



2020

CAREFREE MARKET REPORT February 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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	24	21	+14.3%	49	45	+8.9%
New Listing Volume	\$22,662,600	\$17,730,250	+27.8%	\$46,848,200	\$41,496,048	+12.9%
Active Listing Count	67	89	-24.7%	N/A	N/A	
Active Listing Volume	\$83,340,399	\$86,927,544	-4.1%	N/A	N/A	
Average Listing Price	\$1,243,887	\$976,714	+27.4%	\$1,213,003	\$979,101	+23.9%
Median Listing Price	\$1,099,000	\$799,000	+37.5%	\$1,044,763	\$798,511	+30.8%
Average Listing Price per Sq Ft	\$311	\$272	+14.1%	\$310	\$274	+13.3%
Median Listing Price per Sq Ft	\$288	\$246	+17.1%	\$292	\$252	+15.9%
Median Days in RPR	72	71	+1.4%	84.57	74.85	+13%
Months of Inventory	5.6	8.9	-37.3%	5.7	6.7	-14.9%
Absorption Rate	17.91%	11.24%	+6.7%	17.57%	14.94%	+2.6%
Sales Activity Charts Metrics						
New Pending Sales Count	34	15	+126.7%	50	30	+66.7%
New Pending Sales Volume	\$30,542,300	\$14,128,800	+116.2%	\$44,247,000	\$28,486,699	+55.3%
Pending Sales Count	38	13	+192.3%	N/A	N/A	
Pending Sales Volume	\$32,481,700	\$9,880,900	+228.7%	N/A	N/A	
Closed Sales Count	9	16	-43.8%	21	26	-19.2%
Closed Sales Volume	\$6,141,800	\$13,859,414	-55.7%	\$16,314,900	\$19,598,914	-16.8%
Average Sales Price	\$682,422	\$866,213	-21.2%	\$776,900	\$753,804	+3.1%
Median Sales Price	\$590,000	\$606,615	-2.7%	\$696,286	\$566,571	+22.9%
Average Sales Price per Sq Ft	\$274	\$290	-5.5%	\$279	\$266	+5%
Median Sales Price per Sq Ft	\$256	\$256	+/-	\$258	\$246	+4.7%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

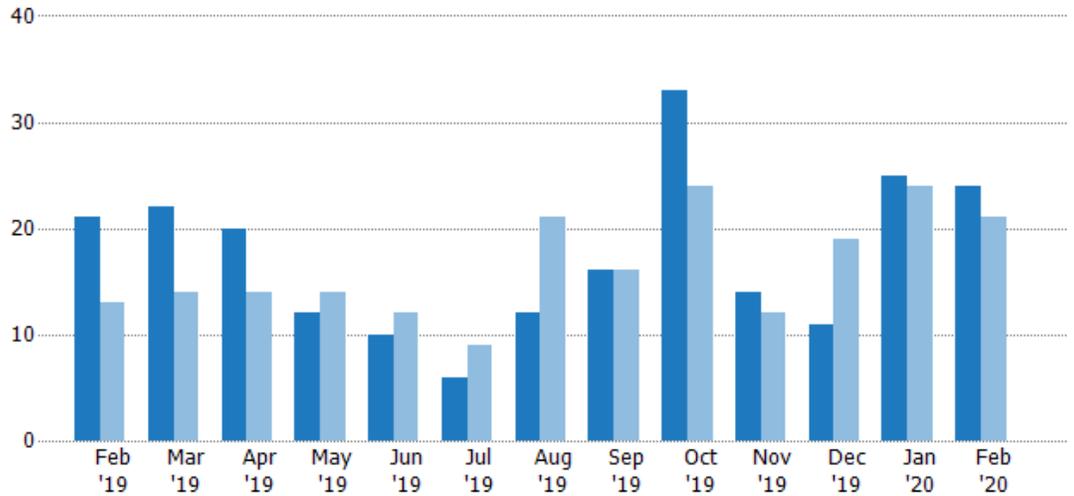
New Listings

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.
Feb '20	24	14.3%
Feb '19	21	61.5%
Feb '18	13	7.7%



Current Year	21	22	20	12	10	6	12	16	33	14	11	25	24
Prior Year	13	14	14	14	12	9	21	16	24	12	19	24	21
Percent Change from Prior Year	62%	57%	43%	-14%	-17%	-33%	-43%	0%	38%	17%	-42%	4%	14%

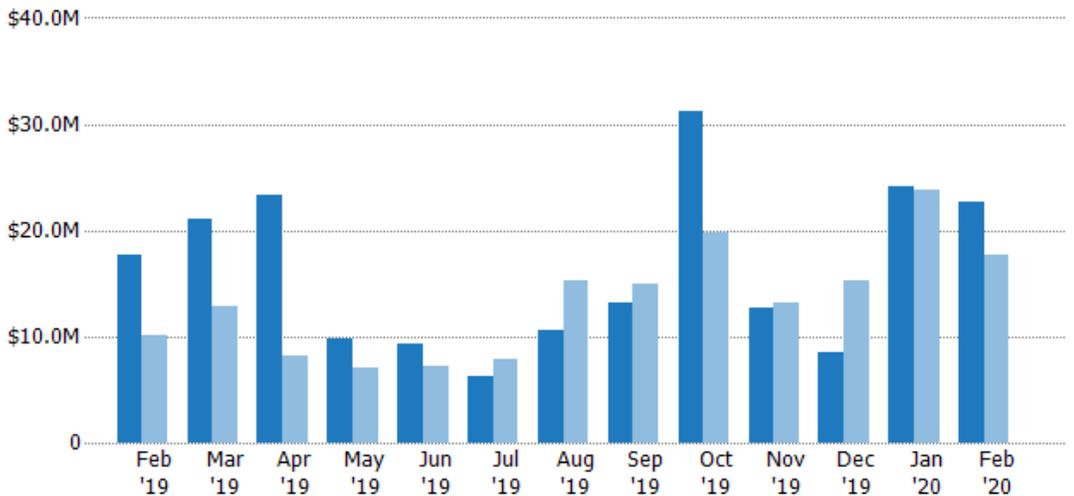
New Listing Volume

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.
Feb '20	\$22.7M	27.8%
Feb '19	\$17.7M	74.8%
Feb '18	\$10.1M	9.3%



Current Year	\$17.7M	\$21.1M	\$23.3M	\$9.78M	\$9.24M	\$6.24M	\$10.5M	\$13.2M	\$31.2M	\$12.7M	\$8.47M	\$24.2M	\$22.7M
Prior Year	\$10.1M	\$12.8M	\$8.17M	\$7.13M	\$7.28M	\$7.84M	\$15.3M	\$15M	\$19.8M	\$13.2M	\$15.2M	\$23.8M	\$17.7M
Percent Change from Prior Year	75%	65%	186%	37%	27%	-20%	-31%	-12%	57%	-4%	-44%	2%	28%

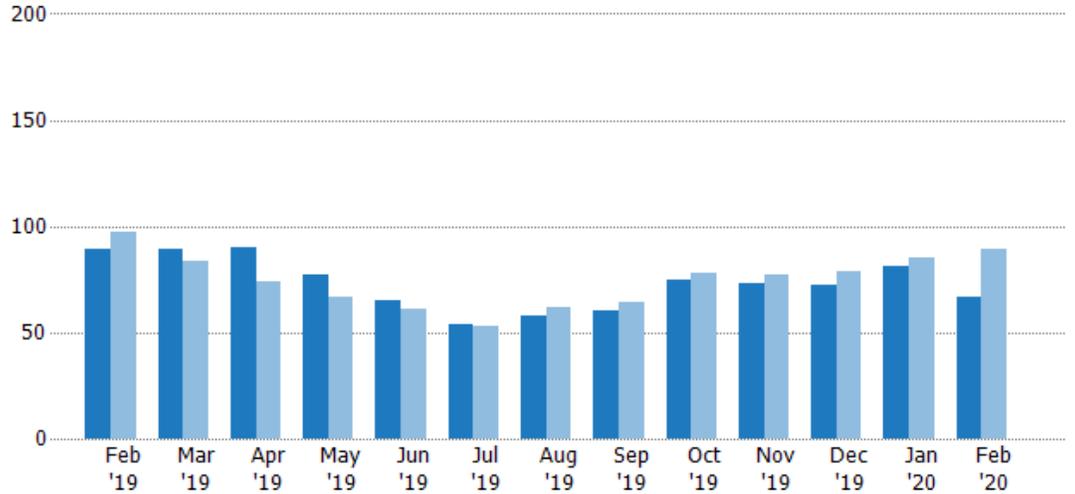
Active Listings

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.
Feb '20	67	-24.7%
Feb '19	89	-8.2%
Feb '18	97	17.5%



