



2020

CAREFREE MARKET REPORT SEPTEMBER 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	Sep 2020	Sep 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	25	16	+56.3%	180	140	+28.6%
New Listing Volume	\$27,224,862	\$13,171,700	+106.7%	\$166,875,052	\$132,101,248	+26.3%
Active Listing Count	48	64	-25%	N/A	N/A	
Active Listing Volume	\$51,173,185	\$74,035,699	-30.9%	N/A	N/A	
Average Listing Price	\$1,066,108	\$1,156,808	-7.8%	\$1,106,596	\$1,097,194	+0.9%
Median Listing Price	\$799,950	\$824,000	-2.9%	\$874,271	\$823,757	+6.1%
Average Listing Price per Sq Ft	\$308	\$297	+3.9%	\$299	\$285	+5%
Median Listing Price per Sq Ft	\$283	\$276	+2.7%	\$276	\$266	+3.8%
Median Days in RPR	54.5	120	-54.6%	79.91	100.36	-20.4%
Months of Inventory	2.7	12.8	-79.2%	6	6.4	-5.9%
Absorption Rate	37.5%	7.81%	+29.7%	16.56%	15.58%	+1%
Sales Activity Charts Metrics						
New Pending Sales Count	34	16	+112.5%	239	139	+71.9%
New Pending Sales Volume	\$34,913,867	\$10,391,500	+236%	\$218,355,415	\$114,474,848	+90.7%
Pending Sales Count	41	7	+485.7%	N/A	N/A	
Pending Sales Volume	\$40,440,867	\$6,306,999	+541.2%	N/A	N/A	
Closed Sales Count	14	9	+55.6%	134	106	+26.4%
Closed Sales Volume	\$9,784,650	\$6,850,500	+42.8%	\$108,671,050	\$81,179,224	+33.9%
Average Sales Price	\$698,904	\$761,167	-8.2%	\$810,978	\$765,842	+5.9%
Median Sales Price	\$705,000	\$725,000	-2.8%	\$754,612	\$656,058	+15%
Average Sales Price per Sq Ft	\$258	\$254	+1.7%	\$270	\$252	+7.3%
Median Sales Price per Sq Ft	\$248	\$237	+4.4%	\$255	\$242	+5.4%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

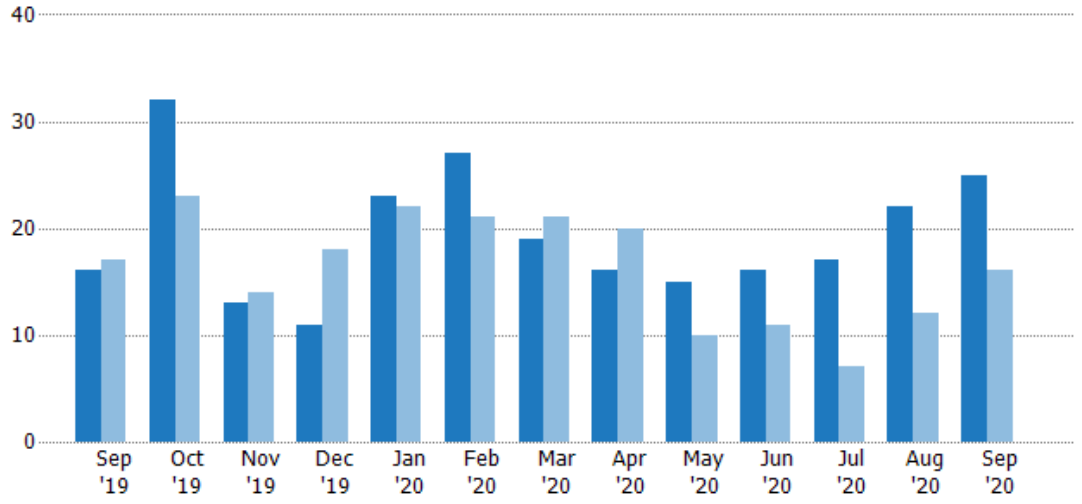
New Listings

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.
Sep '20	25	56.3%
Sep '19	16	-5.9%
Sep '18	17	5.9%



Current Year	16	32	13	11	23	27	19	16	15	16	17	22	25
Prior Year	17	23	14	18	22	21	21	20	10	11	7	12	16
Percent Change from Prior Year	-6%	39%	-7%	-39%	5%	29%	-10%	-20%	50%	45%	143%	83%	56%

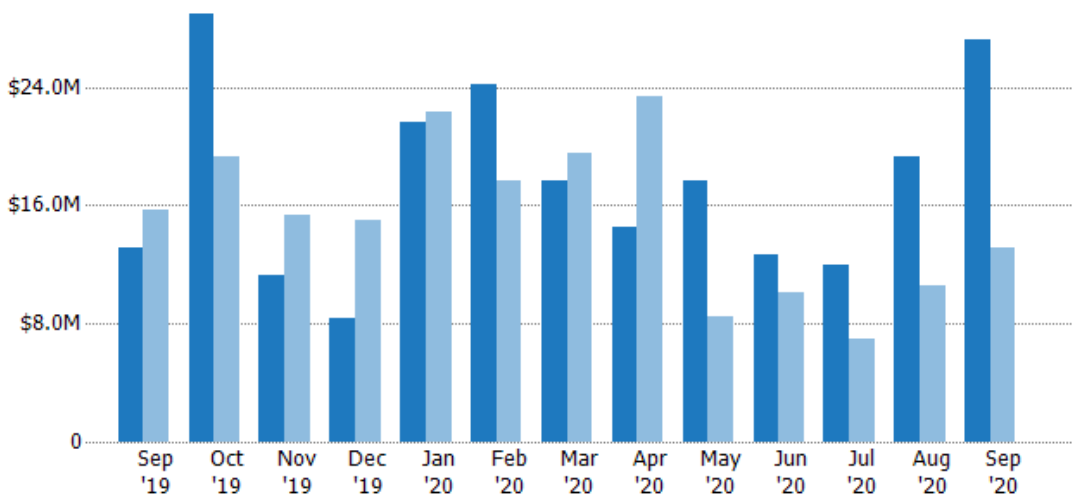
New Listing Volume

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.
Sep '20	\$27.2M	106.7%
Sep '19	\$13.2M	-16.2%
Sep '18	\$15.7M	-14%



Current Year	\$13.2M	\$29M	\$11.3M	\$8.34M	\$21.7M	\$24.2M	\$17.7M	\$14.5M	\$17.7M	\$12.6M	\$11.9M	\$19.3M	\$27.2M
Prior Year	\$15.7M	\$19.3M	\$15.3M	\$14.9M	\$22.3M	\$17.7M	\$19.6M	\$23.4M	\$8.48M	\$10.1M	\$6.93M	\$10.5M	\$13.2M
Percent Change from Prior Year	-16%	50%	-26%	-44%	-3%	37%	-9%	-38%	109%	25%	72%	83%	107%

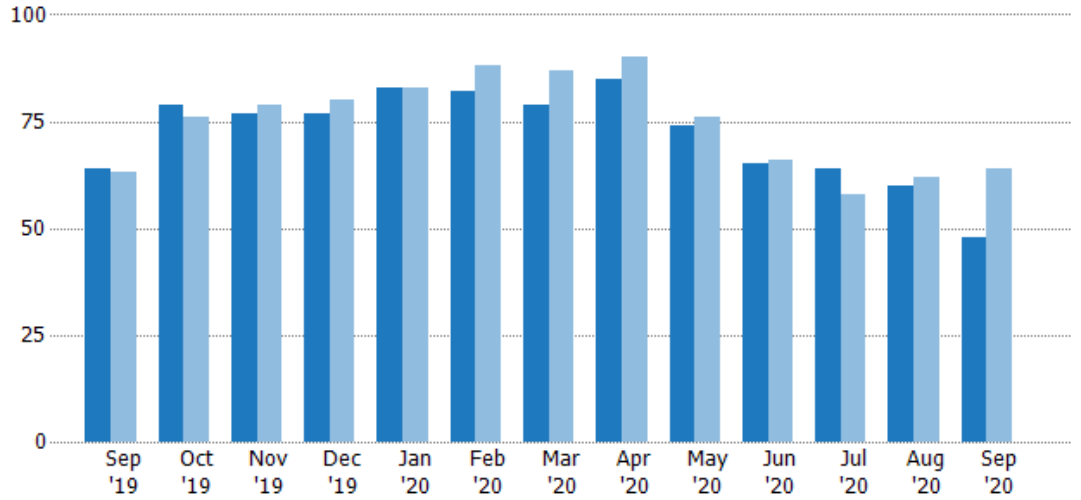
Active Listings

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.
Sep '20	48	-25%
Sep '19	64	1.6%
Sep '18	63	17.5%



