



2020

CAREFREE MARKET REPORT JULY 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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	16	7	+128.6%	132	112	+17.9%
New Listing Volume	\$10,619,000	\$6,925,000	+53.3%	\$119,796,648	\$108,329,048	+10.6%
Active Listing Count	50	58	-13.8%	N/A	N/A	
Active Listing Volume	\$55,564,448	\$68,932,499	-19.4%	N/A	N/A	
Average Listing Price	\$1,111,289	\$1,188,491	-6.5%	\$1,114,446	\$1,068,277	+4.3%
Median Listing Price	\$784,000	\$854,900	-8.3%	\$879,197	\$821,209	+7.1%
Average Listing Price per Sq Ft	\$306	\$296	+3.6%	\$296	\$281	+5.3%
Median Listing Price per Sq Ft	\$281	\$275	+2.4%	\$274	\$262	+4.6%
Median Days in RPR	94.5	127.5	-25.9%	87.67	94.48	-7.2%
Months of Inventory	6.3	4.8	+29.3%	5.6	6.3	-10.2%
Absorption Rate	16%	20.69%	-4.7%	17.7%	15.9%	+1.8%
Sales Activity Charts Metrics						
New Pending Sales Count	28	12	+133.3%	177	111	+59.5%
New Pending Sales Volume	\$24,952,000	\$9,786,800	+155%	\$150,495,999	\$94,225,449	+59.7%
Pending Sales Count	32	7	+357.1%	N/A	N/A	
Pending Sales Volume	\$29,155,750	\$5,595,800	+421%	N/A	N/A	
Closed Sales Count	23	12	+91.7%	100	91	+9.9%
Closed Sales Volume	\$20,563,500	\$8,618,200	+138.6%	\$78,148,400	\$70,137,724	+11.4%
Average Sales Price	\$894,065	\$718,183	+24.5%	\$781,484	\$770,744	+1.4%
Median Sales Price	\$815,000	\$571,250	+42.7%	\$764,730	\$654,419	+16.9%
Average Sales Price per Sq Ft	\$277	\$254	+9%	\$270	\$252	+7.3%
Median Sales Price per Sq Ft	\$262	\$246	+6.7%	\$255	\$242	+5%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

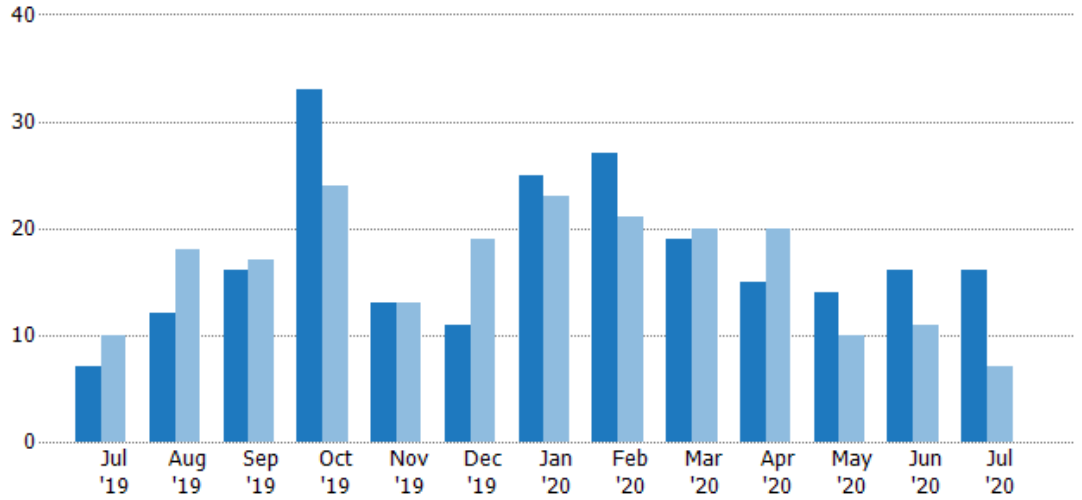
New Listings

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.
Jul '20	16	128.6%
Jul '19	7	-30%
Jul '18	10	-30%



Current Year	7	12	16	33	13	11	25	27	19	15	14	16	16
Prior Year	10	18	17	24	13	19	23	21	20	20	10	11	7
Percent Change from Prior Year	-30%	-33%	-6%	38%	0%	-42%	9%	29%	-5%	-25%	40%	45%	129%

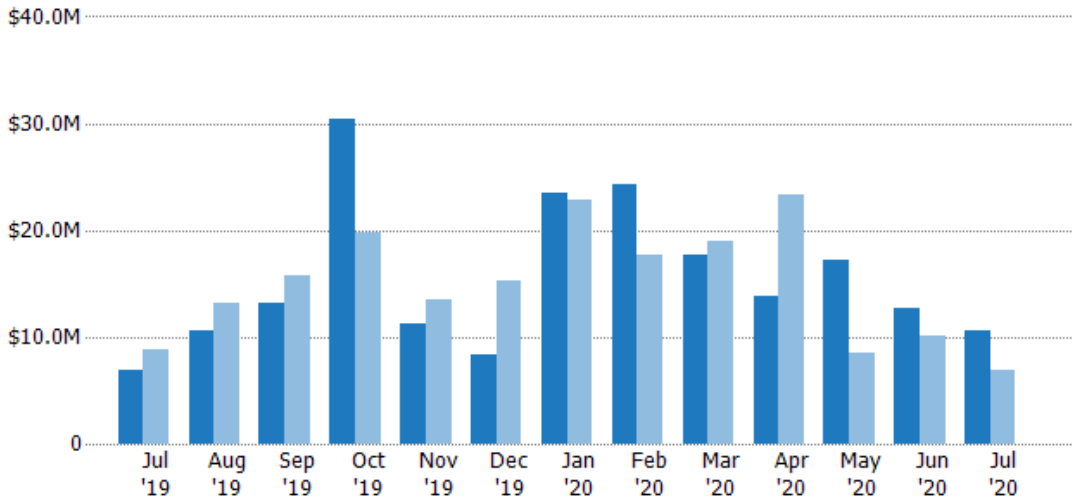
New Listing Volume

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.
Jul '20	\$10.6M	53.3%
Jul '19	\$6.93M	-21.6%
Jul '18	\$8.83M	-0.6%



Current Year	\$6.93M	\$10.5M	\$13.2M	\$30.5M	\$11.3M	\$8.37M	\$23.5M	\$24.3M	\$17.8M	\$13.9M	\$17.2M	\$12.6M	\$10.6M
Prior Year	\$8.83M	\$13.2M	\$15.7M	\$19.8M	\$13.4M	\$15.2M	\$22.9M	\$17.7M	\$19M	\$23.4M	\$8.48M	\$10.1M	\$6.93M
Percent Change from Prior Year	-22%	-20%	-16%	54%	-16%	-45%	3%	37%	-6%	-41%	102%	25%	53%

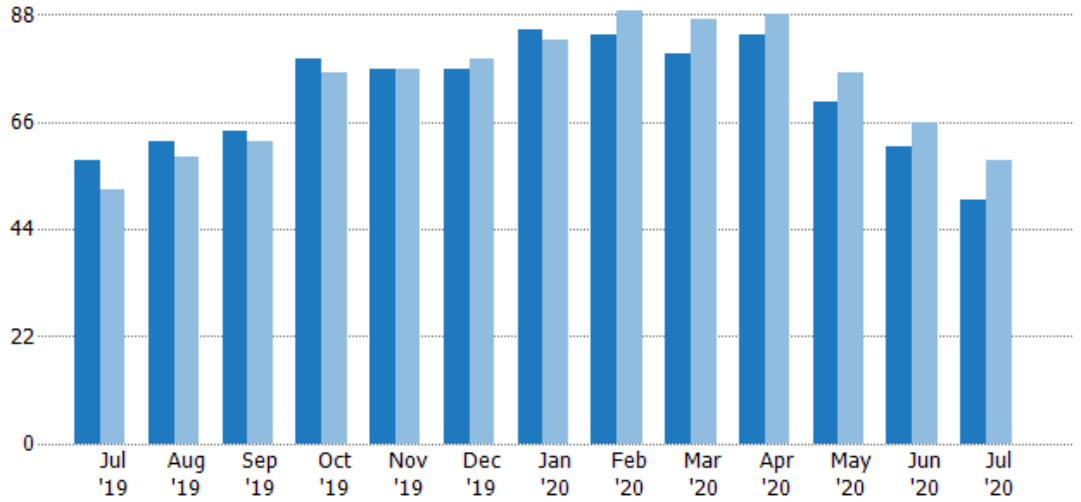
Active Listings

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.
Jul '20	50	-13.8%
Jul '19	58	11.5%
Jul '18	52	26.9%



