

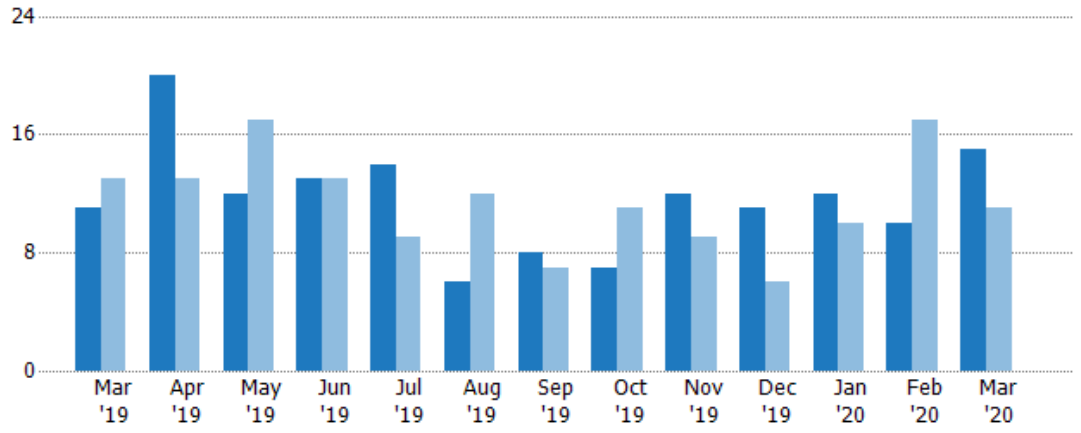
Closed Sales

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.
Mar '20	15	36.4%
Mar '19	11	-15.4%
Mar '18	13	-23.1%



Current Year	11	20	12	13	14	6	8	7	12	11	12	10	15
Prior Year	13	13	17	13	9	12	7	11	9	6	10	17	11
Percent Change from Prior Year	-15%	54%	-29%	0%	56%	-50%	14%	-36%	33%	83%	20%	-41%	36%

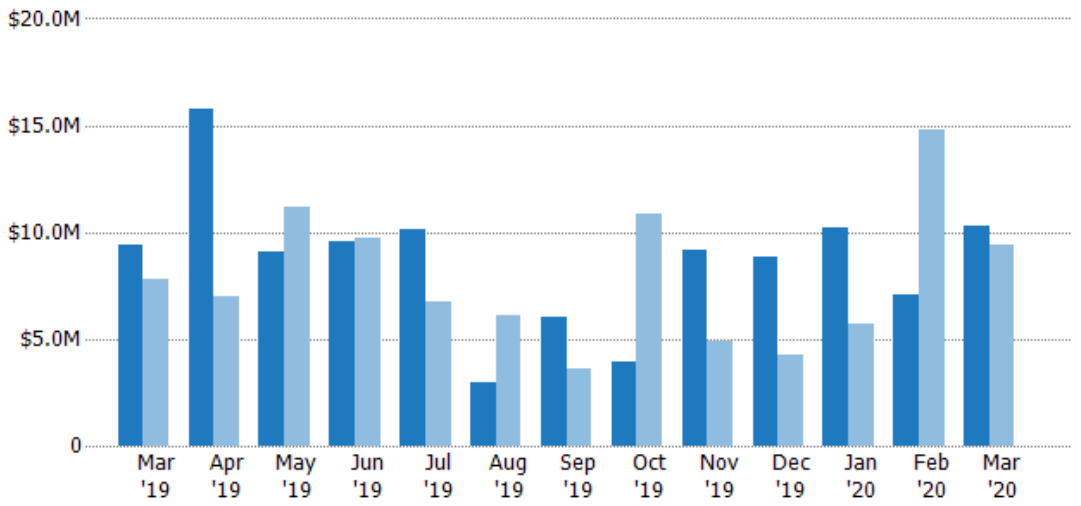
Closed Sales Volume

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.
Mar '20	\$10.3M	8.8%
Mar '19	\$9.43M	20.8%
Mar '18	\$7.81M	-17.4%



