

2021

CAREFREE
MARKET REPORT
January 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	Jan 2021	Jan 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	19	24	-20.8%	245	222	+10.4%
New Listing Volume	\$21,120,587	\$22,341,600	-5.5%	\$240,907,283	\$205,470,897	+17.2%
Active Listing Count	39	81	-51.9%	N/A	N/A	
Active Listing Volume	\$53,043,381	\$91,466,250	-42%	N/A	N/A	
Average Listing Price	\$1,360,087	\$1,129,213	+20.4%	\$1,163,643	\$1,116,649	+4.2%
Median Listing Price	\$1,150,000	\$959,000	+19.9%	\$911,457	\$858,463	+6.2%
Average Listing Price per Sq Ft	\$366	\$302	+21%	\$309	\$289	+6.9%
Median Listing Price per Sq Ft	\$349	\$285	+22.5%	\$285	\$269	+6%
Median Days in RPR	56	100	-44%	76.99	95.37	-19.3%
Months of Inventory	2.9	6.8	-56.6%	3.4	10.1	-66.3%
Absorption Rate	34.15%	14.81%	+19.3%	29.27%	9.88%	+19.4%
Sales Activity Charts Metrics						
New Pending Sales Count	13	16	-18.8%	328	208	+57.7%
New Pending Sales Volume	\$11,323,800	\$12,054,700	-6.1%	\$305,580,014	\$167,312,348	+82.6%
Pending Sales Count	20	10	+100%	N/A	N/A	
Pending Sales Volume	\$20,847,268	\$6,653,900	+213.3%	N/A	N/A	
Closed Sales Count	12	12	+/-	207	147	+40.8%
Closed Sales Volume	\$9,730,490	\$10,173,100	-4.4%	\$177,392,065	\$110,433,824	+60.6%
Average Sales Price	\$810,874	\$847,758	-4.4%	\$856,966	\$751,251	+14.1%
Median Sales Price	\$606,000	\$776,000	-21.9%	\$754,258	\$655,354	+15.1%
Average Sales Price per Sq Ft	\$275	\$283	-2.8%	\$281	\$251	+12.2%
Median Sales Price per Sq Ft	\$257	\$259	-0.6%	\$265	\$237	+11.8%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

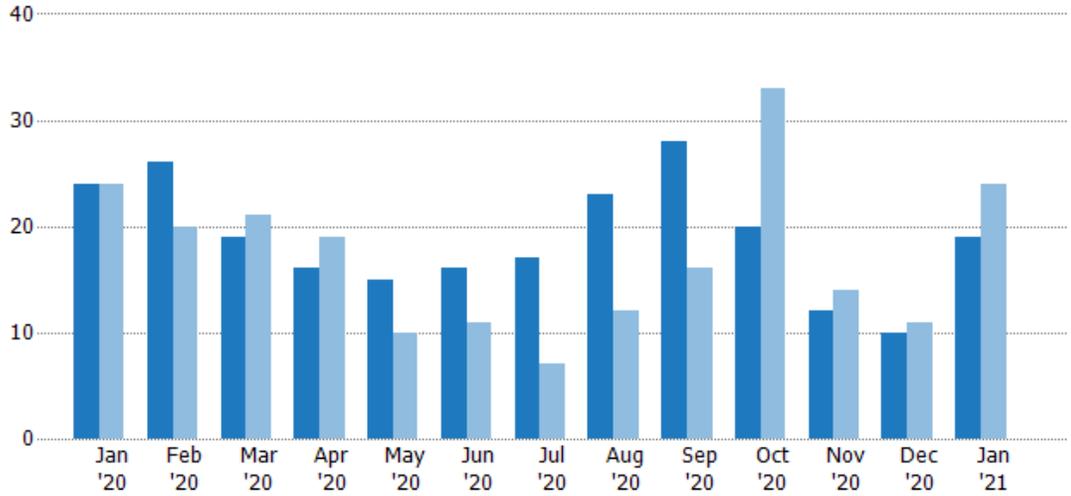
New Listings

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.
Jan '21	19	-20.8%
Jan '20	24	0%
Jan '19	24	25%



Current Year	24	26	19	16	15	16	17	23	28	20	12	10	19
Prior Year	24	20	21	19	10	11	7	12	16	33	14	11	24
Percent Change from Prior Year	0%	30%	-10%	-16%	50%	45%	143%	92%	75%	-39%	-14%	-9%	-21%

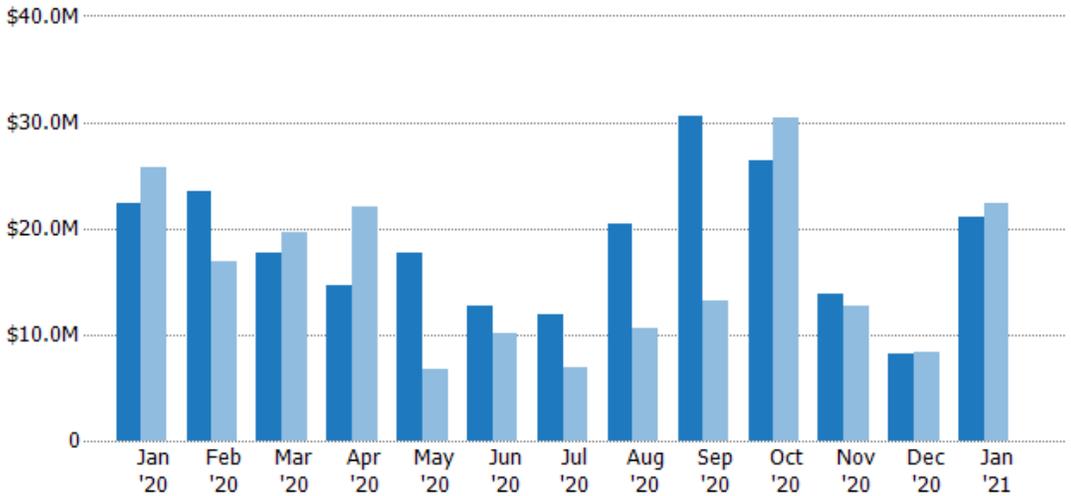
New Listing Volume

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.
Jan '21	\$21.1M	-5.5%
Jan '20	\$22.3M	-13%
Jan '19	\$25.7M	7.8%



Current Year	\$22.3M	\$23.5M	\$17.7M	\$14.6M	\$17.6M	\$12.6M	\$11.8M	\$20.4M	\$30.6M	\$26.4M	\$13.9M	\$8.22M	\$21.1M
Prior Year	\$25.7M	\$16.8M	\$19.6M	\$22.1M	\$6.76M	\$10.1M	\$6.93M	\$10.5M	\$13.2M	\$30.5M	\$12.7M	\$8.34M	\$22.3M
Percent Change from Prior Year	-13%	39%	-9%	-34%	161%	25%	71%	94%	133%	-13%	10%	-1%	-5%

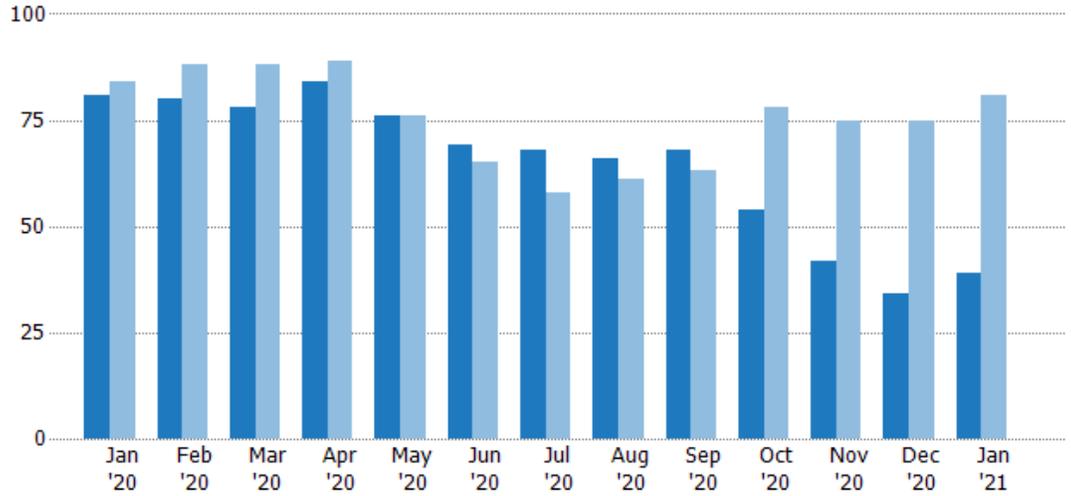
Active Listings

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.
Jan '21	39	-51.9%
Jan '20	81	-3.6%
Jan '19	84	9.5%



