



**2020**

# **CAREFREE MARKET REPORT AUGUST 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	Aug 2020	Aug 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	22	12	+83.3%	157	124	+26.6%
New Listing Volume	\$19,393,192	\$10,536,500	+84.1%	\$141,590,540	\$118,929,548	+19.1%
Active Listing Count	56	62	-9.7%	N/A	N/A	
Active Listing Volume	\$57,334,740	\$74,508,999	-23%	N/A	N/A	
Average Listing Price	\$1,023,835	\$1,201,758	-14.8%	\$1,107,199	\$1,086,843	+1.9%
Median Listing Price	\$814,500	\$841,450	-3.2%	\$880,956	\$823,520	+7%
Average Listing Price per Sq Ft	\$308	\$300	+2.7%	\$298	\$283	+5%
Median Listing Price per Sq Ft	\$283	\$277	+2.2%	\$273	\$264	+3.4%
Median Days in RPR	53	134	-60.4%	82.04	97.84	-16.1%
Months of Inventory	2.2	5.2	-56.6%	6.1	6.3	-2.9%
Absorption Rate	44.64%	19.35%	+25.3%	16.47%	15.99%	+0.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	27	12	+125%	206	124	+66.1%
New Pending Sales Volume	\$33,505,349	\$9,512,899	+252.2%	\$185,191,548	\$104,337,348	+77.5%
Pending Sales Count	26	7	+271.4%	N/A	N/A	
Pending Sales Volume	\$22,001,400	\$7,921,899	+177.7%	N/A	N/A	
Closed Sales Count	18	5	+260%	120	98	+22.4%
Closed Sales Volume	\$19,557,000	\$2,235,000	+775%	\$98,886,400	\$74,582,724	+32.6%
Average Sales Price	\$1,086,500	\$447,000	+143.1%	\$824,053	\$761,048	+8.3%
Median Sales Price	\$852,500	\$530,000	+60.8%	\$760,400	\$646,940	+17.5%
Average Sales Price per Sq Ft	\$278	\$214	+30%	\$272	\$251	+8.1%
Median Sales Price per Sq Ft	\$259	\$203	+27.3%	\$255	\$242	+5.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

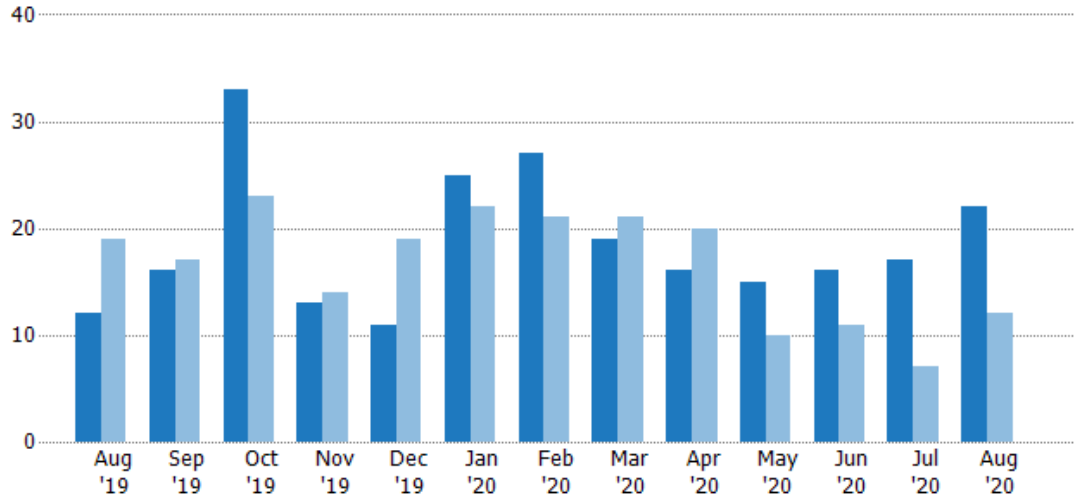
## New Listings

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.
Aug '20	22	83.3%
Aug '19	12	-36.8%
Aug '18	19	-42.1%



Current Year	12	16	33	13	11	25	27	19	16	15	16	17	22
Prior Year	19	17	23	14	19	22	21	21	20	10	11	7	12
Percent Change from Prior Year	-37%	-6%	43%	-7%	-42%	14%	29%	-10%	-20%	50%	45%	143%	83%

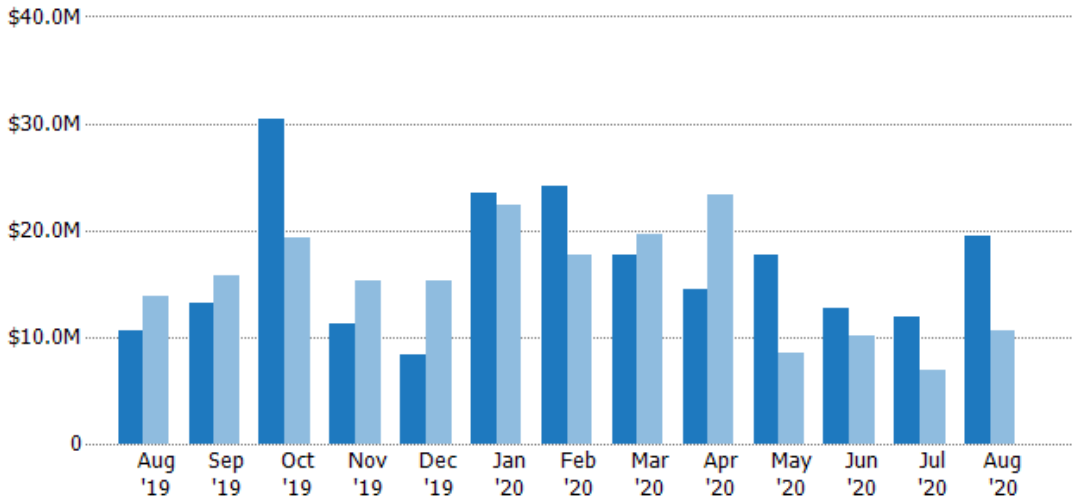
## New Listing Volume

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.
Aug '20	\$19.4M	84.1%
Aug '19	\$10.5M	-23.7%
Aug '18	\$13.8M	-60.5%



Current Year	\$10.5M	\$13.2M	\$30.5M	\$11.3M	\$8.34M	\$23.5M	\$24.2M	\$17.7M	\$14.5M	\$17.7M	\$12.6M	\$12M	\$19.4M
Prior Year	\$13.8M	\$15.7M	\$19.3M	\$15.3M	\$15.2M	\$22.3M	\$17.7M	\$19.6M	\$23.4M	\$8.48M	\$10.1M	\$6.93M	\$10.5M
Percent Change from Prior Year	-24%	-16%	58%	-26%	-45%	5%	37%	-9%	-38%	109%	25%	73%	84%

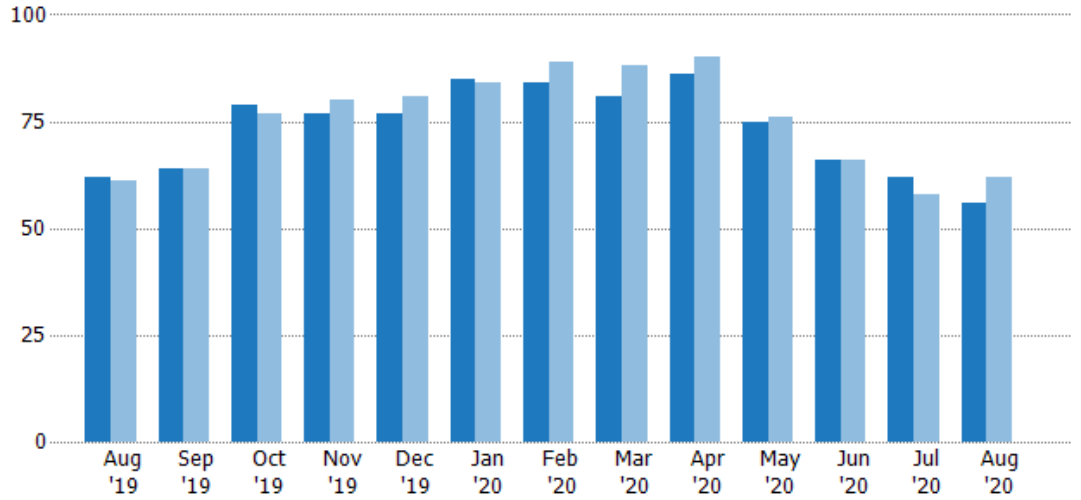
## Active Listings

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.
Aug '20	56	-9.7%
Aug '19	62	1.6%
Aug '18	61	13.1%



