



**2021**

**CAREFREE**  
MARKET REPORT  
June 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	Jun 2021	Jun 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	10	16	-37.5%	119	117	+1.7%
New Listing Volume	\$10,457,000	\$12,635,700	-17.2%	\$135,582,317	\$106,813,248	+26.9%
Active Listing Count	–	69	–	N/A	N/A	
Active Listing Volume	–	\$78,070,699	–	N/A	N/A	
Average Listing Price	–	\$1,131,459	–	\$1,449,266	\$1,140,943	+27%
Median Listing Price	–	\$880,000	–	\$1,102,565	\$927,945	+18.8%
Average Listing Price per Sq Ft	–	\$301	–	\$373	\$299	+24.7%
Median Listing Price per Sq Ft	–	\$279	–	\$357	\$277	+28.9%
Median Days in RPR	–	98	–	42.28	85.13	-50.3%
Months of Inventory	–	4.9	-100%	3	5.8	-48.5%
Absorption Rate	–	20.29%	–	33.77%	17.37%	+16.4%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	14	32	-56.3%	120	148	-18.9%
New Pending Sales Volume	\$12,602,055	\$27,900,100	-54.8%	\$120,245,212	\$126,848,999	-5.2%
Pending Sales Count	–	23	–	N/A	N/A	
Pending Sales Volume	–	\$20,995,600	–	N/A	N/A	
Closed Sales Count	9	9	+–	113	78	+44.9%
Closed Sales Volume	\$8,185,650	\$6,678,640	+22.6%	\$111,273,048	\$59,353,540	+87.5%
Average Sales Price	\$909,517	\$742,071	+22.6%	\$984,717	\$760,943	+29.4%
Median Sales Price	\$725,000	\$535,000	+35.5%	\$903,575	\$749,128	+20.6%
Average Sales Price per Sq Ft	\$317	\$289	+9.7%	\$315	\$273	+15.6%
Median Sales Price per Sq Ft	\$320	\$276	+15.9%	\$311	\$260	+19.5%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	–	–	–	N/A	N/A	

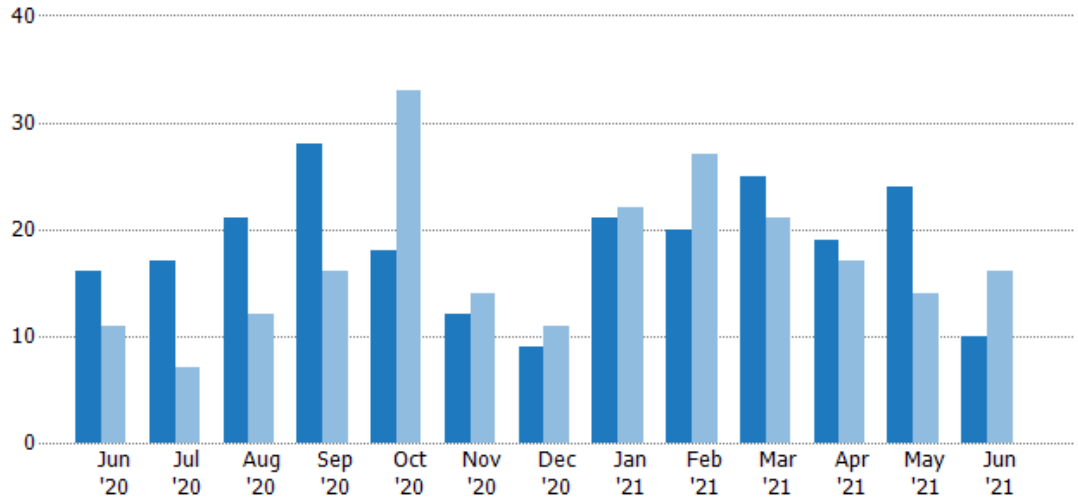
## New Listings

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.
Jun '21	10	-37.5%
Jun '20	16	45.5%
Jun '19	11	0%



Current Year	16	17	21	28	18	12	9	21	20	25	19	24	10
Prior Year	11	7	12	16	33	14	11	22	27	21	17	14	16
Percent Change from Prior Year	45%	143%	75%	75%	-45%	-14%	-18%	-5%	-26%	19%	12%	71%	-38%

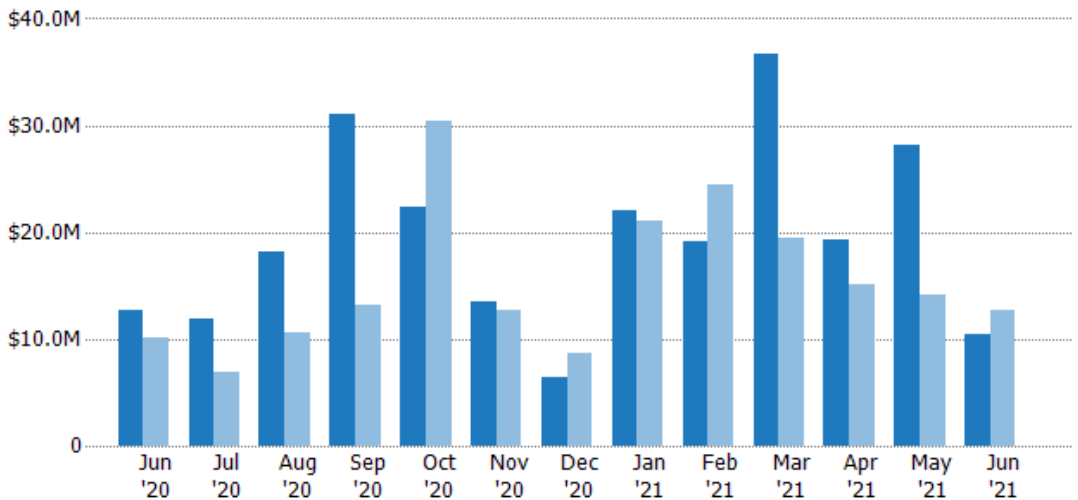
## New Listing Volume

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.
Jun '21	\$10.5M	-17.2%
Jun '20	\$12.6M	25.4%
Jun '19	\$10.1M	-33.8%



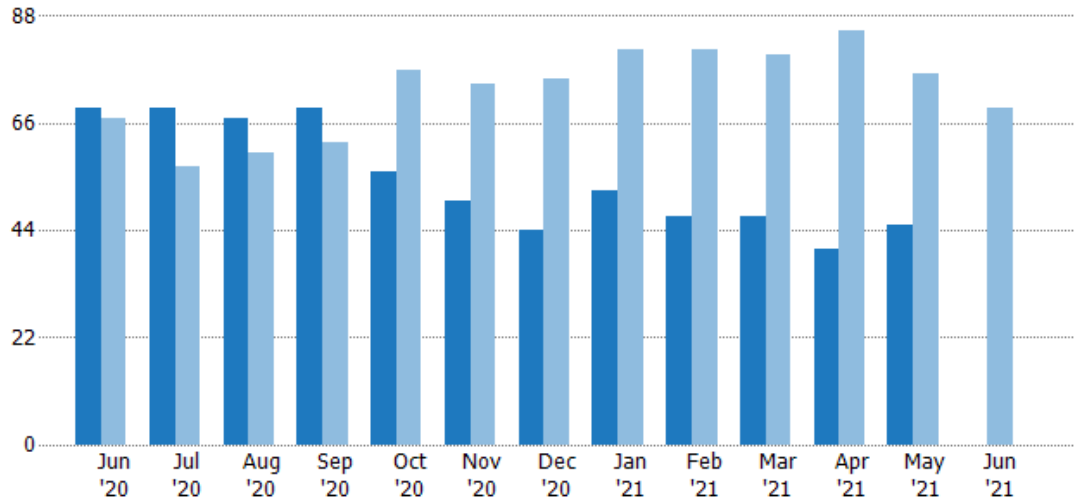
Current Year	\$12.6M	\$11.9M	\$18.2M	\$31M	\$22.4M	\$13.5M	\$6.44M	\$22M	\$19.1M	\$36.7M	\$19.3M	\$28.1M	\$10.5M
Prior Year	\$10.1M	\$6.93M	\$10.5M	\$13.2M	\$30.5M	\$12.7M	\$8.67M	\$21M	\$24.4M	\$19.4M	\$15.2M	\$14.2M	\$12.6M
Percent Change from Prior Year	25%	72%	73%	136%	-26%	7%	-26%	5%	-22%	89%	27%	99%	-17%