Current Year	81	80	78	84	76	69	68	66	68	54	42	34	39
Prior Year	84	88	88	89	76	65	58	61	63	78	75	75	81
Percent Change from Prior Year	-4%	-9%	-11%	-6%	0%	6%	17%	8%	8%	-31%	-44%	-55%	-52%

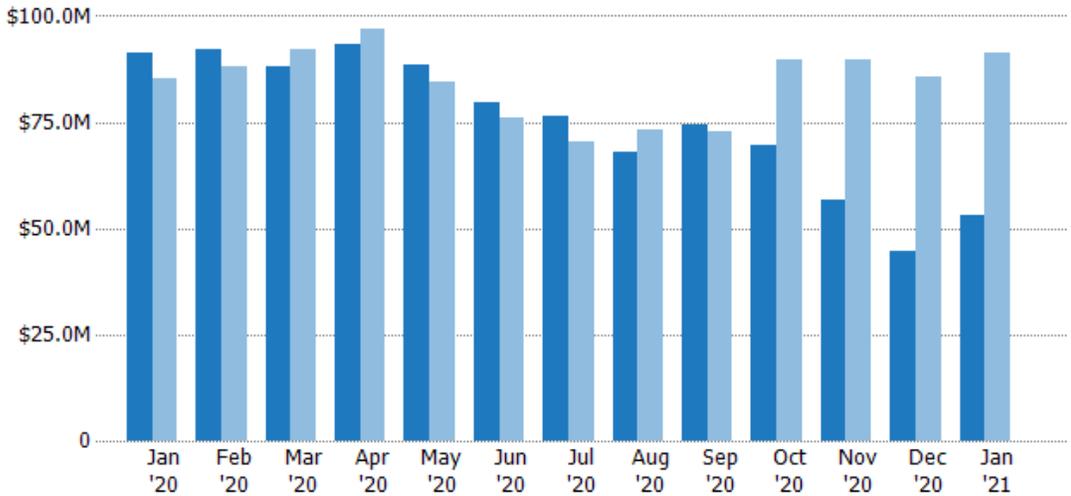
Active Listing Volume

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.
Jan '21	\$53M	-42%
Jan '20	\$91.5M	7.5%
Jan '19	\$85.1M	1.2%



Current Year	\$91.5M	\$92.3M	\$88.3M	\$93.2M	\$88.6M	\$79.6M	\$76.5M	\$67.9M	\$74.3M	\$69.4M	\$56.8M	\$44.8M	\$53M
Prior Year	\$85.1M	\$87.9M	\$92.2M	\$97M	\$84.6M	\$76M	\$70.3M	\$73.1M	\$72.7M	\$89.8M	\$89.6M	\$85.6M	\$91.5M
Percent Change from Prior Year	8%	5%	-4%	-4%	5%	5%	9%	-7%	2%	-23%	-37%	-48%	-42%

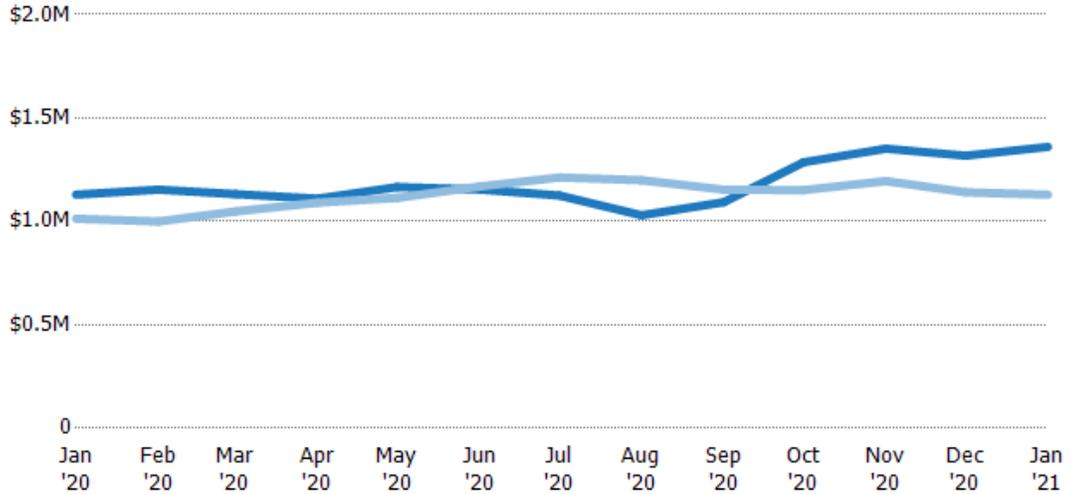
Average Listing Price

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.
Jan '21	\$1.36M	20.4%
Jan '20	\$1.13M	11.5%
Jan '19	\$1.01M	-7.6%



Current Year	\$1.13M	\$1.15M	\$1.13M	\$1.11M	\$1.17M	\$1.15M	\$1.13M	\$1.03M	\$1.09M	\$1.29M	\$1.35M	\$1.32M	\$1.36M
Prior Year	\$1.01M	\$999K	\$1.05M	\$1.09M	\$1.11M	\$1.17M	\$1.21M	\$1.2M	\$1.15M	\$1.15M	\$1.19M	\$1.14M	\$1.13M
Percent Change from Prior Year	11%	15%	8%	2%	5%	-1%	-7%	-14%	-5%	12%	13%	16%	20%

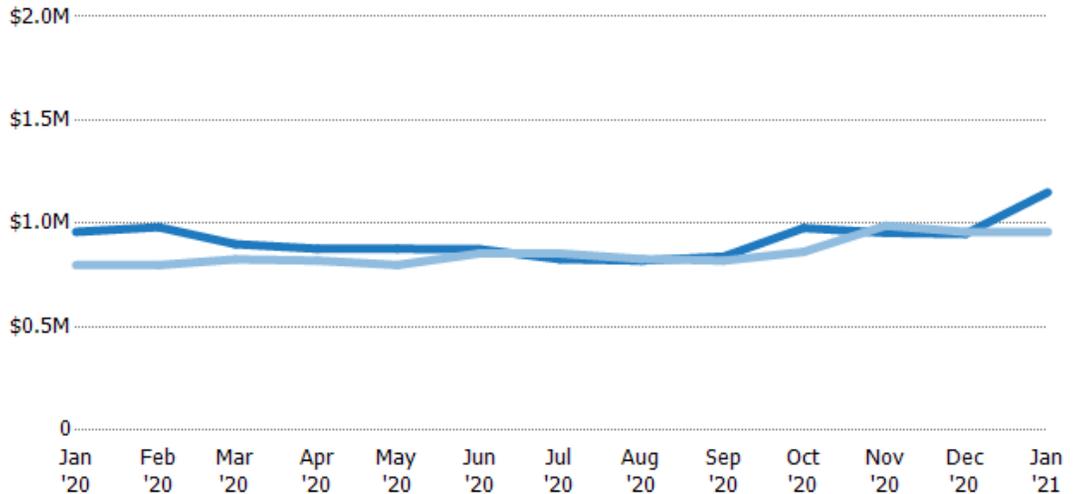
Median Listing Price

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.
Jan '21	\$1.15M	19.9%
Jan '20	\$959K	20.1%
Jan '19	\$799K	-5.3%



Current Year	\$959K	\$982K	\$900K	\$877K	\$877K	\$875K	\$828K	\$820K	\$840K	\$978K	\$955K	\$950K	\$1.15M
Prior Year	\$799K	\$799K	\$826K	\$820K	\$799K	\$855K	\$855K	\$828K	\$820K	\$863K	\$989K	\$959K	\$959K
Percent Change from Prior Year	20%	23%	9%	7%	10%	2%	-3%	-1%	2%	13%	-3%	-1%	20%

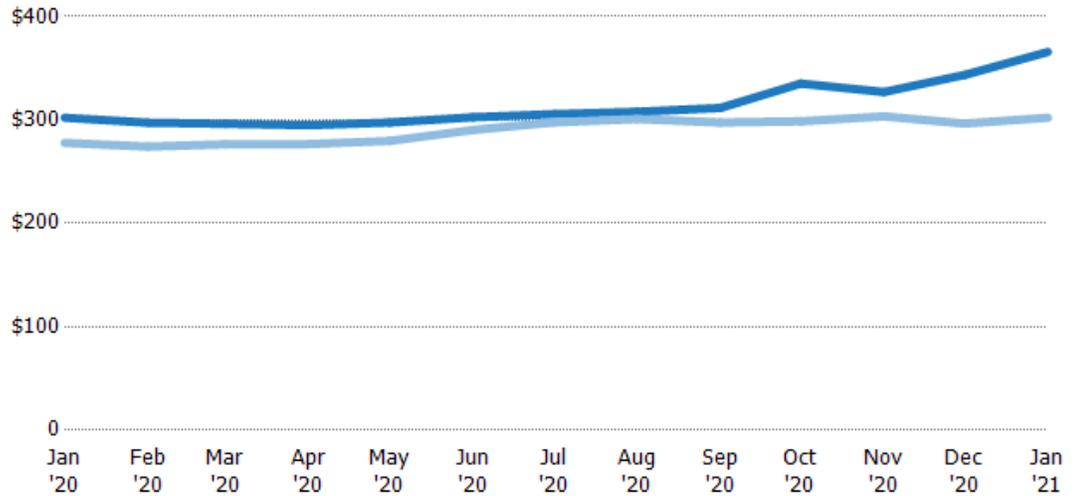
Average Listing Price per Sq Ft

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.
Jan '21	\$366	21%
Jan '20	\$302	8.8%
Jan '19	\$278	-6.6%



