



2020

CAREFREE MARKET REPORT DECEMBER 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	Dec 2020	Dec 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	10	11	-9.1%	236	203	+16.3%
New Listing Volume	\$8,242,800	\$8,340,400	-1.2%	\$229,730,697	\$187,707,197	+22.4%
Active Listing Count	31	70	-55.7%	N/A	N/A	
Active Listing Volume	\$42,319,695	\$77,019,350	-45.1%	N/A	N/A	
Average Listing Price	\$1,365,151	\$1,100,276	+24.1%	\$1,133,996	\$1,066,257	+6.4%
Median Listing Price	\$959,000	\$887,500	+8.1%	\$893,286	\$830,992	+7.5%
Average Listing Price per Sq Ft	\$343	\$292	+17.7%	\$304	\$282	+7.7%
Median Listing Price per Sq Ft	\$307	\$280	+9.8%	\$282	\$267	+5.6%
Median Days in RPR	76	94.5	-19.6%	77.74	91.39	-14.9%
Months of Inventory	1.1	5.8	-80.3%	5.5	6.2	-12.2%
Absorption Rate	87.1%	17.14%	+70%	18.35%	16.11%	+2.2%
Sales Activity Charts Metrics						
New Pending Sales Count	17	14	+21.4%	316	192	+64.6%
New Pending Sales Volume	\$18,607,950	\$11,997,800	+55.1%	\$294,995,214	\$155,257,648	+90%
Pending Sales Count	24	13	+84.6%	N/A	N/A	
Pending Sales Volume	\$22,852,268	\$8,603,900	+165.6%	N/A	N/A	
Closed Sales Count	15	12	+25%	203	140	+45%
Closed Sales Volume	\$16,264,500	\$9,663,500	+68.3%	\$174,851,715	\$106,118,501	+64.8%
Average Sales Price	\$1,084,300	\$805,292	+34.6%	\$861,338	\$757,989	+13.6%
Median Sales Price	\$872,500	\$716,500	+21.8%	\$765,150	\$650,750	+17.6%
Average Sales Price per Sq Ft	\$287	\$260	+10.6%	\$281	\$249	+12.7%
Median Sales Price per Sq Ft	\$290	\$228	+27.2%	\$265	\$236	+12.7%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

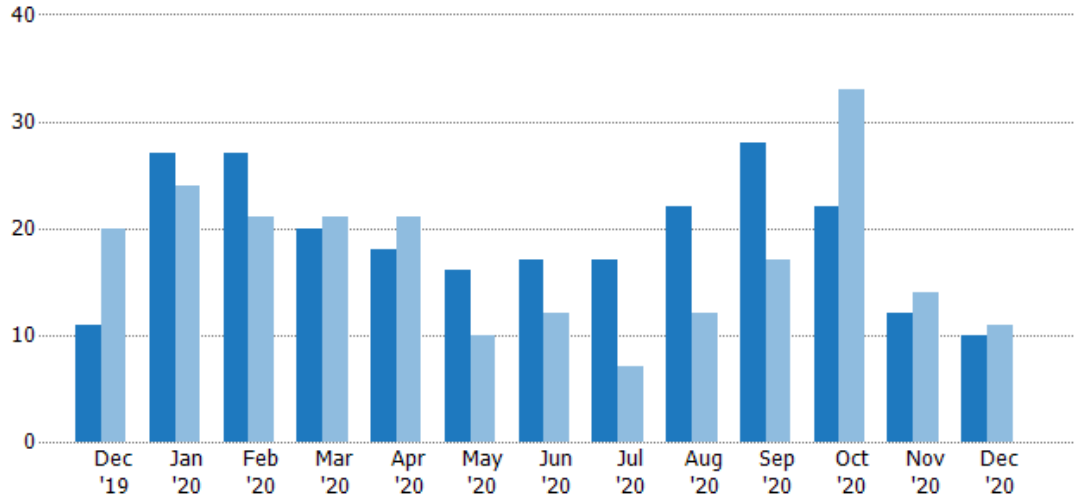
New Listings

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.
Dec '20	10	-9.1%
Dec '19	11	-45%
Dec '18	20	-20%



Current Year	11	27	27	20	18	16	17	17	22	28	22	12	10
Prior Year	20	24	21	21	21	10	12	7	12	17	33	14	11
Percent Change from Prior Year	-45%	13%	29%	-5%	-14%	60%	42%	143%	83%	65%	-33%	-14%	-9%

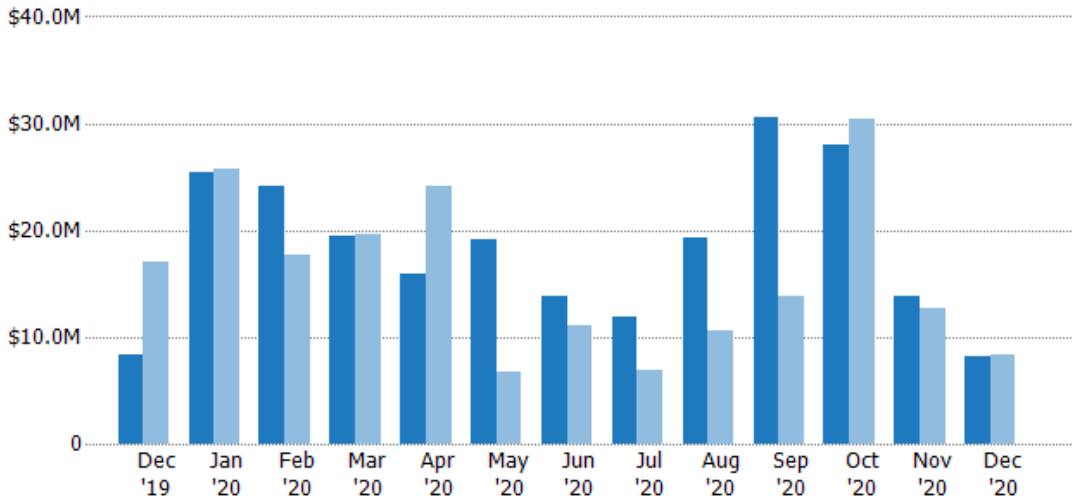
New Listing Volume

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.
Dec '20	\$8.24M	-1.2%
Dec '19	\$8.34M	-51.1%
Dec '18	\$17M	-41%



Current Year	\$8.34M	\$25.5M	\$24.2M	\$19.4M	\$15.8M	\$19.1M	\$13.8M	\$11.8M	\$19.3M	\$30.6M	\$28.1M	\$13.9M	\$8.24M
Prior Year	\$17M	\$25.7M	\$17.7M	\$19.6M	\$24.2M	\$6.76M	\$11.1M	\$6.93M	\$10.5M	\$13.9M	\$30.5M	\$12.7M	\$8.34M
Percent Change from Prior Year	-51%	-1%	37%	-1%	-34%	183%	24%	71%	83%	121%	-8%	10%	-1%

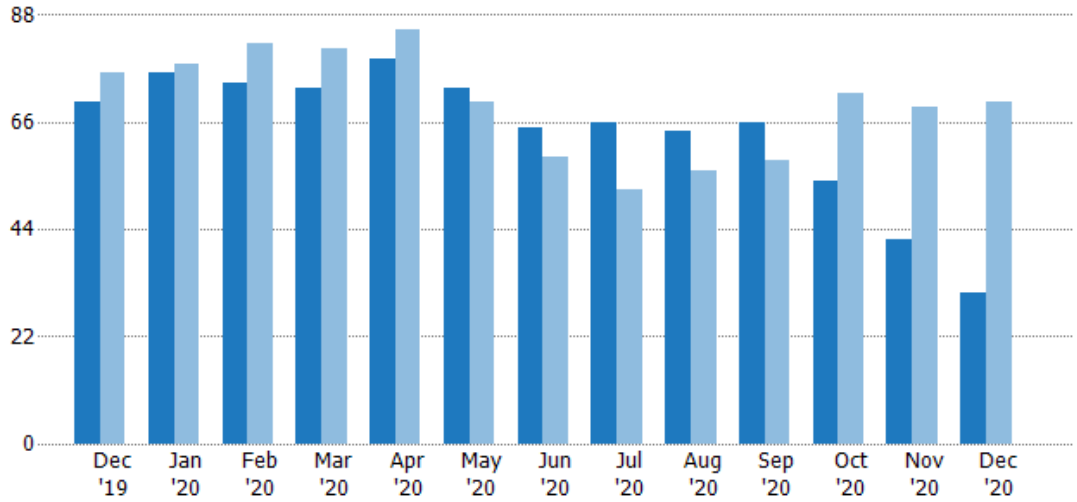
Active Listings

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.
Dec '20	31	-55.7%
Dec '19	70	-7.9%
Dec '18	76	-1.3%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	70	76	74	73	79	73	65	66	64	66	54	42	31
Prior Year	76	78	82	81	85	70	59	52	56	58	72	69	70
Percent Change from Prior Year	-8%	-3%	-10%	-10%	-7%	4%	10%	27%	14%	14%	-25%	-39%	-56%

