



2020

CAREFREE MARKET REPORT JUNE 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	Jun 2020	Jun 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	16	10	+60%	112	104	+7.7%
New Listing Volume	\$13,635,900	\$9,225,200	+47.8%	\$107,349,449	\$99,359,148	+8%
Active Listing Count	51	64	-20.3%	N/A	N/A	
Active Listing Volume	\$63,481,299	\$75,741,299	-16.2%	N/A	N/A	
Average Listing Price	\$1,244,731	\$1,183,458	+5.2%	\$1,138,224	\$1,054,827	+7.9%
Median Listing Price	\$850,000	\$851,450	-0.2%	\$873,995	\$811,414	+7.7%
Average Listing Price per Sq Ft	\$316	\$294	+7.5%	\$302	\$279	+8.1%
Median Listing Price per Sq Ft	\$284	\$266	+7%	\$280	\$259	+8%
Median Days in RPR	88	117	-24.8%	85.49	88.81	-3.7%
Months of Inventory	3.9	4.9	-20.3%	5.3	6.1	-13.1%
Absorption Rate	25.49%	20.31%	+5.2%	18.74%	16.29%	+2.4%
Sales Activity Charts Metrics						
New Pending Sales Count	30	11	+172.7%	146	98	+49%
New Pending Sales Volume	\$27,010,200	\$7,854,900	+243.9%	\$124,700,099	\$80,047,649	+55.8%
Pending Sales Count	36	9	+300%	N/A	N/A	
Pending Sales Volume	\$33,420,100	\$6,047,000	+452.7%	N/A	N/A	
Closed Sales Count	7	12	-41.7%	75	80	-6.3%
Closed Sales Volume	\$5,288,000	\$8,707,850	-39.3%	\$56,887,900	\$61,129,524	-6.9%
Average Sales Price	\$755,429	\$725,654	+4.1%	\$758,505	\$764,119	-0.7%
Median Sales Price	\$535,000	\$715,675	-25.2%	\$742,307	\$659,314	+12.6%
Average Sales Price per Sq Ft	\$294	\$217	+35.3%	\$271	\$249	+8.6%
Median Sales Price per Sq Ft	\$276	\$217	+27.5%	\$256	\$241	+6.2%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

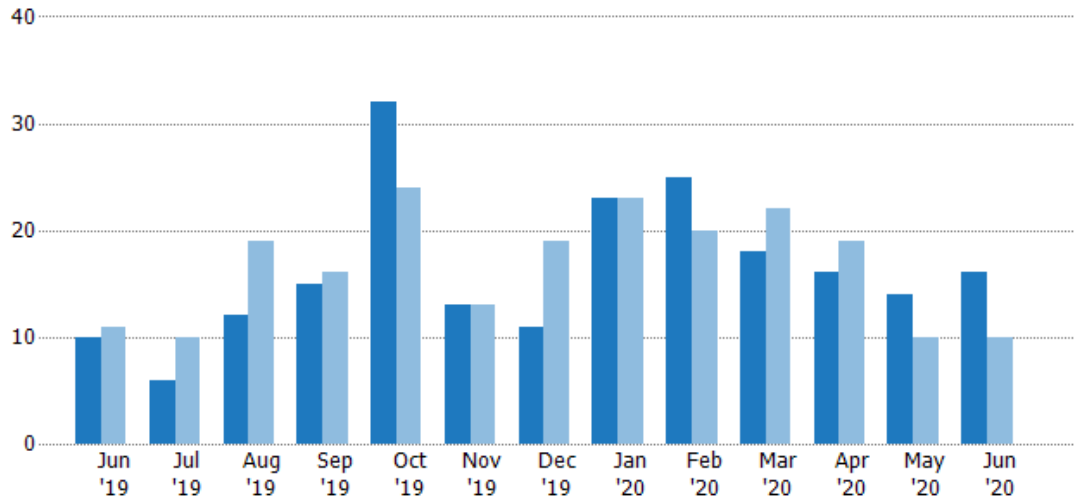
New Listings

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.
Jun '20	16	60%
Jun '19	10	-9.1%
Jun '18	11	18.2%



Current Year	10	6	12	15	32	13	11	23	25	18	16	14	16
Prior Year	11	10	19	16	24	13	19	23	20	22	19	10	10
Percent Change from Prior Year	-9%	-40%	-37%	-6%	33%	0%	-42%	0%	25%	-18%	-16%	40%	60%

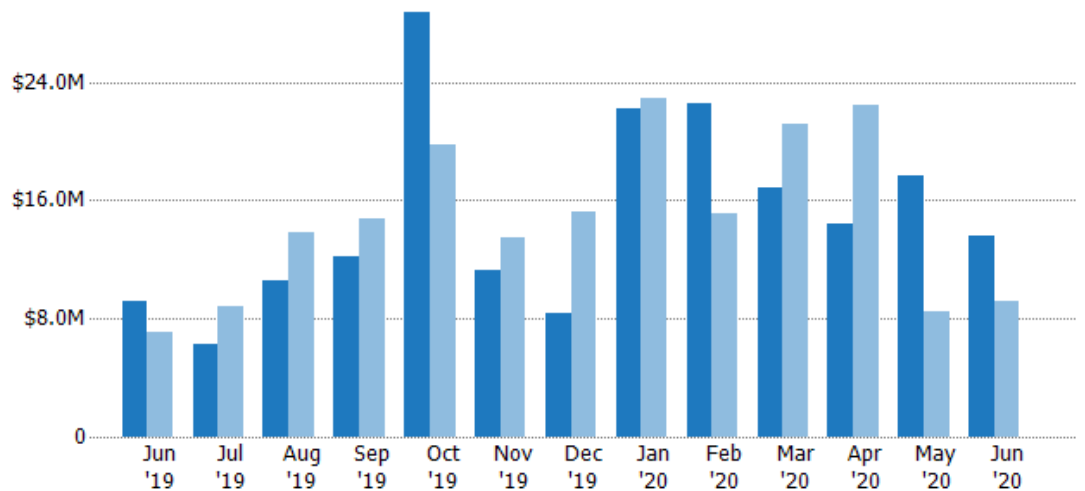
New Listing Volume

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.
Jun '20	\$13.6M	47.8%
Jun '19	\$9.23M	31%
Jun '18	\$7.04M	75.7%



Current Year	\$9.23M	\$6.24M	\$10.5M	\$12.2M	\$28.7M	\$11.3M	\$8.37M	\$22.2M	\$22.5M	\$16.9M	\$14.4M	\$17.7M	\$13.6M
Prior Year	\$7.04M	\$8.83M	\$13.8M	\$14.7M	\$19.8M	\$13.4M	\$15.2M	\$22.9M	\$15.2M	\$21.1M	\$22.5M	\$8.48M	\$9.23M
Percent Change from Prior Year	31%	-29%	-24%	-17%	45%	-16%	-45%	-3%	49%	-20%	-36%	109%	48%

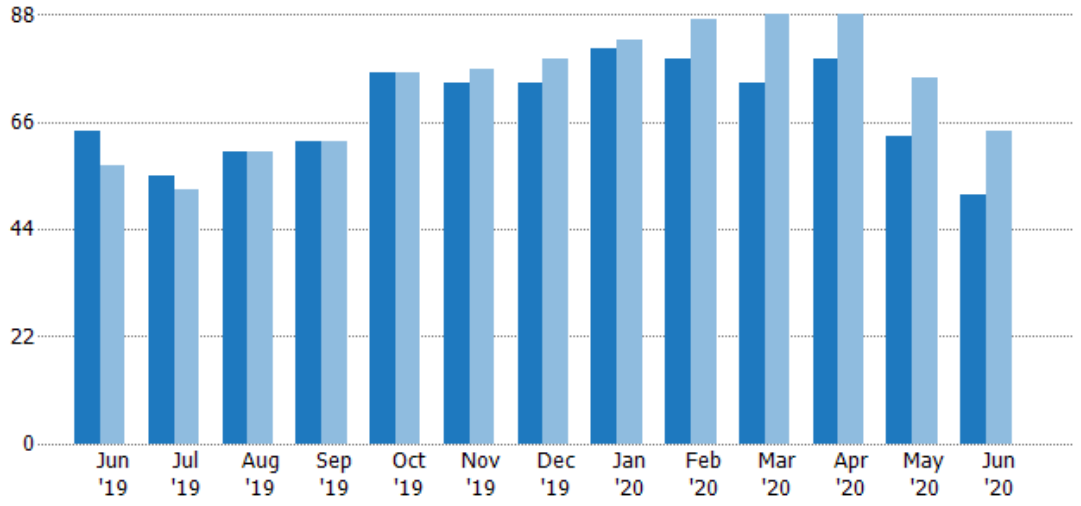
Active Listings

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.
Jun '20	51	-20.3%
Jun '19	64	12.3%
Jun '18	57	47.4%