Current Year	\$302	\$297	\$296	\$295	\$298	\$303	\$306	\$308	\$312	\$335	\$327	\$344	\$366
Prior Year	\$278	\$274	\$276	\$277	\$280	\$290	\$298	\$301	\$298	\$299	\$303	\$297	\$302
Percent Change from Prior Year	9%	8%	7%	7%	6%	4%	3%	2%	5%	12%	8%	16%	21%

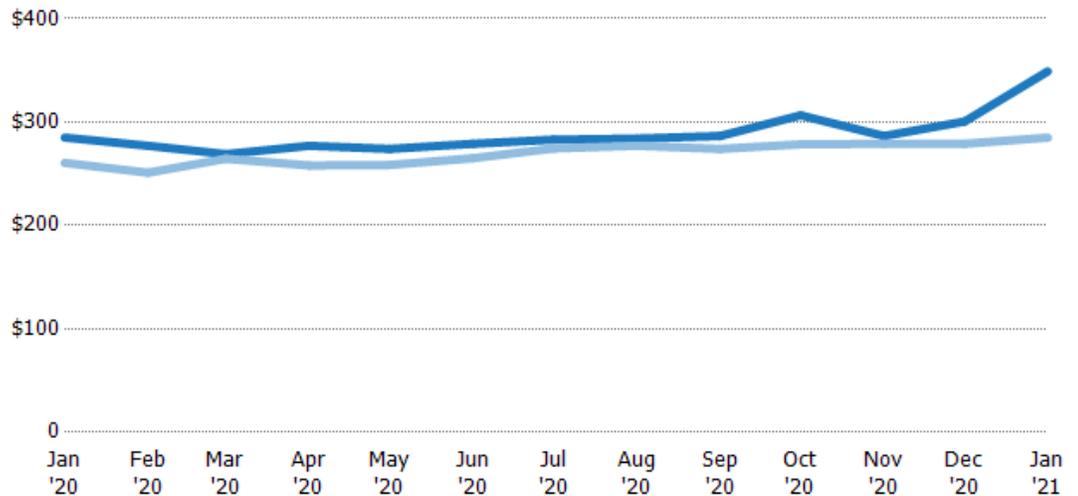
Median Listing Price per Sq Ft

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.
Jan '21	\$349	22.5%
Jan '20	\$285	9.4%
Jan '19	\$261	-6%



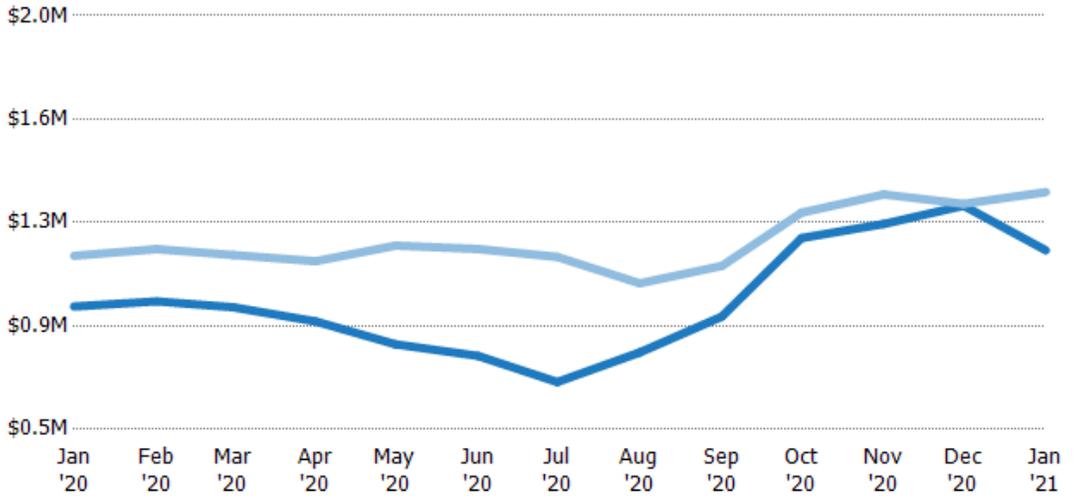
Current Year	\$285	\$277	\$269	\$277	\$274	\$279	\$283	\$284	\$287	\$307	\$287	\$301	\$349
Prior Year	\$261	\$251	\$265	\$258	\$259	\$265	\$275	\$277	\$274	\$279	\$279	\$279	\$285
Percent Change from Prior Year	9%	10%	2%	7%	6%	5%	3%	3%	5%	10%	3%	8%	22%

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



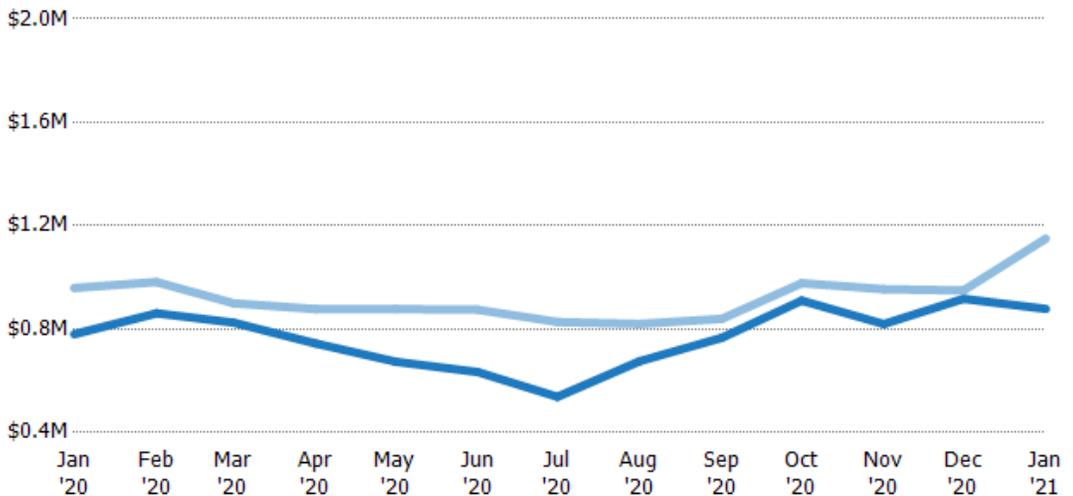
Avg Est Value	\$945K	\$964K	\$942K	\$891K	\$808K	\$766K	\$671K	\$779K	\$909K	\$1.19M	\$1.24M	\$1.31M	\$1.15M
Avg Listing Price	\$1.13M	\$1.15M	\$1.13M	\$1.11M	\$1.17M	\$1.15M	\$1.13M	\$1.03M	\$1.09M	\$1.29M	\$1.35M	\$1.32M	\$1.36M
Avg Listing Price as a % of Avg Est Value	119%	120%	120%	124%	144%	151%	168%	132%	120%	108%	109%	101%	118%

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	\$780K	\$861K	\$825K	\$744K	\$674K	\$634K	\$538K	\$676K	\$766K	\$910K	\$820K	\$917K	\$878K
Median Listing Price	\$959K	\$982K	\$900K	\$877K	\$877K	\$875K	\$828K	\$820K	\$840K	\$978K	\$955K	\$950K	\$1.15M
Med Listing Price as a % of Med Est Value	123%	114%	109%	118%	130%	138%	154%	121%	110%	107%	116%	104%	131%

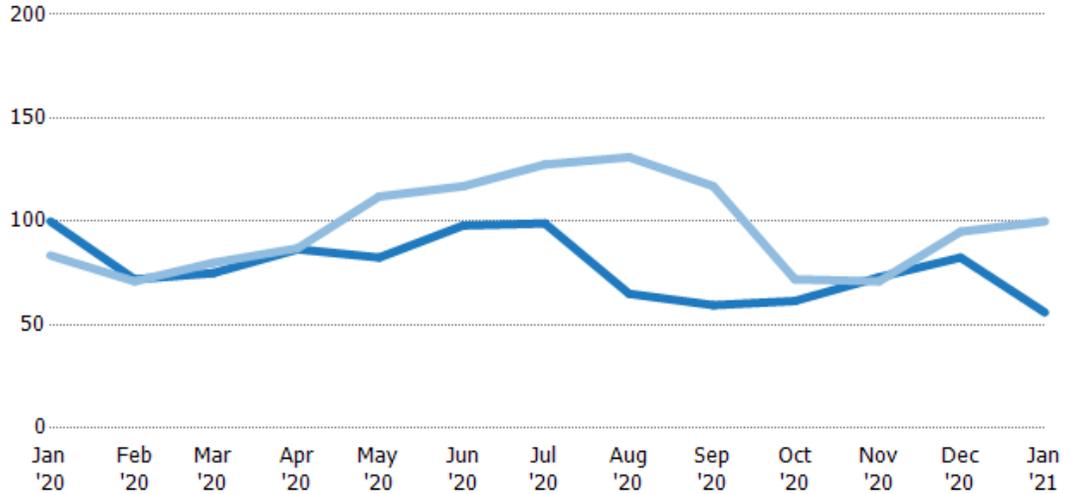
Median Days in RPR

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.
Jan '21	56	-44%
Jan '20	100	19.8%
Jan '19	83.5	10.2%