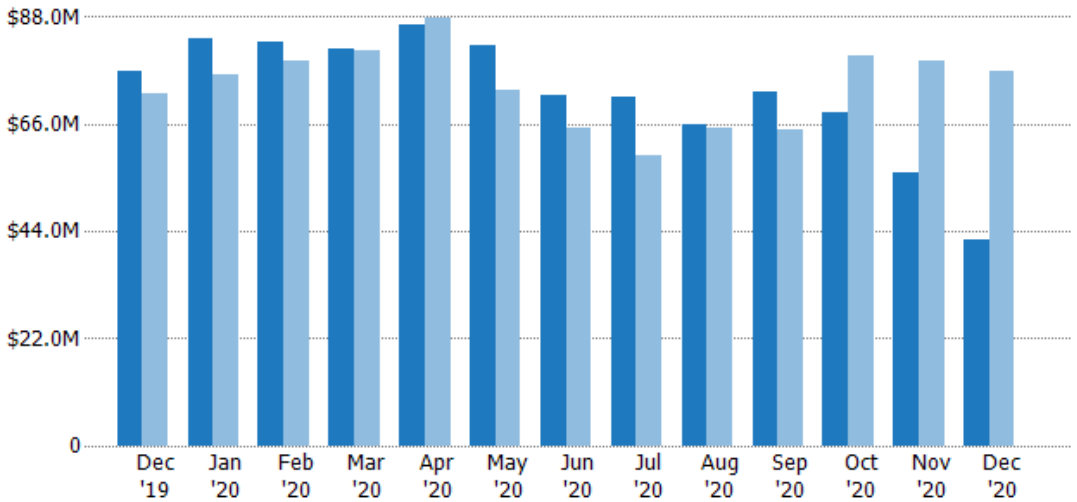
Active Listing Volume

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.
Dec '20	\$42.3M	-45.1%
Dec '19	\$77M	6.3%
Dec '18	\$72.4M	-0.8%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$77M	\$83.6M	\$82.8M	\$81.5M	\$86.4M	\$82.1M	\$71.8M	\$71.4M	\$66M	\$72.7M	\$68.5M	\$56M	\$42.3M
Prior Year	\$72.4M	\$76M	\$78.9M	\$80.9M	\$87.8M	\$72.9M	\$65.3M	\$59.6M	\$65.2M	\$64.8M	\$79.9M	\$78.9M	\$77M
Percent Change from Prior Year	6%	10%	5%	1%	-2%	13%	10%	20%	1%	12%	-14%	-29%	-45%

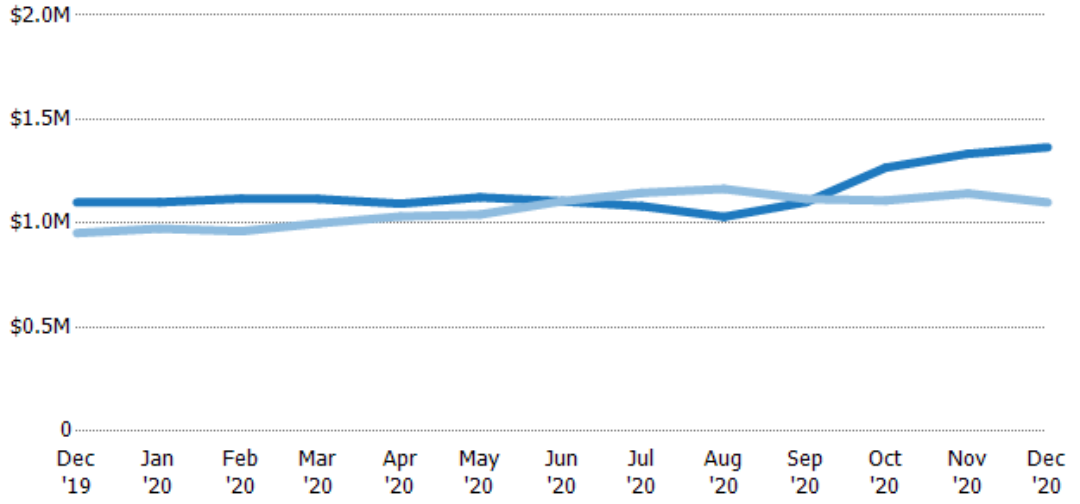
Average Listing Price

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.
Dec '20	\$1.37M	24.1%
Dec '19	\$1.1M	15.4%
Dec '18	\$953K	0.6%



Current Year	\$1.1M	\$1.1M	\$1.12M	\$1.12M	\$1.09M	\$1.12M	\$1.11M	\$1.08M	\$1.03M	\$1.1M	\$1.27M	\$1.33M	\$1.37M
Prior Year	\$953K	\$974K	\$962K	\$999K	\$1.03M	\$1.04M	\$1.11M	\$1.15M	\$1.16M	\$1.12M	\$1.11M	\$1.14M	\$1.1M
Percent Change from Prior Year	15%	13%	16%	12%	6%	8%	0%	-6%	-11%	-1%	14%	17%	24%

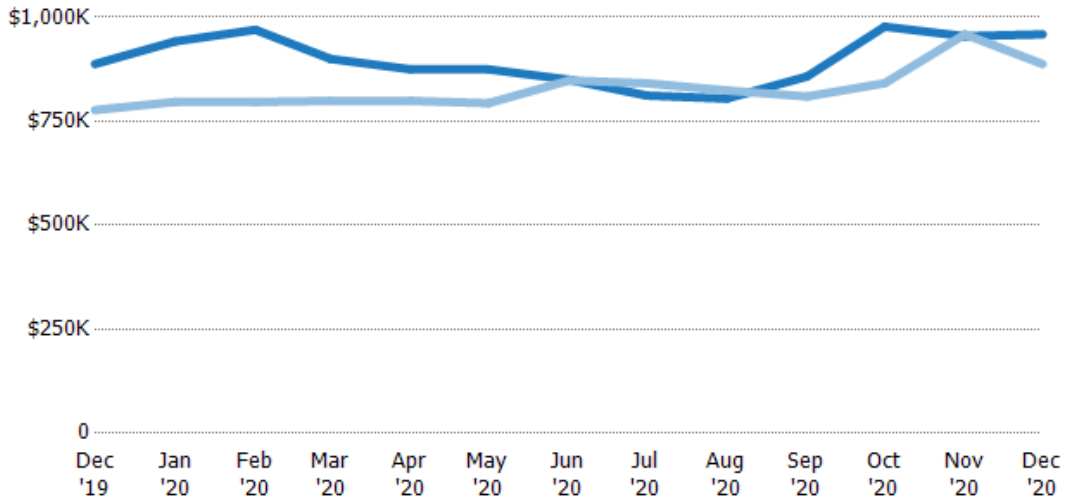
Median Listing Price

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.
Dec '20	\$959K	8.1%
Dec '19	\$888K	14.2%
Dec '18	\$777K	-3.9%



Current Year	\$888K	\$942K	\$970K	\$900K	\$875K	\$875K	\$850K	\$812K	\$805K	\$858K	\$978K	\$955K	\$959K
Prior Year	\$777K	\$797K	\$797K	\$799K	\$799K	\$794K	\$848K	\$841K	\$824K	\$810K	\$842K	\$959K	\$888K
Percent Change from Prior Year	14%	18%	22%	13%	9%	10%	0%	-3%	-2%	6%	16%	0%	8%

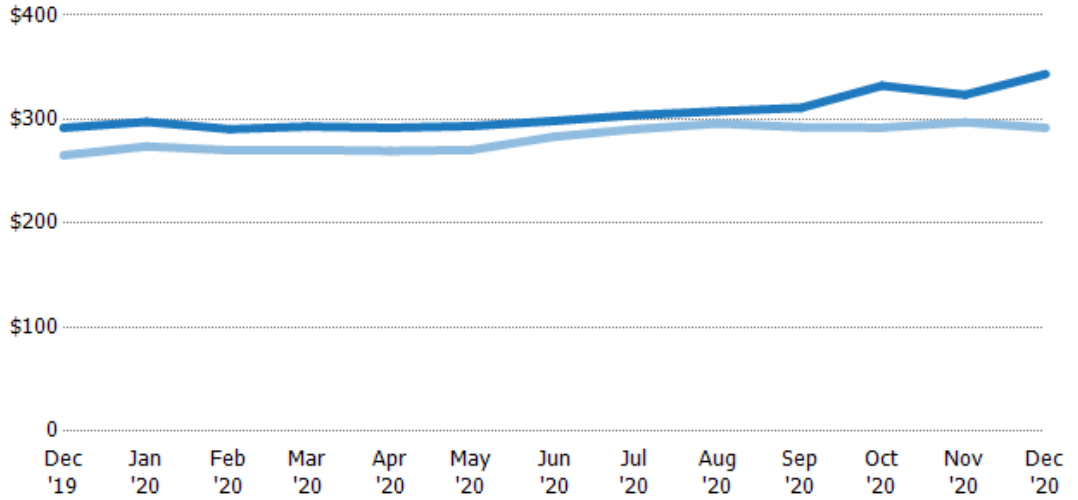
Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Dec '20	\$343	17.7%
Dec '19	\$292	10%
Dec '18	\$265	-1.8%