Current Year	64	55	60	62	76	74	74	81	79	74	79	63	51
Prior Year	57	52	60	62	76	77	79	83	87	88	88	75	64
Percent Change from Prior Year	12%	6%	0%	0%	0%	-4%	-6%	-2%	-9%	-16%	-10%	-16%	-20%

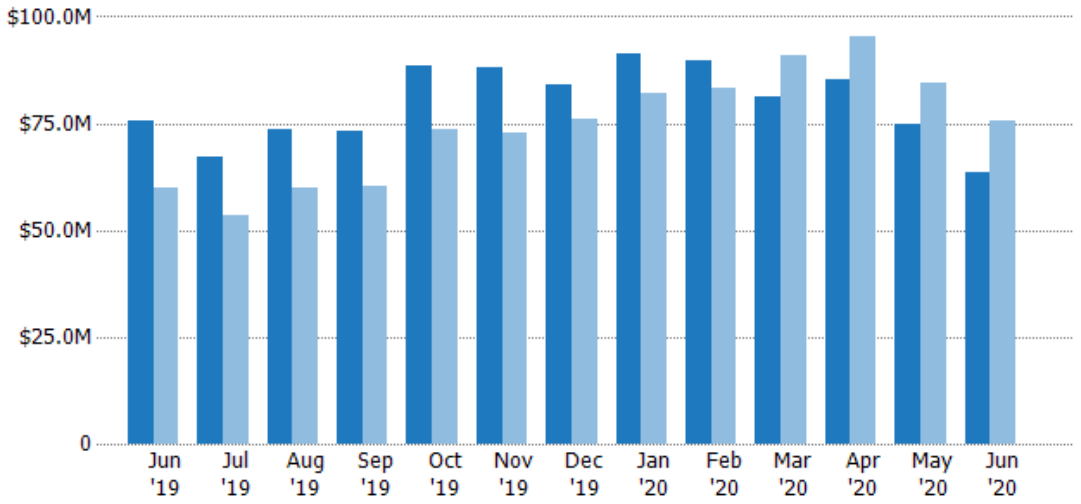
Active Listing Volume

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.
Jun '20	\$63.5M	-16.2%
Jun '19	\$75.7M	26.5%
Jun '18	\$59.9M	43.2%



Current Year	\$75.7M	\$67.1M	\$73.6M	\$73.1M	\$88.5M	\$88.1M	\$84M	\$91.3M	\$89.7M	\$81.2M	\$85.3M	\$74.9M	\$63.5M
Prior Year	\$59.9M	\$53.4M	\$59.8M	\$60.3M	\$73.5M	\$72.7M	\$76M	\$82M	\$83.2M	\$90.9M	\$95.2M	\$84.6M	\$75.7M
Percent Change from Prior Year	26%	26%	23%	21%	20%	21%	11%	11%	8%	-11%	-10%	-11%	-16%

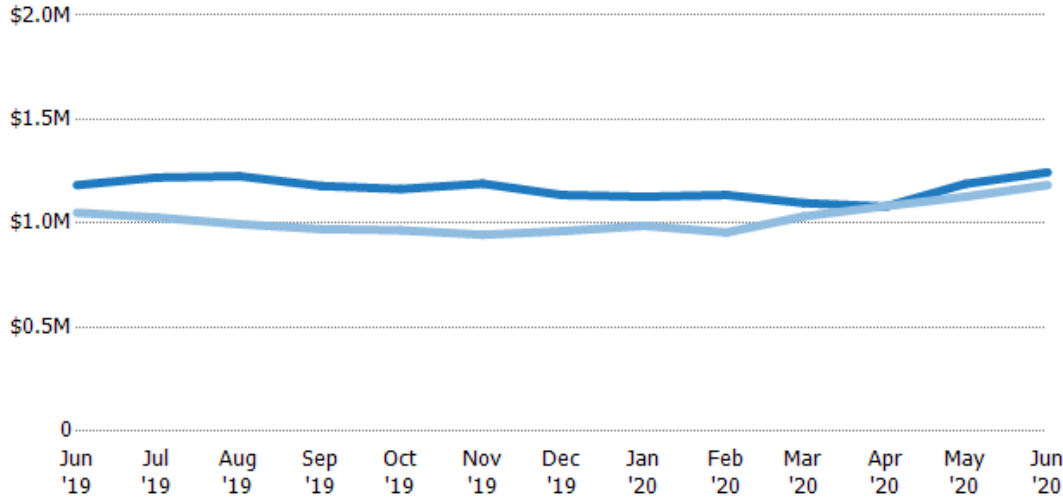
Average Listing Price

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.
Jun '20	\$1.24M	5.2%
Jun '19	\$1.18M	12.6%
Jun '18	\$1.05M	-2.8%



Current Year	\$1.18M	\$1.22M	\$1.23M	\$1.18M	\$1.16M	\$1.19M	\$1.14M	\$1.13M	\$1.14M	\$1.1M	\$1.08M	\$1.19M	\$1.24M
Prior Year	\$1.05M	\$1.03M	\$996K	\$972K	\$967K	\$945K	\$962K	\$988K	\$956K	\$1.03M	\$1.08M	\$1.13M	\$1.18M
Percent Change from Prior Year	13%	19%	23%	21%	20%	26%	18%	14%	19%	6%	0%	5%	5%

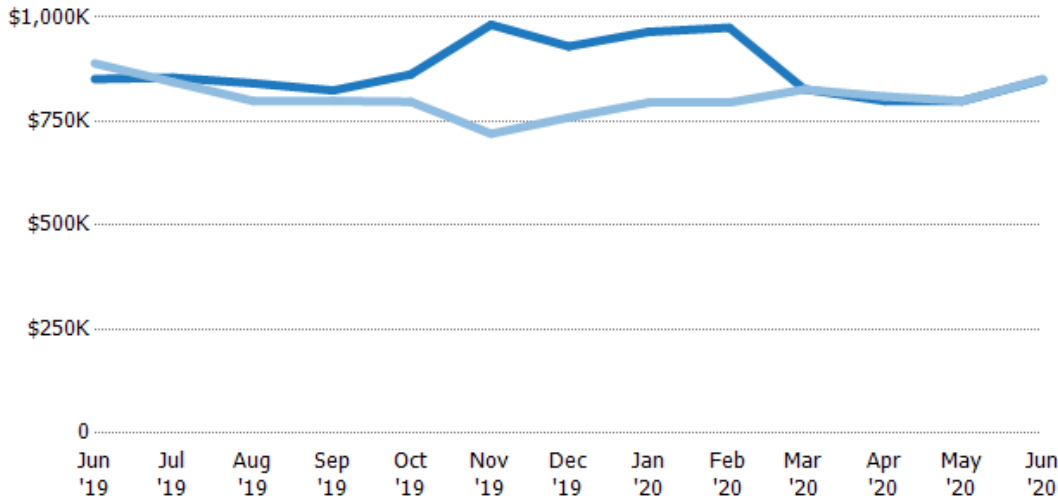
Median Listing Price

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.
Jun '20	\$850K	-0.2%
Jun '19	\$851K	-4.2%
Jun '18	\$889K	-10.3%



Current Year	\$851K	\$855K	\$841K	\$824K	\$863K	\$982K	\$930K	\$965K	\$975K	\$827K	\$799K	\$799K	\$850K
Prior Year	\$889K	\$845K	\$799K	\$799K	\$797K	\$720K	\$759K	\$795K	\$795K	\$826K	\$810K	\$799K	\$851K
Percent Change from Prior Year	-4%	1%	5%	3%	8%	36%	23%	21%	23%	0%	-1%	0%	0%

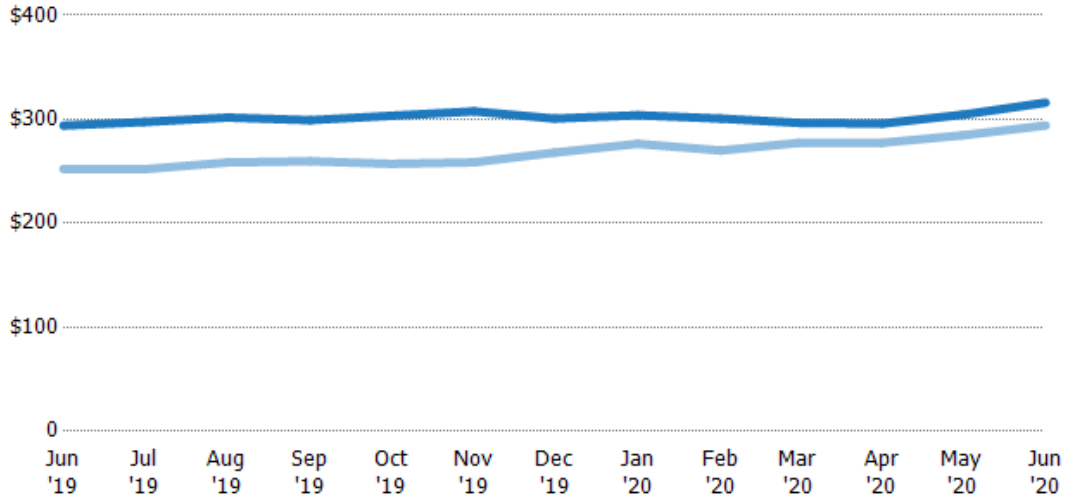
Average Listing Price per Sq Ft

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.
Jun '20	\$316	7.5%
Jun '19	\$294	16.5%
Jun '18	\$252	0.7%