## 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



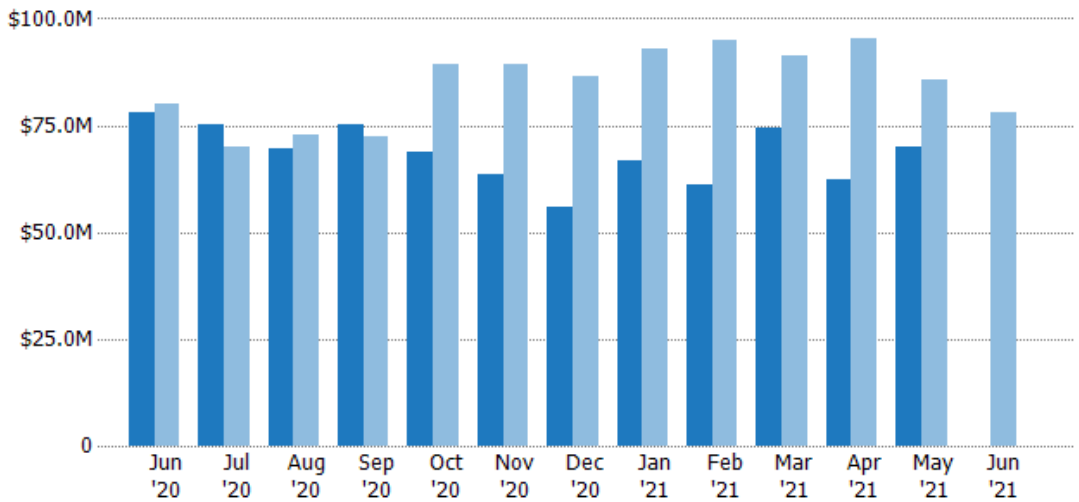
Current Year	69	69	67	69	56	50	44	52	47	47	40	45	-
Prior Year	67	57	60	62	77	74	75	81	81	80	85	76	69
Percent Change from Prior Year	3%	21%	12%	11%	-27%	-32%	-41%	-36%	-42%	-41%	-53%	-41%	-100%

## 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



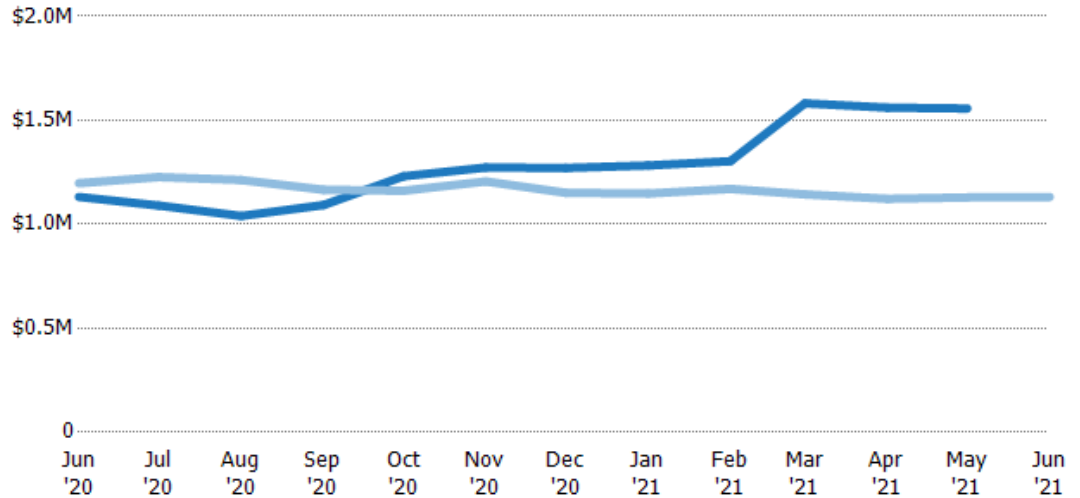
Current Year	\$78.1M	\$75.2M	\$69.7M	\$75.4M	\$68.9M	\$63.6M	\$55.9M	\$66.7M	\$61.3M	\$74.3M	\$62.4M	\$70.1M	-
Prior Year	\$80.2M	\$69.9M	\$72.8M	\$72.3M	\$89.4M	\$89.2M	\$86.4M	\$93M	\$94.8M	\$91.5M	\$95.4M	\$85.8M	\$78.1M
Percent Change from Prior Year	-3%	8%	-4%	4%	-23%	-29%	-35%	-28%	-35%	-19%	-35%	-18%	-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



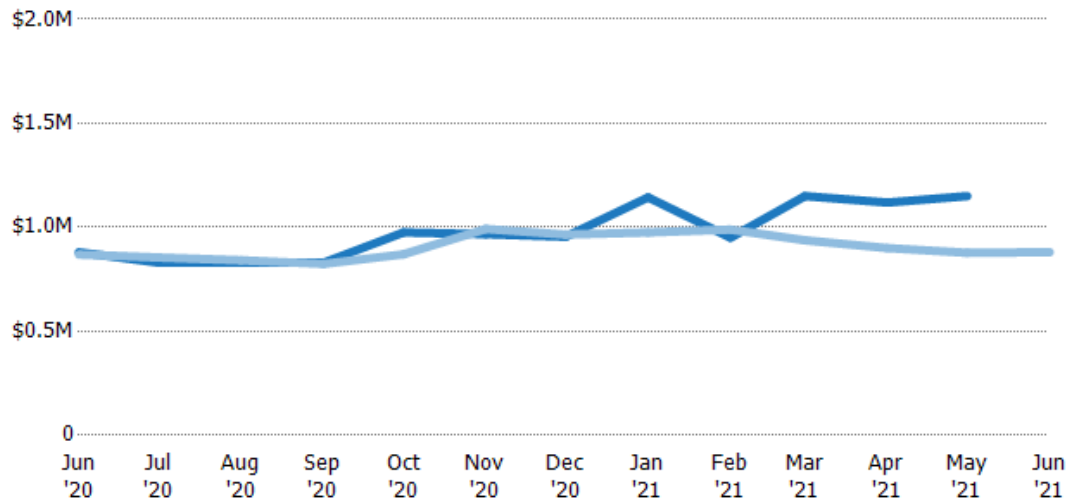
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$1.13M	\$1.09M	\$1.04M	\$1.09M	\$1.23M	\$1.27M	\$1.27M	\$1.28M	\$1.3M	\$1.58M	\$1.56M	\$1.56M	-
Prior Year	\$1.2M	\$1.23M	\$1.21M	\$1.17M	\$1.16M	\$1.21M	\$1.15M	\$1.15M	\$1.17M	\$1.14M	\$1.12M	\$1.13M	\$1.13M
Percent Change from Prior Year	-6%	-11%	-14%	-6%	6%	6%	10%	12%	11%	38%	39%	38%	-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



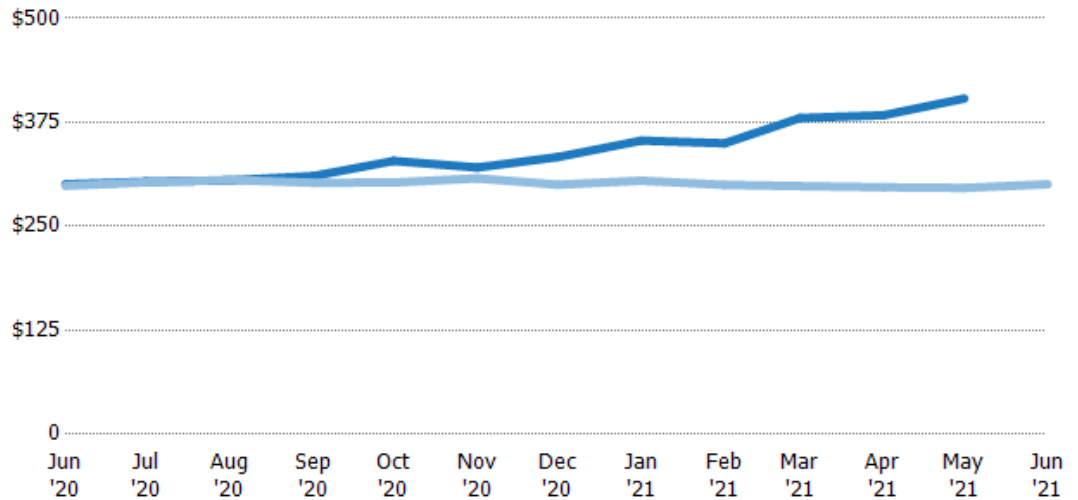
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$880K	\$830K	\$830K	\$830K	\$975K	\$967K	\$955K	\$1.14M	\$950K	\$1.15M	\$1.12M	\$1.15M	-
Prior Year	\$869K	\$855K	\$841K	\$824K	\$870K	\$992K	\$965K	\$975K	\$989K	\$938K	\$900K	\$877K	\$880K
Percent Change from Prior Year	1%	-3%	-1%	1%	12%	-3%	-1%	17%	-4%	23%	24%	31%	-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