Current Year	\$292	\$297	\$291	\$293	\$292	\$293	\$298	\$304	\$308	\$311	\$332	\$324	\$343
Prior Year	\$265	\$274	\$270	\$270	\$270	\$271	\$283	\$290	\$296	\$292	\$292	\$297	\$292
Percent Change from Prior Year	10%	9%	8%	8%	8%	8%	5%	5%	4%	6%	14%	9%	18%

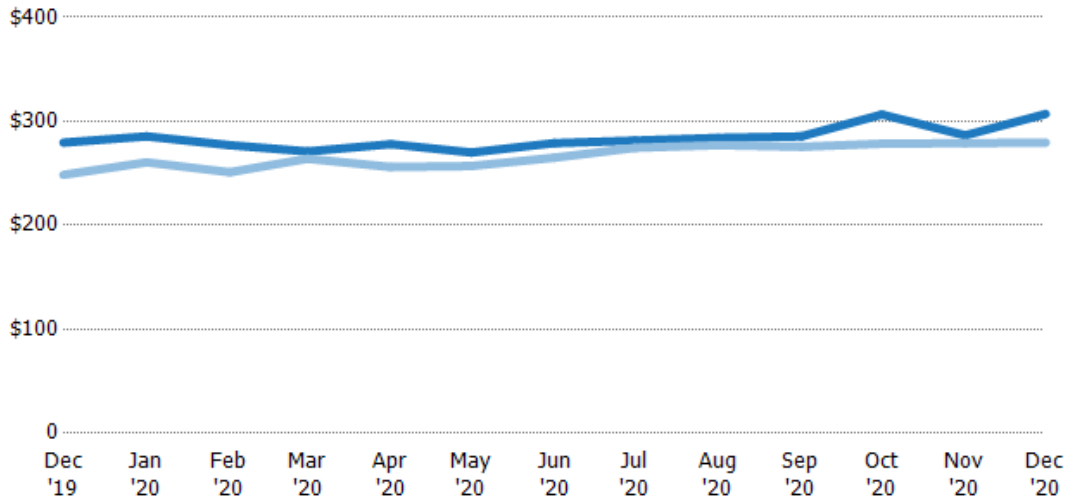
Median Listing Price per Sq Ft

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.
Dec '20	\$307	9.8%
Dec '19	\$280	12.5%
Dec '18	\$249	-3.4%



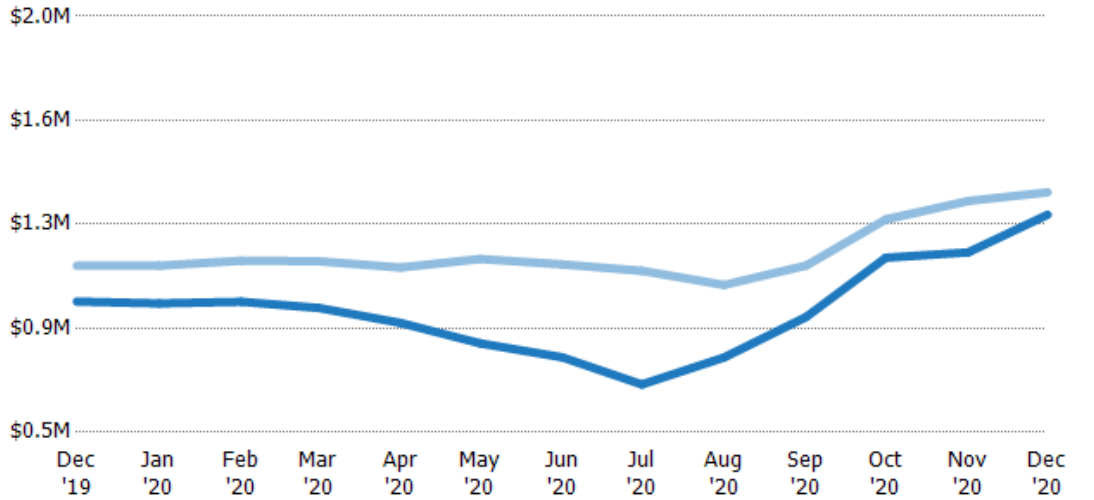
Current Year	\$280	\$286	\$277	\$271	\$278	\$270	\$279	\$282	\$284	\$286	\$307	\$287	\$307
Prior Year	\$249	\$261	\$251	\$264	\$256	\$257	\$265	\$275	\$277	\$276	\$279	\$279	\$280
Percent Change from Prior Year	12%	10%	10%	3%	9%	5%	5%	3%	3%	4%	10%	3%	10%

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



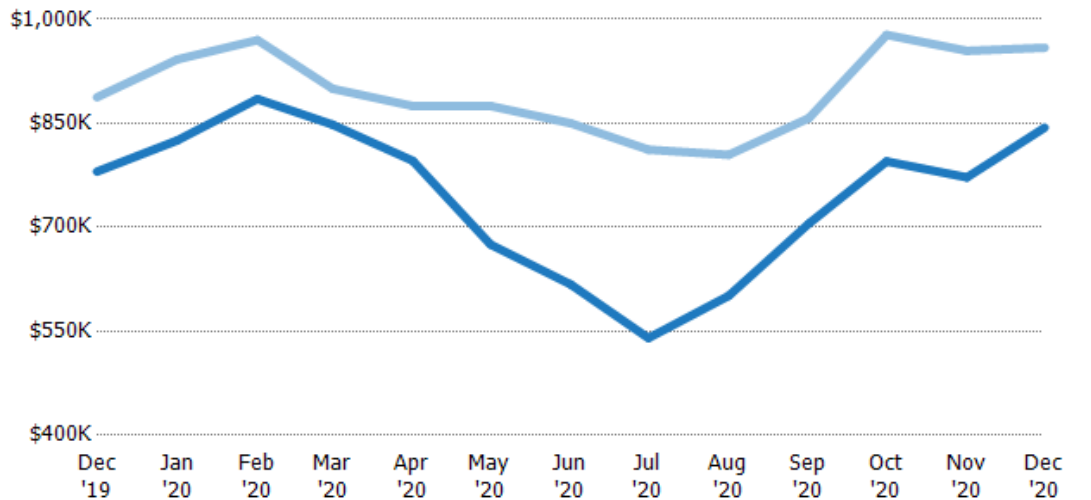
Avg Est Value	\$971K	\$965K	\$971K	\$949K	\$894K	\$821K	\$770K	\$673K	\$770K	\$916K	\$1.13M	\$1.15M	\$1.28M
Avg Listing Price	\$1.1M	\$1.1M	\$1.12M	\$1.12M	\$1.09M	\$1.12M	\$1.11M	\$1.08M	\$1.03M	\$1.1M	\$1.27M	\$1.33M	\$1.37M
Avg Listing Price as a % of Avg Est Value	113%	114%	115%	118%	122%	137%	143%	161%	134%	120%	112%	116%	106%

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	\$780K	\$825K	\$885K	\$848K	\$796K	\$675K	\$618K	\$540K	\$601K	\$706K	\$795K	\$772K	\$844K
Median Listing Price	\$888K	\$942K	\$970K	\$900K	\$875K	\$875K	\$850K	\$812K	\$805K	\$858K	\$978K	\$955K	\$959K
Med Listing Price as a % of Med Est Value	114%	114%	110%	106%	110%	130%	138%	150%	134%	122%	123%	124%	114%

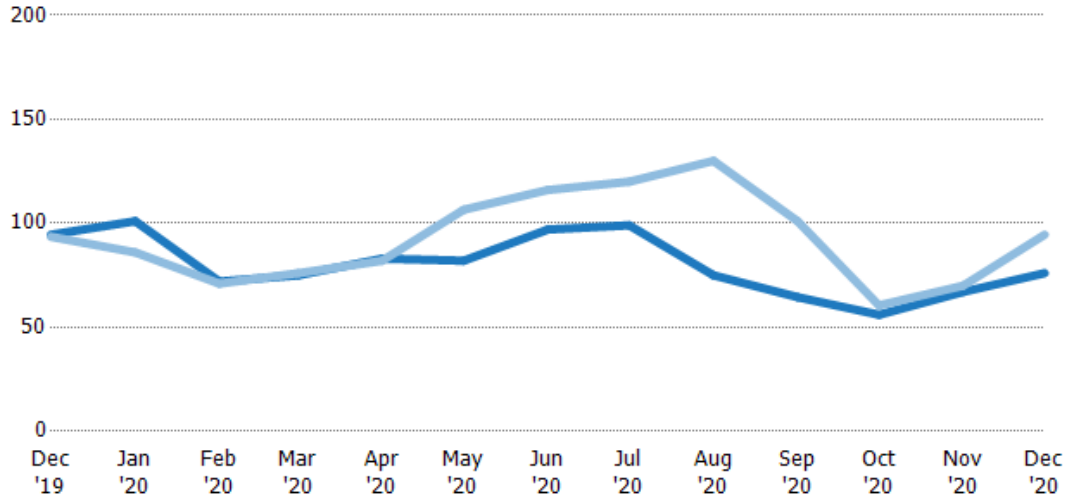
Median Days in RPR

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.
Dec '20	76	-19.6%
Dec '19	94.5	1.1%
Dec '18	93.5	-3.7%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	94.5	101	72	75	83	82	97	99	75	64.5	56	67	76
Prior Year	93.5	86	71	76	82	107	116	120	130	101	60.5	70	94.5
Percent Change from Prior Year	1%	17%	1%	-1%	1%	-23%	-16%	-18%	-42%	-36%	-7%	-4%	-20%

