

**2021**

**CAREFREE**  
MARKET REPORT  
March 2021



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	Mar 2021	Mar 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	19	20	-5%	64	69	-7.2%
New Listing Volume	\$27,326,500	\$19,410,300	+40.8%	\$75,392,148	\$64,586,299	+16.7%
Active Listing Count	–	79	–	N/A	N/A	
Active Listing Volume	–	\$89,966,849	–	N/A	N/A	
Average Listing Price	–	\$1,138,821	–	\$1,317,601	\$1,140,489	+15.5%
Median Listing Price	–	\$900,000	–	\$1,049,945	\$947,246	+10.8%
Average Listing Price per Sq Ft	–	\$297	–	\$362	\$299	+21.3%
Median Listing Price per Sq Ft	–	\$271	–	\$343	\$278	+23.6%
Median Days in RPR	–	75	–	27.6	81.36	-66.1%
Months of Inventory	–	7.2	-100%	2.3	6.9	-66.3%
Absorption Rate	–	13.92%	–	43.3%	14.58%	+28.7%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	24	25	-4%	61	76	-19.7%
New Pending Sales Volume	\$23,234,986	\$20,393,700	+13.9%	\$58,232,586	\$63,394,700	-8.1%
Pending Sales Count	–	19	–	N/A	N/A	
Pending Sales Volume	–	\$17,066,700	–	N/A	N/A	
Closed Sales Count	23	19	+21.1%	55	42	+31%
Closed Sales Volume	\$23,247,425	\$12,562,500	+85.1%	\$49,745,815	\$30,483,400	+63.2%
Average Sales Price	\$1,010,758	\$661,184	+52.9%	\$904,469	\$725,795	+24.6%
Median Sales Price	\$1,100,000	\$665,000	+65.4%	\$856,218	\$693,048	+23.5%
Average Sales Price per Sq Ft	\$354	\$282	+25.9%	\$319	\$280	+13.9%
Median Sales Price per Sq Ft	\$358	\$259	+38.2%	\$321	\$258	+24.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	–	–	–	N/A	N/A	

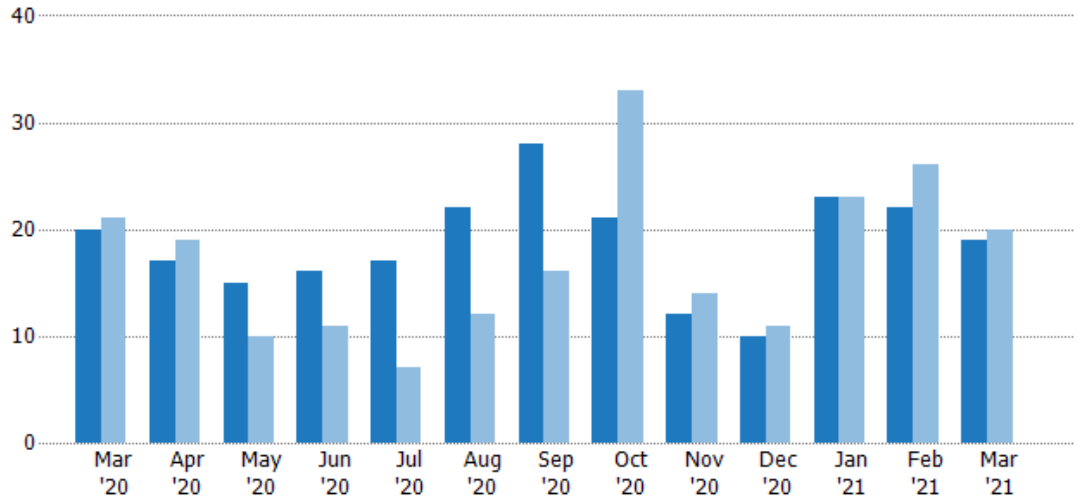
## New Listings

The number of new residential listings that were added each month.

### Filters Used

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

Month/Year	Count	% Chg.
Mar '21	19	-5%
Mar '20	20	-4.8%
Mar '19	21	-23.8%



Current Year	20	17	15	16	17	22	28	21	12	10	23	22	19
Prior Year	21	19	10	11	7	12	16	33	14	11	23	26	20
Percent Change from Prior Year	-5%	-11%	50%	45%	143%	83%	75%	-36%	-14%	-9%	0%	-15%	-5%

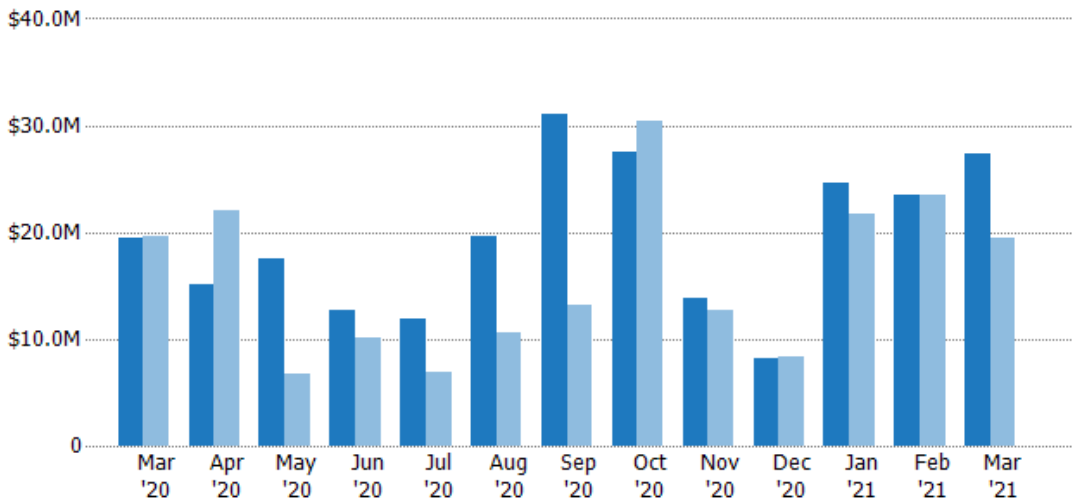
## New Listing Volume

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

Month/Year	Volume	% Chg.
Mar '21	\$27.3M	40.8%
Mar '20	\$19.4M	-0.7%
Mar '19	\$19.6M	-22.4%



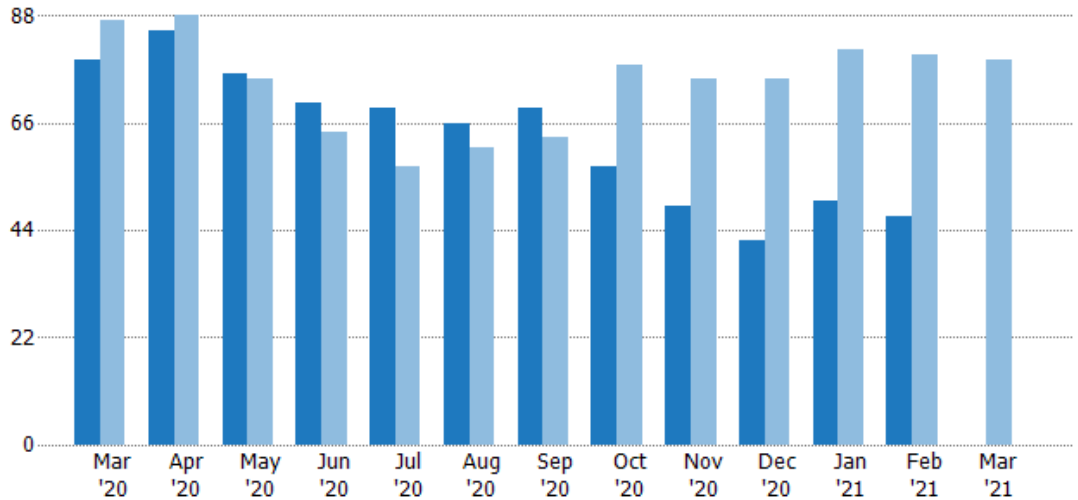
Current Year	\$19.4M	\$15.2M	\$17.5M	\$12.6M	\$11.9M	\$19.6M	\$31M	\$27.5M	\$13.8M	\$8.22M	\$24.5M	\$23.5M	\$27.3M
Prior Year	\$19.6M	\$22.1M	\$6.76M	\$10.1M	\$6.93M	\$10.5M	\$13.2M	\$30.5M	\$12.7M	\$8.34M	\$21.7M	\$23.5M	\$19.4M
Percent Change from Prior Year	-1%	-31%	160%	25%	71%	86%	136%	-10%	9%	-1%	13%	0%	41%