Current Year	100	72	75	86.5	82.5	98	99	65	59.5	61.5	73	82.5	56
Prior Year	83.5	71	80	87	112	117	128	131	117	72	71	95	100
Percent Change from Prior Year	20%	1%	-6%	-1%	-26%	-16%	-22%	-50%	-49%	-15%	3%	-13%	-44%

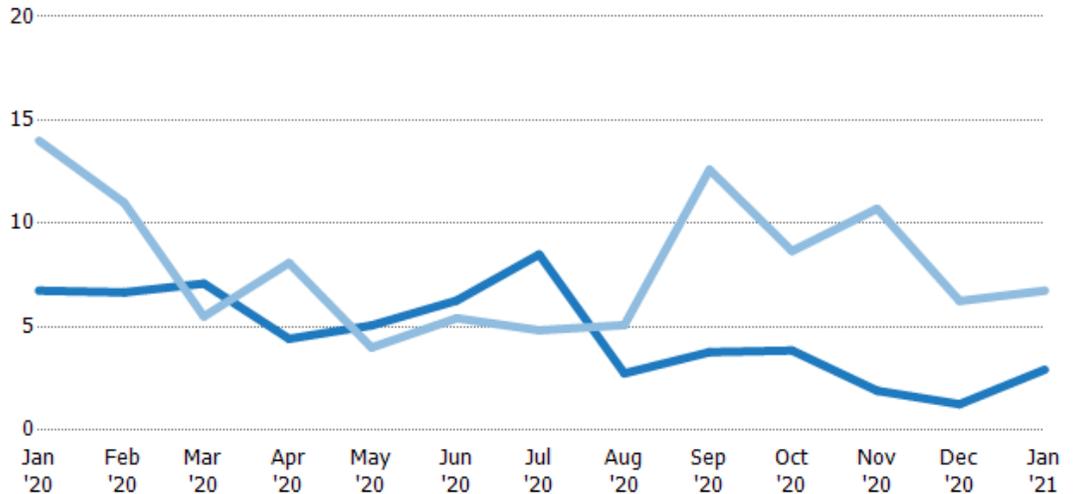
Months of Inventory

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.
Jan '21	2.93	-56.6%
Jan '20	6.75	-51.8%
Jan '19	14	-63.9%



Current Year	6.75	6.67	7.09	4.42	5.07	6.27	8.5	2.75	3.78	3.86	1.91	1.26	2.93
Prior Year	14	11	5.5	8.09	4	5.42	4.83	5.08	12.6	8.67	10.7	6.25	6.75
Percent Change from Prior Year	-52%	-39%	29%	-45%	27%	16%	76%	-46%	-70%	-55%	-82%	-80%	-57%

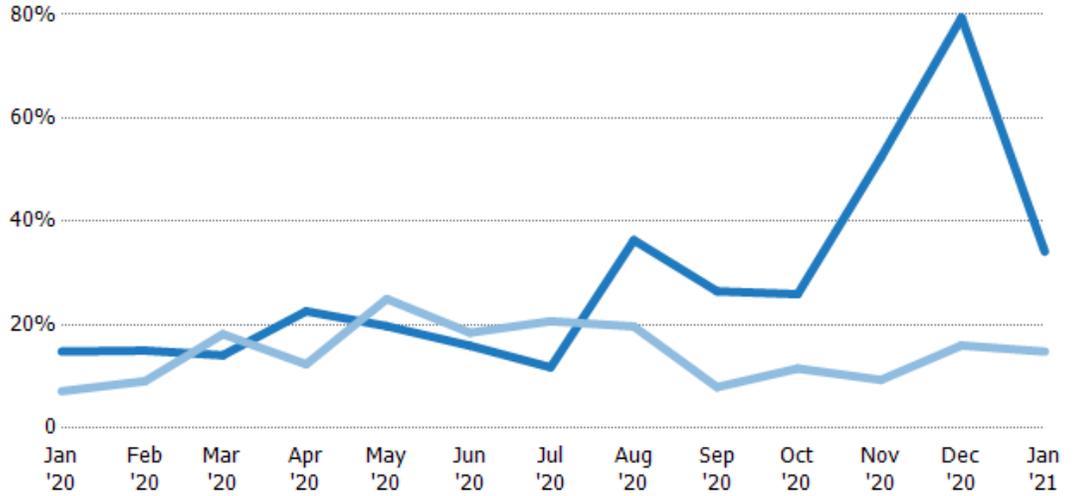
Absorption Rate

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.
Jan '21	34%	-19.3%
Jan '20	15%	-7.7%
Jan '19	7%	177%



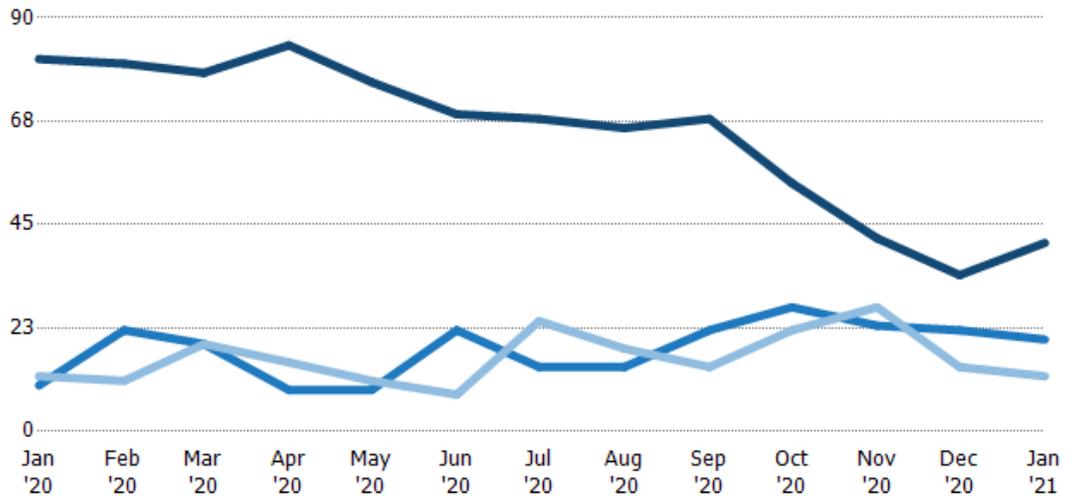
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	15%	15%	14%	23%	20%	16%	12%	36%	26%	26%	52%	79%	34%
Prior Year	7%	9%	18%	12%	25%	18%	21%	20%	8%	12%	9%	16%	15%
Change from Prior Year	-8%	-6%	4%	-10%	5%	3%	9%	-17%	-19%	-14%	-43%	-63%	-19%

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Active	81	80	78	84	76	69	68	66	68	54	42	34	41
Pending	10	22	19	9	9	22	14	14	22	27	23	22	20
Sold	12	11	19	15	11	8	24	18	14	22	27	14	12

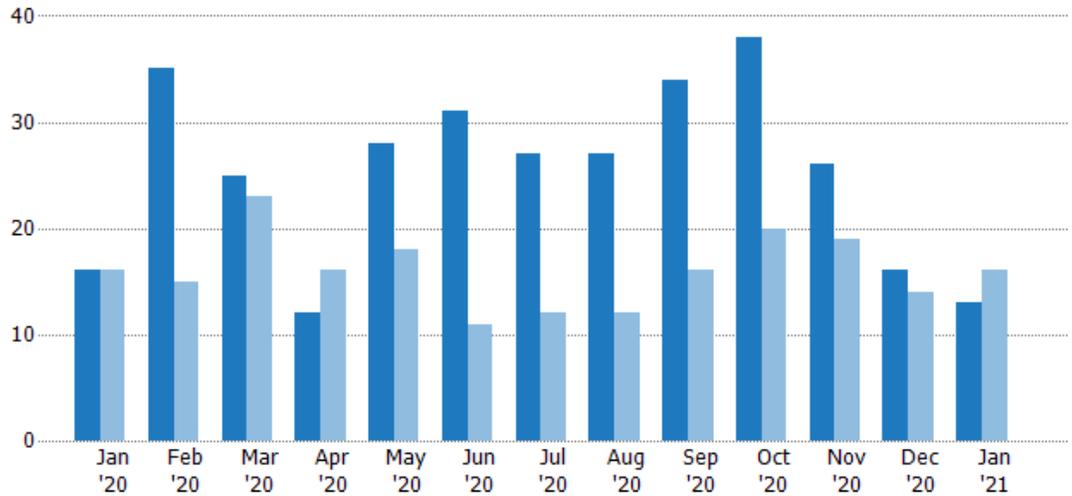
New Pending Sales

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.
Jan '21	13	-18.8%
Jan '20	16	0%
Jan '19	16	6.3%