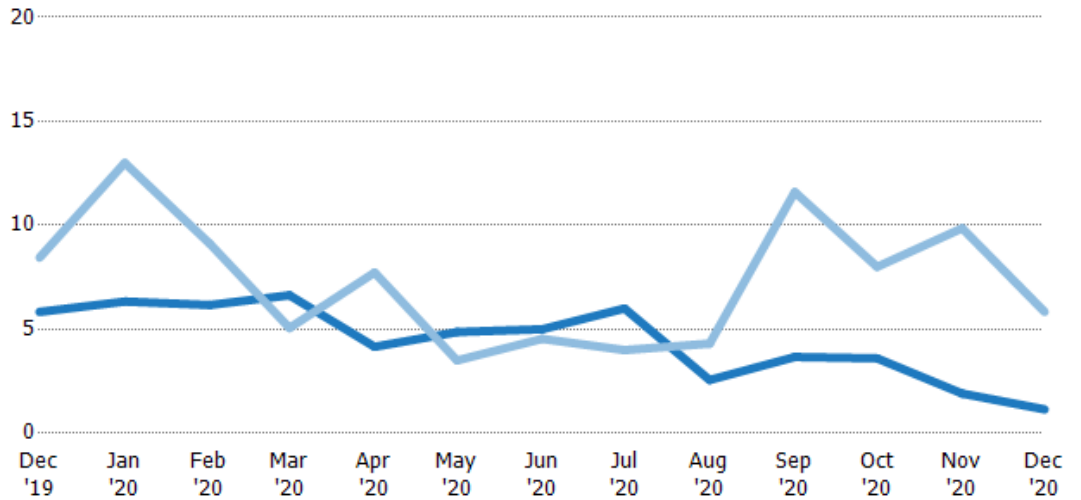
Months of Inventory

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.
Dec '20	1.15	-80.3%
Dec '19	5.83	-30.9%
Dec '18	8.44	-31.7%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	5.83	6.33	6.17	6.64	4.16	4.87	5	6	2.56	3.67	3.6	1.91	1.15
Prior Year	8.44	13	9.11	5.06	7.73	3.5	4.54	4	4.31	11.6	8	9.86	5.83
Percent Change from Prior Year	-31%	-51%	-32%	31%	-46%	39%	10%	50%	-41%	-68%	-55%	-81%	-80%

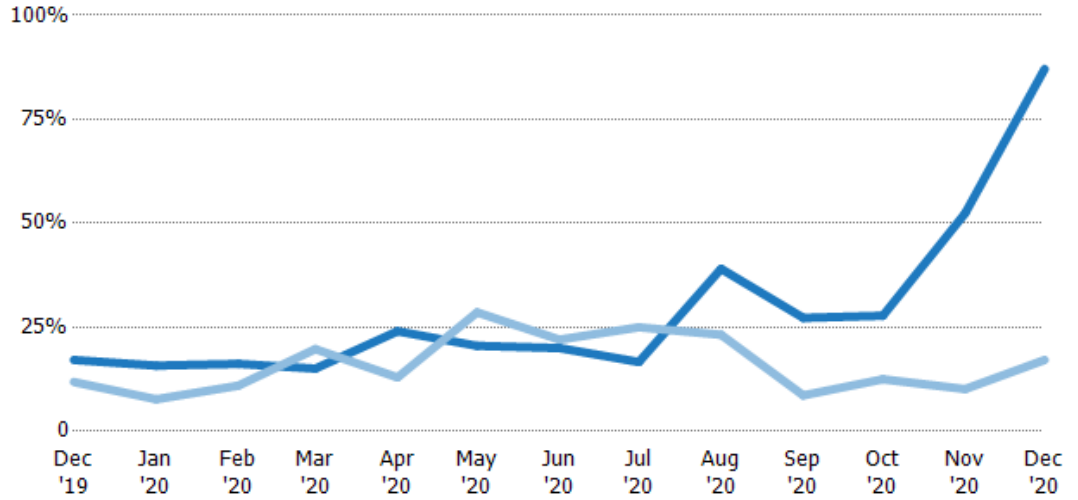
Absorption Rate

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.
Dec '20	87%	-70%
Dec '19	17%	-5.3%
Dec '18	12%	46.4%



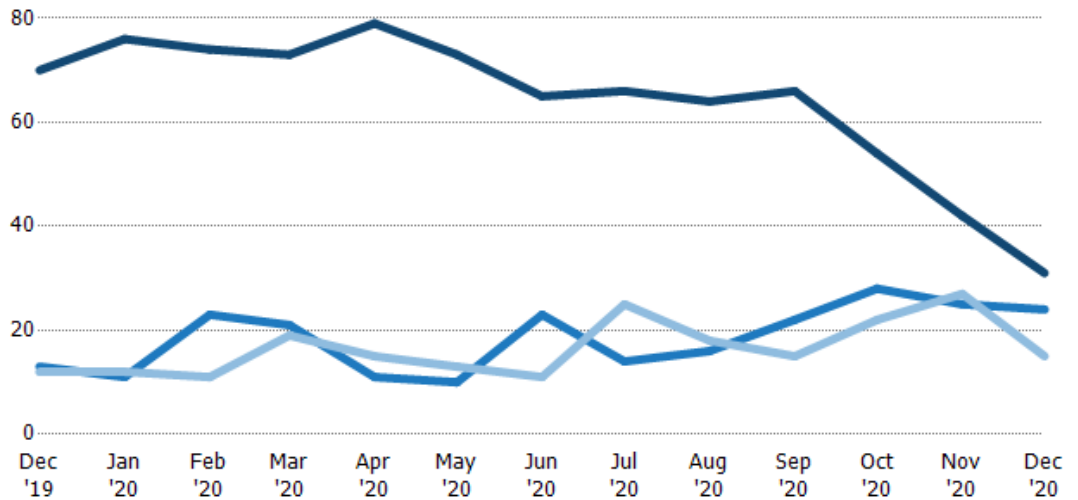
Current Year	17%	16%	16%	15%	24%	21%	20%	17%	39%	27%	28%	52%	87%
Prior Year	12%	8%	11%	20%	13%	29%	22%	25%	23%	9%	13%	10%	17%
Change from Prior Year	-5%	-8%	-5%	5%	-11%	8%	2%	8%	-16%	-19%	-15%	-42%	-70%

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	70	76	74	73	79	73	65	66	64	66	54	42	31
Pending	13	11	23	21	11	10	23	14	16	22	28	25	24
Sold	12	12	11	19	15	13	11	25	18	15	22	27	15

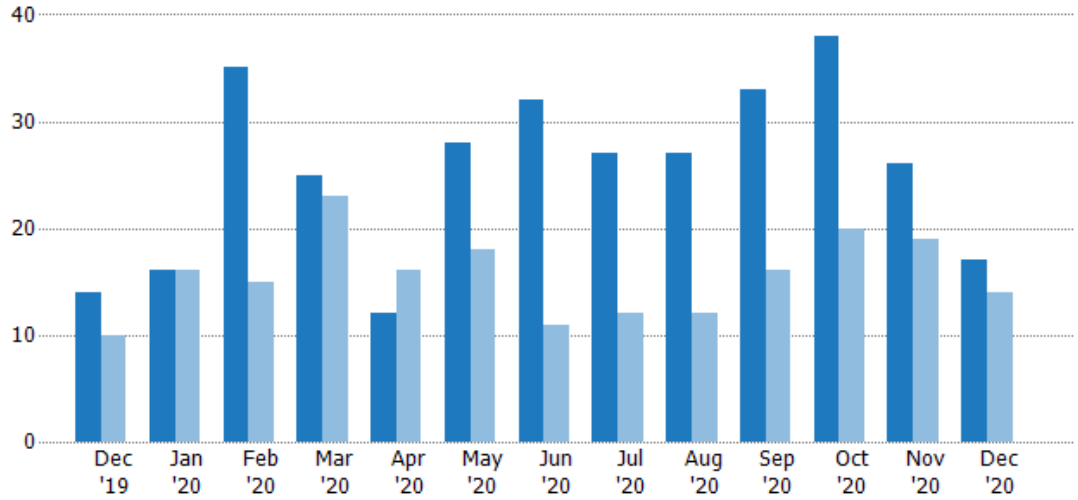
New Pending Sales

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.
Dec '20	17	21.4%
Dec '19	14	40%
Dec '18	10	90%



