



2020

CAREFREE MARKET REPORT May 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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	15	12	+25%	105	99	+6.1%
New Listing Volume	\$17,887,400	\$9,775,000	+83%	\$100,735,699	\$95,637,848	+5.3%
Active Listing Count	–	80	–	N/A	N/A	
Active Listing Volume	–	\$89,263,298	–	N/A	N/A	
Average Listing Price	–	\$1,115,791	–	\$1,106,088	\$1,040,218	+6.3%
Median Listing Price	–	\$809,500	–	\$924,357	\$812,442	+13.8%
Average Listing Price per Sq Ft	–	\$284	–	\$296	\$278	+6.2%
Median Listing Price per Sq Ft	–	\$261	–	\$276	\$259	+6.4%
Median Days in RPR	–	106.5	–	66.51	84.65	-21.4%
Months of Inventory	–	4	-100%	4.7	6.6	-28%
Absorption Rate	–	25%	–	21.15%	15.23%	+5.9%
Sales Activity Charts Metrics						
New Pending Sales Count	29	19	+52.6%	118	90	+31.1%
New Pending Sales Volume	\$27,154,299	\$15,252,700	+78%	\$99,891,898	\$78,472,749	+27.3%
Pending Sales Count	–	13	–	N/A	N/A	
Pending Sales Volume	–	\$9,935,800	–	N/A	N/A	
Closed Sales Count	14	13	+7.7%	70	70	+–
Closed Sales Volume	\$10,623,900	\$9,692,500	+9.6%	\$53,174,900	\$55,136,674	-3.6%
Average Sales Price	\$758,850	\$745,577	+1.8%	\$759,641	\$787,667	-3.6%
Median Sales Price	\$847,500	\$599,000	+41.5%	\$771,686	\$651,529	+18.4%
Average Sales Price per Sq Ft	\$254	\$260	-2.5%	\$267	\$258	+3.5%
Median Sales Price per Sq Ft	\$235	\$259	-9.5%	\$251	\$247	+1.7%
Distressed Charts Metrics						
Distressed Listing Count	–	1	–	N/A	N/A	

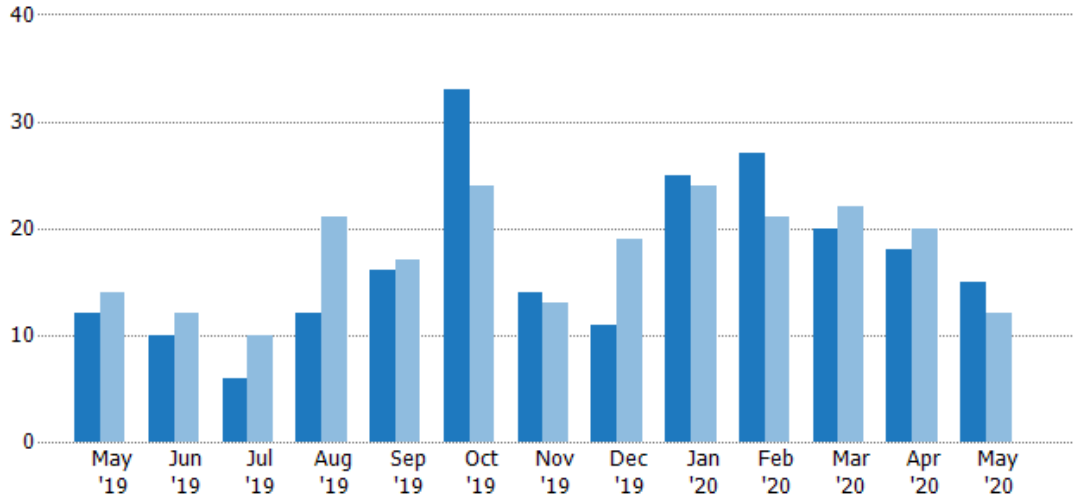
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
May '20	15	25%
May '19	12	-14.3%
May '18	14	-14.3%



Current Year	12	10	6	12	16	33	14	11	25	27	20	18	15
Prior Year	14	12	10	21	17	24	13	19	24	21	22	20	12
Percent Change from Prior Year	-14%	-17%	-40%	-43%	-6%	38%	8%	-42%	4%	29%	-9%	-10%	25%

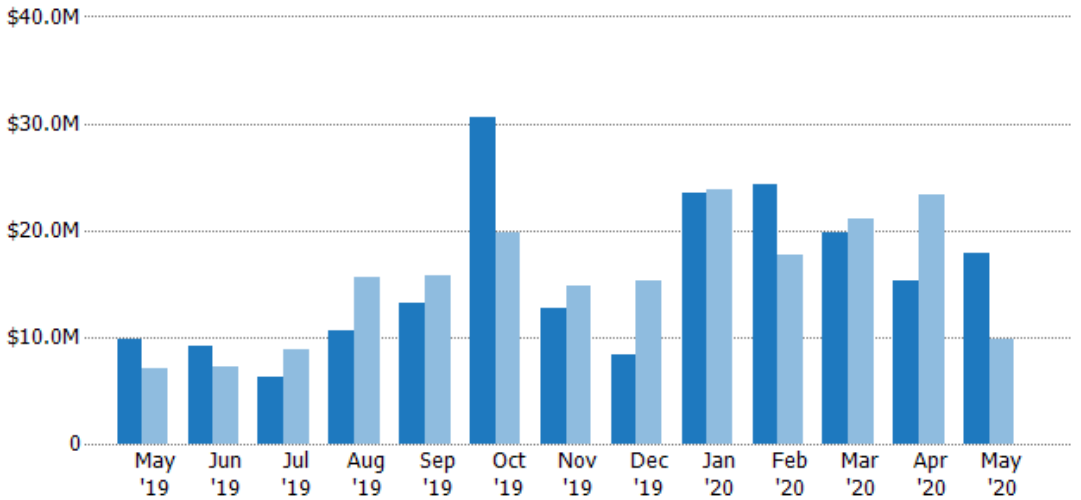
New Listing Volume

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.
May '20	\$17.9M	83%
May '19	\$9.78M	37.2%
May '18	\$7.13M	10.9%



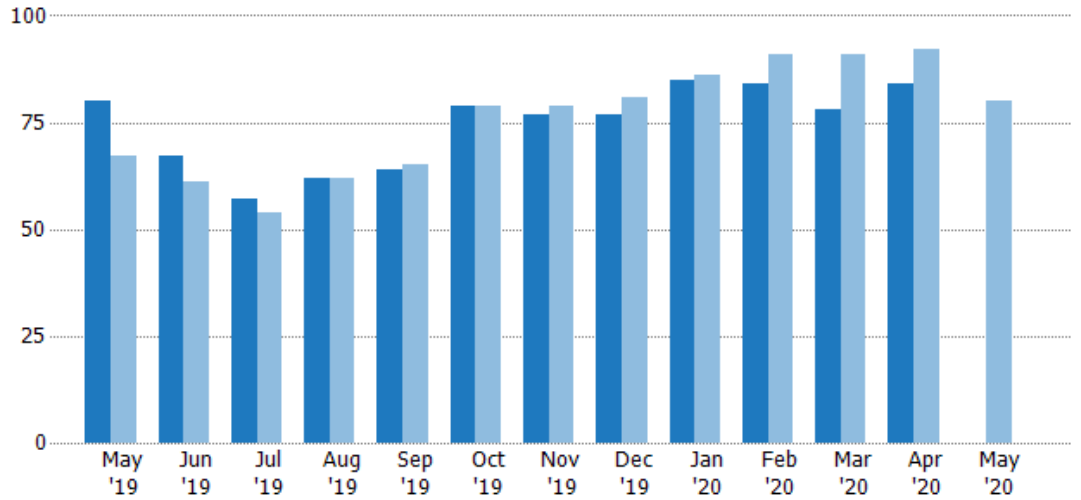
Current Year	\$9.78M	\$9.23M	\$6.24M	\$10.5M	\$13.2M	\$30.6M	\$12.7M	\$8.4M	\$23.5M	\$24.3M	\$19.7M	\$15.3M	\$17.9M
Prior Year	\$7.13M	\$7.28M	\$8.83M	\$15.6M	\$15.7M	\$19.8M	\$14.8M	\$15.2M	\$23.8M	\$17.7M	\$21.1M	\$23.3M	\$9.78M
Percent Change from Prior Year	37%	27%	-29%	-32%	-16%	55%	-14%	-45%	-1%	38%	-7%	-34%	83%