## 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



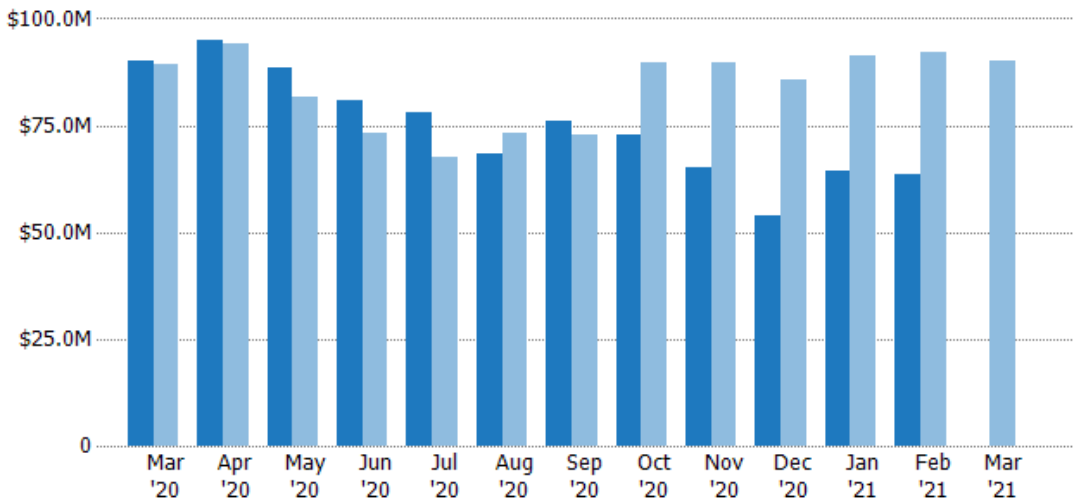
Current Year	79	85	76	70	69	66	69	57	49	42	50	47	-
Prior Year	87	88	75	64	57	61	63	78	75	75	81	80	79
Percent Change from Prior Year	-9%	-3%	1%	9%	21%	8%	10%	-27%	-35%	-44%	-38%	-41%	-100%

## 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



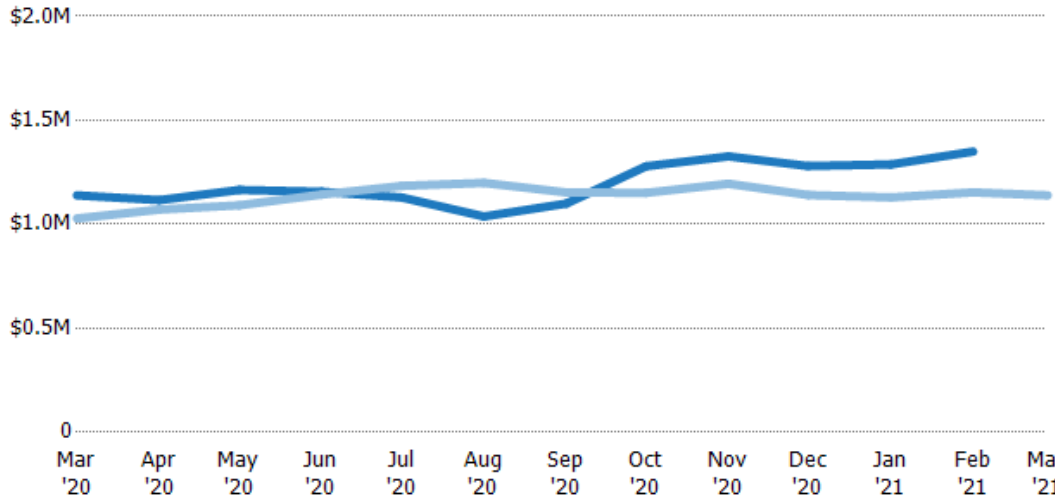
Current Year	\$90M	\$94.9M	\$88.5M	\$81M	\$77.9M	\$68.5M	\$75.9M	\$72.9M	\$65M	\$53.8M	\$64.4M	\$63.4M	-
Prior Year	\$89.4M	\$94.2M	\$81.8M	\$73.2M	\$67.5M	\$73.1M	\$72.7M	\$89.8M	\$89.6M	\$85.6M	\$91.5M	\$92.3M	\$90M
Percent Change from Prior Year	1%	1%	8%	11%	15%	-6%	4%	-19%	-27%	-37%	-30%	-31%	-100%

## 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



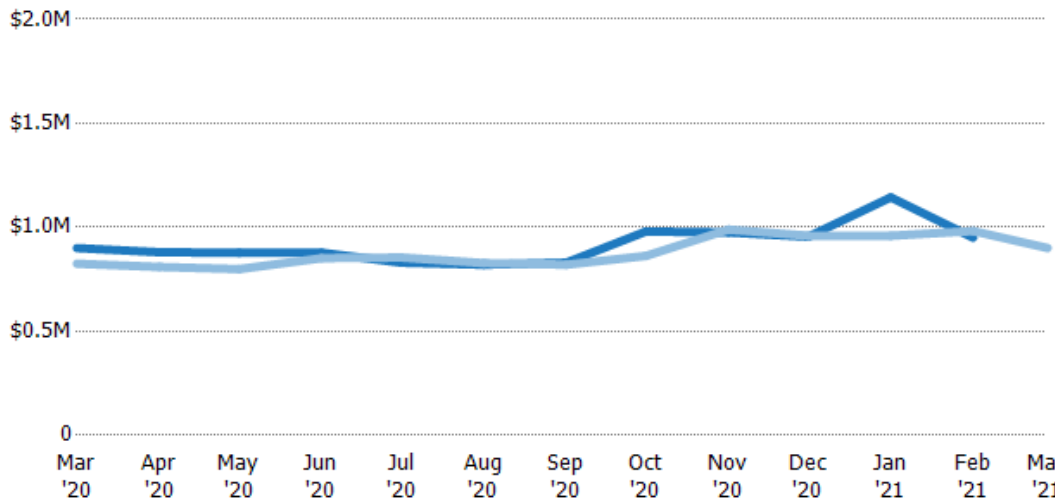
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$1.14M	\$1.12M	\$1.17M	\$1.16M	\$1.13M	\$1.04M	\$1.1M	\$1.28M	\$1.33M	\$1.28M	\$1.29M	\$1.35M	-
Prior Year	\$1.03M	\$1.07M	\$1.09M	\$1.14M	\$1.18M	\$1.2M	\$1.15M	\$1.15M	\$1.19M	\$1.14M	\$1.13M	\$1.15M	\$1.14M
Percent Change from Prior Year	11%	4%	7%	1%	-5%	-13%	-5%	11%	11%	12%	14%	17%	-100%

## 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



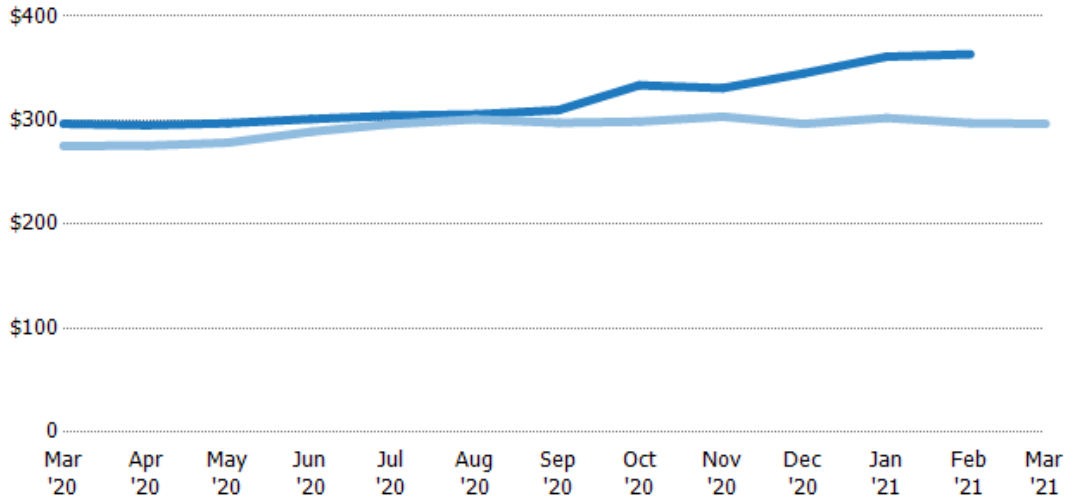
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$900K	\$880K	\$877K	\$877K	\$830K	\$820K	\$830K	\$980K	\$975K	\$955K	\$1.14M	\$950K	-
Prior Year	\$825K	\$810K	\$799K	\$851K	\$855K	\$828K	\$820K	\$863K	\$989K	\$959K	\$959K	\$982K	\$900K
Percent Change from Prior Year	9%	9%	10%	3%	-3%	-1%	1%	14%	-1%	0%	19%	-3%	-100%