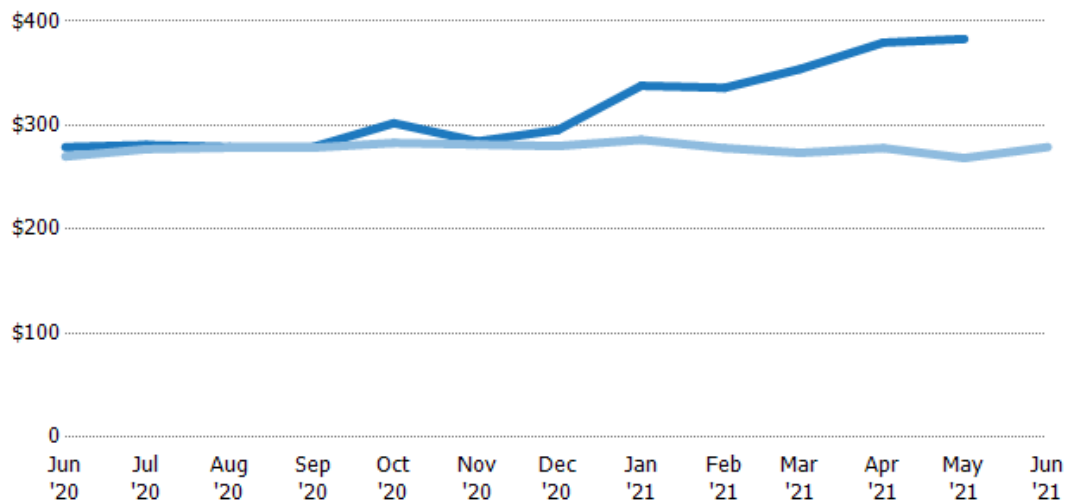
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$301	\$304	\$305	\$310	\$329	\$321	\$333	\$353	\$350	\$380	\$384	\$403	-
Prior Year	\$299	\$303	\$306	\$302	\$303	\$308	\$300	\$305	\$300	\$298	\$297	\$296	\$301
Percent Change from Prior Year	1%	0%	0%	3%	9%	4%	11%	16%	17%	27%	29%	36%	-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



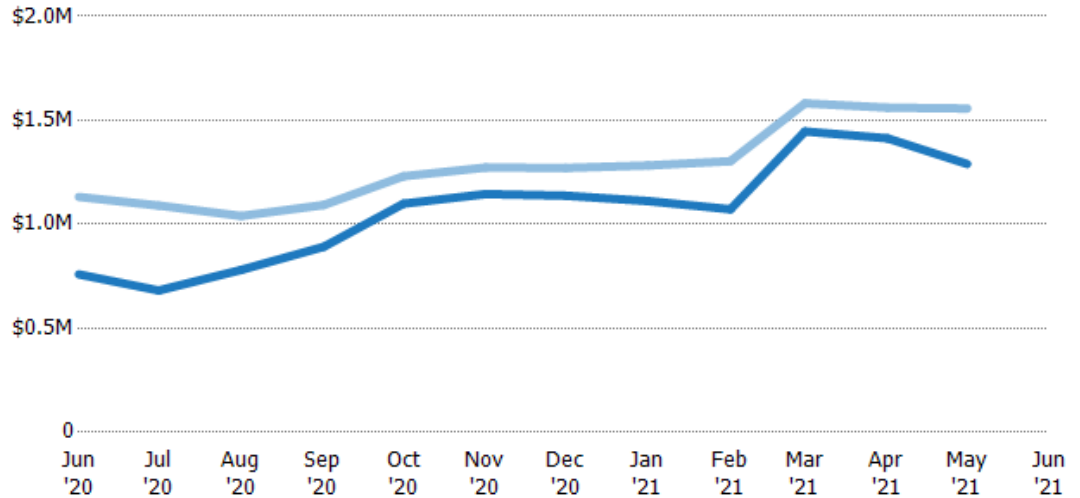
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$279	\$281	\$279	\$279	\$302	\$285	\$296	\$338	\$336	\$354	\$380	\$383	-
Prior Year	\$270	\$277	\$279	\$279	\$283	\$282	\$280	\$286	\$278	\$274	\$278	\$269	\$279
Percent Change from Prior Year	3%	1%	0%	0%	7%	1%	6%	18%	21%	29%	37%	43%	-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



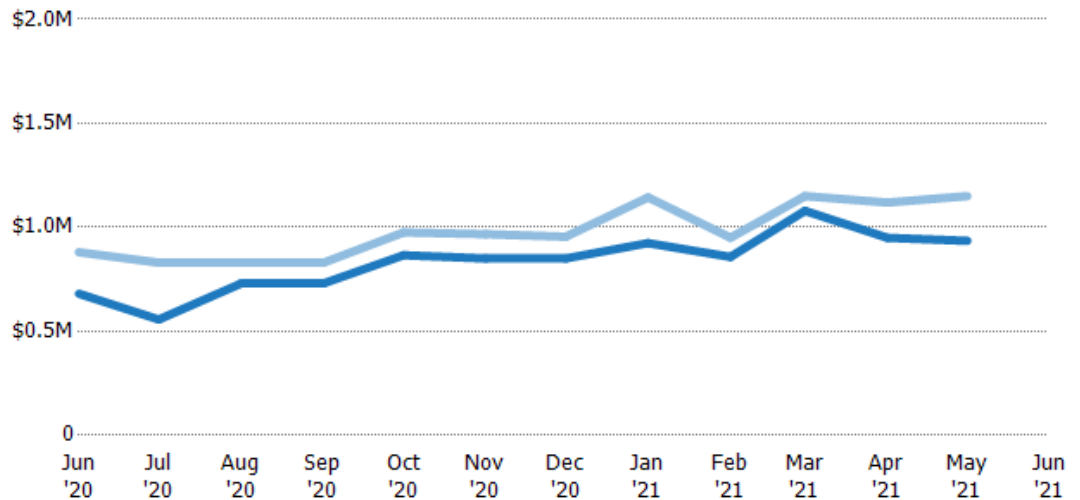
Avg Est Value	\$759K	\$682K	\$781K	\$892K	\$1.1M	\$1.15M	\$1.14M	\$1.11M	\$1.07M	\$1.45M	\$1.41M	\$1.29M	-
Avg Listing Price	\$1.13M	\$1.09M	\$1.04M	\$1.09M	\$1.23M	\$1.27M	\$1.27M	\$1.28M	\$1.3M	\$1.58M	\$1.56M	\$1.56M	-
Avg Listing Price as a % of Avg Est Value	149%	160%	133%	123%	112%	111%	112%	115%	122%	109%	110%	121%	-

## 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



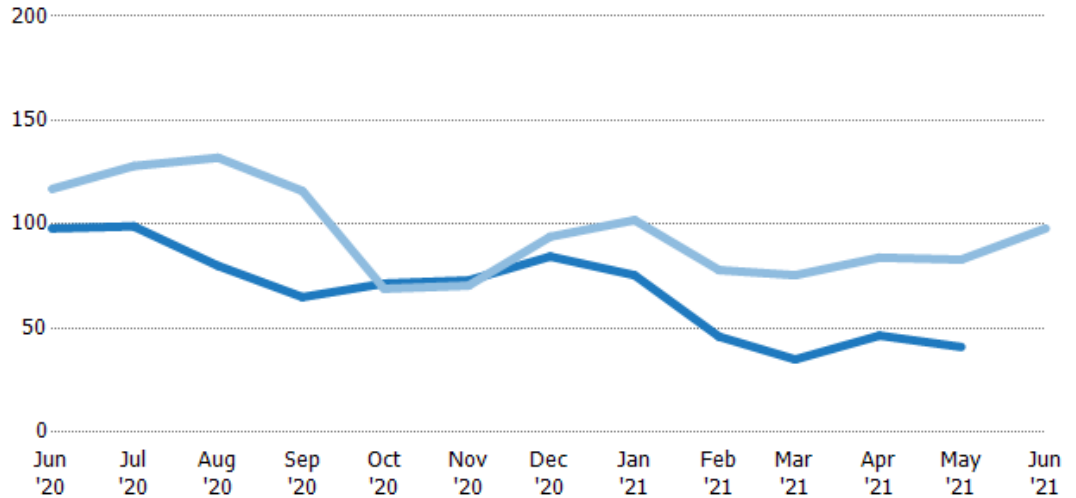
Median Est Value	\$681K	\$557K	\$730K	\$730K	\$865K	\$850K	\$850K	\$924K	\$858K	\$1.08M	\$950K	\$935K	-
Median Listing Price	\$880K	\$830K	\$830K	\$830K	\$975K	\$967K	\$955K	\$1.14M	\$950K	\$1.15M	\$1.12M	\$1.15M	-
Med Listing Price as a % of Med Est Value	129%	149%	114%	114%	113%	114%	112%	124%	111%	107%	118%	123%	-

