

2021

CAREFREE
MARKET REPORT
May 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	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	22	14	+57.1%	109	100	+9%
New Listing Volume	\$22,184,666	\$14,152,849	+56.8%	\$122,695,317	\$93,577,548	+31.1%
Active Listing Count	43	76	-43.4%	N/A	N/A	
Active Listing Volume	\$65,430,004	\$85,815,699	-23.8%	N/A	N/A	
Average Listing Price	\$1,521,628	\$1,129,154	+34.8%	\$1,454,757	\$1,142,567	+27.3%
Median Listing Price	\$1,150,000	\$877,450	+31.1%	\$1,121,485	\$936,154	+19.8%
Average Listing Price per Sq Ft	\$403	\$296	+36%	\$373	\$299	+24.6%
Median Listing Price per Sq Ft	\$387	\$269	+44.1%	\$357	\$277	+29.1%
Median Days in RPR	45	83	-45.8%	48.56	83.72	-42%
Months of Inventory	1.7	5.1	-67.4%	3.3	6.2	-47.2%
Absorption Rate	60.47%	19.74%	+40.7%	30.57%	16.13%	+14.4%
Sales Activity Charts Metrics						
New Pending Sales Count	18	28	-35.7%	107	116	-7.8%
New Pending Sales Volume	\$16,678,671	\$26,528,299	-37.1%	\$109,083,157	\$98,948,899	+10.2%
Pending Sales Count	2	9	-77.8%	N/A	N/A	
Pending Sales Volume	\$1,019,000	\$7,384,699	-86.2%	N/A	N/A	
Closed Sales Count	22	14	+57.1%	100	70	+42.9%
Closed Sales Volume	\$24,148,183	\$10,883,900	+121.9%	\$99,308,398	\$53,504,900	+85.6%
Average Sales Price	\$1,097,645	\$777,421	+41.2%	\$993,084	\$764,356	+29.9%
Median Sales Price	\$1,087,500	\$865,000	+25.7%	\$918,200	\$785,529	+16.9%
Average Sales Price per Sq Ft	\$317	\$268	+18.5%	\$315	\$271	+16.3%
Median Sales Price per Sq Ft	\$307	\$261	+17.7%	\$310	\$259	+19.7%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

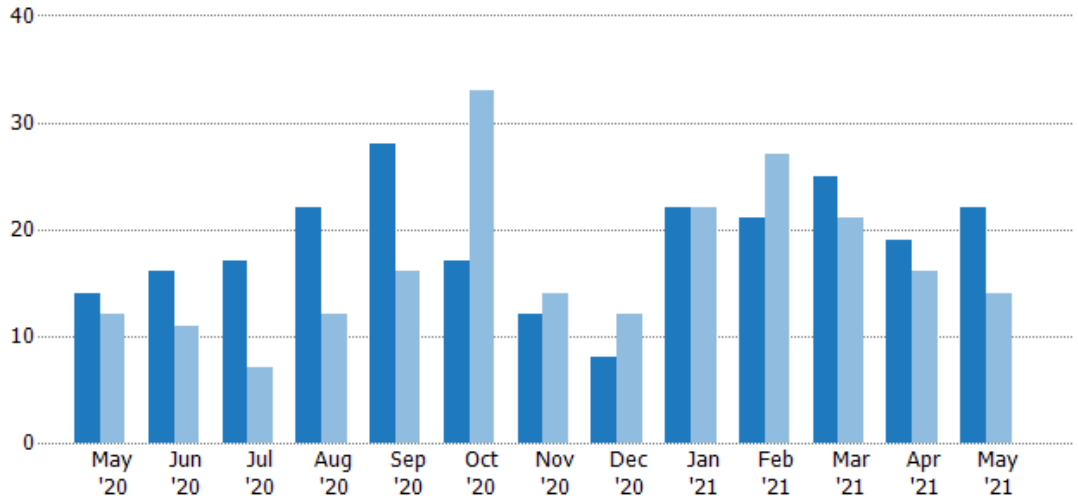
New Listings

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

Month/ Year	Count	% Chg.
May '21	22	57.1%
May '20	14	16.7%
May '19	12	16.7%



Current Year	14	16	17	22	28	17	12	8	22	21	25	19	22
Prior Year	12	11	7	12	16	33	14	12	22	27	21	16	14
Percent Change from Prior Year	17%	45%	143%	83%	75%	-48%	-14%	-33%	0%	-22%	19%	19%	57%

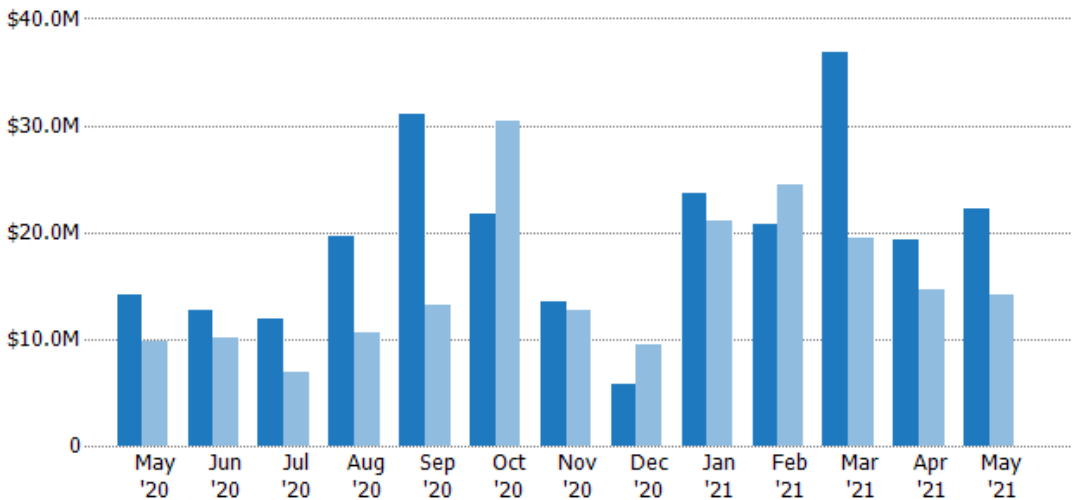
New Listing Volume

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.
May '21	\$22.2M	56.8%
May '20	\$14.2M	44.8%
May '19	\$9.78M	-27.1%



Current Year	\$14.2M	\$12.6M	\$11.9M	\$19.6M	\$31M	\$21.7M	\$13.5M	\$5.82M	\$23.7M	\$20.7M	\$36.8M	\$19.3M	\$22.2M
Prior Year	\$9.78M	\$10.1M	\$6.93M	\$10.5M	\$13.2M	\$30.5M	\$12.7M	\$9.52M	\$21M	\$24.4M	\$19.4M	\$14.6M	\$14.2M
Percent Change from Prior Year	45%	25%	72%	86%	136%	-29%	7%	-39%	12%	-15%	90%	33%	57%

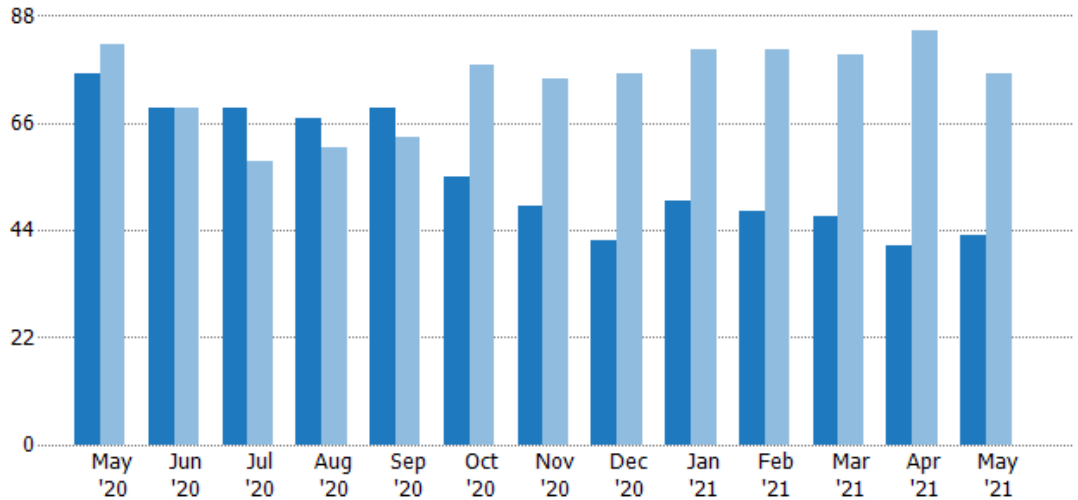
Active Listings

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

Month/Year	Count	% Chg.
May '21	43	-43.4%
May '20	76	-7.3%
May '19	82	-24.4%



Current Year	76	69	69	67	69	55	49	42	50	48	47	41	43
Prior Year	82	69	58	61	63	78	75	76	81	81	80	85	76
Percent Change from Prior Year	-7%	0%	19%	10%	10%	-29%	-35%	-45%	-38%	-41%	-41%	-52%	-43%

