

**2019**

# **CAREFREE** **MARKET REPORT**

November 2019



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	Nov 2019	Nov 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	14	12	+16.7%	192	184	+4.3%
New Listing Volume	\$12,773,500	\$13,200,900	-3.2%	\$183,122,948	\$150,868,350	+21.4%
Active Listing Count	-	79	-	N/A	N/A	
Active Listing Volume	-	\$74,272,130	-	N/A	N/A	
Average Listing Price	-	\$940,154	-	\$1,120,963	\$1,024,564	+9.4%
Median Listing Price	-	\$720,000	-	\$849,223	\$849,716	-0.1%
Average Listing Price per Sq Ft	-	\$259	-	\$289	\$264	+9.3%
Median Listing Price per Sq Ft	-	\$242	-	\$268	\$247	+8.3%
Median Days in RPR	-	90	-	88.22	97.44	-9.5%
Months of Inventory	-	7.2	-100%	5.7	6.9	-17.5%
Absorption Rate	-	13.92%	-	17.62%	14.55%	+3.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	19	9	+111.1%	181	154	+17.5%
New Pending Sales Volume	\$15,666,400	\$8,863,795	+76.7%	\$146,521,448	\$105,444,169	+39%
Pending Sales Count	-	7	-	N/A	N/A	
Pending Sales Volume	-	\$6,548,895	-	N/A	N/A	
Closed Sales Count	12	9	+33.3%	130	132	-1.5%
Closed Sales Volume	\$9,202,500	\$4,881,000	+88.5%	\$95,015,174	\$86,000,771	+10.5%
Average Sales Price	\$766,875	\$542,333	+41.4%	\$730,886	\$651,521	+12.2%
Median Sales Price	\$637,500	\$400,000	+59.4%	\$631,793	\$541,398	+16.7%
Average Sales Price per Sq Ft	\$234	\$216	+8.3%	\$246	\$236	+4.1%
Median Sales Price per Sq Ft	\$226	\$214	+5.4%	\$235	\$228	+3.1%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	2	-	N/A	N/A	

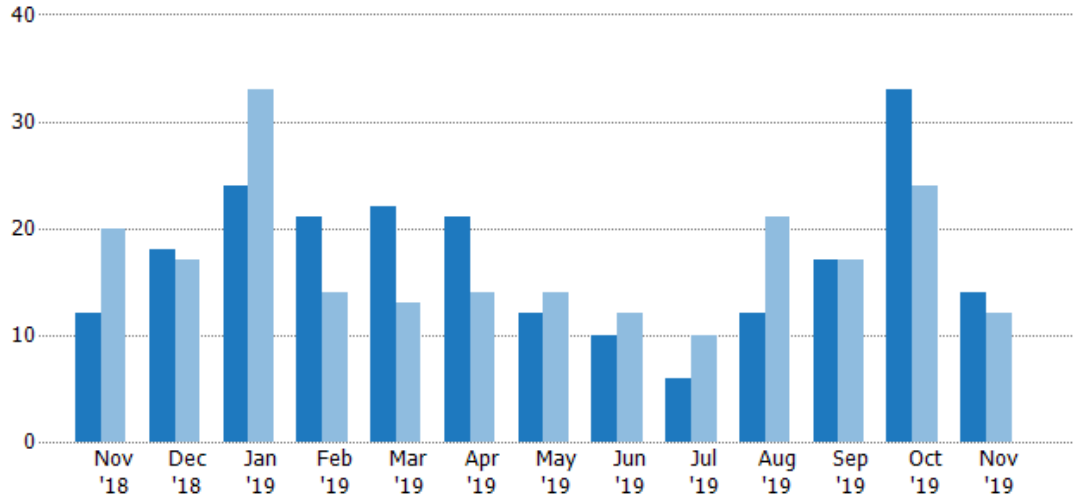
## New Listings

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.
Nov '19	14	16.7%
Nov '18	12	-40%
Nov '17	20	5%



Current Year	12	18	24	21	22	21	12	10	6	12	17	33	14
Prior Year	20	17	33	14	13	14	14	12	10	21	17	24	12
Percent Change from Prior Year	-40%	6%	-27%	50%	69%	50%	-14%	-17%	-40%	-43%	0%	38%	17%

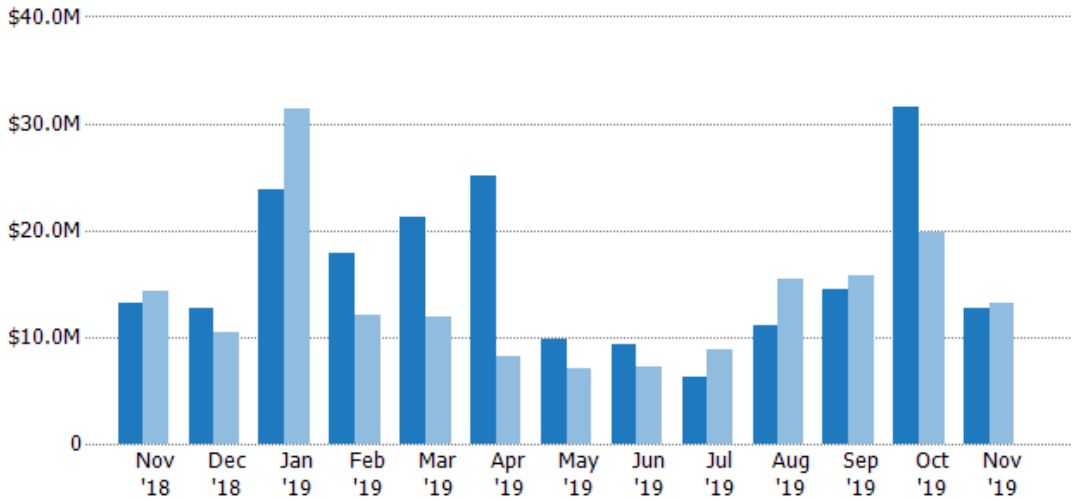
## New Listing Volume

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.
Nov '19	\$12.8M	-3.2%
Nov '18	\$13.2M	-8.1%
Nov '17	\$14.4M	32.4%



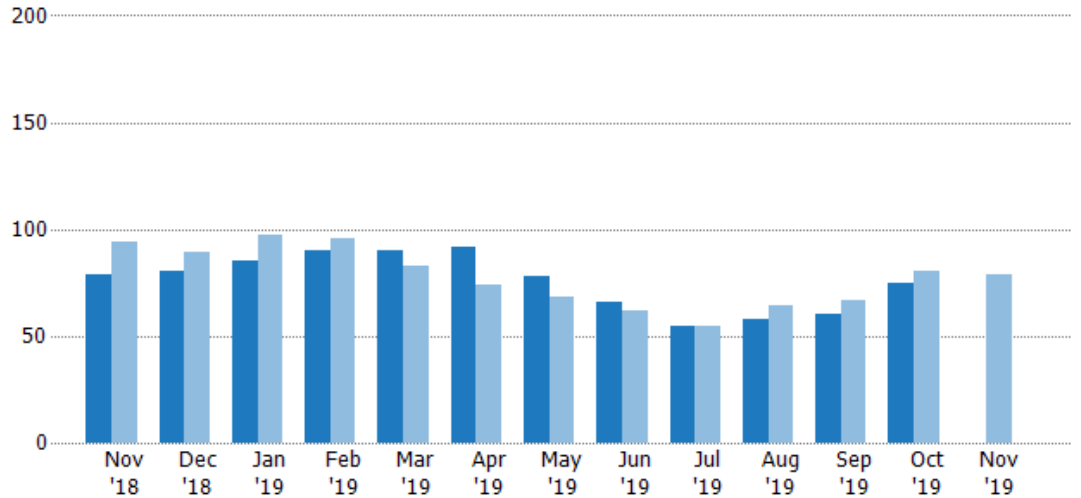
Current Year	\$13.2M	\$12.7M	\$23.8M	\$17.8M	\$21.2M	\$25.1M	\$9.81M	\$9.34M	\$6.25M	\$11.1M	\$14.4M	\$31.6M	\$12.8M
Prior Year	\$14.4M	\$10.4M	\$31.4M	\$12.1M	\$12M	\$8.17M	\$7.13M	\$7.28M	\$8.83M	\$15.4M	\$15.7M	\$19.8M	\$13.2M
Percent Change from Prior Year	-8%	22%	-24%	47%	77%	208%	38%	28%	-29%	-28%	-8%	60%	-3%