Current Year	64	79	77	77	83	82	79	85	74	65	64	60	48
Prior Year	63	76	79	80	83	88	87	90	76	66	58	62	64
Percent Change from Prior Year	2%	4%	-3%	-4%	0%	-7%	-9%	-6%	-3%	-2%	10%	-3%	-25%

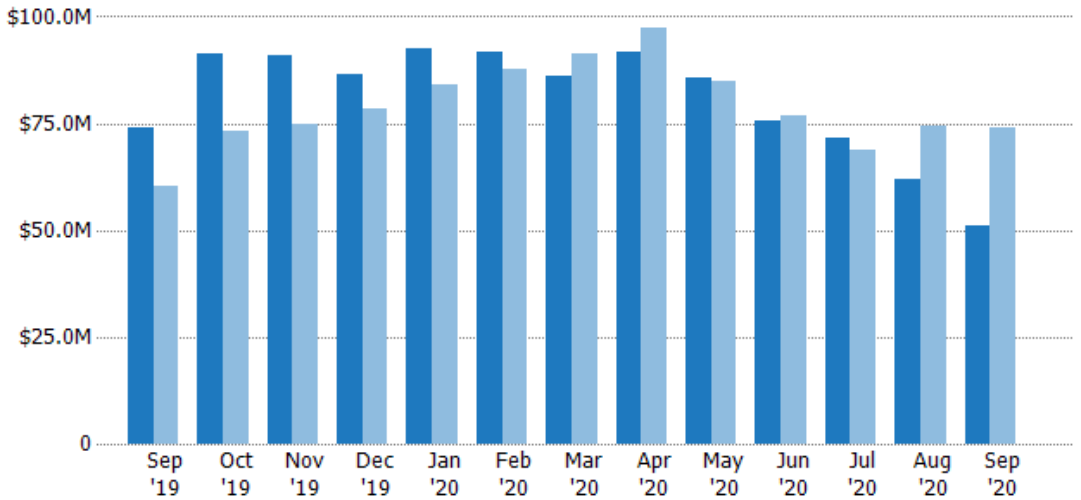
Active Listing Volume

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.
Sep '20	\$51.2M	-30.9%
Sep '19	\$74M	22.7%
Sep '18	\$60.4M	23.7%



Current Year	\$74M	\$91.2M	\$90.7M	\$86.7M	\$92.5M	\$91.8M	\$86.3M	\$91.6M	\$85.8M	\$75.5M	\$71.7M	\$61.9M	\$51.2M
Prior Year	\$60.4M	\$73M	\$74.7M	\$78.6M	\$84M	\$87.7M	\$91.3M	\$97.4M	\$84.8M	\$76.8M	\$68.9M	\$74.5M	\$74M
Percent Change from Prior Year	23%	25%	21%	10%	10%	5%	-6%	-6%	1%	-2%	4%	-17%	-31%

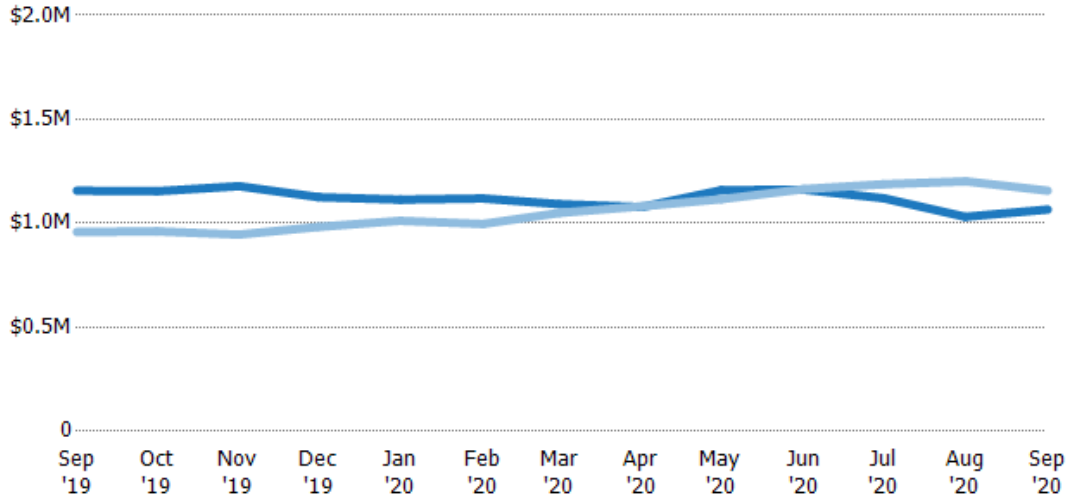
Average Listing Price

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.
Sep '20	\$1.07M	-7.8%
Sep '19	\$1.16M	20.7%
Sep '18	\$958K	5.3%



Current Year	\$1.16M	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.12M	\$1.09M	\$1.08M	\$1.16M	\$1.16M	\$1.12M	\$1.03M	\$1.07M
Prior Year	\$958K	\$961K	\$945K	\$983K	\$1.01M	\$997K	\$1.05M	\$1.08M	\$1.12M	\$1.16M	\$1.19M	\$1.2M	\$1.16M
Percent Change from Prior Year	21%	20%	25%	15%	10%	12%	4%	0%	4%	0%	-6%	-14%	-8%

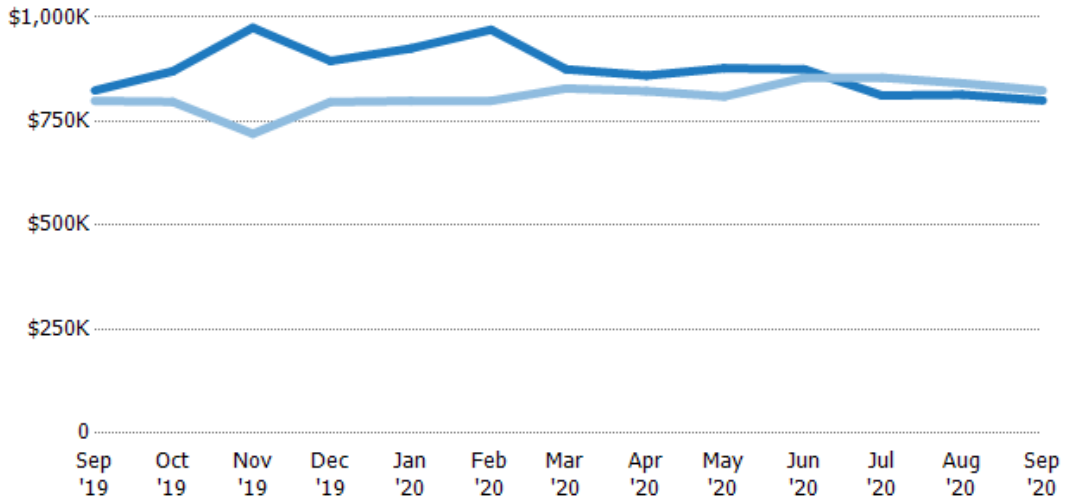
Median Listing Price

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.
Sep '20	\$800K	-2.9%
Sep '19	\$824K	3.1%
Sep '18	\$799K	-3.4%



Current Year	\$824K	\$870K	\$975K	\$895K	\$925K	\$970K	\$875K	\$860K	\$877K	\$875K	\$812K	\$814K	\$800K
Prior Year	\$799K	\$797K	\$720K	\$797K	\$799K	\$799K	\$829K	\$822K	\$810K	\$855K	\$855K	\$841K	\$824K
Percent Change from Prior Year	3%	9%	35%	12%	16%	21%	6%	5%	8%	2%	-5%	-3%	-3%

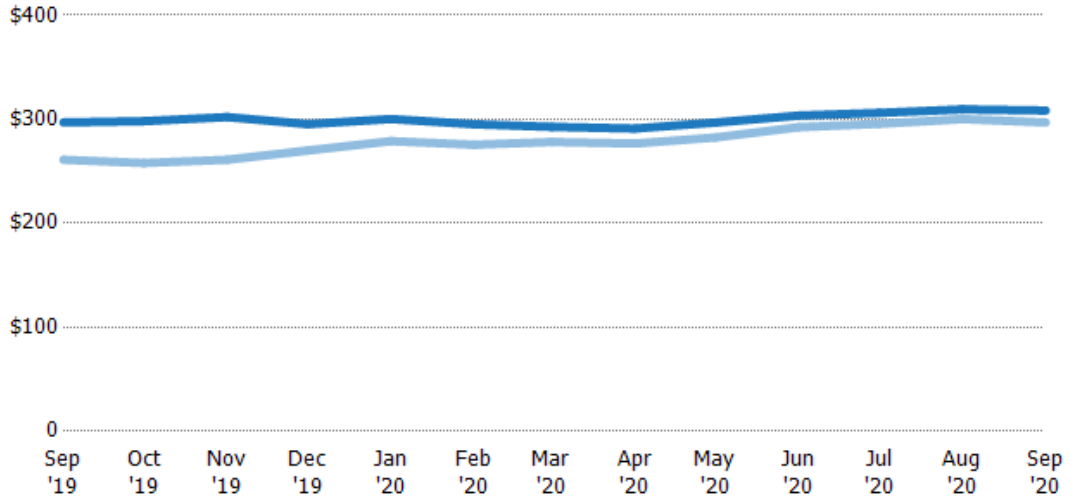
Average Listing Price per Sq Ft

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.
Sep '20	\$308	3.9%
Sep '19	\$297	13.7%
Sep '18	\$261	1%