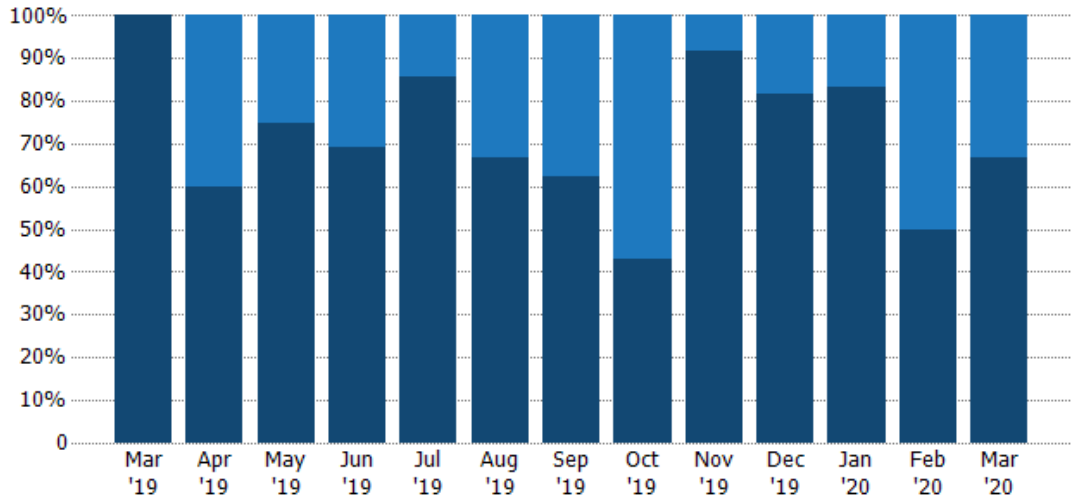
Current Year	\$9.43M	\$15.8M	\$9.09M	\$9.56M	\$10.1M	\$2.93M	\$6.03M	\$3.95M	\$9.2M	\$8.86M	\$10.2M	\$7.1M	\$10.3M
Prior Year	\$7.81M	\$6.96M	\$11.2M	\$9.71M	\$6.74M	\$6.14M	\$3.61M	\$10.9M	\$4.88M	\$4.29M	\$5.74M	\$14.8M	\$9.43M
Percent Change from Prior Year	21%	127%	-19%	-2%	50%	-52%	67%	-64%	89%	106%	77%	-52%	9%

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



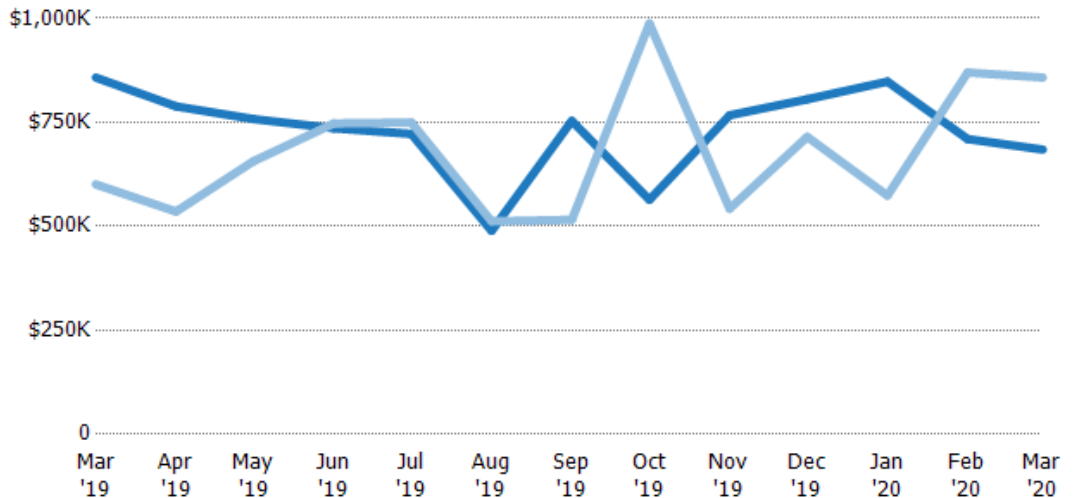
Property Type	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Condo/Townhouse	-	40%	25%	31%	14%	33%	38%	57%	8%	18%	17%	50%	33%
Single Family Residence	100%	60%	75%	69%	86%	67%	63%	43%	92%	82%	83%	50%	67%