Current Year	16	35	25	12	28	31	27	27	34	38	26	16	13
Prior Year	16	15	23	16	18	11	12	12	16	20	19	14	16
Percent Change from Prior Year	0%	133%	9%	-25%	56%	182%	125%	125%	113%	90%	37%	14%	-19%

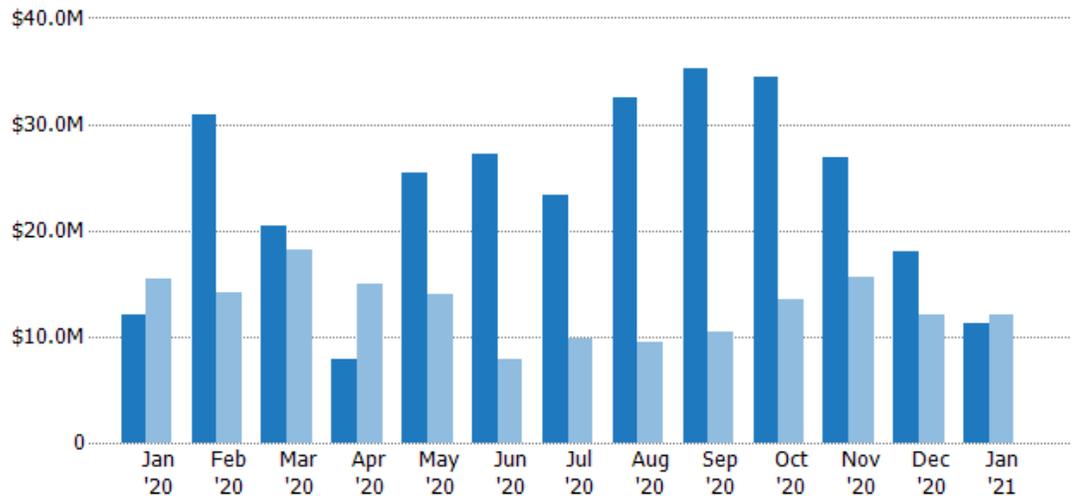
New Pending Sales Volume

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.
Jan '21	\$11.3M	-6.1%
Jan '20	\$12.1M	-21.5%
Jan '19	\$15.4M	-17.3%



Current Year	\$12.1M	\$30.9M	\$20.4M	\$7.93M	\$25.4M	\$27.2M	\$23.3M	\$32.5M	\$35.3M	\$34.4M	\$26.9M	\$18M	\$11.3M
Prior Year	\$15.4M	\$14.1M	\$18.1M	\$15M	\$14M	\$7.85M	\$9.79M	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M	\$12.1M
Percent Change from Prior Year	-21%	119%	12%	-47%	82%	247%	138%	241%	240%	154%	72%	50%	-6%

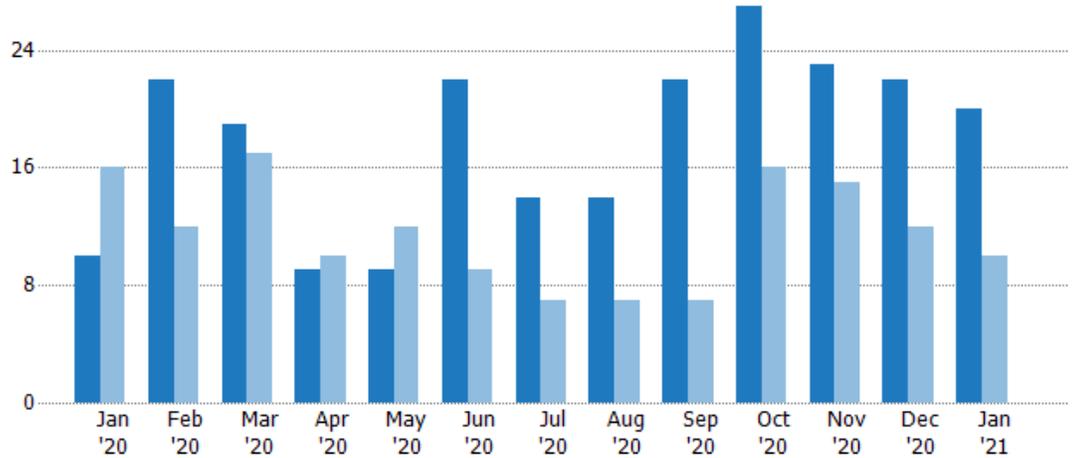
Pending Sales

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.
Jan '21	20	100%
Jan '20	10	-37.5%
Jan '19	16	-31.3%



Current Year	10	22	19	9	9	22	14	14	22	27	23	22	20
Prior Year	16	12	17	10	12	9	7	7	7	16	15	12	10
Percent Change from Prior Year	-38%	83%	12%	-10%	-25%	144%	100%	100%	214%	69%	53%	83%	100%

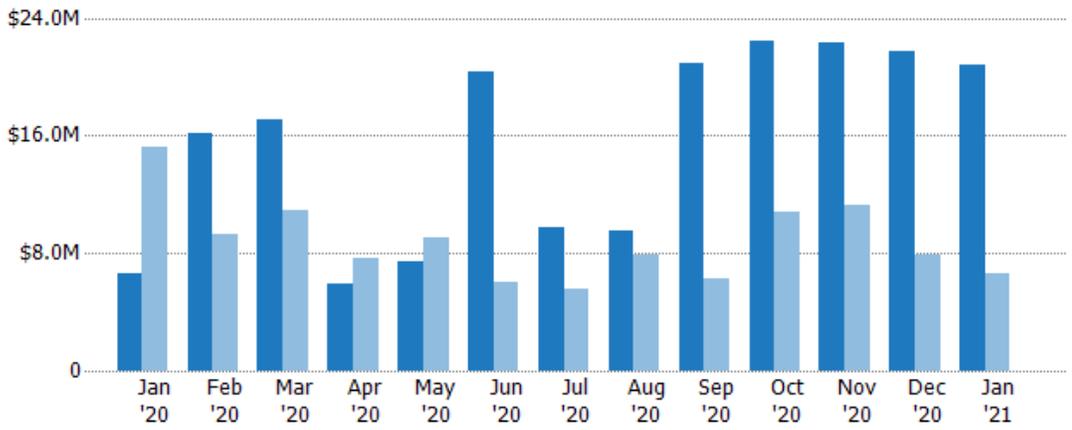
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Jan '21	\$20.8M	213.3%
Jan '20	\$6.65M	-56.3%
Jan '19	\$15.2M	-34%



Current Year	\$6.65M	\$16.2M	\$17.1M	\$5.88M	\$7.38M	\$20.3M	\$9.72M	\$9.52M	\$20.9M	\$22.5M	\$22.3M	\$21.7M	\$20.8M
Prior Year	\$15.2M	\$9.28M	\$10.9M	\$7.67M	\$9.05M	\$6.05M	\$5.6M	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$7.91M	\$6.65M
Percent Change from Prior Year	-56%	75%	57%	-23%	-18%	236%	74%	20%	232%	108%	97%	175%	213%

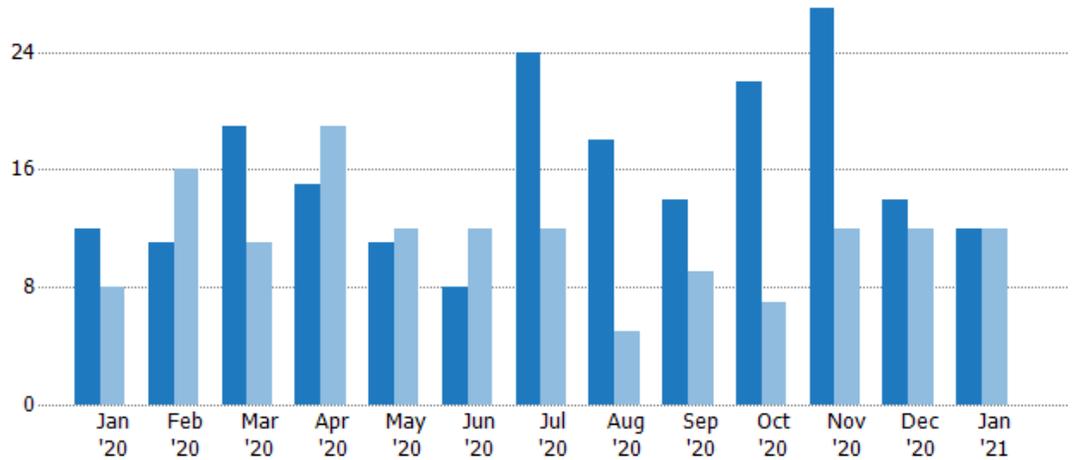
Closed Sales

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.
Jan '21	12	0%
Jan '20	12	50%
Jan '19	8	75%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	12	11	19	15	11	8	24	18	14	22	27	14	12
Prior Year	8	16	11	19	12	12	12	5	9	7	12	12	12
Percent Change from Prior Year	50%	-31%	73%	-21%	-8%	-33%	100%	260%	56%	214%	125%	17%	0%