Current Year	\$297	\$298	\$302	\$295	\$300	\$295	\$293	\$291	\$297	\$304	\$306	\$310	\$308
Prior Year	\$261	\$258	\$261	\$270	\$279	\$276	\$278	\$277	\$283	\$292	\$296	\$300	\$297
Percent Change from Prior Year	14%	16%	16%	9%	8%	7%	5%	5%	5%	4%	4%	3%	4%

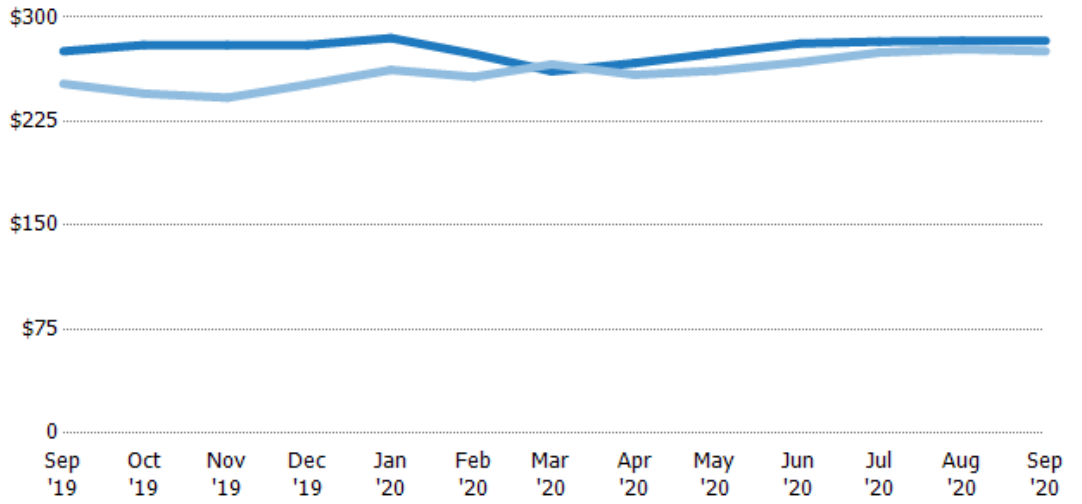
Median Listing Price per Sq Ft

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.
Sep '20	\$283	2.7%
Sep '19	\$276	9.3%
Sep '18	\$252	-1%



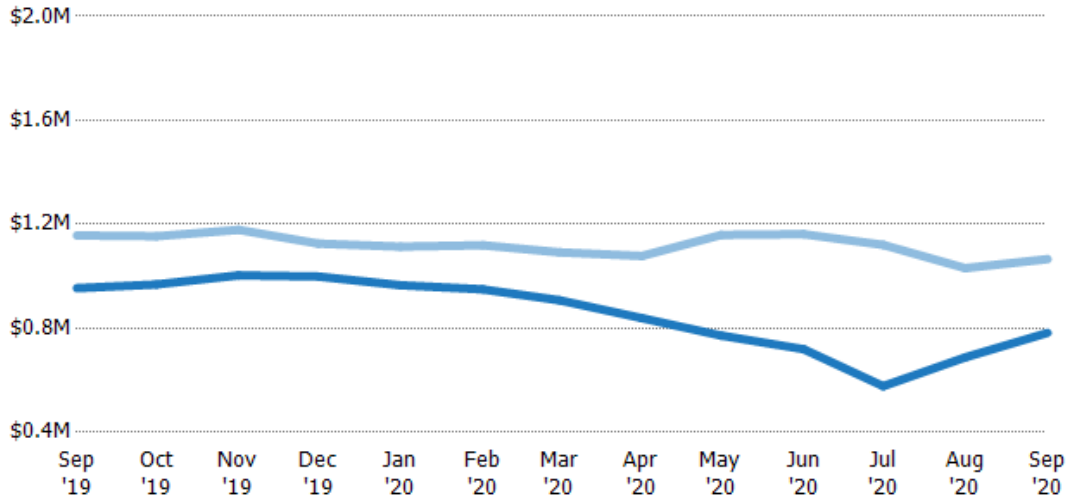
Current Year	\$276	\$280	\$280	\$280	\$285	\$274	\$261	\$267	\$274	\$281	\$283	\$283	\$283
Prior Year	\$252	\$245	\$242	\$252	\$262	\$257	\$266	\$259	\$262	\$268	\$275	\$277	\$276
Percent Change from Prior Year	9%	14%	16%	11%	9%	6%	-2%	3%	5%	5%	3%	2%	3%

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



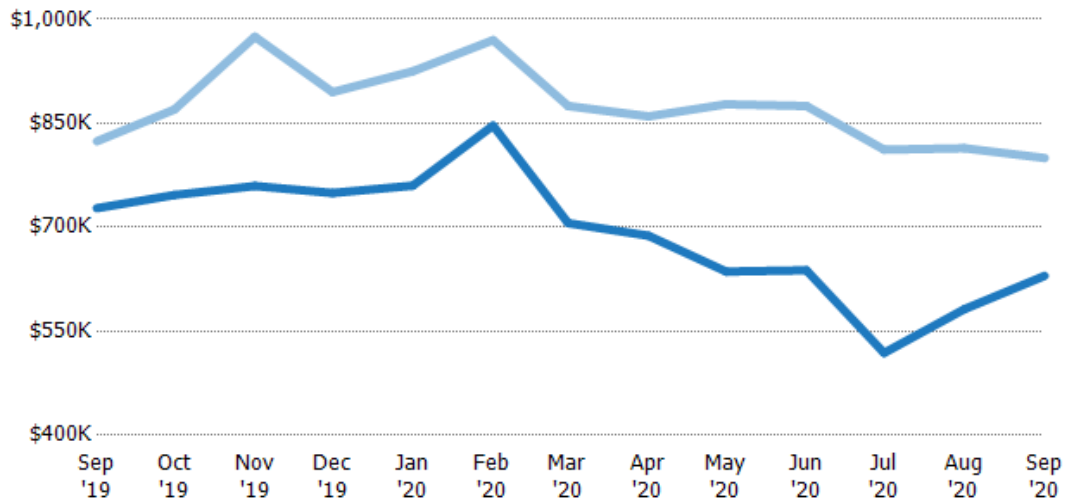
Avg Est Value	\$955K	\$969K	\$1M	\$999K	\$966K	\$950K	\$908K	\$839K	\$772K	\$720K	\$577K	\$688K	\$782K
Avg Listing Price	\$1.16M	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.12M	\$1.09M	\$1.08M	\$1.16M	\$1.16M	\$1.12M	\$1.03M	\$1.07M
Avg Listing Price as a % of Avg Est Value	121%	119%	117%	113%	115%	118%	120%	129%	150%	161%	194%	150%	136%

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	\$728K	\$747K	\$760K	\$750K	\$760K	\$847K	\$706K	\$688K	\$636K	\$638K	\$519K	\$582K	\$630K
Median Listing Price	\$824K	\$870K	\$975K	\$895K	\$925K	\$970K	\$875K	\$860K	\$877K	\$875K	\$812K	\$814K	\$800K
Med Listing Price as a % of Med Est Value	113%	117%	128%	119%	122%	115%	124%	125%	138%	137%	157%	140%	127%