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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Mar '20	\$684K	-20.2%
Mar '19	\$858K	42.8%
Mar '18	\$601K	7.4%

Property Type	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$858K	\$788K	\$758K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$710K	\$684K
Prior Year	\$601K	\$535K	\$657K	\$747K	\$749K	\$512K	\$516K	\$987K	\$542K	\$715K	\$574K	\$870K	\$858K
Percent Change from Prior Year	43%	47%	15%	-2%	-4%	-4%	46%	-43%	41%	13%	48%	-18%	-20%

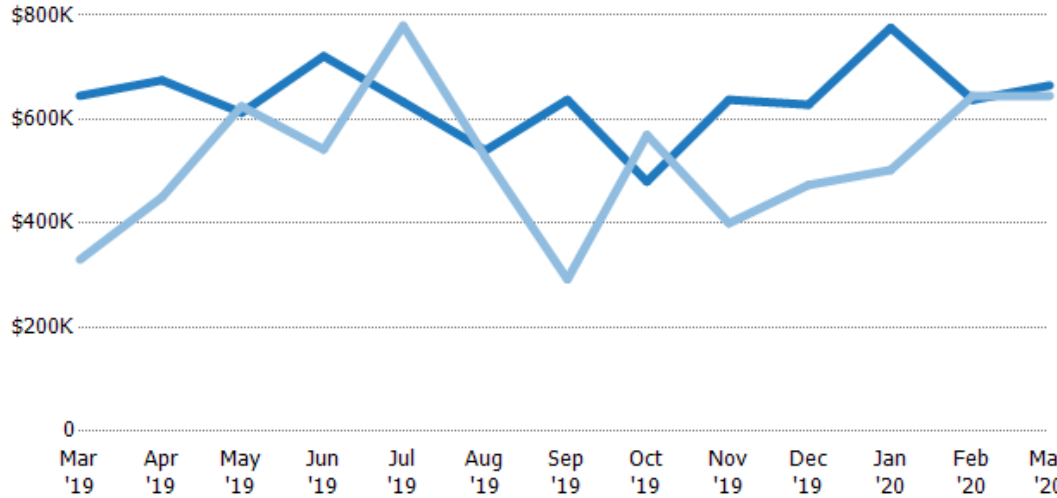
Median Sales Price

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.
Mar '20	\$665K	3.1%
Mar '19	\$645K	95.5%
Mar '18	\$330K	48.6%



Current Year	\$645K	\$675K	\$613K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$638K	\$665K
Prior Year	\$330K	\$450K	\$625K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$645K
Percent Change from Prior Year	95%	50%	-2%	33%	-19%	2%	118%	-16%	59%	33%	54%	-1%	3%