## 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



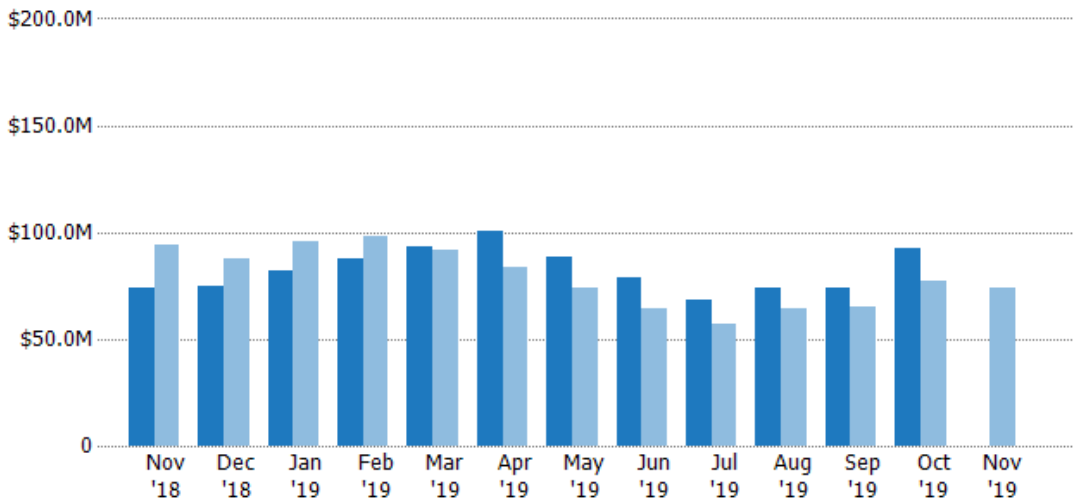
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	79	80	85	90	90	92	78	66	55	58	60	75	-
Prior Year	94	89	97	96	83	74	68	62	55	64	67	80	79
Percent Change from Prior Year	-16%	-10%	-12%	-6%	8%	24%	15%	6%	0%	-9%	-10%	-6%	-100%

## 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  
 Residence



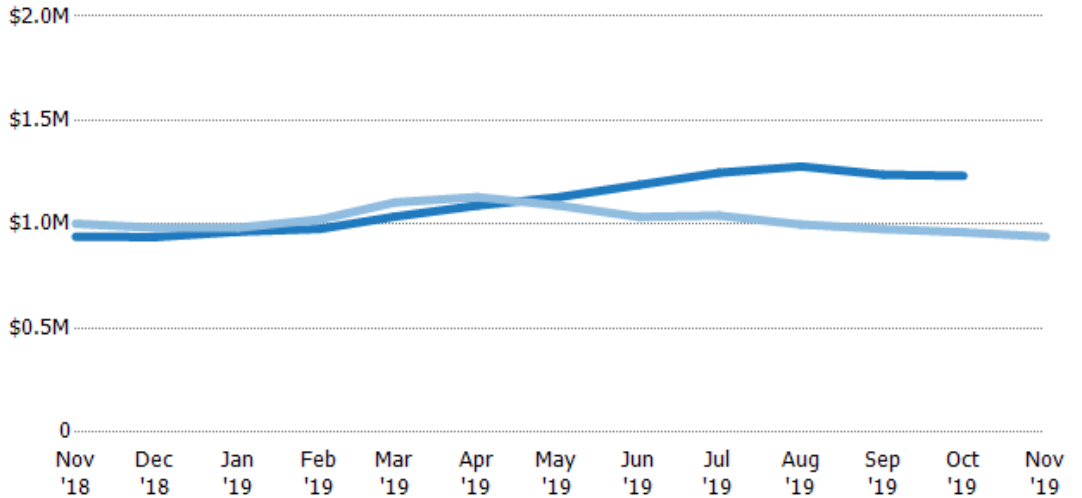
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$74.3M	\$75.1M	\$82M	\$88M	\$93.3M	\$100M	\$88.1M	\$78.5M	\$68.6M	\$74.1M	\$74.3M	\$92.4M	-
Prior Year	\$94.2M	\$87.5M	\$95.4M	\$98.3M	\$91.7M	\$83.7M	\$74.2M	\$64.2M	\$57.3M	\$63.9M	\$65.4M	\$76.9M	\$74.3M
Percent Change from Prior Year	-21%	-14%	-14%	-10%	2%	20%	19%	22%	20%	16%	14%	20%	-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  
 Residence



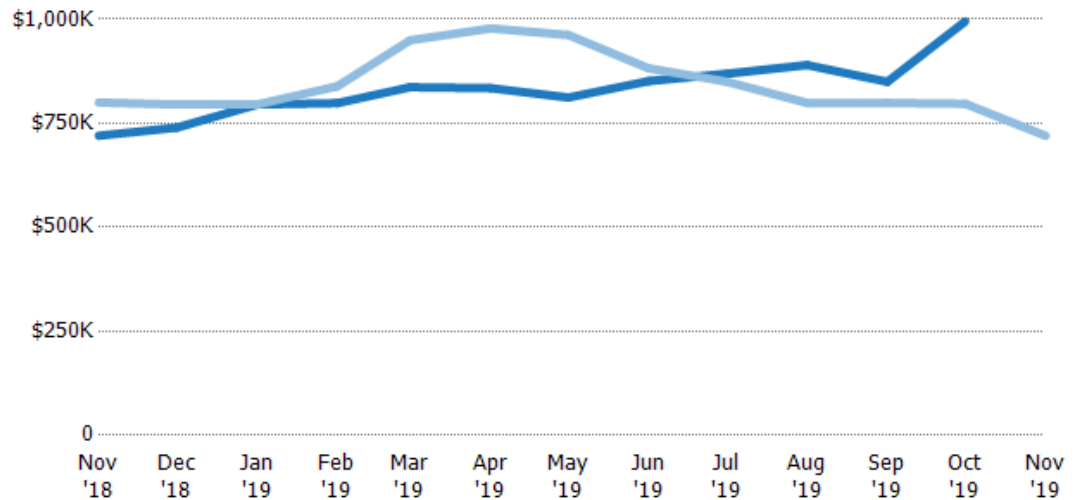
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$940K	\$938K	\$964K	\$978K	\$1.04M	\$1.09M	\$1.13M	\$1.19M	\$1.25M	\$1.28M	\$1.24M	\$1.23M	-
Prior Year	\$1M	\$983K	\$984K	\$1.02M	\$1.1M	\$1.13M	\$1.09M	\$1.03M	\$1.04M	\$999K	\$977K	\$962K	\$940K
Percent Change from Prior Year	-6%	-5%	-2%	-4%	-6%	-4%	3%	15%	20%	28%	27%	28%	-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  
 Residence



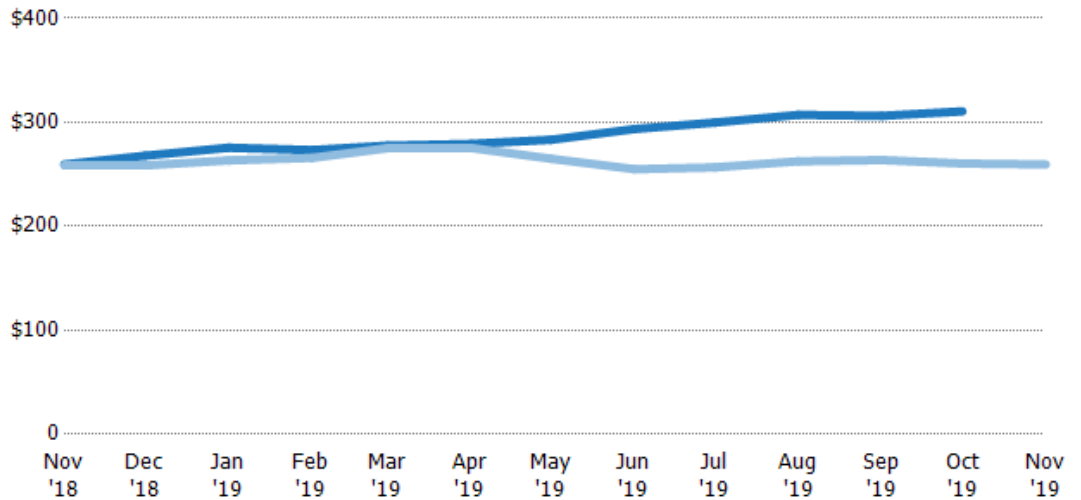
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$720K	\$740K	\$795K	\$799K	\$837K	\$834K	\$812K	\$851K	\$869K	\$890K	\$850K	\$995K	-
Prior Year	\$800K	\$795K	\$795K	\$839K	\$950K	\$978K	\$962K	\$882K	\$850K	\$799K	\$799K	\$797K	\$720K
Percent Change from Prior Year	-10%	-7%	0%	-5%	-12%	-15%	-16%	-3%	2%	11%	6%	25%	-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  
 Residence