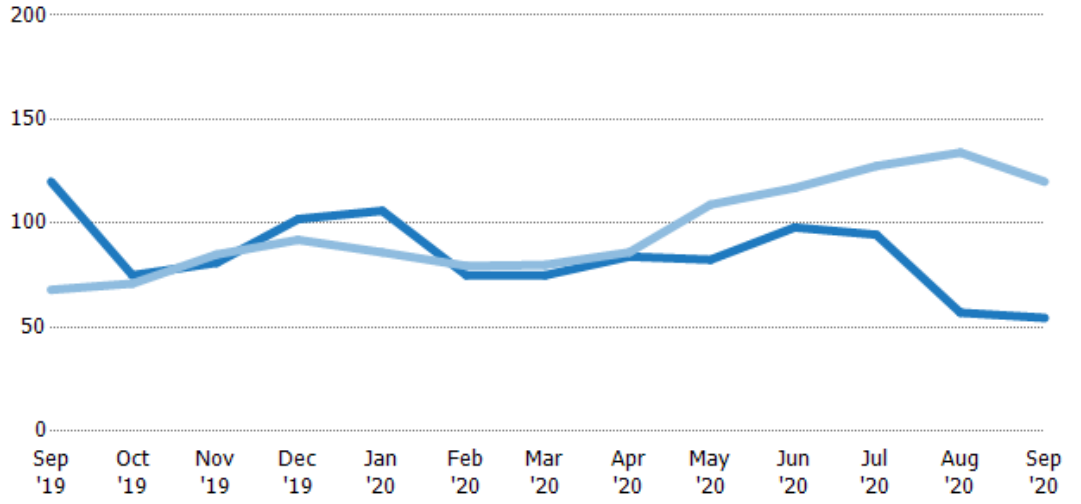
Median Days in RPR

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.
Sep '20	54.5	-54.6%
Sep '19	120	76.5%
Sep '18	68	82.4%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	120	75	81	102	106	75	75	84	82.5	98	94.5	57	54.5
Prior Year	68	71	85	92	86	79.5	80	86	109	117	128	134	120
Percent Change from Prior Year	76%	6%	-5%	11%	23%	-6%	-6%	-2%	-24%	-16%	-26%	-57%	-55%

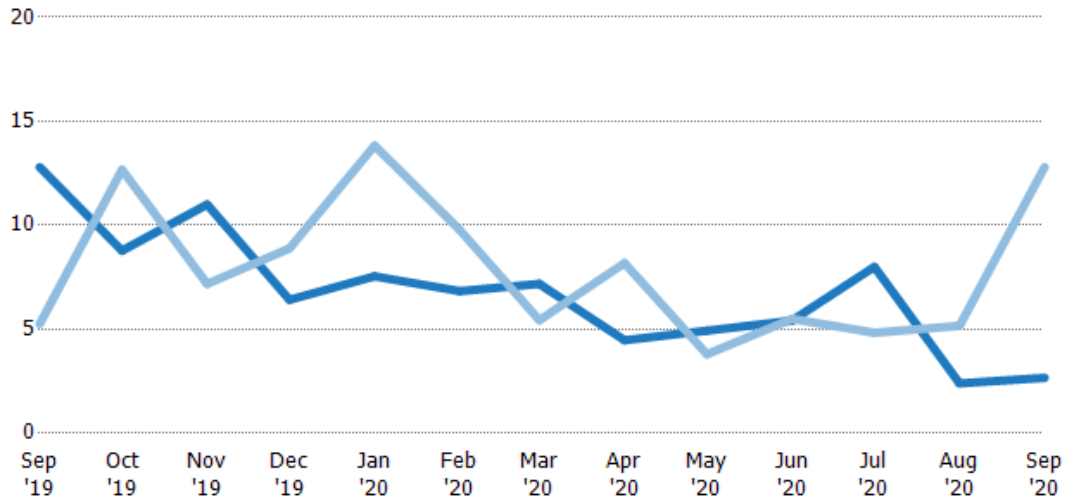
Months of Inventory

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.
Sep '20	2.67	-79.2%
Sep '19	12.8	143.8%
Sep '18	5.25	56.6%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	12.8	8.78	11	6.42	7.55	6.83	7.18	4.47	4.93	5.42	8	2.4	2.67
Prior Year	5.25	12.7	7.18	8.89	13.8	9.78	5.44	8.18	3.8	5.5	4.83	5.17	12.8
Percent Change from Prior Year	144%	-31%	53%	-28%	-45%	-30%	32%	-45%	30%	-2%	66%	-54%	-79%

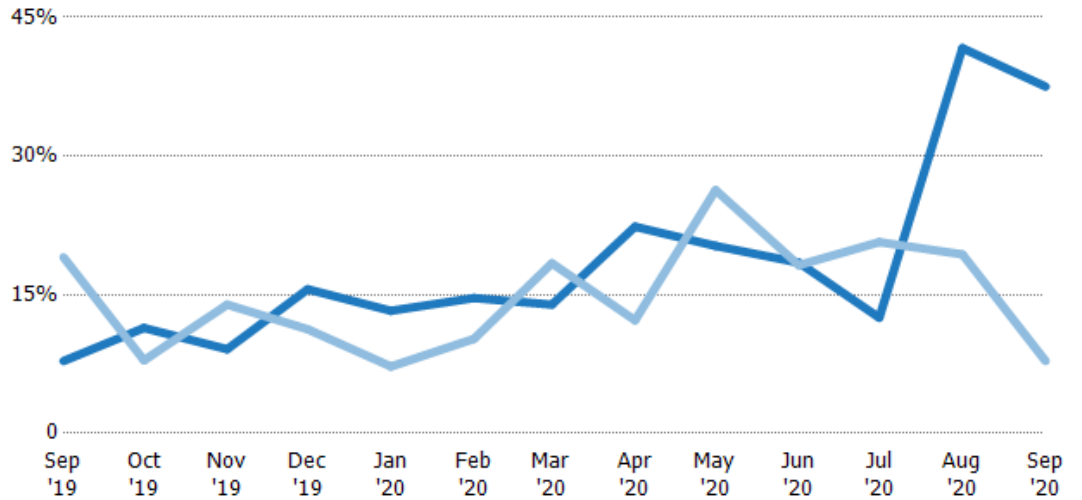
Absorption Rate

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.
Sep '20	38%	-29.7%
Sep '19	8%	11.2%
Sep '18	19%	-36.1%



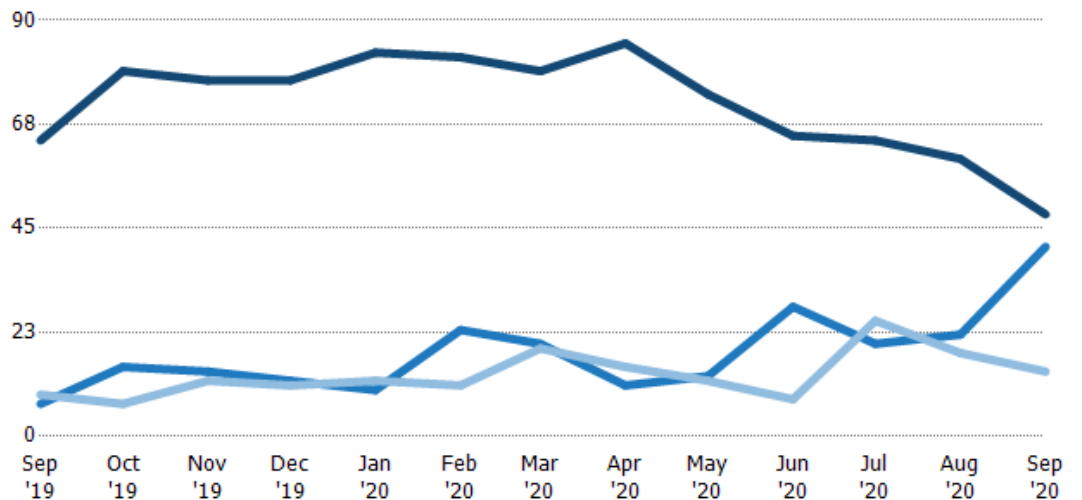
Current Year	8%	11%	9%	16%	13%	15%	14%	22%	20%	18%	13%	42%	38%
Prior Year	19%	8%	14%	11%	7%	10%	18%	12%	26%	18%	21%	19%	8%
Change from Prior Year	11%	-4%	5%	-4%	-6%	-4%	4%	-10%	6%	0%	8%	-22%	-30%

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	79	77	77	83	82	79	85	74	65	64	60	48
Pending	7	15	14	12	10	23	20	11	13	28	20	22	41
Sold	9	7	12	11	12	11	19	15	12	8	25	18	14

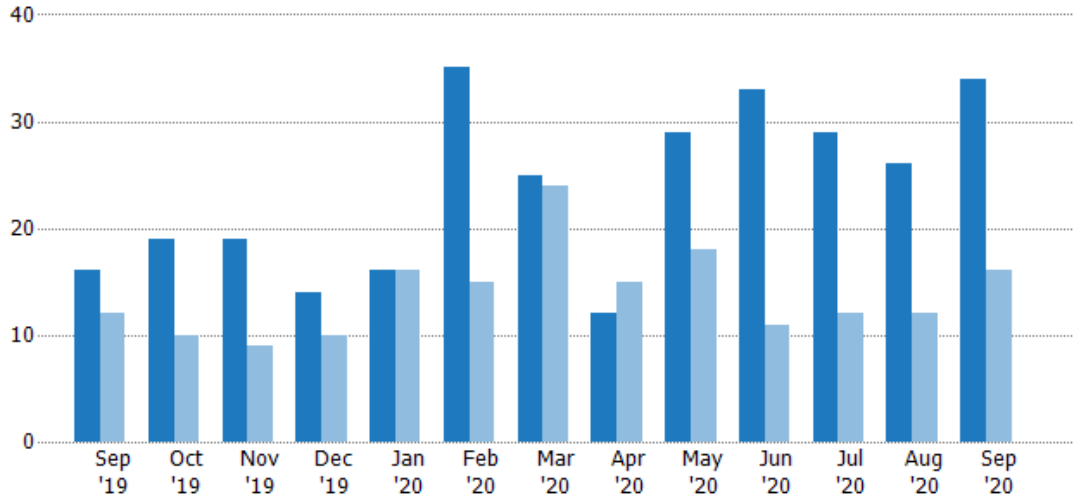
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Sep '20	34	112.5%
Sep '19	16	33.3%
Sep '18	12	-33.3%