Current Year	14	16	35	25	12	28	32	27	27	33	38	26	17
Prior Year	10	16	15	23	16	18	11	12	12	16	20	19	14
Percent Change from Prior Year	40%	0%	133%	9%	-25%	56%	191%	125%	125%	106%	90%	37%	21%

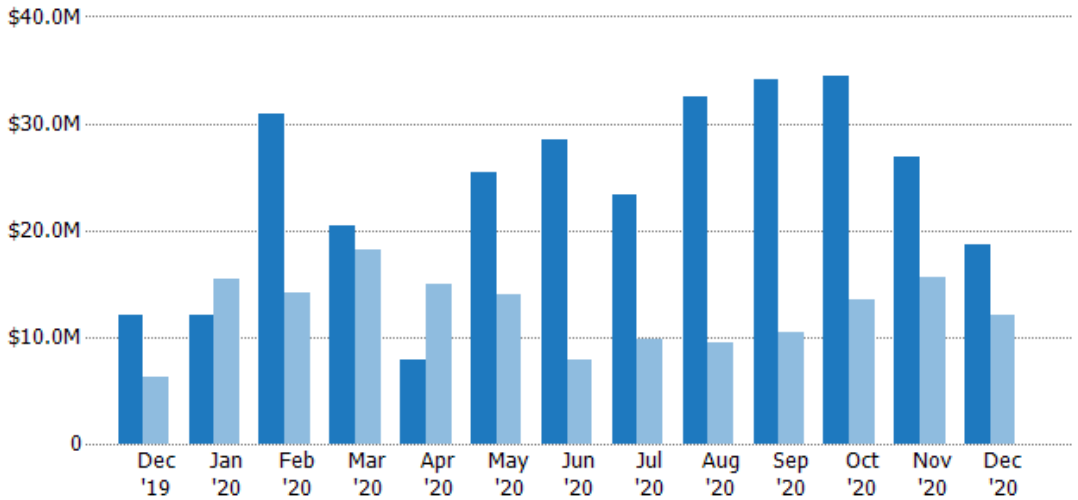
New Pending Sales Volume

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.
Dec '20	\$18.6M	55.1%
Dec '19	\$12M	92.8%
Dec '18	\$6.22M	139.8%



Current Year	\$12M	\$12.1M	\$30.9M	\$20.4M	\$7.93M	\$25.4M	\$28.5M	\$23.3M	\$32.5M	\$34.1M	\$34.4M	\$26.9M	\$18.6M
Prior Year	\$6.22M	\$15.4M	\$14.1M	\$18.1M	\$15M	\$14M	\$7.85M	\$9.79M	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M
Percent Change from Prior Year	93%	-21%	119%	12%	-47%	82%	263%	138%	241%	229%	154%	72%	55%

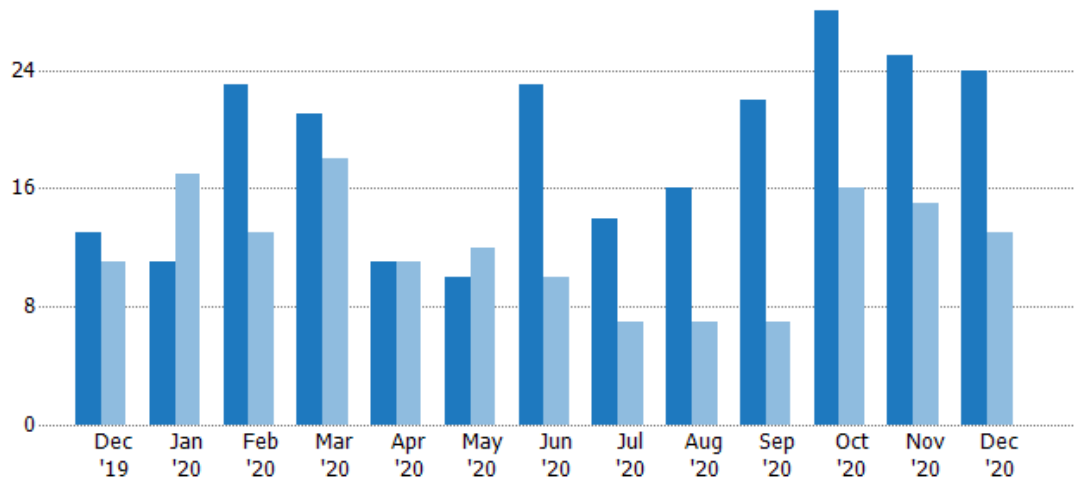
Pending Sales

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.
Dec '20	24	84.6%
Dec '19	13	18.2%
Dec '18	11	45.5%



Current Year	13	11	23	21	11	10	23	14	16	22	28	25	24
Prior Year	11	17	13	18	11	12	10	7	7	7	16	15	13
Percent Change from Prior Year	18%	-35%	77%	17%	0%	-17%	130%	100%	129%	214%	75%	67%	85%

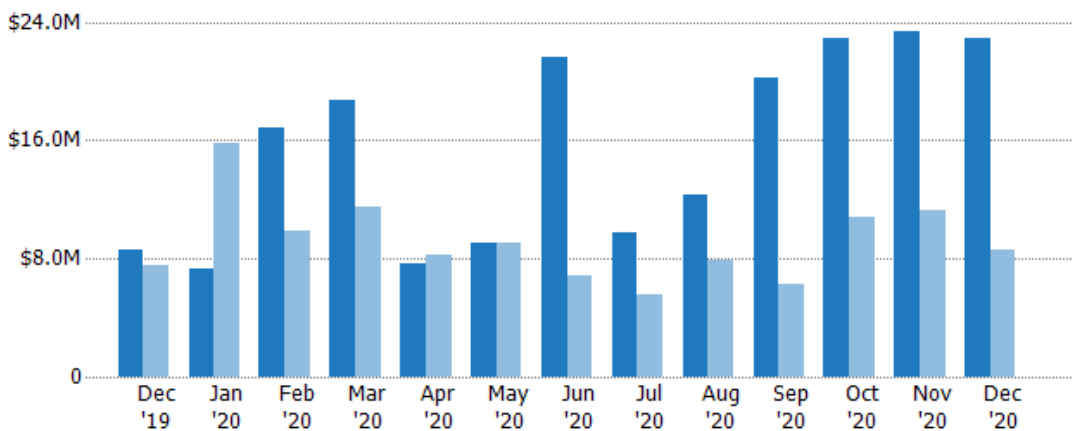
Pending Sales Volume

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.
Dec '20	\$22.9M	165.6%
Dec '19	\$8.6M	14%
Dec '18	\$7.55M	79.1%



Current Year	\$8.6M	\$7.35M	\$16.9M	\$18.7M	\$7.65M	\$9.06M	\$21.6M	\$9.72M	\$12.3M	\$20.3M	\$22.9M	\$23.3M	\$22.9M
Prior Year	\$7.55M	\$15.8M	\$9.87M	\$11.5M	\$8.26M	\$9.05M	\$6.87M	\$5.6M	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$8.6M
Percent Change from Prior Year	14%	-54%	71%	63%	-7%	0%	214%	74%	56%	221%	112%	107%	166%

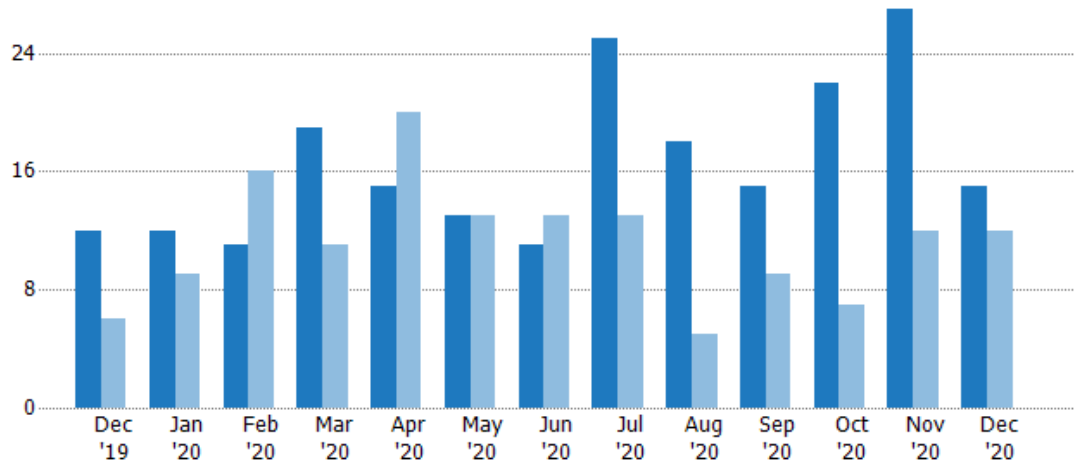
Closed Sales

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.
Dec '20	15	25%
Dec '19	12	100%
Dec '18	6	216.7%