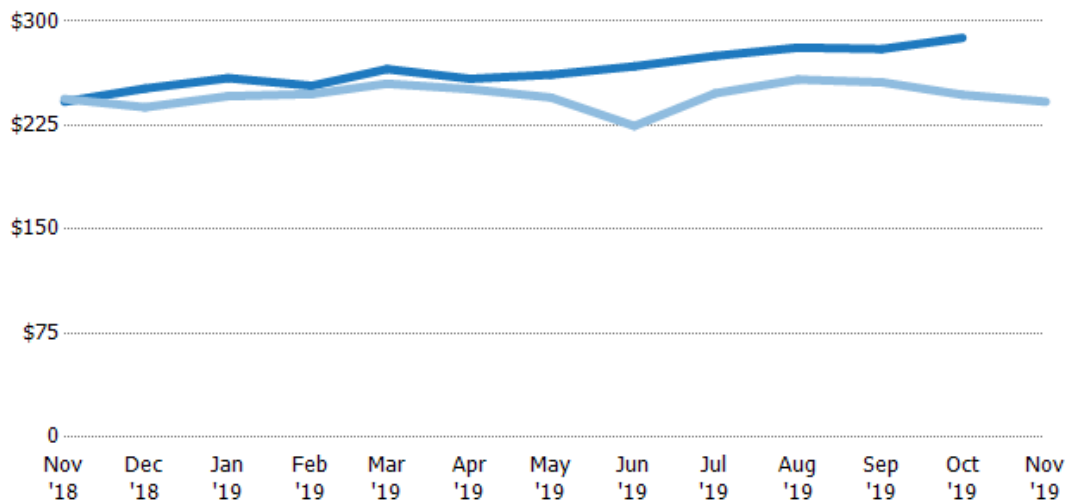
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$259	\$268	\$276	\$273	\$278	\$279	\$283	\$293	\$300	\$307	\$306	\$310	-
Prior Year	\$259	\$259	\$263	\$266	\$275	\$275	\$265	\$255	\$257	\$262	\$264	\$260	\$259
Percent Change from Prior Year	0%	4%	5%	3%	1%	1%	7%	15%	17%	17%	16%	19%	-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  
 Residence



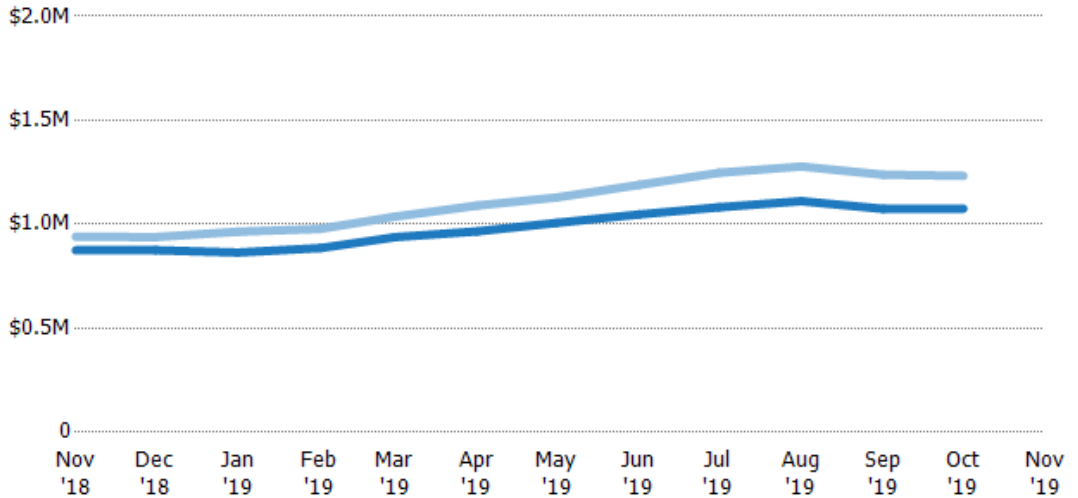
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$242	\$252	\$259	\$254	\$266	\$259	\$262	\$268	\$275	\$281	\$280	\$288	-
Prior Year	\$244	\$238	\$246	\$248	\$255	\$251	\$245	\$225	\$248	\$258	\$256	\$247	\$242
Percent Change from Prior Year	-1%	6%	5%	2%	4%	3%	7%	19%	11%	9%	9%	17%	-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  
 Residence



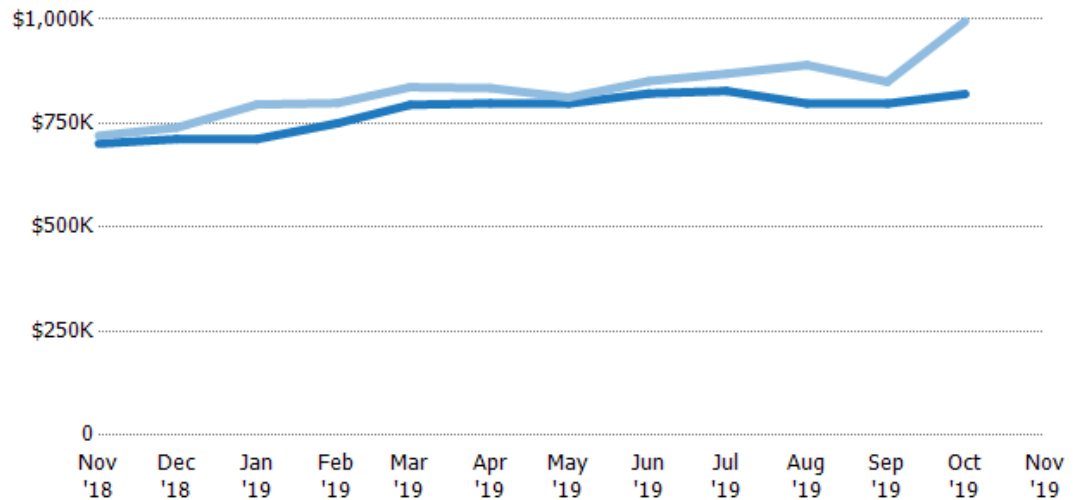
Avg Est Value	\$875K	\$876K	\$864K	\$886K	\$938K	\$966K	\$1.01M	\$1.05M	\$1.08M	\$1.11M	\$1.07M	\$1.07M	-
Avg Listing Price	\$940K	\$938K	\$964K	\$978K	\$1.04M	\$1.09M	\$1.13M	\$1.19M	\$1.25M	\$1.28M	\$1.24M	\$1.23M	-
Avg Listing Price as a % of Avg Est Value	107%	107%	112%	110%	111%	113%	112%	114%	115%	115%	115%	115%	-

## 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



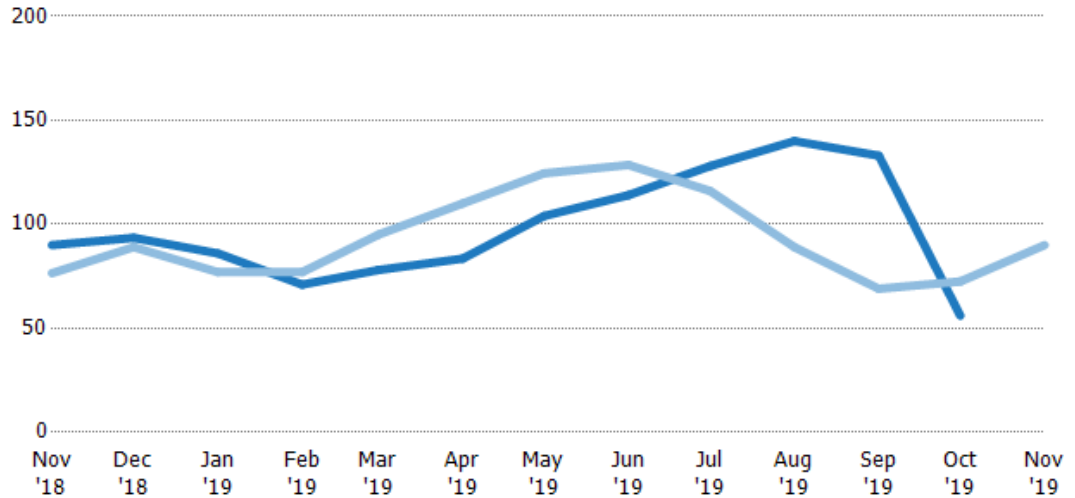
Median Est Value	\$701K	\$712K	\$712K	\$750K	\$794K	\$798K	\$797K	\$822K	\$828K	\$797K	\$797K	\$820K	-
Median Listing Price	\$720K	\$740K	\$795K	\$799K	\$837K	\$834K	\$812K	\$851K	\$869K	\$890K	\$850K	\$995K	-
Med Listing Price as a % of Med Est Value	103%	104%	112%	106%	105%	105%	102%	104%	105%	112%	107%	121%	-