Current Year	16	19	19	14	16	35	25	12	29	33	29	26	34
Prior Year	12	10	9	10	16	15	24	15	18	11	12	12	16
Percent Change from Prior Year	33%	90%	111%	40%	0%	133%	4%	-20%	61%	200%	142%	117%	113%

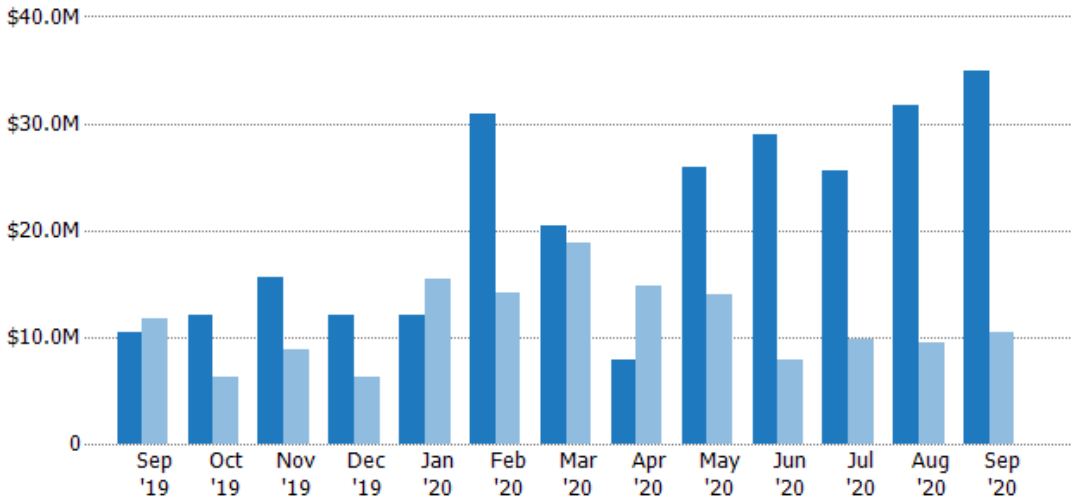
New Pending Sales Volume

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.
Sep '20	\$34.9M	236%
Sep '19	\$10.4M	-11.5%
Sep '18	\$11.7M	-58.1%



Current Year	\$10.4M	\$12M	\$15.6M	\$12M	\$12.1M	\$30.9M	\$20.4M	\$7.93M	\$25.9M	\$29M	\$25.5M	\$31.8M	\$34.9M
Prior Year	\$11.7M	\$6.3M	\$8.86M	\$6.22M	\$15.4M	\$14.1M	\$18.8M	\$14.7M	\$14M	\$7.85M	\$9.79M	\$9.51M	\$10.4M
Percent Change from Prior Year	-12%	91%	76%	93%	-21%	119%	9%	-46%	85%	269%	161%	234%	236%

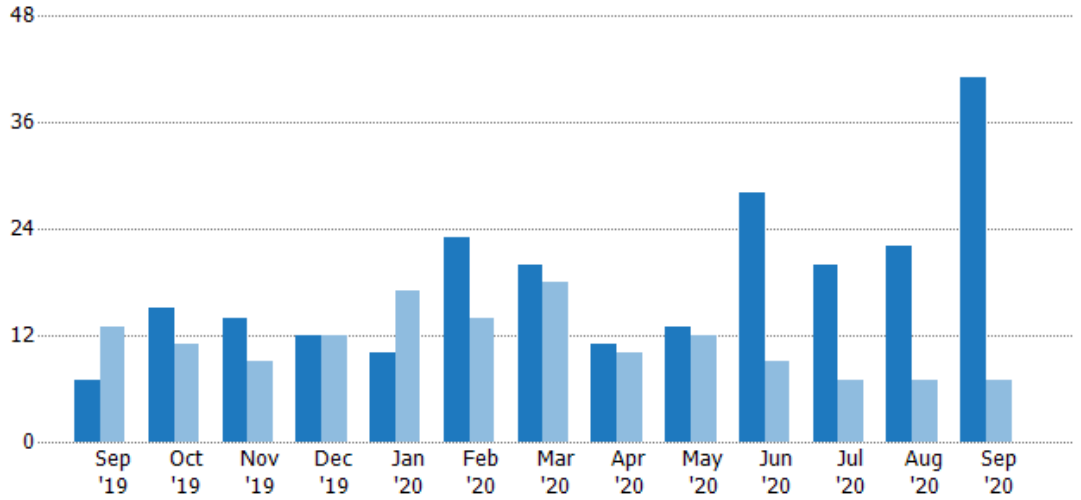
Pending Sales

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.
Sep '20	41	485.7%
Sep '19	7	-46.2%
Sep '18	13	-30.8%



Current Year	7	15	14	12	10	23	20	11	13	28	20	22	41
Prior Year	13	11	9	12	17	14	18	10	12	9	7	7	7
Percent Change from Prior Year	-46%	36%	56%	0%	-41%	64%	11%	10%	8%	211%	186%	214%	486%

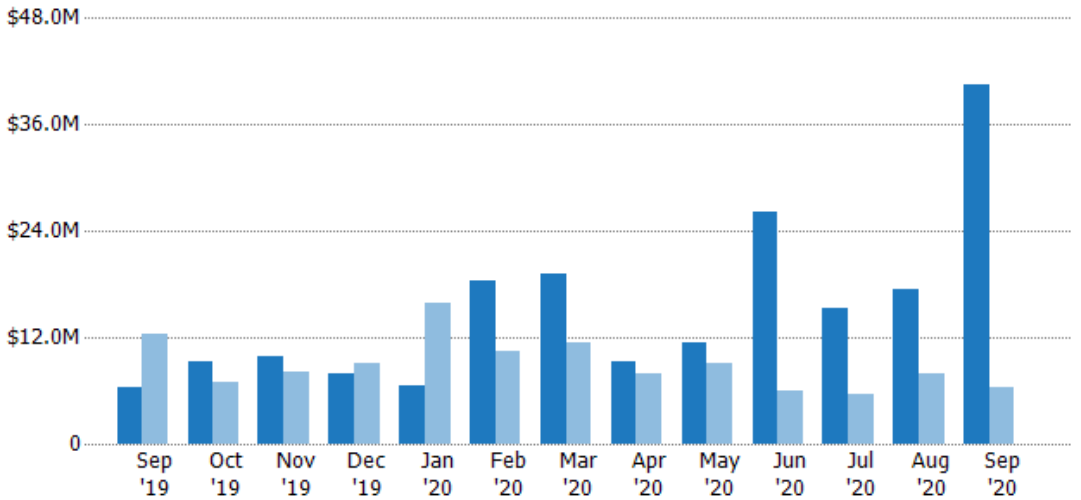
Pending Sales Volume

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.
Sep '20	\$40.4M	541.2%
Sep '19	\$6.31M	-48.7%
Sep '18	\$12.3M	-50.9%



Current Year	\$6.31M	\$9.31M	\$9.79M	\$7.91M	\$6.65M	\$18.4M	\$19.3M	\$9.24M	\$11.4M	\$26.1M	\$15.2M	\$17.4M	\$40.4M
Prior Year	\$12.3M	\$6.91M	\$8.19M	\$9.15M	\$15.8M	\$10.5M	\$11.5M	\$8.01M	\$9.05M	\$6.05M	\$5.6M	\$7.92M	\$6.31M
Percent Change from Prior Year	-49%	35%	20%	-14%	-58%	76%	68%	15%	26%	331%	172%	119%	541%