Current Year	89	89	90	77	65	54	58	60	75	73	72	81	67
Prior Year	97	84	74	67	61	53	62	64	78	77	79	85	89
Percent Change from Prior Year	-8%	6%	22%	15%	7%	2%	-6%	-6%	-4%	-5%	-9%	-5%	-25%

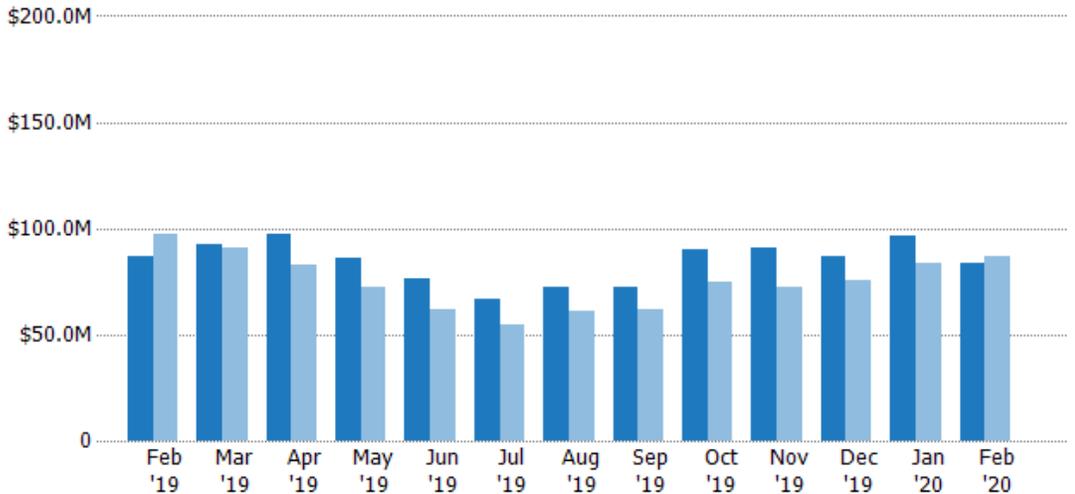
Active Listing Volume

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.
Feb '20	\$83.3M	-4.1%
Feb '19	\$86.9M	-10.9%
Feb '18	\$97.6M	14%



Current Year	\$86.9M	\$92.1M	\$97.3M	\$86.4M	\$76.7M	\$66.8M	\$72.7M	\$72.4M	\$90.1M	\$91.1M	\$86.4M	\$96.2M	\$83.3M
Prior Year	\$97.6M	\$91.1M	\$82.6M	\$72.3M	\$62.2M	\$54.4M	\$61M	\$61.8M	\$75M	\$72.3M	\$75.6M	\$83.4M	\$86.9M
Percent Change from Prior Year	-11%	1%	18%	19%	23%	23%	19%	17%	20%	26%	14%	15%	-4%

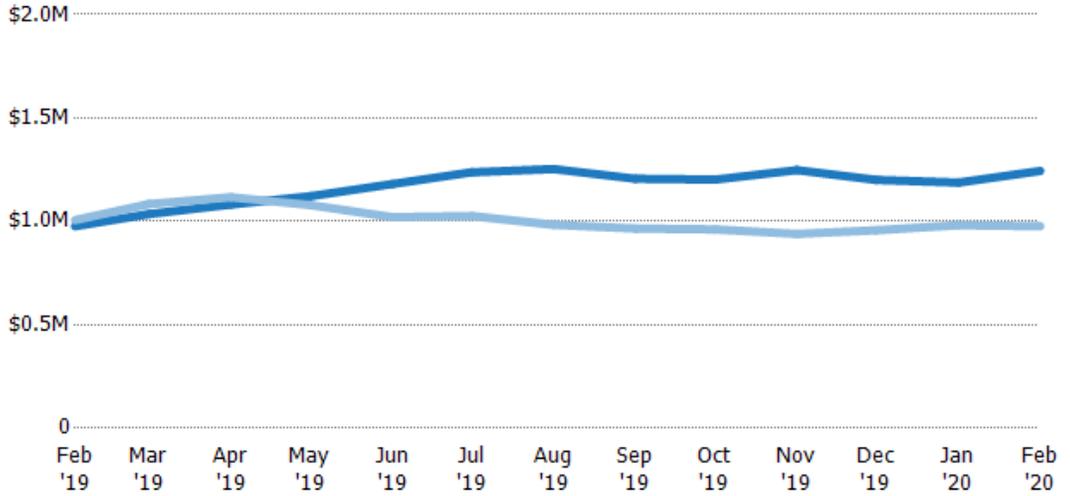
Average Listing Price

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.
Feb '20	\$1.24M	27.4%
Feb '19	\$977K	-2.9%
Feb '18	\$1.01M	-3%



Current Year	\$977K	\$1.04M	\$1.08M	\$1.12M	\$1.18M	\$1.24M	\$1.25M	\$1.21M	\$1.2M	\$1.25M	\$1.2M	\$1.19M	\$1.24M
Prior Year	\$1.01M	\$1.08M	\$1.12M	\$1.08M	\$1.02M	\$1.03M	\$984K	\$966K	\$961K	\$939K	\$957K	\$982K	\$977K
Percent Change from Prior Year	-3%	-4%	-3%	4%	16%	21%	27%	25%	25%	33%	25%	21%	27%

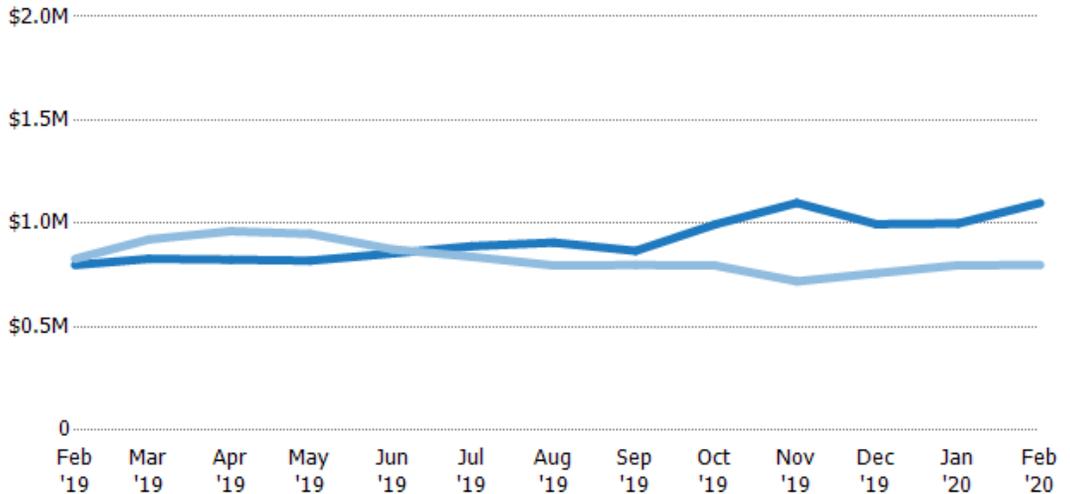
Median Listing Price

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.
Feb '20	\$1.1M	37.5%
Feb '19	\$799K	-3.6%
Feb '18	\$829K	-3.8%



Current Year	\$799K	\$829K	\$825K	\$820K	\$855K	\$890K	\$908K	\$867K	\$995K	\$1.1M	\$997K	\$1,000K	\$1.1M
Prior Year	\$829K	\$923K	\$962K	\$950K	\$875K	\$839K	\$797K	\$799K	\$797K	\$720K	\$759K	\$798K	\$799K
Percent Change from Prior Year	-4%	-10%	-14%	-14%	-2%	6%	14%	9%	25%	53%	31%	25%	38%

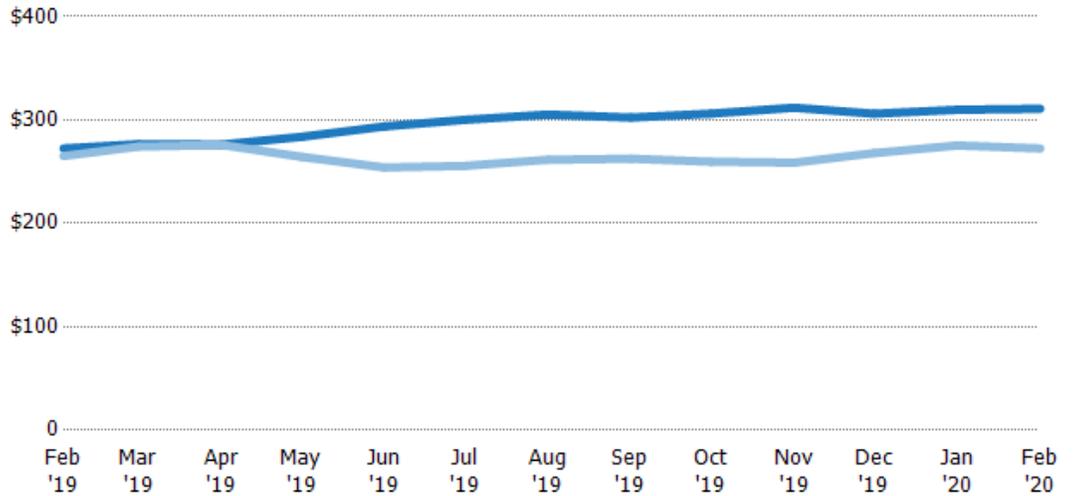
Average Listing Price per Sq Ft

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.
Feb '20	\$311	14.1%
Feb '19	\$272	2.8%
Feb '18	\$265	-6.4%