## 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:  
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 Mobile/Manufactured, Single Family  
 Residence



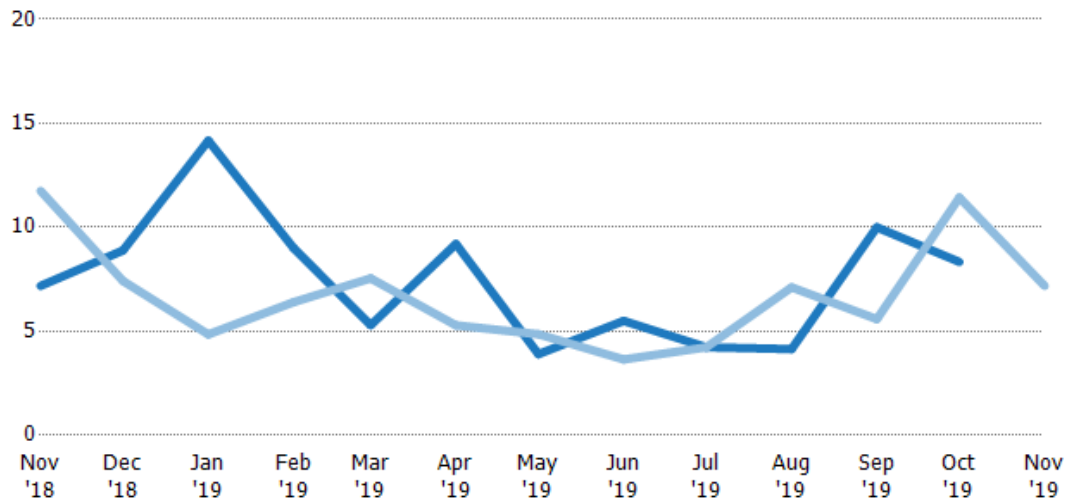
Current Year	90	93.5	86	71	78	83.5	104	114	128	140	133	56	-
Prior Year	76.5	89	77	77	95	110	125	129	116	89	69	72.5	90
Percent Change from Prior Year	18%	5%	12%	-8%	-18%	-24%	-16%	-11%	10%	57%	93%	-23%	-100%

## 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  
 Residence



Current Year	7.18	8.89	14.2	9	5.29	9.2	3.9	5.5	4.23	4.14	10	8.33	-
Prior Year	11.8	7.42	4.85	6.4	7.55	5.29	4.86	3.65	4.23	7.11	5.58	11.4	7.18
Percent Change from Prior Year	-39%	20%	192%	41%	-30%	74%	-20%	51%	0%	-42%	79%	-27%	-100%

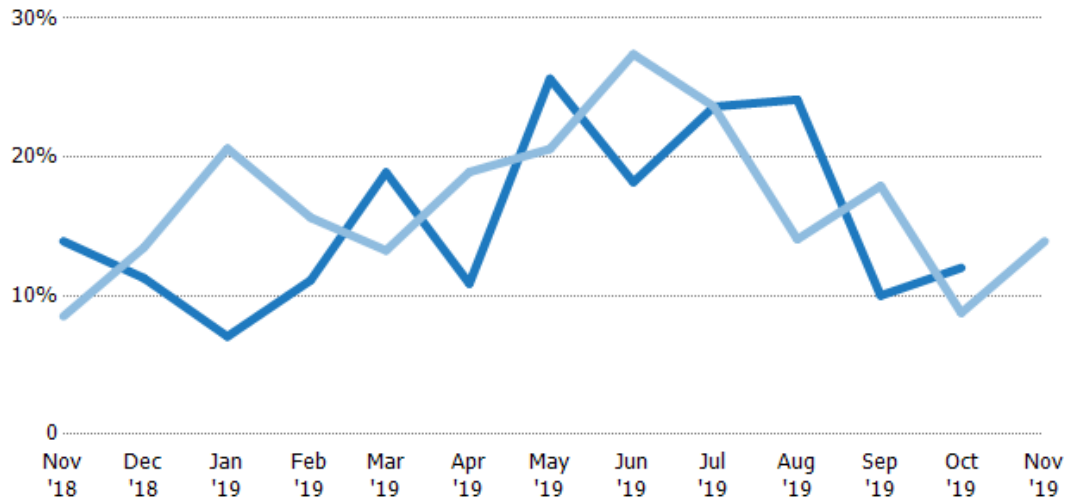


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



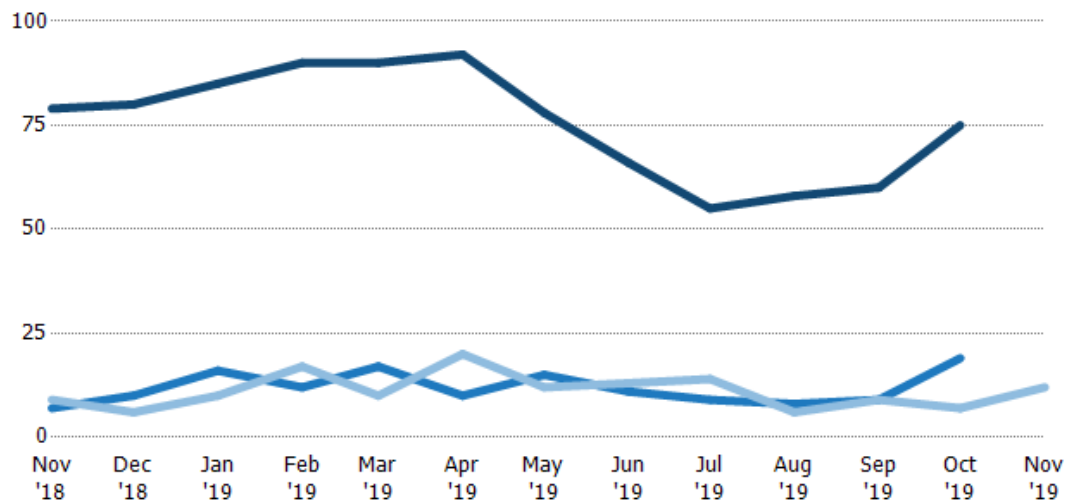
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	14%	11%	7%	11%	19%	11%	26%	18%	24%	24%	10%	12%	-
Prior Year	9%	13%	21%	16%	13%	19%	21%	27%	24%	14%	18%	9%	14%
Change from Prior Year	-5%	2%	14%	5%	-6%	8%	-5%	9%	0%	-10%	8%	-3%	14%

## 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  
 Residence



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Active	79	80	85	90	90	92	78	66	55	58	60	75	-
Pending	7	10	16	12	17	10	15	11	9	8	9	19	-
Sold	9	6	10	17	10	20	12	13	14	6	9	7	12

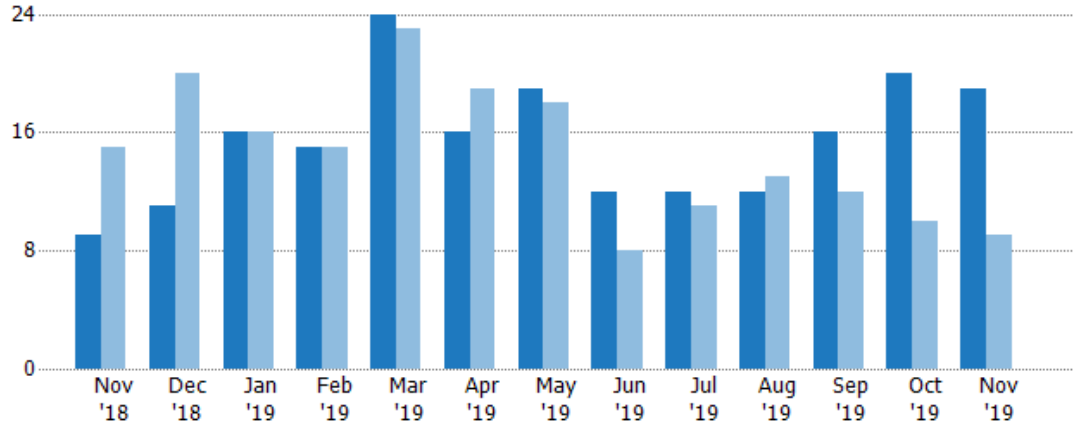
## New Pending Sales

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.
Nov '19	19	111.1%
Nov '18	9	-40%
Nov '17	15	-6.7%