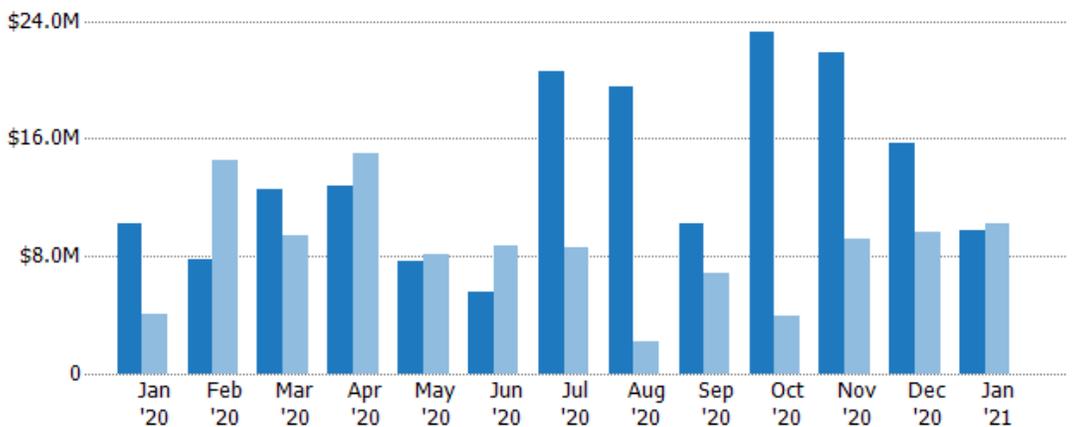
Closed Sales Volume

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
 Residence

Month/ Year	Volume	% Chg.
Jan '21	\$9.73M	-4.4%
Jan '20	\$10.2M	149.7%
Jan '19	\$4.07M	117.7%



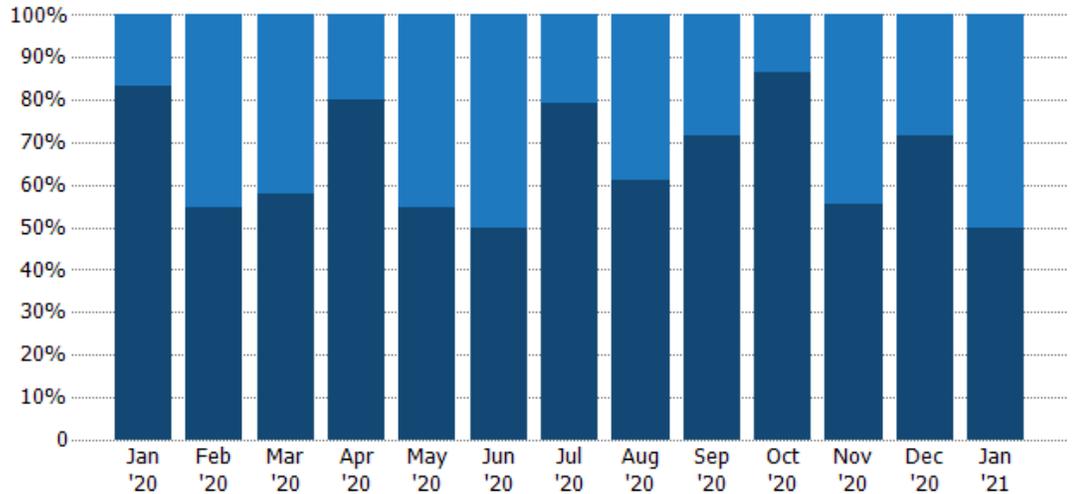
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$10.2M	\$7.75M	\$12.6M	\$12.7M	\$7.71M	\$5.6M	\$20.6M	\$19.6M	\$10.3M	\$23.2M	\$21.9M	\$15.7M	\$9.73M
Prior Year	\$4.07M	\$14.5M	\$9.43M	\$15M	\$8.07M	\$8.71M	\$8.62M	\$2.24M	\$6.85M	\$3.95M	\$9.2M	\$9.66M	\$10.2M
Percent Change from Prior Year	150%	-47%	33%	-15%	-4%	-36%	139%	775%	50%	488%	137%	62%	-4%

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



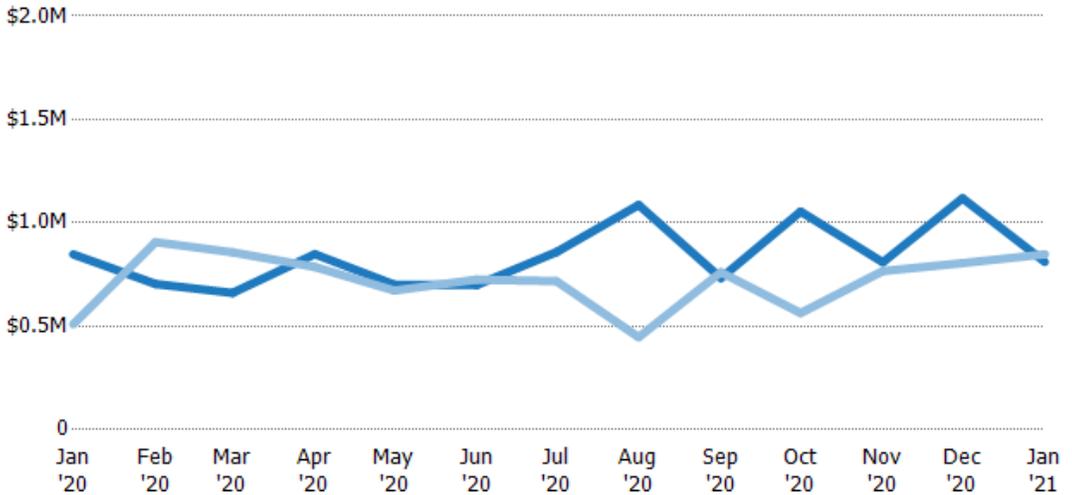
Condo/Townhouse	17%	45%	42%	20%	45%	50%	21%	39%	29%	14%	44%	29%	50%
Single Family Residence	83%	55%	58%	80%	55%	50%	79%	61%	71%	86%	56%	71%	50%

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



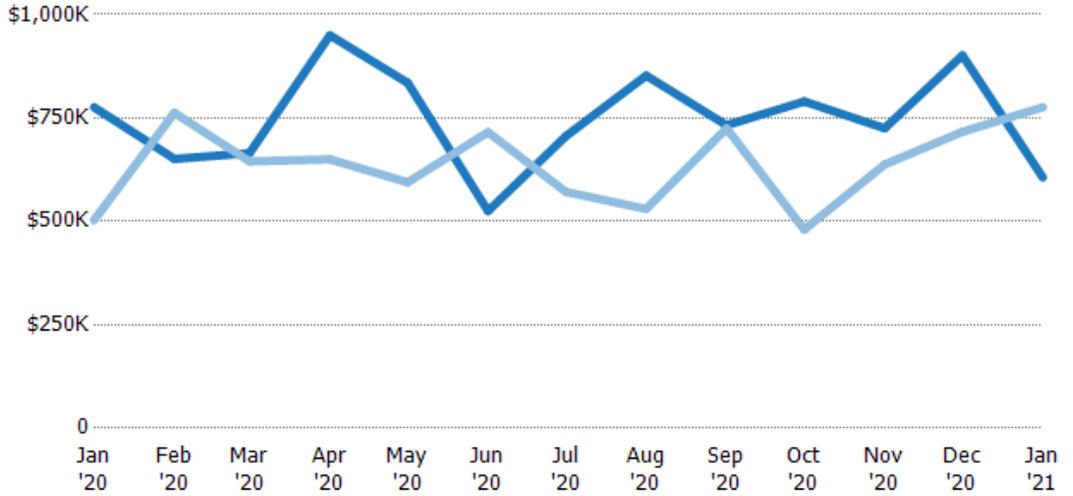
Current Year	\$848K	\$704K	\$661K	\$849K	\$701K	\$699K	\$858K	\$1.09M	\$733K	\$1.05M	\$809K	\$1.12M	\$811K
Prior Year	\$509K	\$907K	\$858K	\$787K	\$673K	\$726K	\$718K	\$447K	\$761K	\$564K	\$767K	\$805K	\$848K
Percent Change from Prior Year	66%	-22%	-23%	8%	4%	-4%	20%	143%	-4%	87%	6%	39%	-4%