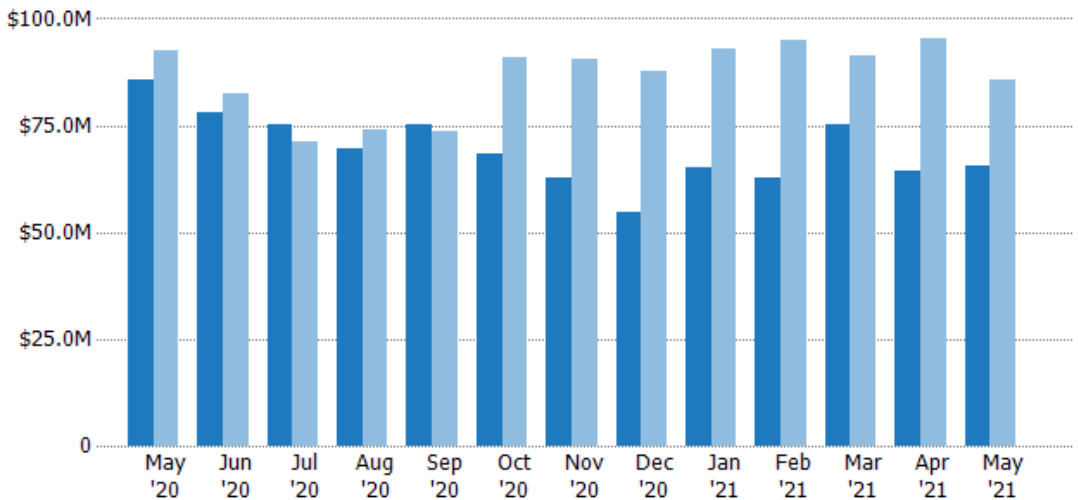
Active Listing Volume

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

Month/Year	Volume	% Chg.
May '21	\$65.4M	-23.8%
May '20	\$85.8M	-7.2%
May '19	\$92.4M	-26.1%



Current Year	\$85.8M	\$78.1M	\$75.2M	\$69.7M	\$75.4M	\$68.2M	\$62.9M	\$54.5M	\$65.3M	\$62.9M	\$75.2M	\$64.3M	\$65.4M
Prior Year	\$92.4M	\$82.4M	\$71.3M	\$74.1M	\$73.6M	\$90.8M	\$90.6M	\$87.7M	\$93M	\$94.8M	\$91.5M	\$95.4M	\$85.8M
Percent Change from Prior Year	-7%	-5%	6%	-6%	2%	-25%	-31%	-38%	-30%	-34%	-18%	-33%	-24%

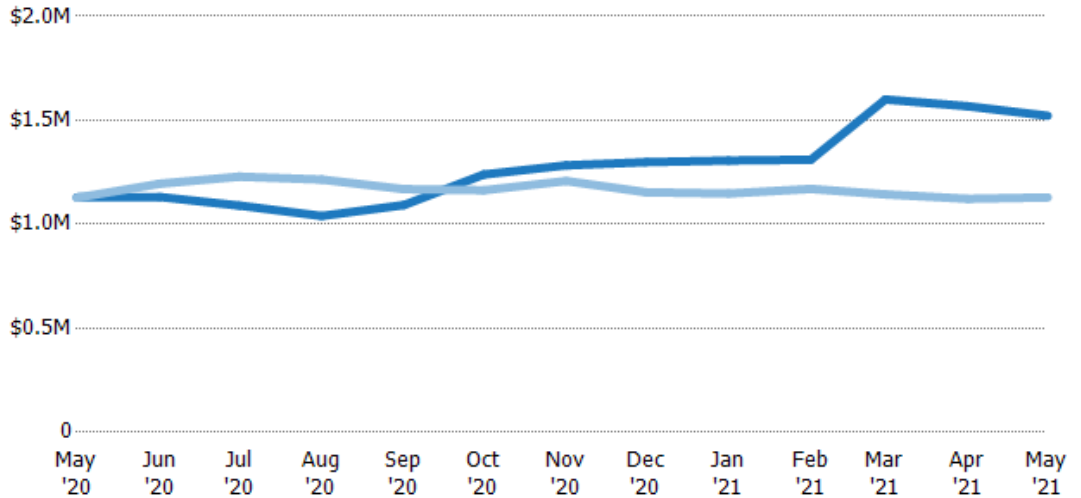
Average Listing Price

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

Month/Year	Price	% Chg.
May '21	\$1.52M	34.8%
May '20	\$1.13M	0.2%
May '19	\$1.13M	-2.3%



Current Year	\$1.13M	\$1.13M	\$1.09M	\$1.04M	\$1.09M	\$1.24M	\$1.28M	\$1.3M	\$1.31M	\$1.31M	\$1.6M	\$1.57M	\$1.52M
Prior Year	\$1.13M	\$1.19M	\$1.23M	\$1.21M	\$1.17M	\$1.16M	\$1.21M	\$1.15M	\$1.15M	\$1.17M	\$1.14M	\$1.12M	\$1.13M
Percent Change from Prior Year	0%	-5%	-11%	-14%	-7%	7%	6%	13%	14%	12%	40%	40%	35%

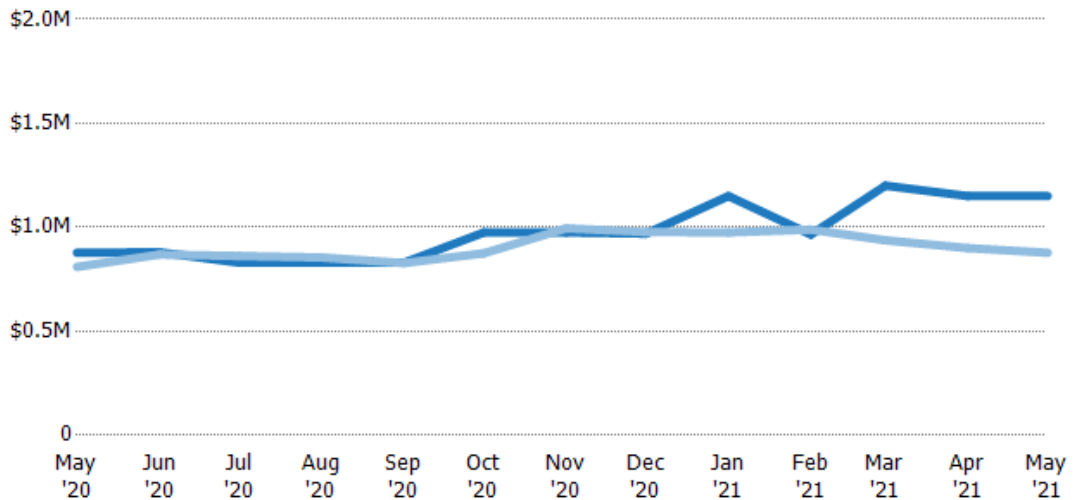
Median Listing Price

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

Month/Year	Price	% Chg.
May '21	\$1.15M	31.1%
May '20	\$877K	8.4%
May '19	\$810K	18.9%



Current Year	\$877K	\$880K	\$830K	\$830K	\$830K	\$975K	\$975K	\$970K	\$1.15M	\$965K	\$1.2M	\$1.15M	\$1.15M
Prior Year	\$810K	\$869K	\$862K	\$855K	\$828K	\$875K	\$995K	\$977K	\$975K	\$989K	\$938K	\$900K	\$877K
Percent Change from Prior Year	8%	1%	-4%	-3%	0%	11%	-2%	-1%	18%	-2%	28%	28%	31%

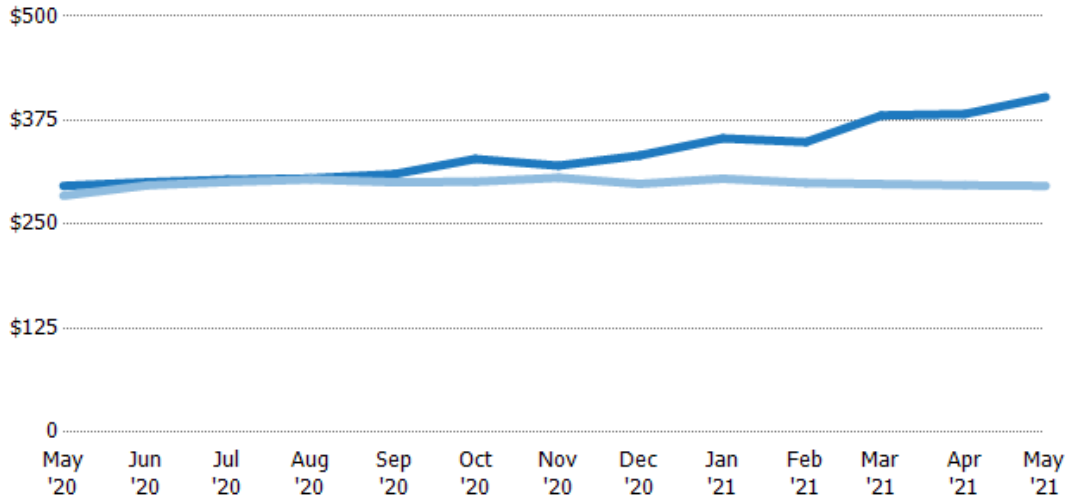
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
May '21	\$403	36%
May '20	\$296	4.2%
May '19	\$284	-4.3%