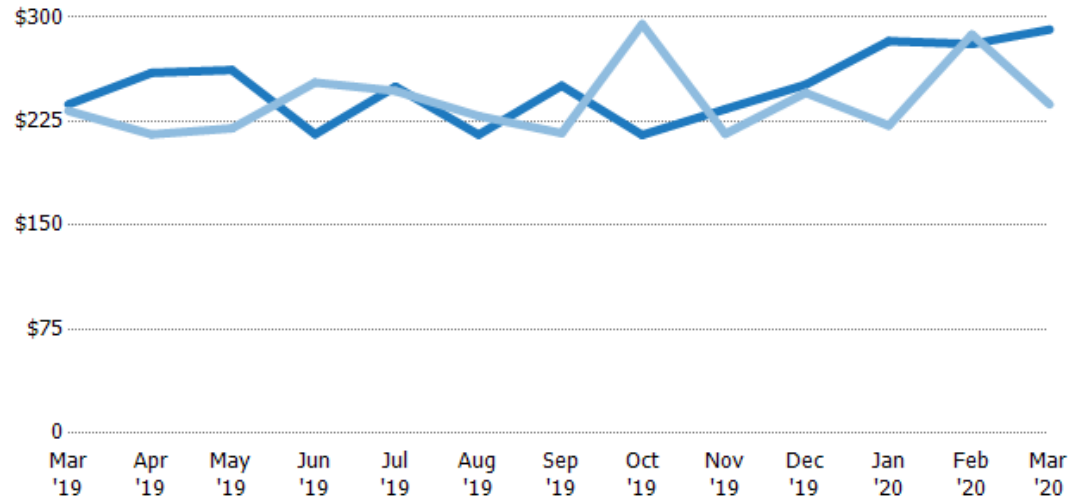
Average Sales Price per Sq Ft

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.
Mar '20	\$291	22.7%
Mar '19	\$237	2%
Mar '18	\$232	-11.7%



Current Year	\$237	\$260	\$262	\$216	\$250	\$215	\$251	\$215	\$234	\$251	\$283	\$281	\$291
Prior Year	\$232	\$216	\$220	\$253	\$247	\$229	\$216	\$295	\$216	\$246	\$222	\$288	\$237
Percent Change from Prior Year	2%	21%	19%	-15%	1%	-6%	16%	-27%	8%	2%	27%	-2%	23%

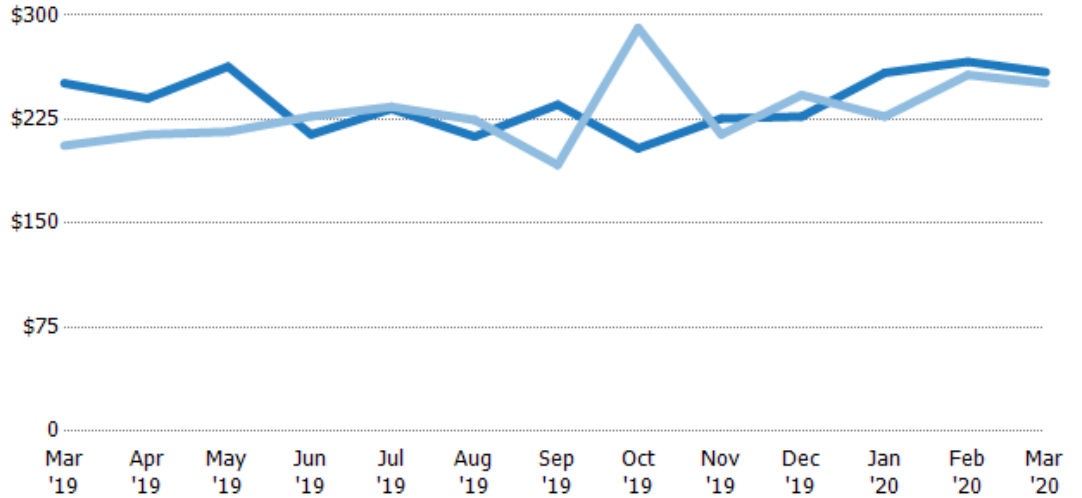
Median Sales Price per Sq Ft

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.
Mar '20	\$259	3.2%
Mar '19	\$251	21.8%
Mar '18	\$206	-10.2%