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



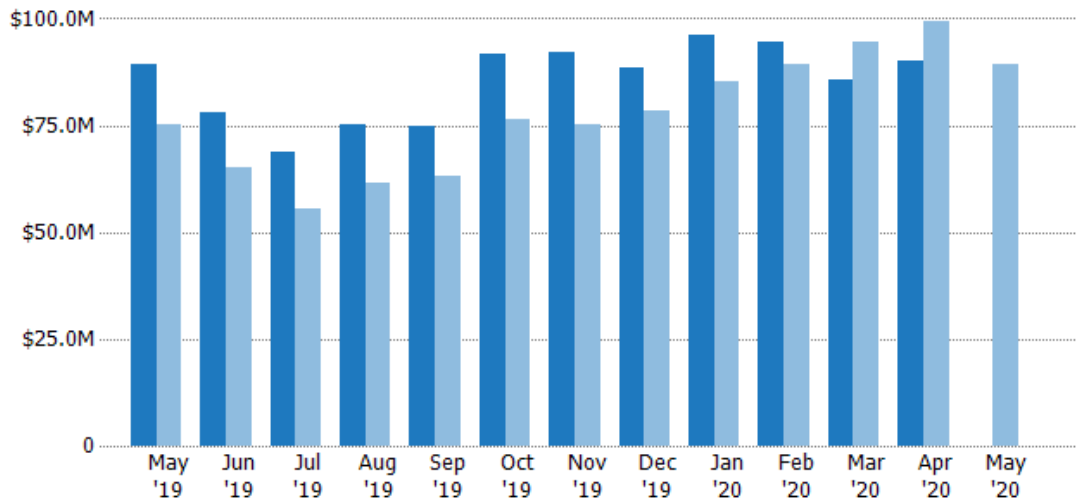
Current Year	80	67	57	62	64	79	77	77	85	84	78	84	-
Prior Year	67	61	54	62	65	79	79	81	86	91	91	92	80
Percent Change from Prior Year	19%	10%	6%	0%	-2%	0%	-3%	-5%	-1%	-8%	-14%	-9%	-100%

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



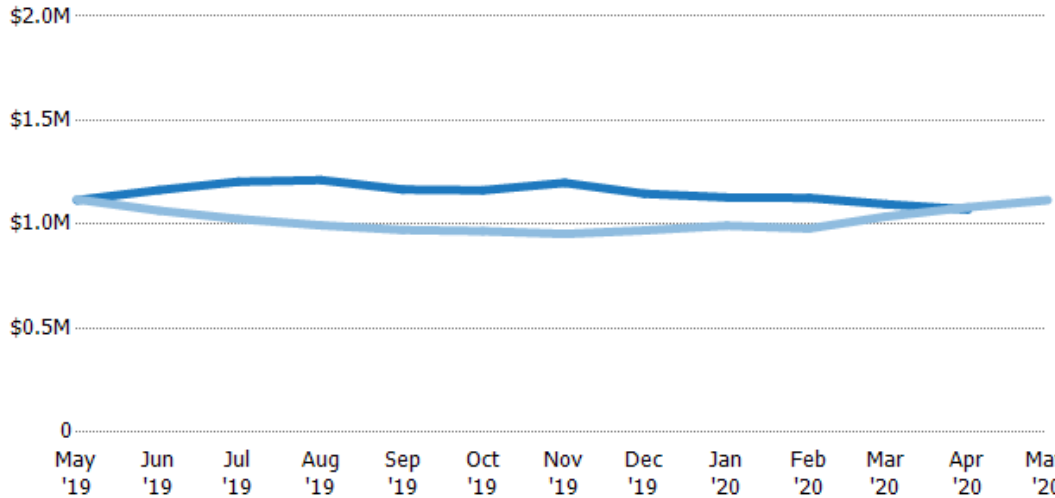
Current Year	\$89.3M	\$78M	\$68.7M	\$75.2M	\$74.7M	\$91.9M	\$92.3M	\$88.3M	\$96M	\$94.6M	\$85.5M	\$90M	-
Prior Year	\$75M	\$65M	\$55.4M	\$61.7M	\$63.2M	\$76.4M	\$75.3M	\$78.6M	\$85.4M	\$89.1M	\$94.3M	\$100M	\$89.3M
Percent Change from Prior Year	19%	20%	24%	22%	18%	20%	23%	12%	12%	6%	-9%	-10%	-100%

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



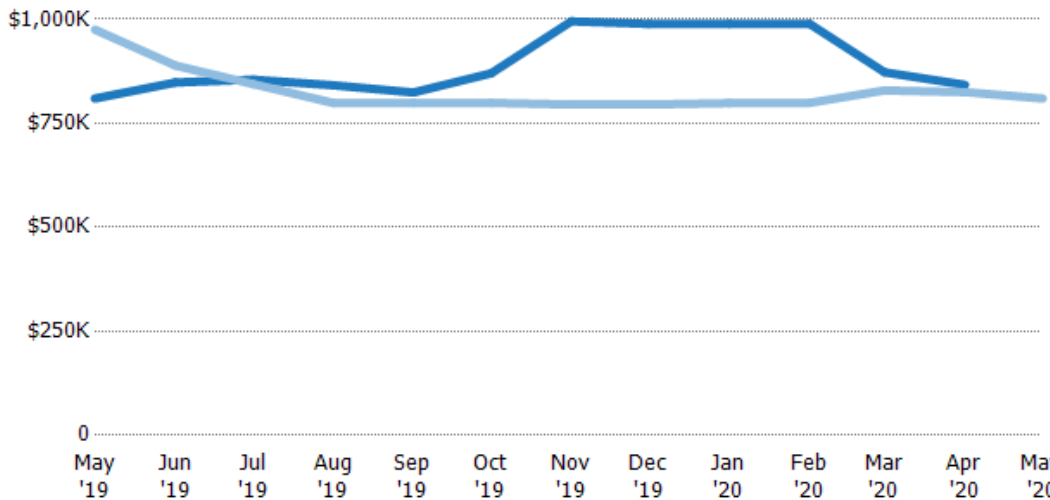
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$1.12M	\$1.16M	\$1.2M	\$1.21M	\$1.17M	\$1.16M	\$1.2M	\$1.15M	\$1.13M	\$1.13M	\$1.1M	\$1.07M	-
Prior Year	\$1.12M	\$1.07M	\$1.03M	\$995K	\$972K	\$967K	\$953K	\$970K	\$993K	\$979K	\$1.04M	\$1.08M	\$1.12M
Percent Change from Prior Year	0%	9%	17%	22%	20%	20%	26%	18%	14%	15%	6%	-1%	-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



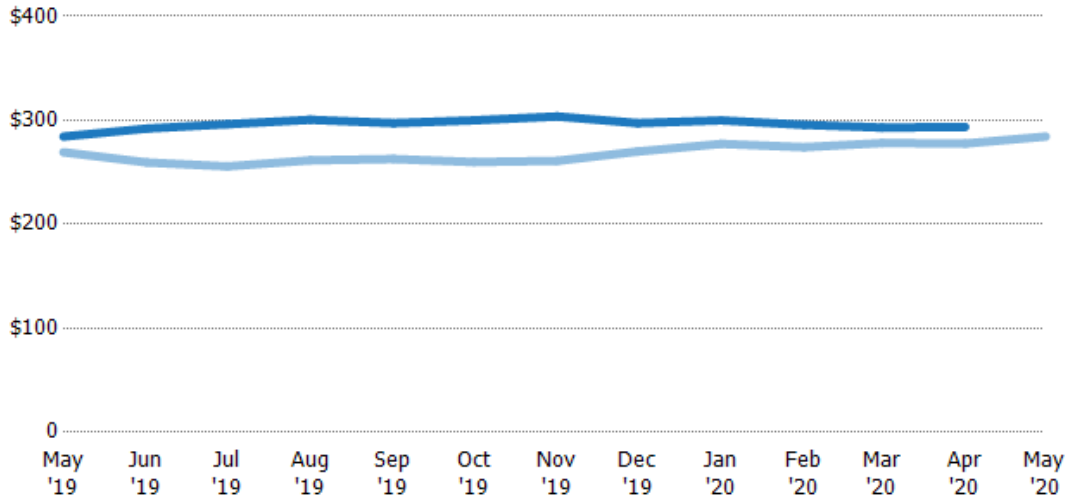
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$810K	\$848K	\$855K	\$841K	\$824K	\$870K	\$995K	\$989K	\$989K	\$989K	\$872K	\$843K	-
Prior Year	\$975K	\$889K	\$845K	\$799K	\$799K	\$799K	\$795K	\$795K	\$799K	\$799K	\$829K	\$825K	\$810K
Percent Change from Prior Year	-17%	-5%	1%	5%	3%	9%	25%	24%	24%	24%	5%	2%	-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