Current Year	\$296	\$301	\$304	\$305	\$310	\$329	\$320	\$333	\$353	\$349	\$381	\$383	\$403
Prior Year	\$284	\$297	\$301	\$304	\$301	\$301	\$306	\$299	\$305	\$300	\$298	\$297	\$296
Percent Change from Prior Year	4%	1%	1%	0%	3%	9%	5%	11%	16%	16%	28%	29%	36%

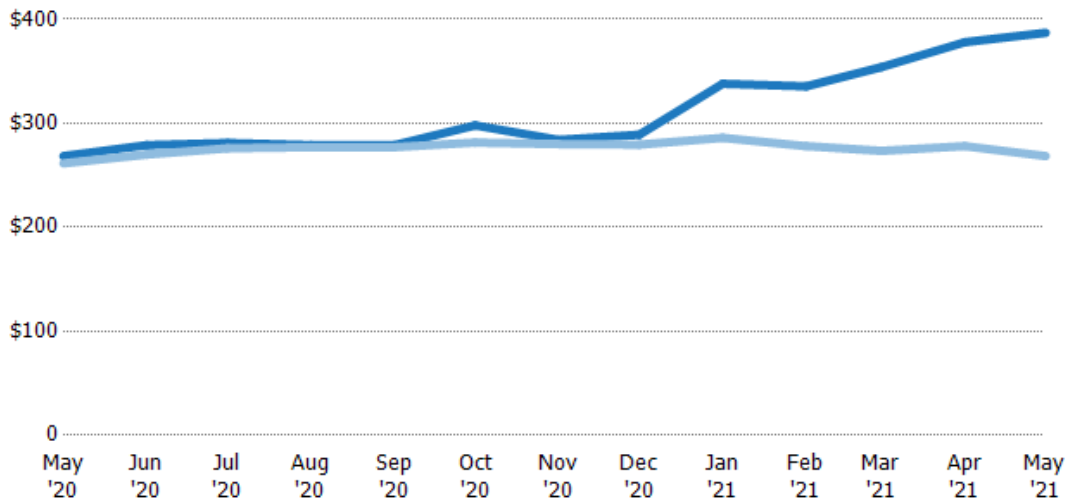
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
May '21	\$387	44.1%
May '20	\$269	2.7%
May '19	\$262	-5.7%



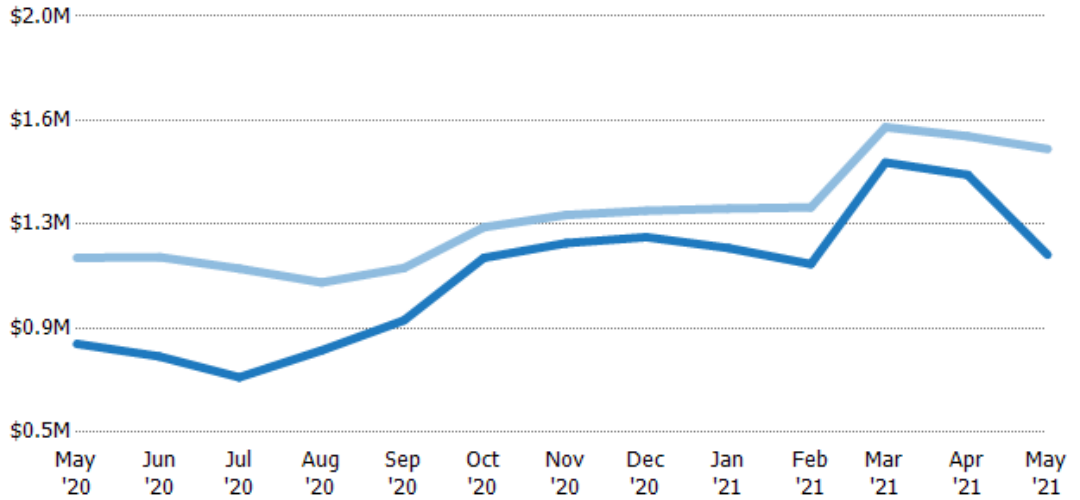
Current Year	\$269	\$279	\$281	\$279	\$279	\$298	\$284	\$289	\$338	\$336	\$354	\$378	\$387
Prior Year	\$262	\$270	\$276	\$277	\$277	\$282	\$280	\$280	\$286	\$278	\$274	\$278	\$269
Percent Change from Prior Year	3%	3%	2%	1%	1%	6%	1%	3%	18%	21%	29%	36%	44%

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



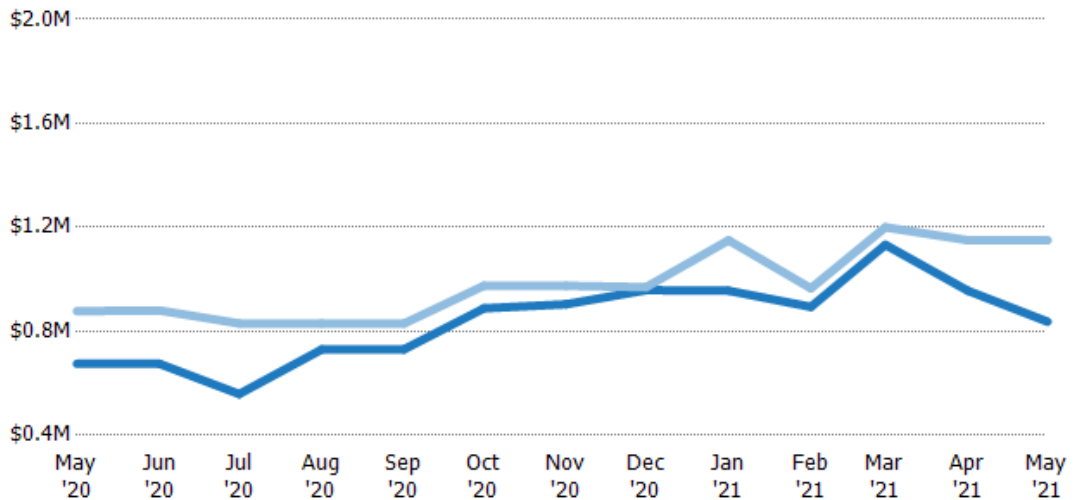
Avg Est Value	\$819K	\$773K	\$698K	\$795K	\$904K	\$1.13M	\$1.18M	\$1.2M	\$1.16M	\$1.11M	\$1.47M	\$1.43M	\$1.14M
Avg Listing Price	\$1.13M	\$1.13M	\$1.09M	\$1.04M	\$1.09M	\$1.24M	\$1.28M	\$1.3M	\$1.31M	\$1.31M	\$1.6M	\$1.57M	\$1.52M
Avg Listing Price as a % of Avg Est Value	138%	146%	156%	131%	121%	110%	109%	108%	112%	118%	109%	110%	134%

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	\$675K	\$675K	\$559K	\$730K	\$730K	\$888K	\$904K	\$958K	\$956K	\$894K	\$1.13M	\$956K	\$837K
Median Listing Price	\$877K	\$880K	\$830K	\$830K	\$830K	\$975K	\$975K	\$970K	\$1.15M	\$965K	\$1.2M	\$1.15M	\$1.15M
Med Listing Price as a % of Med Est Value	130%	130%	149%	114%	114%	110%	108%	101%	120%	108%	106%	120%	137%

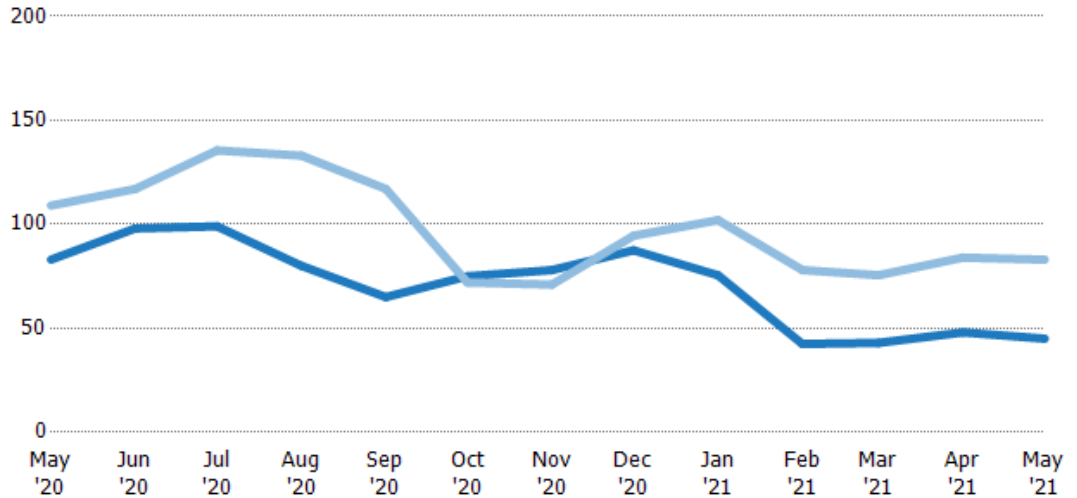
Median Days in RPR

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

Month/Year	Days	% Chg.
May '21	45	-45.8%
May '20	83	-23.9%
May '19	109	13.8%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	83	98	99	80	65	75	78	87.5	75.5	42.5	43	48	45
Prior Year	109	117	136	133	117	72	71	94.5	102	78	75.5	84	83
Percent Change from Prior Year	-24%	-16%	-27%	-40%	-44%	4%	10%	-7%	-26%	-46%	-43%	-43%	-46%