Current Year	\$272	\$277	\$276	\$284	\$294	\$300	\$305	\$302	\$306	\$312	\$306	\$310	\$311
Prior Year	\$265	\$274	\$276	\$264	\$254	\$256	\$262	\$263	\$260	\$259	\$268	\$275	\$272
Percent Change from Prior Year	3%	1%	0%	7%	16%	17%	17%	15%	18%	21%	14%	13%	14%

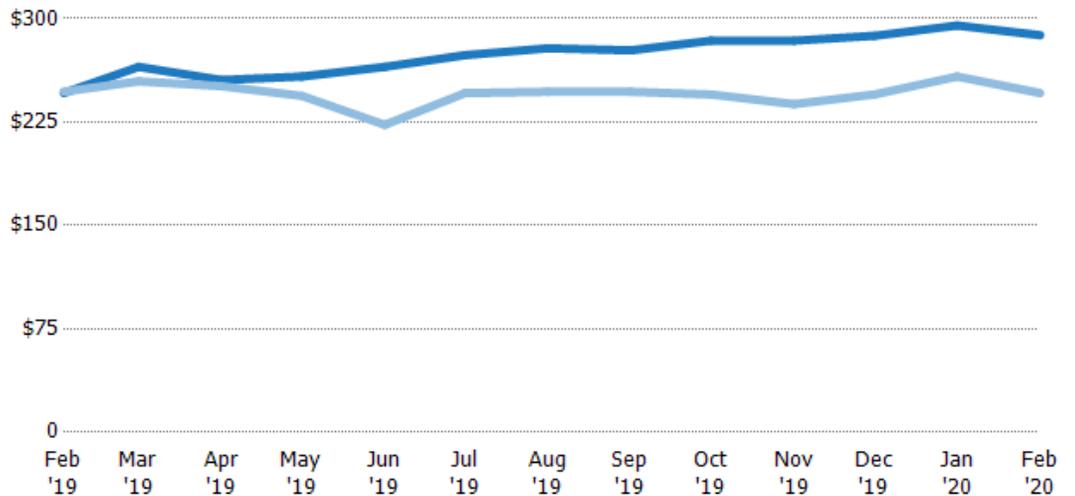
Median Listing Price per Sq Ft

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.
Feb '20	\$288	17.1%
Feb '19	\$246	-0.4%
Feb '18	\$247	-5.3%



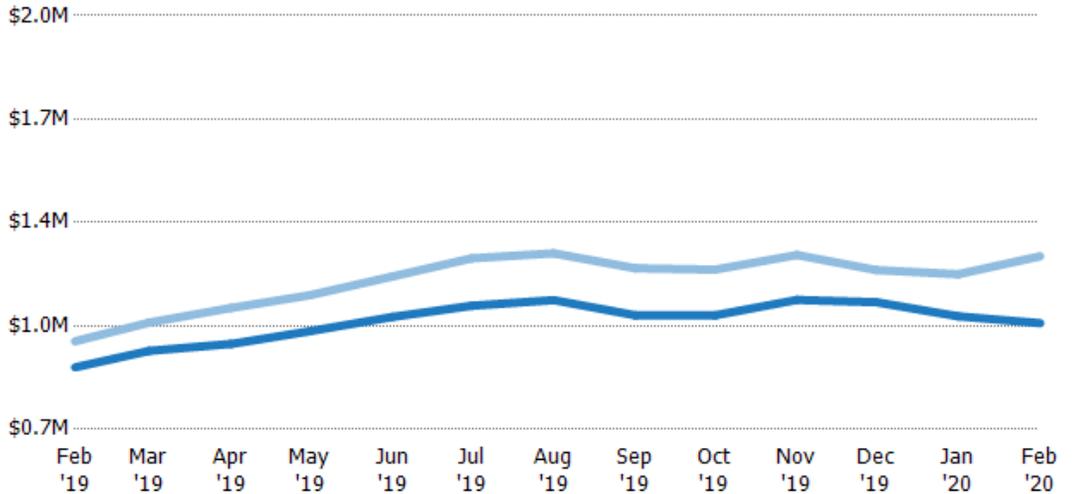
Current Year	\$246	\$265	\$256	\$258	\$265	\$274	\$279	\$277	\$284	\$284	\$288	\$295	\$288
Prior Year	\$247	\$255	\$251	\$244	\$223	\$246	\$247	\$247	\$245	\$238	\$245	\$258	\$246
Percent Change from Prior Year	0%	4%	2%	6%	19%	11%	13%	12%	16%	19%	17%	14%	17%

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



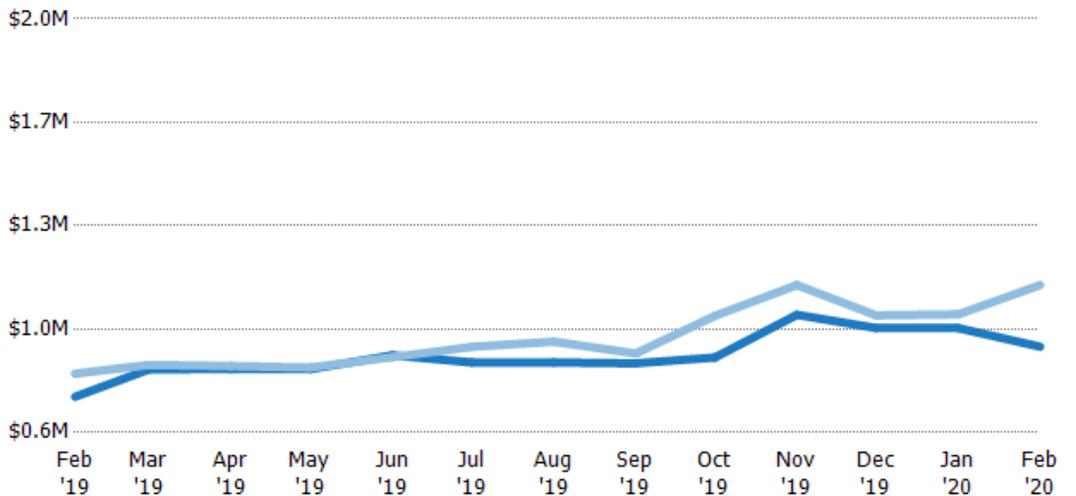
Avg Est Value	\$895K	\$947K	\$968K	\$1.01M	\$1.05M	\$1.09M	\$1.11M	\$1.06M	\$1.06M	\$1.11M	\$1.1M	\$1.06M	\$1.03M
Avg Listing Price	\$977K	\$1.04M	\$1.08M	\$1.12M	\$1.18M	\$1.24M	\$1.25M	\$1.21M	\$1.2M	\$1.25M	\$1.2M	\$1.19M	\$1.24M
Avg Listing Price as a % of Avg Est Value	109%	109%	112%	111%	112%	114%	113%	114%	114%	113%	109%	113%	120%

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	\$721K	\$814K	\$815K	\$814K	\$861K	\$837K	\$837K	\$834K	\$854K	\$999K	\$953K	\$953K	\$890K
Median Listing Price	\$799K	\$829K	\$825K	\$820K	\$855K	\$890K	\$908K	\$867K	\$995K	\$1.1M	\$997K	\$1,000K	\$1.1M
Med Listing Price as a % of Med Est Value	111%	102%	101%	101%	99%	106%	108%	104%	117%	110%	105%	105%	123%