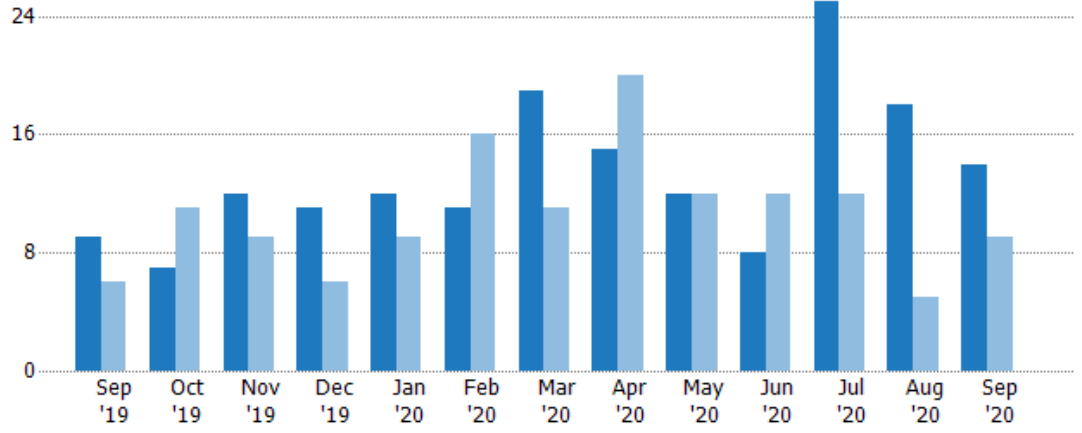
Closed Sales

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.
Sep '20	14	55.6%
Sep '19	9	50%
Sep '18	6	16.7%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	9	7	12	11	12	11	19	15	12	8	25	18	14
Prior Year	6	11	9	6	9	16	11	20	12	12	12	5	9
Percent Change from Prior Year	50%	-36%	33%	83%	33%	-31%	73%	-25%	0%	-33%	108%	260%	56%

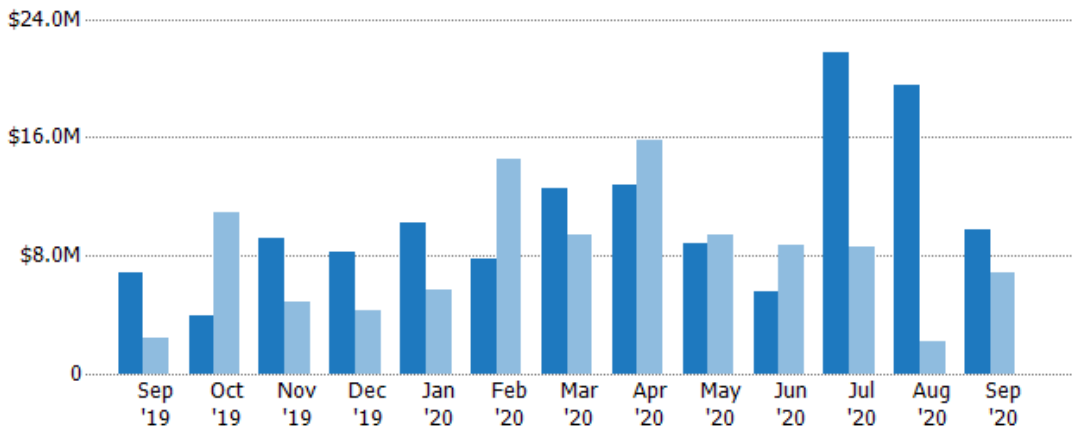
Closed Sales Volume

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.
Sep '20	\$9.78M	42.8%
Sep '19	\$6.85M	184.3%
Sep '18	\$2.41M	38.4%



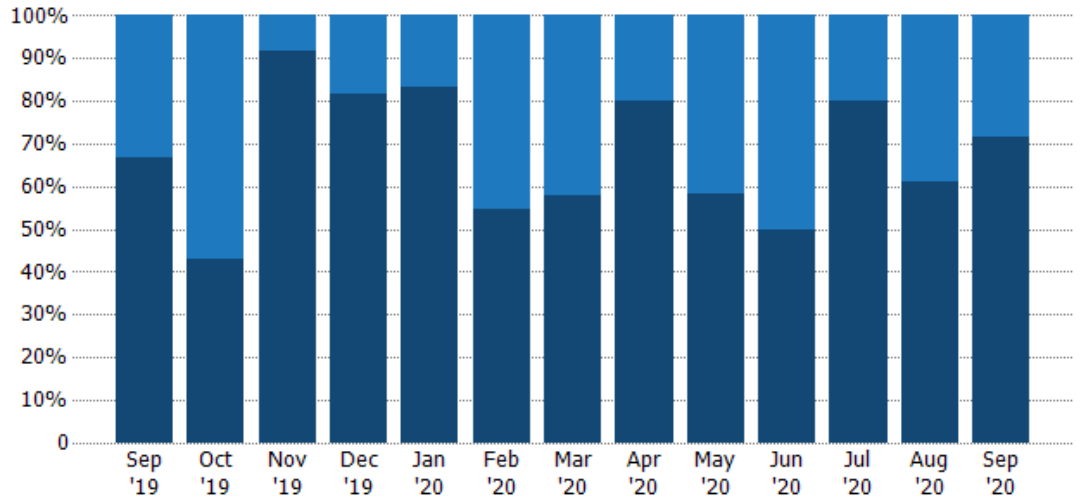
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$6.85M	\$3.95M	\$9.2M	\$8.24M	\$10.2M	\$7.75M	\$12.6M	\$12.7M	\$8.77M	\$5.6M	\$21.7M	\$19.6M	\$9.78M
Prior Year	\$2.41M	\$10.9M	\$4.88M	\$4.29M	\$5.62M	\$14.5M	\$9.43M	\$15.8M	\$9.44M	\$8.71M	\$8.62M	\$2.24M	\$6.85M
Percent Change from Prior Year	184%	-64%	89%	92%	81%	-47%	33%	-19%	-7%	-36%	152%	775%	43%

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



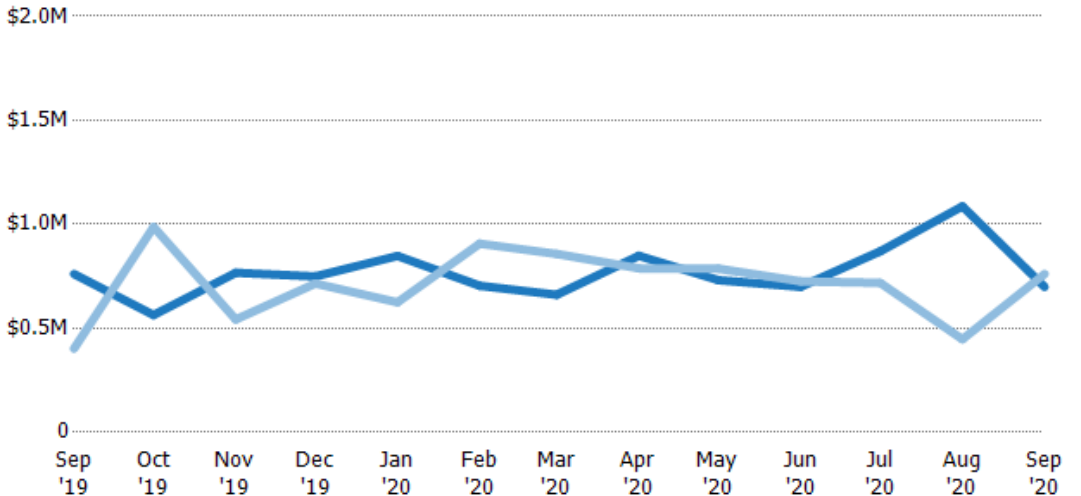
Property Type	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Condo/Townhouse	33%	57%	8%	18%	17%	45%	42%	20%	42%	50%	20%	39%	29%
Single Family Residence	67%	43%	92%	82%	83%	55%	58%	80%	58%	50%	80%	61%	71%

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.
Sep '20	\$699K	-8.2%
Sep '19	\$761K	89.6%
Sep '18	\$402K	18.6%

Property Type	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$761K	\$564K	\$767K	\$749K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$870K	\$1.09M	\$699K
Prior Year	\$402K	\$987K	\$542K	\$715K	\$625K	\$907K	\$858K	\$788K	\$787K	\$726K	\$718K	\$447K	\$761K
Percent Change from Prior Year	90%	-43%	41%	5%	36%	-22%	-23%	8%	-7%	-4%	21%	143%	-8%