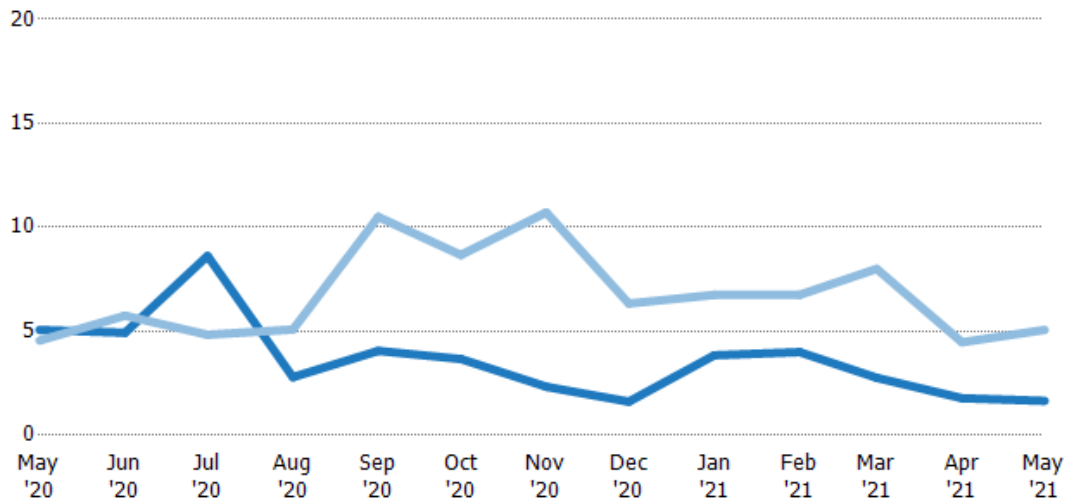
Months of Inventory

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

Month/Year	Months	% Chg.
May '21	1.65	-67.4%
May '20	5.07	11.2%
May '19	4.56	-19.9%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	5.07	4.93	8.63	2.79	4.06	3.67	2.33	1.62	3.85	4	2.76	1.78	1.65
Prior Year	4.56	5.75	4.83	5.08	10.5	8.67	10.7	6.33	6.75	6.75	8	4.47	5.07
Percent Change from Prior Year	11%	-14%	78%	-45%	-61%	-58%	-78%	-74%	-43%	-41%	-65%	-60%	-67%

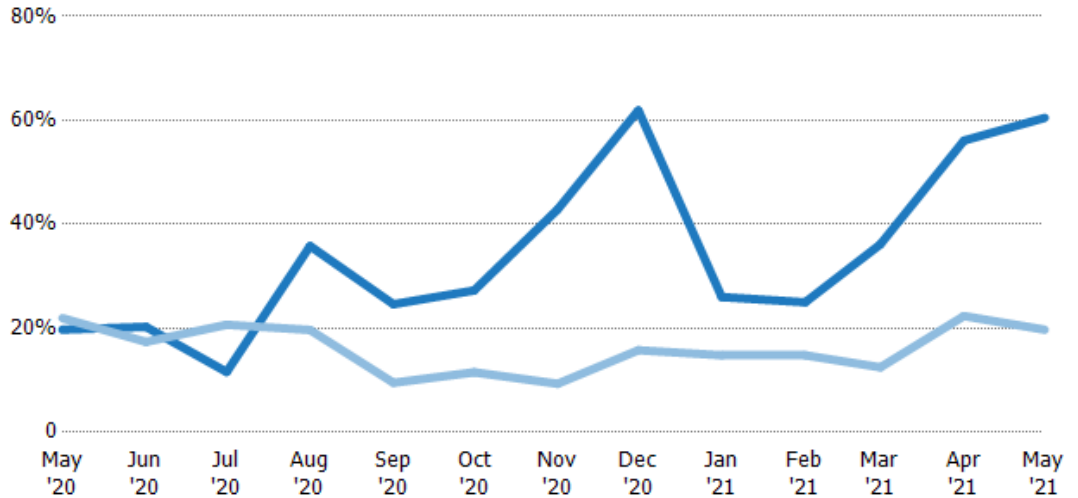
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
May '21	60%	-40.7%
May '20	20%	2.2%
May '19	22%	24.9%



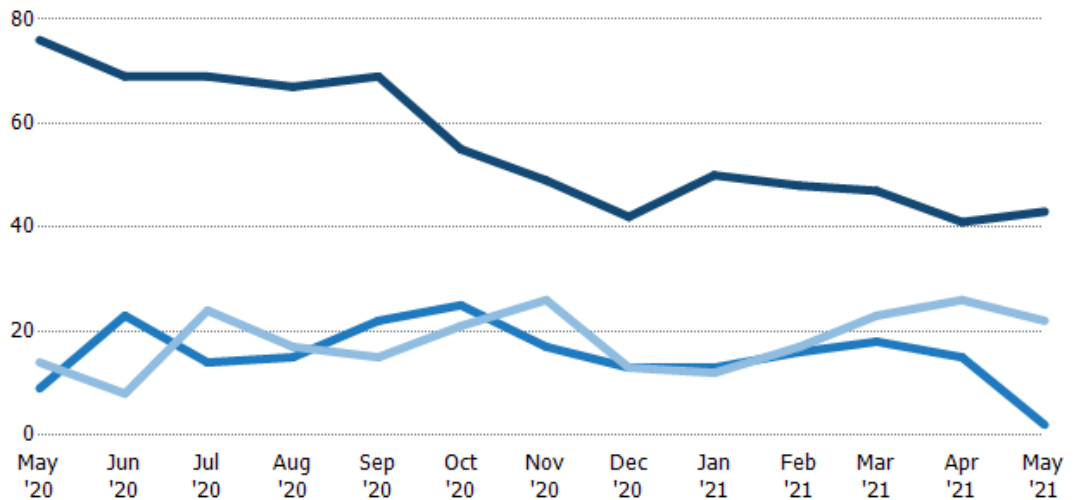
Current Year	20%	20%	12%	36%	25%	27%	43%	62%	26%	25%	36%	56%	60%
Prior Year	22%	17%	21%	20%	10%	12%	9%	16%	15%	15%	13%	22%	20%
Change from Prior Year	2%	-3%	9%	-16%	-15%	-16%	-34%	-46%	-11%	-10%	-24%	-34%	-41%

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	76	69	69	67	69	55	49	42	50	48	47	41	43
Pending	9	23	14	15	22	25	17	13	13	16	18	15	2
Sold	14	8	24	17	15	21	26	13	12	17	23	26	22

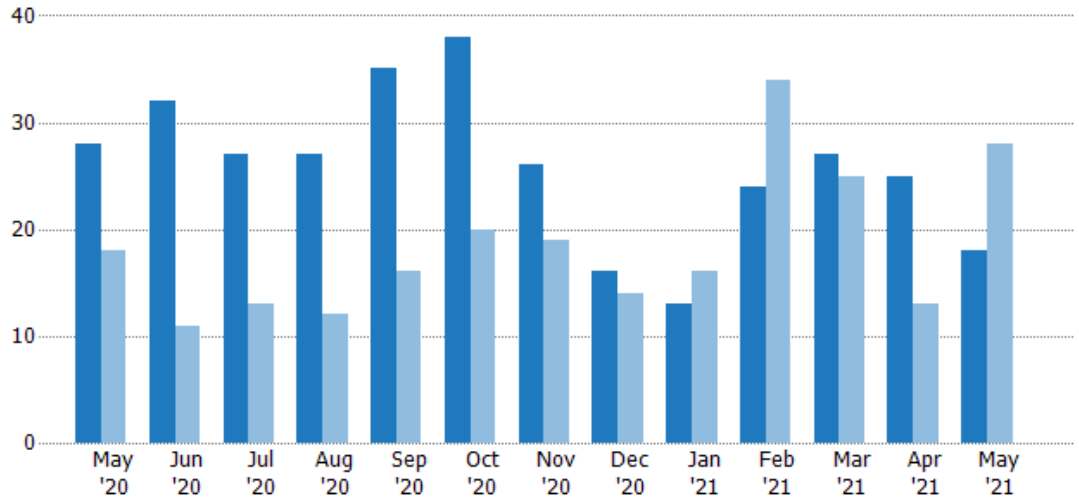
New Pending Sales

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.
May '21	18	-35.7%
May '20	28	55.6%
May '19	18	-5.6%