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	9	11	16	15	24	16	19	12	12	12	16	20	19
Prior Year	15	20	16	15	23	19	18	8	11	13	12	10	9
Percent Change from Prior Year	-40%	-45%	0%	0%	4%	-16%	6%	50%	9%	-8%	33%	100%	111%

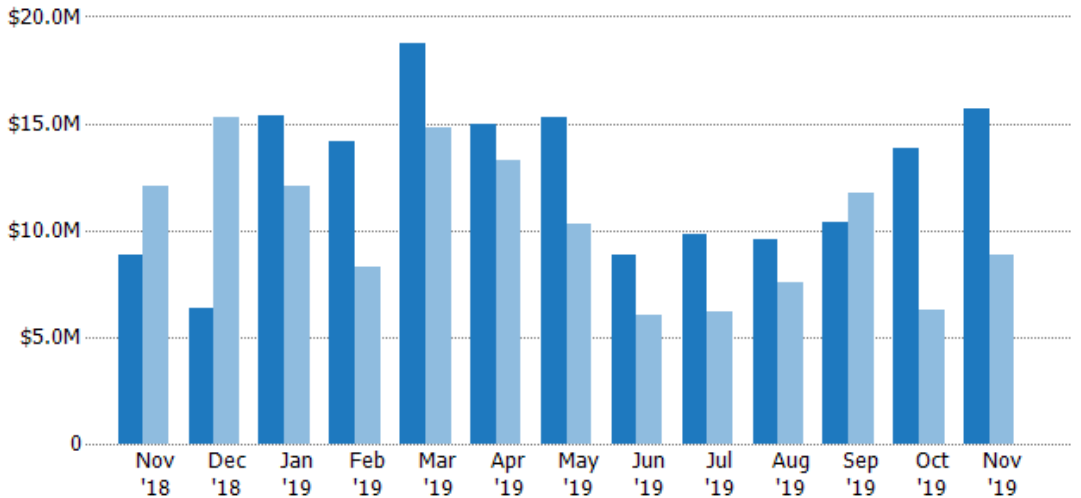
## New Pending Sales Volume

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.
Nov '19	\$15.7M	76.7%
Nov '18	\$8.86M	-26.3%
Nov '17	\$12M	-13.5%



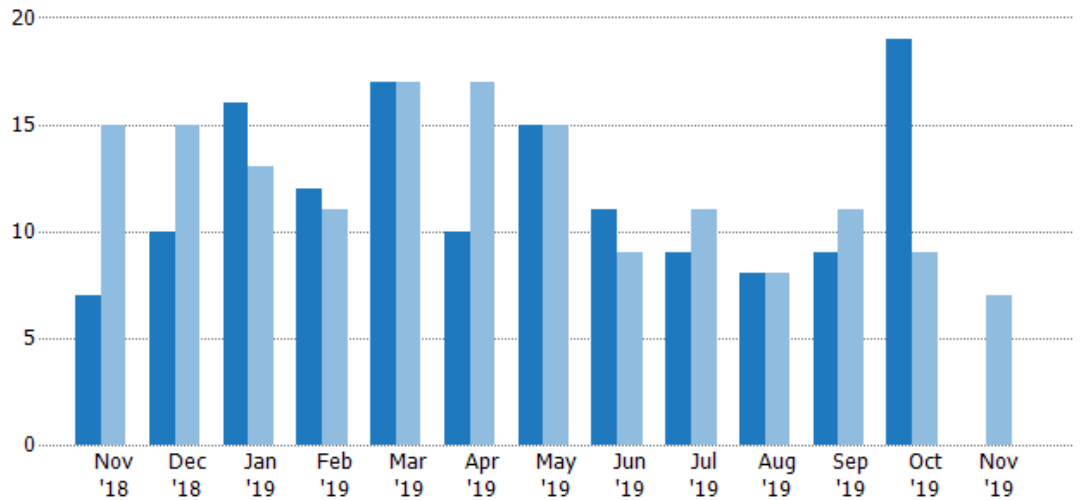
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$8.86M	\$6.37M	\$15.4M	\$14.1M	\$18.8M	\$15M	\$15.3M	\$8.84M	\$9.79M	\$9.53M	\$10.4M	\$13.8M	\$15.7M
Prior Year	\$12M	\$15.2M	\$12.1M	\$8.29M	\$14.8M	\$13.3M	\$10.3M	\$6.05M	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M
Percent Change from Prior Year	-26%	-58%	27%	70%	27%	13%	48%	46%	58%	27%	-12%	119%	77%

## 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



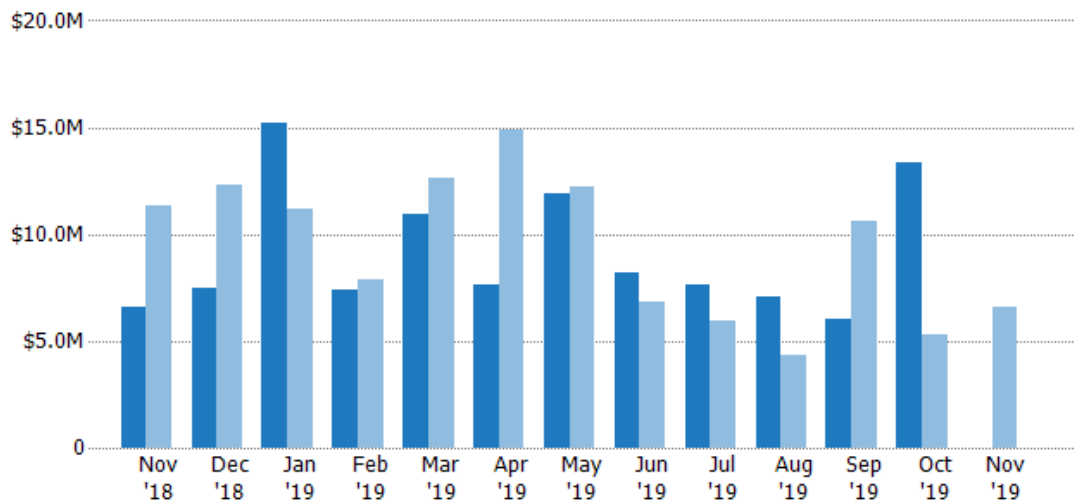
Current Year	7	10	16	12	17	10	15	11	9	8	9	19	-
Prior Year	15	15	13	11	17	17	15	9	11	8	11	9	7
Percent Change from Prior Year	-53%	-33%	23%	9%	0%	-41%	0%	22%	-18%	0%	-18%	111%	-100%

## 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  
 Residence



Current Year	\$6.55M	\$7.51M	\$15.2M	\$7.38M	\$10.9M	\$7.67M	\$11.9M	\$8.16M	\$7.61M	\$7.05M	\$6M	\$13.4M	-
Prior Year	\$11.3M	\$12.3M	\$11.2M	\$7.89M	\$12.6M	\$14.9M	\$12.2M	\$6.84M	\$5.98M	\$4.3M	\$10.6M	\$5.27M	\$6.55M
Percent Change from Prior Year	-42%	-39%	36%	-6%	-13%	-48%	-2%	19%	27%	64%	-44%	154%	-100%

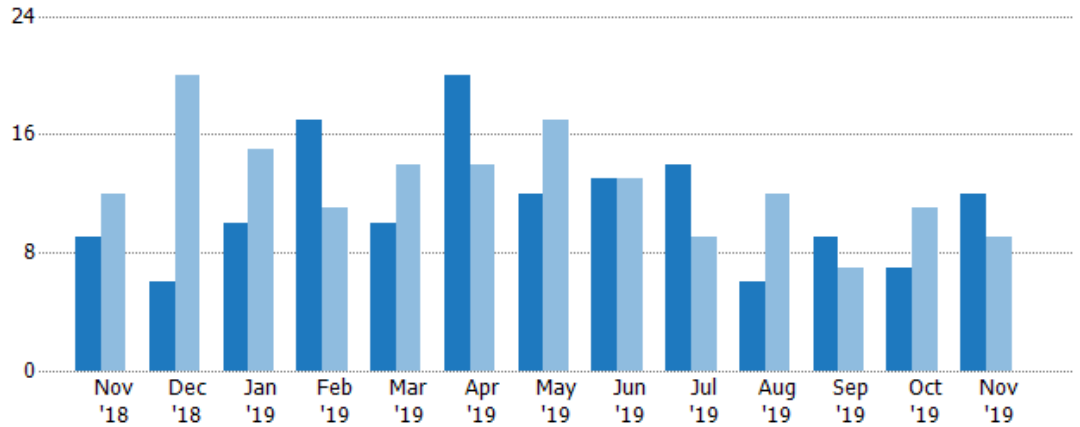
## Closed Sales

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  
 Residence

Month/ Year	Count	% Chg.
Nov '19	12	33.3%
Nov '18	9	-25%
Nov '17	12	0%



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	9	6	10	17	10	20	12	13	14	6	9	7	12
Prior Year	12	20	15	11	14	14	17	13	9	12	7	11	9
Percent Change from Prior Year	-25%	-70%	-33%	55%	-29%	43%	-29%	0%	56%	-50%	29%	-36%	33%