Current Year	58	62	64	79	77	77	85	84	80	84	70	61	50
Prior Year	52	59	62	76	77	79	83	89	87	88	76	66	58
Percent Change from Prior Year	12%	5%	3%	4%	0%	-3%	2%	-6%	-8%	-5%	-8%	-8%	-14%

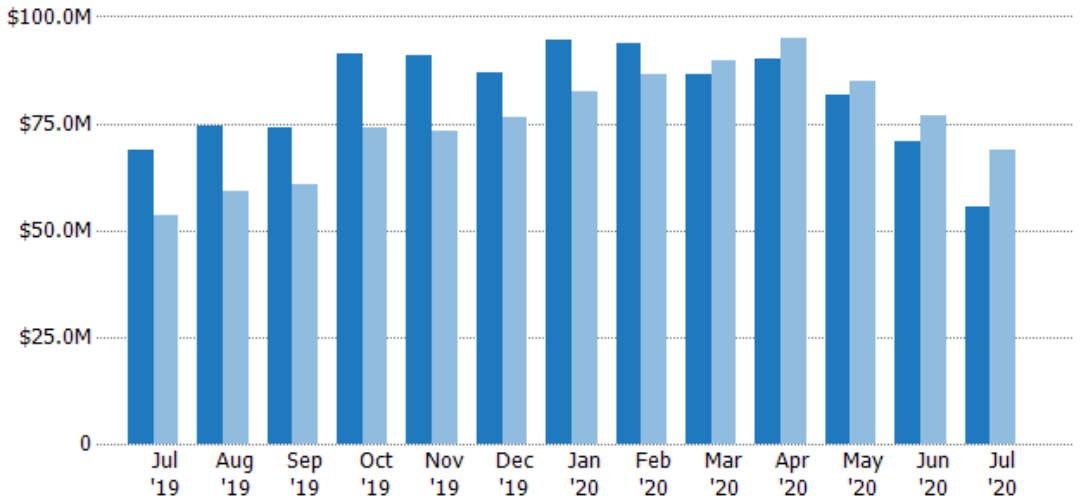
Active Listing Volume

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.
Jul '20	\$55.6M	-19.4%
Jul '19	\$68.9M	29%
Jul '18	\$53.4M	33.9%



Current Year	\$68.9M	\$74.6M	\$74.1M	\$91.2M	\$90.8M	\$86.8M	\$94.4M	\$93.8M	\$86.6M	\$90.1M	\$81.6M	\$70.8M	\$55.6M
Prior Year	\$53.4M	\$59.1M	\$60.6M	\$73.8M	\$73.1M	\$76.4M	\$82.3M	\$86.7M	\$89.7M	\$94.9M	\$84.9M	\$76.9M	\$68.9M
Percent Change from Prior Year	29%	26%	22%	24%	24%	14%	15%	8%	-4%	-5%	-4%	-8%	-19%

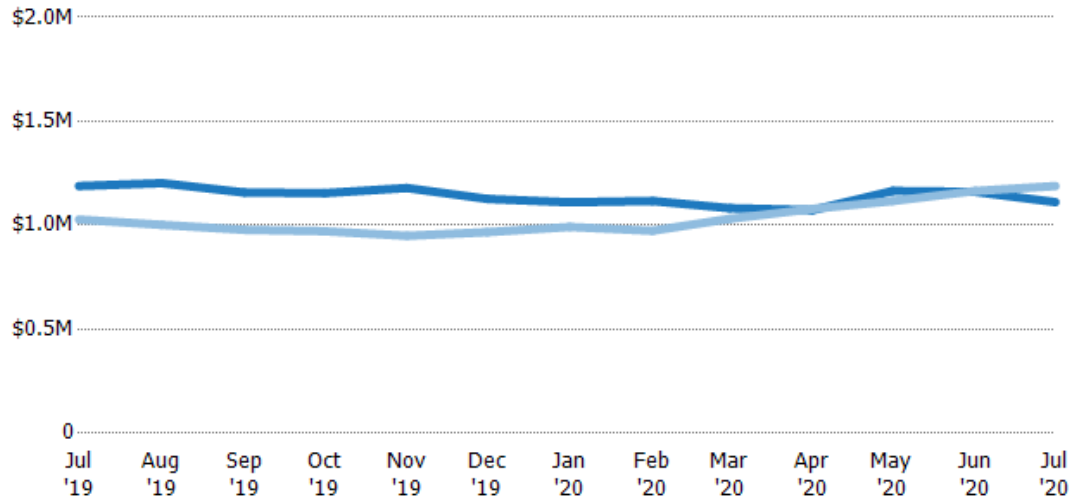
Average Listing Price

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.
Jul '20	\$1.11M	-6.5%
Jul '19	\$1.19M	15.7%
Jul '18	\$1.03M	5.5%



Current Year	\$1.19M	\$1.2M	\$1.16M	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.12M	\$1.08M	\$1.07M	\$1.17M	\$1.16M	\$1.11M
Prior Year	\$1.03M	\$1M	\$978K	\$971K	\$949K	\$967K	\$992K	\$974K	\$1.03M	\$1.08M	\$1.12M	\$1.17M	\$1.19M
Percent Change from Prior Year	16%	20%	18%	19%	24%	17%	12%	15%	5%	-1%	4%	0%	-6%

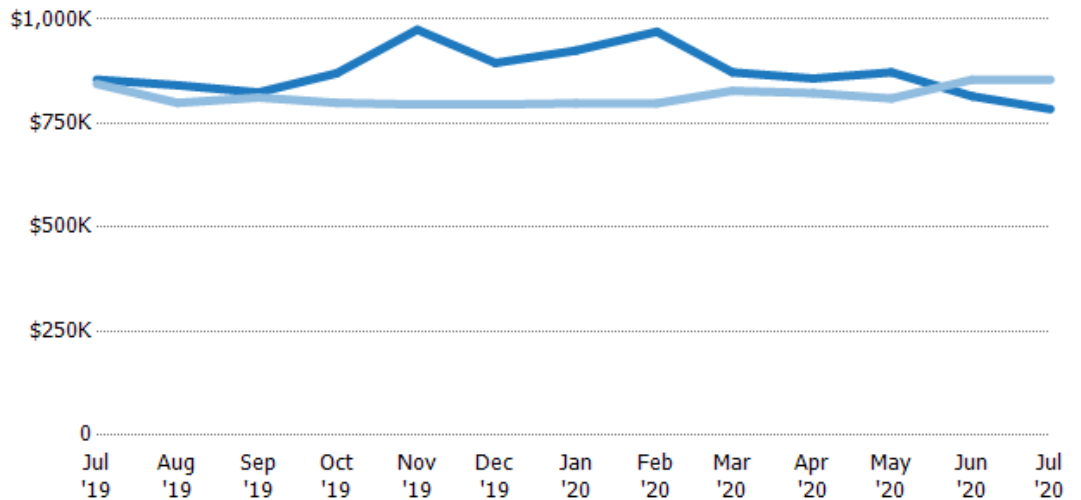
Median Listing Price

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.
Jul '20	\$784K	-8.3%
Jul '19	\$855K	1.2%
Jul '18	\$845K	-4.1%



Current Year	\$855K	\$841K	\$824K	\$870K	\$975K	\$895K	\$925K	\$970K	\$872K	\$858K	\$872K	\$815K	\$784K
Prior Year	\$845K	\$799K	\$812K	\$799K	\$795K	\$795K	\$798K	\$798K	\$828K	\$822K	\$810K	\$855K	\$855K
Percent Change from Prior Year	1%	5%	1%	9%	23%	13%	16%	22%	5%	4%	8%	-5%	-8%