Current Year	12	12	11	19	15	13	11	25	18	15	22	27	15
Prior Year	6	9	16	11	20	13	13	13	5	9	7	12	12
Percent Change from Prior Year	100%	33%	-31%	73%	-25%	0%	-15%	92%	260%	67%	214%	125%	25%

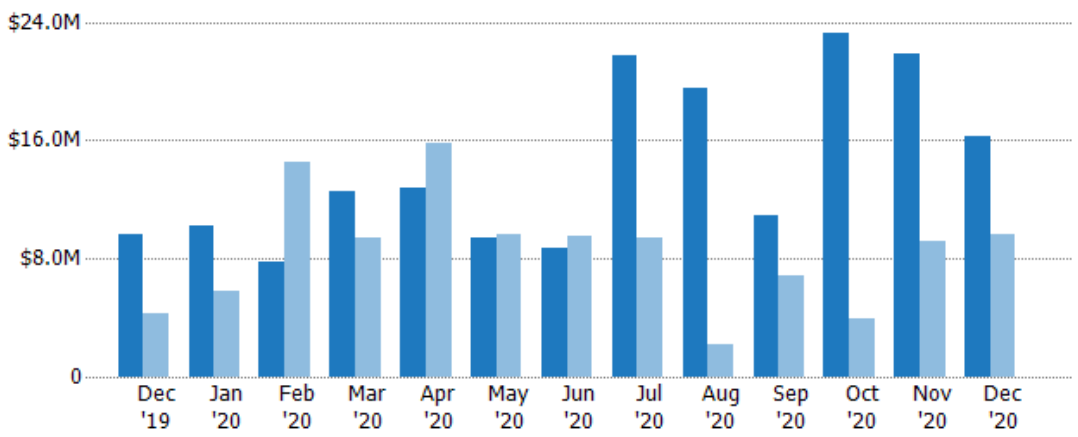
Closed Sales Volume

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.
Dec '20	\$16.3M	68.3%
Dec '19	\$9.66M	125.3%
Dec '18	\$4.29M	189.1%



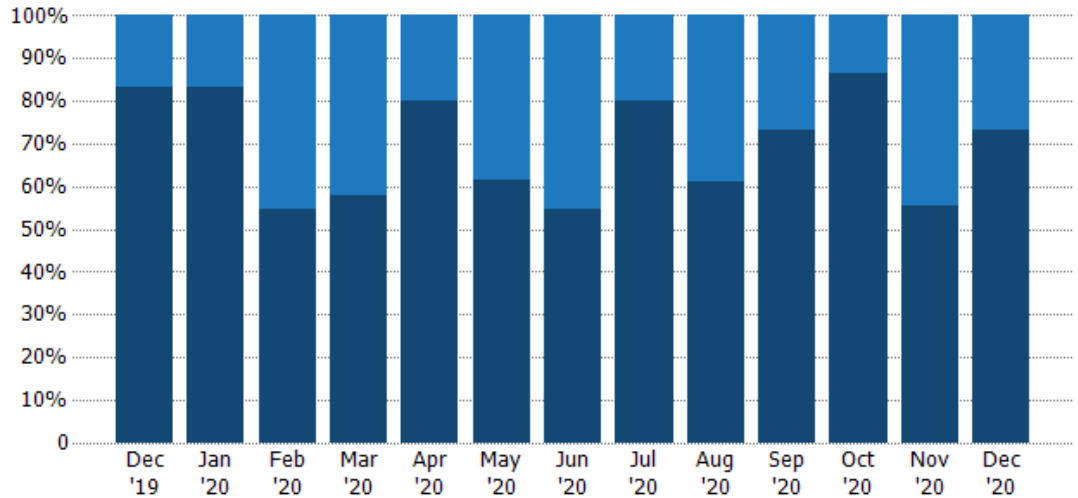
Current Year	\$9.66M	\$10.2M	\$7.75M	\$12.6M	\$12.7M	\$9.37M	\$8.76M	\$21.7M	\$19.6M	\$10.9M	\$23.2M	\$21.9M	\$16.3M
Prior Year	\$4.29M	\$5.85M	\$14.5M	\$9.43M	\$15.8M	\$9.69M	\$9.56M	\$9.41M	\$2.24M	\$6.85M	\$3.95M	\$9.2M	\$9.66M
Percent Change from Prior Year	125%	74%	-47%	33%	-19%	-3%	-8%	131%	775%	59%	488%	137%	68%

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



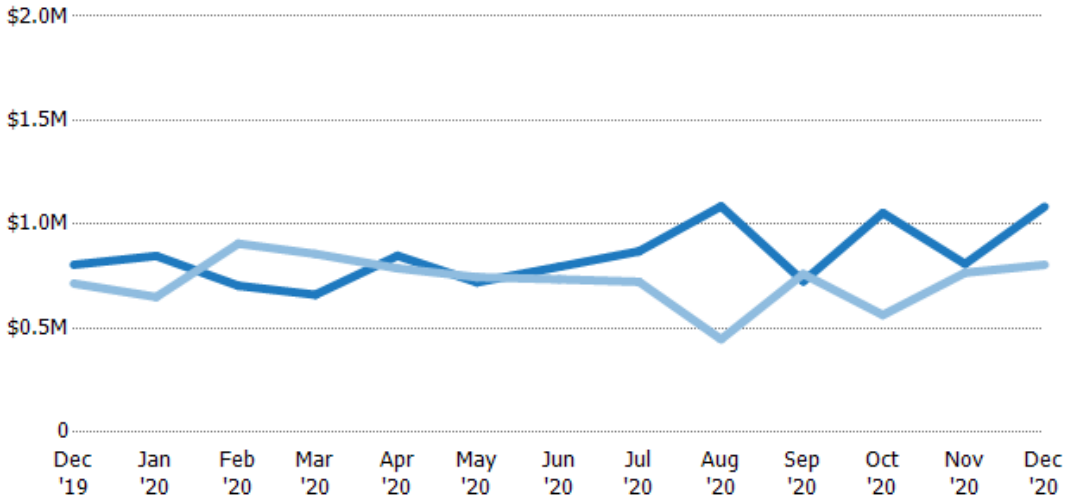
Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Condo/Townhouse	17%	17%	45%	42%	20%	38%	45%	20%	39%	27%	14%	44%	27%
Single Family Residence	83%	83%	55%	58%	80%	62%	55%	80%	61%	73%	86%	56%	73%

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.
Dec '20	\$1.08M	34.6%
Dec '19	\$805K	12.6%
Dec '18	\$715K	-8.7%

Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$805K	\$848K	\$704K	\$661K	\$849K	\$721K	\$796K	\$870K	\$1.09M	\$726K	\$1.05M	\$809K	\$1.08M
Prior Year	\$715K	\$650K	\$907K	\$858K	\$788K	\$746K	\$736K	\$724K	\$447K	\$761K	\$564K	\$767K	\$805K
Percent Change from Prior Year	13%	30%	-22%	-23%	8%	-3%	8%	20%	143%	-5%	87%	6%	35%

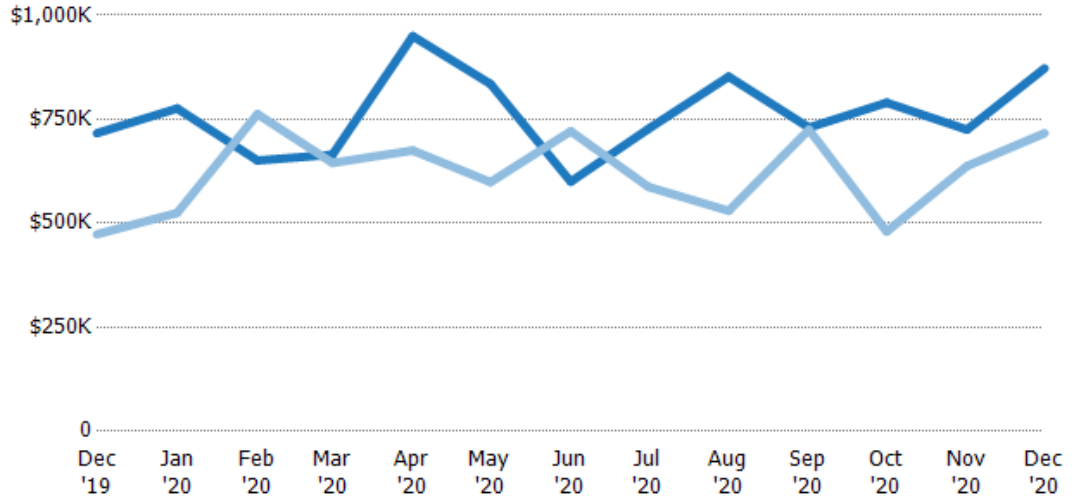
Median Sales Price

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.
Dec '20	\$873K	21.8%
Dec '19	\$717K	51.3%
Dec '18	\$474K	35.2%