Current Year	62	64	79	77	77	85	84	81	86	75	66	62	56
Prior Year	61	64	77	80	81	84	89	88	90	76	66	58	62
Percent Change from Prior Year	2%	0%	3%	-4%	-5%	1%	-6%	-8%	-4%	-1%	0%	7%	-10%

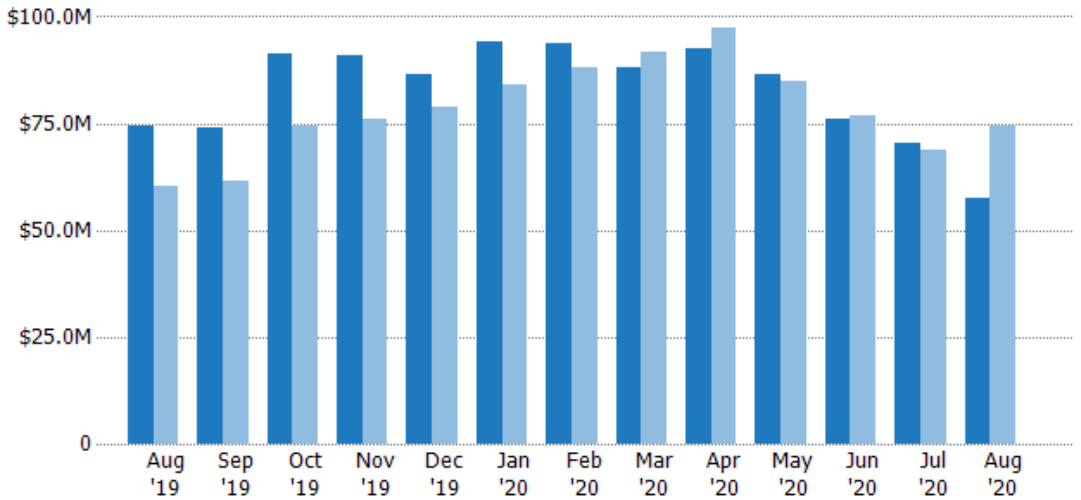
## Active Listing Volume

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.
Aug '20	\$57.3M	-23%
Aug '19	\$74.5M	23.8%
Aug '18	\$60.2M	18.5%



Current Year	\$74.5M	\$74M	\$91.2M	\$90.7M	\$86.7M	\$94.3M	\$93.6M	\$88.1M	\$92.3M	\$86.5M	\$76.2M	\$70.4M	\$57.3M
Prior Year	\$60.2M	\$61.7M	\$74.4M	\$76M	\$78.9M	\$84.3M	\$88M	\$91.6M	\$97.4M	\$84.8M	\$76.8M	\$68.9M	\$74.5M
Percent Change from Prior Year	24%	20%	23%	19%	10%	12%	6%	-4%	-5%	2%	-1%	2%	-23%

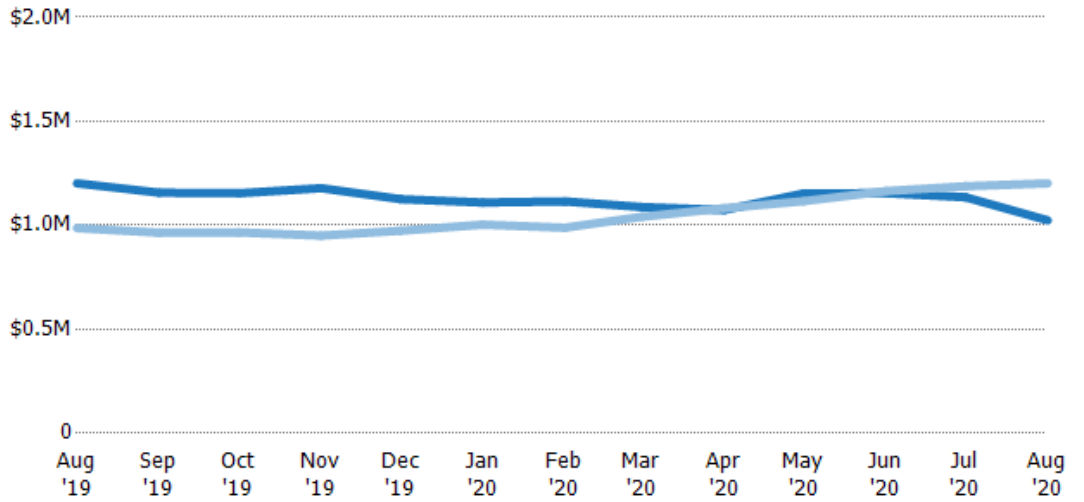
## Average Listing Price

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.
Aug '20	\$1.02M	-14.8%
Aug '19	\$1.2M	21.8%
Aug '18	\$987K	4.7%



Current Year	\$1.2M	\$1.16M	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.11M	\$1.09M	\$1.07M	\$1.15M	\$1.15M	\$1.14M	\$1.02M
Prior Year	\$987K	\$964K	\$966K	\$951K	\$974K	\$1M	\$988K	\$1.04M	\$1.08M	\$1.12M	\$1.16M	\$1.19M	\$1.2M
Percent Change from Prior Year	22%	20%	19%	24%	16%	11%	13%	5%	-1%	3%	-1%	-4%	-15%

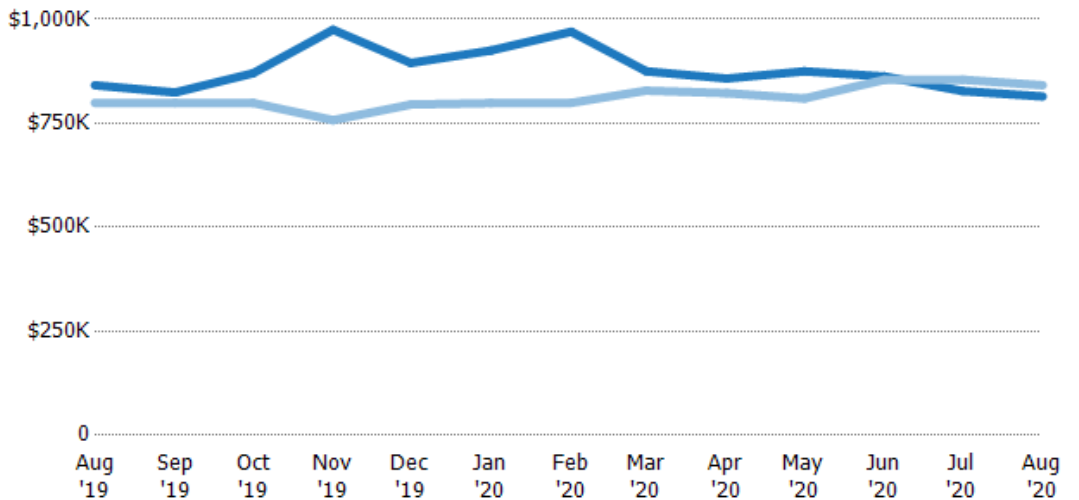
## Median Listing Price

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.
Aug '20	\$815K	-3.2%
Aug '19	\$841K	5.3%
Aug '18	\$799K	-2.6%



Current Year	\$841K	\$824K	\$870K	\$975K	\$895K	\$925K	\$970K	\$875K	\$858K	\$875K	\$862K	\$828K	\$815K
Prior Year	\$799K	\$799K	\$799K	\$758K	\$795K	\$799K	\$799K	\$829K	\$822K	\$810K	\$855K	\$855K	\$841K
Percent Change from Prior Year	5%	3%	9%	29%	13%	16%	21%	6%	4%	8%	1%	-3%	-3%

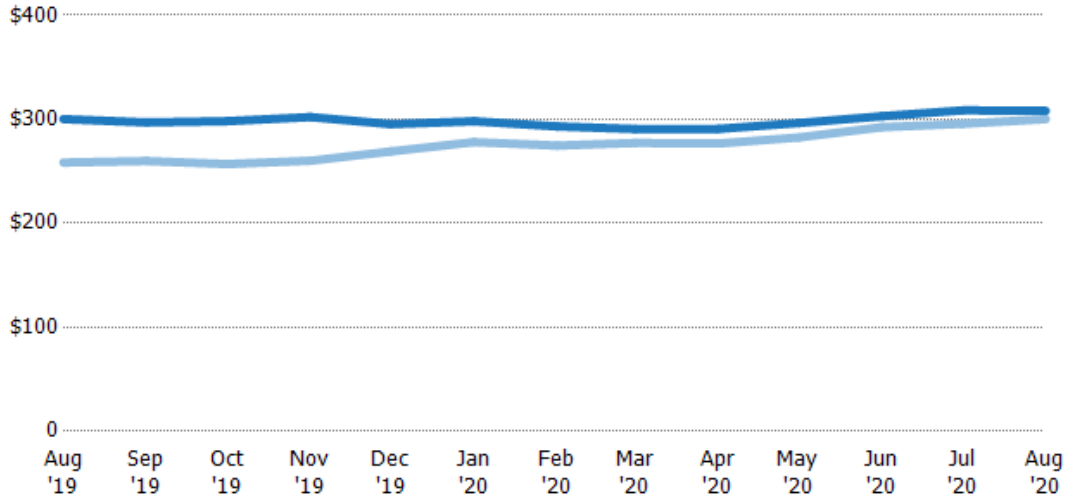
## Average Listing Price per Sq Ft

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.
Aug '20	\$308	2.7%
Aug '19	\$300	16.1%
Aug '18	\$258	0.6%