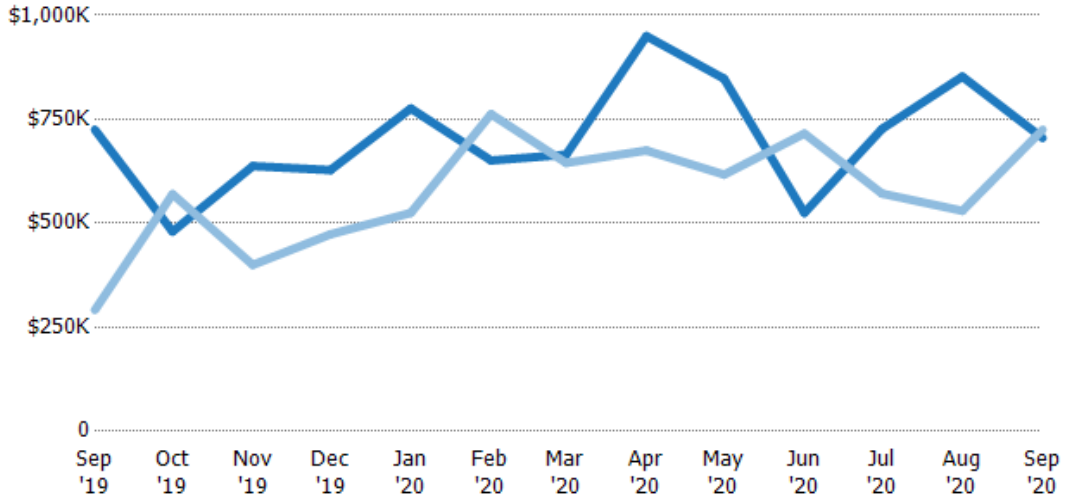
Median Sales Price

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.
Sep '20	\$705K	-2.8%
Sep '19	\$725K	148.7%
Sep '18	\$292K	37.2%



Current Year	\$725K	\$480K	\$638K	\$628K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$727K	\$853K	\$705K
Prior Year	\$292K	\$570K	\$400K	\$474K	\$525K	\$763K	\$645K	\$675K	\$617K	\$716K	\$571K	\$530K	\$725K
Percent Change from Prior Year	149%	-16%	59%	33%	48%	-15%	3%	41%	37%	-27%	27%	61%	-3%

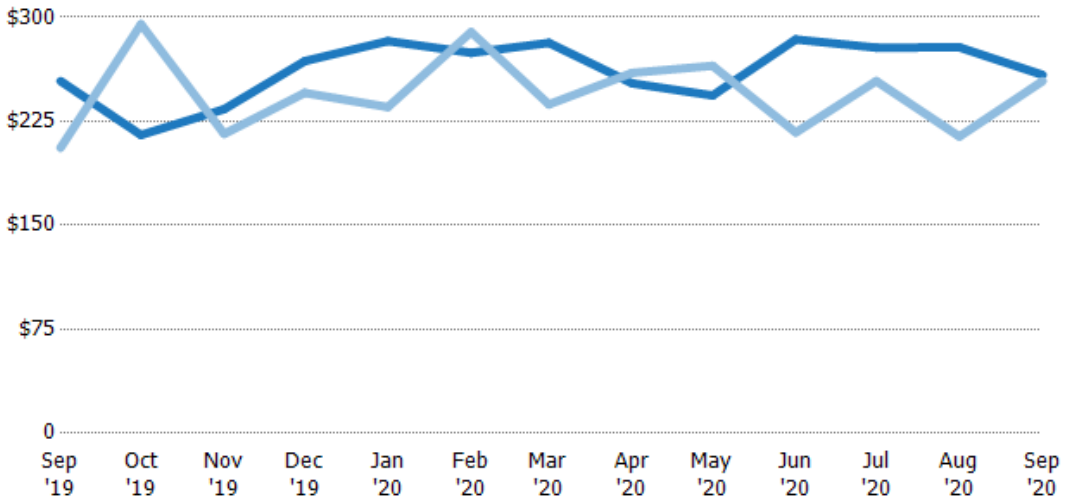
Average Sales Price per Sq Ft

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.
Sep '20	\$258	1.7%
Sep '19	\$254	23.4%
Sep '18	\$206	-7.6%



Current Year	\$254	\$215	\$234	\$268	\$283	\$274	\$282	\$252	\$244	\$284	\$278	\$278	\$258
Prior Year	\$206	\$295	\$216	\$246	\$235	\$289	\$237	\$260	\$265	\$217	\$254	\$214	\$254
Percent Change from Prior Year	23%	-27%	8%	9%	20%	-5%	19%	-3%	-8%	31%	9%	30%	2%

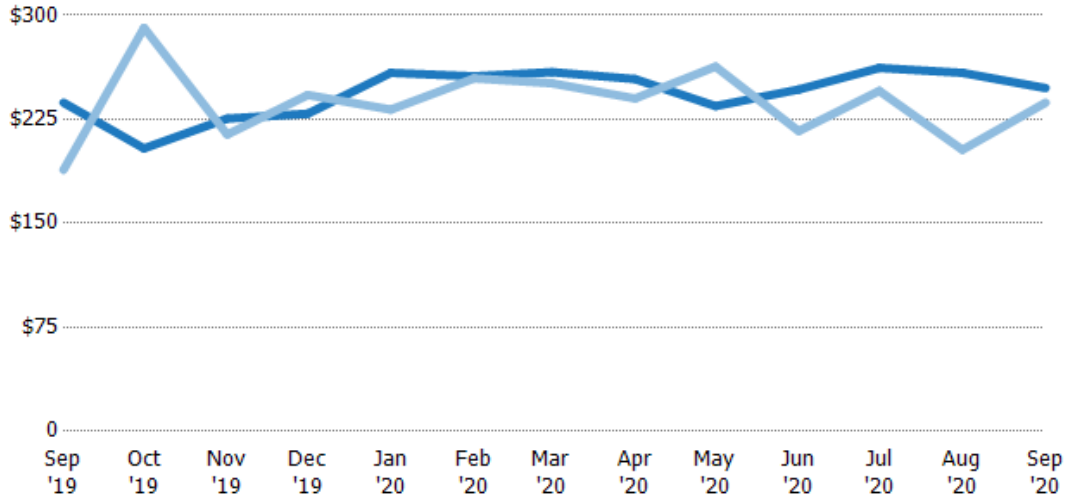
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Sep '20	\$248	4.4%
Sep '19	\$237	25.7%
Sep '18	\$189	-13.5%



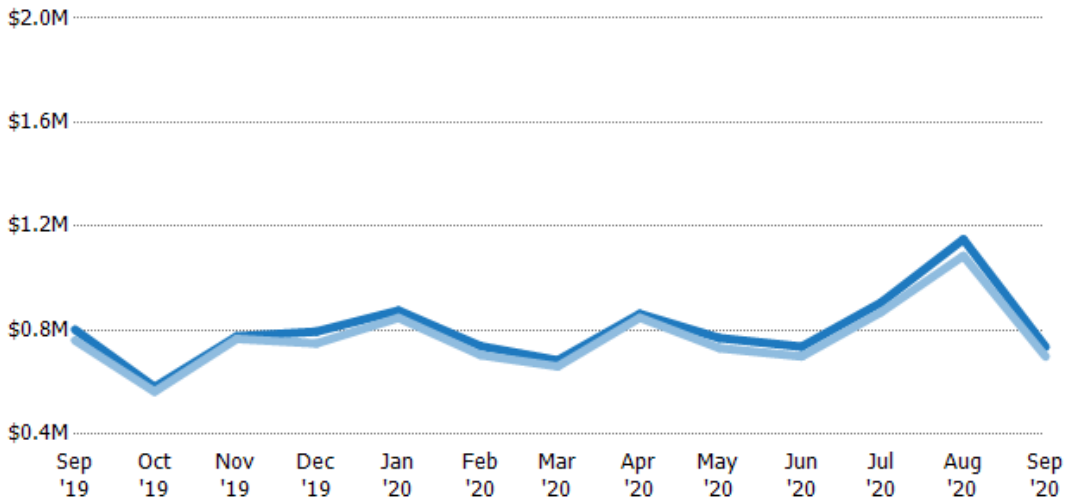
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$237	\$204	\$226	\$229	\$259	\$256	\$259	\$254	\$235	\$247	\$262	\$259	\$248
Prior Year	\$189	\$291	\$214	\$243	\$232	\$255	\$251	\$240	\$263	\$217	\$246	\$203	\$237
Percent Change from Prior Year	26%	-30%	5%	-6%	11%	1%	3%	6%	-11%	14%	7%	27%	4%