Current Year	\$294	\$297	\$302	\$299	\$303	\$308	\$301	\$304	\$301	\$297	\$296	\$304	\$316
Prior Year	\$252	\$252	\$258	\$260	\$257	\$259	\$268	\$276	\$270	\$277	\$277	\$285	\$294
Percent Change from Prior Year	17%	18%	17%	15%	18%	19%	12%	10%	11%	7%	7%	7%	7%

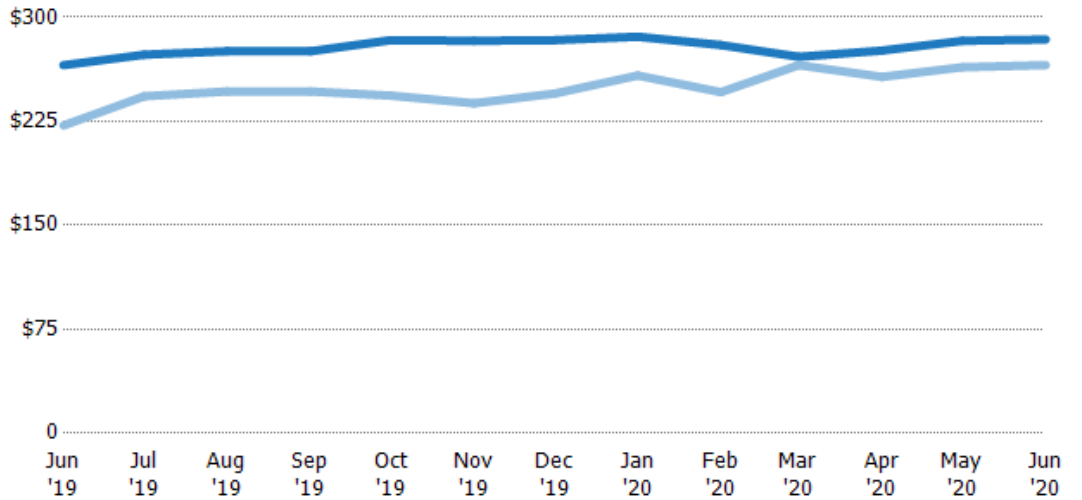
Median Listing Price per Sq Ft

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.
Jun '20	\$284	7%
Jun '19	\$266	19.6%
Jun '18	\$222	9.5%



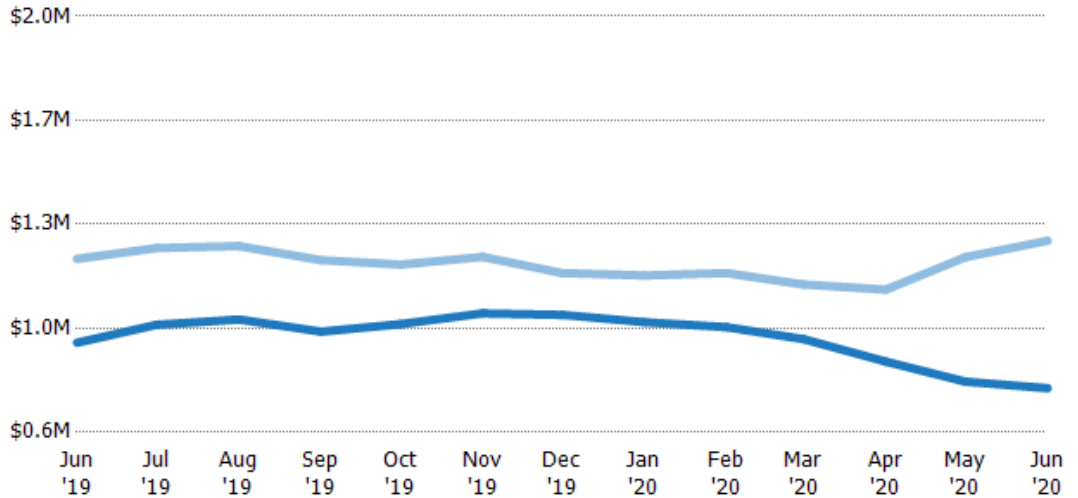
Current Year	\$266	\$273	\$276	\$276	\$284	\$283	\$284	\$286	\$280	\$272	\$276	\$283	\$284
Prior Year	\$222	\$243	\$247	\$247	\$244	\$238	\$245	\$258	\$246	\$266	\$257	\$264	\$266
Percent Change from Prior Year	20%	12%	12%	12%	16%	19%	16%	11%	14%	2%	7%	7%	7%

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



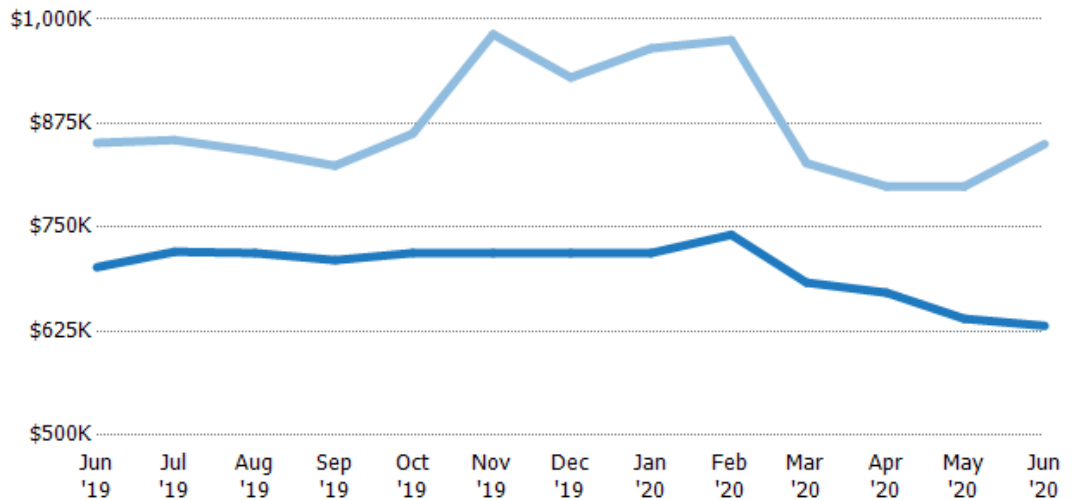
Avg Est Value	\$901K	\$962K	\$980K	\$939K	\$964K	\$1M	\$995K	\$971K	\$954K	\$913K	\$838K	\$770K	\$748K
Avg Listing Price	\$1.18M	\$1.22M	\$1.23M	\$1.18M	\$1.16M	\$1.19M	\$1.14M	\$1.13M	\$1.14M	\$1.1M	\$1.08M	\$1.19M	\$1.24M
Avg Listing Price as a % of Avg Est Value	131%	127%	125%	126%	121%	119%	114%	116%	119%	120%	129%	154%	166%

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	\$702K	\$721K	\$719K	\$710K	\$719K	\$719K	\$719K	\$719K	\$741K	\$684K	\$671K	\$640K	\$632K
Median Listing Price	\$851K	\$855K	\$841K	\$824K	\$863K	\$982K	\$930K	\$965K	\$975K	\$827K	\$799K	\$799K	\$850K
Med Listing Price as a % of Med Est Value	121%	119%	117%	116%	120%	137%	129%	134%	132%	121%	119%	125%	135%

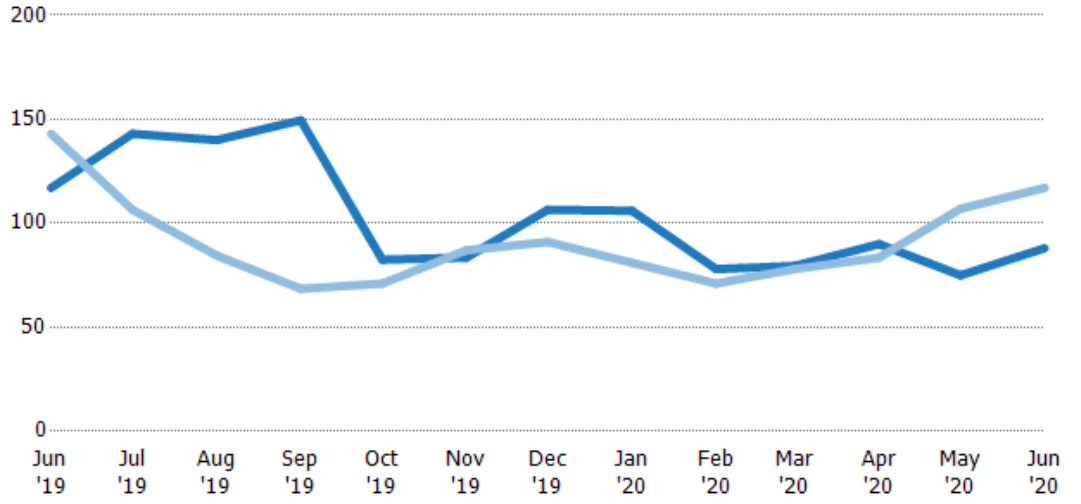
Median Days in RPR

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.
Jun '20	88	-24.8%
Jun '19	117	-18.2%
Jun '18	143	-17.1%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	117	143	140	150	82.5	83.5	107	106	78	79.5	90	75	88
Prior Year	143	107	84.5	68.5	71	87	91	81	71	78	83.5	107	117
Percent Change from Prior Year	-18%	34%	66%	118%	16%	-4%	17%	31%	10%	2%	8%	-30%	-25%