Current Year	28	32	27	27	35	38	26	16	13	24	27	25	18
Prior Year	18	11	13	12	16	20	19	14	16	34	25	13	28
Percent Change from Prior Year	56%	191%	108%	125%	119%	90%	37%	14%	-19%	-29%	8%	92%	-36%

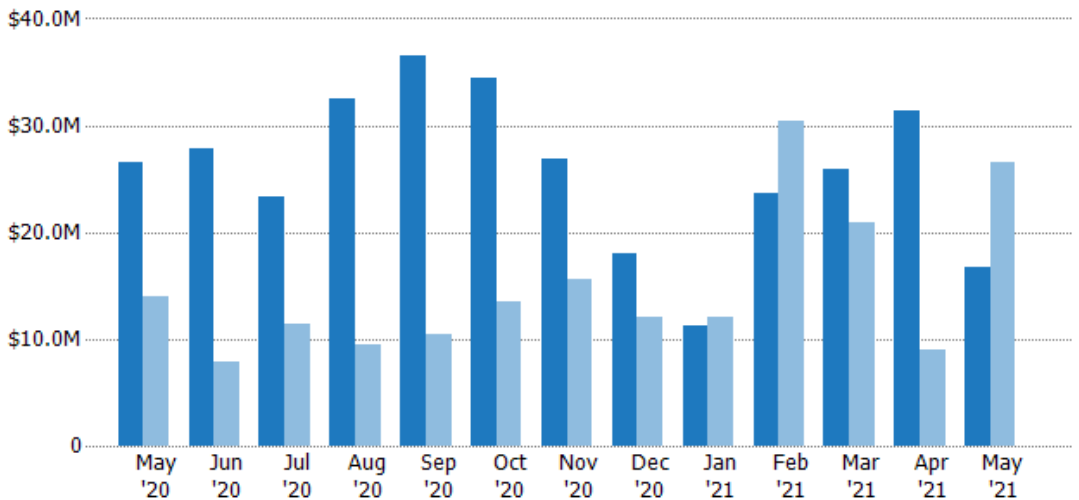
New Pending Sales Volume

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.
May '21	\$16.7M	-37.1%
May '20	\$26.5M	90%
May '19	\$14M	-29.2%



Current Year	\$26.5M	\$27.9M	\$23.3M	\$32.5M	\$36.5M	\$34.4M	\$26.9M	\$18M	\$11.3M	\$23.7M	\$26M	\$31.4M	\$16.7M
Prior Year	\$14M	\$7.85M	\$11.4M	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M	\$12.1M	\$30.5M	\$21M	\$8.93M	\$26.5M
Percent Change from Prior Year	90%	255%	105%	241%	251%	154%	72%	50%	-6%	-22%	24%	252%	-37%

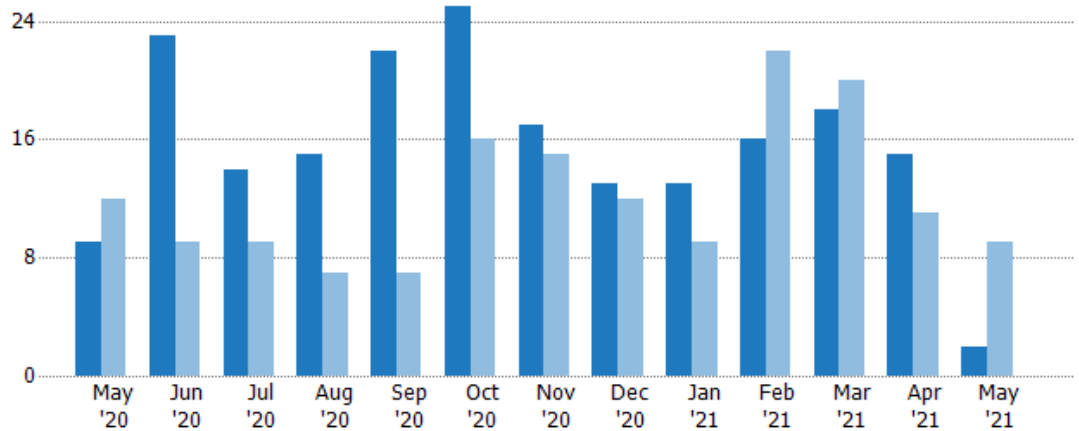
Pending Sales

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

Month/Year	Count	% Chg.
May '21	2	-77.8%
May '20	9	-25%
May '19	12	0%



Current Year	9	23	14	15	22	25	17	13	13	16	18	15	2
Prior Year	12	9	9	7	7	16	15	12	9	22	20	11	9
Percent Change from Prior Year	-25%	156%	56%	114%	214%	56%	13%	8%	44%	-27%	-10%	36%	-78%

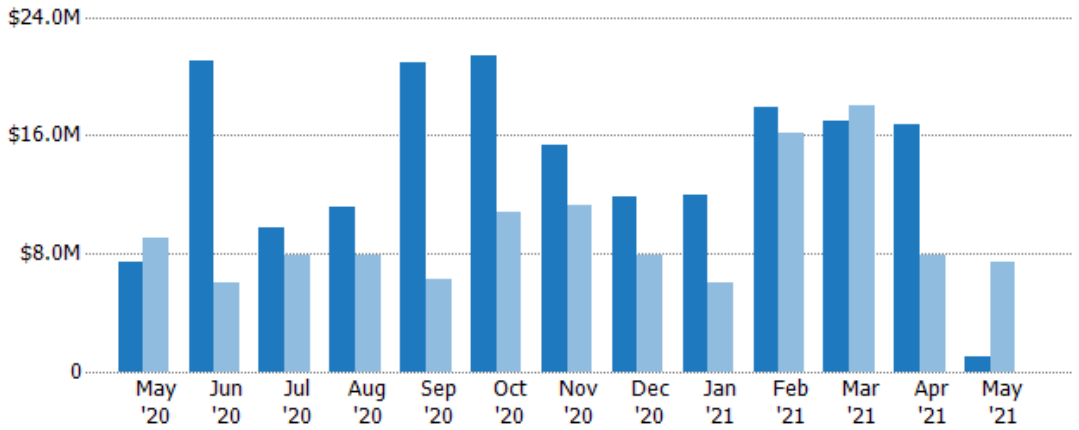
Pending Sales Volume

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

Month/Year	Volume	% Chg.
May '21	\$1.02M	-86.2%
May '20	\$7.38M	-18.4%
May '19	\$9.05M	-27.9%



Current Year	\$7.38M	\$21M	\$9.72M	\$11.2M	\$20.9M	\$21.4M	\$15.4M	\$11.8M	\$11.9M	\$18M	\$16.9M	\$16.7M	\$1.02M
Prior Year	\$9.05M	\$6.05M	\$7.89M	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$7.91M	\$6.03M	\$16.2M	\$18M	\$7.86M	\$7.38M
Percent Change from Prior Year	-18%	247%	23%	41%	232%	98%	36%	49%	98%	11%	-6%	112%	-86%

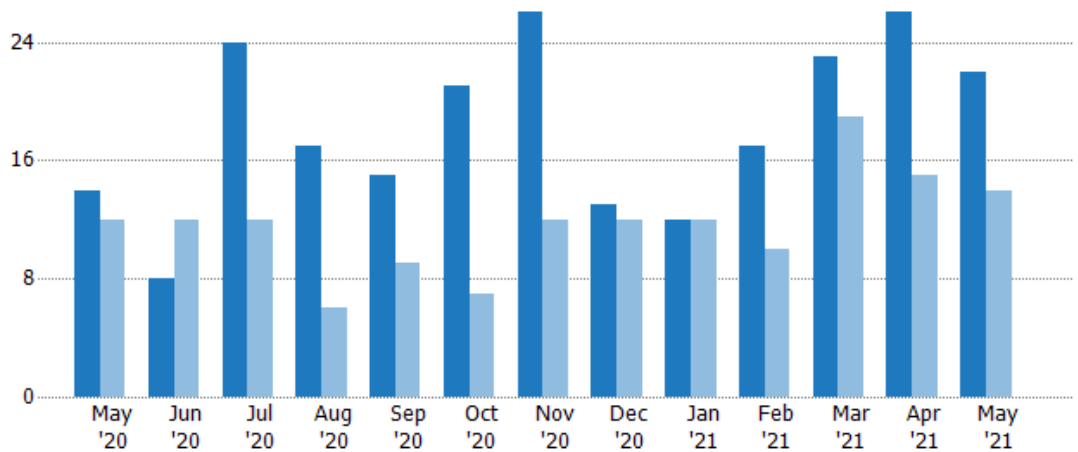
Closed Sales

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.
May '21	22	57.1%
May '20	14	16.7%
May '19	12	41.7%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	14	8	24	17	15	21	26	13	12	17	23	26	22
Prior Year	12	12	12	6	9	7	12	12	12	10	19	15	14
Percent Change from Prior Year	17%	-33%	100%	183%	67%	200%	117%	8%	0%	70%	21%	73%	57%