Current Year	\$717K	\$776K	\$651K	\$665K	\$950K	\$835K	\$600K	\$727K	\$853K	\$730K	\$790K	\$725K	\$873K
Prior Year	\$474K	\$525K	\$763K	\$645K	\$675K	\$599K	\$721K	\$588K	\$530K	\$725K	\$480K	\$638K	\$717K
Percent Change from Prior Year	51%	48%	-15%	3%	41%	39%	-17%	24%	61%	1%	65%	14%	22%

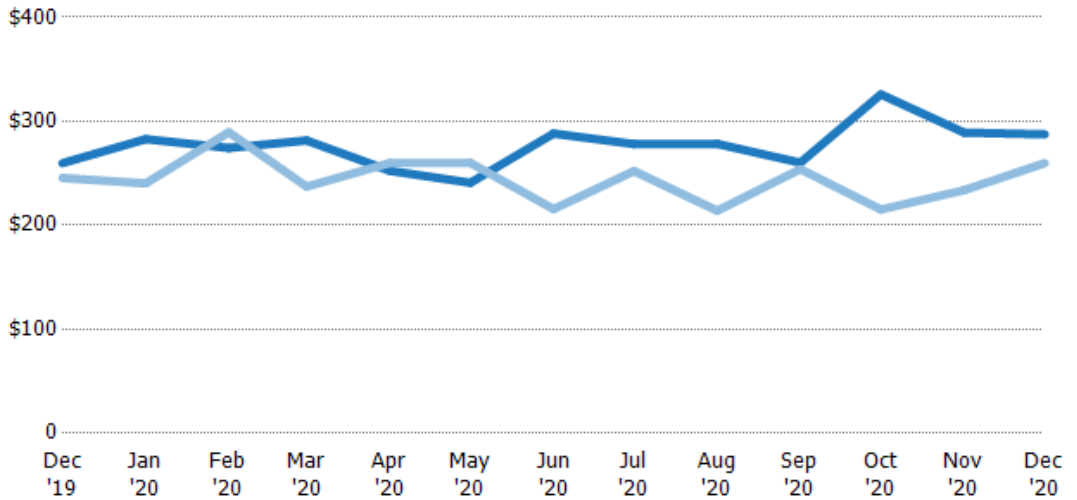
Average Sales Price per Sq Ft

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.
Dec '20	\$287	10.6%
Dec '19	\$260	5.8%
Dec '18	\$246	-12.4%



Current Year	\$260	\$283	\$274	\$282	\$252	\$241	\$288	\$278	\$278	\$260	\$326	\$289	\$287
Prior Year	\$246	\$240	\$289	\$237	\$260	\$260	\$216	\$252	\$214	\$254	\$215	\$234	\$260
Percent Change from Prior Year	6%	18%	-5%	19%	-3%	-7%	34%	10%	30%	2%	51%	24%	11%

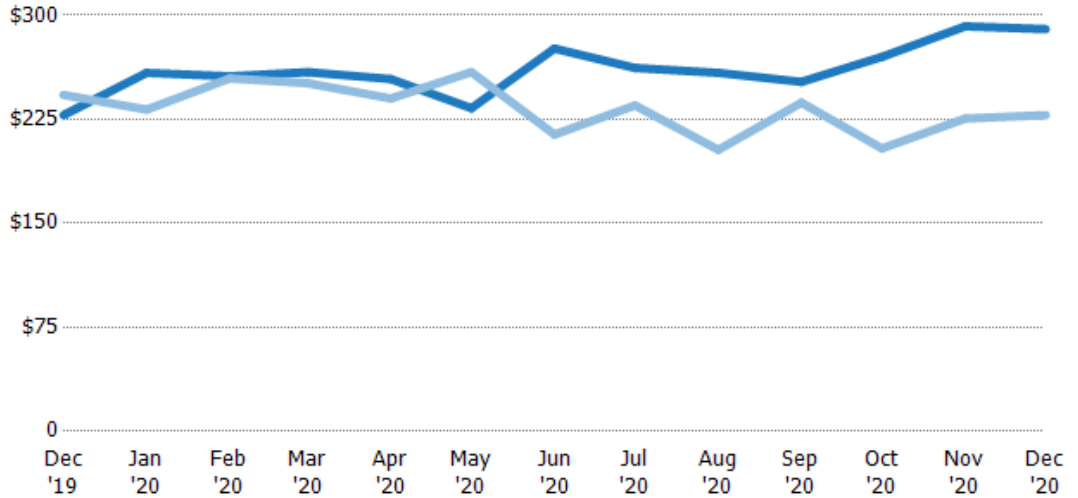
Median Sales Price per Sq Ft

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.
Dec '20	\$290	27.2%
Dec '19	\$228	-6%
Dec '18	\$243	-11.3%



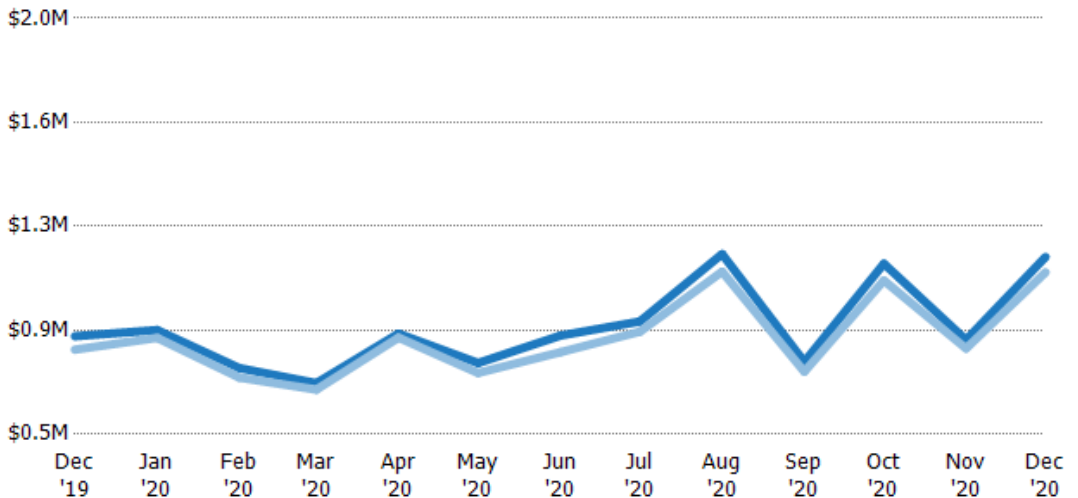
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$228	\$259	\$256	\$259	\$254	\$233	\$276	\$262	\$259	\$252	\$270	\$292	\$290
Prior Year	\$243	\$232	\$255	\$251	\$240	\$259	\$214	\$235	\$203	\$237	\$204	\$226	\$228
Percent Change from Prior Year	-6%	11%	1%	3%	6%	-10%	29%	11%	27%	6%	32%	29%	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



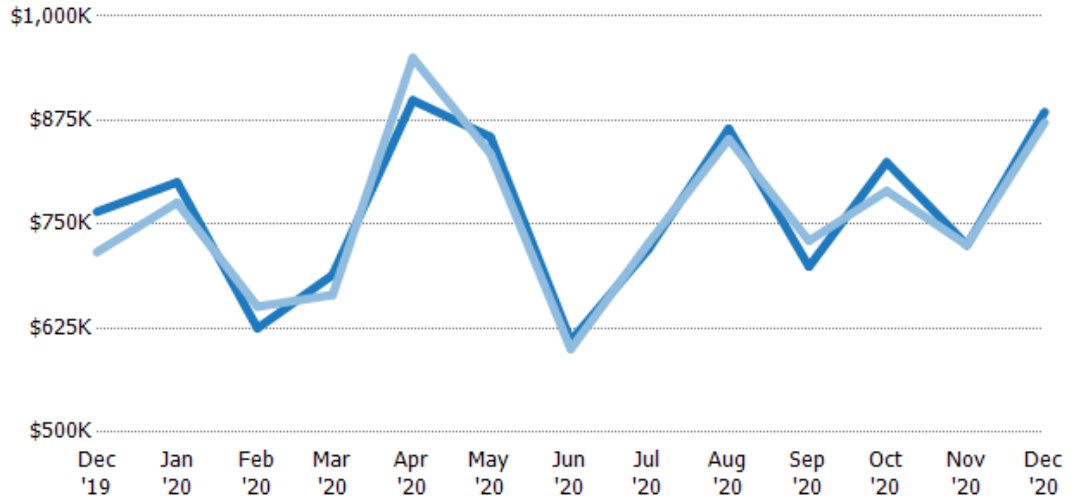
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg List Price	\$854K	\$876K	\$739K	\$684K	\$863K	\$757K	\$856K	\$907K	\$1.15M	\$761K	\$1.12M	\$840K	\$1.14M
Avg Sales Price	\$805K	\$848K	\$704K	\$661K	\$849K	\$721K	\$796K	\$870K	\$1.09M	\$726K	\$1.05M	\$809K	\$1.08M
Avg Sales Price as a % of Avg List Price	94%	97%	95%	97%	98%	95%	93%	96%	94%	95%	95%	96%	95%