Current Year	\$300	\$297	\$298	\$302	\$295	\$298	\$293	\$291	\$291	\$296	\$303	\$309	\$308
Prior Year	\$258	\$260	\$257	\$260	\$269	\$278	\$275	\$277	\$277	\$283	\$292	\$296	\$300
Percent Change from Prior Year	16%	14%	16%	16%	10%	7%	7%	5%	5%	5%	4%	4%	3%

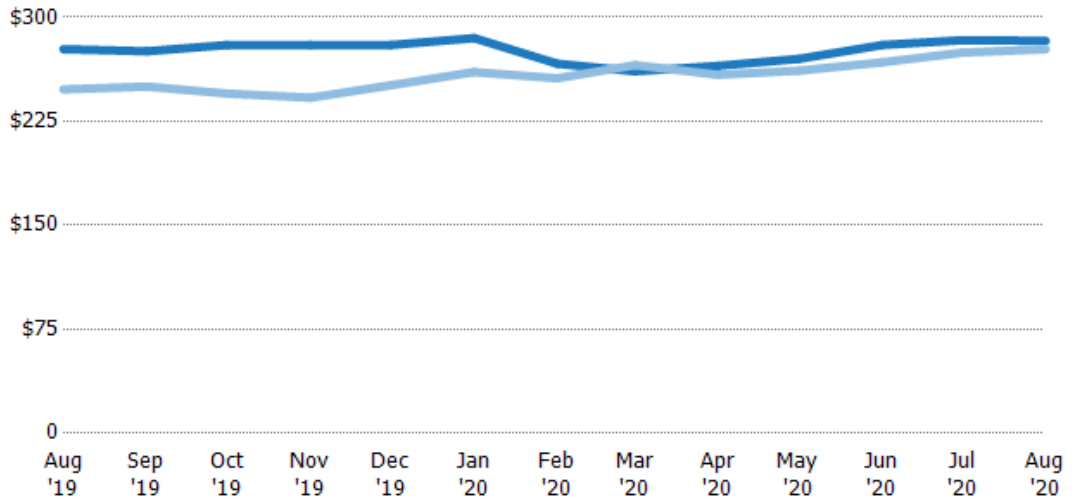
## Median Listing Price per Sq Ft

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.
Aug '20	\$283	2.2%
Aug '19	\$277	11.7%
Aug '18	\$248	-2%



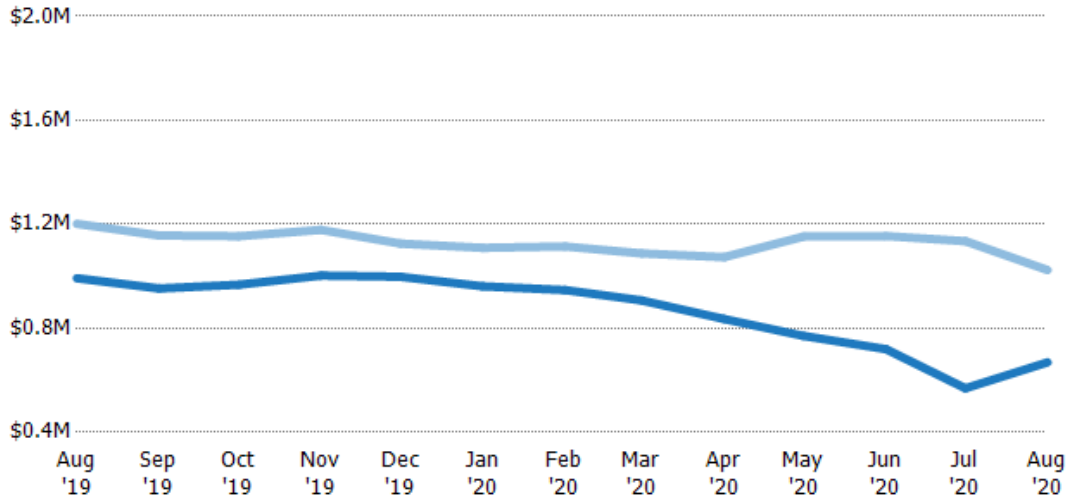
Current Year	\$277	\$276	\$280	\$280	\$280	\$285	\$267	\$261	\$265	\$270	\$280	\$284	\$283
Prior Year	\$248	\$250	\$245	\$242	\$251	\$261	\$256	\$266	\$259	\$262	\$268	\$275	\$277
Percent Change from Prior Year	12%	10%	14%	16%	12%	9%	4%	-2%	3%	3%	5%	3%	2%

## 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



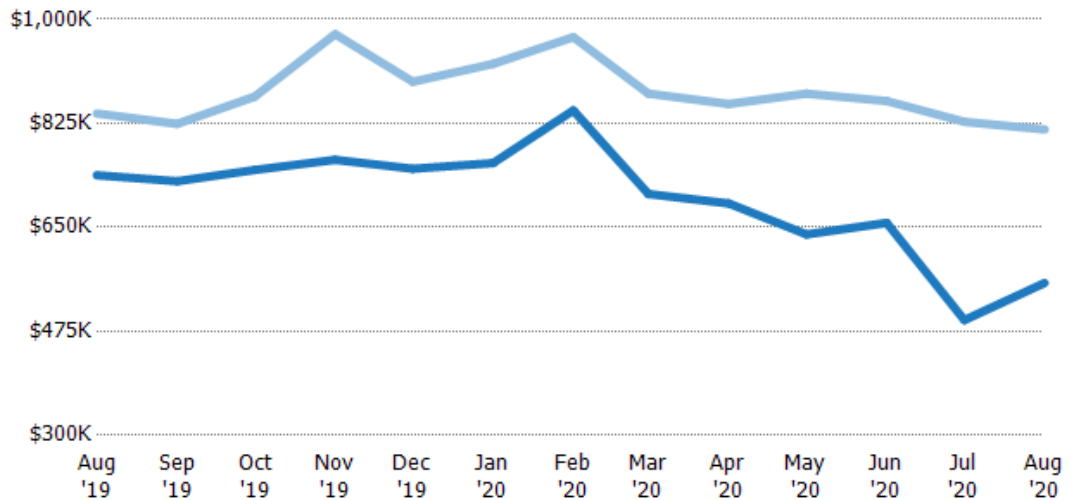
Avg Est Value	\$992K	\$953K	\$968K	\$1M	\$998K	\$961K	\$947K	\$907K	\$836K	\$770K	\$720K	\$569K	\$669K
Avg Listing Price	\$1.2M	\$1.16M	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.11M	\$1.09M	\$1.07M	\$1.15M	\$1.15M	\$1.14M	\$1.02M
Avg Listing Price as a % of Avg Est Value	121%	121%	119%	118%	113%	115%	118%	120%	128%	150%	160%	200%	153%

## 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	\$738K	\$728K	\$747K	\$764K	\$749K	\$758K	\$847K	\$706K	\$690K	\$638K	\$657K	\$494K	\$556K
Median Listing Price	\$841K	\$824K	\$870K	\$975K	\$895K	\$925K	\$970K	\$875K	\$858K	\$875K	\$862K	\$828K	\$815K
Med Listing Price as a % of Med Est Value	114%	113%	117%	128%	120%	122%	115%	124%	124%	137%	131%	168%	146%

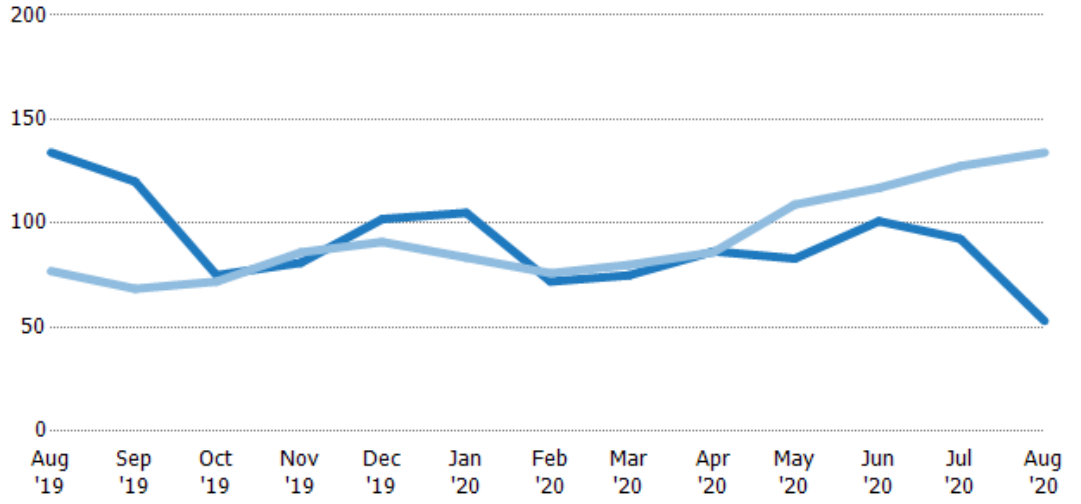
## Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