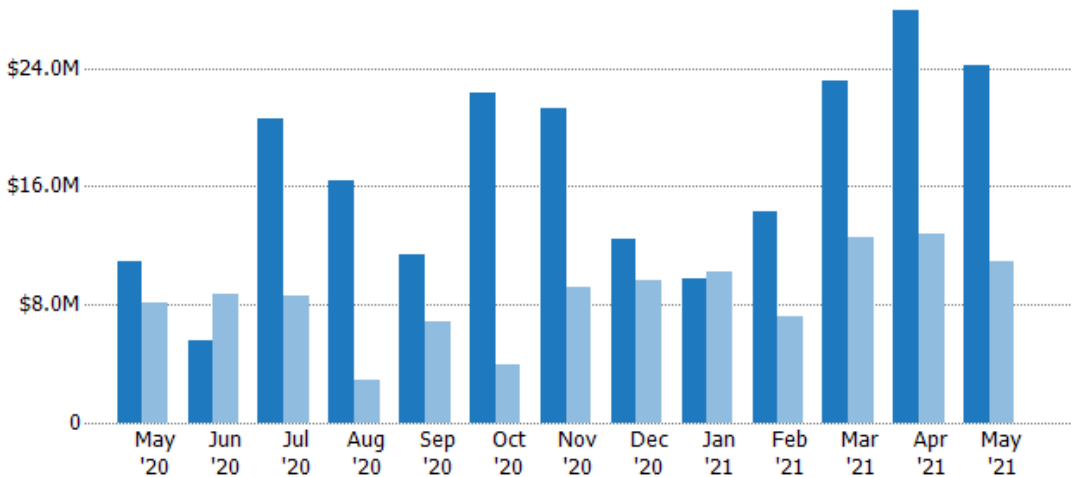
Closed Sales Volume

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.
May '21	\$24.1M	121.9%
May '20	\$10.9M	34.8%
May '19	\$8.07M	32.7%



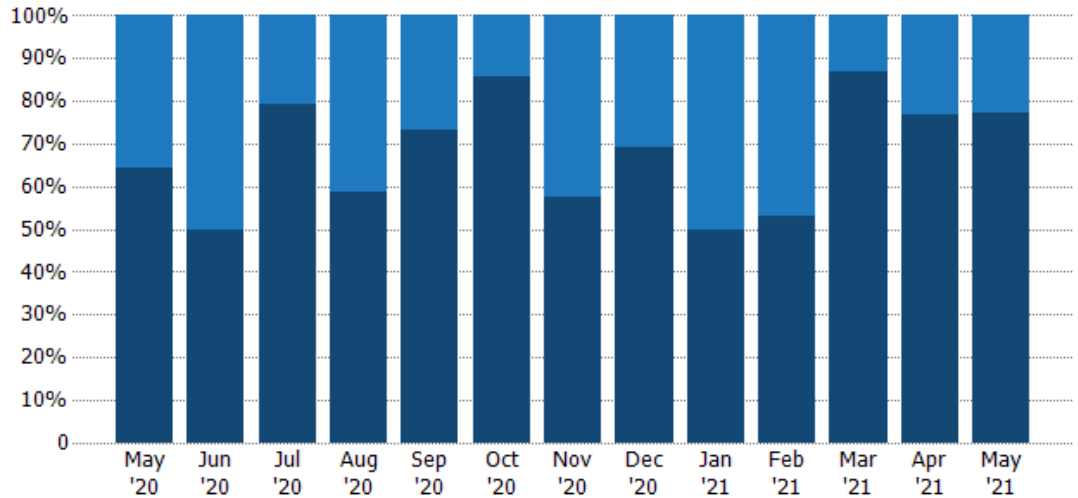
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$10.9M	\$5.6M	\$20.6M	\$16.4M	\$11.3M	\$22.4M	\$21.3M	\$12.5M	\$9.73M	\$14.3M	\$23.2M	\$27.9M	\$24.1M
Prior Year	\$8.07M	\$8.71M	\$8.62M	\$2.93M	\$6.85M	\$3.95M	\$9.2M	\$9.66M	\$10.2M	\$7.16M	\$12.6M	\$12.7M	\$10.9M
Percent Change from Prior Year	35%	-36%	139%	459%	66%	467%	132%	29%	-4%	100%	84%	119%	122%

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



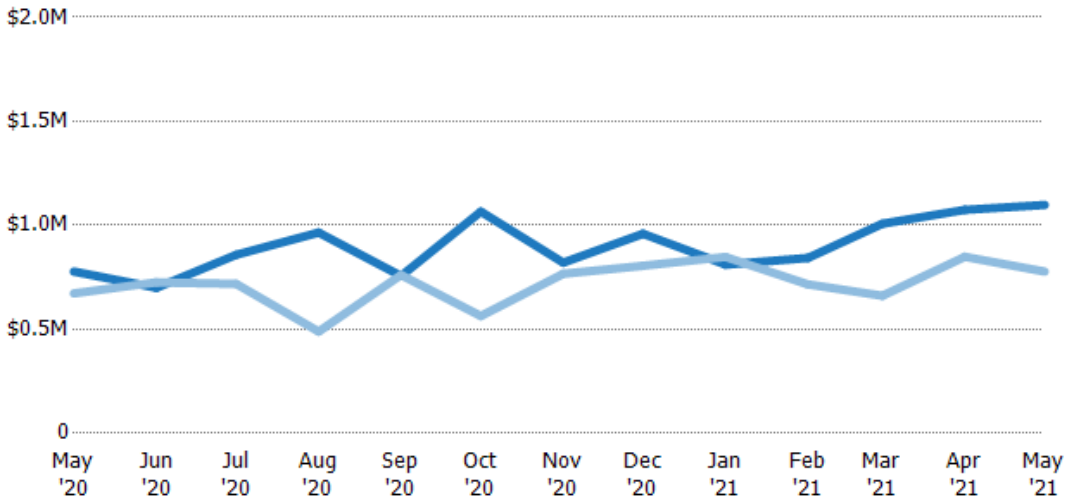
Condo/Townhouse	36%	50%	21%	41%	27%	14%	42%	31%	50%	47%	13%	23%	23%
Single Family Residence	64%	50%	79%	59%	73%	86%	58%	69%	50%	53%	87%	77%	77%

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	\$777K	\$699K	\$858K	\$965K	\$756K	\$1.07M	\$820K	\$959K	\$811K	\$843K	\$1.01M	\$1.07M	\$1.1M
Prior Year	\$673K	\$726K	\$718K	\$489K	\$761K	\$564K	\$767K	\$805K	\$848K	\$716K	\$661K	\$849K	\$777K
Percent Change from Prior Year	16%	-4%	19%	97%	-1%	89%	7%	19%	-4%	18%	52%	27%	41%

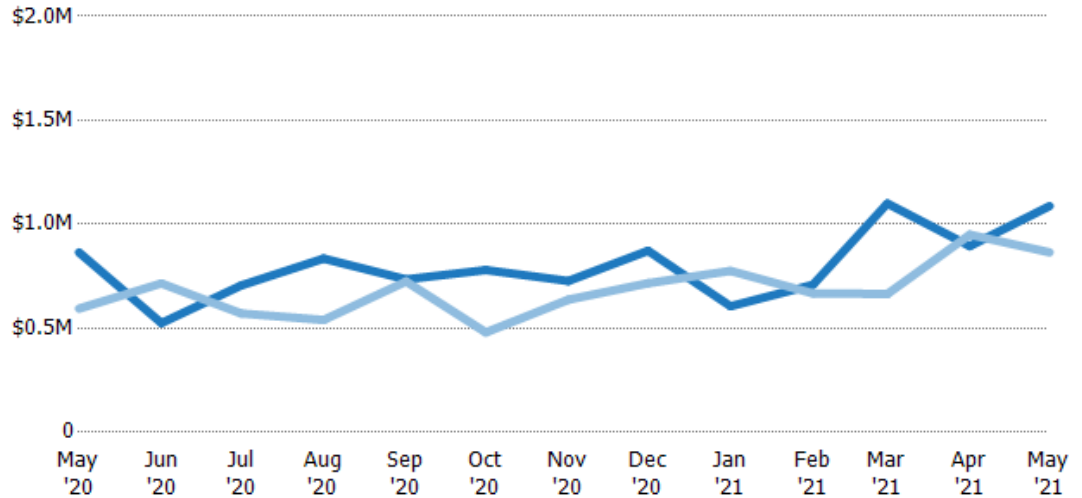
Median Sales Price

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

Month/Year	Price	% Chg.
May '21	\$1.09M	25.7%
May '20	\$865K	45.5%
May '19	\$595K	-1.4%