## 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



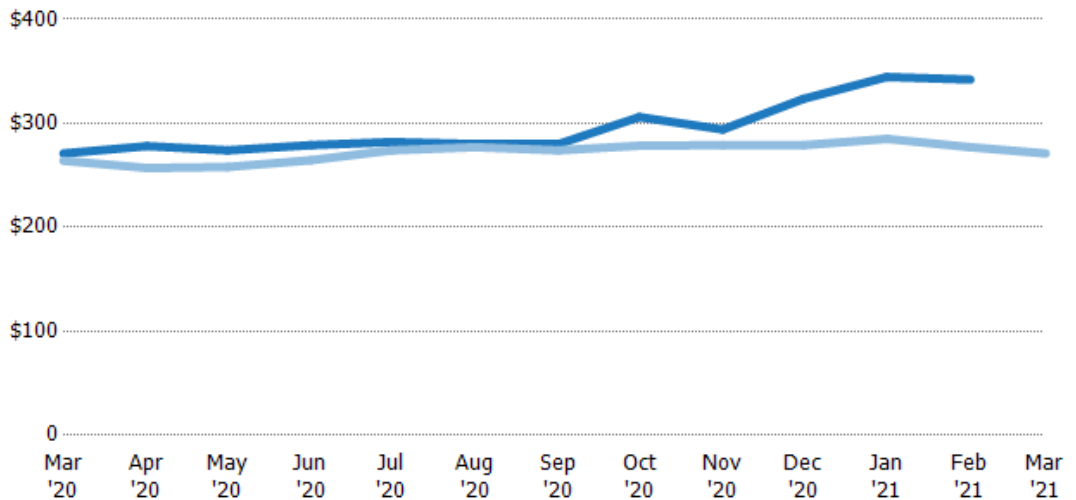
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$297	\$295	\$297	\$301	\$304	\$306	\$310	\$334	\$331	\$345	\$361	\$363	-
Prior Year	\$275	\$276	\$278	\$289	\$296	\$301	\$298	\$299	\$303	\$297	\$302	\$297	\$297
Percent Change from Prior Year	8%	7%	7%	4%	3%	2%	4%	12%	9%	16%	20%	22%	-100%

## 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



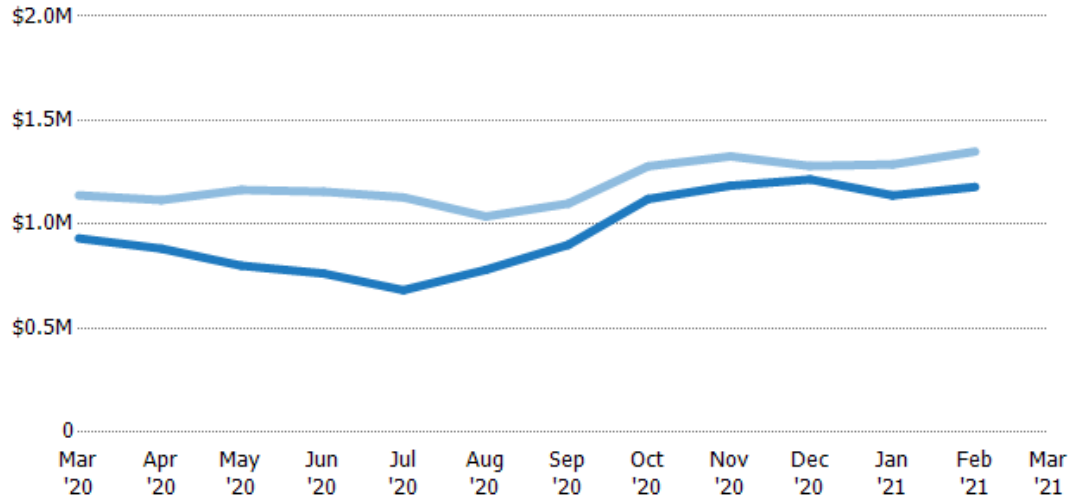
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$271	\$278	\$274	\$279	\$282	\$280	\$280	\$306	\$294	\$324	\$345	\$342	-
Prior Year	\$264	\$257	\$258	\$265	\$274	\$277	\$274	\$279	\$279	\$279	\$285	\$277	\$271
Percent Change from Prior Year	3%	8%	6%	5%	3%	1%	2%	10%	5%	16%	21%	23%	-100%

## 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



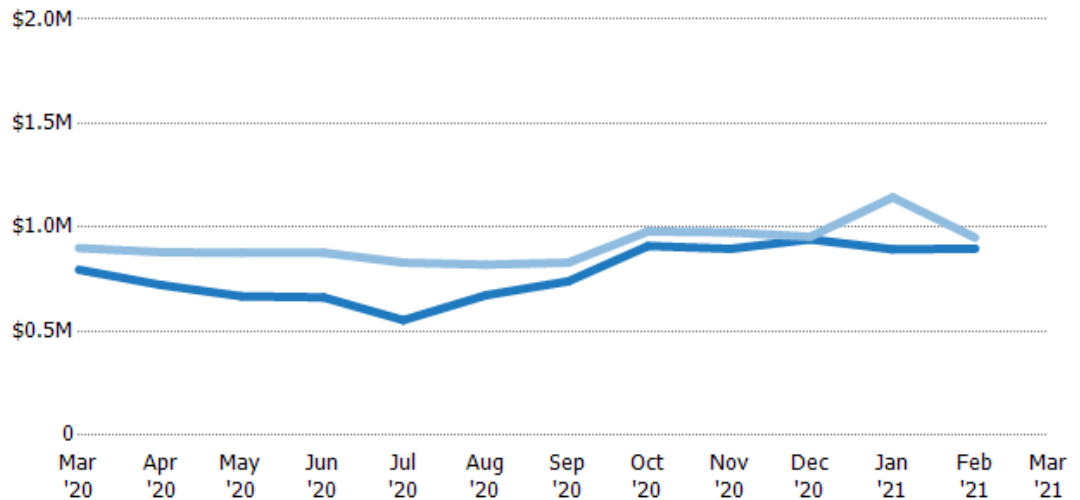
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Avg Est Value	\$932K	\$883K	\$801K	\$763K	\$683K	\$781K	\$901K	\$1.12M	\$1.19M	\$1.22M	\$1.14M	\$1.18M	-
Avg Listing Price	\$1.14M	\$1.12M	\$1.17M	\$1.16M	\$1.13M	\$1.04M	\$1.1M	\$1.28M	\$1.33M	\$1.28M	\$1.29M	\$1.35M	-
Avg Listing Price as a % of Avg Est Value	122%	126%	145%	152%	165%	133%	122%	114%	112%	105%	113%	114%	-

## 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



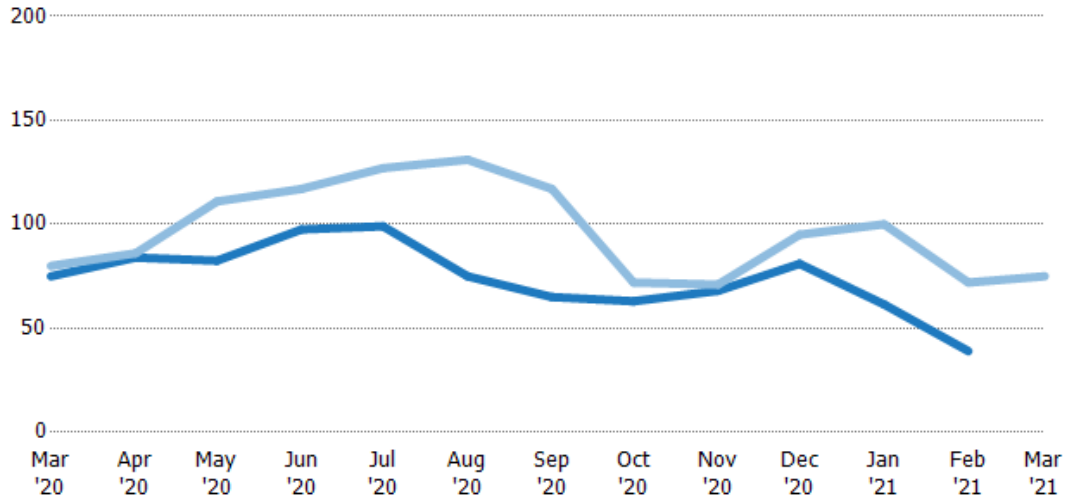
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Median Est Value	\$796K	\$722K	\$668K	\$663K	\$553K	\$673K	\$740K	\$910K	\$896K	\$942K	\$894K	\$897K	-
Median Listing Price	\$900K	\$880K	\$877K	\$877K	\$830K	\$820K	\$830K	\$980K	\$975K	\$955K	\$1.14M	\$950K	-
Med Listing Price as a % of Med Est Value	113%	122%	131%	132%	150%	122%	112%	108%	109%	101%	128%	106%	-