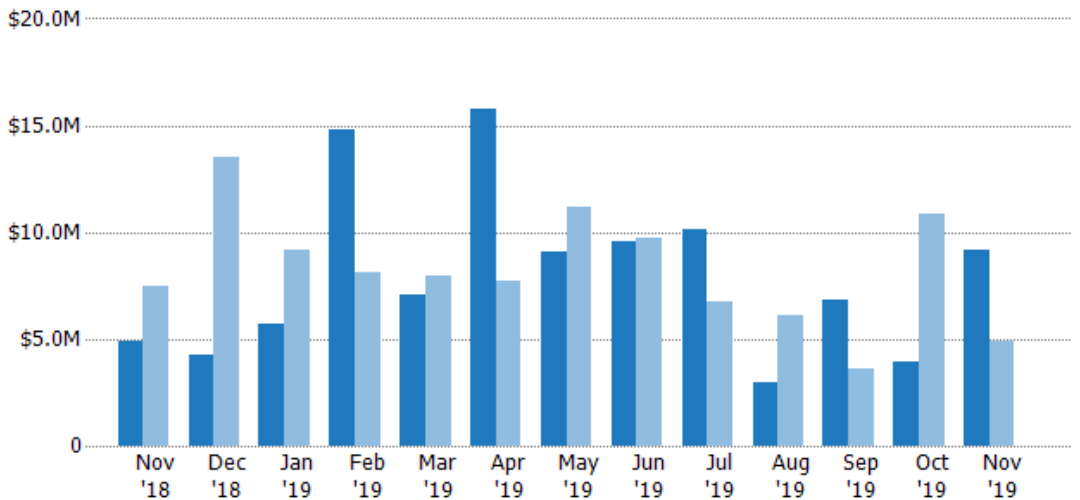
## Closed Sales Volume

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.
Nov '19	\$9.2M	88.5%
Nov '18	\$4.88M	-34.4%
Nov '17	\$7.44M	24.5%



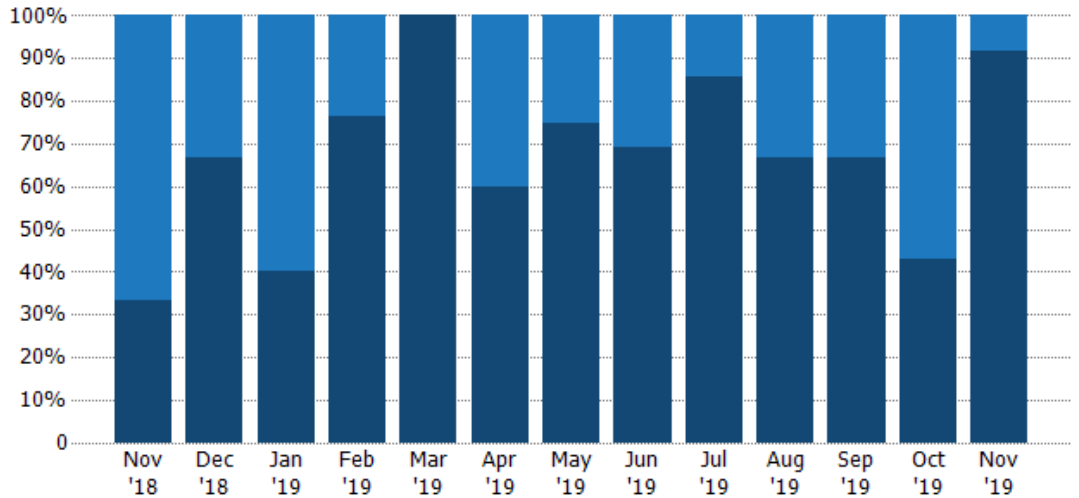
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$4.88M	\$4.29M	\$5.74M	\$14.8M	\$7.03M	\$15.8M	\$9.09M	\$9.56M	\$10.1M	\$2.93M	\$6.85M	\$3.95M	\$9.2M
Prior Year	\$7.44M	\$13.5M	\$9.18M	\$8.08M	\$7.93M	\$7.7M	\$11.2M	\$9.71M	\$6.74M	\$6.14M	\$3.61M	\$10.9M	\$4.88M
Percent Change from Prior Year	-34%	-68%	-37%	83%	-11%	105%	-19%	-2%	50%	-52%	90%	-64%	89%

## 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



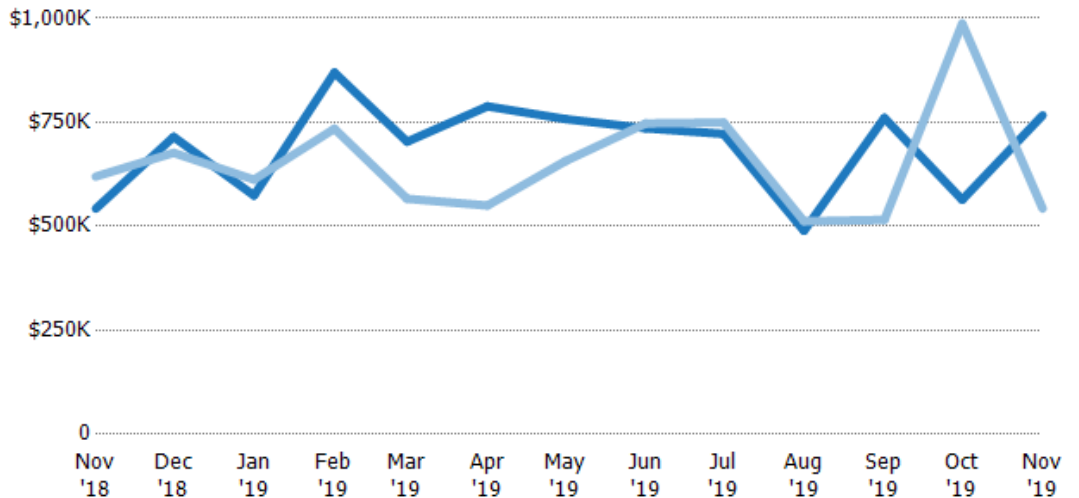
Property Type	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Condo/Townhouse	67%	33%	60%	24%	-	40%	25%	31%	14%	33%	33%	57%	8%
Single Family Residence	33%	67%	40%	76%	100%	60%	75%	69%	86%	67%	67%	43%	92%

## 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.
Nov '19	\$767K	41.4%
Nov '18	\$542K	-12.5%
Nov '17	\$620K	24.5%

Property Type	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$542K	\$715K	\$574K	\$870K	\$703K	\$788K	\$758K	\$736K	\$722K	\$489K	\$761K	\$564K	\$767K
Prior Year	\$620K	\$676K	\$612K	\$735K	\$566K	\$550K	\$657K	\$747K	\$749K	\$512K	\$516K	\$987K	\$542K
Percent Change from Prior Year	-12%	6%	-6%	18%	24%	43%	15%	-2%	-4%	-4%	48%	-43%	41%

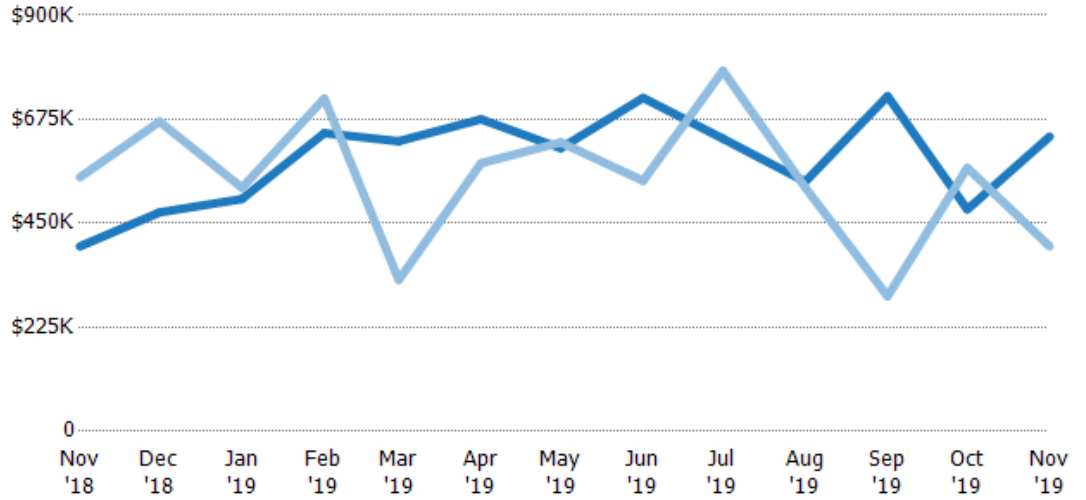
## Median Sales Price

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.
Nov '19	\$638K	59.4%
Nov '18	\$400K	-27.2%
Nov '17	\$549K	47%