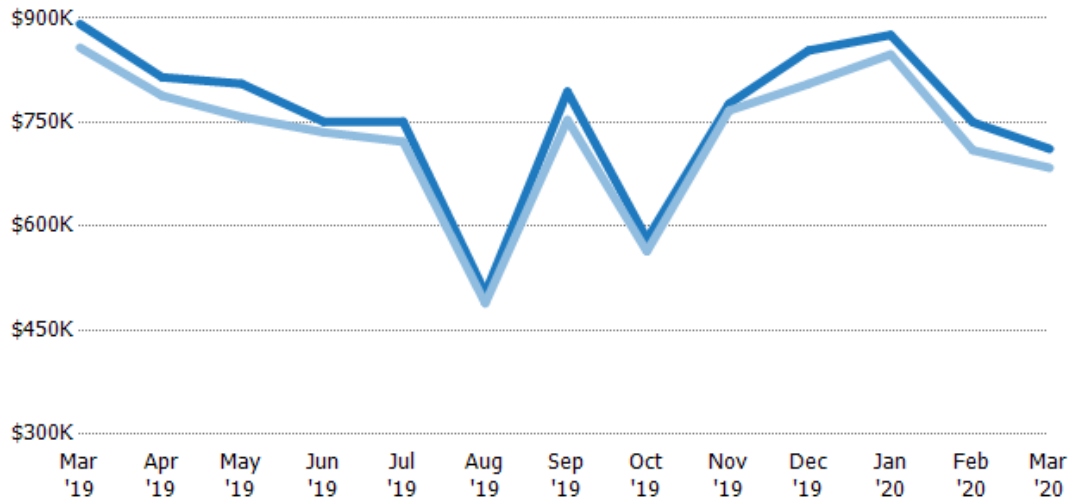
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$251	\$240	\$263	\$214	\$233	\$213	\$236	\$204	\$226	\$227	\$259	\$267	\$259
Prior Year	\$206	\$214	\$216	\$227	\$234	\$225	\$192	\$291	\$214	\$243	\$227	\$257	\$251
Percent Change from Prior Year	22%	12%	22%	-6%	-1%	-5%	23%	-30%	5%	-6%	14%	4%	3%

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



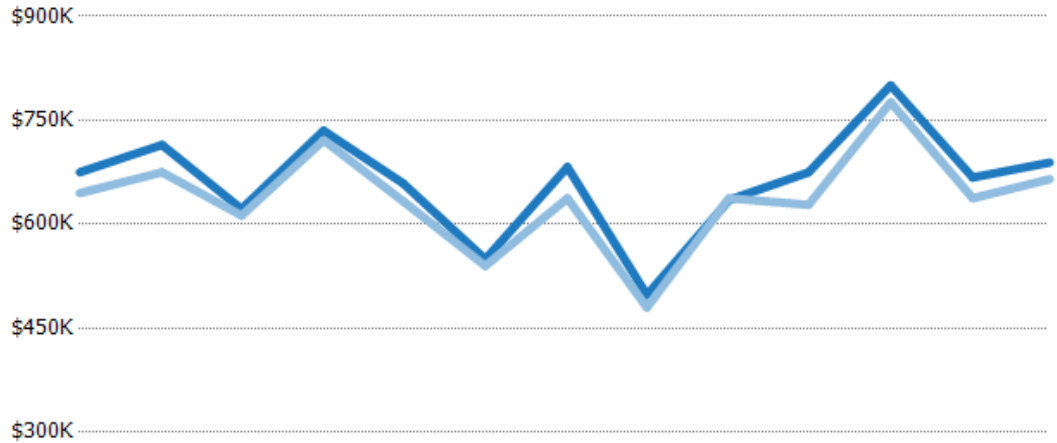
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg List Price	\$892K	\$815K	\$806K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$750K	\$712K
Avg Sales Price	\$858K	\$788K	\$758K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$710K	\$684K
Avg Sales Price as a % of Avg List Price	96%	97%	94%	98%	96%	97%	95%	97%	99%	94%	97%	95%	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,
 Mobile/Manufactured, Single Family
 Residence