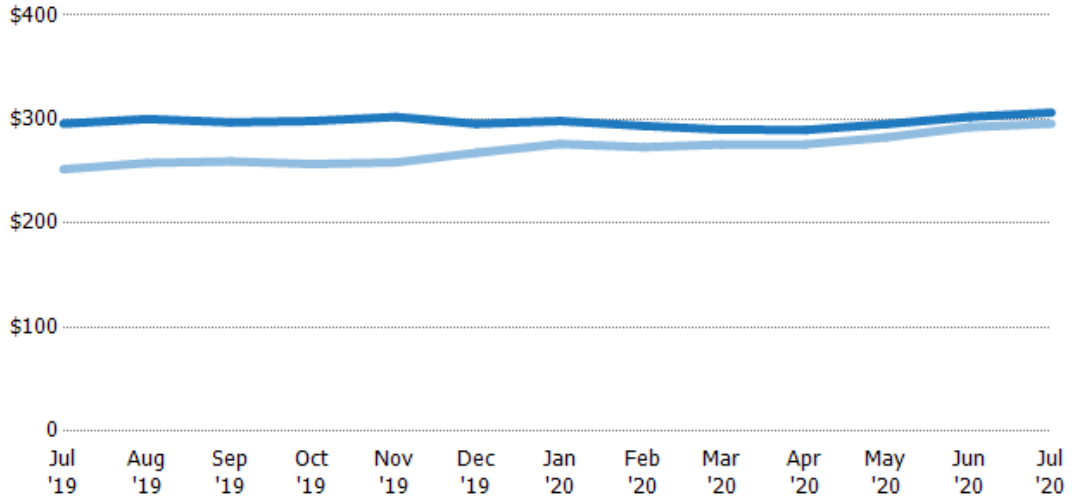
Average Listing Price per Sq Ft

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.
Jul '20	\$306	3.6%
Jul '19	\$296	17.4%
Jul '18	\$252	5.4%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$296	\$300	\$297	\$298	\$302	\$296	\$298	\$294	\$290	\$290	\$295	\$302	\$306
Prior Year	\$252	\$258	\$259	\$257	\$258	\$268	\$276	\$273	\$276	\$276	\$283	\$293	\$296
Percent Change from Prior Year	17%	16%	14%	16%	17%	10%	8%	7%	5%	5%	5%	3%	4%

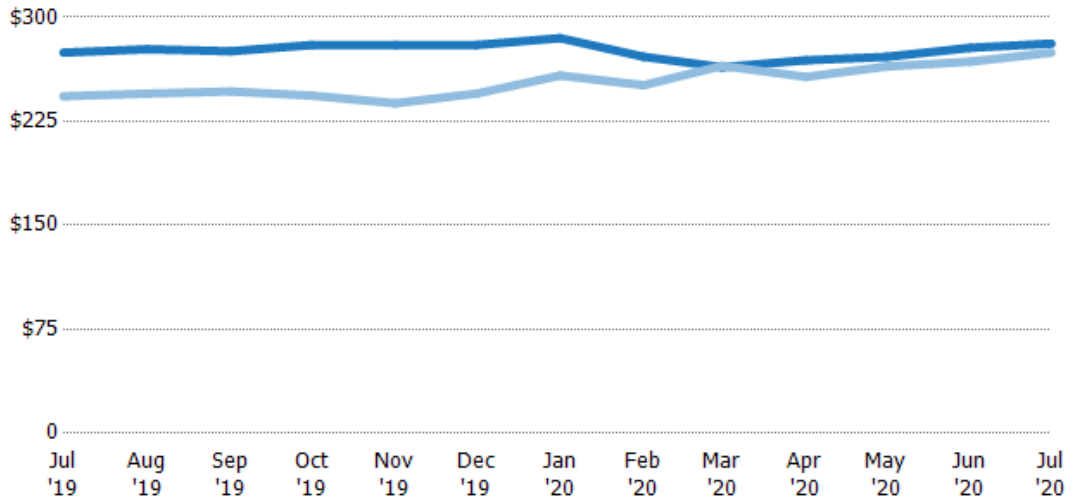
Median Listing Price per Sq Ft

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.
Jul '20	\$281	2.4%
Jul '19	\$275	13%
Jul '18	\$243	0.6%



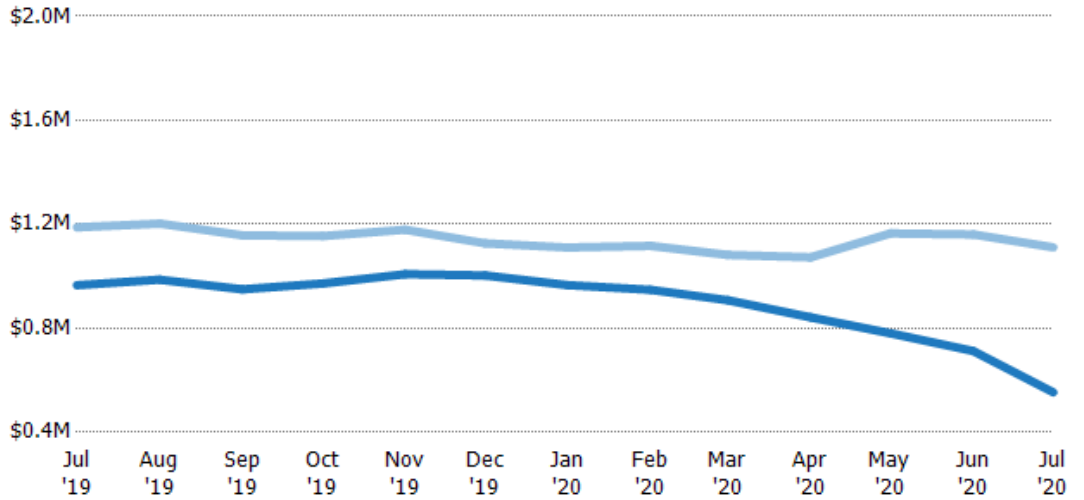
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$275	\$277	\$276	\$280	\$280	\$280	\$285	\$272	\$264	\$269	\$272	\$278	\$281
Prior Year	\$243	\$245	\$247	\$244	\$238	\$245	\$258	\$251	\$265	\$257	\$265	\$268	\$275
Percent Change from Prior Year	13%	13%	12%	15%	18%	14%	10%	8%	0%	5%	3%	4%	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



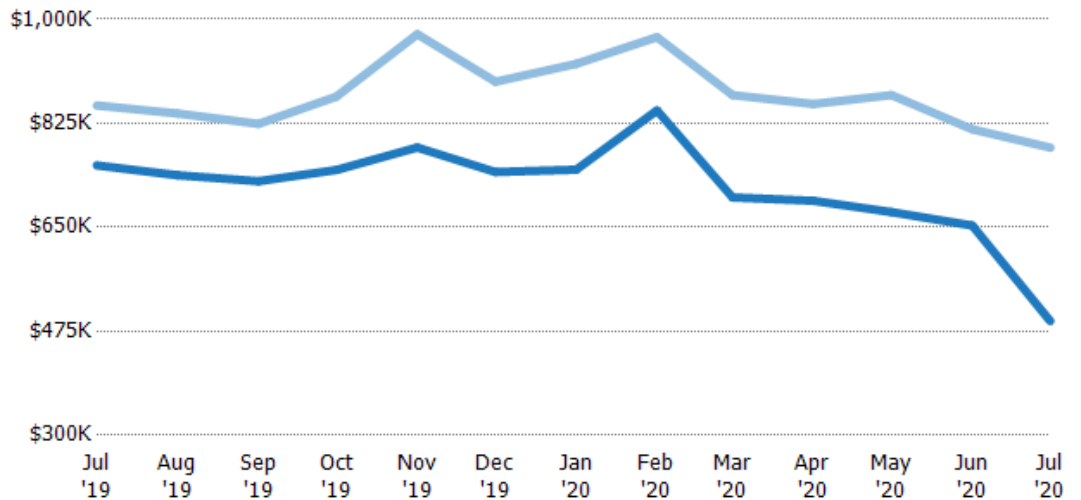
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$966K	\$987K	\$950K	\$972K	\$1.01M	\$1M	\$966K	\$948K	\$908K	\$842K	\$781K	\$712K	\$554K
Avg Listing Price	\$1.19M	\$1.2M	\$1.16M	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.12M	\$1.08M	\$1.07M	\$1.17M	\$1.16M	\$1.11M
Avg Listing Price as a % of Avg Est Value	123%	122%	122%	119%	117%	112%	115%	118%	119%	127%	149%	163%	201%

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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$754K	\$738K	\$728K	\$747K	\$784K	\$743K	\$747K	\$847K	\$700K	\$695K	\$676K	\$653K	\$492K
Median Listing Price	\$855K	\$841K	\$824K	\$870K	\$975K	\$895K	\$925K	\$970K	\$872K	\$858K	\$872K	\$815K	\$784K
Med Listing Price as a % of Med Est Value	113%	114%	113%	117%	124%	120%	124%	115%	125%	123%	129%	125%	159%