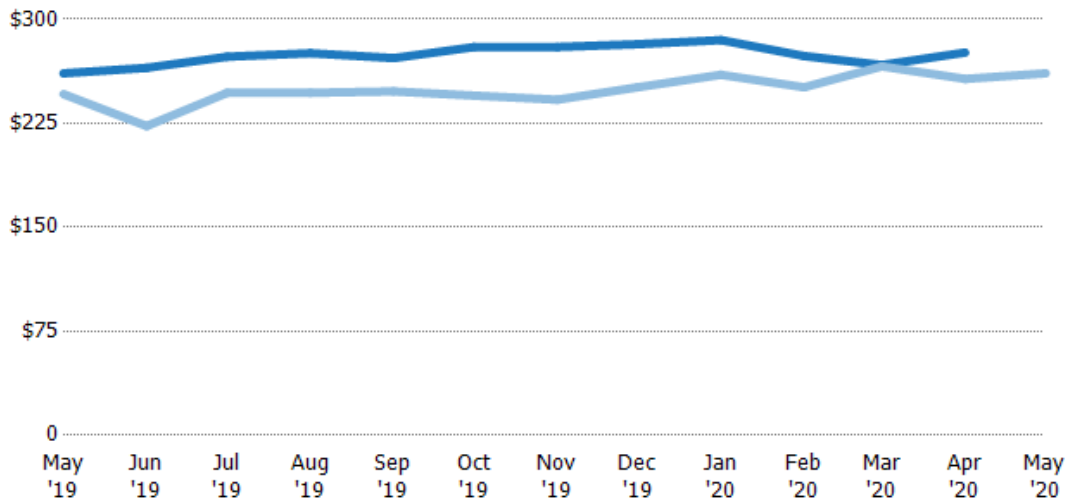
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$284	\$292	\$296	\$300	\$297	\$300	\$304	\$297	\$300	\$296	\$293	\$294	-
Prior Year	\$269	\$259	\$256	\$262	\$263	\$260	\$261	\$270	\$277	\$274	\$278	\$278	\$284
Percent Change from Prior Year	6%	13%	16%	15%	13%	15%	16%	10%	8%	8%	5%	6%	-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



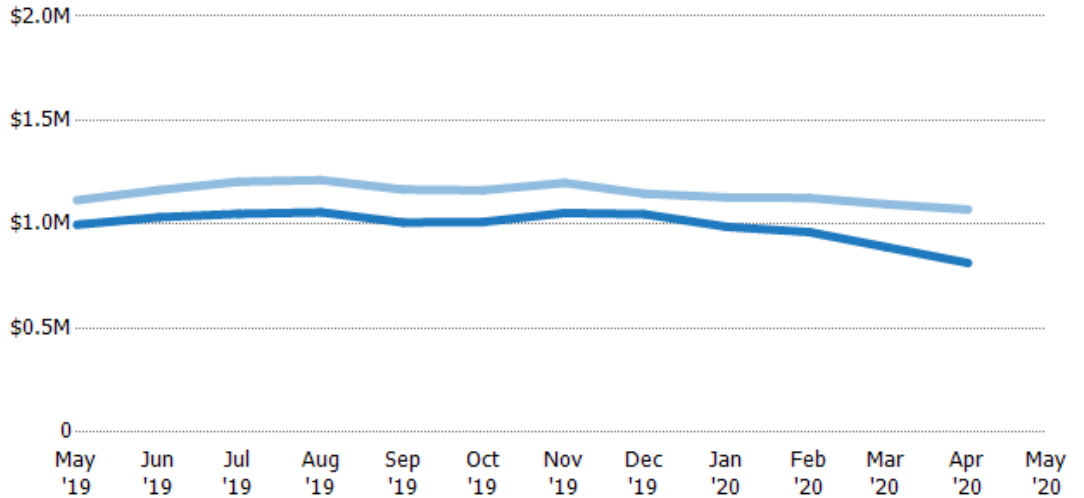
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$261	\$265	\$273	\$276	\$272	\$280	\$280	\$282	\$285	\$274	\$267	\$276	-
Prior Year	\$246	\$223	\$247	\$247	\$248	\$245	\$242	\$251	\$260	\$251	\$266	\$257	\$261
Percent Change from Prior Year	6%	19%	11%	12%	10%	14%	16%	12%	10%	9%	0%	7%	-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



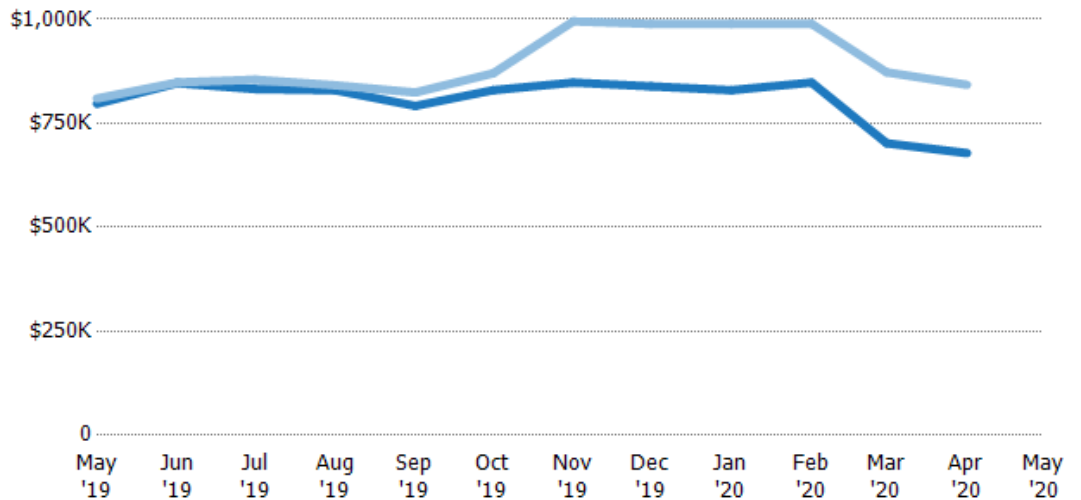
Avg Est Value	\$998K	\$1.03M	\$1.05M	\$1.06M	\$1.01M	\$1.01M	\$1.05M	\$1.05M	\$988K	\$962K	\$891K	\$814K	-
Avg Listing Price	\$1.12M	\$1.16M	\$1.2M	\$1.21M	\$1.17M	\$1.16M	\$1.2M	\$1.15M	\$1.13M	\$1.13M	\$1.1M	\$1.07M	-
Avg Listing Price as a % of Avg Est Value	112%	113%	115%	115%	116%	115%	114%	109%	114%	117%	123%	132%	-

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



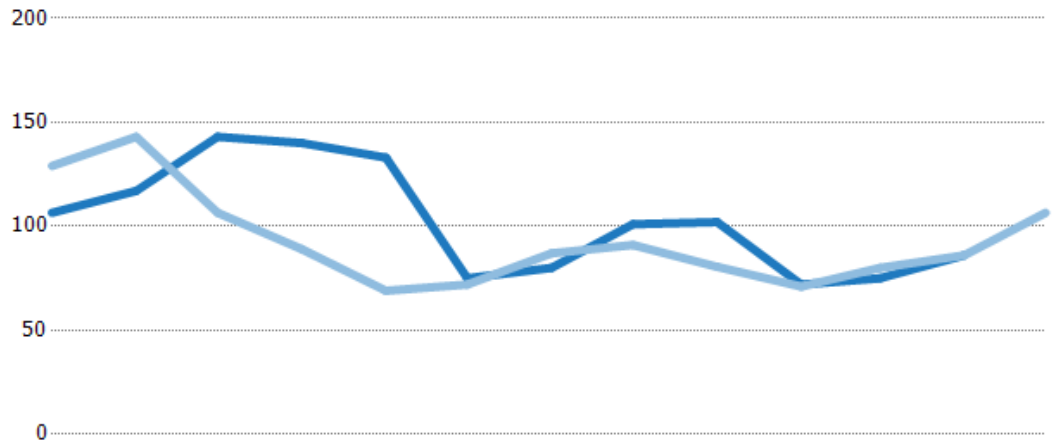
Median Est Value	\$797K	\$847K	\$832K	\$829K	\$792K	\$829K	\$848K	\$839K	\$829K	\$848K	\$702K	\$678K	-
Median Listing Price	\$810K	\$848K	\$855K	\$841K	\$824K	\$870K	\$995K	\$989K	\$989K	\$989K	\$872K	\$843K	-
Med Listing Price as a % of Med Est Value	102%	100%	103%	101%	104%	105%	117%	118%	119%	117%	124%	124%	-