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.
Jan '21	\$606K	-21.9%
Jan '20	\$776K	54.4%
Jan '19	\$503K	9.9%

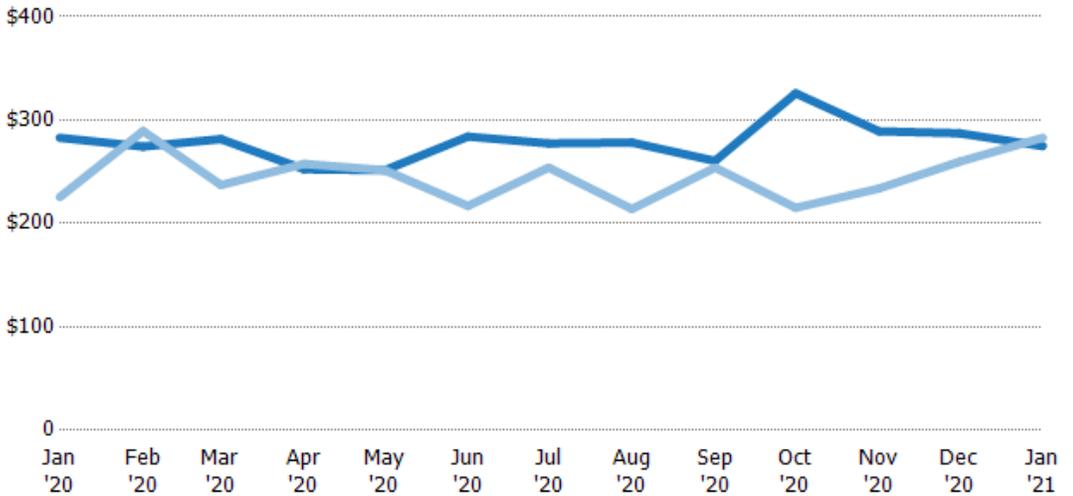
Current Year	\$776K	\$651K	\$665K	\$950K	\$835K	\$525K	\$706K	\$853K	\$733K	\$790K	\$725K	\$901K	\$606K
Prior Year	\$503K	\$763K	\$645K	\$650K	\$595K	\$716K	\$571K	\$530K	\$725K	\$480K	\$638K	\$717K	\$776K
Percent Change from Prior Year	54%	-15%	3%	46%	40%	-27%	24%	61%	1%	65%	14%	26%	-22%

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.
Jan '21	\$275	-2.8%
Jan '20	\$283	25.4%
Jan '19	\$226	2.8%

Current Year	\$283	\$274	\$282	\$252	\$251	\$284	\$277	\$278	\$261	\$326	\$289	\$287	\$275
Prior Year	\$226	\$289	\$237	\$258	\$252	\$217	\$254	\$214	\$254	\$215	\$234	\$260	\$283
Percent Change from Prior Year	25%	-5%	19%	-2%	0%	31%	9%	30%	3%	51%	24%	11%	-3%

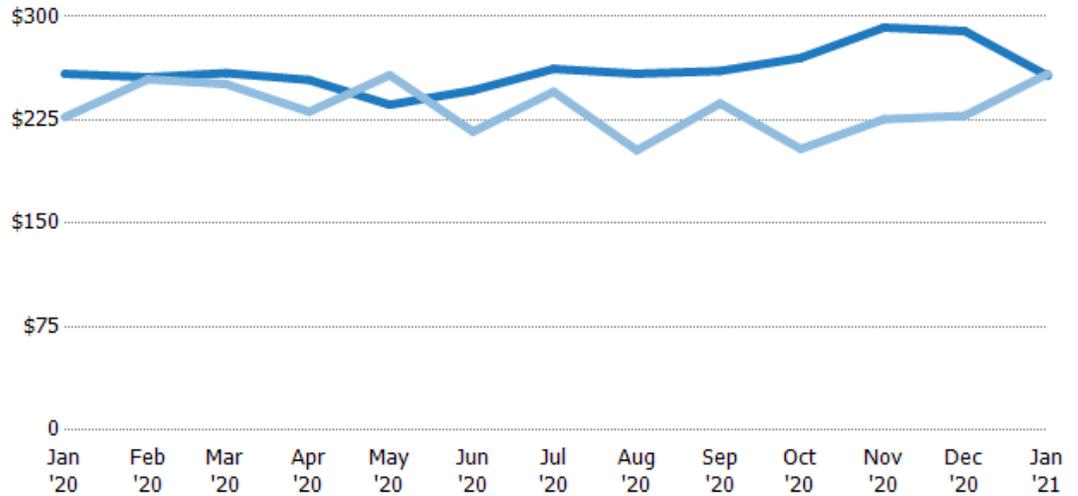
Median Sales Price per Sq Ft

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.
Jan '21	\$257	-0.6%
Jan '20	\$259	13.9%
Jan '19	\$227	1.5%



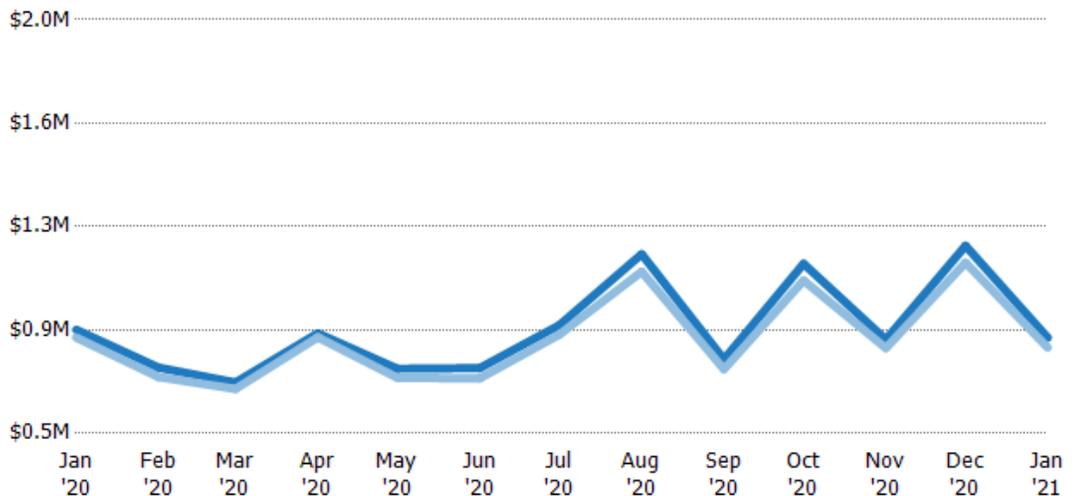
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$259	\$256	\$259	\$254	\$236	\$247	\$262	\$259	\$261	\$270	\$292	\$290	\$257
Prior Year	\$227	\$255	\$251	\$231	\$258	\$217	\$246	\$203	\$237	\$204	\$226	\$228	\$259
Percent Change from Prior Year	14%	1%	3%	10%	-8%	14%	7%	27%	10%	32%	29%	27%	-1%

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



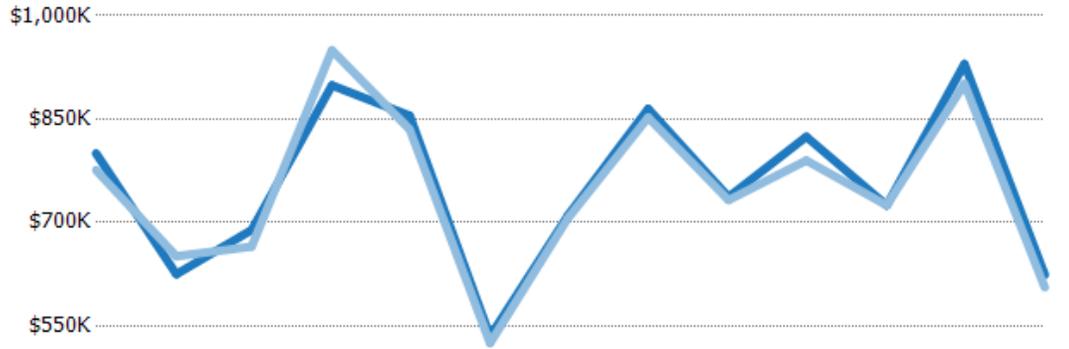
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg List Price	\$876K	\$739K	\$684K	\$863K	\$734K	\$737K	\$893K	\$1.15M	\$768K	\$1.12M	\$840K	\$1.18M	\$847K
Avg Sales Price	\$848K	\$704K	\$661K	\$849K	\$701K	\$699K	\$858K	\$1.09M	\$733K	\$1.05M	\$809K	\$1.12M	\$811K
Avg Sales Price as a % of Avg List Price	97%	95%	97%	98%	96%	95%	96%	94%	95%	95%	96%	95%	96%