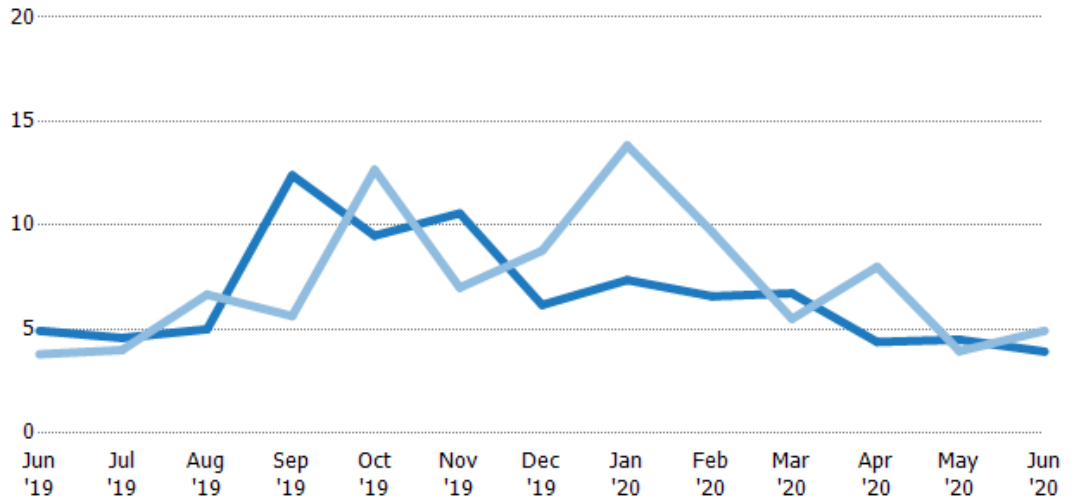
Months of Inventory

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.
Jun '20	3.92	-20.3%
Jun '19	4.92	29.6%
Jun '18	3.8	84.2%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	4.92	4.58	5	12.4	9.5	10.6	6.17	7.36	6.58	6.73	4.39	4.5	3.92
Prior Year	3.8	4	6.67	5.64	12.7	7	8.78	13.8	9.67	5.5	8	3.95	4.92
Percent Change from Prior Year	30%	15%	-25%	120%	-25%	51%	-30%	-47%	-32%	22%	-45%	14%	-20%

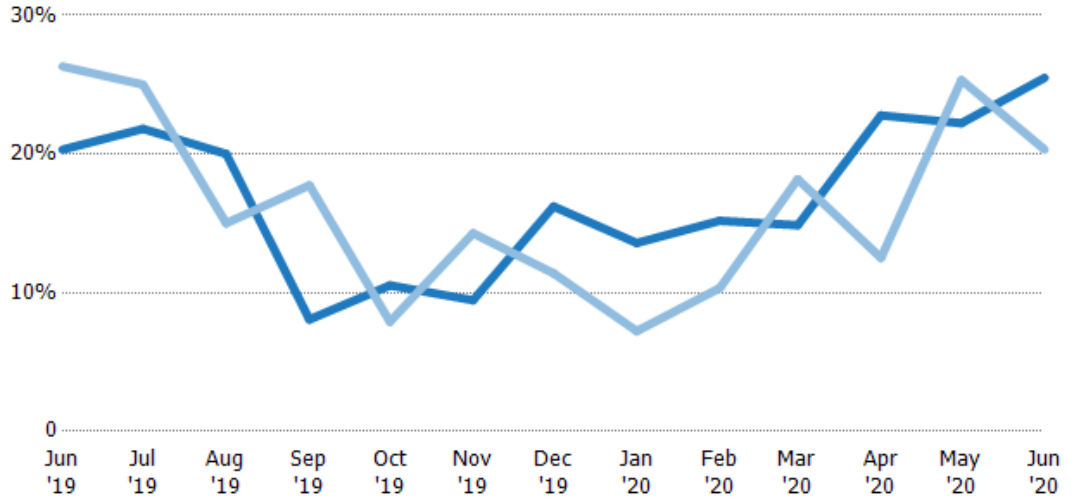
Absorption Rate

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.
Jun '20	25%	-5.2%
Jun '19	20%	6%
Jun '18	26%	-45.7%



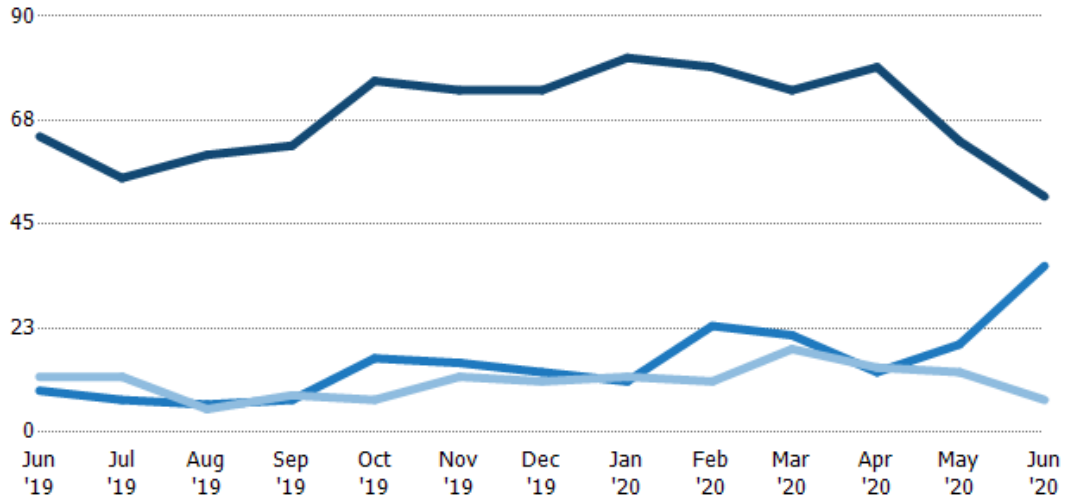
Current Year	20%	22%	20%	8%	11%	9%	16%	14%	15%	15%	23%	22%	25%
Prior Year	26%	25%	15%	18%	8%	14%	11%	7%	10%	18%	13%	25%	20%
Change from Prior Year	6%	3%	-5%	10%	-3%	5%	-5%	-6%	-5%	3%	-10%	3%	-5%

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	64	55	60	62	76	74	74	81	79	74	79	63	51
Pending	9	7	6	7	16	15	13	11	23	21	13	19	36
Sold	12	12	5	8	7	12	11	12	11	18	14	13	7

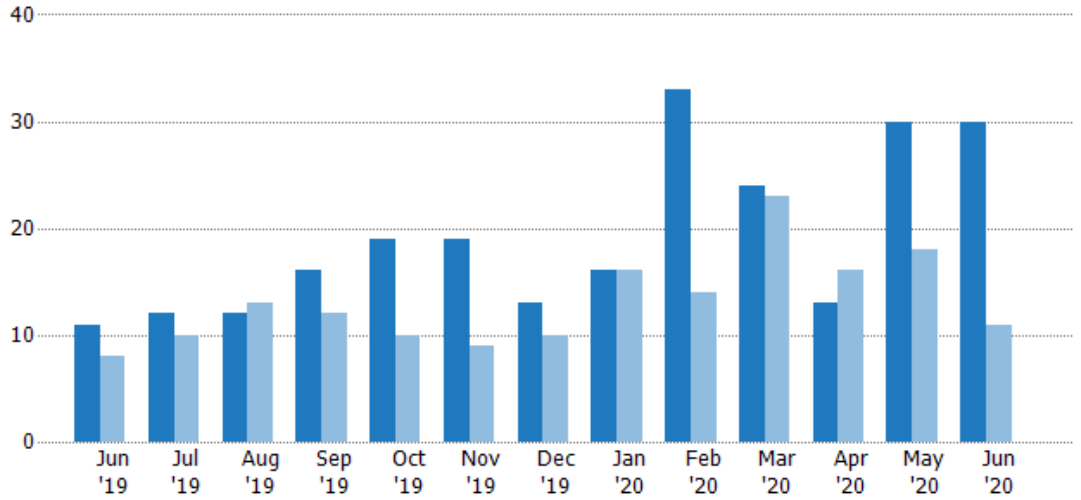
New Pending Sales

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.
Jun '20	30	172.7%
Jun '19	11	37.5%
Jun '18	8	-37.5%