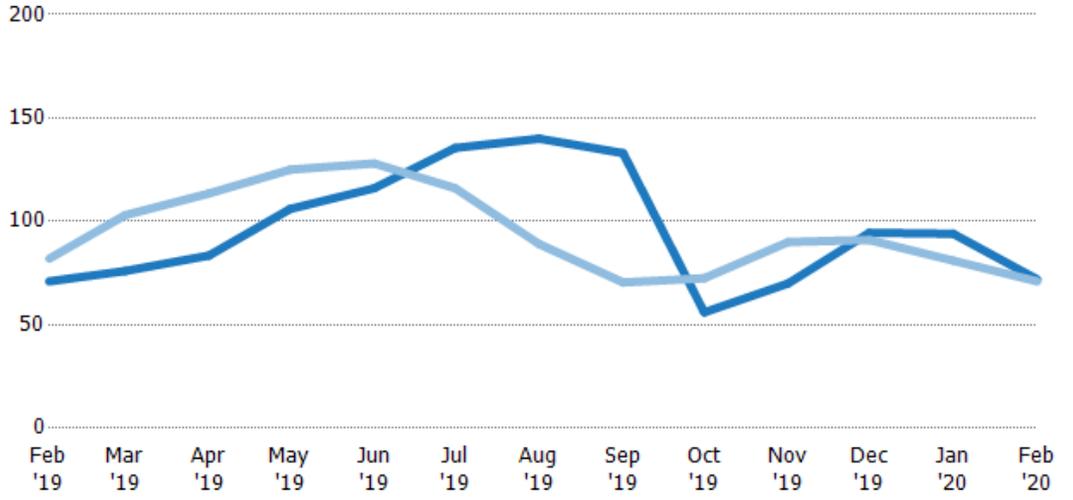
Median Days in RPR

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
 Residence

Month/ Year	Days	% Chg.
Feb '20	72	1.4%
Feb '19	71	-13.4%
Feb '18	82	35.4%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	71	76	83.5	106	116	136	140	133	56	70	94.5	94	72
Prior Year	82	103	114	125	128	116	89	70.5	72.5	90	91	81	71
Percent Change from Prior Year	-13%	-26%	-26%	-15%	-9%	17%	57%	89%	-23%	-22%	4%	16%	1%

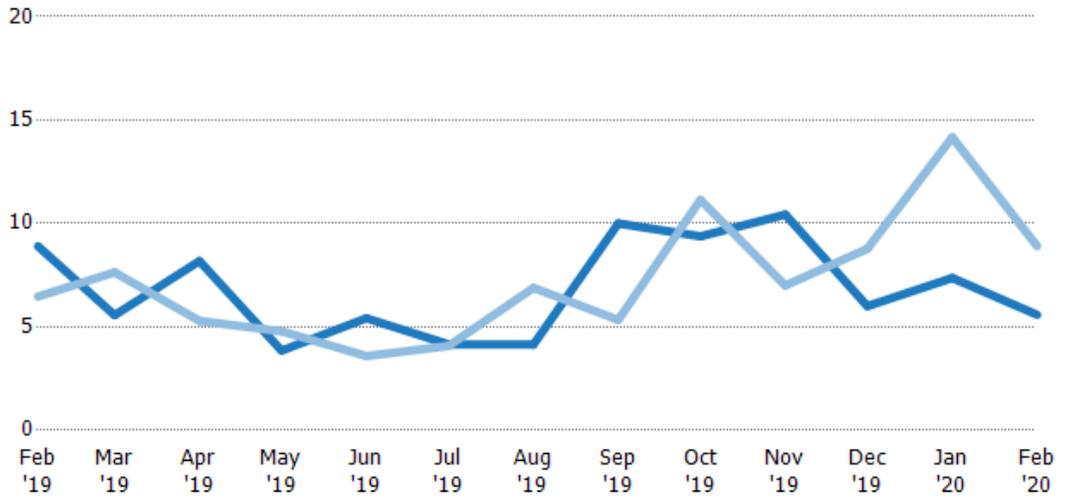
Months of Inventory

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.
Feb '20	5.58	-37.3%
Feb '19	8.9	37.6%
Feb '18	6.47	120.4%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	8.9	5.56	8.18	3.85	5.42	4.15	4.14	10	9.38	10.4	6	7.36	5.58
Prior Year	6.47	7.64	5.29	4.79	3.59	4.08	6.89	5.33	11.1	7	8.78	14.2	8.9
Percent Change from Prior Year	38%	-27%	55%	-20%	51%	2%	-40%	88%	-16%	49%	-32%	-48%	-37%

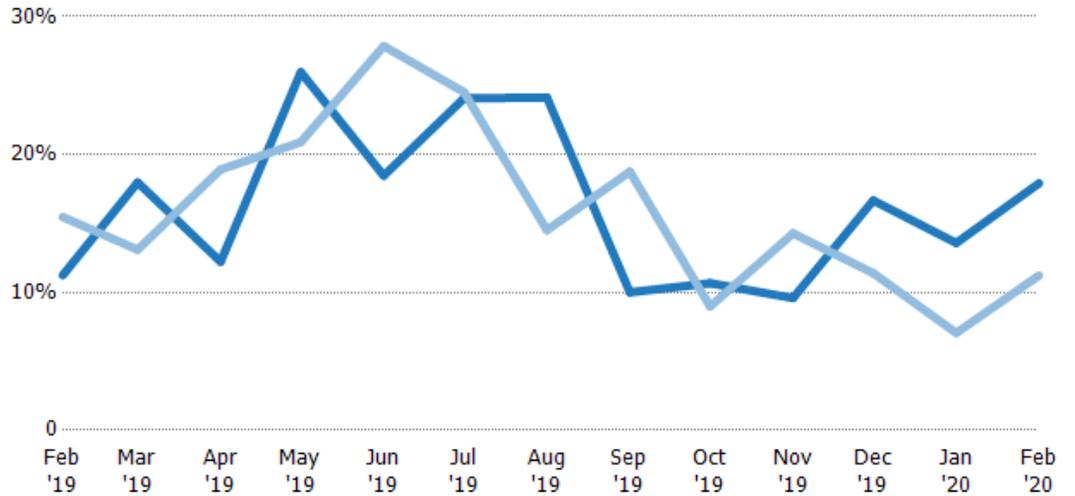
Absorption Rate

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.
Feb '20	18%	-6.7%
Feb '19	11%	4.2%
Feb '18	15%	-54.7%



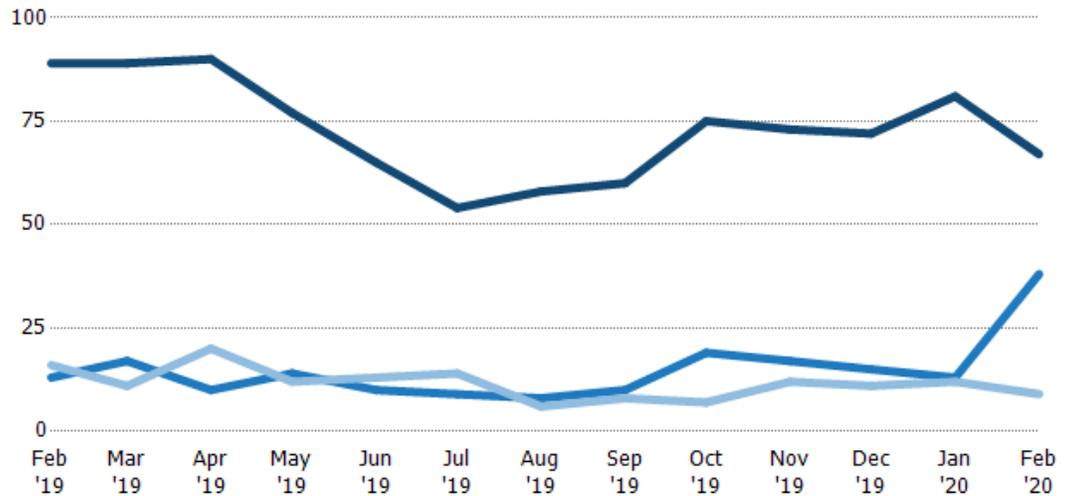
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	11%	18%	12%	26%	18%	24%	24%	10%	11%	10%	17%	14%	18%
Prior Year	15%	13%	19%	21%	28%	25%	15%	19%	9%	14%	11%	7%	11%
Change from Prior Year	4%	-5%	7%	-5%	9%	0%	-10%	9%	-2%	5%	-5%	-7%	-7%

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	89	89	90	77	65	54	58	60	75	73	72	81	67
Pending	13	17	10	14	10	9	8	10	19	17	15	13	38
Sold	16	11	20	12	13	14	6	8	7	12	11	12	9