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



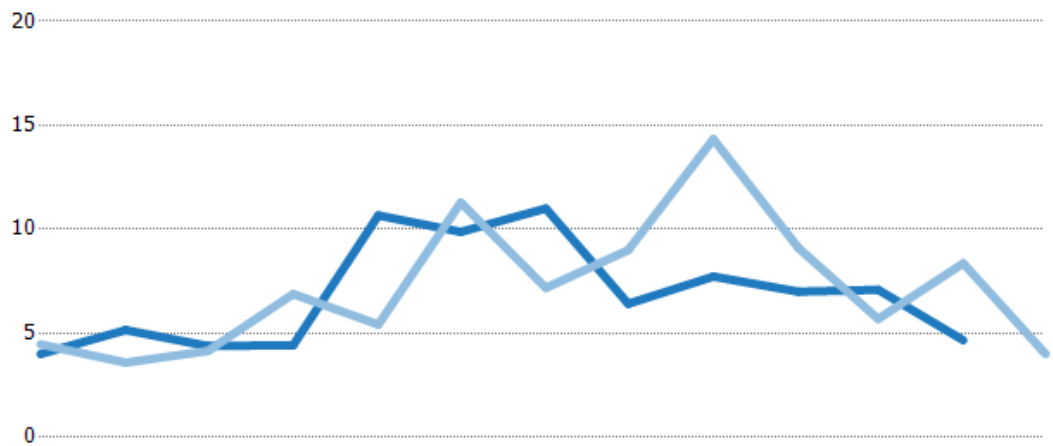
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	107	117	143	140	133	75	80	101	102	72	75	86	-
Prior Year	129	143	107	89	69	72	87	91	80.5	71	80	86	107
Percent Change from Prior Year	-17%	-18%	34%	57%	93%	4%	-8%	11%	27%	1%	-6%	0%	-100%

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



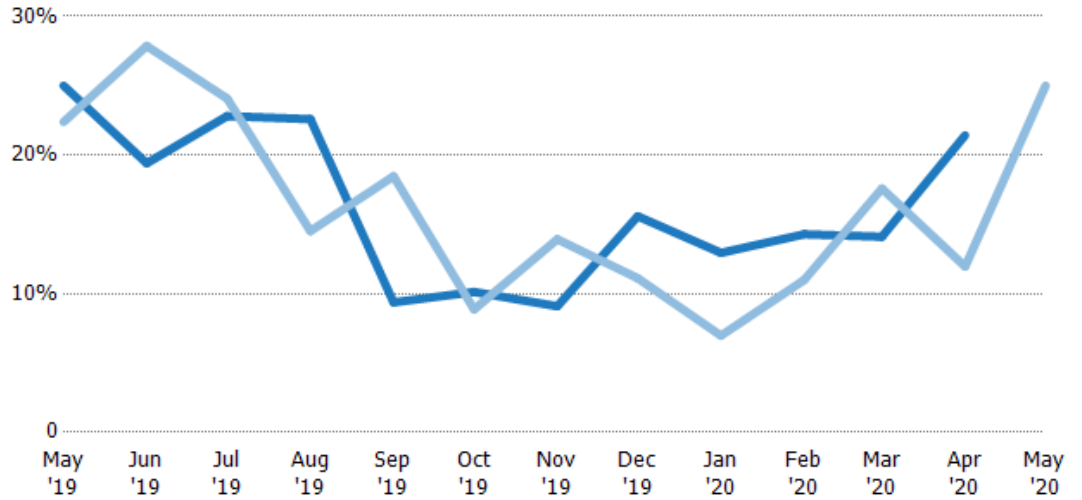
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	4	5.15	4.38	4.43	10.7	9.88	11	6.42	7.73	7	7.09	4.67	-
Prior Year	4.47	3.59	4.15	6.89	5.42	11.3	7.18	9	14.3	9.1	5.69	8.36	4
Percent Change from Prior Year	-10%	44%	6%	-36%	97%	-12%	53%	-29%	-46%	-23%	25%	-44%	-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



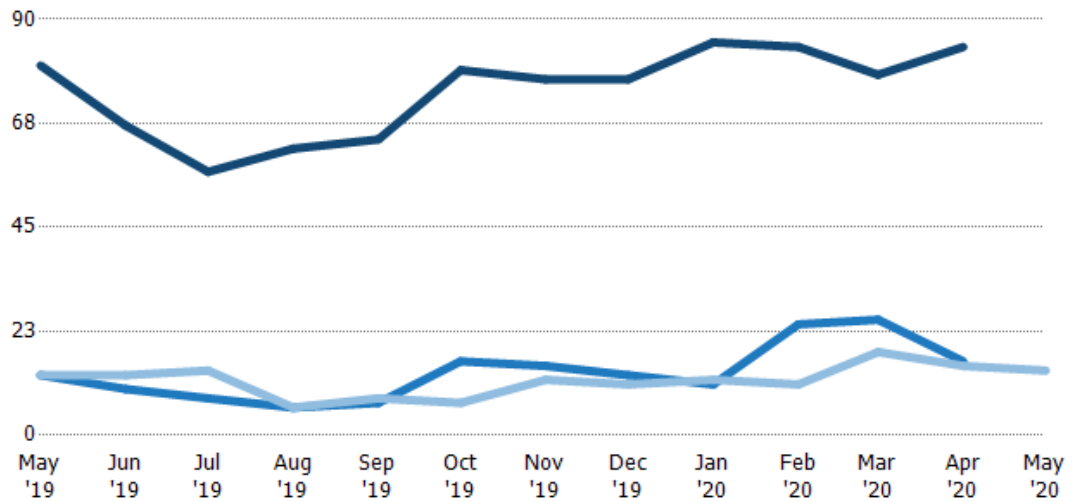
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	25%	19%	23%	23%	9%	10%	9%	16%	13%	14%	14%	21%	-
Prior Year	22%	28%	24%	15%	18%	9%	14%	11%	7%	11%	18%	12%	25%
Change from Prior Year	-3%	8%	1%	-8%	9%	-1%	5%	-4%	-6%	-3%	3%	-9%	25%

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	80	67	57	62	64	79	77	77	85	84	78	84	-
Pending	13	10	8	6	7	16	15	13	11	24	25	16	-
Sold	13	13	14	6	8	7	12	11	12	11	18	15	14

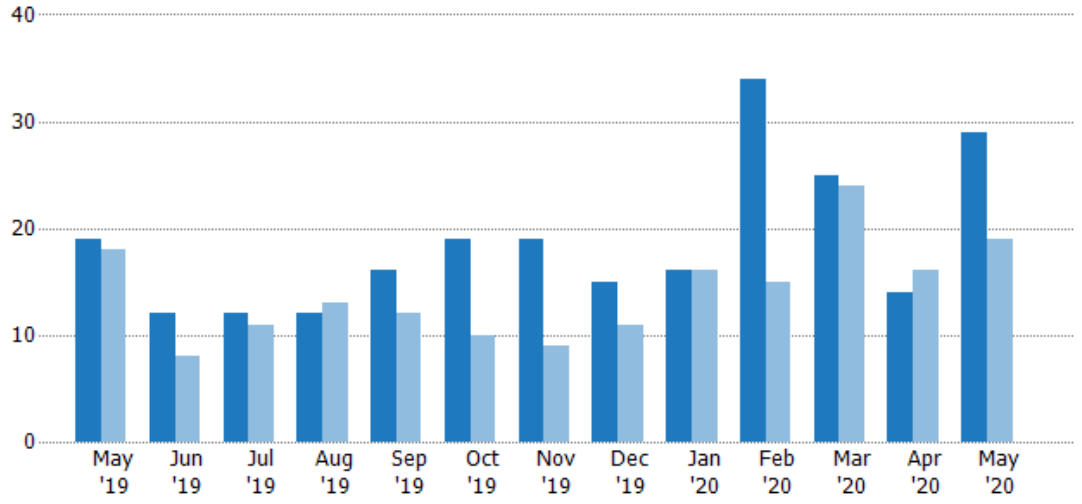
New Pending Sales

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
May '20	29	52.6%
May '19	19	5.6%
May '18	18	-5.6%