Current Year	\$865K	\$525K	\$706K	\$835K	\$735K	\$780K	\$728K	\$873K	\$606K	\$709K	\$1.1M	\$895K	\$1.09M
Prior Year	\$595K	\$716K	\$571K	\$540K	\$725K	\$480K	\$638K	\$717K	\$776K	\$668K	\$665K	\$950K	\$865K
Percent Change from Prior Year	46%	-27%	24%	55%	1%	63%	14%	22%	-22%	6%	65%	-6%	26%

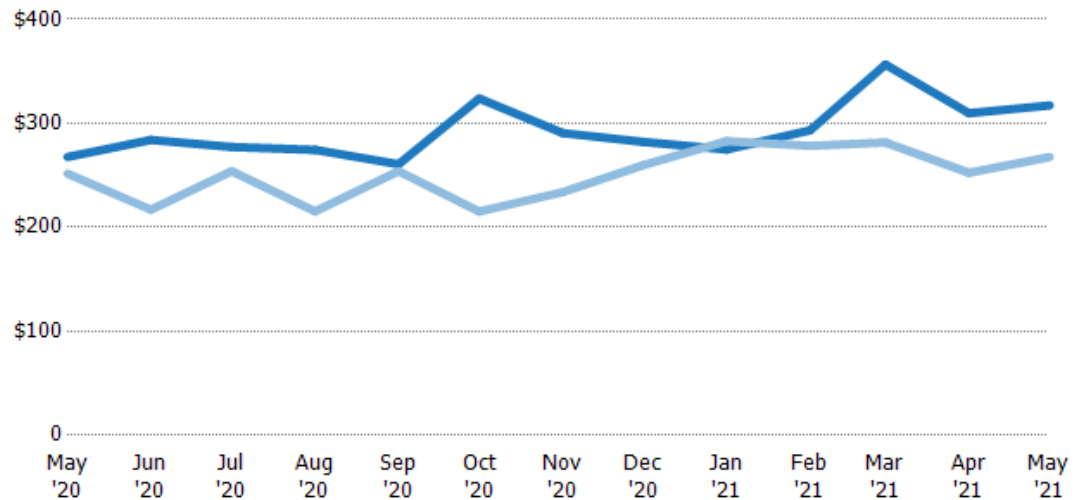
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/Year	Price/sq ft	% Chg.
May '21	\$317	18.5%
May '20	\$268	6.4%
May '19	\$252	-14.8%



Current Year	\$268	\$284	\$277	\$274	\$261	\$324	\$291	\$282	\$275	\$293	\$356	\$310	\$317
Prior Year	\$252	\$217	\$254	\$215	\$254	\$215	\$234	\$260	\$283	\$278	\$282	\$252	\$268
Percent Change from Prior Year	6%	31%	9%	27%	3%	51%	24%	9%	-3%	5%	27%	23%	19%

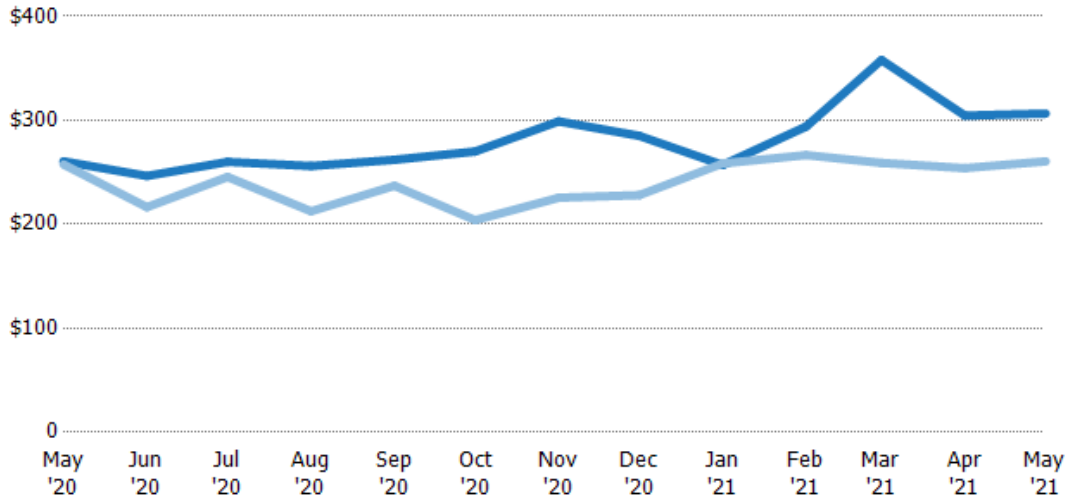
Median Sales Price per Sq Ft

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.
May '21	\$307	17.7%
May '20	\$261	1.2%
May '19	\$258	-18.8%



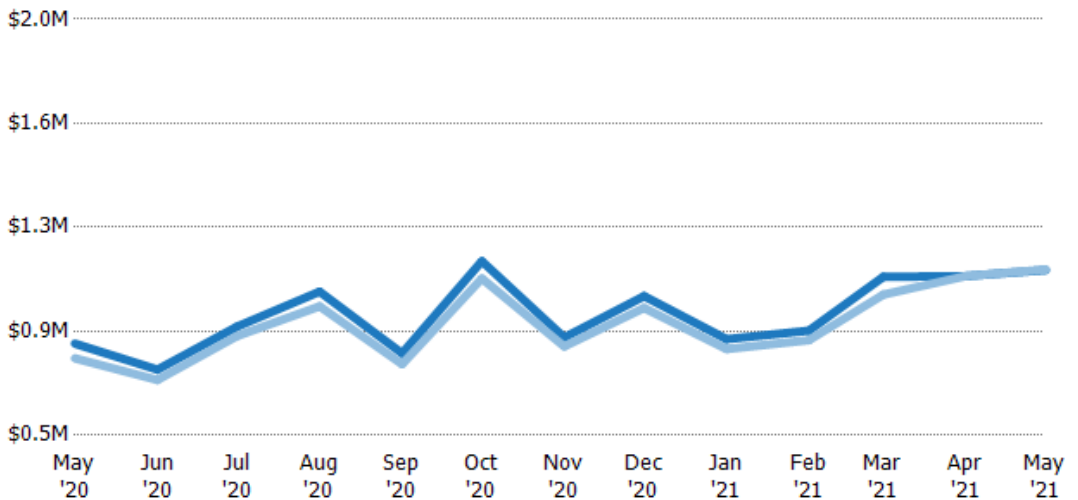
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$261	\$247	\$260	\$256	\$262	\$270	\$299	\$285	\$257	\$294	\$358	\$305	\$307
Prior Year	\$258	\$217	\$246	\$213	\$237	\$204	\$226	\$228	\$259	\$267	\$259	\$254	\$261
Percent Change from Prior Year	1%	14%	6%	20%	11%	32%	33%	25%	-1%	10%	38%	20%	18%

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



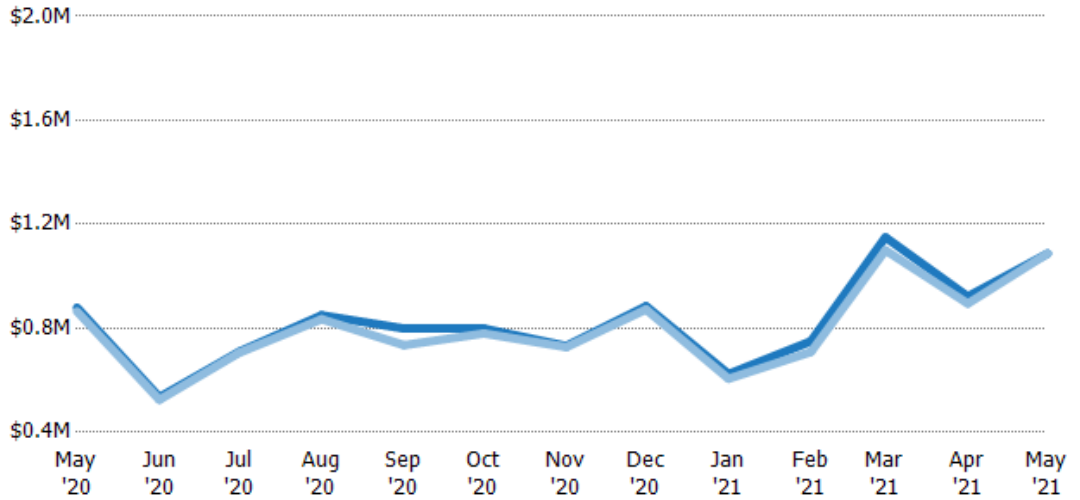
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg List Price	\$830K	\$737K	\$892K	\$1.02M	\$795K	\$1.13M	\$852K	\$1M	\$847K	\$877K	\$1.07M	\$1.07M	\$1.1M
Avg Sales Price	\$777K	\$699K	\$858K	\$965K	\$756K	\$1.07M	\$820K	\$959K	\$811K	\$843K	\$1.01M	\$1.07M	\$1.1M
Avg Sales Price as a % of Avg List Price	94%	95%	96%	95%	95%	94%	96%	96%	96%	96%	94%	100%	100%