### Filters Used

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

Month/ Year	Days	% Chg.
Aug '20	53	-60.4%
Aug '19	134	74%
Aug '18	77	72.7%



Current Year	134	120	75	81	102	105	72	75	86.5	83	101	92.5	53
Prior Year	77	68.5	72	86	91	83.5	76	80	86	109	117	128	134
Percent Change from Prior Year	74%	75%	4%	-6%	12%	26%	-5%	-6%	1%	-24%	-14%	-27%	-60%

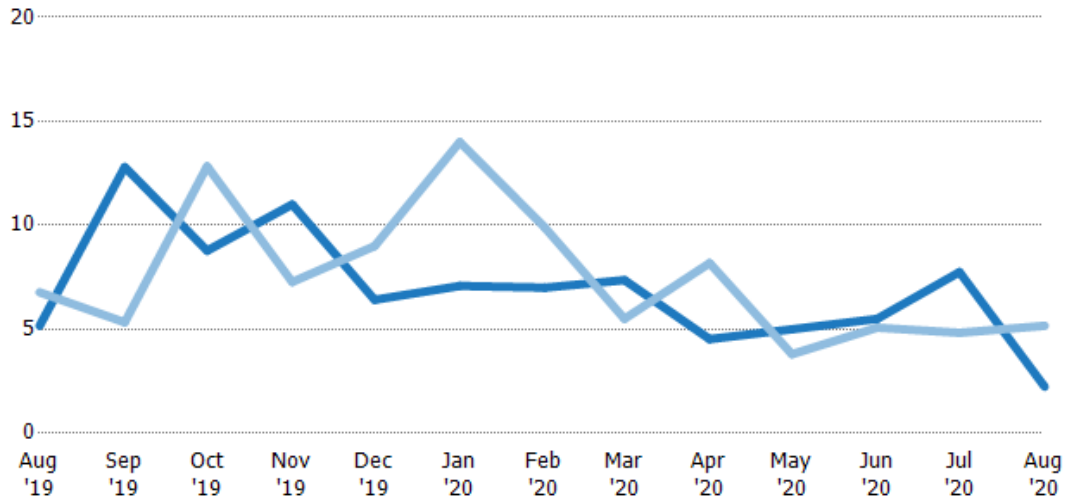
## Months of Inventory

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.
Aug '20	2.24	-56.6%
Aug '19	5.17	-23.8%
Aug '18	6.78	69.7%



Current Year	5.17	12.8	8.78	11	6.42	7.08	7	7.36	4.53	5	5.5	7.75	2.24
Prior Year	6.78	5.33	12.8	7.27	9	14	9.89	5.5	8.18	3.8	5.08	4.83	5.17
Percent Change from Prior Year	-24%	140%	-32%	51%	-29%	-49%	-29%	34%	-45%	32%	8%	60%	-57%



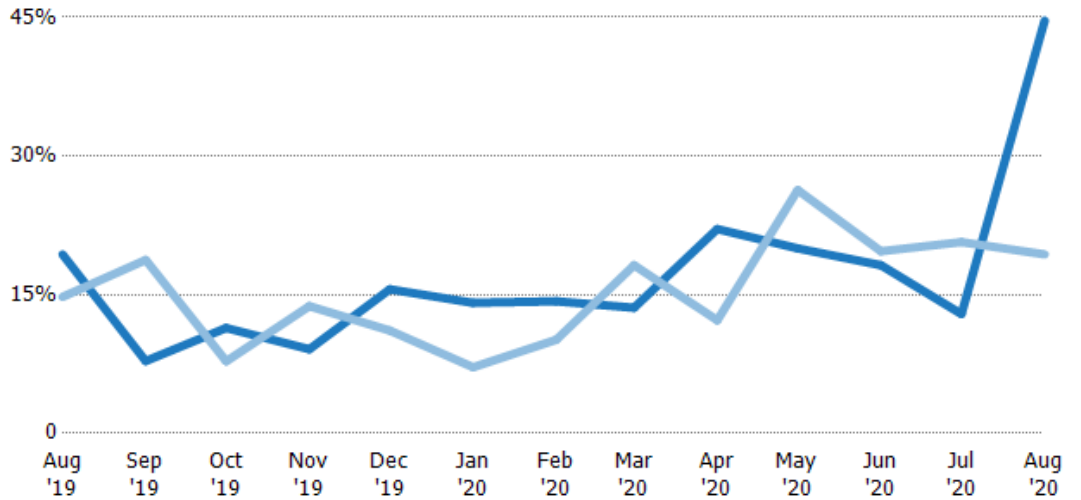
## Absorption Rate

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.
Aug '20	45%	-25.3%
Aug '19	19%	-4.6%
Aug '18	15%	-41.1%



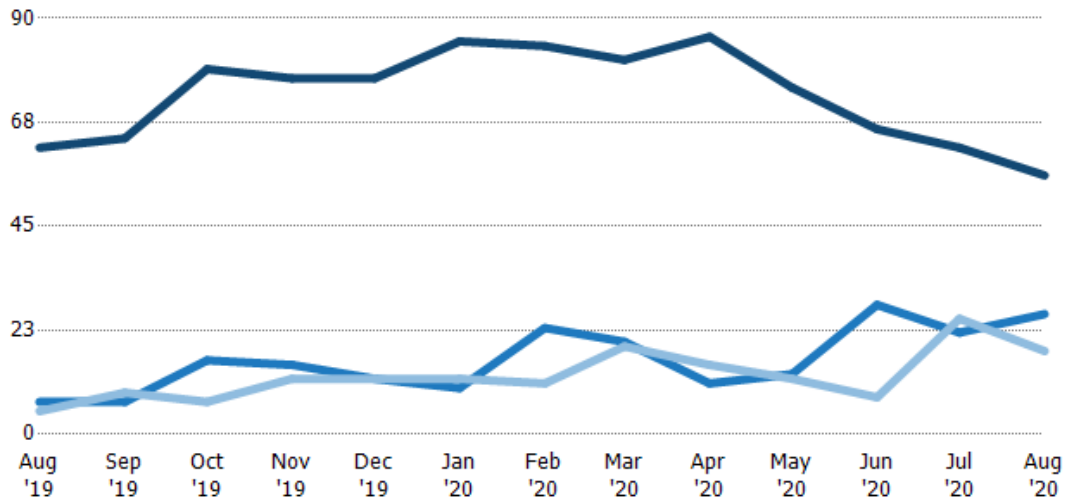
Current Year	19%	8%	11%	9%	16%	14%	14%	14%	22%	20%	18%	13%	45%
Prior Year	15%	19%	8%	14%	11%	7%	10%	18%	12%	26%	20%	21%	19%
Change from Prior Year	-5%	11%	-4%	5%	-4%	-7%	-4%	5%	-10%	6%	2%	8%	-25%

## 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



Active	62	64	79	77	77	85	84	81	86	75	66	62	56
Pending	7	7	16	15	12	10	23	20	11	13	28	22	26
Sold	5	9	7	12	12	12	11	19	15	12	8	25	18

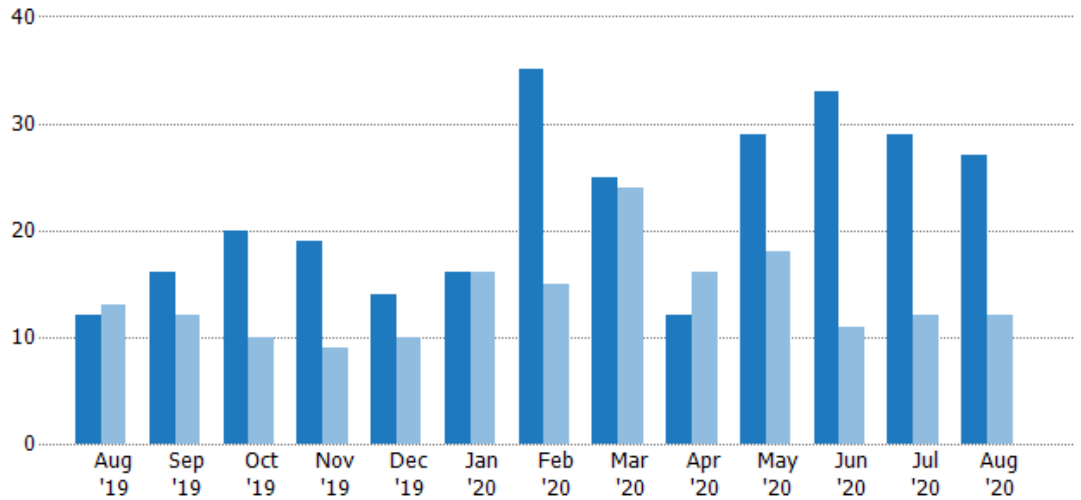
## New Pending Sales

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.
Aug '20	27	125%
Aug '19	12	-7.7%
Aug '18	13	-38.5%