Current Year	19	12	12	12	16	19	19	15	16	34	25	14	29
Prior Year	18	8	11	13	12	10	9	11	16	15	24	16	19
Percent Change from Prior Year	6%	50%	9%	-8%	33%	90%	111%	36%	0%	127%	4%	-13%	53%

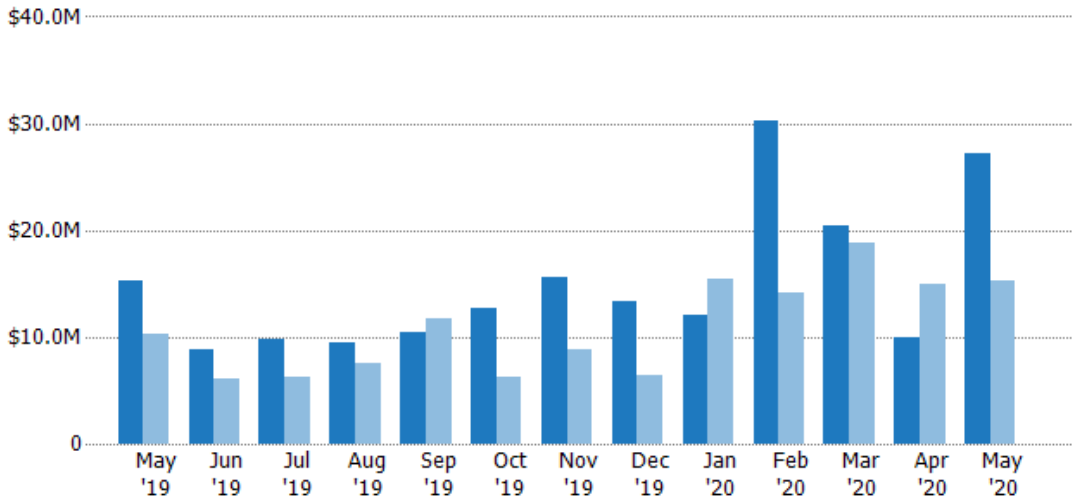
New Pending Sales Volume

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.
May '20	\$27.2M	78%
May '19	\$15.3M	48%
May '18	\$10.3M	13.7%



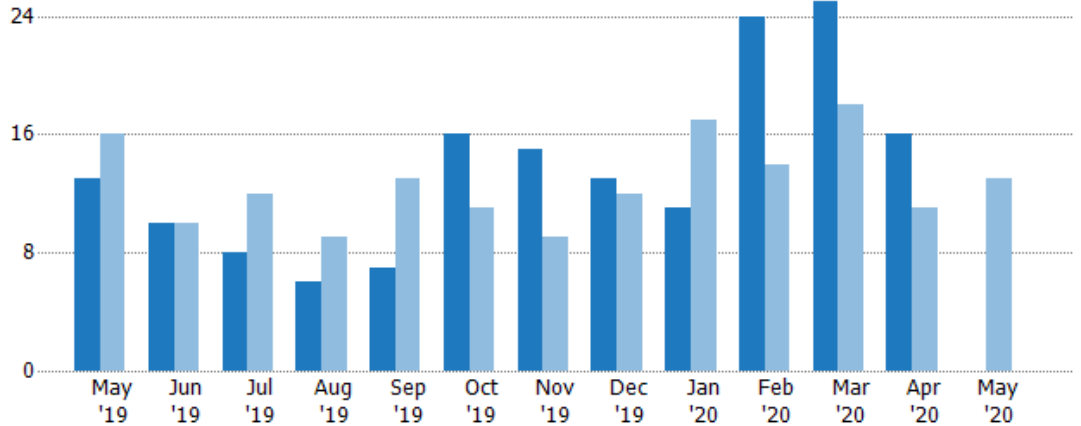
Current Year	\$15.3M	\$8.84M	\$9.79M	\$9.51M	\$10.4M	\$12.7M	\$15.6M	\$13.3M	\$12.1M	\$30.3M	\$20.4M	\$10M	\$27.2M
Prior Year	\$10.3M	\$6.05M	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.37M	\$15.4M	\$14.1M	\$18.8M	\$15M	\$15.3M
Percent Change from Prior Year	48%	46%	58%	26%	-12%	101%	76%	109%	-21%	114%	9%	-33%	78%

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



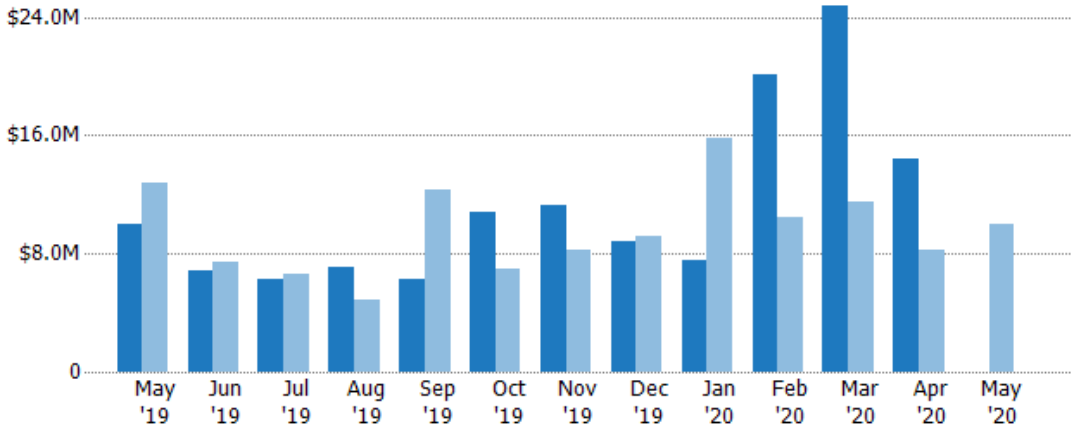
Current Year	13	10	8	6	7	16	15	13	11	24	25	16	-
Prior Year	16	10	12	9	13	11	9	12	17	14	18	11	13
Percent Change from Prior Year	-19%	0%	-33%	-33%	-46%	45%	67%	8%	-35%	71%	39%	45%	-100%

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	\$9.94M	\$6.87M	\$6.32M	\$7.05M	\$6.31M	\$10.8M	\$11.3M	\$8.79M	\$7.53M	\$20.1M	\$24.8M	\$14.4M	-
Prior Year	\$12.8M	\$7.43M	\$6.57M	\$4.89M	\$12.3M	\$6.91M	\$8.19M	\$9.15M	\$15.8M	\$10.5M	\$11.5M	\$8.26M	\$9.94M
Percent Change from Prior Year	-22%	-8%	-4%	44%	-49%	57%	38%	-4%	-52%	92%	116%	74%	-100%