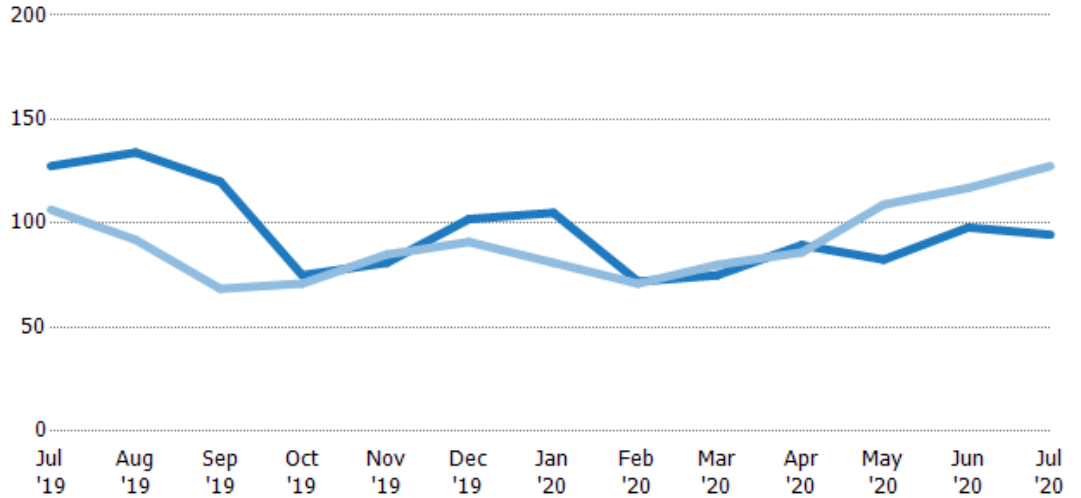
Median Days in RPR

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.
Jul '20	94.5	-25.9%
Jul '19	128	19.7%
Jul '18	107	7%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	128	134	120	75	81	102	105	72	75	89.5	82.5	98	94.5
Prior Year	107	92	68.5	71	85	91	81	71	80	86	109	117	128
Percent Change from Prior Year	20%	46%	75%	6%	-5%	12%	30%	1%	-6%	4%	-24%	-16%	-26%

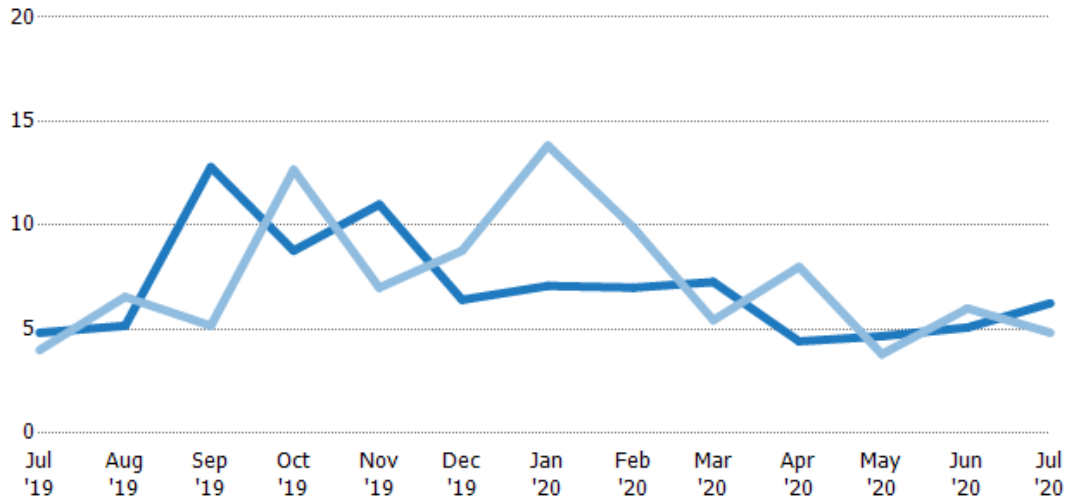
Months of Inventory

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.
Jul '20	6.25	29.3%
Jul '19	4.83	20.8%
Jul '18	4	135.7%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	4.83	5.17	12.8	8.78	11	6.42	7.08	7	7.27	4.42	4.67	5.08	6.25
Prior Year	4	6.56	5.17	12.7	7	8.78	13.8	9.89	5.44	8	3.8	6	4.83
Percent Change from Prior Year	21%	-21%	148%	-31%	57%	-27%	-49%	-29%	34%	-45%	23%	-15%	29%

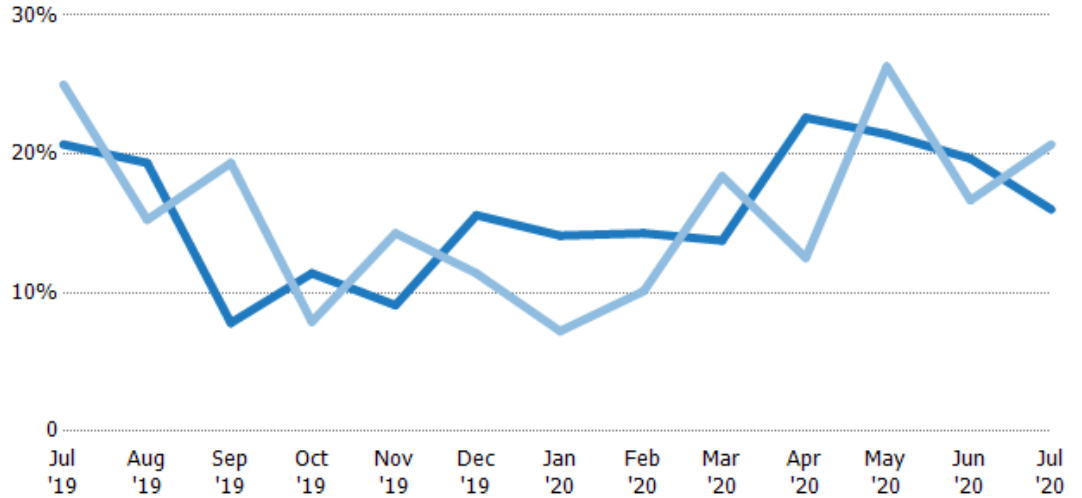
Absorption Rate

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.
Jul '20	16%	4.7%
Jul '19	21%	4.3%
Jul '18	25%	-57.6%



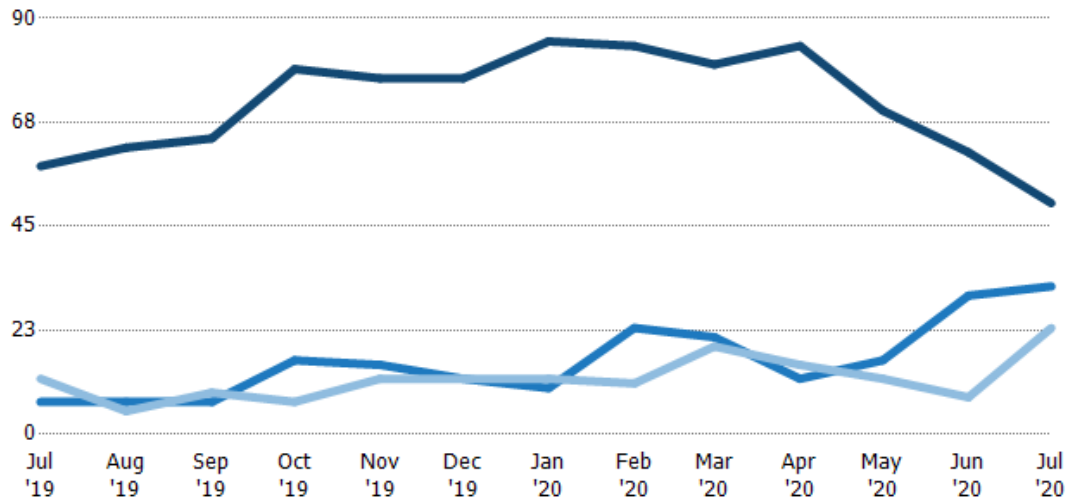
Current Year	21%	19%	8%	11%	9%	16%	14%	14%	14%	23%	21%	20%	16%
Prior Year	25%	15%	19%	8%	14%	11%	7%	10%	18%	13%	26%	17%	21%
Change from Prior Year	4%	-4%	12%	-4%	5%	-4%	-7%	-4%	5%	-10%	5%	-3%	5%

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	58	62	64	79	77	77	85	84	80	84	70	61	50
Pending	7	7	7	16	15	12	10	23	21	12	16	30	32
Sold	12	5	9	7	12	12	12	11	19	15	12	8	23