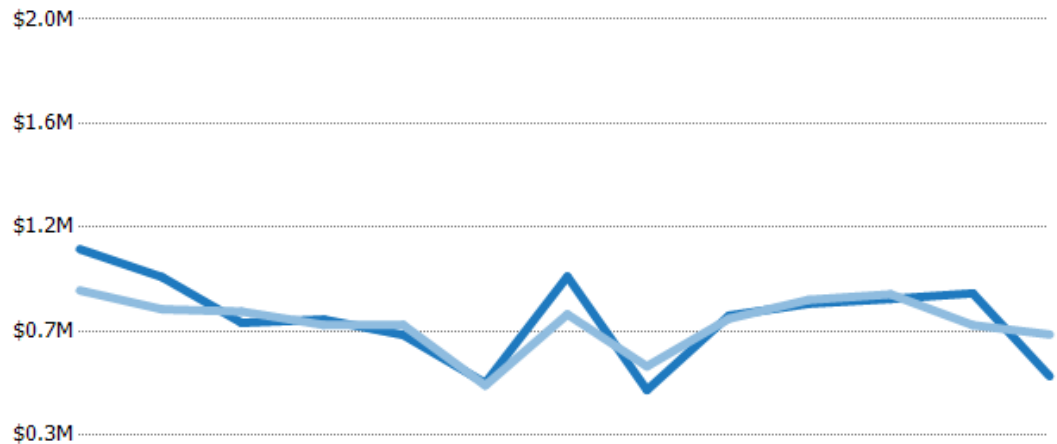
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median List Price	\$675K	\$715K	\$622K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$668K	\$689K
Median Sales Price	\$645K	\$675K	\$613K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$638K	\$665K
Med Sales Price as a % of Med List Price	96%	94%	98%	98%	96%	98%	93%	96%	100%	93%	97%	96%	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



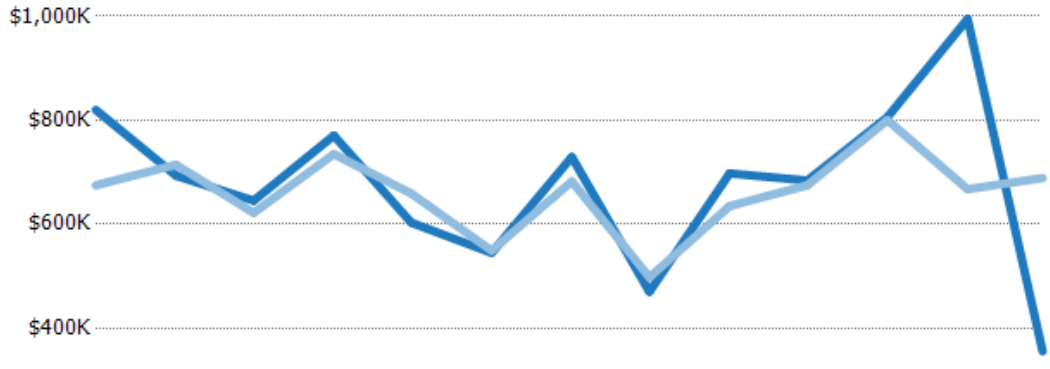
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$1.06M	\$946K	\$760K	\$773K	\$710K	\$513K	\$949K	\$485K	\$789K	\$837K	\$857K	\$880K	\$541K
Avg Sales Price	\$892K	\$815K	\$806K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$750K	\$712K
Avg Sales Price as a % of Avg Est Value	84%	86%	106%	97%	106%	98%	84%	120%	98%	102%	102%	85%	131%