Current Year	12	16	20	19	14	16	35	25	12	29	33	29	27
Prior Year	13	12	10	9	10	16	15	24	16	18	11	12	12
Percent Change from Prior Year	-8%	33%	100%	111%	40%	0%	133%	4%	-25%	61%	200%	142%	125%

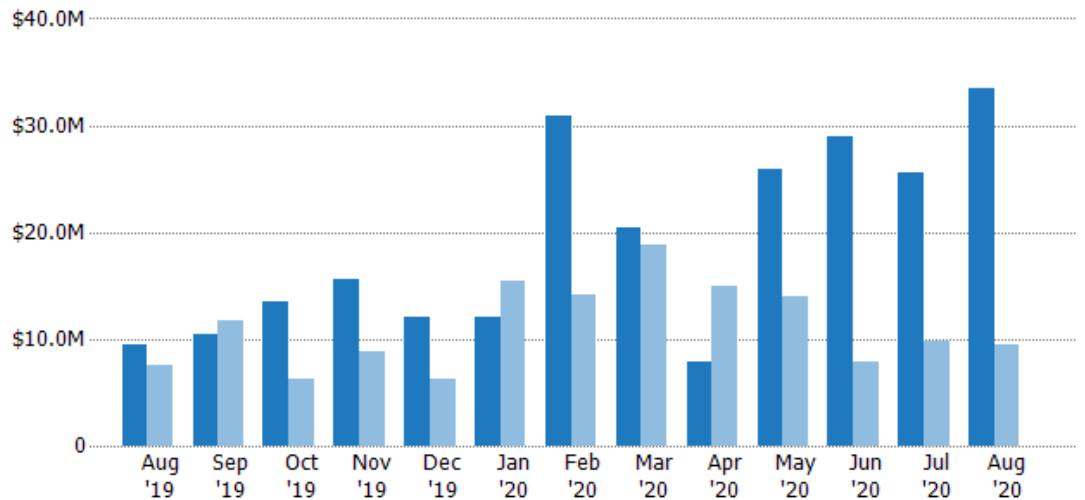
## New Pending Sales Volume

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.
Aug '20	\$33.5M	252.2%
Aug '19	\$9.51M	26.2%
Aug '18	\$7.54M	-49.5%



Current Year	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M	\$12.1M	\$30.9M	\$20.4M	\$7.93M	\$25.9M	\$29M	\$25.5M	\$33.5M
Prior Year	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.22M	\$15.4M	\$14.1M	\$18.8M	\$15M	\$14M	\$7.85M	\$9.79M	\$9.51M
Percent Change from Prior Year	26%	-12%	115%	76%	93%	-21%	119%	9%	-47%	85%	269%	161%	252%

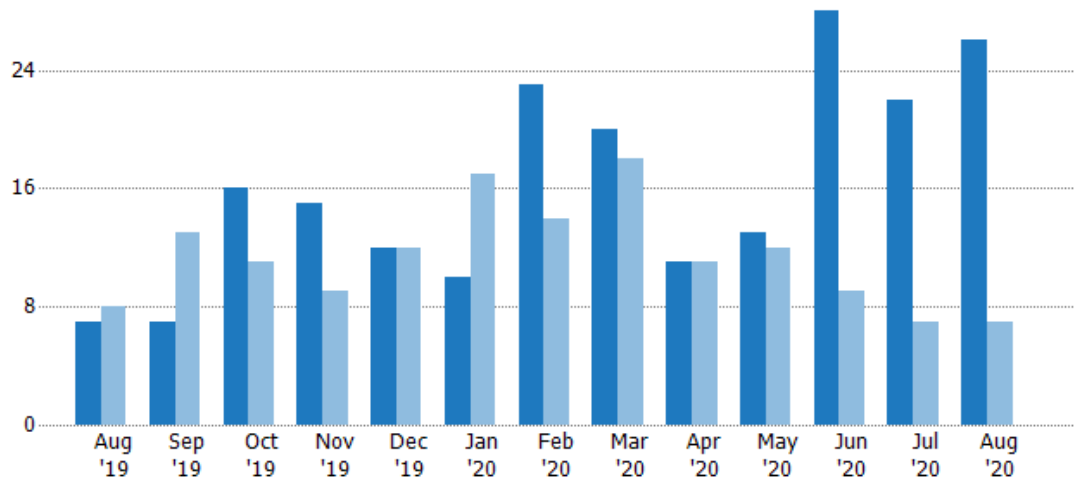
## Pending Sales

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.
Aug '20	26	271.4%
Aug '19	7	-12.5%
Aug '18	8	-12.5%



Current Year	7	7	16	15	12	10	23	20	11	13	28	22	26
Prior Year	8	13	11	9	12	17	14	18	11	12	9	7	7
Percent Change from Prior Year	-13%	-46%	45%	67%	0%	-41%	64%	11%	0%	8%	211%	214%	271%

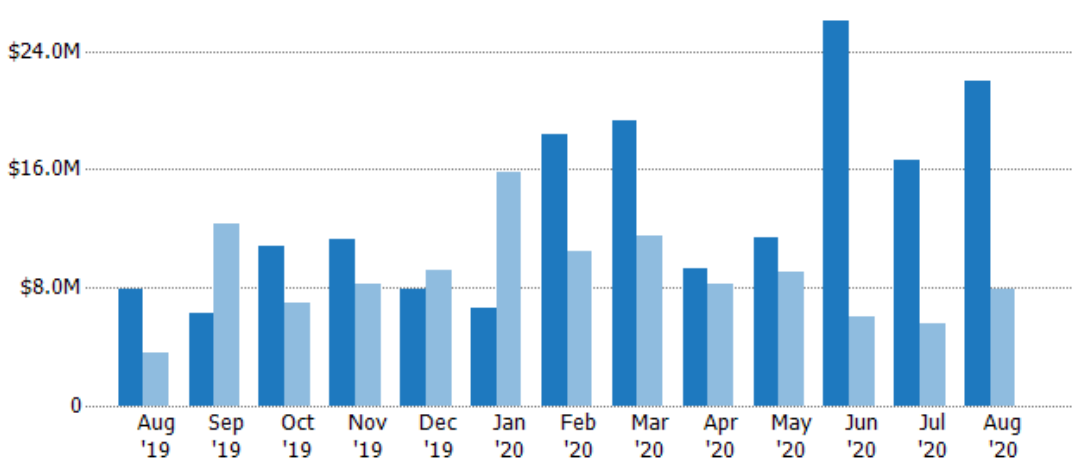
## Pending Sales Volume

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.
Aug '20	\$22M	177.7%
Aug '19	\$7.92M	117.6%
Aug '18	\$3.64M	0.5%



Current Year	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$7.91M	\$6.65M	\$18.4M	\$19.3M	\$9.24M	\$11.4M	\$26.1M	\$16.6M	\$22M
Prior Year	\$3.64M	\$12.3M	\$6.91M	\$8.19M	\$9.15M	\$15.8M	\$10.5M	\$11.5M	\$8.26M	\$9.05M	\$6.05M	\$5.6M	\$7.92M
Percent Change from Prior Year	118%	-49%	56%	38%	-14%	-58%	76%	68%	12%	26%	331%	196%	178%

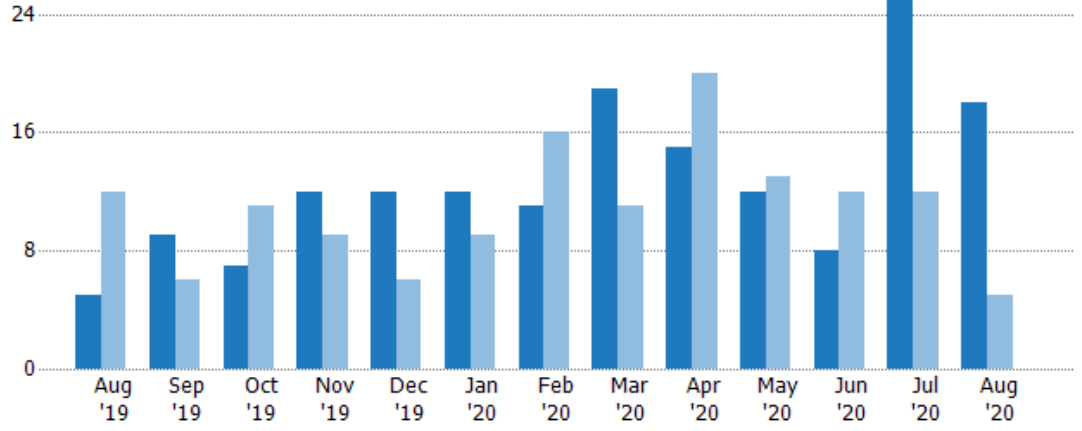
## Closed Sales

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.
Aug '20	18	260%
Aug '19	5	-58.3%
Aug '18	12	-25%