## 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



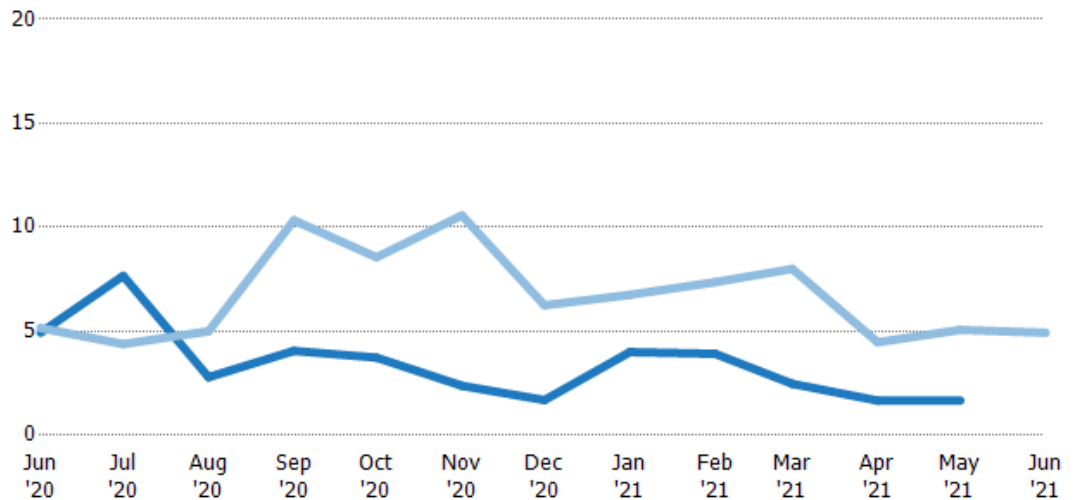
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	98	99	80	65	71.5	73	84.5	75.5	46	35	46.5	41	-
Prior Year	117	128	132	116	69	70.5	94	102	78	75.5	84	83	98
Percent Change from Prior Year	-16%	-23%	-39%	-44%	4%	4%	-10%	-26%	-41%	-54%	-45%	-51%	-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



	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	4.93	7.67	2.79	4.06	3.73	2.38	1.69	4	3.92	2.47	1.67	1.67	-
Prior Year	5.15	4.38	5	10.3	8.56	10.6	6.25	6.75	7.36	8	4.47	5.07	4.93
Percent Change from Prior Year	-4%	75%	-44%	-61%	-56%	-77%	-73%	-41%	-47%	-69%	-63%	-67%	-100%

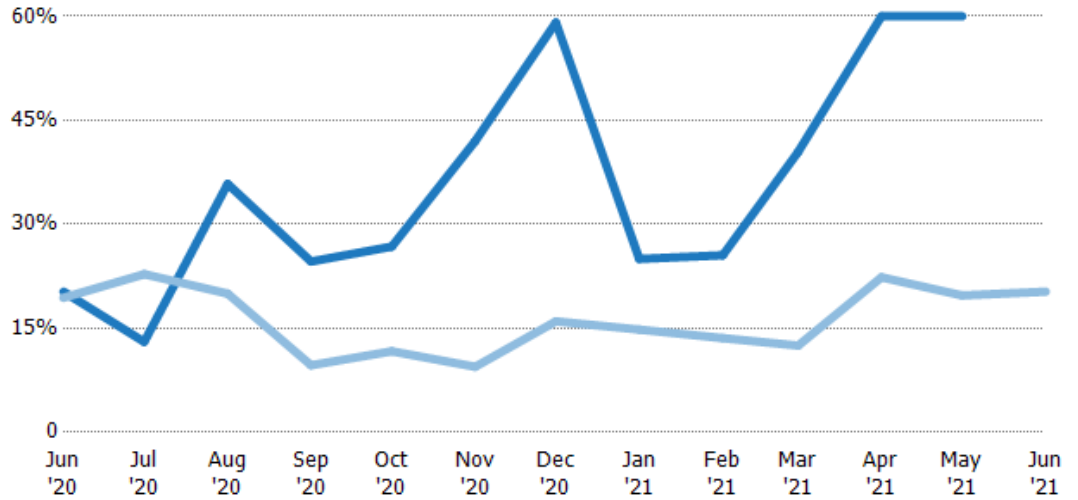


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



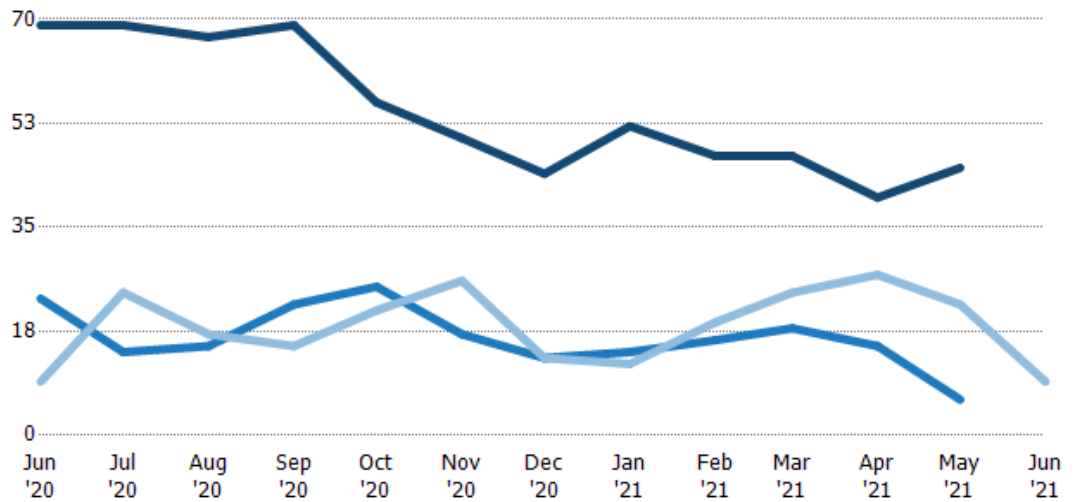
Current Year	20%	13%	36%	25%	27%	42%	59%	25%	26%	40%	60%	60%	-
Prior Year	19%	23%	20%	10%	12%	9%	16%	15%	14%	13%	22%	20%	20%
Change from Prior Year	-1%	10%	-16%	-15%	-15%	-33%	-43%	-10%	-12%	-28%	-38%	-40%	20%

## 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



Active	69	69	67	69	56	50	44	52	47	47	40	45	-
Pending	23	14	15	22	25	17	13	14	16	18	15	6	-
Sold	9	24	17	15	21	26	13	12	19	24	27	22	9

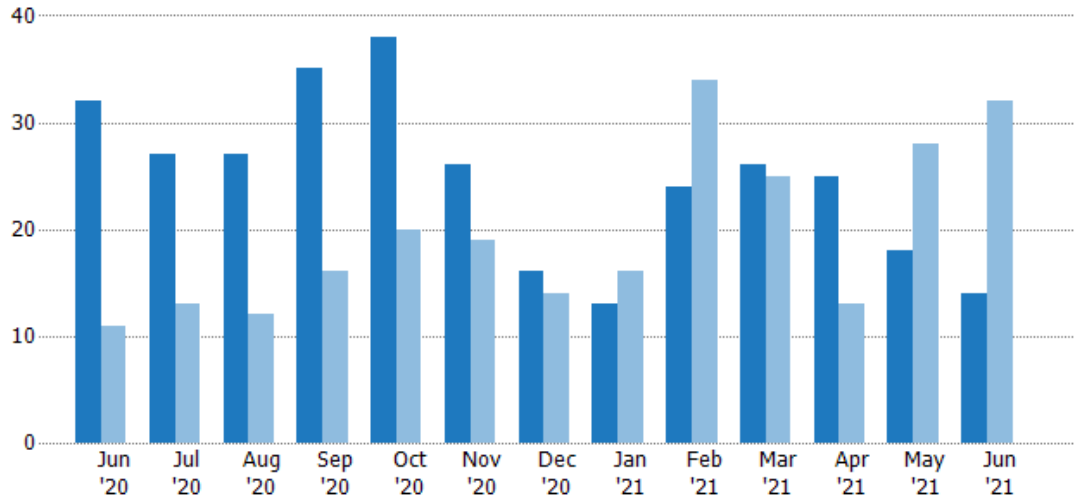
## New Pending Sales

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.
Jun '21	14	-56.3%
Jun '20	32	190.9%
Jun '19	11	-27.3%



Current Year	32	27	27	35	38	26	16	13	24	26	25	18	14
Prior Year	11	13	12	16	20	19	14	16	34	25	13	28	32
Percent Change from Prior Year	191%	108%	125%	119%	90%	37%	14%	-19%	-29%	4%	92%	-36%	-56%