Current Year	\$400K	\$474K	\$503K	\$645K	\$628K	\$675K	\$613K	\$721K	\$633K	\$540K	\$725K	\$480K	\$638K
Prior Year	\$549K	\$670K	\$527K	\$720K	\$328K	\$580K	\$625K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K
Percent Change from Prior Year	-27%	-29%	-5%	-10%	92%	16%	-2%	33%	-19%	2%	148%	-16%	59%

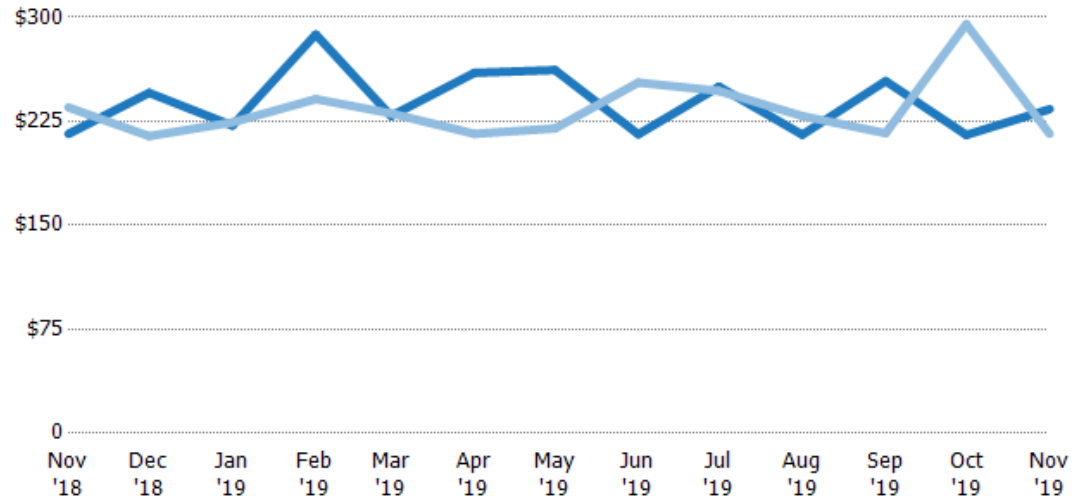
## Average Sales Price per Sq Ft

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.
Nov '19	\$234	8.3%
Nov '18	\$216	-8.1%
Nov '17	\$235	6.9%



Current Year	\$216	\$246	\$222	\$288	\$229	\$260	\$262	\$216	\$250	\$215	\$254	\$215	\$234
Prior Year	\$235	\$214	\$224	\$241	\$231	\$216	\$220	\$253	\$247	\$229	\$216	\$295	\$216
Percent Change from Prior Year	-8%	15%	-1%	19%	-1%	20%	19%	-15%	1%	-6%	17%	-27%	8%

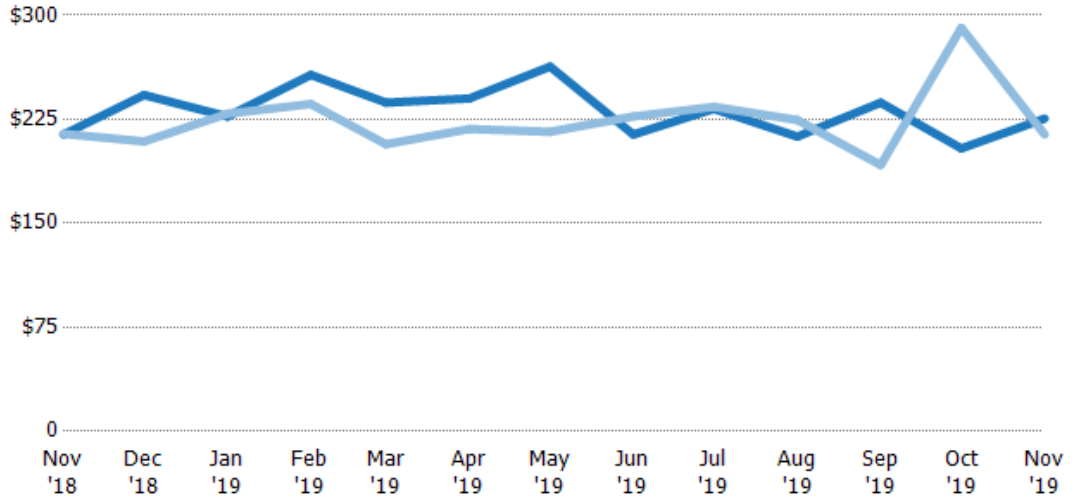
## Median Sales Price per Sq Ft

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.
Nov '19	\$226	5.4%
Nov '18	\$214	-0.2%
Nov '17	\$215	14.2%



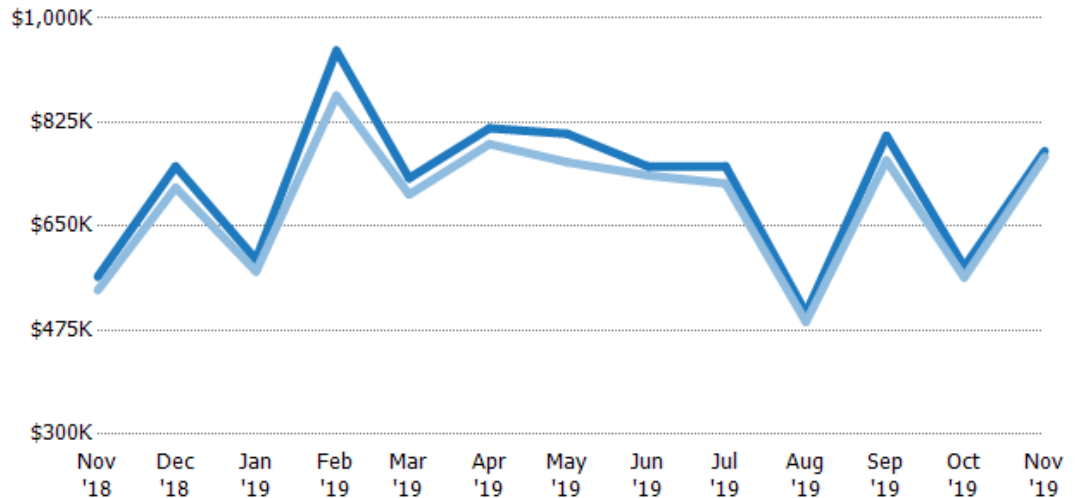
Current Year	\$214	\$243	\$227	\$257	\$237	\$240	\$263	\$214	\$233	\$213	\$237	\$204	\$226
Prior Year	\$215	\$209	\$229	\$236	\$207	\$218	\$216	\$227	\$234	\$225	\$192	\$291	\$214
Percent Change from Prior Year	0%	16%	-1%	9%	14%	10%	22%	-6%	-1%	-5%	23%	-30%	5%

## 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



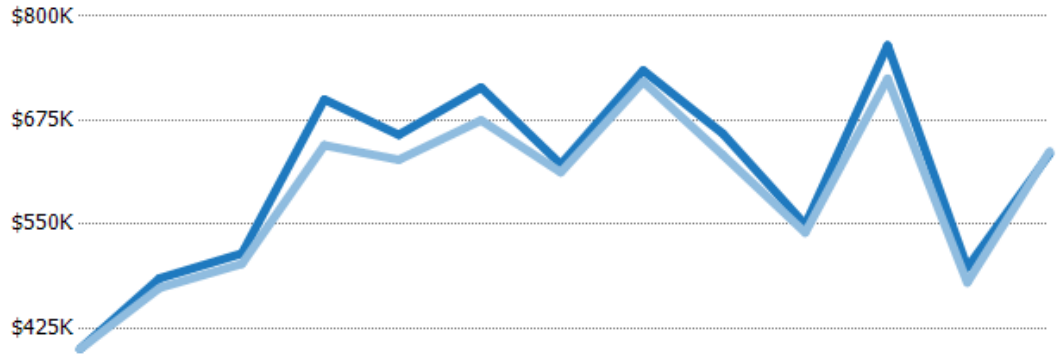
Avg List Price	\$565K	\$751K	\$594K	\$945K	\$731K	\$815K	\$806K	\$751K	\$751K	\$503K	\$802K	\$582K	\$777K
Avg Sales Price	\$542K	\$715K	\$574K	\$870K	\$703K	\$788K	\$758K	\$736K	\$722K	\$489K	\$761K	\$564K	\$767K
Avg Sales Price as a % of Avg List Price	96%	95%	97%	92%	96%	97%	94%	98%	96%	97%	95%	97%	99%