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



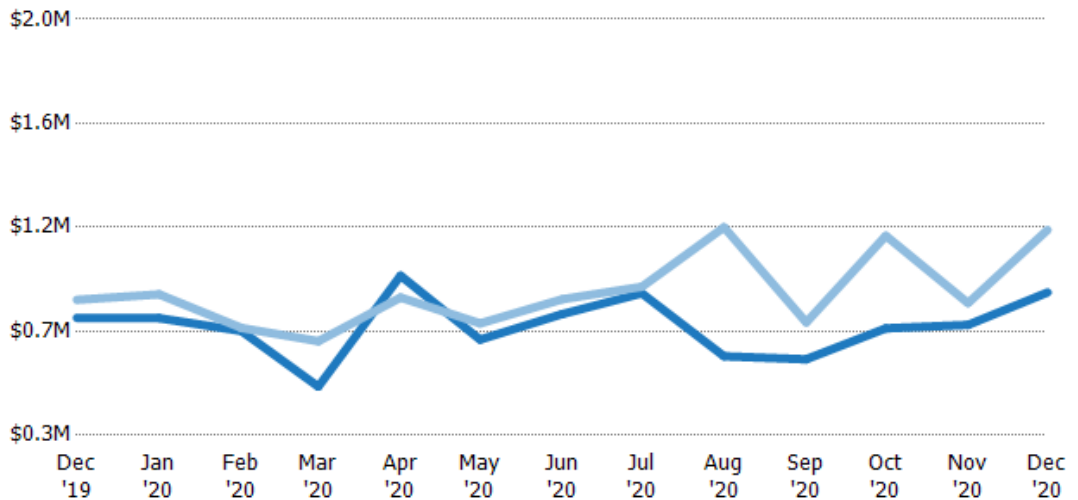
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median List Price	\$765K	\$800K	\$625K	\$689K	\$899K	\$855K	\$610K	\$720K	\$865K	\$699K	\$825K	\$725K	\$885K
Median Sales Price	\$717K	\$776K	\$651K	\$665K	\$950K	\$835K	\$600K	\$727K	\$853K	\$730K	\$790K	\$725K	\$873K
Med Sales Price as a % of Med List Price	94%	97%	104%	97%	106%	98%	98%	101%	99%	104%	96%	100%	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



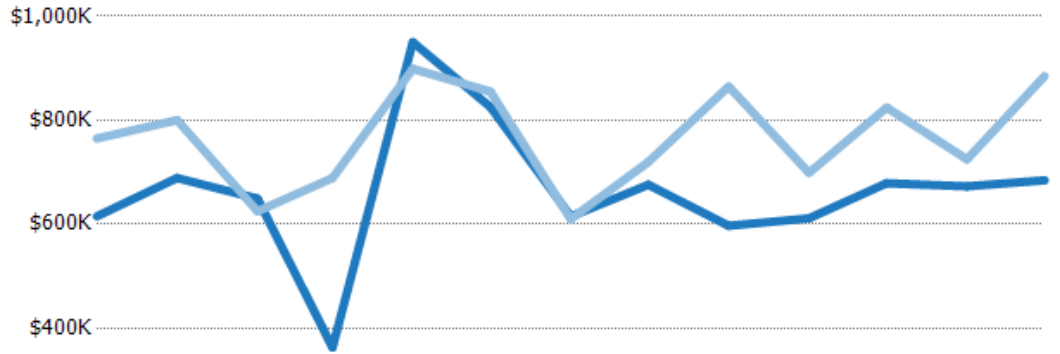
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg Est Value	\$780K	\$779K	\$726K	\$499K	\$953K	\$691K	\$795K	\$880K	\$623K	\$611K	\$737K	\$751K	\$884K
Avg Sales Price	\$854K	\$876K	\$739K	\$684K	\$863K	\$757K	\$856K	\$907K	\$1.15M	\$761K	\$1.12M	\$840K	\$1.14M
Avg Sales Price as a % of Avg Est Value	109%	112%	102%	137%	91%	110%	108%	103%	185%	125%	151%	112%	129%

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



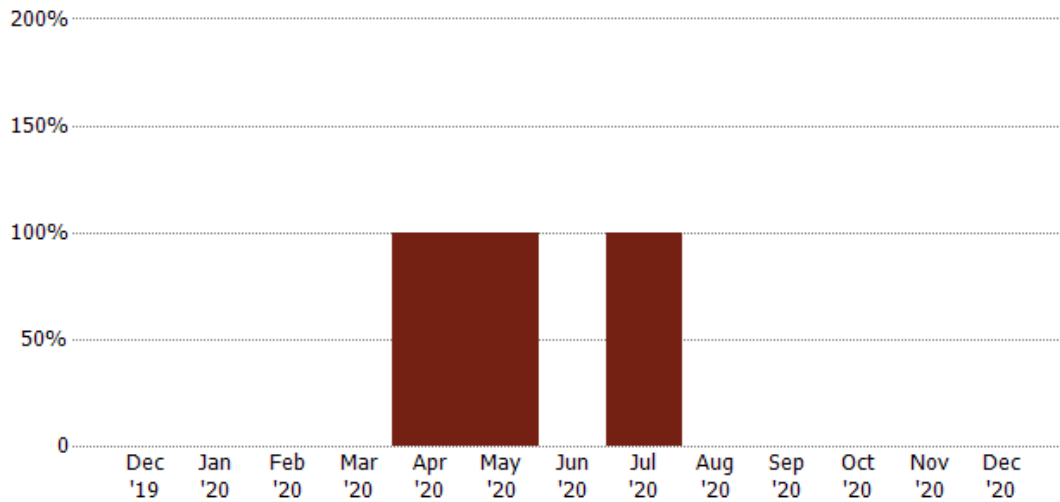
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median Est Value	\$615K	\$689K	\$649K	\$363K	\$950K	\$825K	\$615K	\$676K	\$597K	\$611K	\$679K	\$673K	\$685K
Median Sales Price	\$765K	\$800K	\$625K	\$689K	\$899K	\$855K	\$610K	\$720K	\$865K	\$699K	\$825K	\$725K	\$885K
Med Sales Price as a % of Med Est Value	124%	116%	96%	190%	95%	104%	99%	106%	145%	114%	121%	108%	129%

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



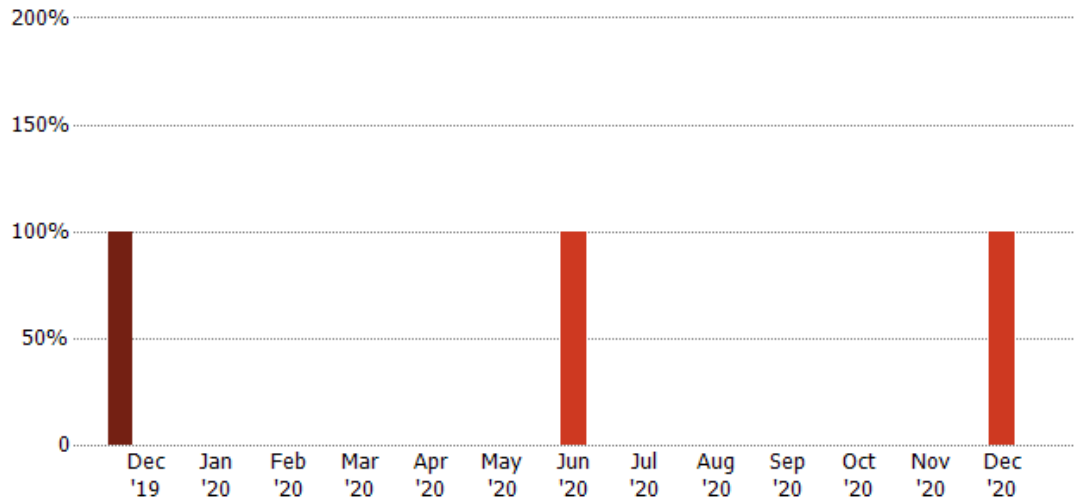
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	-	-	-	-	1	1	-	1	-	-	-	-	-

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	1	-	-	-	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	1	-	-	-	-	-	1
Percent Change from Prior Year	100%	-	-	-	-	-	-100%	-	-	-	-	-	-100%



Sales Activity by ZIP

Dec 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	24	\$22,852,268	15	\$16,264,500	\$1,084,300	\$872,500	\$276	\$277	75