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



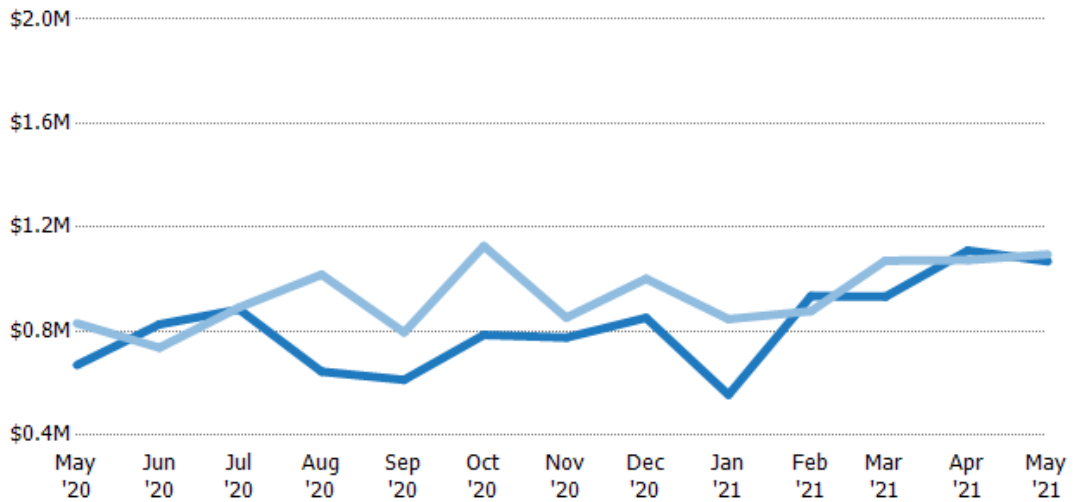
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$880K	\$535K	\$710K	\$850K	\$799K	\$799K	\$732K	\$885K	\$624K	\$750K	\$1.15M	\$923K	\$1.09M
Median Sales Price	\$865K	\$525K	\$706K	\$835K	\$735K	\$780K	\$728K	\$873K	\$606K	\$709K	\$1.1M	\$895K	\$1.09M
Med Sales Price as a % of Med List Price	98%	98%	99%	98%	92%	98%	99%	99%	97%	95%	96%	97%	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



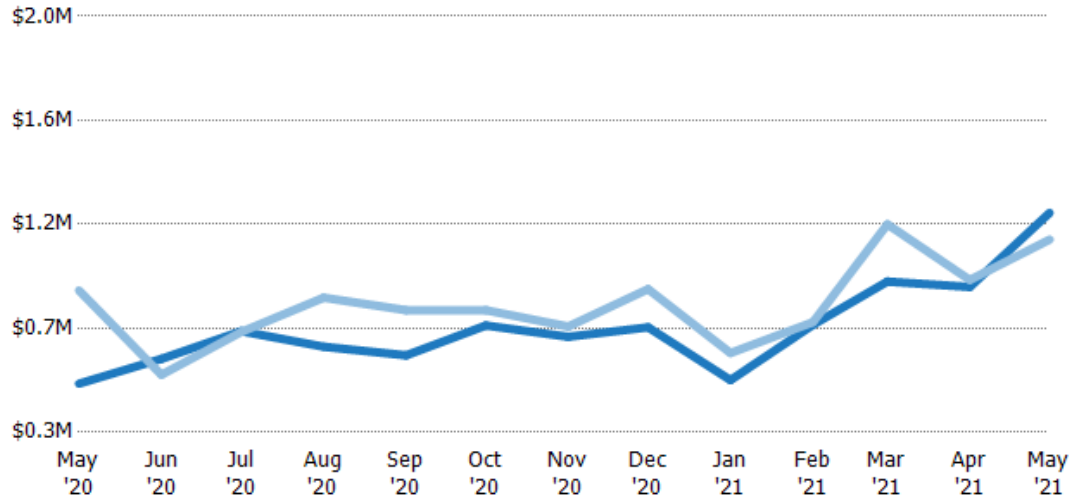
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$670K	\$826K	\$884K	\$645K	\$613K	\$786K	\$776K	\$852K	\$556K	\$935K	\$933K	\$1.11M	\$1.07M
Avg Sales Price	\$830K	\$737K	\$892K	\$1.02M	\$795K	\$1.13M	\$852K	\$1M	\$847K	\$877K	\$1.07M	\$1.07M	\$1.1M
Avg Sales Price as a % of Avg Est Value	124%	89%	101%	158%	130%	144%	110%	118%	152%	94%	115%	97%	102%

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



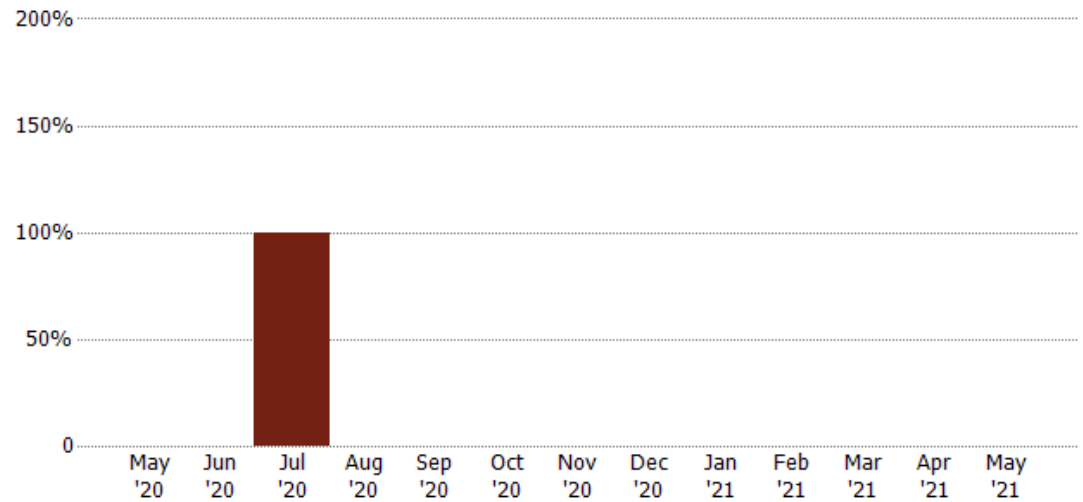
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$499K	\$600K	\$713K	\$650K	\$614K	\$736K	\$690K	\$729K	\$513K	\$739K	\$916K	\$894K	\$1.2M
Median Sales Price	\$880K	\$535K	\$710K	\$850K	\$799K	\$799K	\$732K	\$885K	\$624K	\$750K	\$1.15M	\$923K	\$1.09M
Med Sales Price as a % of Med Est Value	176%	89%	100%	131%	130%	108%	106%	121%	122%	101%	126%	103%	91%

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



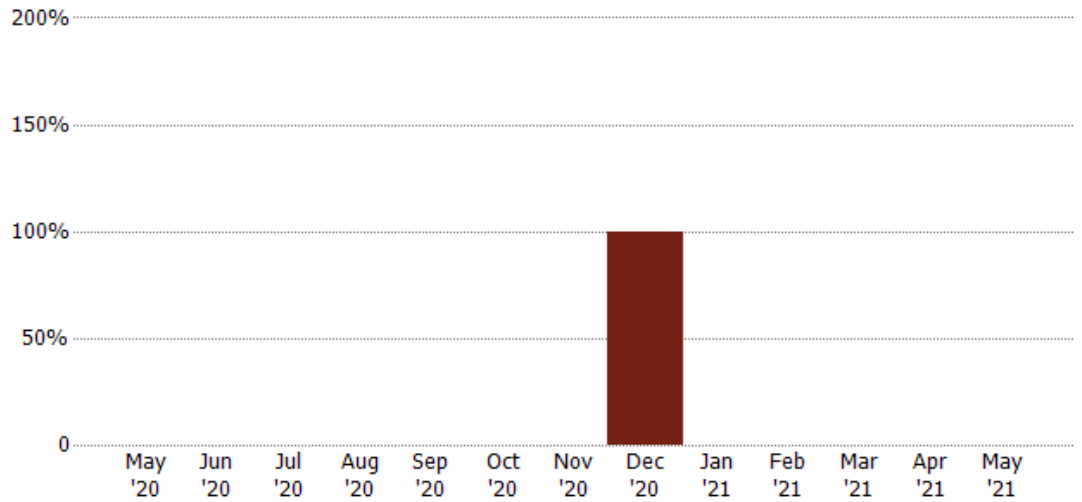
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	-	-	1	-	-	-	-	-	-	-	-	-	-

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



■ Current Year



Sales Activity by ZIP

May 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	2	\$1,019,000	22	\$24,148,183	\$1,097,645	\$1,087,500	\$320	\$324	30