## 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



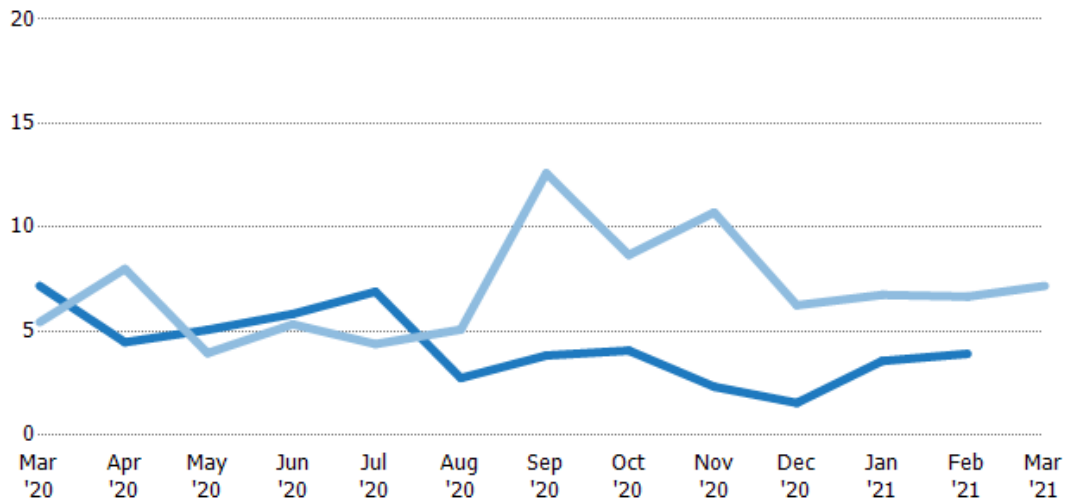
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	75	84	82.5	97.5	99	75	65	63	68	81	61.5	39	-
Prior Year	80	86	111	117	127	131	117	72	71	95	100	72	75
Percent Change from Prior Year	-6%	-2%	-26%	-17%	-22%	-43%	-44%	-13%	-4%	-15%	-39%	-46%	-100%

## 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



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	7.18	4.47	5.07	5.83	6.9	2.75	3.83	4.07	2.33	1.56	3.57	3.92	-
Prior Year	5.44	8	3.95	5.33	4.38	5.08	12.6	8.67	10.7	6.25	6.75	6.67	7.18
Percent Change from Prior Year	32%	-44%	28%	9%	57%	-46%	-70%	-53%	-78%	-75%	-47%	-41%	-100%

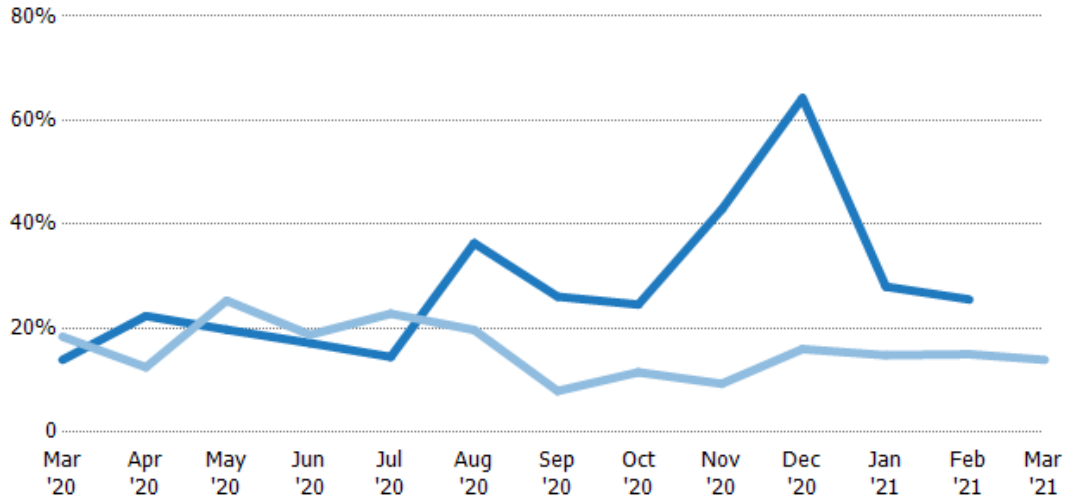


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



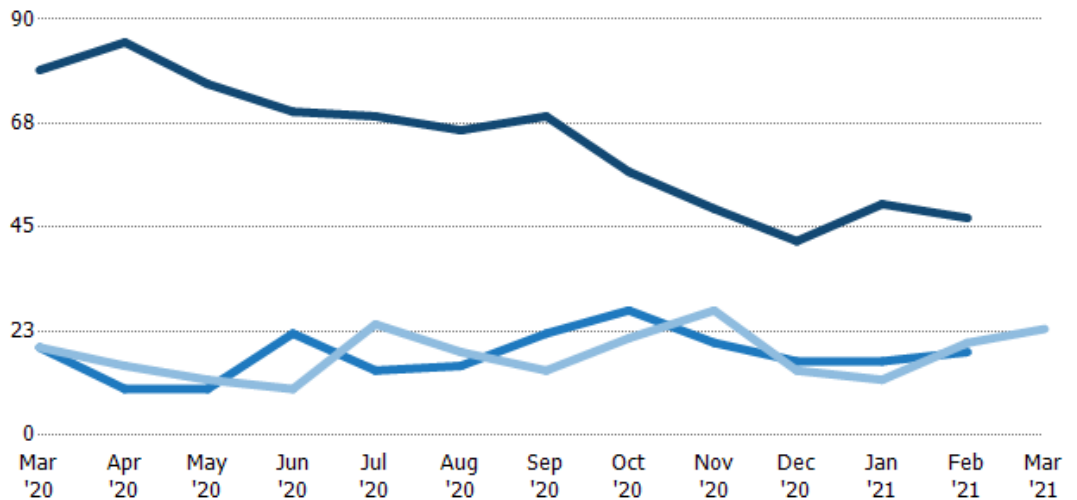
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	14%	22%	20%	17%	14%	36%	26%	25%	43%	64%	28%	26%	-
Prior Year	18%	13%	25%	19%	23%	20%	8%	12%	9%	16%	15%	15%	14%
Change from Prior Year	4%	-10%	6%	2%	8%	-17%	-18%	-13%	-34%	-48%	-13%	-11%	14%

## 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



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Active	79	85	76	70	69	66	69	57	49	42	50	47	-
Pending	19	10	10	22	14	15	22	27	20	16	16	18	-
Sold	19	15	12	10	24	18	14	21	27	14	12	20	23

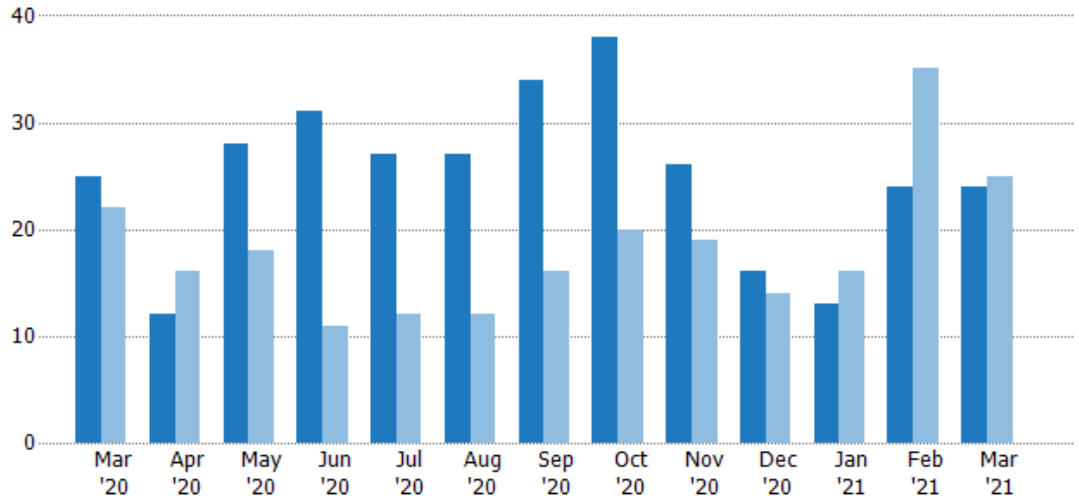
## New Pending Sales

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

Month/Year	Count	% Chg.
Mar '21	24	-4%
Mar '20	25	13.6%
Mar '19	22	4.5%



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	25	12	28	31	27	27	34	38	26	16	13	24	24
Prior Year	22	16	18	11	12	12	16	20	19	14	16	35	25
Percent Change from Prior Year	14%	-25%	56%	182%	125%	125%	113%	90%	37%	14%	-19%	-31%	-4%