Current Year	5	9	7	12	12	12	11	19	15	12	8	25	18
Prior Year	12	6	11	9	6	9	16	11	20	13	12	12	5
Percent Change from Prior Year	-58%	50%	-36%	33%	100%	33%	-31%	73%	-25%	-8%	-33%	108%	260%

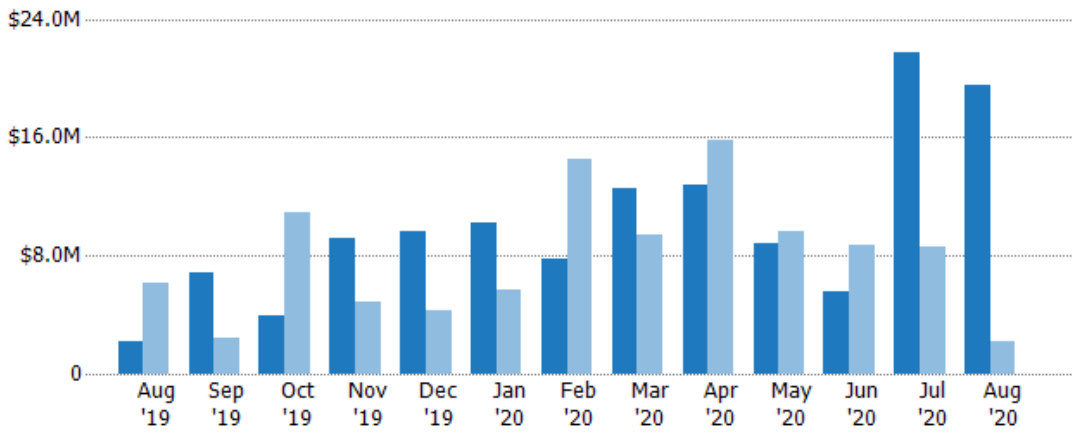
## Closed Sales Volume

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.
Aug '20	\$19.6M	775%
Aug '19	\$2.24M	-63.6%
Aug '18	\$6.14M	15.4%



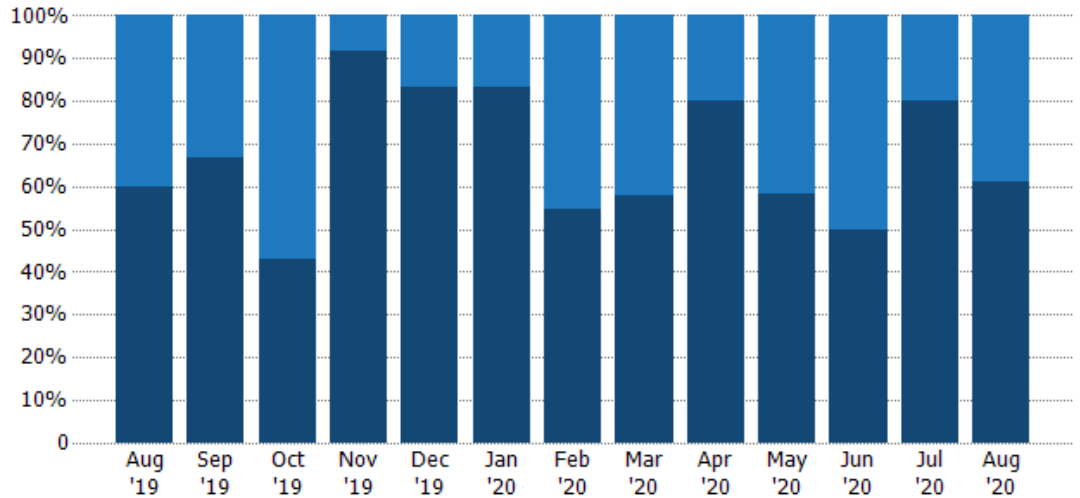
Current Year	\$2.24M	\$6.85M	\$3.95M	\$9.2M	\$9.66M	\$10.2M	\$7.75M	\$12.6M	\$12.7M	\$8.77M	\$5.6M	\$21.7M	\$19.6M
Prior Year	\$6.14M	\$2.41M	\$10.9M	\$4.88M	\$4.29M	\$5.62M	\$14.5M	\$9.43M	\$15.8M	\$9.69M	\$8.71M	\$8.62M	\$2.24M
Percent Change from Prior Year	-64%	184%	-64%	89%	125%	81%	-47%	33%	-19%	-9%	-36%	152%	775%

## 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	40%	33%	57%	8%	17%	17%	45%	42%	20%	42%	50%	20%	39%
Single Family Residence	60%	67%	43%	92%	83%	83%	55%	58%	80%	58%	50%	80%	61%

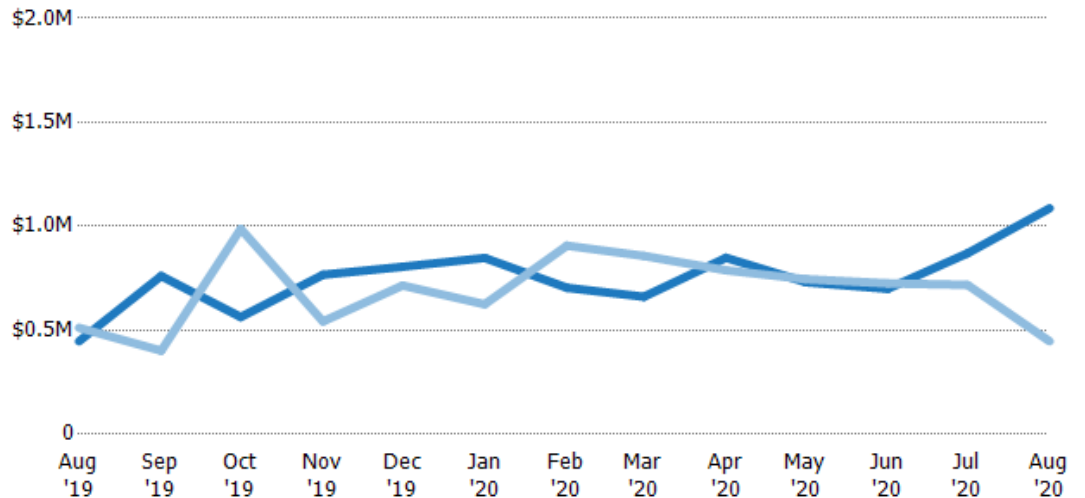
## Average Sales Price

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.
Aug '20	\$1.09M	143.1%
Aug '19	\$447K	-12.7%
Aug '18	\$512K	53.9%



Current Year	\$447K	\$761K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$870K	\$1.09M
Prior Year	\$512K	\$402K	\$987K	\$542K	\$715K	\$625K	\$907K	\$858K	\$788K	\$746K	\$726K	\$718K	\$447K
Percent Change from Prior Year	-13%	90%	-43%	41%	13%	36%	-22%	-23%	8%	-2%	-4%	21%	143%

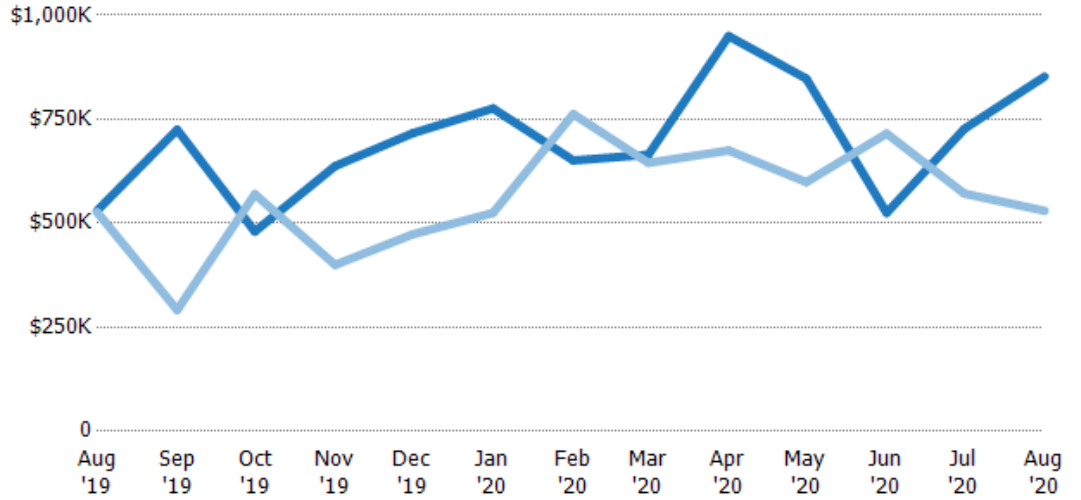
## Median Sales Price

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.
Aug '20	\$853K	60.8%
Aug '19	\$530K	0.5%
Aug '18	\$528K	13.7%