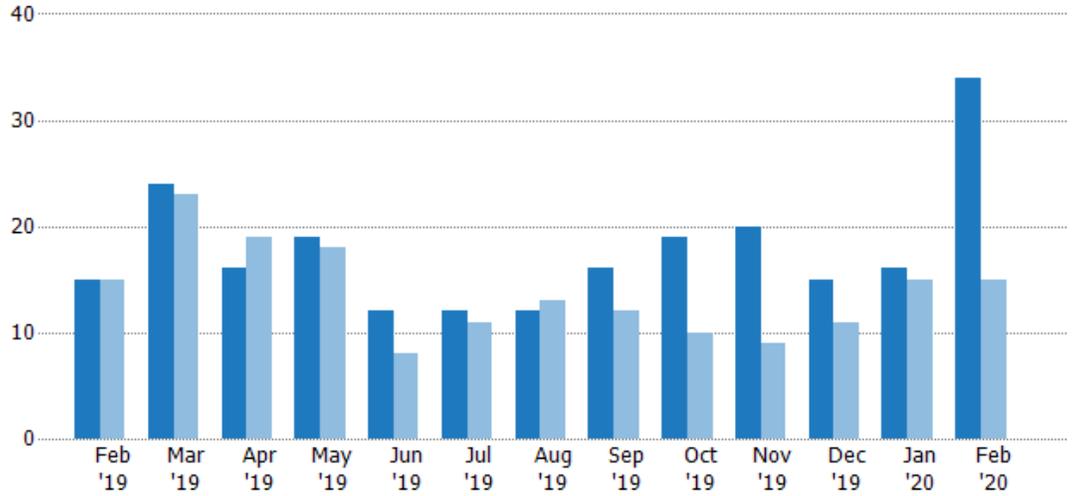
New Pending Sales

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
 Residence

Month/ Year	Count	% Chg.
Feb '20	34	126.7%
Feb '19	15	0%
Feb '18	15	-20%



Current Year	15	24	16	19	12	12	12	16	19	20	15	16	34
Prior Year	15	23	19	18	8	11	13	12	10	9	11	15	15
Percent Change from Prior Year	0%	4%	-16%	6%	50%	9%	-8%	33%	90%	122%	36%	7%	127%

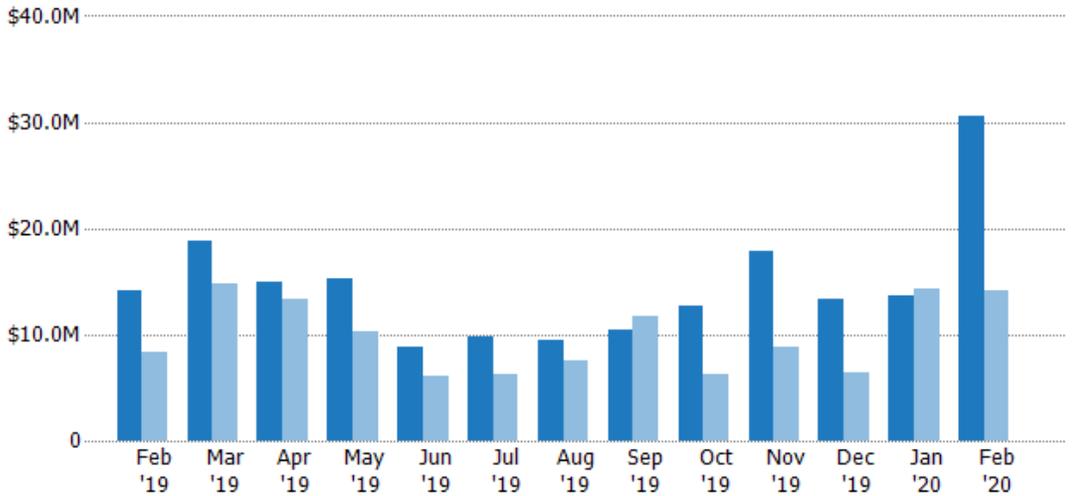
New Pending Sales Volume

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.
Feb '20	\$30.5M	116.2%
Feb '19	\$14.1M	70.5%
Feb '18	\$8.29M	8.2%



Current Year	\$14.1M	\$18.8M	\$15M	\$15.3M	\$8.84M	\$9.79M	\$9.53M	\$10.4M	\$12.7M	\$17.8M	\$13.3M	\$13.7M	\$30.5M
Prior Year	\$8.29M	\$14.8M	\$13.3M	\$10.3M	\$6.05M	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.37M	\$14.4M	\$14.1M
Percent Change from Prior Year	70%	27%	13%	48%	46%	58%	26%	-12%	101%	101%	109%	-5%	116%

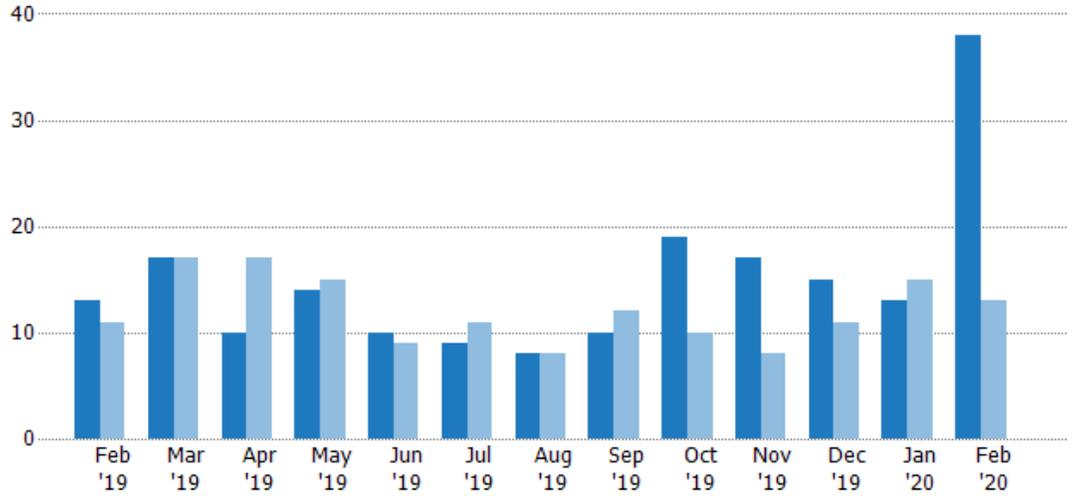
Pending Sales

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.
Feb '20	38	192.3%
Feb '19	13	18.2%
Feb '18	11	-27.3%



Current Year	13	17	10	14	10	9	8	10	19	17	15	13	38
Prior Year	11	17	17	15	9	11	8	12	10	8	11	15	13
Percent Change from Prior Year	18%	0%	-41%	-7%	11%	-18%	0%	-17%	90%	113%	36%	-13%	192%

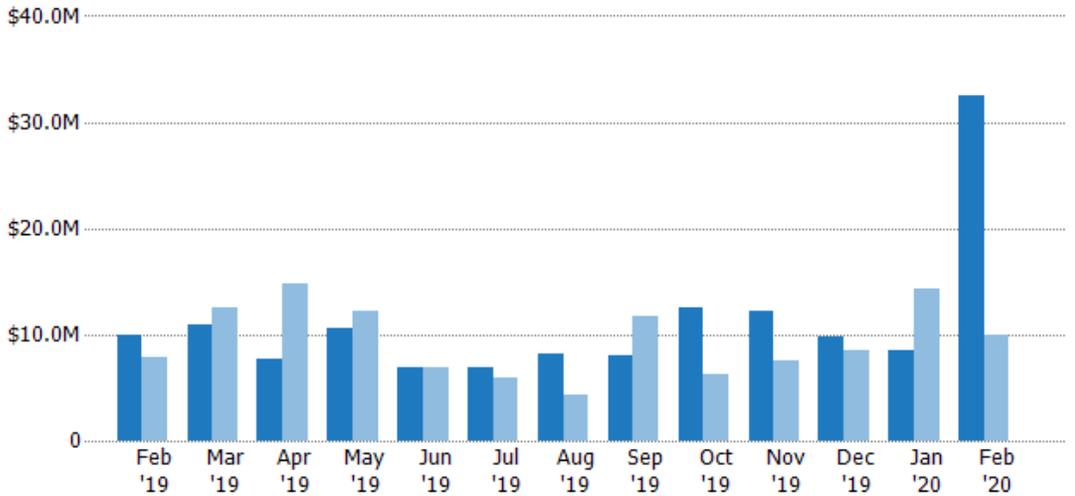
Pending Sales Volume

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.
Feb '20	\$32.5M	228.7%
Feb '19	\$9.88M	25.3%
Feb '18	\$7.89M	-26%



Current Year	\$9.88M	\$10.9M	\$7.67M	\$10.6M	\$6.87M	\$6.86M	\$8.24M	\$8.05M	\$12.6M	\$12.2M	\$9.83M	\$8.44M	\$32.5M
Prior Year	\$7.89M	\$12.6M	\$14.9M	\$12.2M	\$6.84M	\$5.98M	\$4.3M	\$11.7M	\$6.32M	\$7.6M	\$8.56M	\$14.2M	\$9.88M
Percent Change from Prior Year	25%	-13%	-48%	-13%	0%	15%	91%	-31%	99%	60%	15%	-41%	229%