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



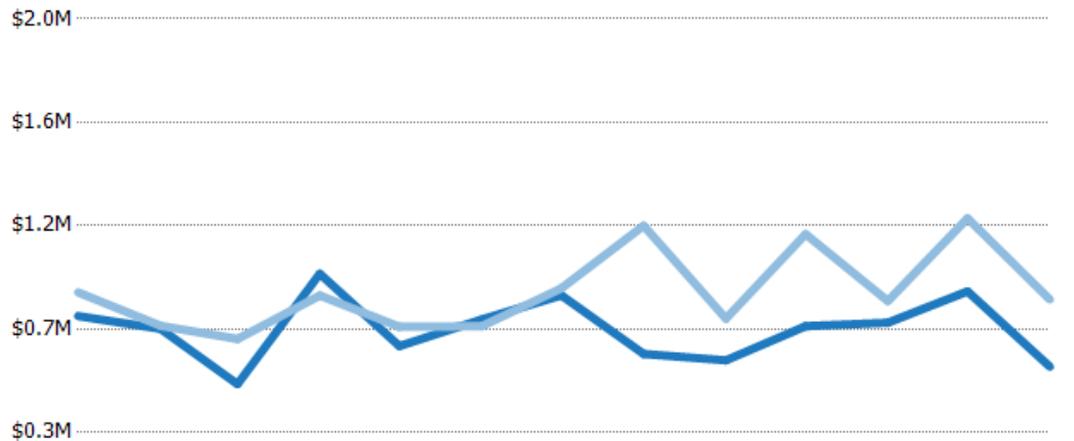
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median List Price	\$800K	\$625K	\$689K	\$899K	\$855K	\$535K	\$710K	\$865K	\$737K	\$825K	\$725K	\$930K	\$624K
Median Sales Price	\$776K	\$651K	\$665K	\$950K	\$835K	\$525K	\$706K	\$853K	\$733K	\$790K	\$725K	\$901K	\$606K
Med Sales Price as a % of Med List Price	97%	104%	97%	106%	98%	98%	99%	99%	99%	96%	100%	97%	97%

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



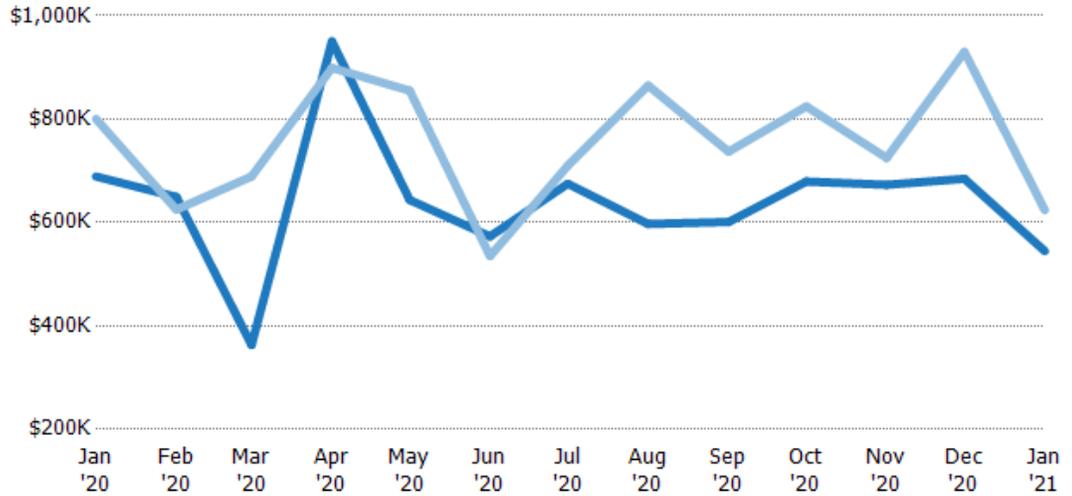
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$779K	\$726K	\$499K	\$953K	\$655K	\$765K	\$864K	\$623K	\$597K	\$737K	\$751K	\$880K	\$571K
Avg Sales Price	\$876K	\$739K	\$684K	\$863K	\$734K	\$737K	\$893K	\$1.15M	\$768K	\$1.12M	\$840K	\$1.18M	\$847K
Avg Sales Price as a % of Avg Est Value	112%	102%	137%	91%	112%	96%	103%	185%	129%	151%	112%	134%	148%

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



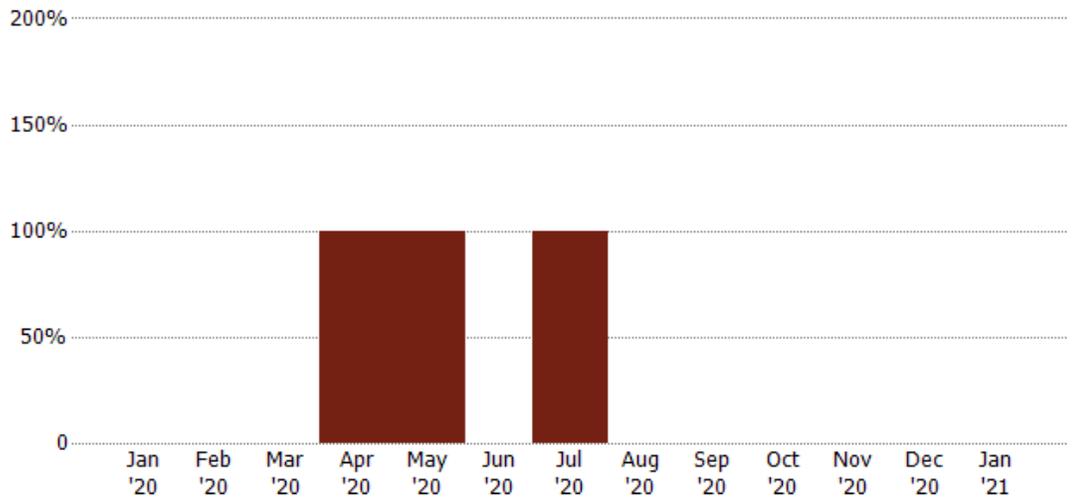
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$689K	\$649K	\$363K	\$950K	\$644K	\$573K	\$675K	\$597K	\$601K	\$679K	\$673K	\$685K	\$545K
Median Sales Price	\$800K	\$625K	\$689K	\$899K	\$855K	\$535K	\$710K	\$865K	\$737K	\$825K	\$725K	\$930K	\$624K
Med Sales Price as a % of Med Est Value	116%	96%	190%	95%	133%	93%	105%	145%	123%	121%	108%	136%	115%

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



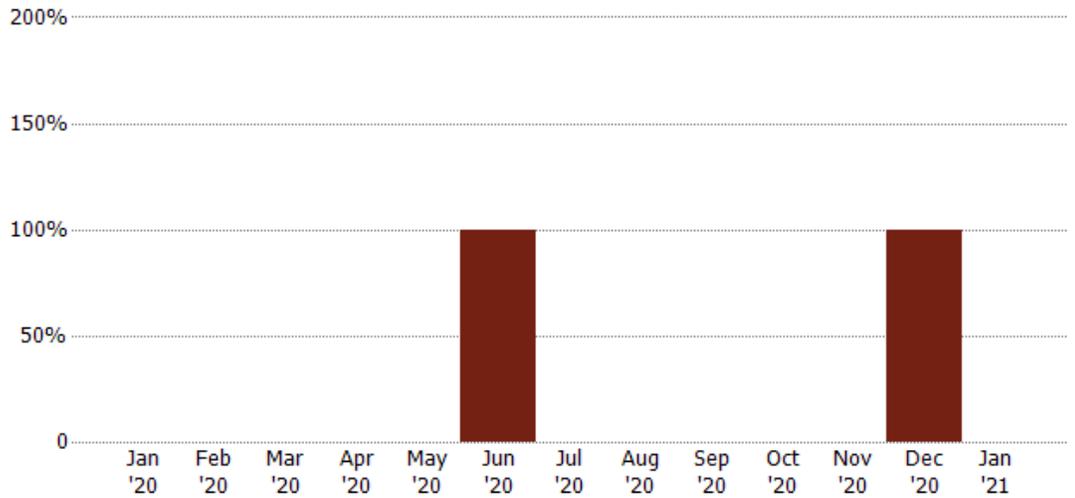
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	-	-	-	1	1	-	1	-	-	-	-	-	-

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
 Residence



■ Current Year



Sales Activity by ZIP

Jan 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	20	\$20,847,268	12	\$9,730,490	\$810,874	\$606,000	\$267	\$257	78