Current Year	\$530K	\$725K	\$480K	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$727K	\$853K
Prior Year	\$528K	\$292K	\$570K	\$400K	\$474K	\$525K	\$763K	\$645K	\$675K	\$599K	\$716K	\$571K	\$530K
Percent Change from Prior Year	0%	149%	-16%	59%	51%	48%	-15%	3%	41%	41%	-27%	27%	61%

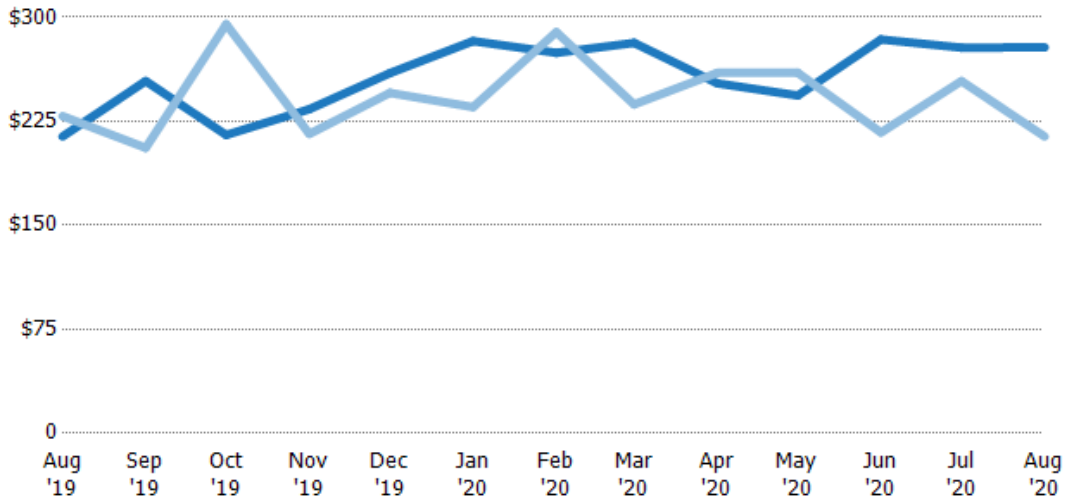
## Average Sales Price per Sq Ft

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.
Aug '20	\$278	30%
Aug '19	\$214	-6.4%
Aug '18	\$229	-10.3%



Current Year	\$214	\$254	\$215	\$234	\$260	\$283	\$274	\$282	\$252	\$244	\$284	\$278	\$278
Prior Year	\$229	\$206	\$295	\$216	\$246	\$235	\$289	\$237	\$260	\$260	\$217	\$254	\$214
Percent Change from Prior Year	-6%	23%	-27%	8%	6%	20%	-5%	19%	-3%	-6%	31%	9%	30%

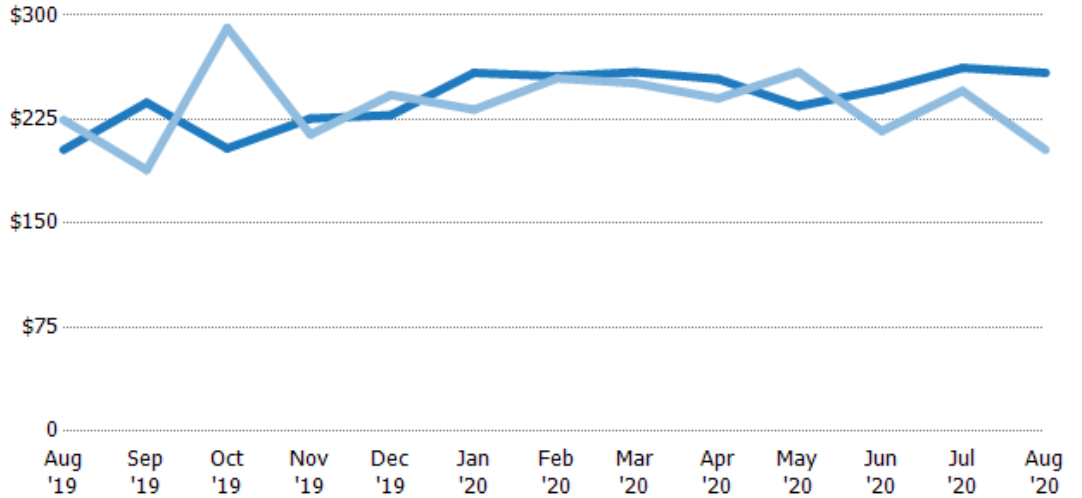
## Median Sales Price per Sq Ft

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.
Aug '20	\$259	27.3%
Aug '19	\$203	-9.6%
Aug '18	\$225	-8.7%



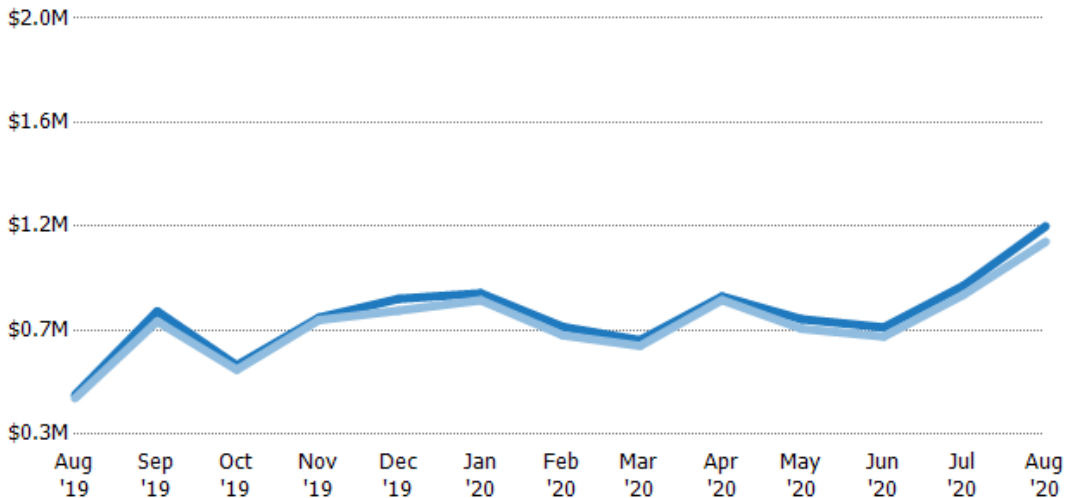
Current Year	\$203	\$237	\$204	\$226	\$228	\$259	\$256	\$259	\$254	\$235	\$247	\$262	\$259
Prior Year	\$225	\$189	\$291	\$214	\$243	\$232	\$255	\$251	\$240	\$259	\$217	\$246	\$203
Percent Change from Prior Year	-10%	26%	-30%	5%	-6%	11%	1%	3%	6%	-9%	14%	7%	27%

## 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



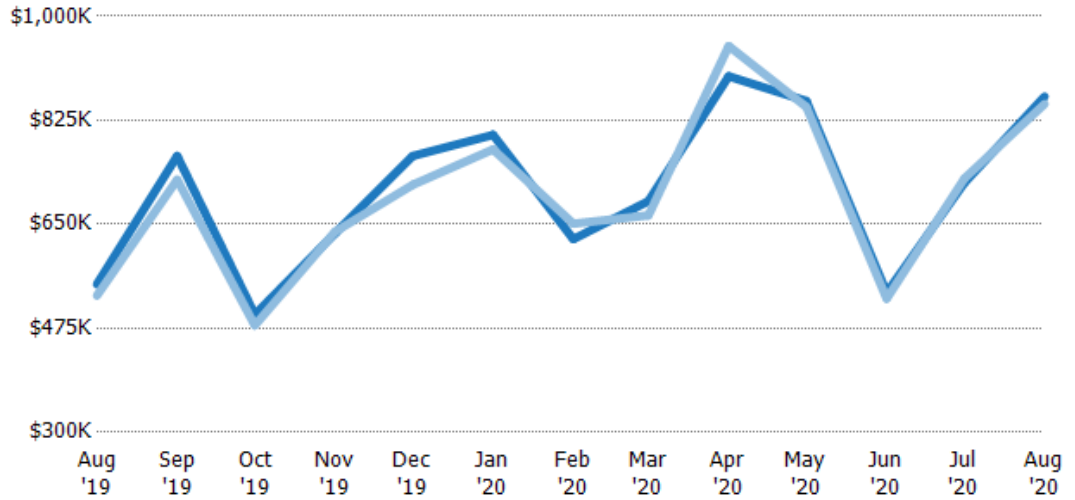
Avg List Price	\$460K	\$802K	\$582K	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$907K	\$1.15M
Avg Sales Price	\$447K	\$761K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$870K	\$1.09M
Avg Sales Price as a % of Avg List Price	97%	95%	97%	99%	94%	97%	95%	97%	98%	95%	95%	96%	94%