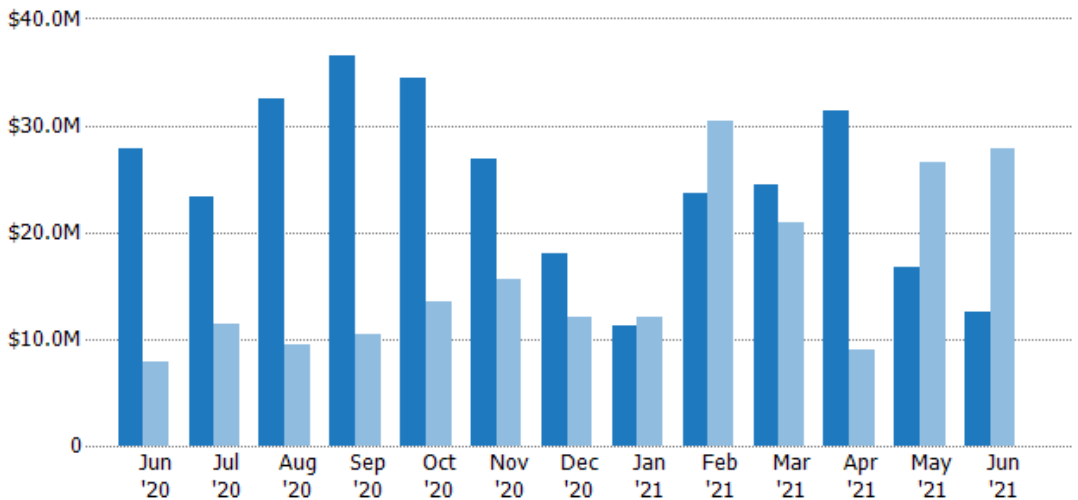
## New Pending Sales Volume

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.
Jun '21	\$12.6M	-54.8%
Jun '20	\$27.9M	255.2%
Jun '19	\$7.85M	-23%



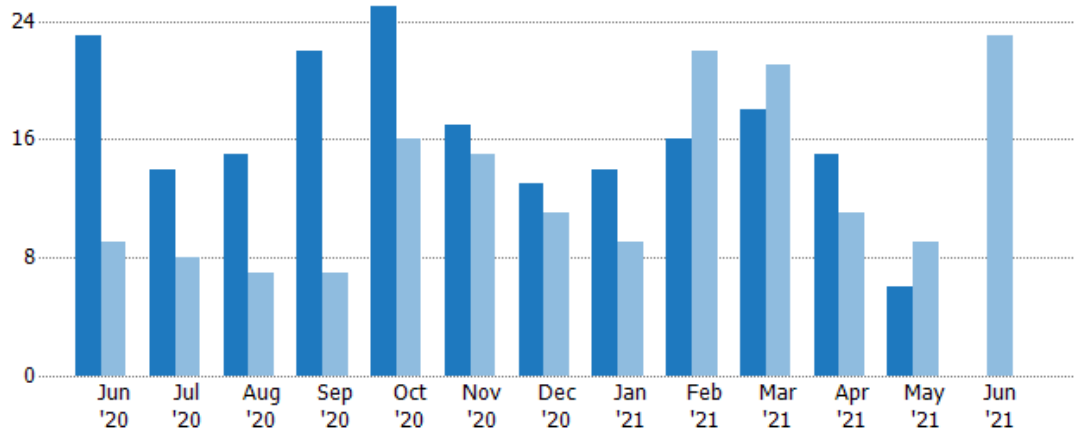
Current Year	\$27.9M	\$23.3M	\$32.5M	\$36.5M	\$34.4M	\$26.9M	\$18M	\$11.3M	\$23.7M	\$24.5M	\$31.4M	\$16.7M	\$12.6M
Prior Year	\$7.85M	\$11.4M	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M	\$12.1M	\$30.5M	\$21M	\$8.93M	\$26.5M	\$27.9M
Percent Change from Prior Year	255%	105%	241%	251%	154%	72%	50%	-6%	-22%	17%	252%	-37%	-55%

## Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

### Filters Used

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



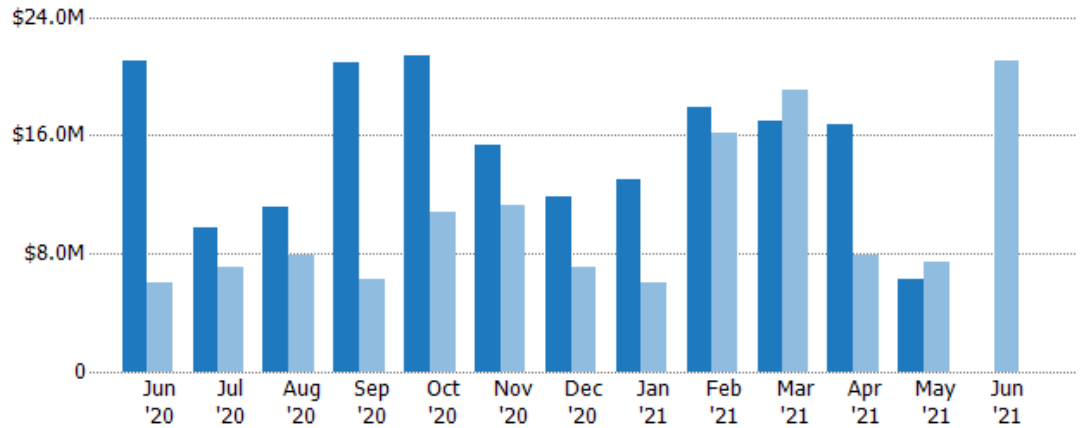
Current Year	23	14	15	22	25	17	13	14	16	18	15	6	-
Prior Year	9	8	7	7	16	15	11	9	22	21	11	9	23
Percent Change from Prior Year	156%	75%	114%	214%	56%	13%	18%	56%	-27%	-14%	36%	-33%	-100%

## 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	\$21M	\$9.72M	\$11.2M	\$20.9M	\$21.4M	\$15.4M	\$11.8M	\$13M	\$18M	\$16.9M	\$16.7M	\$6.3M	-
Prior Year	\$6.05M	\$7.04M	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$7.06M	\$6.03M	\$16.2M	\$19M	\$7.86M	\$7.38M	\$21M
Percent Change from Prior Year	247%	38%	41%	232%	98%	36%	67%	116%	11%	-11%	112%	-15%	-100%

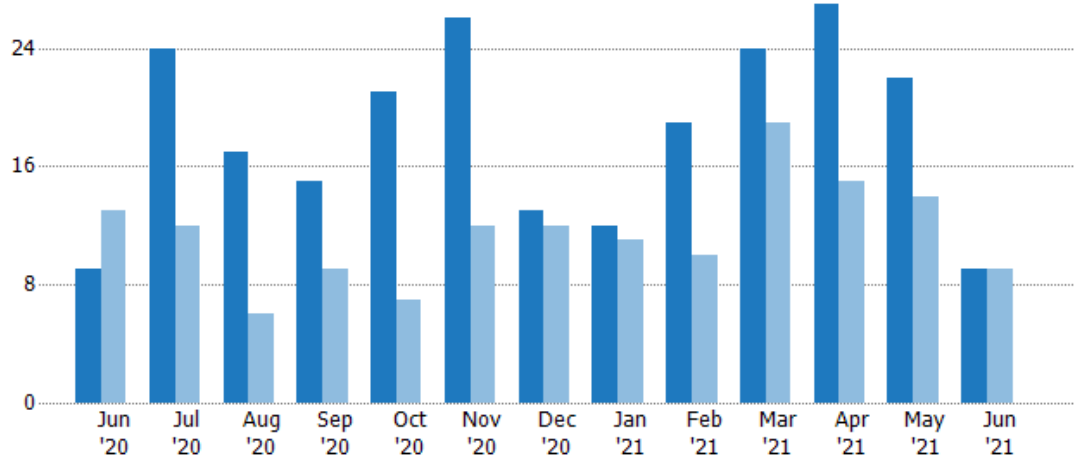
## Closed Sales

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

Month/Year	Count	% Chg.
Jun '21	9	0%
Jun '20	9	-30.8%
Jun '19	13	-15.4%



	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	9	24	17	15	21	26	13	12	19	24	27	22	9
Prior Year	13	12	6	9	7	12	12	11	10	19	15	14	9
Percent Change from Prior Year	-31%	100%	183%	67%	200%	117%	8%	9%	90%	26%	80%	57%	0%