Current Year	11	12	12	16	19	19	13	16	33	24	13	30	30
Prior Year	8	10	13	12	10	9	10	16	14	23	16	18	11
Percent Change from Prior Year	38%	20%	-8%	33%	90%	111%	30%	0%	136%	4%	-19%	67%	173%

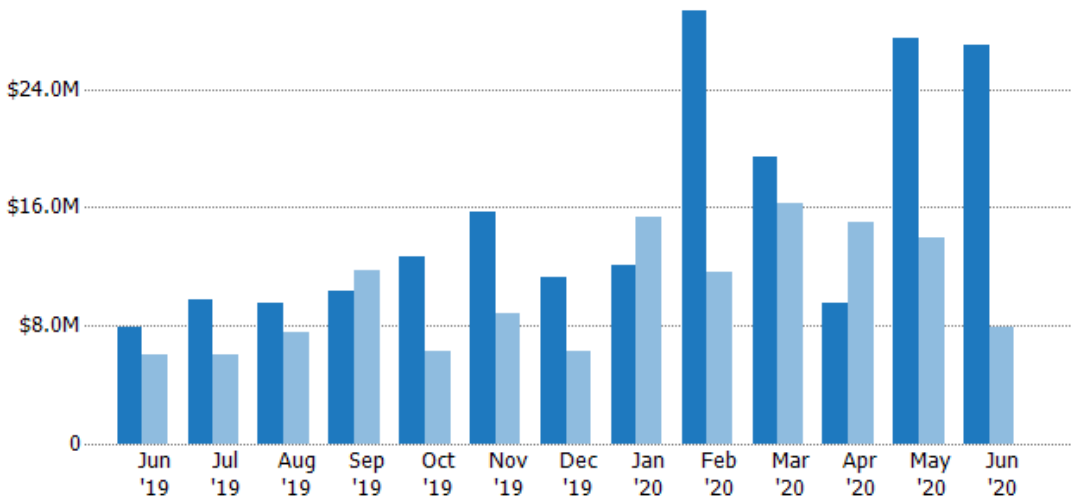
New Pending Sales Volume

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.
Jun '20	\$27M	243.9%
Jun '19	\$7.85M	29.9%
Jun '18	\$6.05M	-15.9%



Current Year	\$7.85M	\$9.79M	\$9.51M	\$10.4M	\$12.7M	\$15.6M	\$11.3M	\$12.1M	\$29.3M	\$19.4M	\$9.5M	\$27.5M	\$27M
Prior Year	\$6.05M	\$6.04M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.22M	\$15.4M	\$11.6M	\$16.3M	\$15M	\$14M	\$7.85M
Percent Change from Prior Year	30%	62%	26%	-12%	101%	76%	82%	-21%	152%	19%	-37%	97%	244%

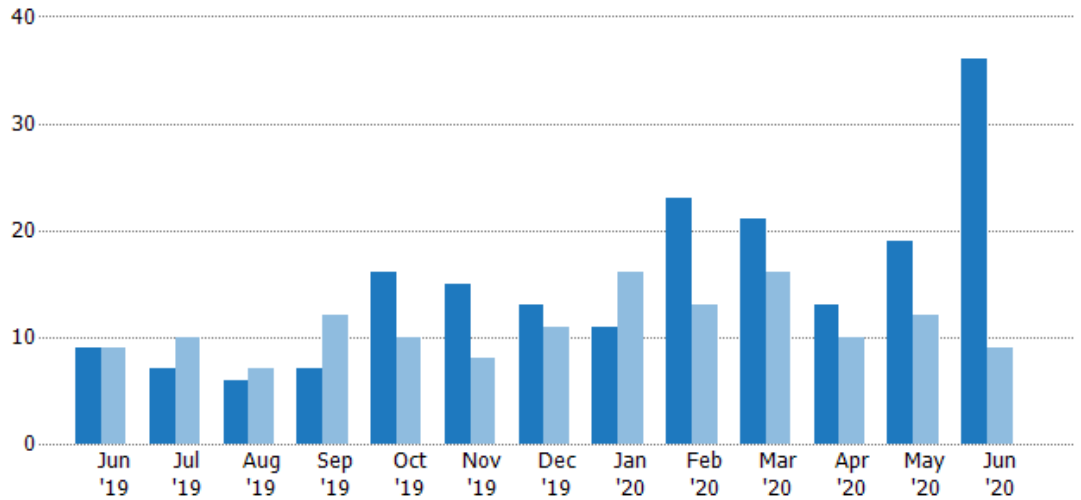
Pending Sales

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.
Jun '20	36	300%
Jun '19	9	0%
Jun '18	9	-33.3%



Current Year	9	7	6	7	16	15	13	11	23	21	13	19	36
Prior Year	9	10	7	12	10	8	11	16	13	16	10	12	9
Percent Change from Prior Year	0%	-30%	-14%	-42%	60%	88%	18%	-31%	77%	31%	30%	58%	300%

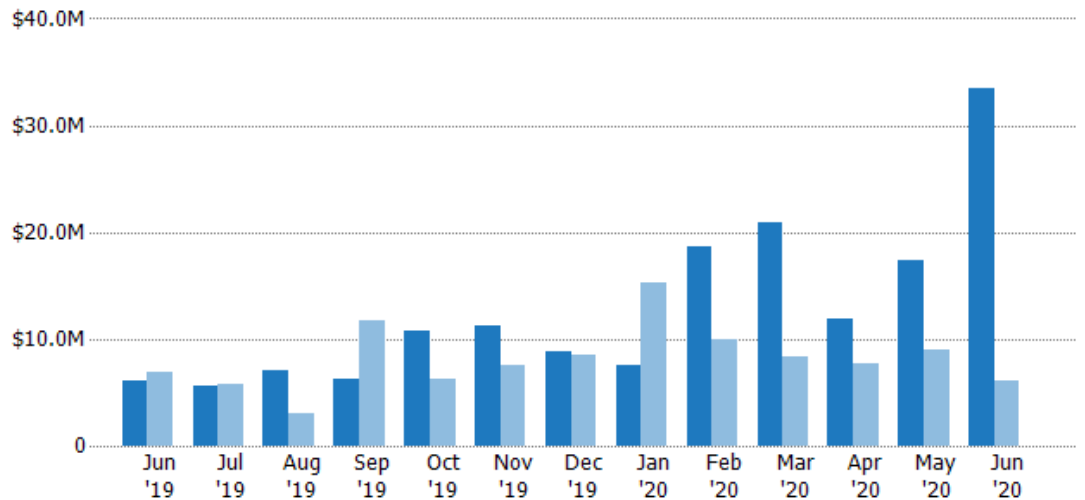
Pending Sales Volume

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.
Jun '20	\$33.4M	452.7%
Jun '19	\$6.05M	-11.6%
Jun '18	\$6.84M	-26.6%



Current Year	\$6.05M	\$5.6M	\$7.05M	\$6.31M	\$10.8M	\$11.3M	\$8.79M	\$7.53M	\$18.6M	\$20.9M	\$11.9M	\$17.3M	\$33.4M
Prior Year	\$6.84M	\$5.81M	\$3.05M	\$11.7M	\$6.32M	\$7.6M	\$8.56M	\$15.2M	\$9.88M	\$8.41M	\$7.67M	\$9.05M	\$6.05M
Percent Change from Prior Year	-12%	-4%	131%	-46%	71%	49%	3%	-51%	88%	149%	55%	92%	453%

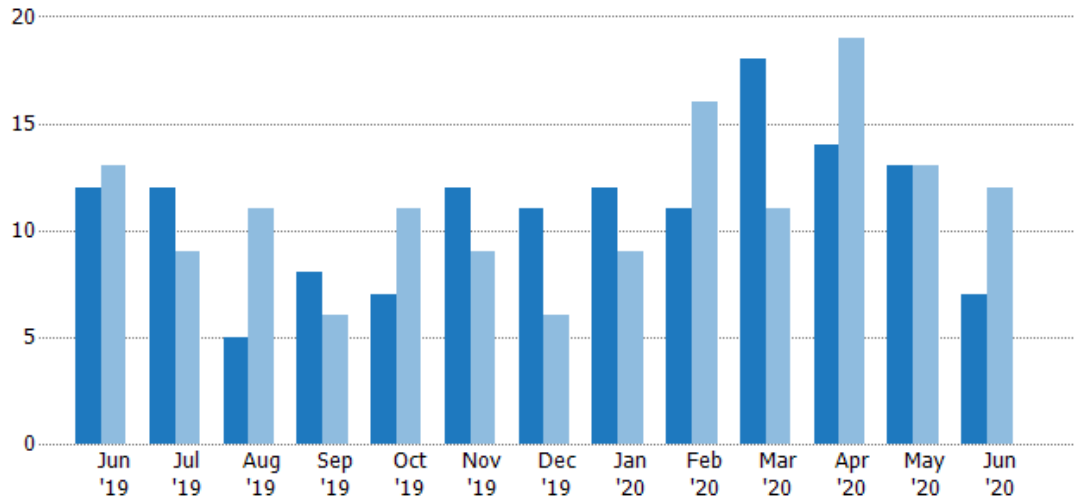
Closed Sales

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.
Jun '20	7	-41.7%
Jun '19	12	-7.7%
Jun '18	13	-46.2%