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



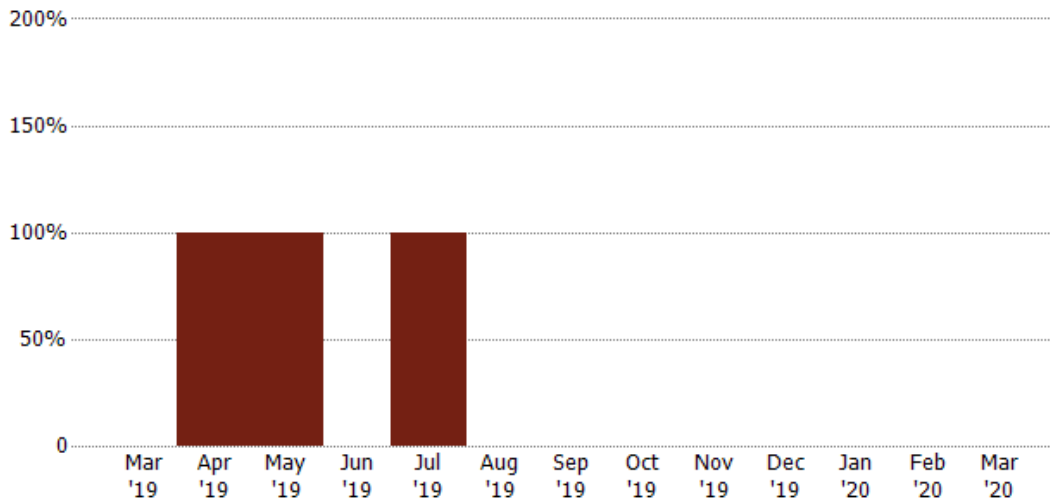
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$820K	\$693K	\$646K	\$771K	\$603K	\$545K	\$729K	\$470K	\$698K	\$684K	\$806K	\$995K	\$356K
Median Sales Price	\$675K	\$715K	\$622K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$668K	\$689K
Med Sales Price as a % of Med Est Value	82%	103%	96%	95%	109%	101%	94%	106%	91%	99%	99%	67%	194%

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



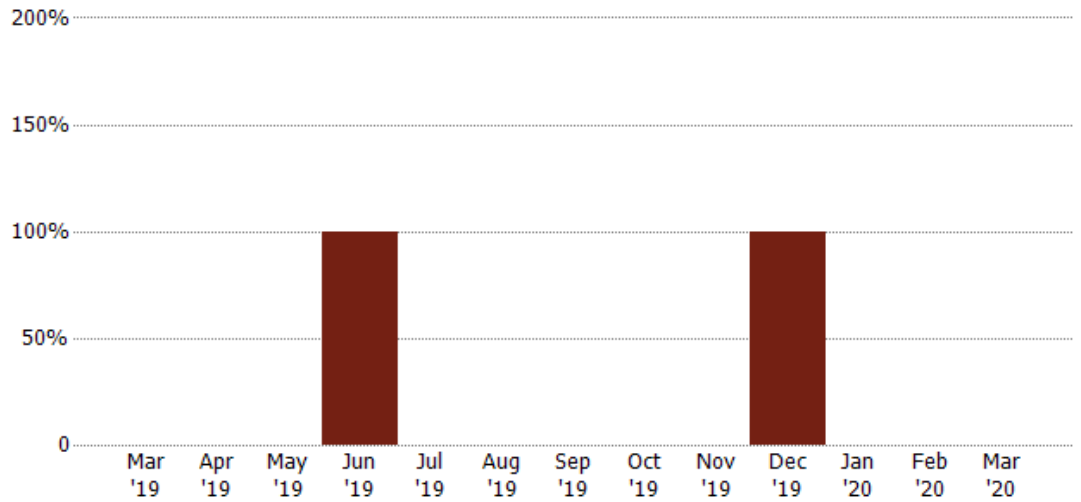
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	-	1	1	-	1	-	-	-	-	-	-	-	-

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

Mar 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			15	\$10,265,500	\$684,367	\$665,000	\$282	\$263	41