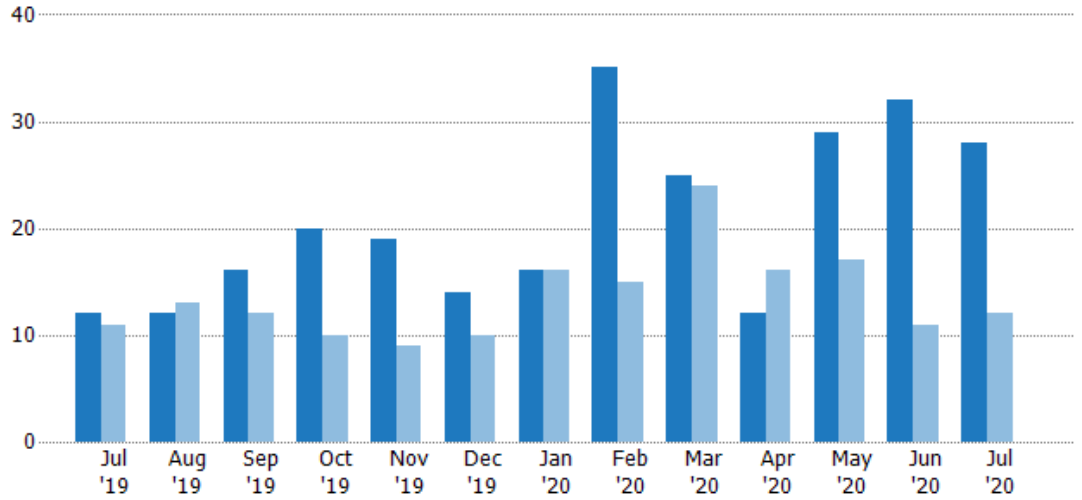
New Pending Sales

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.
Jul '20	28	133.3%
Jul '19	12	9.1%
Jul '18	11	-18.2%



Current Year	12	12	16	20	19	14	16	35	25	12	29	32	28
Prior Year	11	13	12	10	9	10	16	15	24	16	17	11	12
Percent Change from Prior Year	9%	-8%	33%	100%	111%	40%	0%	133%	4%	-25%	71%	191%	133%

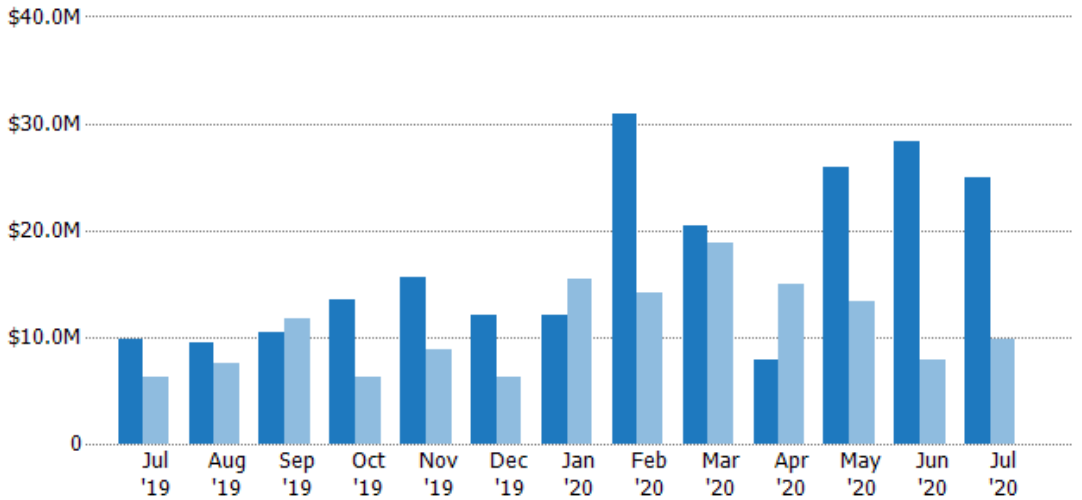
New Pending Sales Volume

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.
Jul '20	\$25M	155%
Jul '19	\$9.79M	57.5%
Jul '18	\$6.21M	26.1%



Current Year	\$9.79M	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M	\$12.1M	\$30.9M	\$20.4M	\$7.93M	\$25.9M	\$28.3M	\$25M
Prior Year	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.22M	\$15.4M	\$14.1M	\$18.8M	\$15M	\$13.4M	\$7.85M	\$9.79M
Percent Change from Prior Year	58%	26%	-12%	115%	76%	93%	-21%	119%	9%	-47%	94%	261%	155%

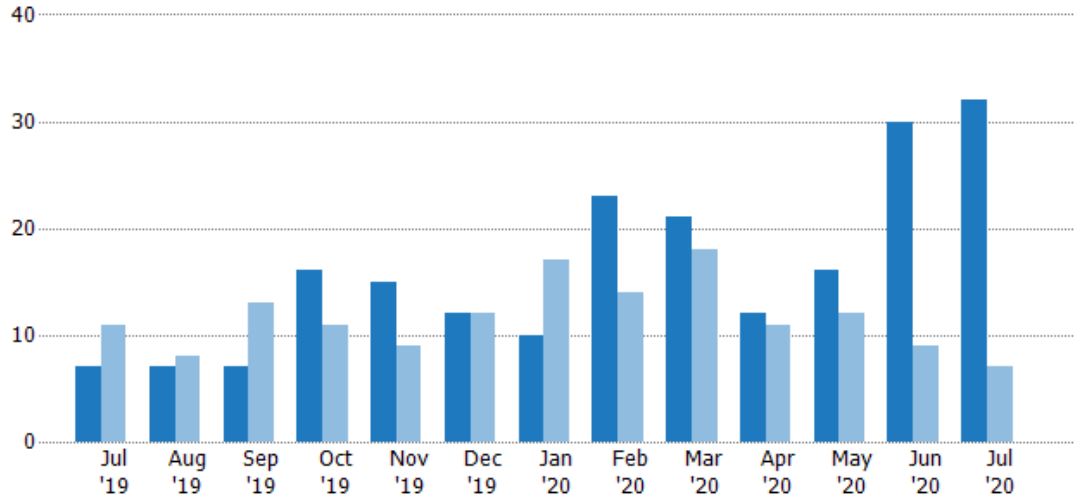
Pending Sales

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.
Jul '20	32	357.1%
Jul '19	7	-36.4%
Jul '18	11	-9.1%



Current Year	7	7	7	16	15	12	10	23	21	12	16	30	32
Prior Year	11	8	13	11	9	12	17	14	18	11	12	9	7
Percent Change from Prior Year	-36%	-13%	-46%	45%	67%	0%	-41%	64%	17%	9%	33%	233%	357%

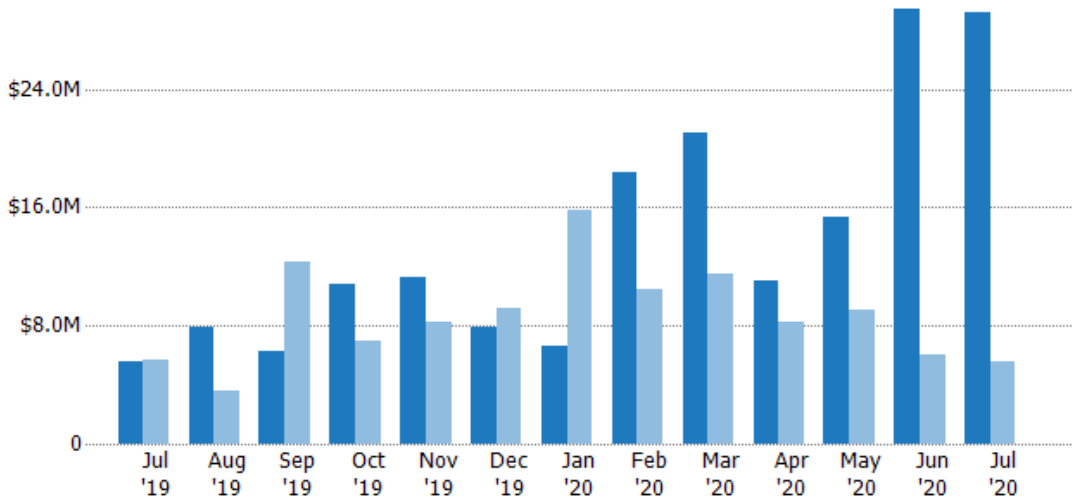
Pending Sales Volume

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.
Jul '20	\$29.2M	421%
Jul '19	\$5.6M	-0.6%
Jul '18	\$5.63M	42.5%



Current Year	\$5.6M	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$7.91M	\$6.65M	\$18.4M	\$21M	\$11M	\$15.3M	\$29.4M	\$29.2M
Prior Year	\$5.63M	\$3.64M	\$12.3M	\$6.91M	\$8.19M	\$9.15M	\$15.8M	\$10.5M	\$11.5M	\$8.26M	\$9.05M	\$6.05M	\$5.6M
Percent Change from Prior Year	-1%	118%	-49%	56%	38%	-14%	-58%	76%	83%	33%	70%	386%	421%