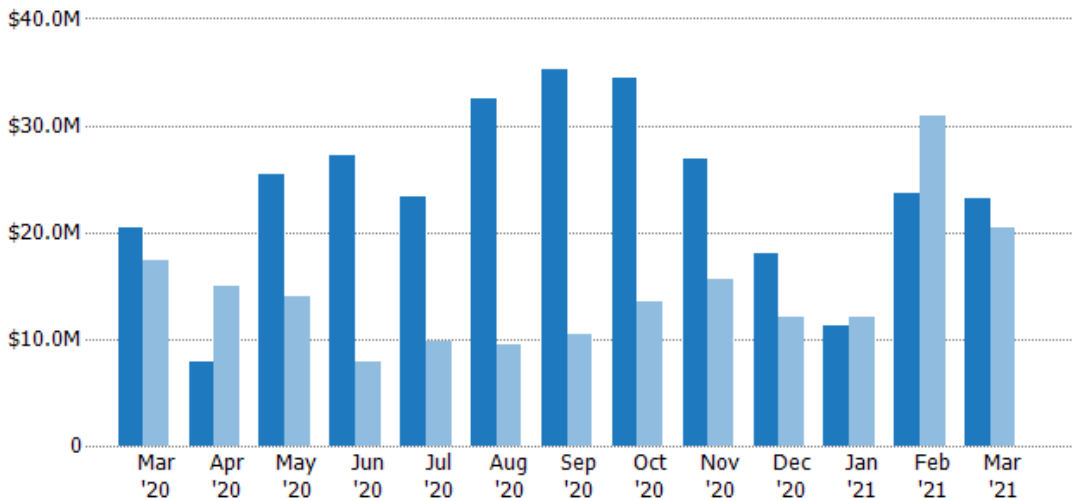
## New Pending Sales Volume

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

Month/Year	Volume	% Chg.
Mar '21	\$23.2M	13.9%
Mar '20	\$20.4M	17.8%
Mar '19	\$17.3M	-14.6%



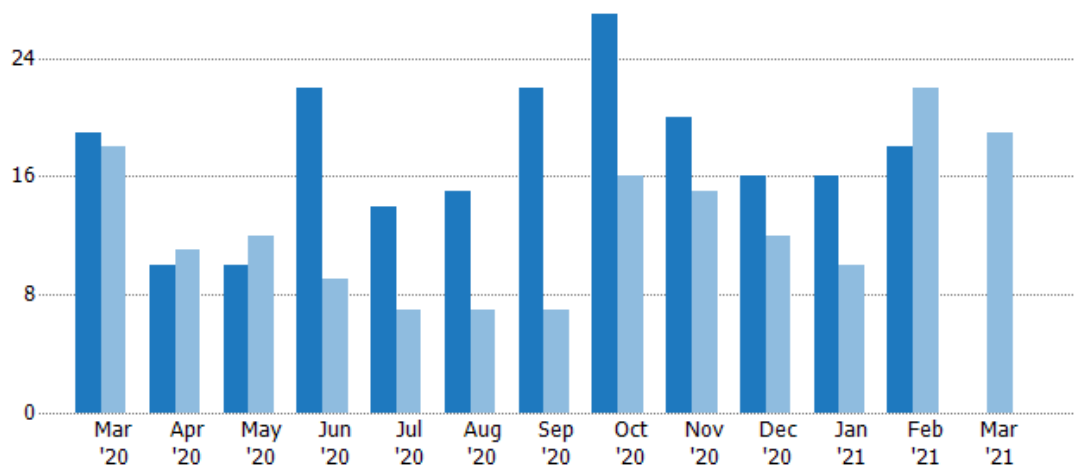
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$20.4M	\$7.93M	\$25.4M	\$27.2M	\$23.3M	\$32.5M	\$35.3M	\$34.4M	\$26.9M	\$18M	\$11.3M	\$23.7M	\$23.2M
Prior Year	\$17.3M	\$15M	\$14M	\$7.85M	\$9.79M	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M	\$12.1M	\$30.9M	\$20.4M
Percent Change from Prior Year	18%	-47%	82%	247%	138%	241%	240%	154%	72%	50%	-6%	-24%	14%

## 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



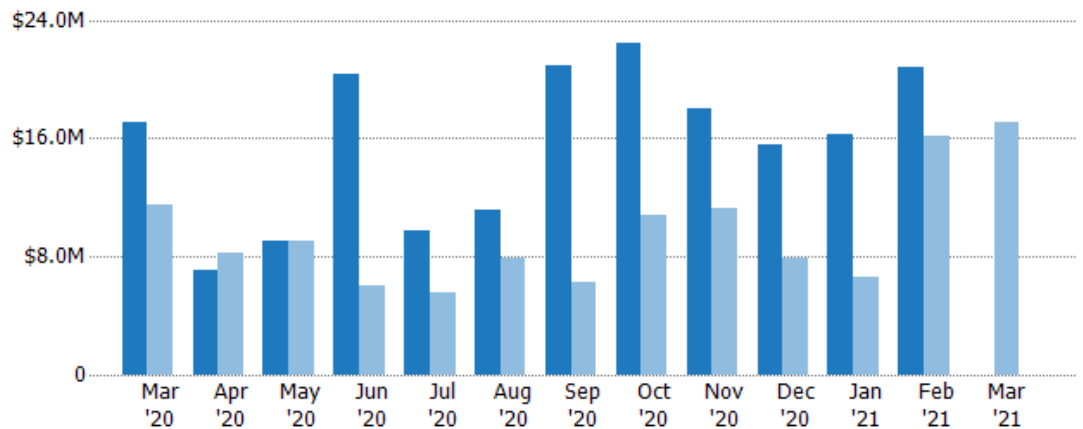
Current Year	19	10	10	22	14	15	22	27	20	16	16	18	-
Prior Year	18	11	12	9	7	7	7	16	15	12	10	22	19
Percent Change from Prior Year	6%	-9%	-17%	144%	100%	114%	214%	69%	33%	33%	60%	-18%	-100%

## 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



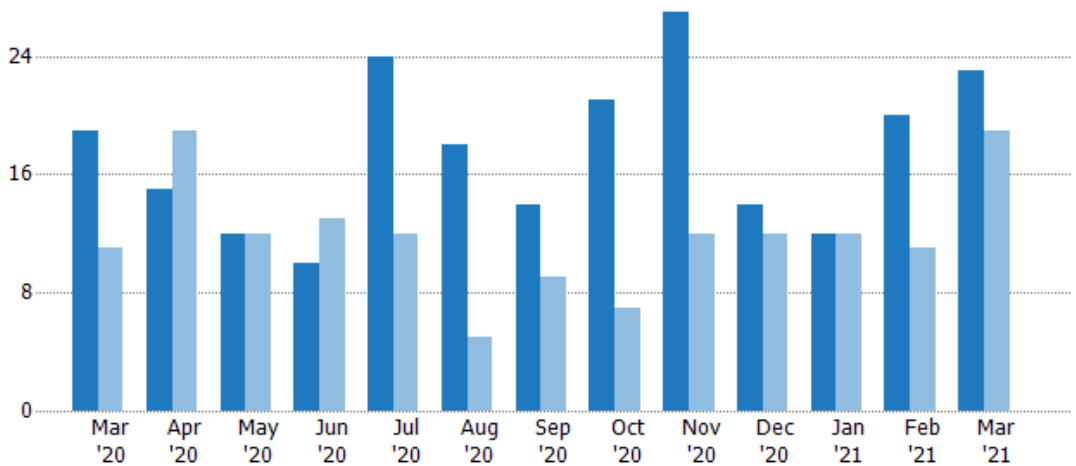
Current Year	\$17.1M	\$7.05M	\$9.06M	\$20.3M	\$9.72M	\$11.2M	\$20.9M	\$22.5M	\$18M	\$15.6M	\$16.3M	\$20.8M	-
Prior Year	\$11.5M	\$8.26M	\$9.05M	\$6.05M	\$5.6M	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$7.91M	\$6.65M	\$16.2M	\$17.1M
Percent Change from Prior Year	48%	-15%	0%	236%	74%	41%	232%	108%	59%	98%	145%	29%	-100%