Current Year	12	12	5	8	7	12	11	12	11	18	14	13	7
Prior Year	13	9	11	6	11	9	6	9	16	11	19	13	12
Percent Change from Prior Year	-8%	33%	-55%	33%	-36%	33%	83%	33%	-31%	64%	-26%	0%	-42%

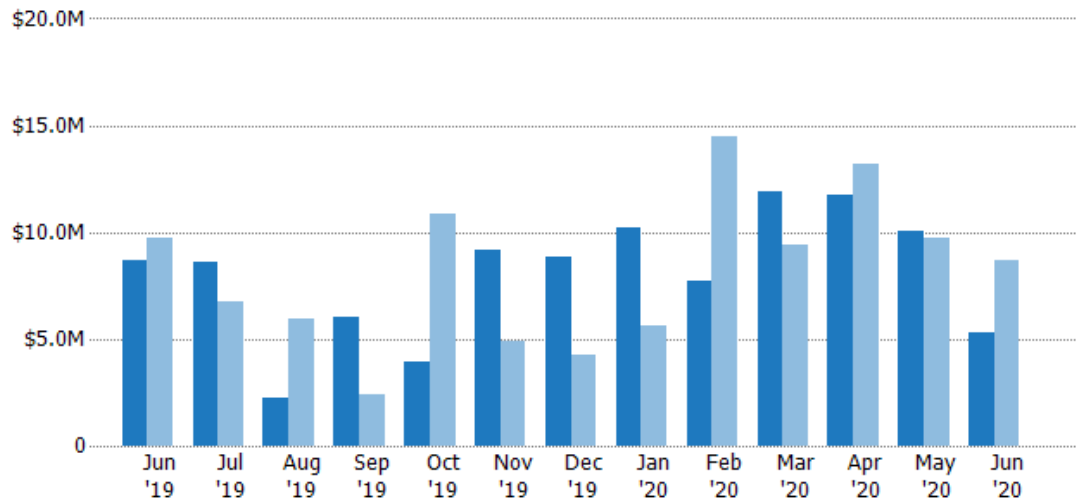
Closed Sales Volume

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.
Jun '20	\$5.29M	-39.3%
Jun '19	\$8.71M	-10.4%
Jun '18	\$9.71M	-51%



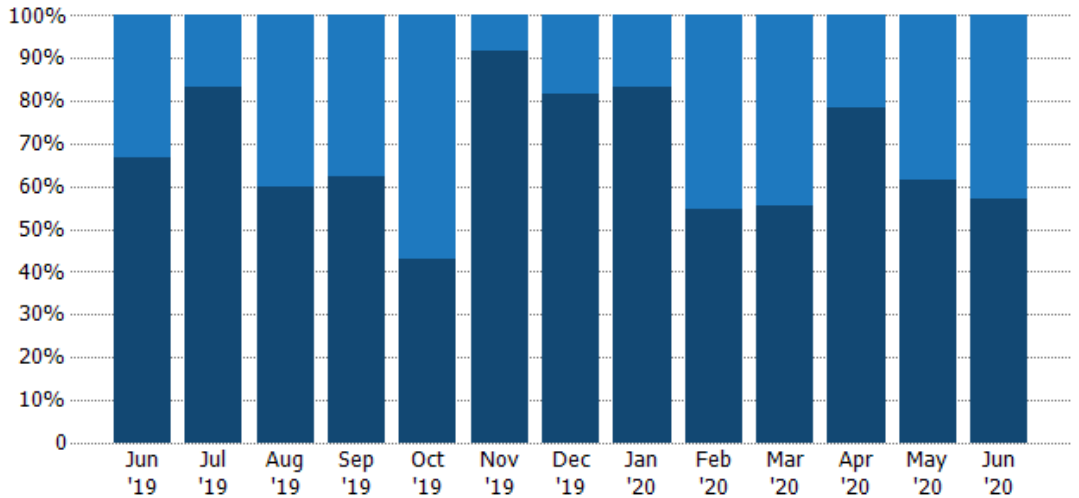
Current Year	\$8.71M	\$8.62M	\$2.24M	\$6.03M	\$3.95M	\$9.2M	\$8.86M	\$10.2M	\$7.75M	\$11.9M	\$11.8M	\$10M	\$5.29M
Prior Year	\$9.71M	\$6.74M	\$5.98M	\$2.41M	\$10.9M	\$4.88M	\$4.29M	\$5.62M	\$14.5M	\$9.43M	\$13.2M	\$9.69M	\$8.71M
Percent Change from Prior Year	-10%	28%	-63%	150%	-64%	89%	106%	81%	-47%	26%	-11%	3%	-39%

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



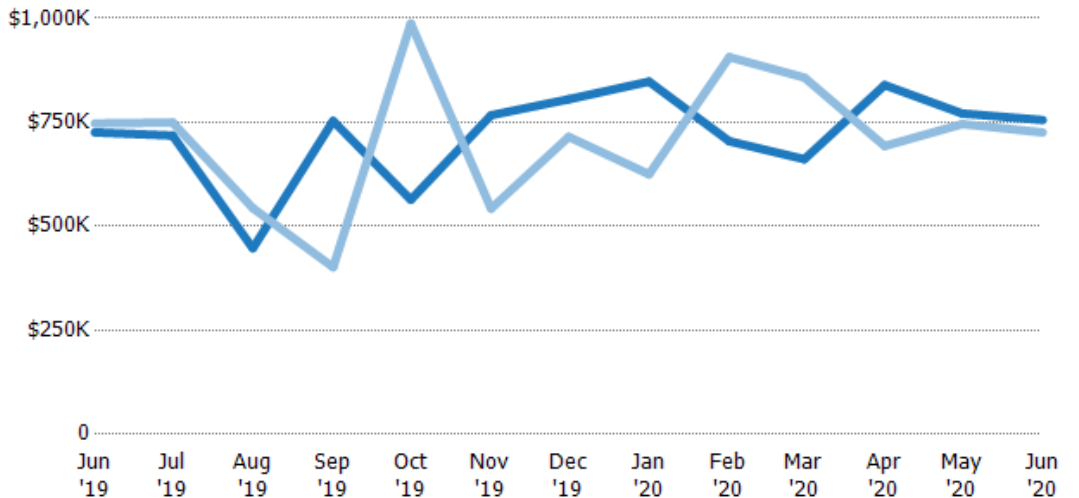
Property Type	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Condo/Townhouse	33%	17%	40%	38%	57%	8%	18%	17%	45%	44%	21%	38%	43%
Single Family Residence	67%	83%	60%	63%	43%	92%	82%	83%	55%	56%	79%	62%	57%

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.
Jun '20	\$755K	4.1%
Jun '19	\$726K	-2.9%
Jun '18	\$747K	-8.9%

Property Type	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$726K	\$718K	\$447K	\$753K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$839K	\$771K	\$755K
Prior Year	\$747K	\$749K	\$544K	\$402K	\$987K	\$542K	\$715K	\$625K	\$907K	\$858K	\$693K	\$746K	\$726K
Percent Change from Prior Year	-3%	-4%	-18%	88%	-43%	41%	13%	36%	-22%	-23%	21%	3%	4%

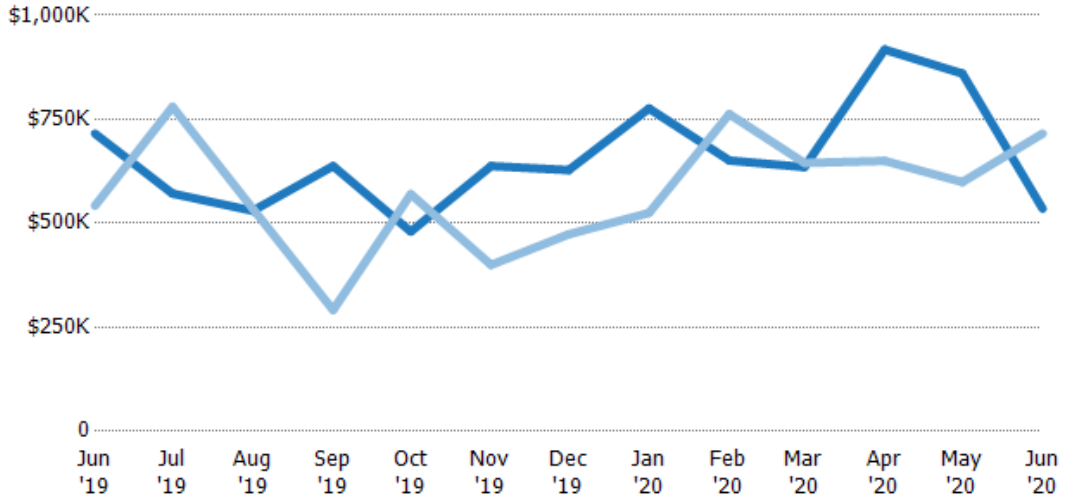
Median Sales Price

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.
Jun '20	\$535K	-25.2%
Jun '19	\$716K	32%
Jun '18	\$542K	7.9%