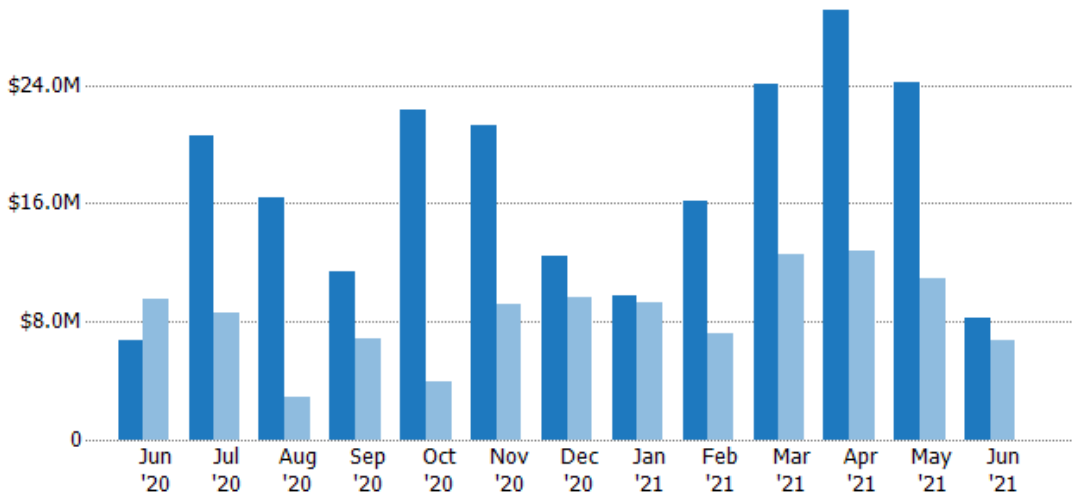
## Closed Sales Volume

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

Month/Year	Volume	% Chg.
Jun '21	\$8.19M	22.6%
Jun '20	\$6.68M	-30.2%
Jun '19	\$9.56M	-45.7%



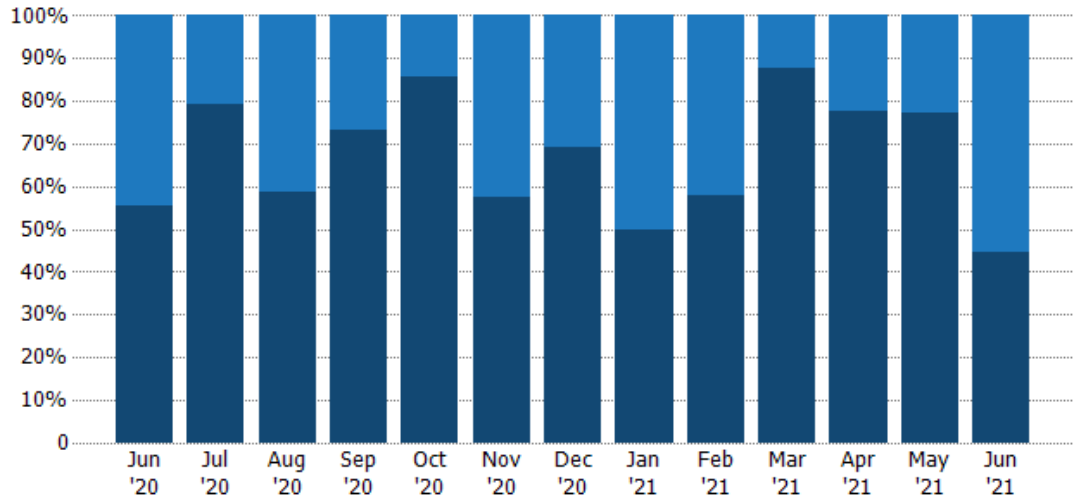
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$6.68M	\$20.6M	\$16.4M	\$11.3M	\$22.4M	\$21.3M	\$12.5M	\$9.73M	\$16.1M	\$24M	\$29M	\$24.1M	\$8.19M
Prior Year	\$9.56M	\$8.62M	\$2.93M	\$6.85M	\$3.95M	\$9.2M	\$9.66M	\$9.34M	\$7.16M	\$12.6M	\$12.7M	\$10.9M	\$6.68M
Percent Change from Prior Year	-30%	139%	459%	66%	467%	132%	29%	4%	125%	91%	128%	122%	23%

## 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



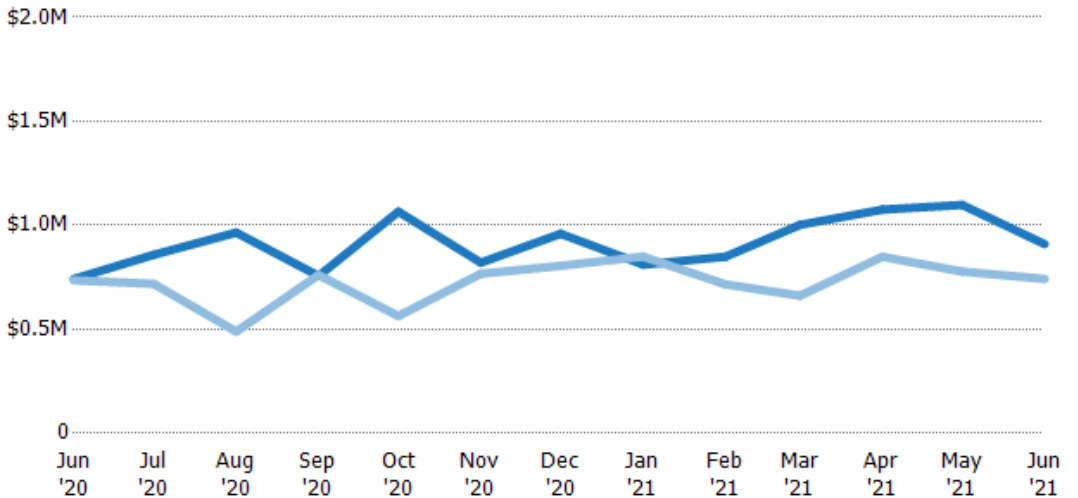
Condo/Townhouse	44%	21%	41%	27%	14%	42%	31%	50%	42%	13%	22%	23%	56%
Single Family Residence	56%	79%	59%	73%	86%	58%	69%	50%	58%	88%	78%	77%	44%

## 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



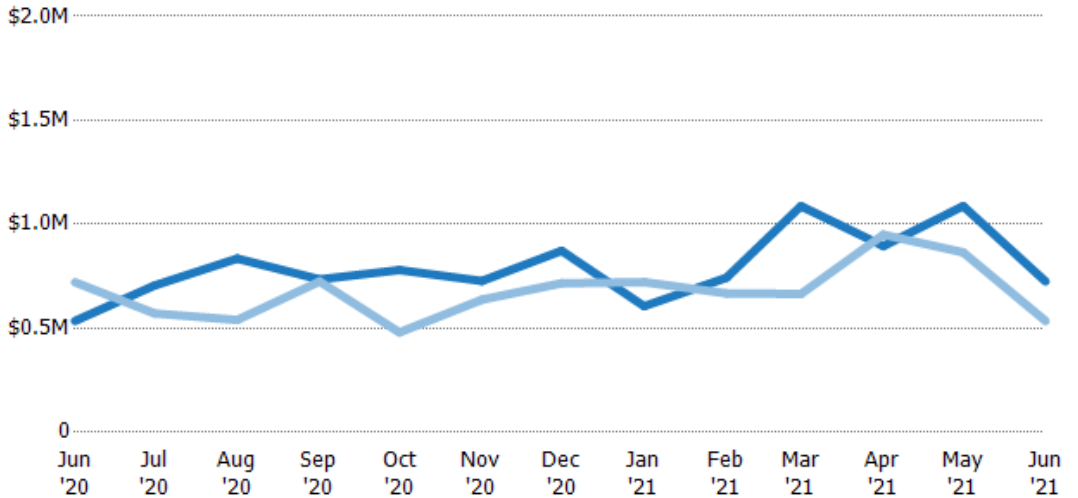
Current Year	\$742K	\$858K	\$965K	\$756K	\$1.07M	\$820K	\$959K	\$811K	\$849K	\$1M	\$1.08M	\$1.1M	\$910K
Prior Year	\$736K	\$718K	\$489K	\$761K	\$564K	\$767K	\$805K	\$849K	\$716K	\$661K	\$849K	\$777K	\$742K
Percent Change from Prior Year	1%	19%	97%	-1%	89%	7%	19%	-5%	19%	52%	27%	41%	23%