## 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



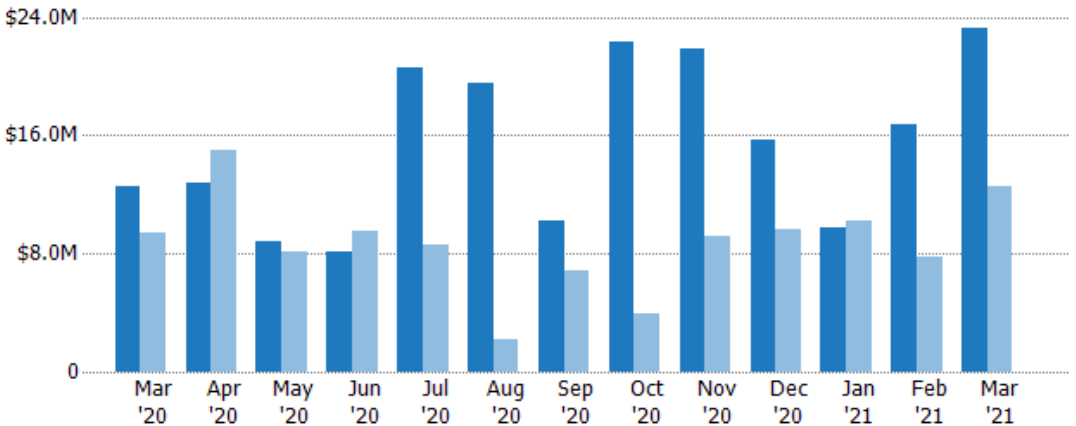
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	19	15	12	10	24	18	14	21	27	14	12	20	23
Prior Year	11	19	12	13	12	5	9	7	12	12	12	11	19
Percent Change from Prior Year	73%	-21%	0%	-23%	100%	260%	56%	200%	125%	17%	0%	82%	21%

## 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



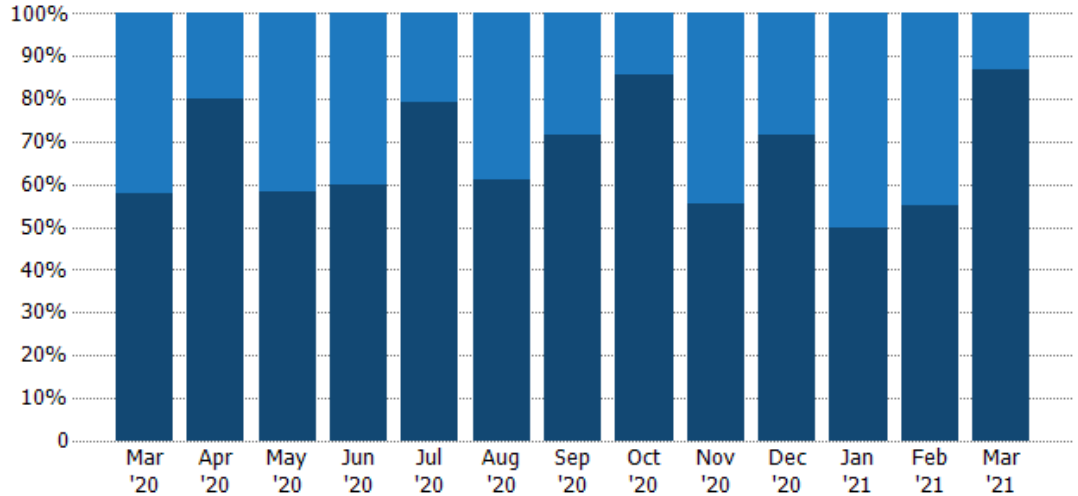
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$12.6M	\$12.7M	\$8.77M	\$8.13M	\$20.6M	\$19.6M	\$10.3M	\$22.4M	\$21.9M	\$15.7M	\$9.73M	\$16.8M	\$23.2M
Prior Year	\$9.43M	\$15M	\$8.07M	\$9.56M	\$8.62M	\$2.24M	\$6.85M	\$3.95M	\$9.2M	\$9.66M	\$10.2M	\$7.75M	\$12.6M
Percent Change from Prior Year	33%	-15%	9%	-15%	139%	775%	50%	467%	137%	62%	-4%	116%	85%

## 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



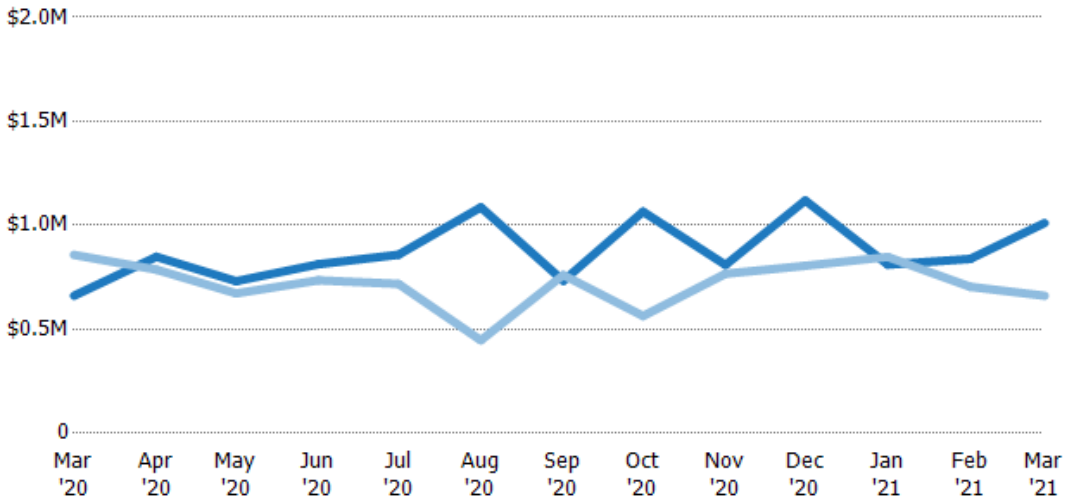
Condo/Townhouse	42%	20%	42%	40%	21%	39%	29%	14%	44%	29%	50%	45%	13%
Single Family Residence	58%	80%	58%	60%	79%	61%	71%	86%	56%	71%	50%	55%	87%

## 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



Current Year	\$661K	\$849K	\$731K	\$813K	\$858K	\$1.09M	\$733K	\$1.07M	\$809K	\$1.12M	\$811K	\$838K	\$1.01M
Prior Year	\$858K	\$787K	\$673K	\$736K	\$718K	\$447K	\$761K	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K
Percent Change from Prior Year	-23%	8%	9%	11%	20%	143%	-4%	89%	6%	39%	-4%	19%	53%

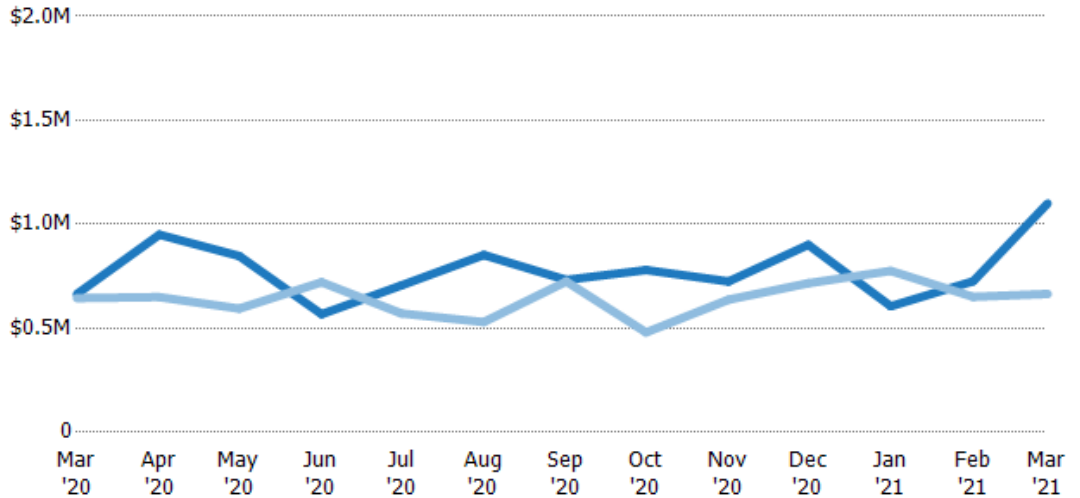
## Median Sales Price

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

Month/Year	Price	% Chg.
Mar '21	\$1.1M	65.4%
Mar '20	\$665K	3.1%
Mar '19	\$645K	-30.3%



Current Year	\$665K	\$950K	\$848K	\$568K	\$706K	\$853K	\$733K	\$780K	\$725K	\$901K	\$606K	\$726K	\$1.1M
Prior Year	\$645K	\$650K	\$595K	\$721K	\$571K	\$530K	\$725K	\$480K	\$638K	\$717K	\$776K	\$651K	\$665K
Percent Change from Prior Year	3%	46%	43%	-21%	24%	61%	1%	63%	14%	26%	-22%	12%	65%