## 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



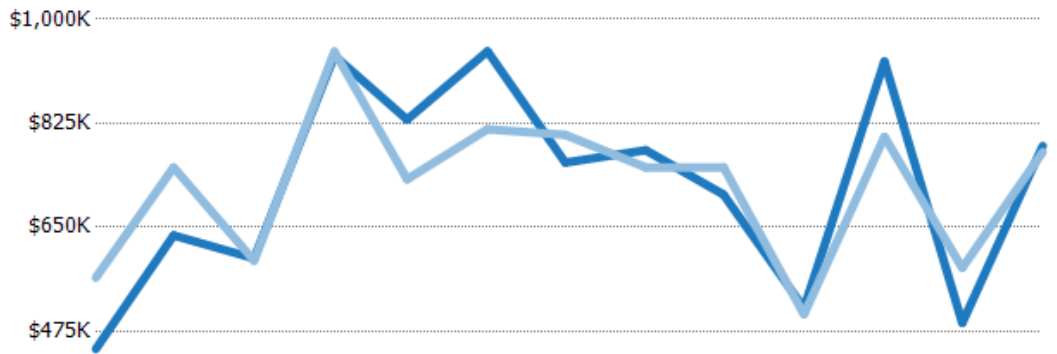
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Median List Price	\$400K	\$485K	\$515K	\$700K	\$658K	\$715K	\$622K	\$735K	\$659K	\$550K	\$765K	\$498K	\$635K
Median Sales Price	\$400K	\$474K	\$503K	\$645K	\$628K	\$675K	\$613K	\$721K	\$633K	\$540K	\$725K	\$480K	\$638K
Med Sales Price as a % of Med List Price	100%	98%	98%	92%	95%	94%	98%	98%	96%	98%	95%	96%	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  
 Residence



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Avg Est Value	\$445K	\$636K	\$598K	\$939K	\$831K	\$946K	\$759K	\$780K	\$705K	\$514K	\$929K	\$489K	\$787K
Avg Sales Price	\$565K	\$751K	\$594K	\$945K	\$731K	\$815K	\$806K	\$751K	\$751K	\$503K	\$802K	\$582K	\$777K
Avg Sales Price as a % of Avg Est Value	127%	118%	99%	101%	88%	86%	106%	96%	107%	98%	86%	119%	99%

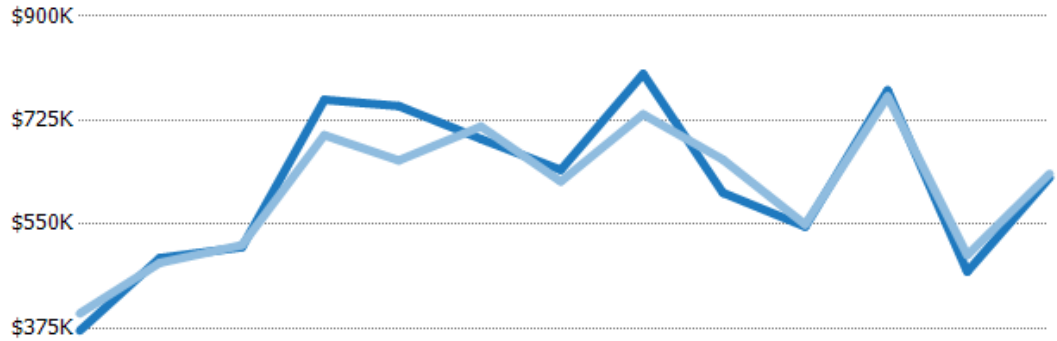


## Median Sales Price vs Median Est Value

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



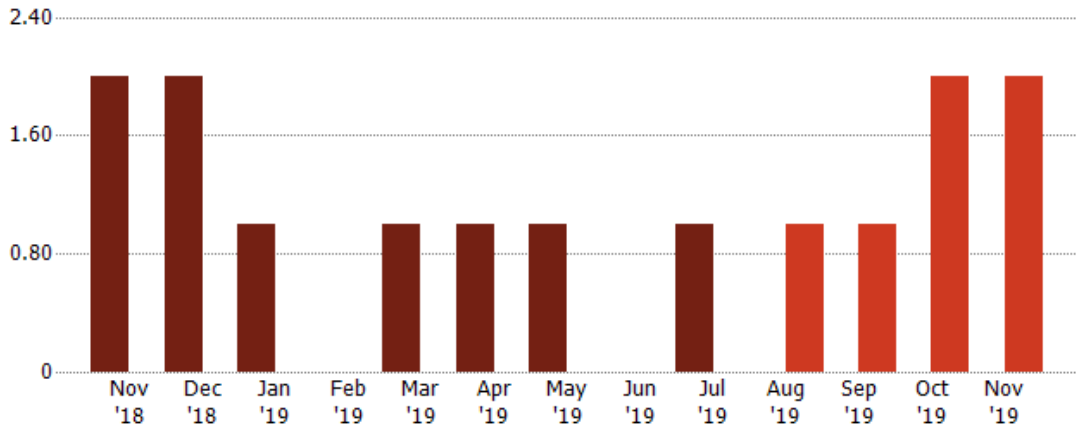
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Median Est Value	\$371K	\$493K	\$511K	\$759K	\$749K	\$693K	\$642K	\$803K	\$603K	\$546K	\$775K	\$470K	\$629K
Median Sales Price	\$400K	\$485K	\$515K	\$700K	\$658K	\$715K	\$622K	\$735K	\$659K	\$550K	\$765K	\$498K	\$635K
Med Sales Price as a % of Med Est Value	108%	98%	101%	92%	88%	103%	97%	92%	109%	101%	99%	106%	101%

## 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



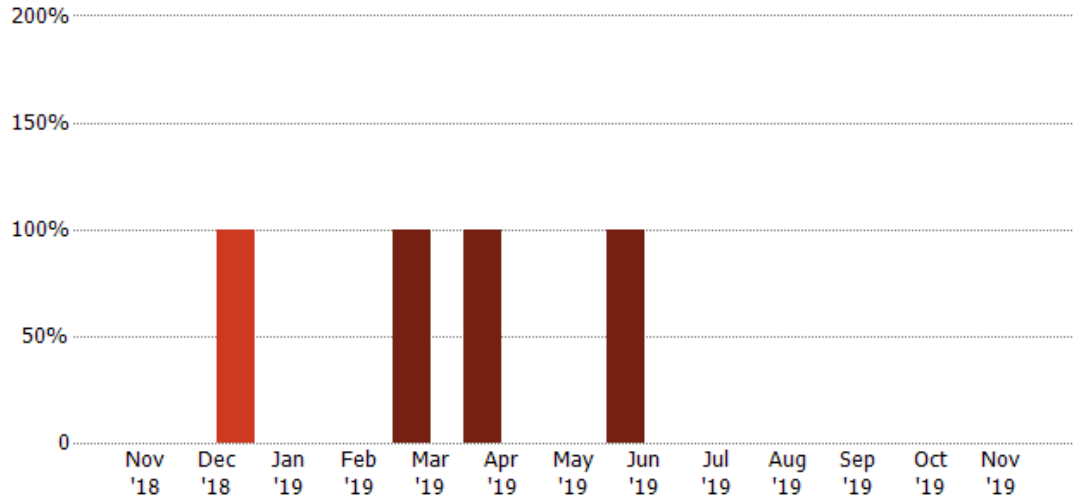
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	2	2	1	-	1	1	1	-	1	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	-	1	1	2	2
Percent Change from Prior Year	100%	100%	100%	-	100%	100%	100%	-	100%	-100%	-100%	-100%	-100%

## 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



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	-	-	-	-	1	1	-	1	-	-	-	-	-
Prior Year	-	1	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-100%	-	-	100%	100%	-	100%	-	-	-	-	-



## Sales Activity by ZIP

Nov 2019

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			12	\$9,202,500	\$766,875	\$637,500	\$231	\$220	27