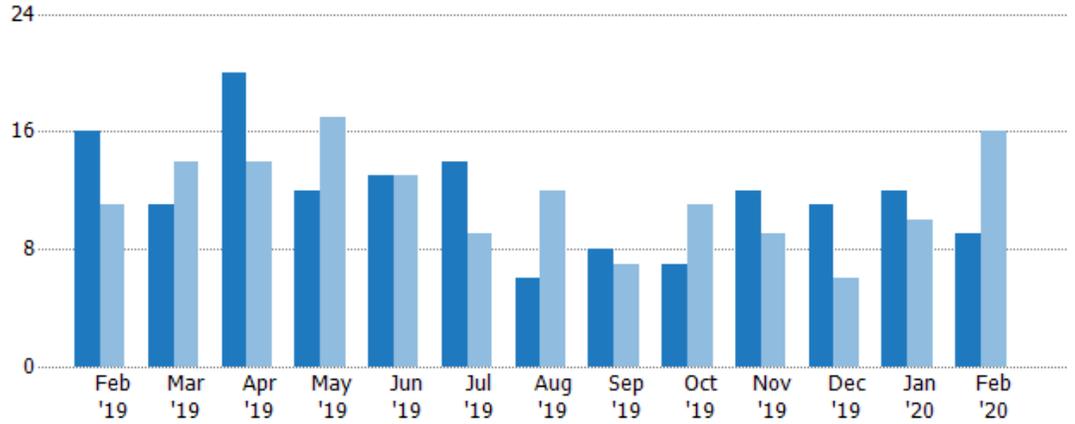
Closed Sales

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.
Feb '20	9	-43.8%
Feb '19	16	45.5%
Feb '18	11	18.2%



Current Year	16	11	20	12	13	14	6	8	7	12	11	12	9
Prior Year	11	14	14	17	13	9	12	7	11	9	6	10	16
Percent Change from Prior Year	45%	-21%	43%	-29%	0%	56%	-50%	14%	-36%	33%	83%	20%	-44%

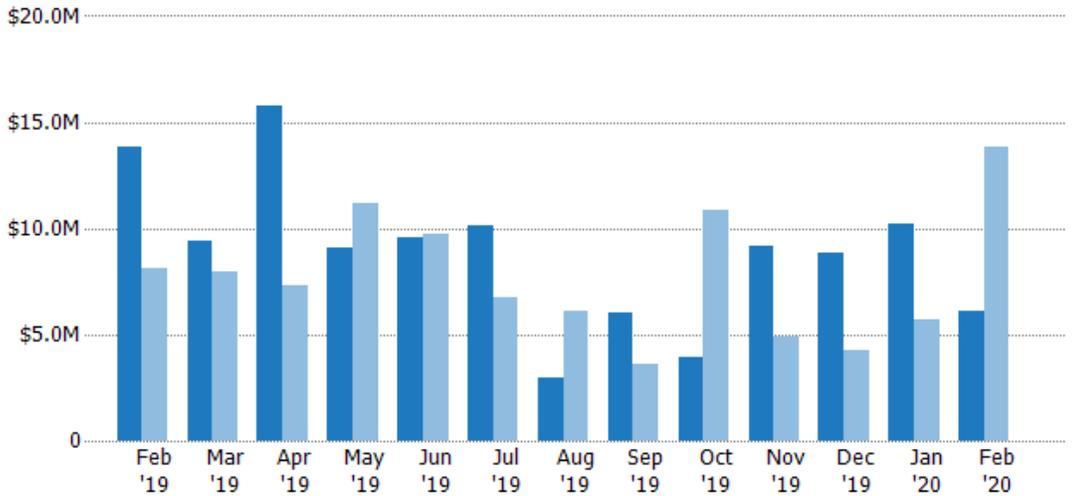
Closed Sales Volume

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.
Feb '20	\$6.14M	-55.7%
Feb '19	\$13.9M	71.5%
Feb '18	\$8.08M	-16%



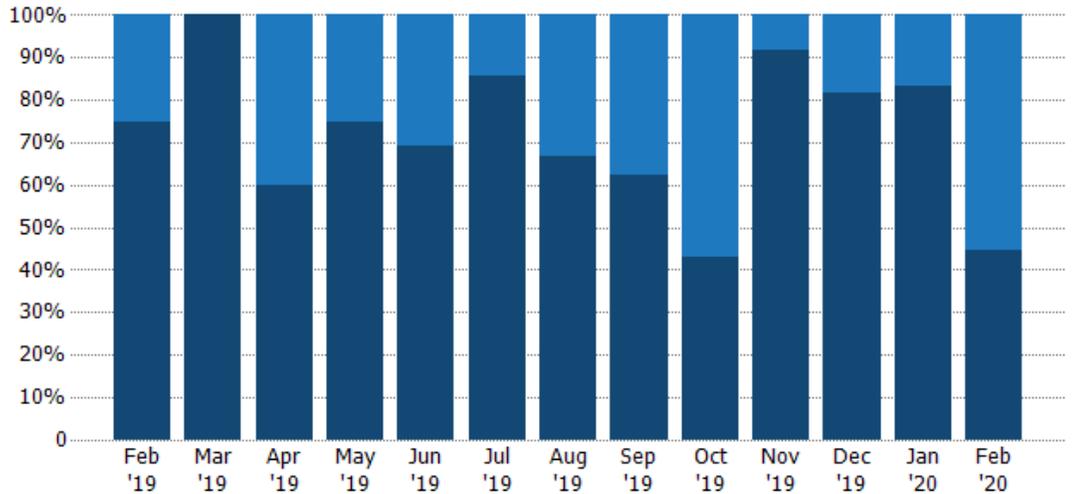
Current Year	\$13.9M	\$9.43M	\$15.8M	\$9.09M	\$9.56M	\$10.1M	\$2.93M	\$6.03M	\$3.95M	\$9.2M	\$8.86M	\$10.2M	\$6.14M
Prior Year	\$8.08M	\$7.93M	\$7.31M	\$11.2M	\$9.71M	\$6.74M	\$6.14M	\$3.61M	\$10.9M	\$4.88M	\$4.29M	\$5.74M	\$13.9M
Percent Change from Prior Year	72%	19%	116%	-19%	-2%	50%	-52%	67%	-64%	89%	106%	77%	-56%

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



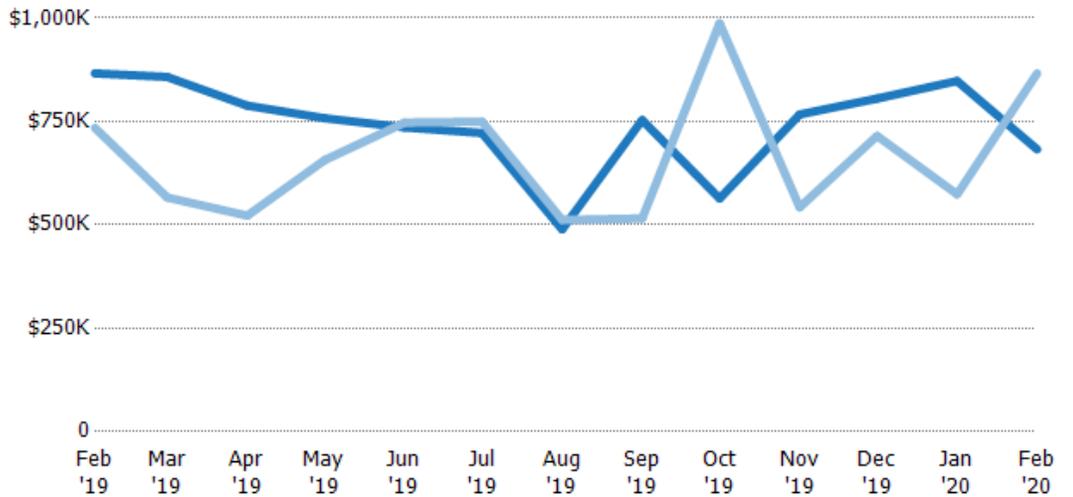
Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Condo/Townhouse	25%	-	40%	25%	31%	14%	33%	38%	57%	8%	18%	17%	56%
Single Family Residence	75%	100%	60%	75%	69%	86%	67%	63%	43%	92%	82%	83%	44%

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
 Residence



Month/Year	Price	% Chg.
Feb '20	\$682K	-21.2%
Feb '19	\$866K	17.9%
Feb '18	\$735K	-28.9%

Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$866K	\$858K	\$788K	\$758K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$682K
Prior Year	\$735K	\$566K	\$522K	\$657K	\$747K	\$749K	\$512K	\$516K	\$987K	\$542K	\$715K	\$574K	\$866K
Percent Change from Prior Year	18%	51%	51%	15%	-2%	-4%	-4%	46%	-43%	41%	13%	48%	-21%