Current Year	\$716K	\$571K	\$530K	\$638K	\$480K	\$638K	\$628K	\$776K	\$651K	\$635K	\$918K	\$860K	\$535K
Prior Year	\$542K	\$780K	\$535K	\$292K	\$570K	\$400K	\$474K	\$525K	\$763K	\$645K	\$650K	\$599K	\$716K
Percent Change from Prior Year	32%	-27%	-1%	119%	-16%	59%	33%	48%	-15%	-2%	41%	44%	-25%

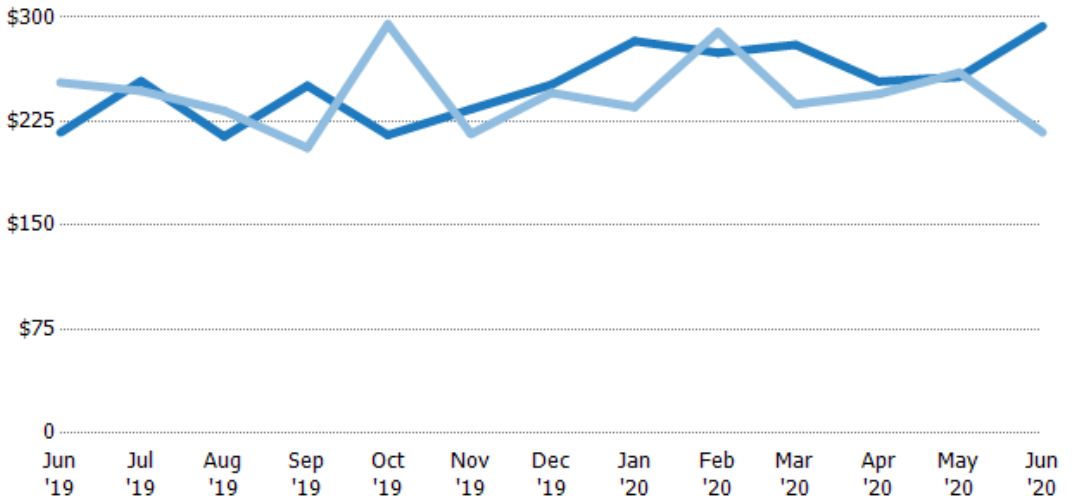
Average Sales Price per Sq Ft

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.
Jun '20	\$294	35.3%
Jun '19	\$217	-14.2%
Jun '18	\$253	-12.8%



Current Year	\$217	\$254	\$214	\$251	\$215	\$234	\$251	\$283	\$274	\$280	\$254	\$257	\$294
Prior Year	\$253	\$247	\$233	\$206	\$295	\$216	\$246	\$235	\$289	\$237	\$245	\$260	\$217
Percent Change from Prior Year	-14%	3%	-8%	22%	-27%	8%	2%	20%	-5%	18%	4%	-1%	35%

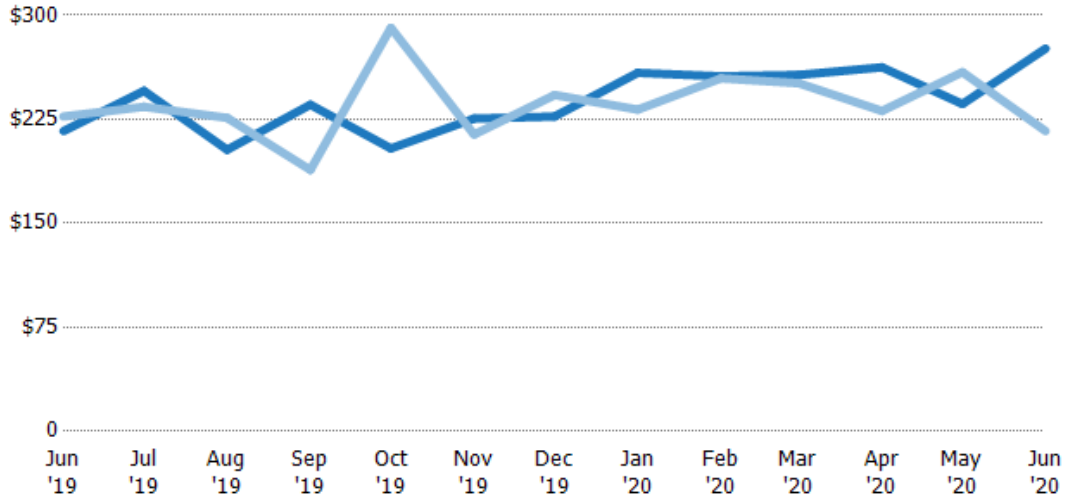
Median Sales Price per Sq Ft

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.
Jun '20	\$276	27.5%
Jun '19	\$217	-4.6%
Jun '18	\$227	-10.6%



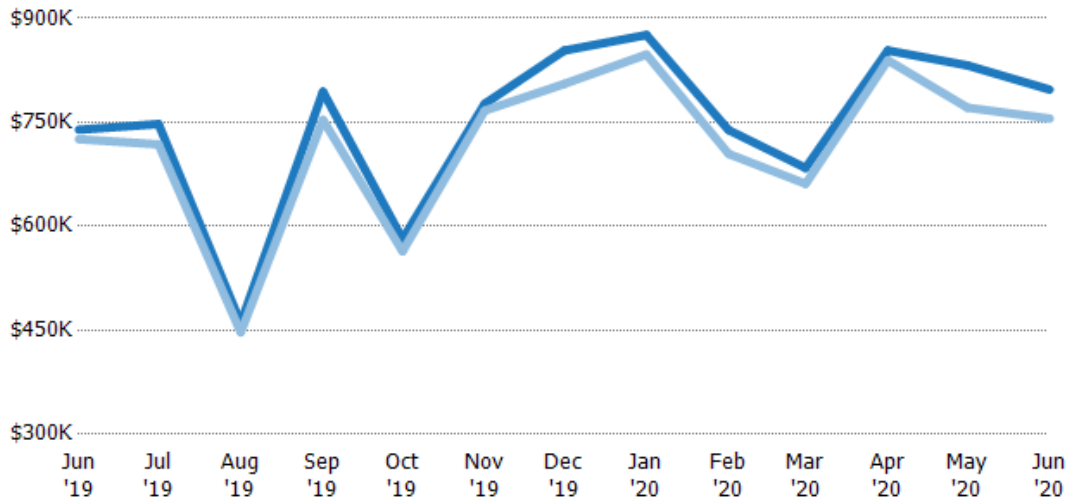
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$217	\$246	\$203	\$236	\$204	\$226	\$227	\$259	\$256	\$257	\$263	\$236	\$276
Prior Year	\$227	\$234	\$226	\$189	\$291	\$214	\$243	\$232	\$255	\$251	\$231	\$259	\$217
Percent Change from Prior Year	-5%	5%	-10%	25%	-30%	5%	-6%	11%	1%	2%	14%	-9%	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



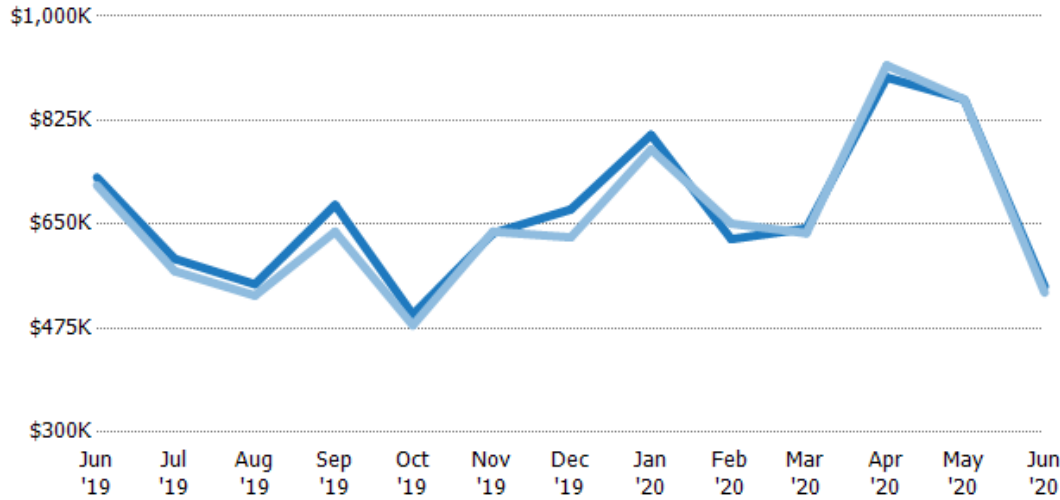
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg List Price	\$739K	\$747K	\$460K	\$794K	\$582K	\$777K	\$853K	\$876K	\$739K	\$684K	\$854K	\$832K	\$797K
Avg Sales Price	\$726K	\$718K	\$447K	\$753K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$839K	\$771K	\$755K
Avg Sales Price as a % of Avg List Price	98%	96%	97%	95%	97%	99%	94%	97%	95%	97%	98%	93%	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