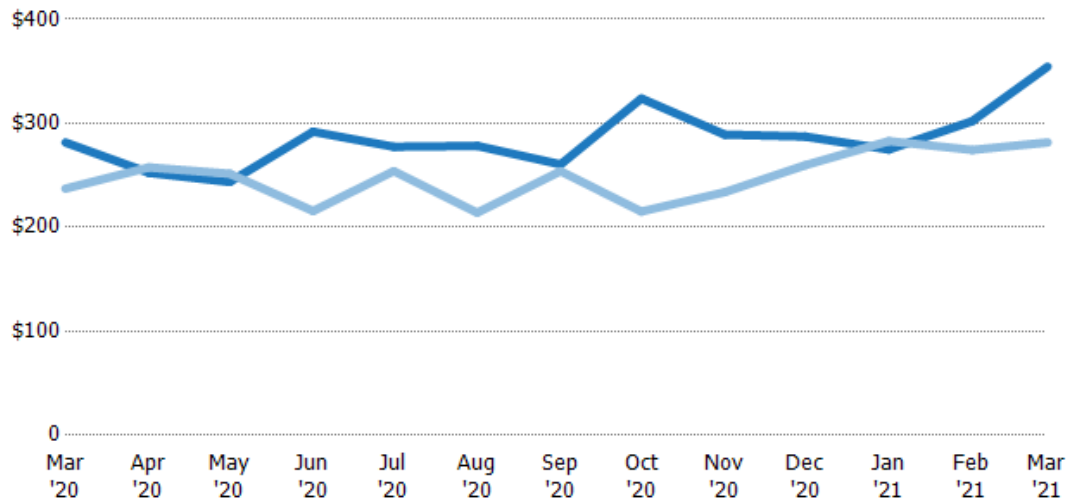
## Average Sales Price per Sq Ft

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

Month/Year	Price/sq ft	% Chg.
Mar '21	\$354	25.9%
Mar '20	\$282	18.7%
Mar '19	\$237	0.8%



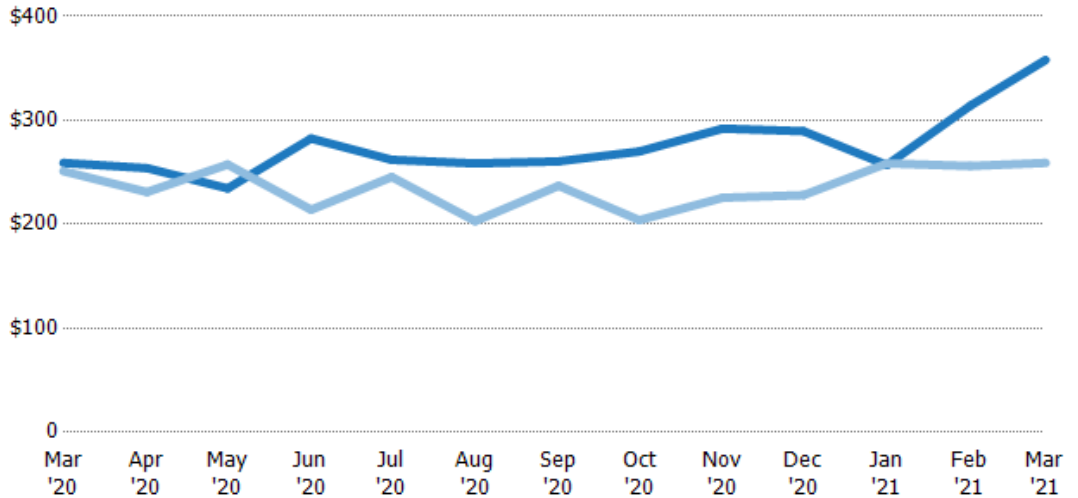
Current Year	\$282	\$252	\$244	\$292	\$277	\$278	\$261	\$324	\$289	\$287	\$275	\$302	\$354
Prior Year	\$237	\$258	\$252	\$216	\$254	\$214	\$254	\$215	\$234	\$260	\$283	\$274	\$282
Percent Change from Prior Year	19%	-2%	-3%	35%	9%	30%	3%	51%	24%	11%	-3%	10%	26%

## 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



Month/Year	Price/sq ft	% Chg.
Mar '21	\$358	38.2%
Mar '20	\$259	3.2%
Mar '19	\$251	-14.1%

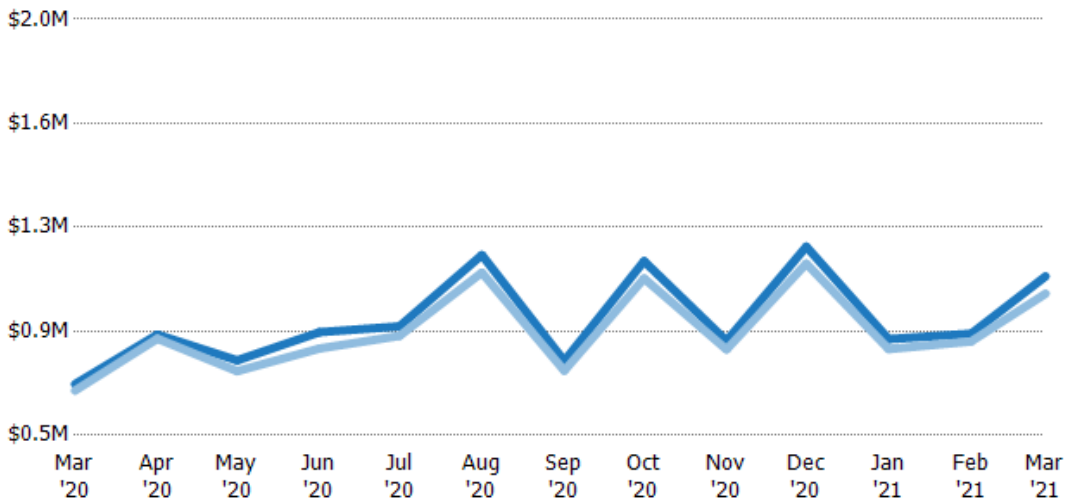
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$259	\$254	\$235	\$283	\$262	\$259	\$261	\$270	\$292	\$290	\$257	\$314	\$358
Prior Year	\$251	\$231	\$258	\$214	\$246	\$203	\$237	\$204	\$226	\$228	\$259	\$256	\$259
Percent Change from Prior Year	3%	10%	-9%	32%	7%	27%	10%	32%	29%	27%	-1%	23%	38%

## 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



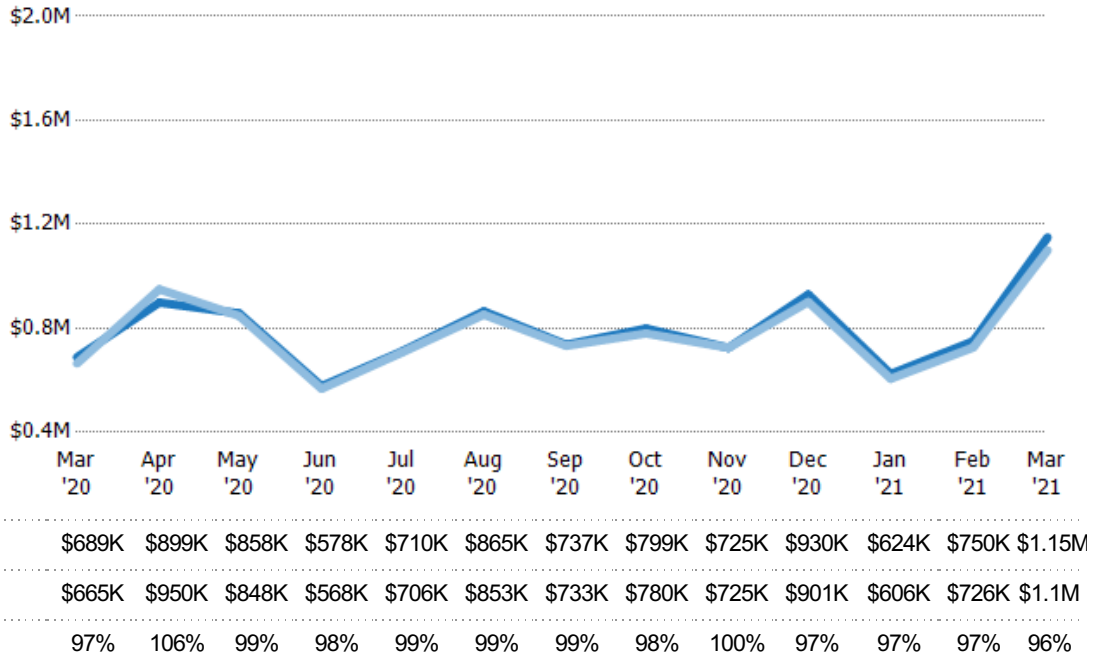
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Avg List Price	\$684K	\$863K	\$770K	\$872K	\$893K	\$1.15M	\$768K	\$1.13M	\$840K	\$1.18M	\$847K	\$866K	\$1.07M
Avg Sales Price	\$661K	\$849K	\$731K	\$813K	\$858K	\$1.09M	\$733K	\$1.07M	\$809K	\$1.12M	\$811K	\$838K	\$1.01M
Avg Sales Price as a % of Avg List Price	97%	98%	95%	93%	96%	94%	95%	94%	96%	95%	96%	97%	94%

## Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

### Filters Used

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

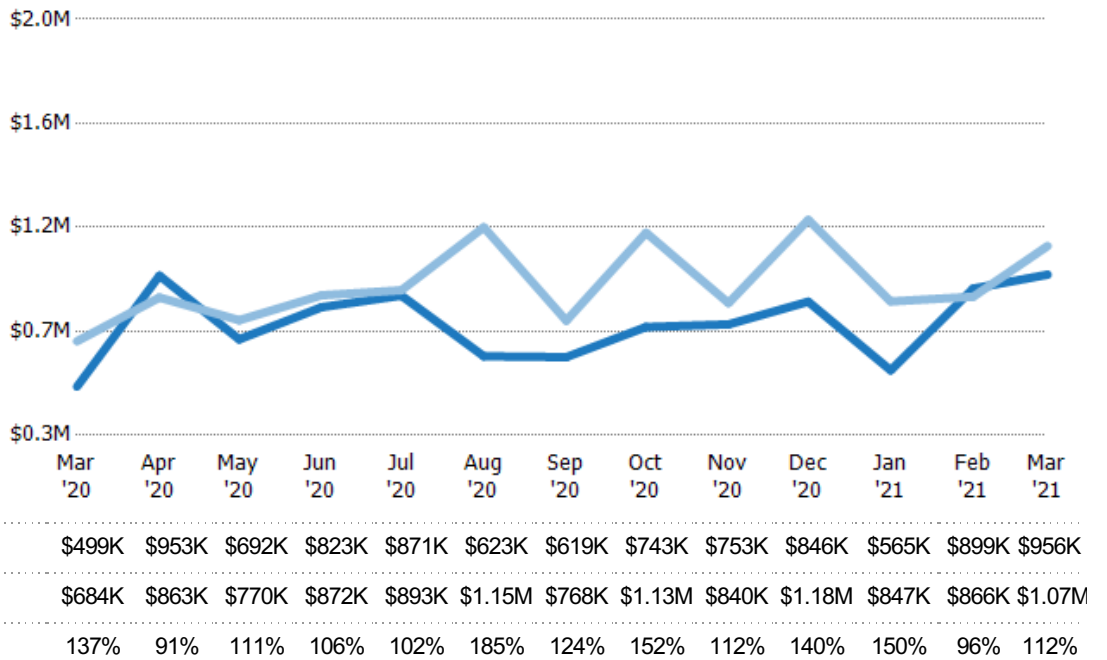


## Average Sales Price vs Average Est Value

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



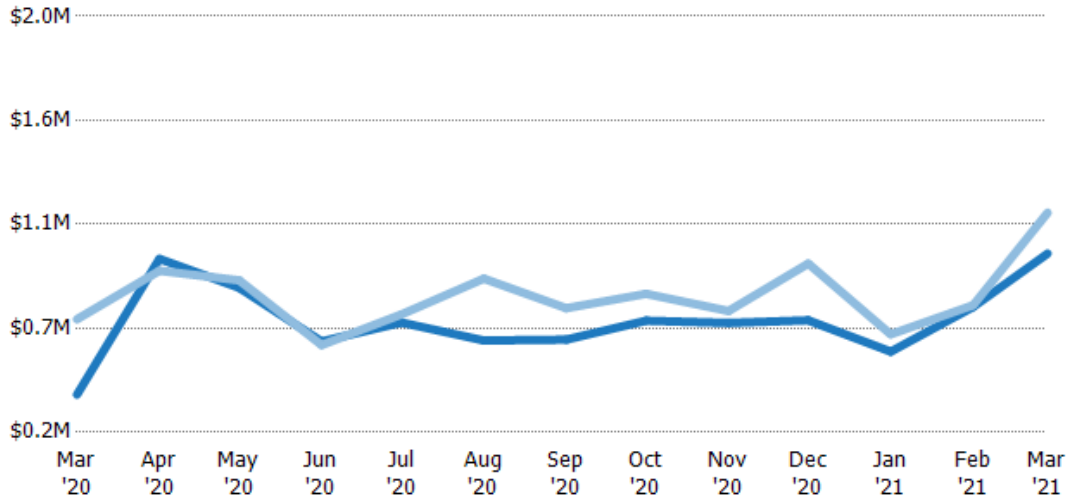


## Median Sales Price vs Median Est Value

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



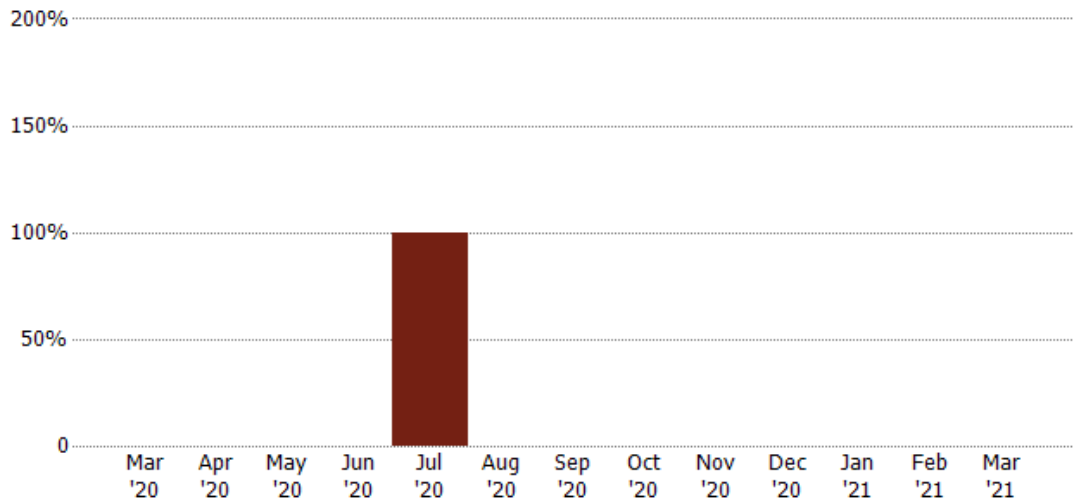
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Median Est Value	\$363K	\$950K	\$825K	\$593K	\$675K	\$597K	\$601K	\$683K	\$673K	\$685K	\$549K	\$742K	\$973K
Median Sales Price	\$689K	\$899K	\$858K	\$578K	\$710K	\$865K	\$737K	\$799K	\$725K	\$930K	\$624K	\$750K	\$1.15M
Med Sales Price as a % of Med Est Value	190%	95%	104%	97%	105%	145%	123%	117%	108%	136%	114%	101%	118%

## 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



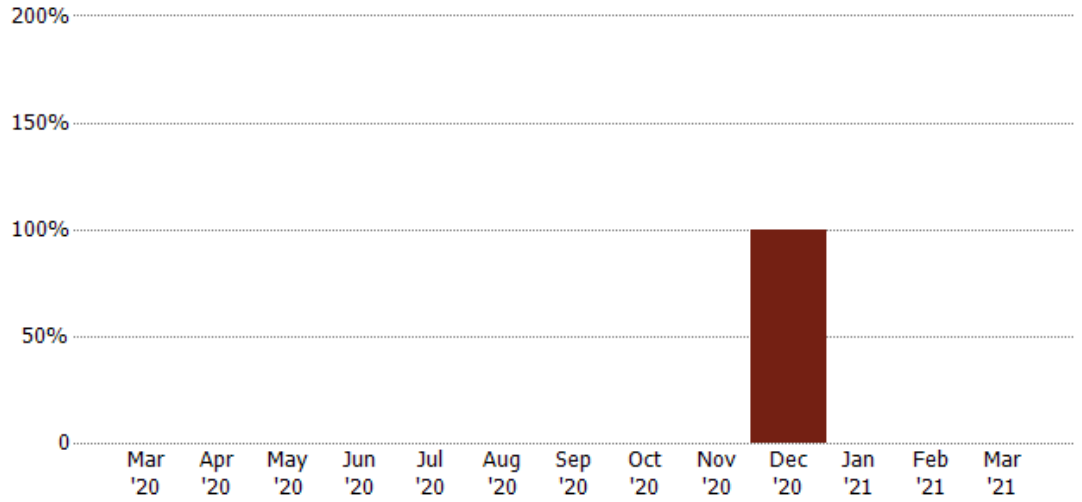
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	-	-	-	-	1	-	-	-	-	-	-	-	-

## 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



■ Current Year



## Sales Activity by ZIP

Mar 2021

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			22	\$21,972,425	\$998,747	\$1,087,500	\$338	\$359	46
Other			1	\$1,275,000	\$1,275,000	\$1,275,000	\$329	\$329	51