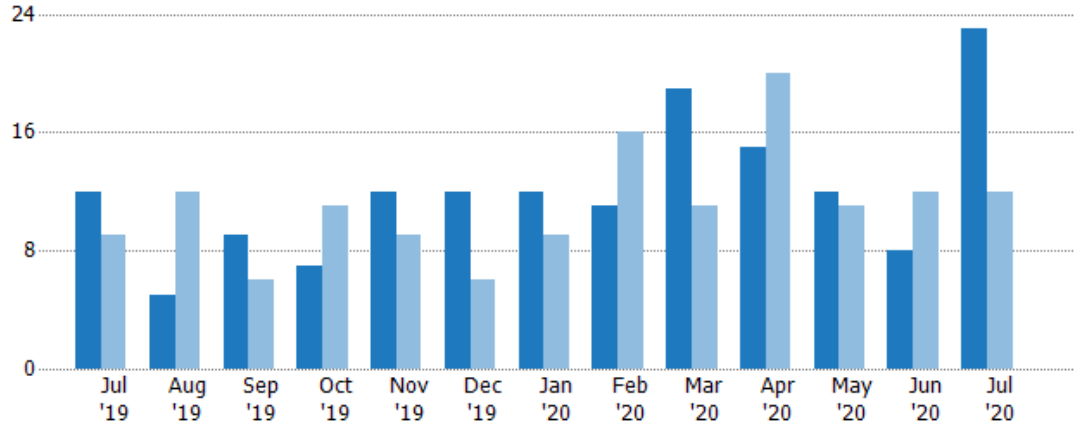
Closed Sales

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.
Jul '20	23	91.7%
Jul '19	12	33.3%
Jul '18	9	-33.3%



Current Year	12	5	9	7	12	12	12	11	19	15	12	8	23
Prior Year	9	12	6	11	9	6	9	16	11	20	11	12	12
Percent Change from Prior Year	33%	-58%	50%	-36%	33%	100%	33%	-31%	73%	-25%	9%	-33%	92%

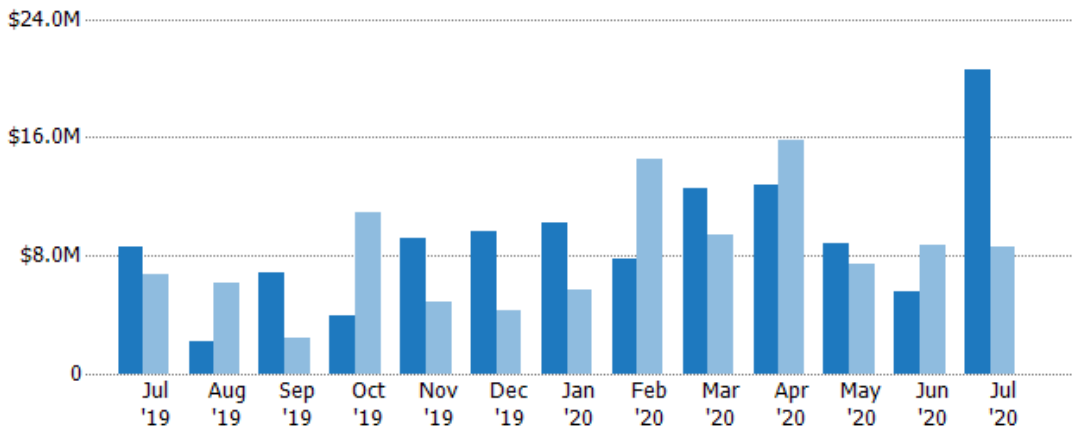
Closed Sales Volume

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.
Jul '20	\$20.6M	138.6%
Jul '19	\$8.62M	27.8%
Jul '18	\$6.74M	-28.2%



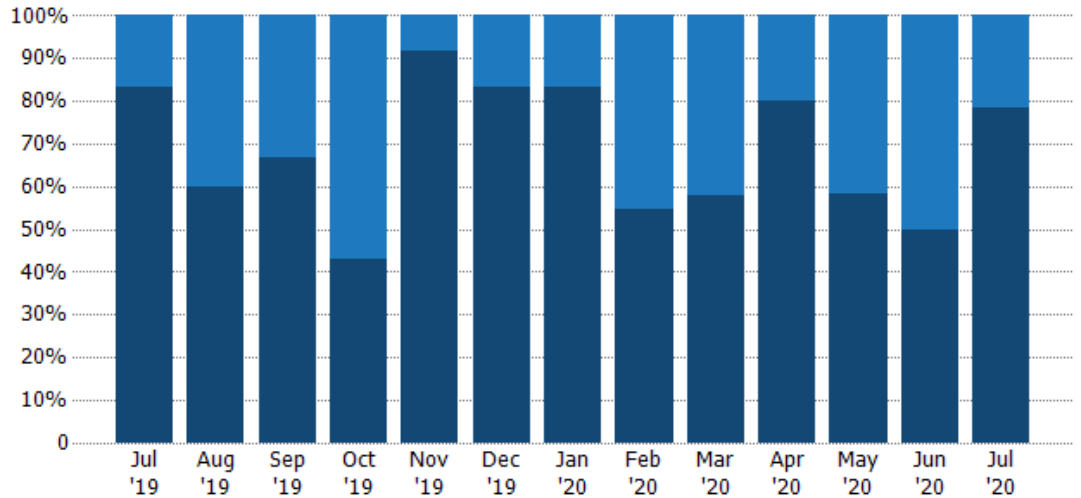
Current Year	\$8.62M	\$2.24M	\$6.85M	\$3.95M	\$9.2M	\$9.66M	\$10.2M	\$7.75M	\$12.6M	\$12.7M	\$8.77M	\$5.6M	\$20.6M
Prior Year	\$6.74M	\$6.14M	\$2.41M	\$10.9M	\$4.88M	\$4.29M	\$5.62M	\$14.5M	\$9.43M	\$15.8M	\$7.48M	\$8.71M	\$8.62M
Percent Change from Prior Year	28%	-64%	184%	-64%	89%	125%	81%	-47%	33%	-19%	17%	-36%	139%

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



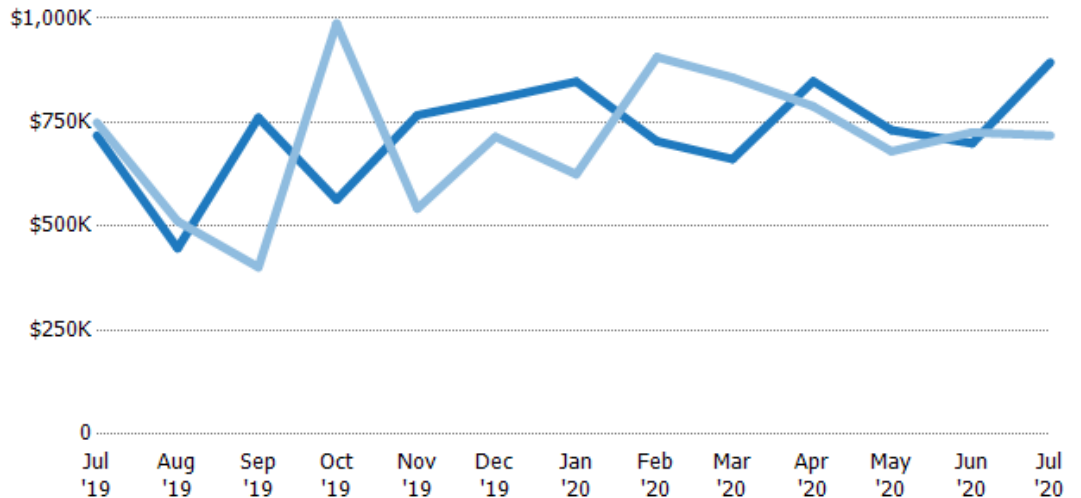
Condo/Townhouse	17%	40%	33%	57%	8%	17%	17%	45%	42%	20%	42%	50%	22%
Single Family Residence	83%	60%	67%	43%	92%	83%	83%	55%	58%	80%	58%	50%	78%

Average Sales Price

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

Filters Used

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



Current Year	\$718K	\$447K	\$761K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$894K
Prior Year	\$749K	\$512K	\$402K	\$987K	\$542K	\$715K	\$625K	\$907K	\$858K	\$788K	\$680K	\$726K	\$718K
Percent Change from Prior Year	-4%	-13%	90%	-43%	41%	13%	36%	-22%	-23%	8%	7%	-4%	24%

Month/Year	Price	% Chg.
Jul '20	\$894K	24.5%
Jul '19	\$718K	-4.2%
Jul '18	\$749K	7.7%