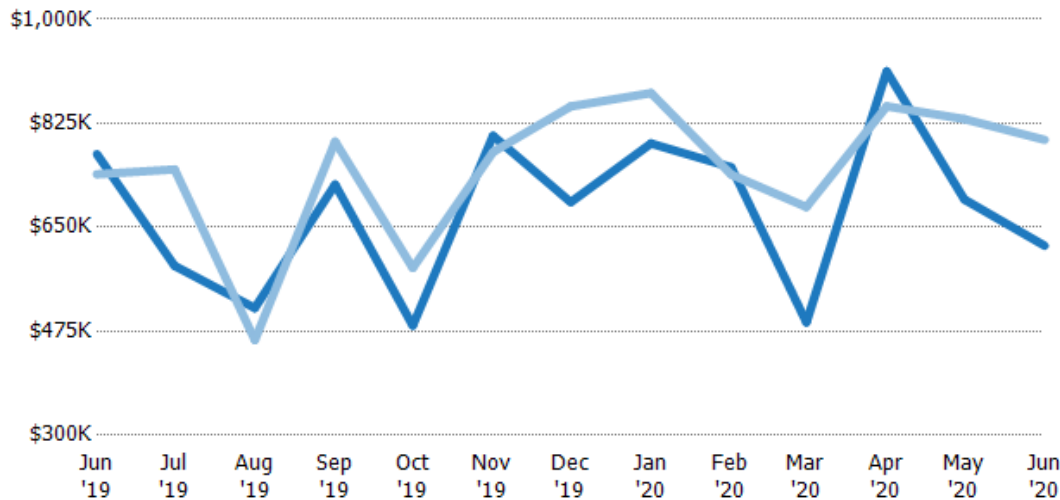
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median List Price	\$729K	\$592K	\$549K	\$683K	\$498K	\$635K	\$675K	\$800K	\$625K	\$643K	\$897K	\$860K	\$545K
Median Sales Price	\$716K	\$571K	\$530K	\$638K	\$480K	\$638K	\$628K	\$776K	\$651K	\$635K	\$918K	\$860K	\$535K
Med Sales Price as a % of Med List Price	98%	96%	97%	93%	96%	100%	93%	97%	104%	99%	102%	100%	98%

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



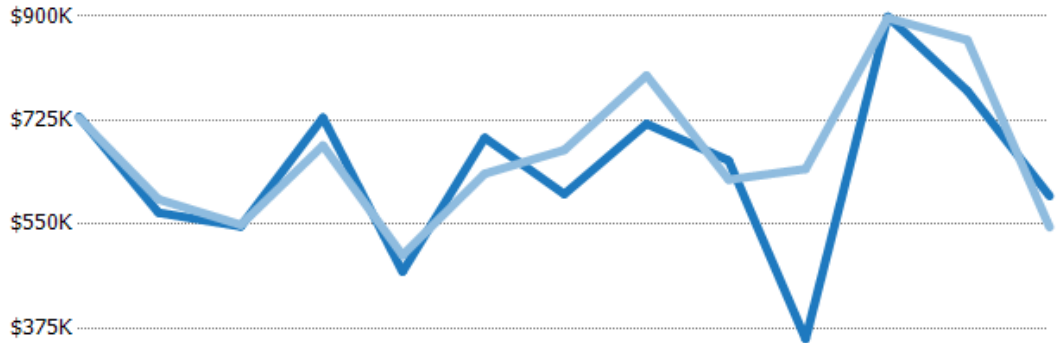
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg Est Value	\$773K	\$585K	\$514K	\$722K	\$485K	\$804K	\$692K	\$791K	\$751K	\$490K	\$912K	\$697K	\$619K
Avg Sales Price	\$739K	\$747K	\$460K	\$794K	\$582K	\$777K	\$853K	\$876K	\$739K	\$684K	\$854K	\$832K	\$797K
Avg Sales Price as a % of Avg Est Value	96%	128%	90%	110%	120%	97%	123%	111%	98%	140%	94%	119%	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



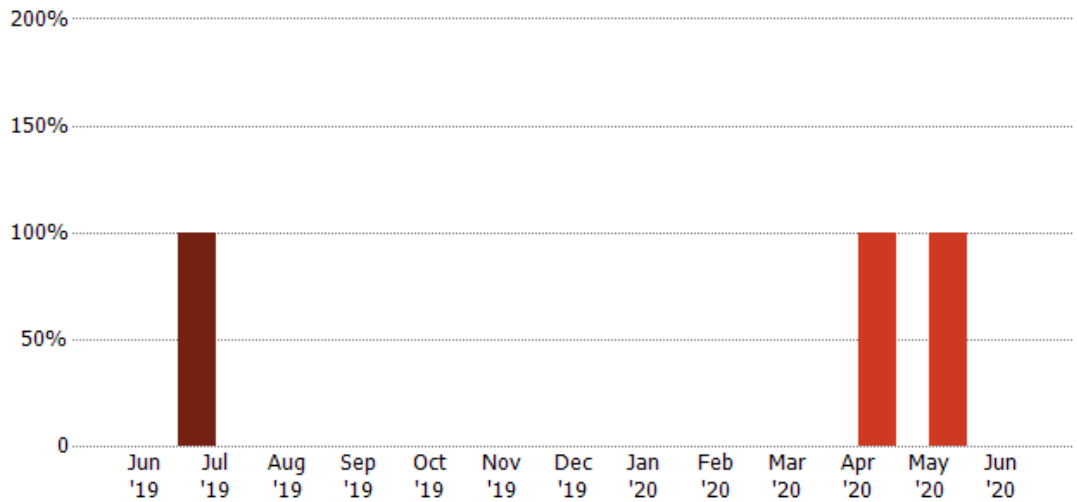
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median Est Value	\$731K	\$570K	\$546K	\$729K	\$470K	\$696K	\$601K	\$719K	\$657K	\$357K	\$899K	\$774K	\$597K
Median Sales Price	\$729K	\$592K	\$549K	\$683K	\$498K	\$635K	\$675K	\$800K	\$625K	\$643K	\$897K	\$860K	\$545K
Med Sales Price as a % of Med Est Value	100%	104%	100%	94%	106%	91%	112%	111%	95%	180%	100%	111%	91%

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



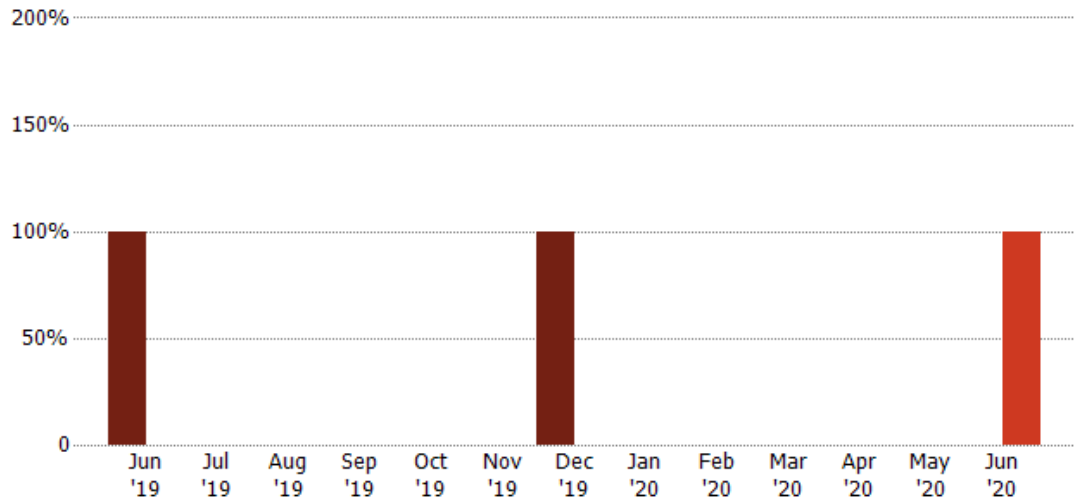
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	-	1	-	-	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	-	-	1	1	-
Percent Change from Prior Year	-	100%	-	-	-	-	-	-	-	-	-100%	-100%	-

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



Sales Activity by ZIP

Jun 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	36	\$33,420,100	7	\$5,288,000	\$755,429	\$535,000	\$280	\$270	77