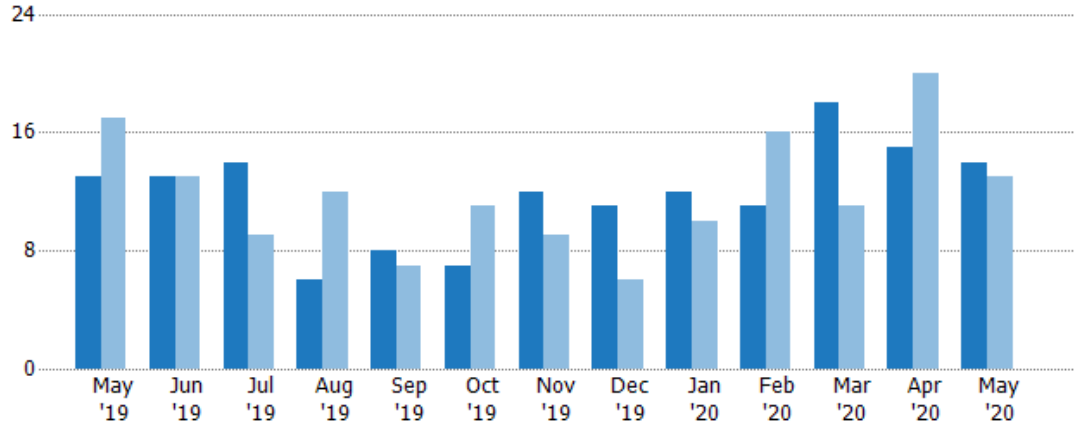
Closed Sales

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.
May '20	14	7.7%
May '19	13	-23.5%
May '18	17	0%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	13	13	14	6	8	7	12	11	12	11	18	15	14
Prior Year	17	13	9	12	7	11	9	6	10	16	11	20	13
Percent Change from Prior Year	-24%	0%	56%	-50%	14%	-36%	33%	83%	20%	-31%	64%	-25%	8%

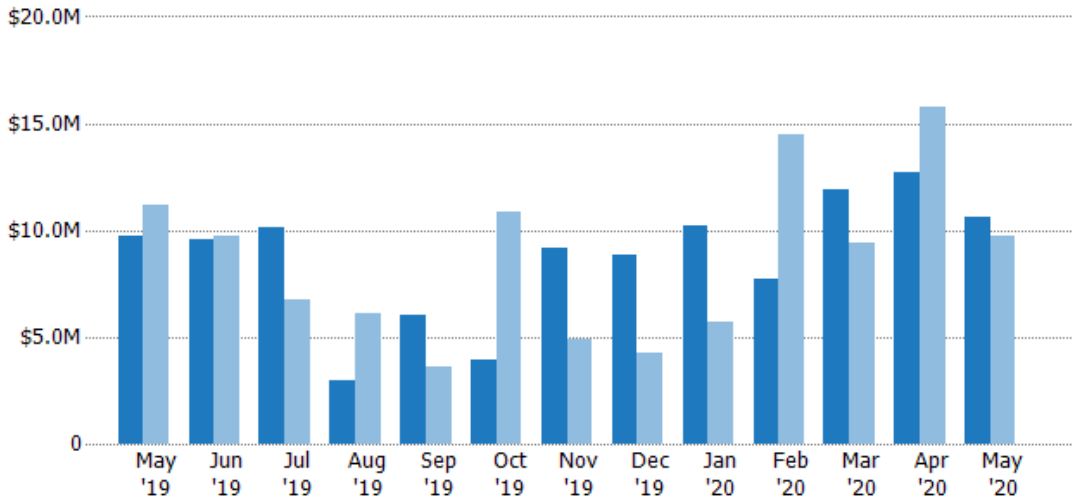
Closed Sales Volume

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.
May '20	\$10.6M	9.6%
May '19	\$9.69M	-13.2%
May '18	\$11.2M	13.6%



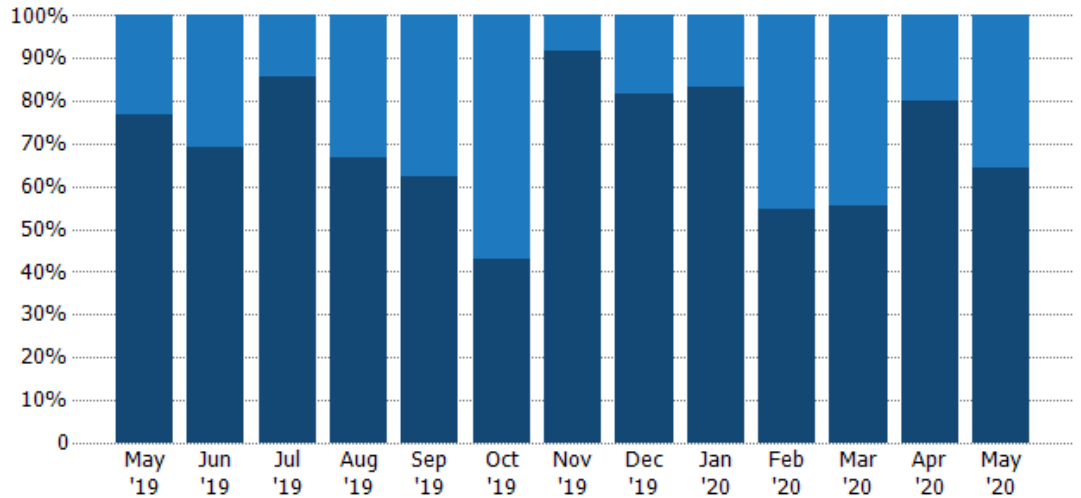
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$9.69M	\$9.56M	\$10.1M	\$2.93M	\$6.03M	\$3.95M	\$9.2M	\$8.86M	\$10.2M	\$7.75M	\$11.9M	\$12.7M	\$10.6M
Prior Year	\$11.2M	\$9.71M	\$6.74M	\$6.14M	\$3.61M	\$10.9M	\$4.88M	\$4.29M	\$5.74M	\$14.5M	\$9.43M	\$15.8M	\$9.69M
Percent Change from Prior Year	-13%	-2%	50%	-52%	67%	-64%	89%	106%	77%	-47%	26%	-19%	10%

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



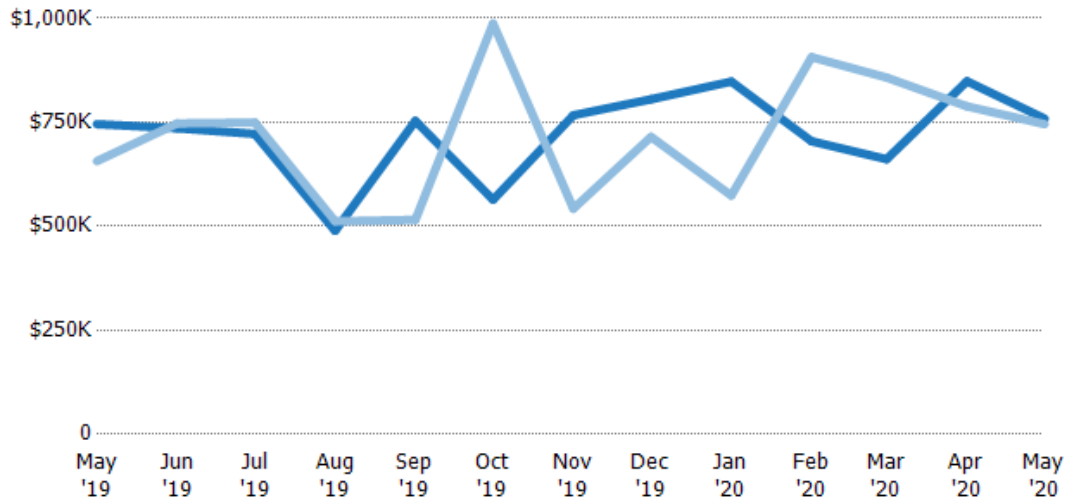
Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Condo/Townhouse	23%	31%	14%	33%	38%	57%	8%	18%	17%	45%	44%	20%	36%
Single Family Residence	77%	69%	86%	67%	63%	43%	92%	82%	83%	55%	56%	80%	64%

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.
May '20	\$759K	1.8%
May '19	\$746K	13.6%
May '18	\$657K	13.6%

Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$746K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$759K
Prior Year	\$657K	\$747K	\$749K	\$512K	\$516K	\$987K	\$542K	\$715K	\$574K	\$907K	\$858K	\$788K	\$746K
Percent Change from Prior Year	14%	-2%	-4%	-4%	46%	-43%	41%	13%	48%	-22%	-23%	8%	2%