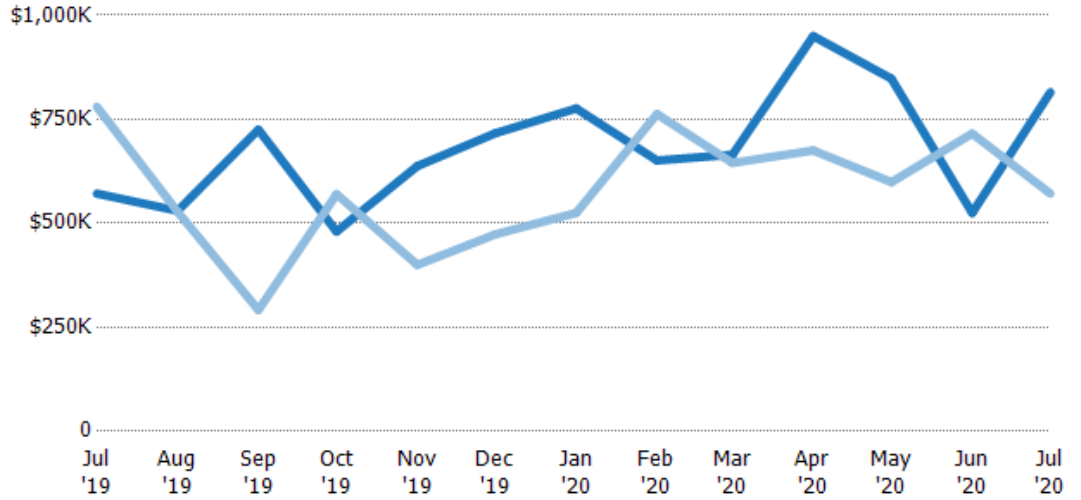
Median Sales Price

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.
Jul '20	\$815K	42.7%
Jul '19	\$571K	-26.8%
Jul '18	\$780K	-24.7%



Current Year	\$571K	\$530K	\$725K	\$480K	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$815K
Prior Year	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$525K	\$763K	\$645K	\$675K	\$599K	\$716K	\$571K
Percent Change from Prior Year	-27%	0%	149%	-16%	59%	51%	48%	-15%	3%	41%	41%	-27%	43%

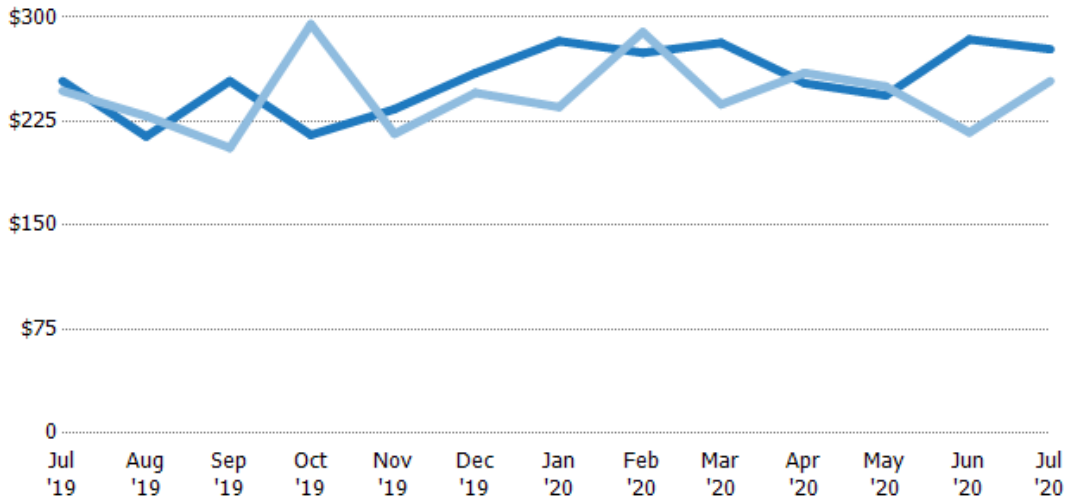
Average Sales Price per Sq Ft

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.
Jul '20	\$277	9%
Jul '19	\$254	2.9%
Jul '18	\$247	6.6%



Current Year	\$254	\$214	\$254	\$215	\$234	\$260	\$283	\$274	\$282	\$252	\$244	\$284	\$277
Prior Year	\$247	\$229	\$206	\$295	\$216	\$246	\$235	\$289	\$237	\$260	\$250	\$217	\$254
Percent Change from Prior Year	3%	-6%	23%	-27%	8%	6%	20%	-5%	19%	-3%	-3%	31%	9%

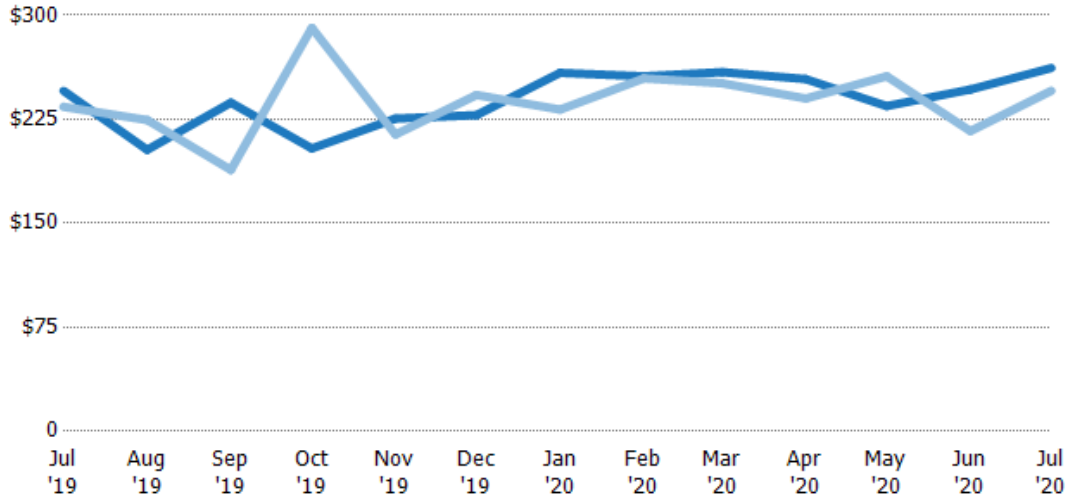
Median Sales Price per Sq Ft

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.
Jul '20	\$262	6.7%
Jul '19	\$246	4.9%
Jul '18	\$234	-3%



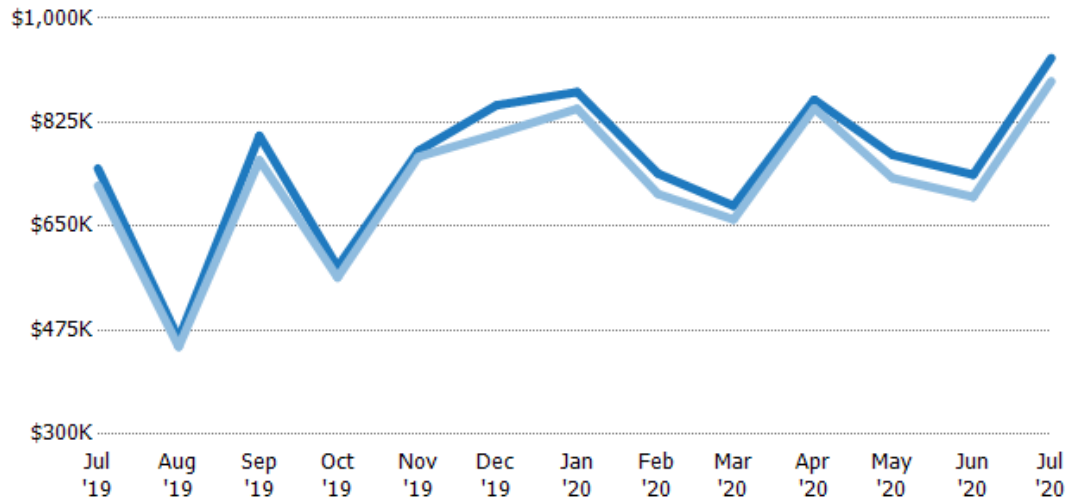
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$246	\$203	\$237	\$204	\$226	\$228	\$259	\$256	\$259	\$254	\$235	\$247	\$262
Prior Year	\$234	\$225	\$189	\$291	\$214	\$243	\$232	\$255	\$251	\$240	\$256	\$217	\$246
Percent Change from Prior Year	5%	-10%	26%	-30%	5%	-6%	11%	1%	3%	6%	-8%	14%	7%