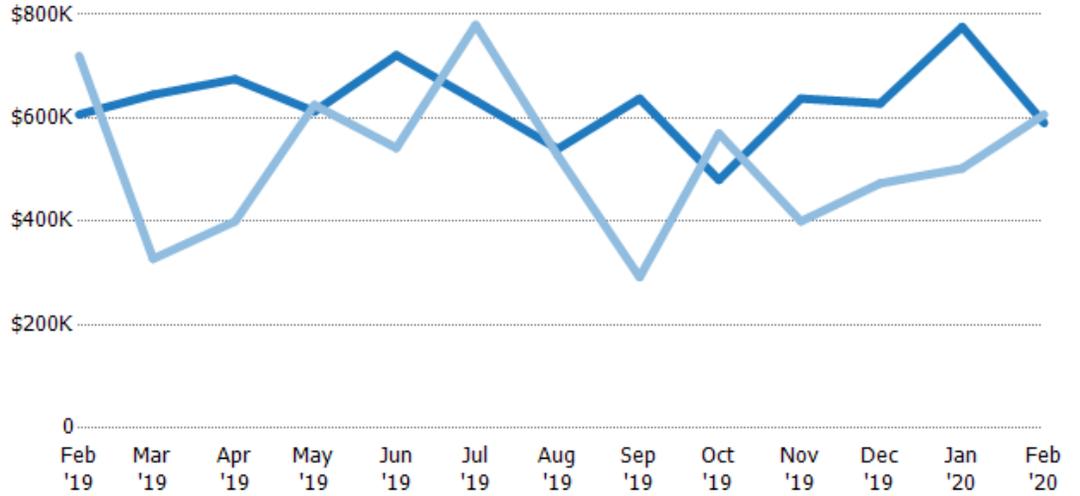
Median Sales Price

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.
Feb '20	\$590K	-2.7%
Feb '19	\$607K	-15.7%
Feb '18	\$720K	-25%



Current Year	\$607K	\$645K	\$675K	\$613K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$590K
Prior Year	\$720K	\$328K	\$400K	\$625K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$607K
Percent Change from Prior Year	-16%	97%	69%	-2%	33%	-19%	2%	118%	-16%	59%	33%	54%	-3%

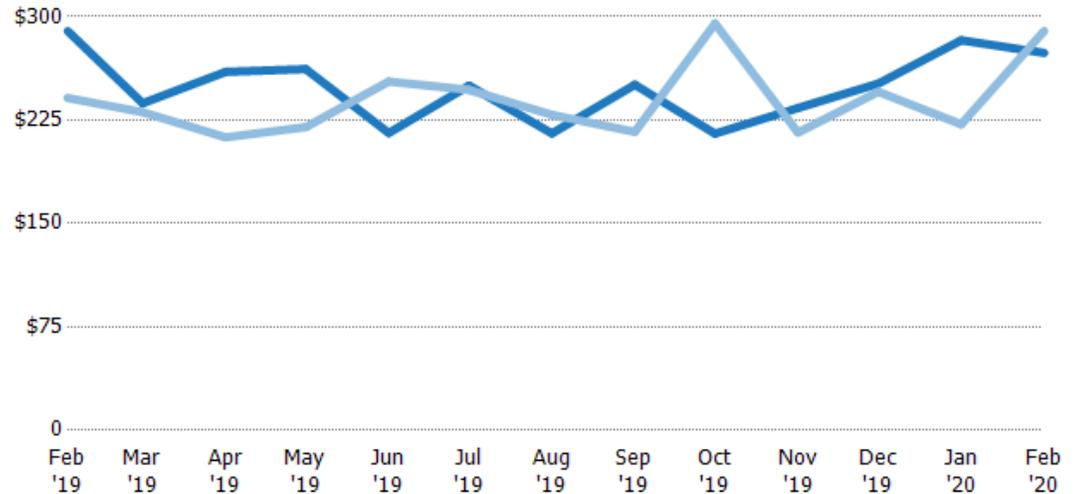
Average Sales Price per Sq Ft

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.
Feb '20	\$274	-5.5%
Feb '19	\$290	20.2%
Feb '18	\$241	-19.8%



Current Year	\$290	\$237	\$260	\$262	\$216	\$250	\$215	\$251	\$215	\$234	\$251	\$283	\$274
Prior Year	\$241	\$231	\$212	\$220	\$253	\$247	\$229	\$216	\$295	\$216	\$246	\$222	\$290
Percent Change from Prior Year	20%	3%	22%	19%	-15%	1%	-6%	16%	-27%	8%	2%	27%	-5%

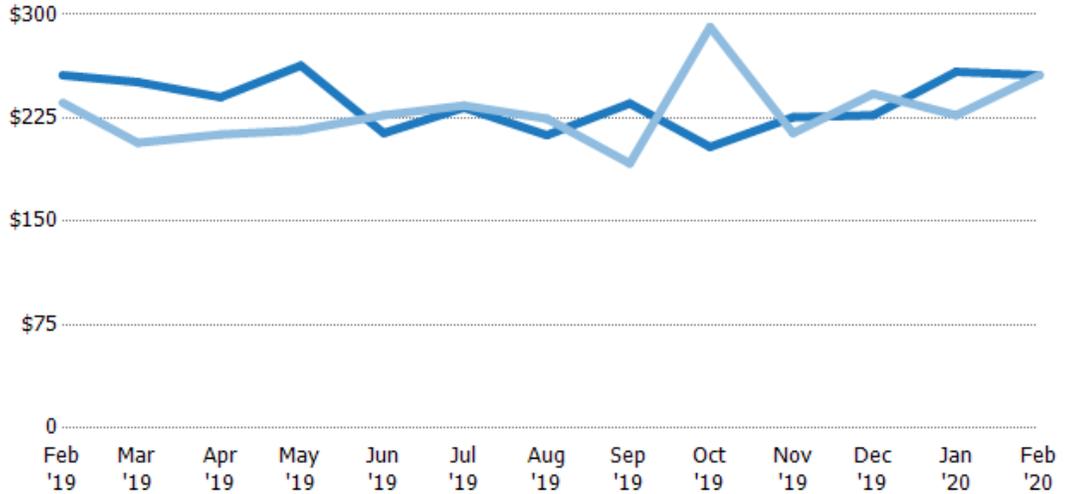
Median Sales Price per Sq Ft

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.
Feb '20	\$256	0%
Feb '19	\$256	8.5%
Feb '18	\$236	-23.7%



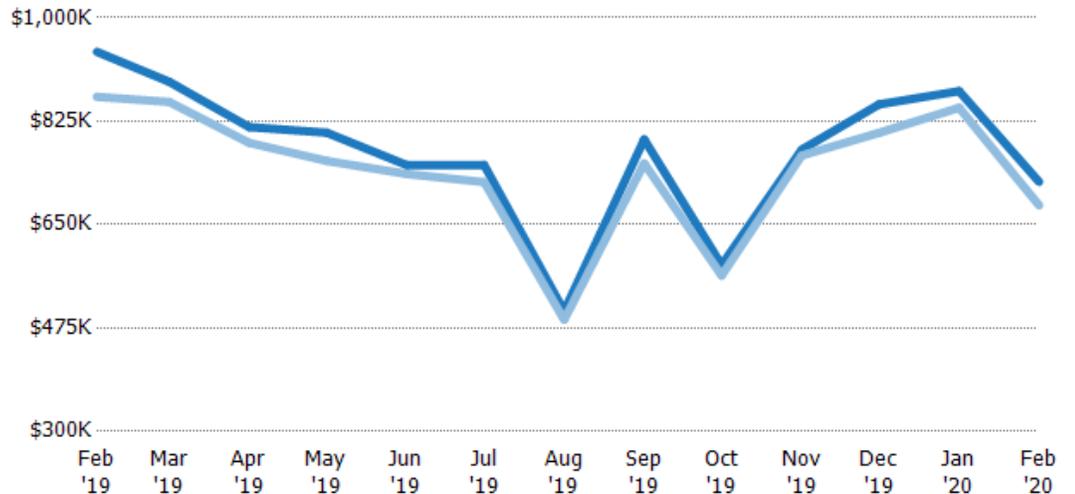
Current Year	\$256	\$251	\$240	\$263	\$214	\$233	\$213	\$236	\$204	\$226	\$227	\$259	\$256
Prior Year	\$236	\$207	\$213	\$216	\$227	\$234	\$225	\$192	\$291	\$214	\$243	\$227	\$256
Percent Change from Prior Year	8%	21%	13%	22%	-6%	-1%	-5%	23%	-30%	5%	-6%	14%	0%