## 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



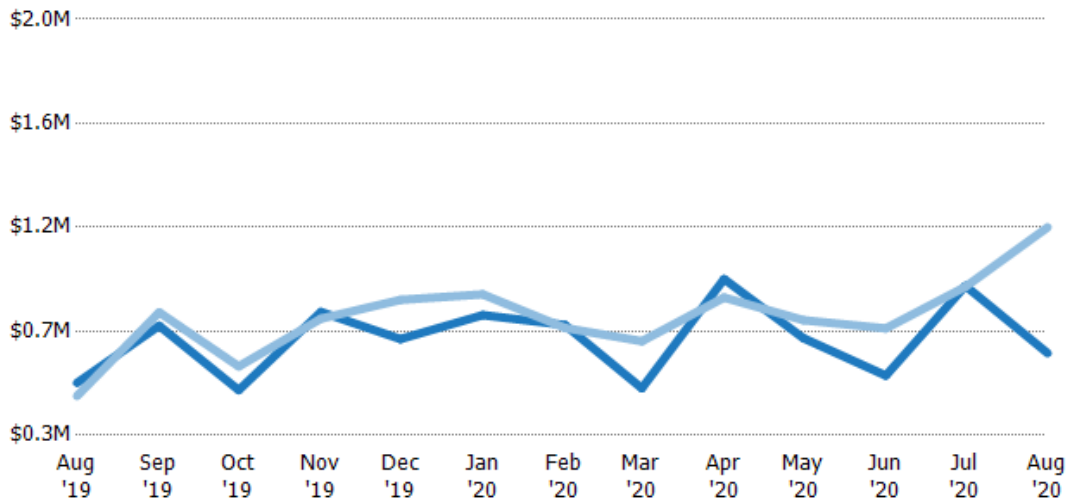
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$549K	\$765K	\$498K	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$720K	\$865K
Median Sales Price	\$530K	\$725K	\$480K	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$727K	\$853K
Med Sales Price as a % of Med List Price	97%	95%	96%	100%	94%	97%	104%	97%	106%	99%	98%	101%	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



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$514K	\$748K	\$485K	\$804K	\$693K	\$791K	\$751K	\$492K	\$939K	\$696K	\$544K	\$911K	\$636K
Avg Sales Price	\$460K	\$802K	\$582K	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$907K	\$1.15M
Avg Sales Price as a % of Avg Est Value	90%	107%	120%	97%	123%	111%	98%	139%	92%	111%	135%	100%	181%

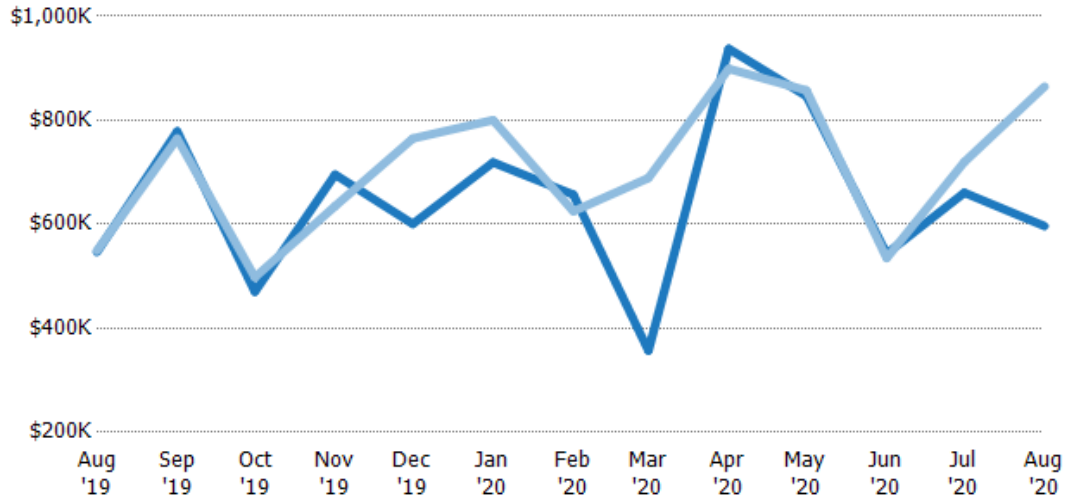


## Median Sales Price vs Median Est Value

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



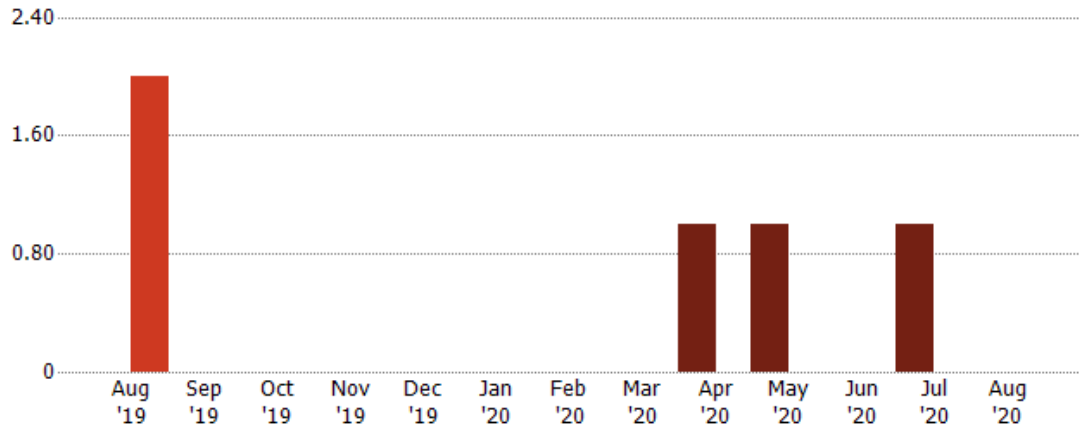
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$546K	\$779K	\$470K	\$696K	\$601K	\$719K	\$657K	\$357K	\$937K	\$847K	\$544K	\$661K	\$597K
Median Sales Price	\$549K	\$765K	\$498K	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$720K	\$865K
Med Sales Price as a % of Med Est Value	100%	98%	106%	91%	127%	111%	95%	193%	96%	101%	98%	109%	145%

## 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



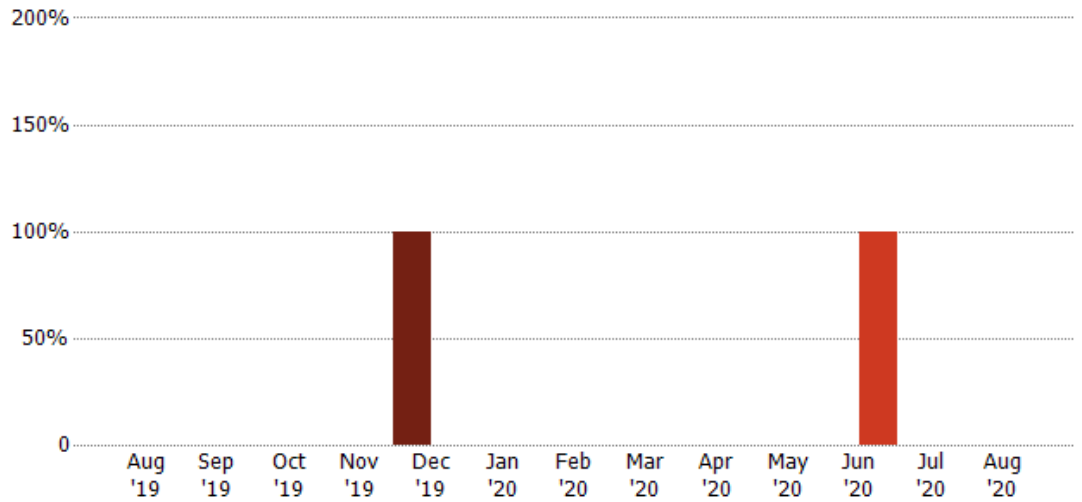
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	-	-	-	-	-	-	-	-	1	1	-	1	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	-	100%	100%	-	100%	-

## 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



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



## Sales Activity by ZIP

Aug 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	26	\$22,001,400	18	\$19,557,000	\$1,086,500	\$852,500	\$267	\$247	86