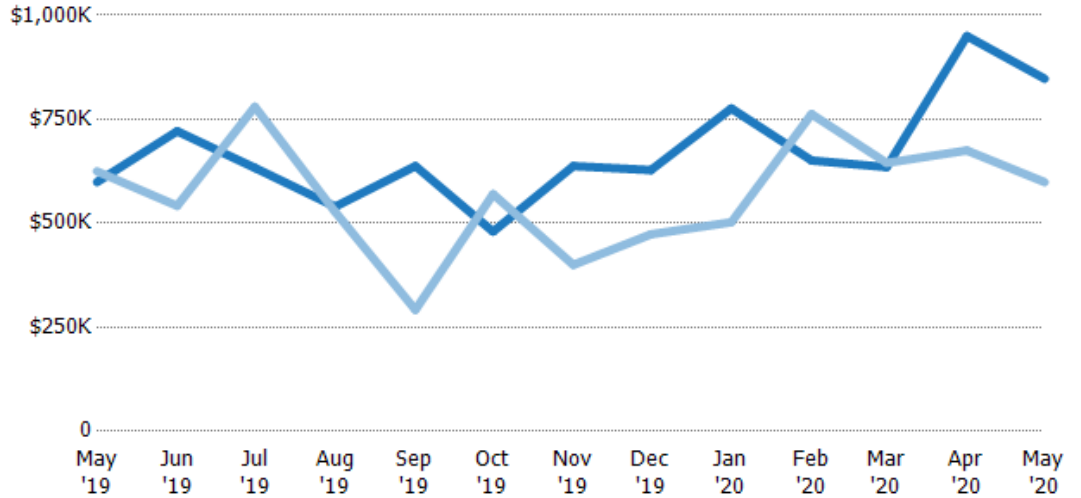
Median Sales Price

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.
May '20	\$848K	41.5%
May '19	\$599K	-4.2%
May '18	\$625K	-12.5%



Current Year	\$599K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$651K	\$635K	\$950K	\$848K
Prior Year	\$625K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$763K	\$645K	\$675K	\$599K
Percent Change from Prior Year	-4%	33%	-19%	2%	118%	-16%	59%	33%	54%	-15%	-2%	41%	41%

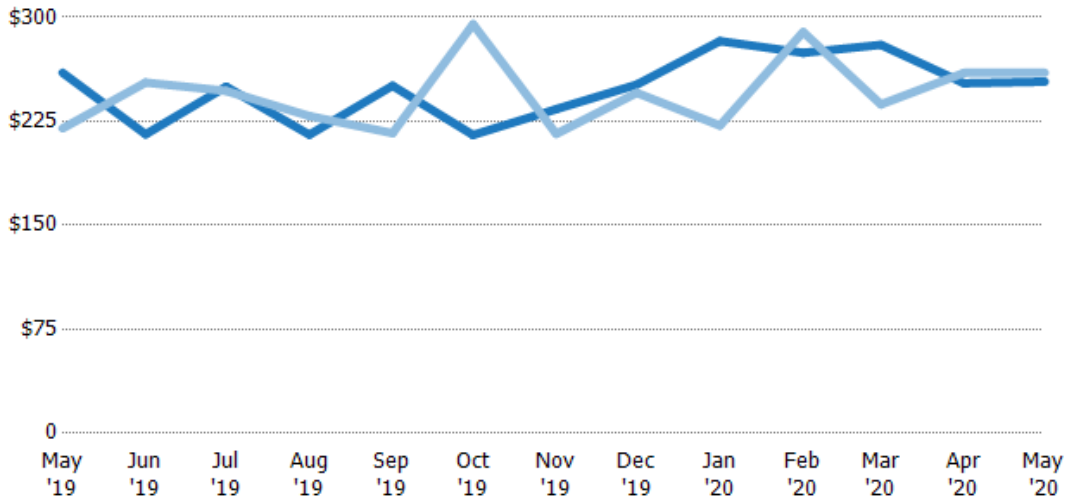
Average Sales Price per Sq Ft

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.
May '20	\$254	-2.5%
May '19	\$260	18.2%
May '18	\$220	12.9%



Current Year	\$260	\$216	\$250	\$215	\$251	\$215	\$234	\$251	\$283	\$274	\$280	\$252	\$254
Prior Year	\$220	\$253	\$247	\$229	\$216	\$295	\$216	\$246	\$222	\$289	\$237	\$260	\$260
Percent Change from Prior Year	18%	-15%	1%	-6%	16%	-27%	8%	2%	27%	-5%	18%	-3%	-2%

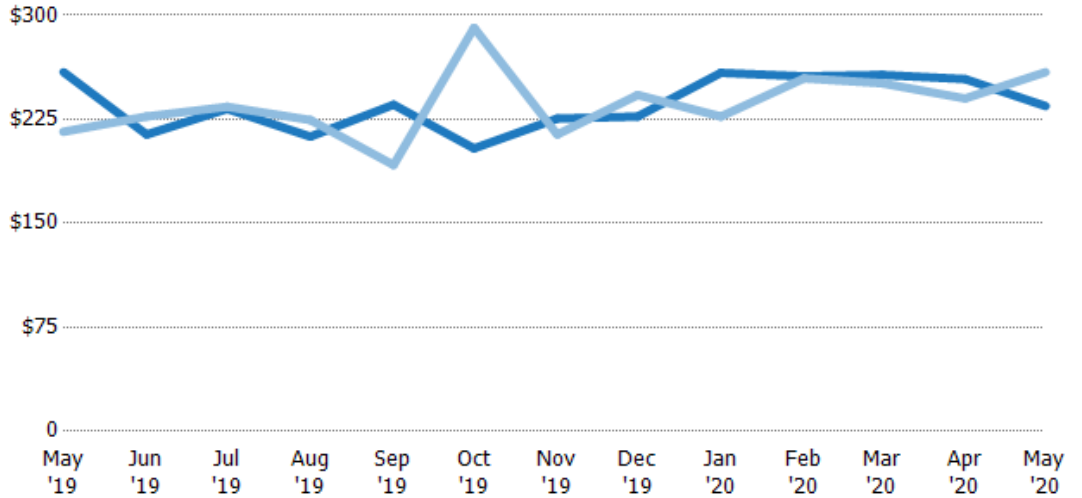
Median Sales Price per Sq Ft

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.
May '20	\$235	-9.5%
May '19	\$259	19.9%
May '18	\$216	13%



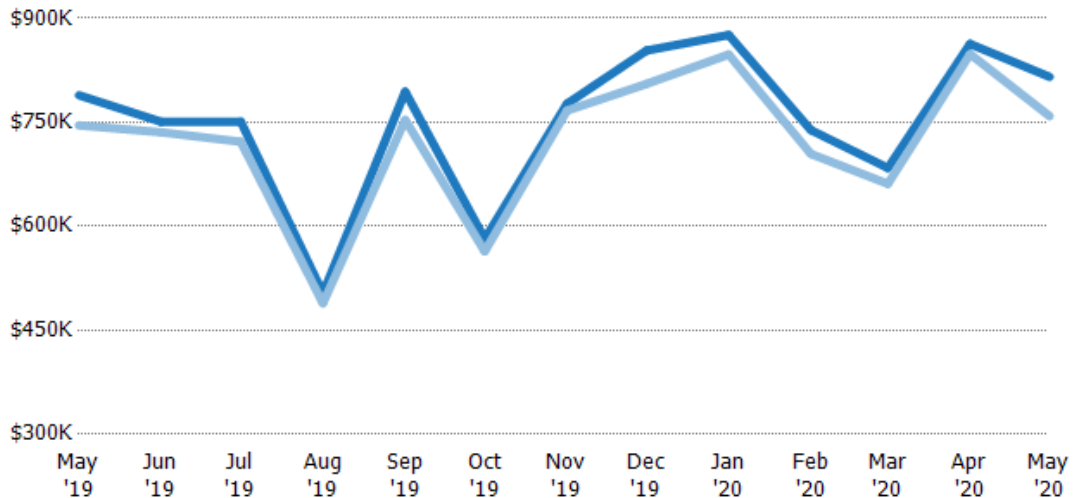
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$259	\$214	\$233	\$213	\$236	\$204	\$226	\$227	\$259	\$256	\$257	\$254	\$235
Prior Year	\$216	\$227	\$234	\$225	\$192	\$291	\$214	\$243	\$227	\$255	\$251	\$240	\$259
Percent Change from Prior Year	20%	-6%	-1%	-5%	23%	-30%	5%	-6%	14%	1%	2%	6%	-9%