## 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



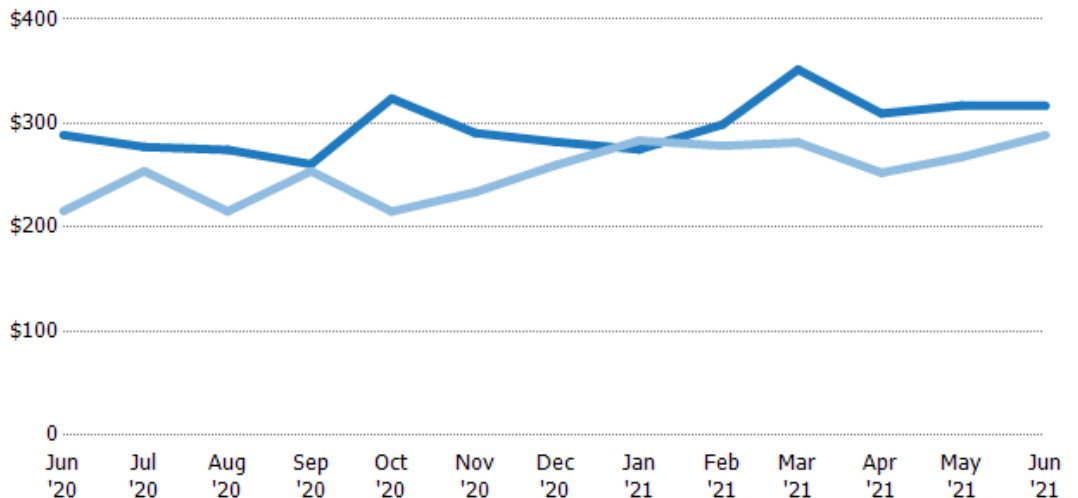
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jun '20	\$535K	\$721K	-26%
Jul '20	\$706K	\$571K	24%
Aug '20	\$835K	\$540K	55%
Sep '20	\$735K	\$725K	1%
Oct '20	\$780K	\$480K	63%
Nov '20	\$728K	\$638K	14%
Dec '20	\$873K	\$717K	22%
Jan '21	\$606K	\$722K	-16%
Feb '21	\$743K	\$668K	11%
Mar '21	\$1.09M	\$665K	64%
Apr '21	\$895K	\$950K	-6%
May '21	\$1.09M	\$865K	26%
Jun '21	\$725K	\$535K	36%

## 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	Current Year	Prior Year	Percent Change from Prior Year
Jun '20	\$289	\$216	34%
Jul '20	\$277	\$254	9%
Aug '20	\$274	\$215	27%
Sep '20	\$261	\$254	3%
Oct '20	\$324	\$215	51%
Nov '20	\$291	\$234	24%
Dec '20	\$282	\$260	9%
Jan '21	\$275	\$283	-3%
Feb '21	\$299	\$278	7%
Mar '21	\$352	\$282	25%
Apr '21	\$309	\$252	23%
May '21	\$317	\$268	19%
Jun '21	\$317	\$289	10%

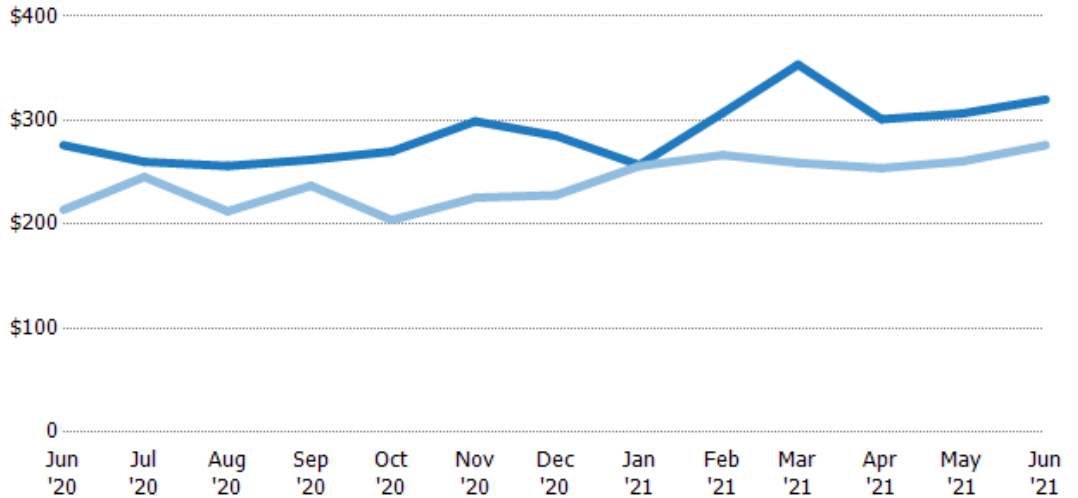
## Median Sales Price per Sq Ft

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.
Jun '21	\$320	15.9%
Jun '20	\$276	29%
Jun '19	\$214	-1.9%



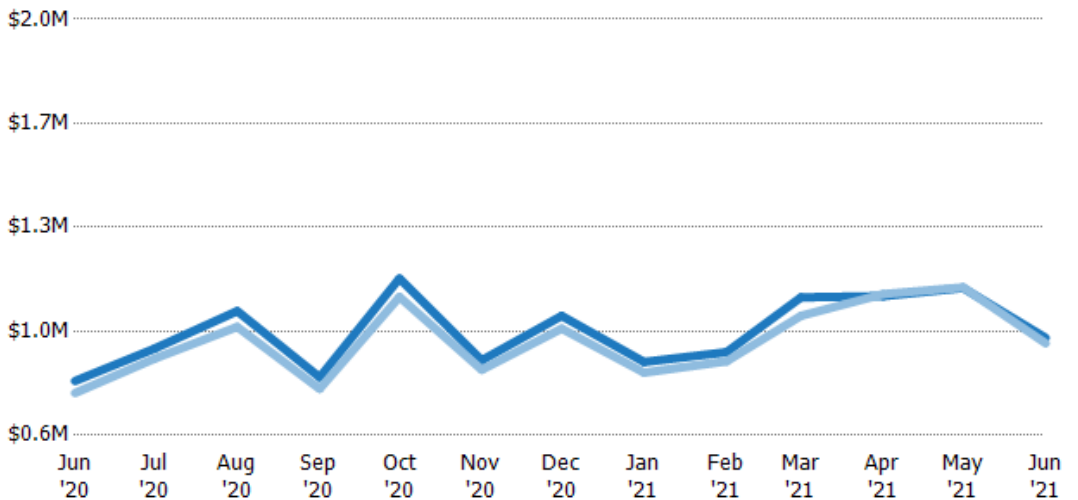
Current Year	\$276	\$260	\$256	\$262	\$270	\$299	\$285	\$257	\$307	\$354	\$301	\$307	\$320
Prior Year	\$214	\$246	\$213	\$237	\$204	\$226	\$228	\$256	\$267	\$259	\$254	\$261	\$276
Percent Change from Prior Year	29%	6%	20%	11%	32%	33%	25%	0%	15%	36%	19%	18%	16%

## 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



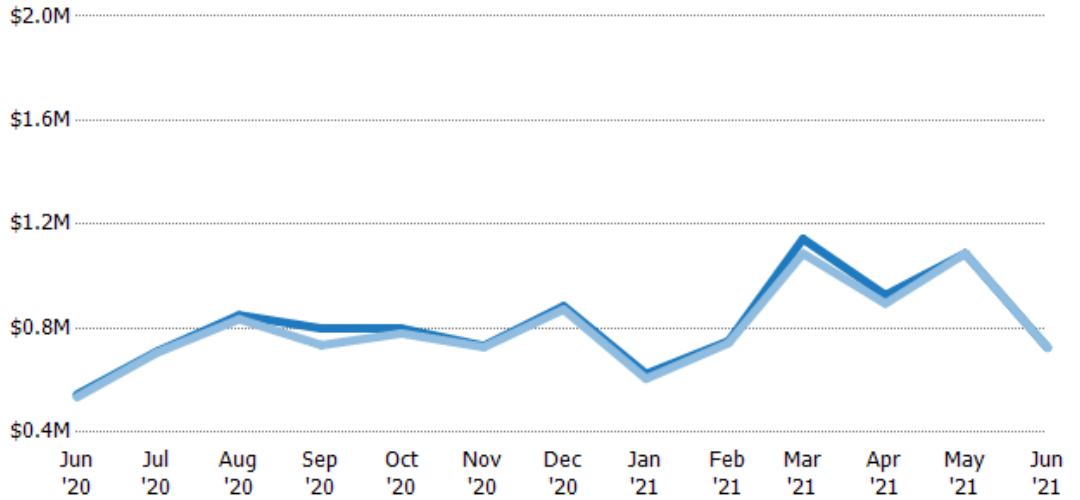
Avg List Price	\$783K	\$892K	\$1.02M	\$795K	\$1.13M	\$852K	\$1M	\$847K	\$880K	\$1.06M	\$1.07M	\$1.1M	\$928K
Avg Sales Price	\$742K	\$858K	\$965K	\$756K	\$1.07M	\$820K	\$959K	\$811K	\$849K	\$1M	\$1.08M	\$1.1M	\$910K
Avg Sales Price as a % of Avg List Price	95%	96%	95%	95%	94%	96%	96%	96%	97%	94%	101%	100%	98%