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



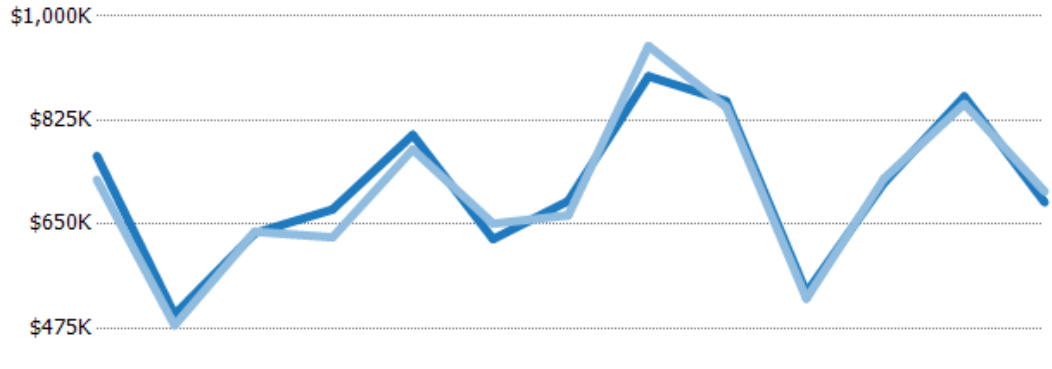
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg List Price	\$802K	\$582K	\$777K	\$795K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$907K	\$1.15M	\$736K
Avg Sales Price	\$761K	\$564K	\$767K	\$749K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$870K	\$1.09M	\$699K
Avg Sales Price as a % of Avg List Price	95%	97%	99%	94%	97%	95%	97%	98%	95%	95%	96%	94%	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



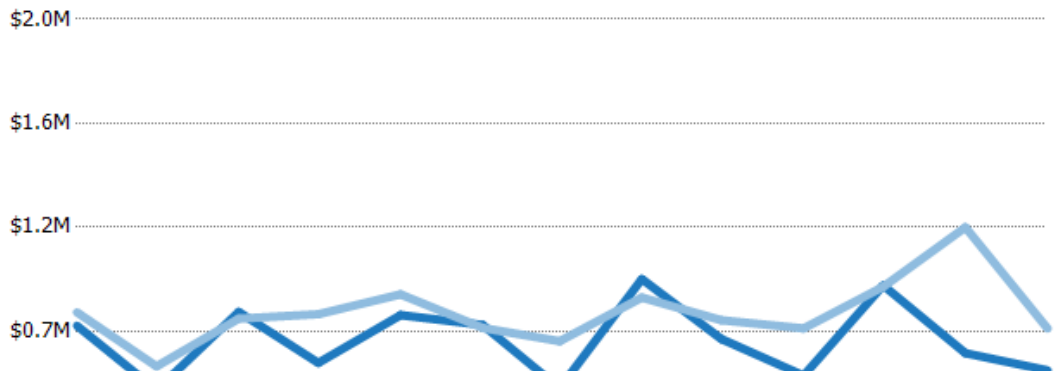
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median List Price	\$765K	\$498K	\$635K	\$675K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$720K	\$865K	\$687K
Median Sales Price	\$725K	\$480K	\$638K	\$628K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$727K	\$853K	\$705K
Med Sales Price as a % of Med List Price	95%	96%	100%	93%	97%	104%	97%	106%	99%	98%	101%	99%	103%

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



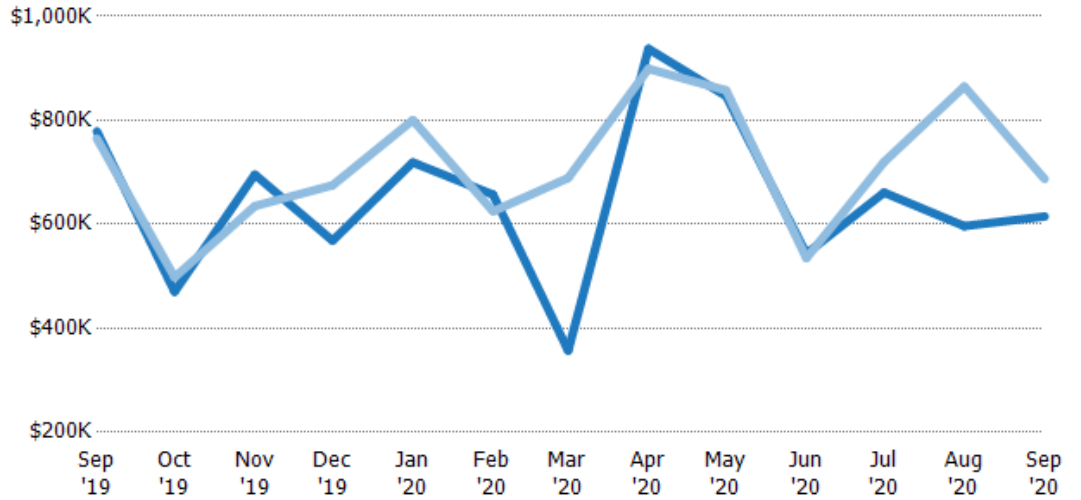
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$748K	\$484K	\$804K	\$596K	\$791K	\$751K	\$492K	\$939K	\$693K	\$544K	\$913K	\$636K	\$565K
Avg Sales Price	\$802K	\$582K	\$777K	\$795K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$907K	\$1.15M	\$736K
Avg Sales Price as a % of Avg Est Value	107%	120%	97%	133%	111%	98%	139%	92%	111%	135%	99%	181%	130%

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



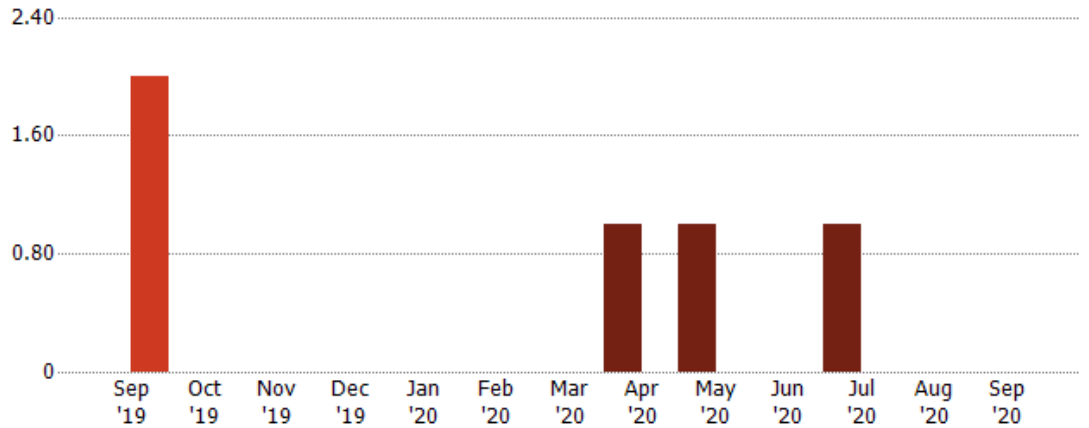
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$779K	\$470K	\$696K	\$569K	\$719K	\$657K	\$357K	\$937K	\$847K	\$544K	\$661K	\$597K	\$615K
Median Sales Price	\$765K	\$498K	\$635K	\$675K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$720K	\$865K	\$687K
Med Sales Price as a % of Med Est Value	98%	106%	91%	119%	111%	95%	193%	96%	101%	98%	109%	145%	112%

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



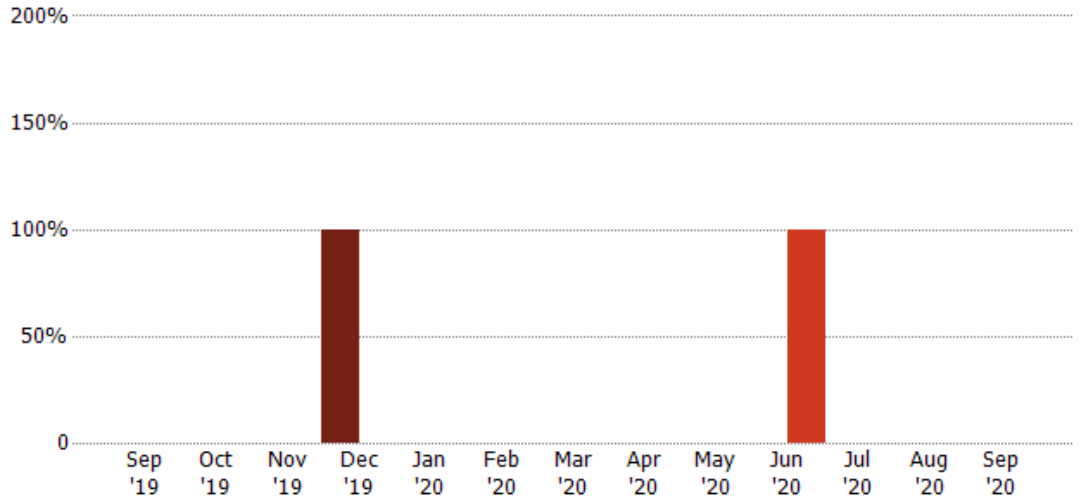
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	-	-	-	-	-	-	-	1	1	-	1	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	100%	100%	-	100%	-	-

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



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



Sales Activity by ZIP

Sep 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	40	\$38,990,867	14	\$9,784,650	\$698,904	\$705,000	\$248	\$244	90