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



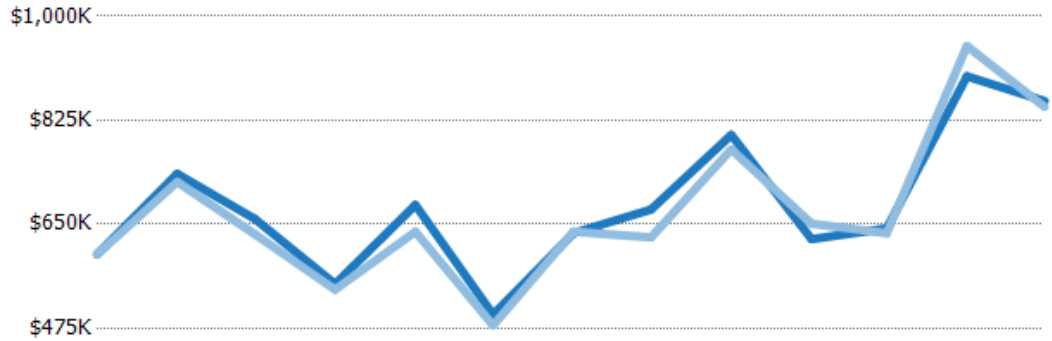
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$789K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$739K	\$684K	\$863K	\$815K
Avg Sales Price	\$746K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$759K
Avg Sales Price as a % of Avg List Price	94%	98%	96%	97%	95%	97%	99%	94%	97%	95%	97%	98%	93%

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



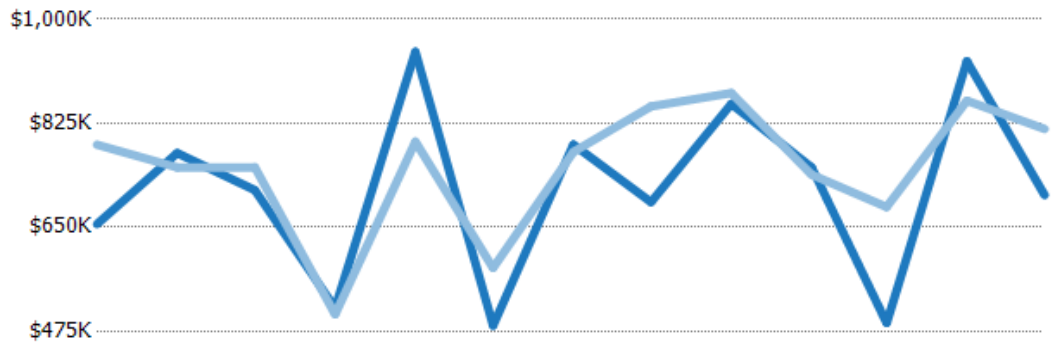
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median List Price	\$599K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$625K	\$643K	\$899K	\$858K
Median Sales Price	\$599K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$651K	\$635K	\$950K	\$848K
Med Sales Price as a % of Med List Price	100%	98%	96%	98%	93%	96%	100%	93%	97%	104%	99%	106%	99%

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



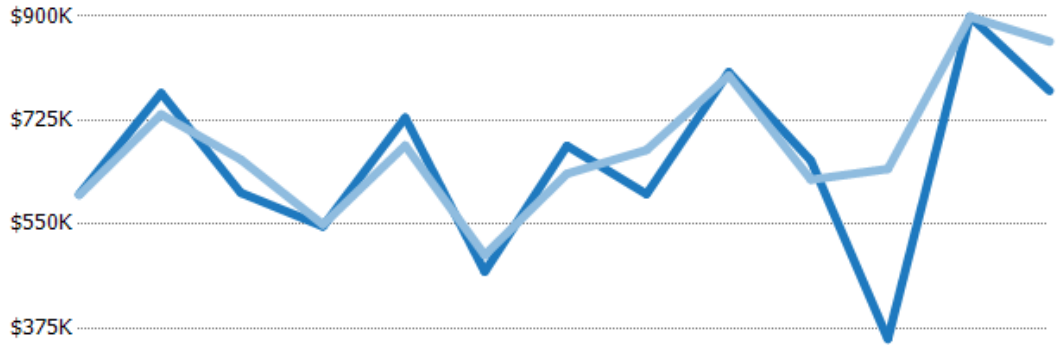
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$655K	\$775K	\$713K	\$514K	\$945K	\$485K	\$789K	\$692K	\$858K	\$751K	\$489K	\$929K	\$704K
Avg Sales Price	\$789K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$739K	\$684K	\$863K	\$815K
Avg Sales Price as a % of Avg Est Value	120%	97%	105%	98%	84%	120%	98%	123%	102%	98%	140%	93%	116%

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



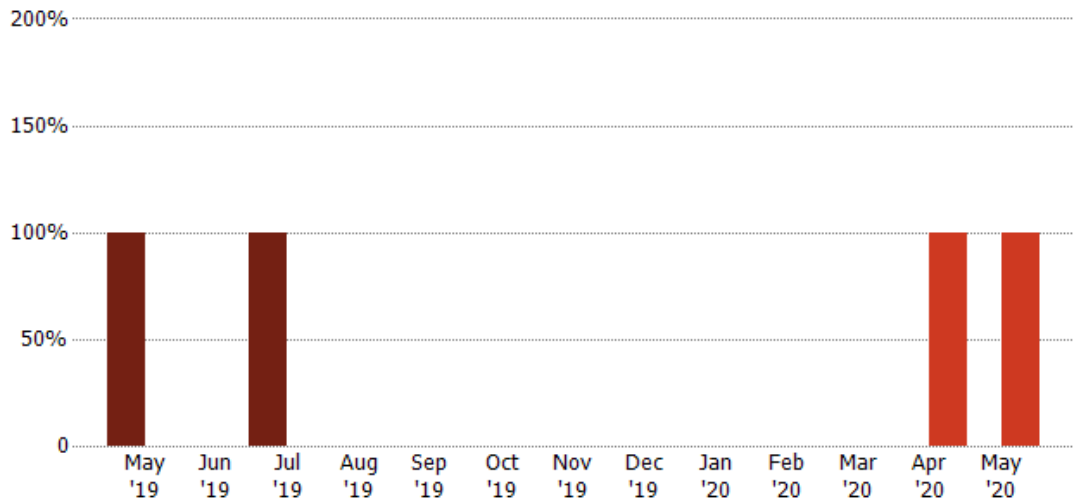
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$600K	\$771K	\$603K	\$546K	\$729K	\$470K	\$682K	\$601K	\$806K	\$657K	\$357K	\$899K	\$774K
Median Sales Price	\$599K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$625K	\$643K	\$899K	\$858K
Med Sales Price as a % of Med Est Value	100%	95%	109%	101%	94%	106%	93%	112%	99%	95%	180%	100%	111%

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



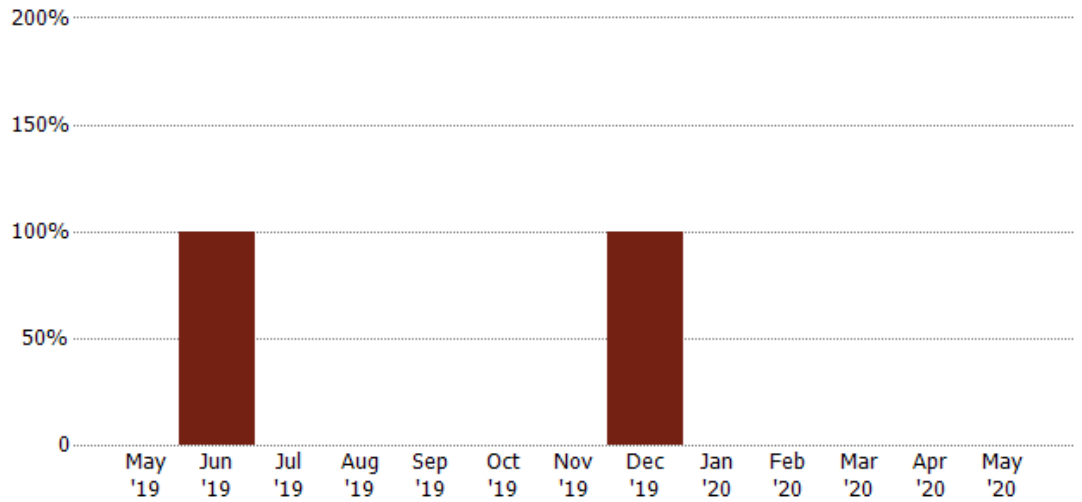
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	1	-	1	-	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	-	-	-	1	1
Percent Change from Prior Year	100%	-	100%	-	-	-	-	-	-	-	-	-100%	-100%

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

May 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			14	\$10,623,900	\$758,850	\$847,500	\$238	\$226	41