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



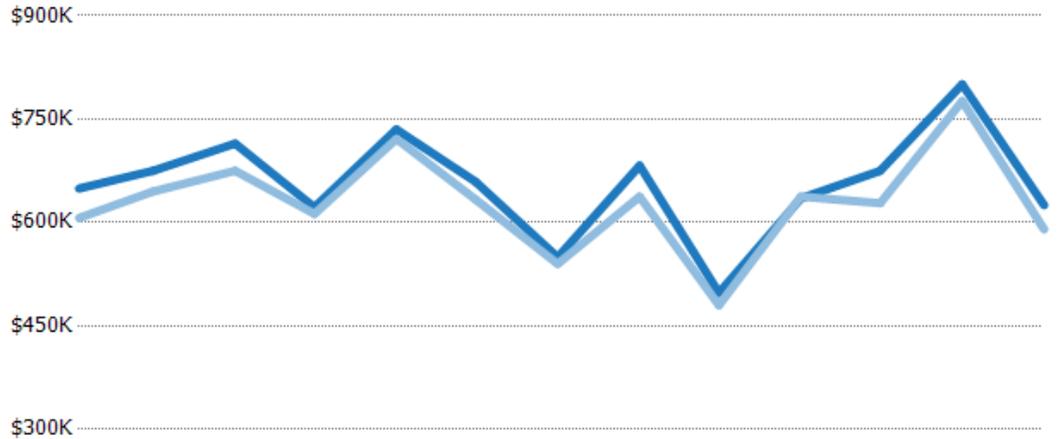
Avg List Price	\$942K	\$892K	\$815K	\$806K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$722K
Avg Sales Price	\$866K	\$858K	\$788K	\$758K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$682K
Avg Sales Price as a % of Avg List Price	92%	96%	97%	94%	98%	96%	97%	95%	97%	99%	94%	97%	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
 Residence



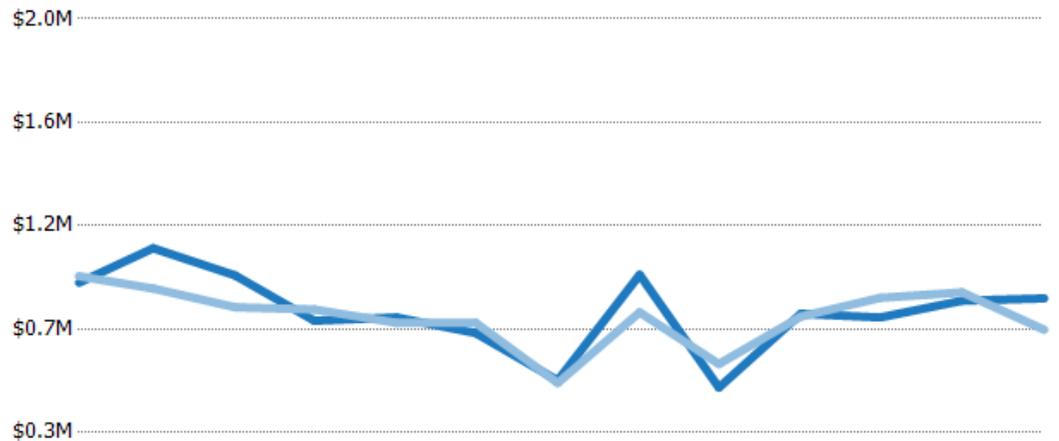
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$649K	\$675K	\$715K	\$622K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$625K
Median Sales Price	\$607K	\$645K	\$675K	\$613K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$590K
Med Sales Price as a % of Med List Price	93%	96%	94%	98%	98%	96%	98%	93%	96%	100%	93%	97%	94%

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



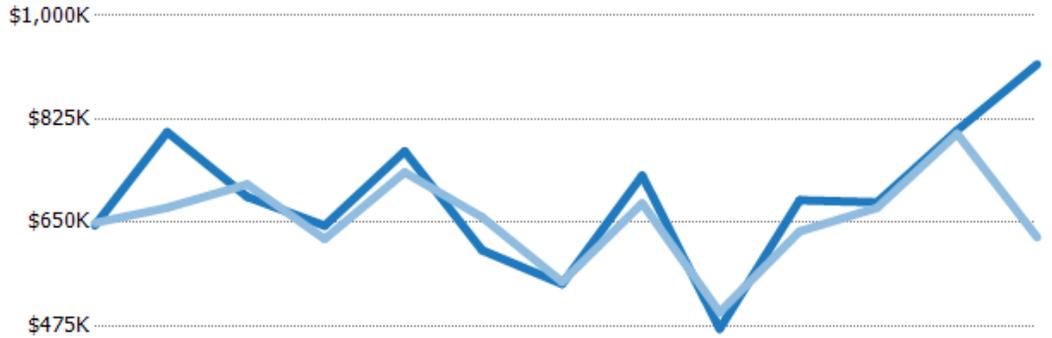
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$916K	\$1.06M	\$946K	\$759K	\$773K	\$709K	\$514K	\$948K	\$485K	\$788K	\$773K	\$842K	\$851K
Avg Sales Price	\$942K	\$892K	\$815K	\$806K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$722K
Avg Sales Price as a % of Avg Est Value	103%	84%	86%	106%	97%	106%	98%	84%	120%	99%	110%	104%	85%

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



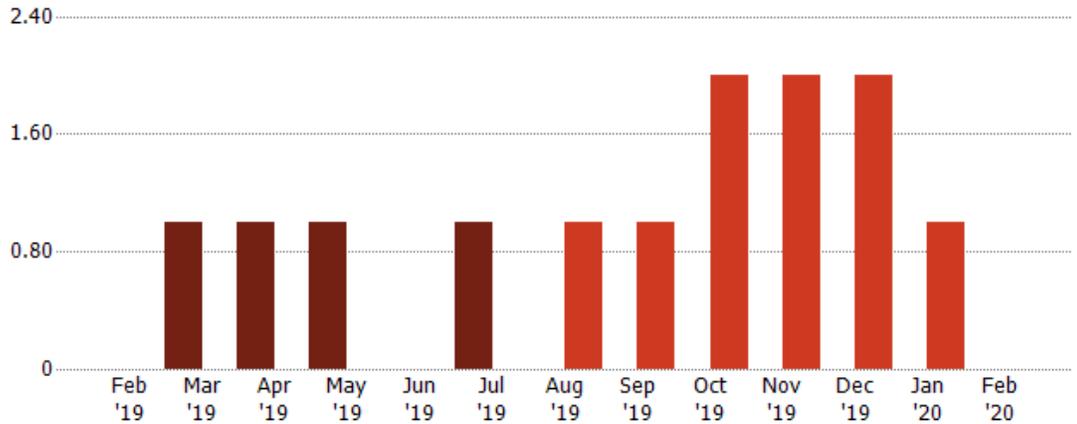
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$645K	\$803K	\$693K	\$645K	\$771K	\$603K	\$546K	\$729K	\$470K	\$688K	\$684K	\$806K	\$918K
Median Sales Price	\$649K	\$675K	\$715K	\$622K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$625K
Med Sales Price as a % of Med Est Value	101%	84%	103%	97%	95%	109%	101%	94%	106%	92%	99%	99%	68%

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



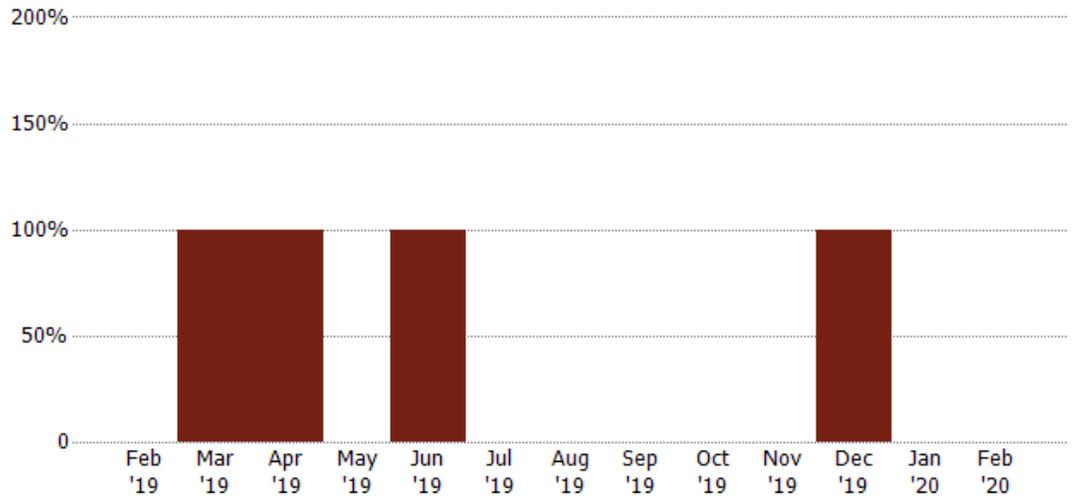
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	-	1	1	1	-	1	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	1	1	2	2	2	1	-
Percent Change from Prior Year	-	100%	100%	100%	-	100%	-100%	-100%	-100%	-100%	-100%	-100%	-

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



■ Current Year



Sales Activity by ZIP

Feb 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	38	\$32,481,700	9	\$6,141,800	\$682,422	\$590,000	\$260	\$234	99