## 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



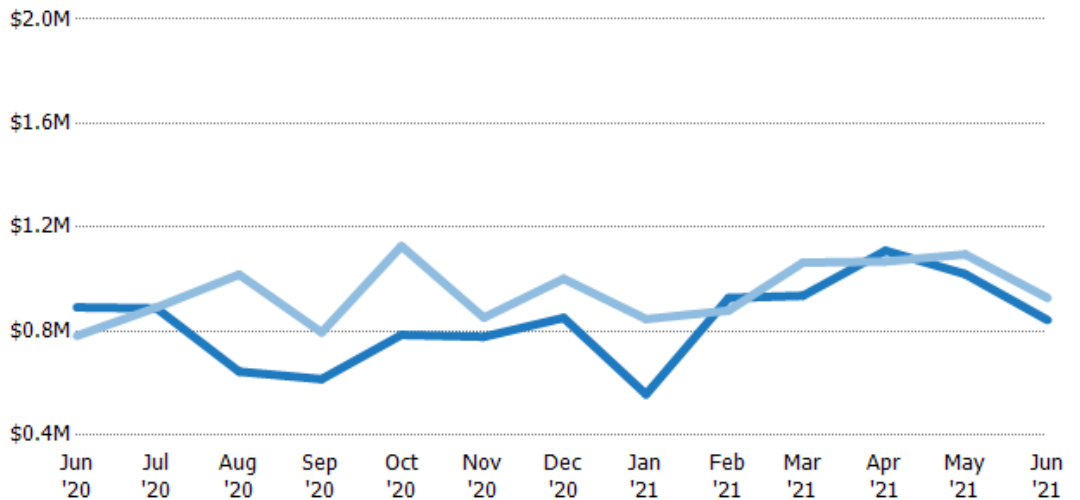
Median List Price	\$545K	\$710K	\$850K	\$799K	\$799K	\$732K	\$885K	\$624K	\$750K	\$1.14M	\$927K	\$1.09M	\$725K
Median Sales Price	\$535K	\$706K	\$835K	\$735K	\$780K	\$728K	\$873K	\$606K	\$743K	\$1.09M	\$895K	\$1.09M	\$725K
Med Sales Price as a % of Med List Price	98%	99%	98%	92%	98%	99%	99%	97%	99%	95%	97%	100%	100%

## 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



Avg Est Value	\$892K	\$888K	\$645K	\$616K	\$786K	\$779K	\$852K	\$557K	\$928K	\$937K	\$1.11M	\$1.02M	\$843K
Avg Sales Price	\$783K	\$892K	\$1.02M	\$795K	\$1.13M	\$852K	\$1M	\$847K	\$880K	\$1.06M	\$1.07M	\$1.1M	\$928K
Avg Sales Price as a % of Avg Est Value	88%	100%	158%	129%	144%	109%	118%	152%	95%	114%	96%	107%	110%

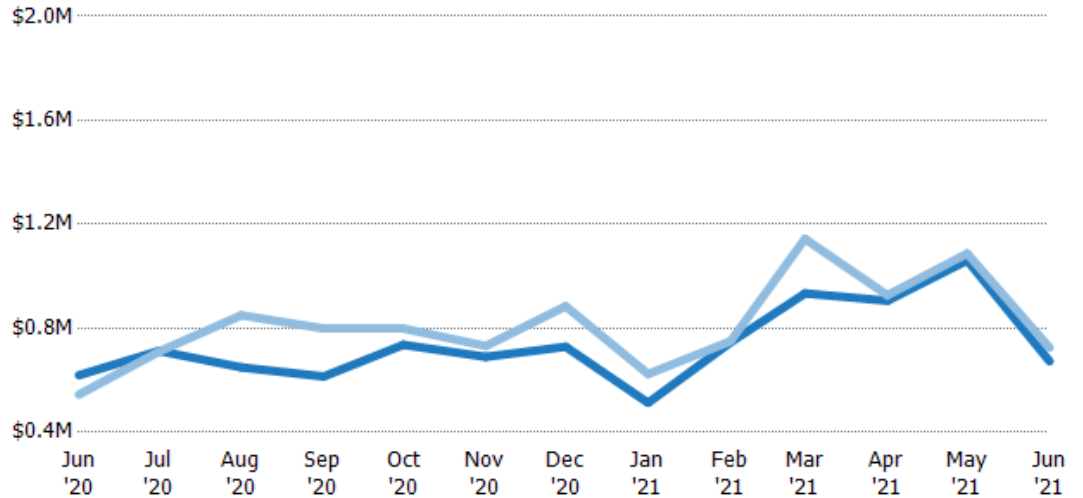


## Median Sales Price vs Median Est Value

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



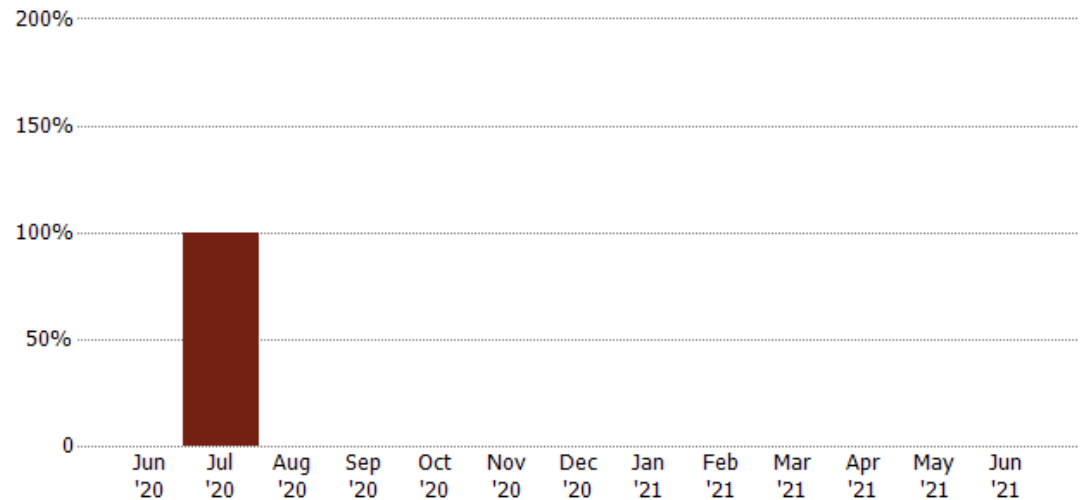
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Median Est Value	\$619K	\$713K	\$650K	\$614K	\$736K	\$690K	\$729K	\$513K	\$746K	\$934K	\$906K	\$1.06M	\$673K
Median Sales Price	\$545K	\$710K	\$850K	\$799K	\$799K	\$732K	\$885K	\$624K	\$750K	\$1.14M	\$927K	\$1.09M	\$725K
Med Sales Price as a % of Med Est Value	88%	100%	131%	130%	108%	106%	121%	122%	101%	122%	102%	102%	108%

## 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



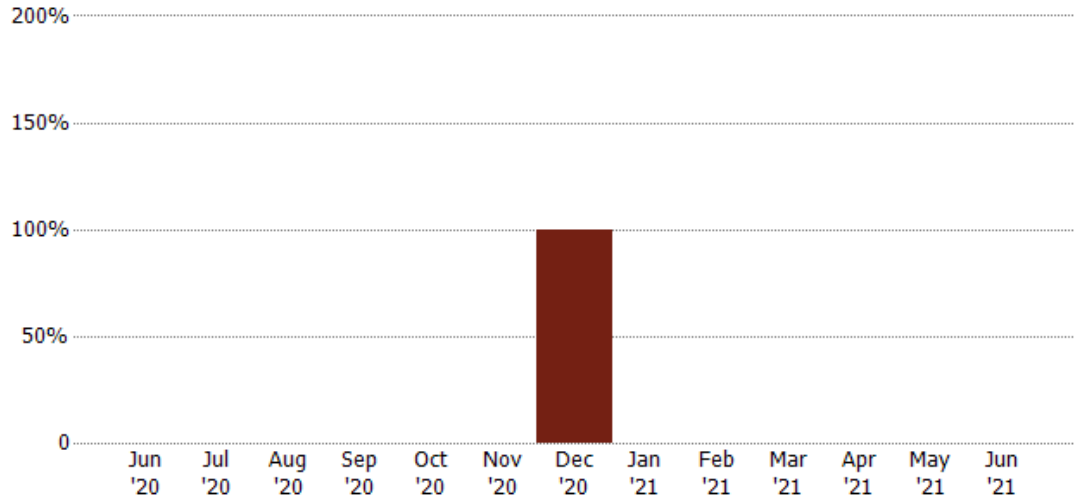
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	-	1	-	-	-	-	-	-	-	-	-	-	-

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



## Sales Activity by ZIP

Jun 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			9	\$8,185,650	\$909,517	\$725,000	\$315	\$336	35