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



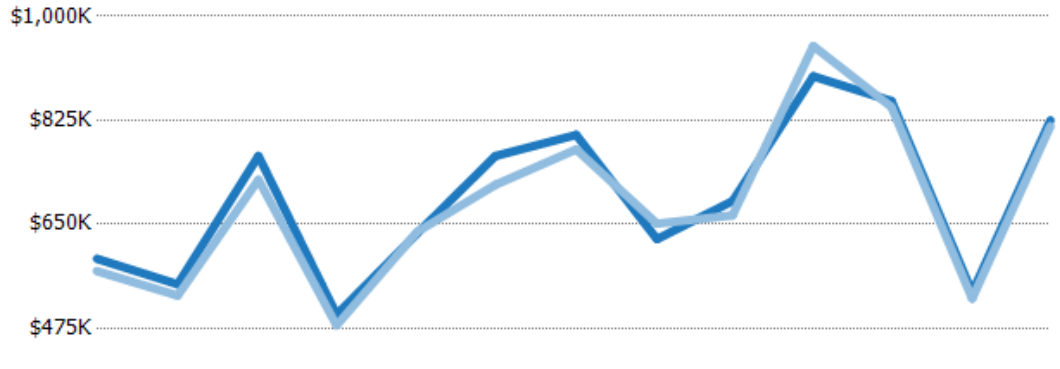
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg List Price	\$747K	\$460K	\$802K	\$582K	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$933K
Avg Sales Price	\$718K	\$447K	\$761K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$894K
Avg Sales Price as a % of Avg List Price	96%	97%	95%	97%	99%	94%	97%	95%	97%	98%	95%	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



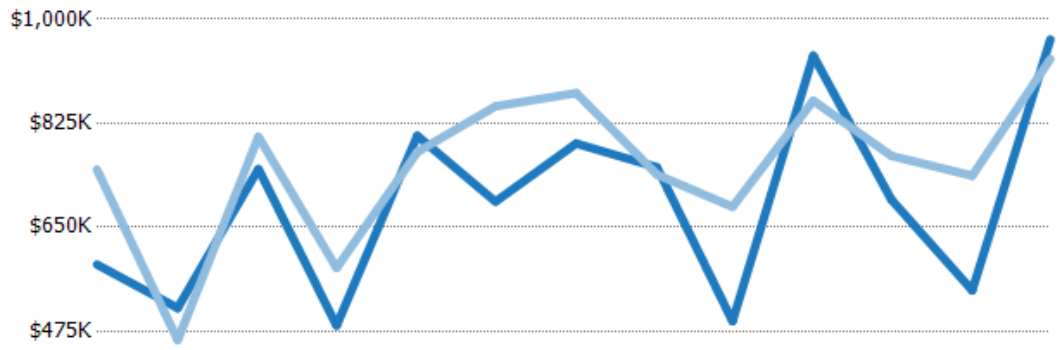
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$592K	\$549K	\$765K	\$498K	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$825K
Median Sales Price	\$571K	\$530K	\$725K	\$480K	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$815K
Med Sales Price as a % of Med List Price	96%	97%	95%	96%	100%	94%	97%	104%	97%	106%	99%	98%	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



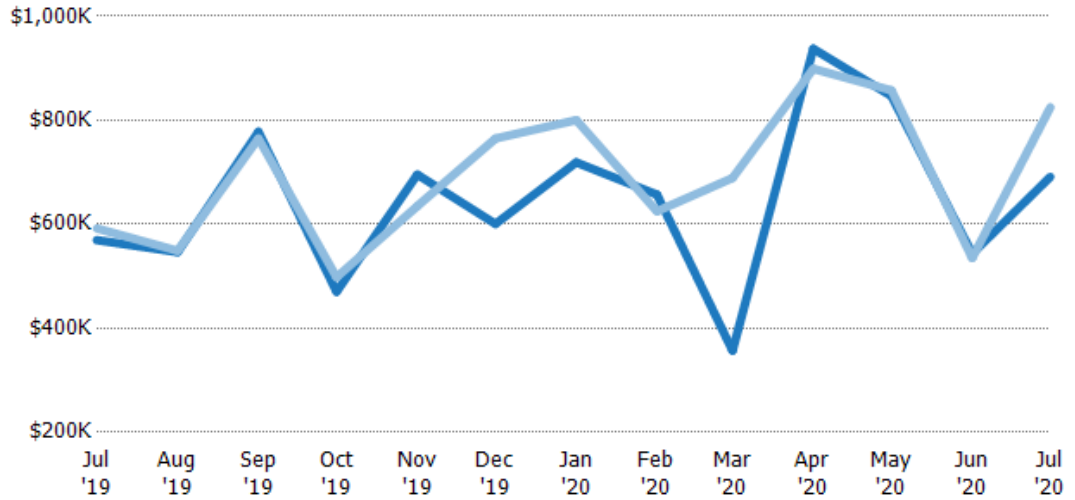
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$587K	\$514K	\$748K	\$485K	\$804K	\$693K	\$791K	\$751K	\$492K	\$939K	\$696K	\$544K	\$966K
Avg Sales Price	\$747K	\$460K	\$802K	\$582K	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$933K
Avg Sales Price as a % of Avg Est Value	127%	90%	107%	120%	97%	123%	111%	98%	139%	92%	111%	135%	97%

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



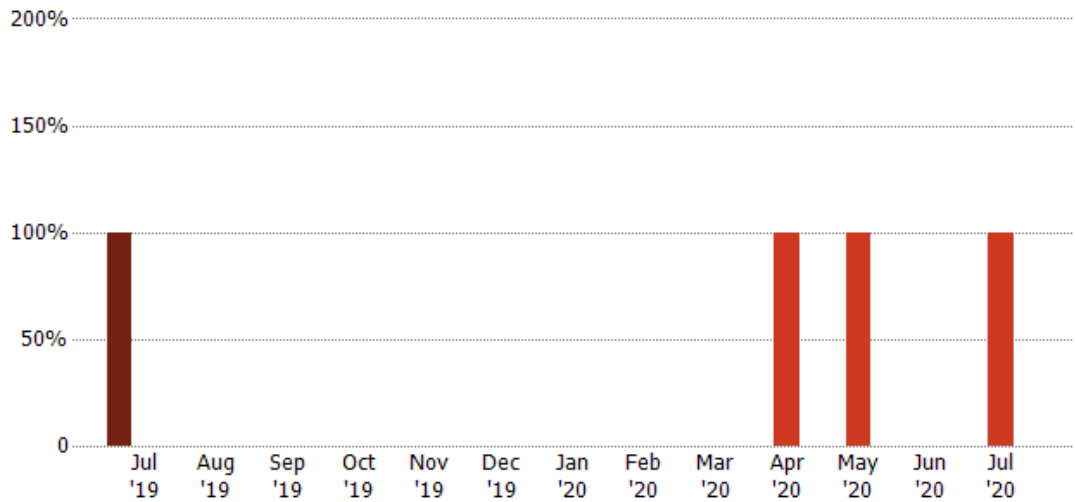
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$570K	\$546K	\$778K	\$470K	\$696K	\$601K	\$719K	\$657K	\$357K	\$937K	\$847K	\$544K	\$691K
Median Sales Price	\$592K	\$549K	\$765K	\$498K	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$825K
Med Sales Price as a % of Med Est Value	104%	100%	98%	106%	91%	127%	111%	95%	193%	96%	101%	98%	119%

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



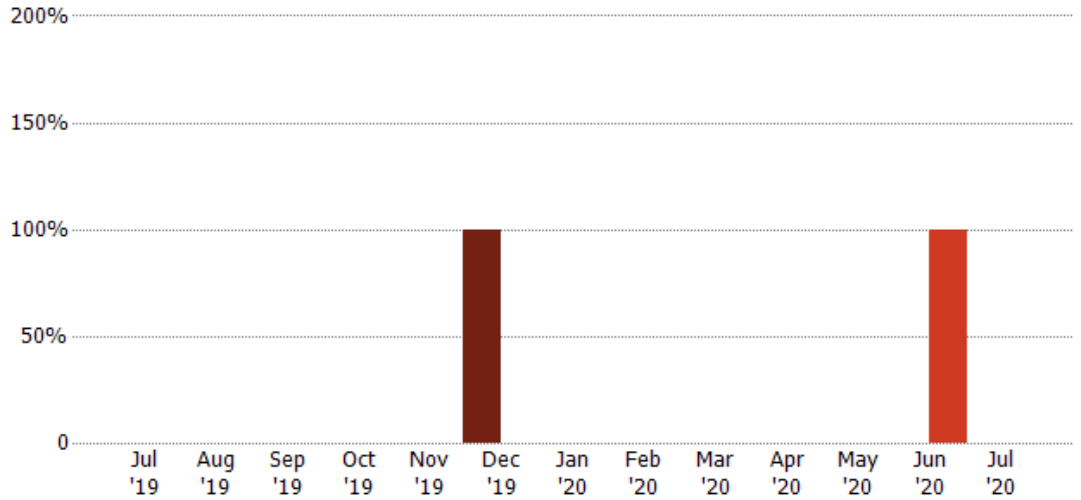
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	-	1	1	-	1
Percent Change from Prior Year	100%	-	-	-	-	-	-	-	-	-100%	-100%	-	-100%

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



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



Sales Activity by ZIP

Jul 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	32	\$29,155,750	23	\$20,563,500	\$894,065	\$815,000	\$268	\$259	93

