



2016

CAREFREE MARKET REPORT

August 2016



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	Aug 2016	Aug 2015	+ / -	YTD 2016	YTD 2015	+ / -
Listing Activity Charts Metrics						
New Listing Count	13	18	-27.8%	171	171	+/-
New Listing Volume	\$9,799,900	\$13,902,995	-29.5%	\$119,625,253	\$133,587,689	-10.5%
Active Listing Count	113	107	+5.6%	1,153	1,150	+0.3%
Active Listing Volume	\$116,323,238	\$90,600,556	+28.4%	\$1,158,368,740	\$1,029,062,343	+12.6%
Average Listing Price	\$1,029,409	\$846,734	+21.6%	\$1,004,656	\$894,837	+12.3%
Median Listing Price	\$749,000	\$595,000	+25.9%	\$723,123	\$639,364	+13.1%
Average Listing Price per Sq Ft	\$239	\$254	-6%	\$247	\$256	-3.6%
Median Listing Price per Sq Ft	\$224	\$233	-3.9%	\$229	\$227	+0.9%
Median Days in RPR	160	151	+6%	127.58	134.22	-4.9%
Months of Inventory	16.1	8.9	+81%	10.9	16	-31.9%
Absorption Rate	6.19%	11.21%	-5%	9.19%	6.26%	+2.9%
Sales Activity Charts Metrics						
New Pending Sales Count	6	9	-33.3%	95	123	-22.8%
New Pending Sales Volume	\$4,401,995	\$5,774,400	-23.8%	\$58,421,366	\$81,385,675	-28.2%
Pending Sales Count	7	15	-53.3%	108	141	-23.4%
Pending Sales Volume	\$5,376,395	\$10,616,475	-49.4%	\$71,464,100	\$124,378,600	-42.5%
Closed Sales Count	6	10	-40%	78	106	-26.4%
Closed Sales Volume	\$3,519,670	\$5,247,250	-32.9%	\$50,872,905	\$71,117,830	-28.5%
Average Sales Price	\$586,612	\$524,725	+11.8%	\$652,217	\$670,923	-2.8%
Median Sales Price	\$578,585	\$480,000	+20.5%	\$560,571	\$630,005	-11%
Average Sales Price per Sq Ft	\$189	\$223	-15.5%	\$230	\$228	+0.9%
Median Sales Price per Sq Ft	\$173	\$224	-22.8%	\$216	\$223	-3.2%
Distressed Charts Metrics						
Distressed Listing Count	2	2	+/-	19	27	-29.6%

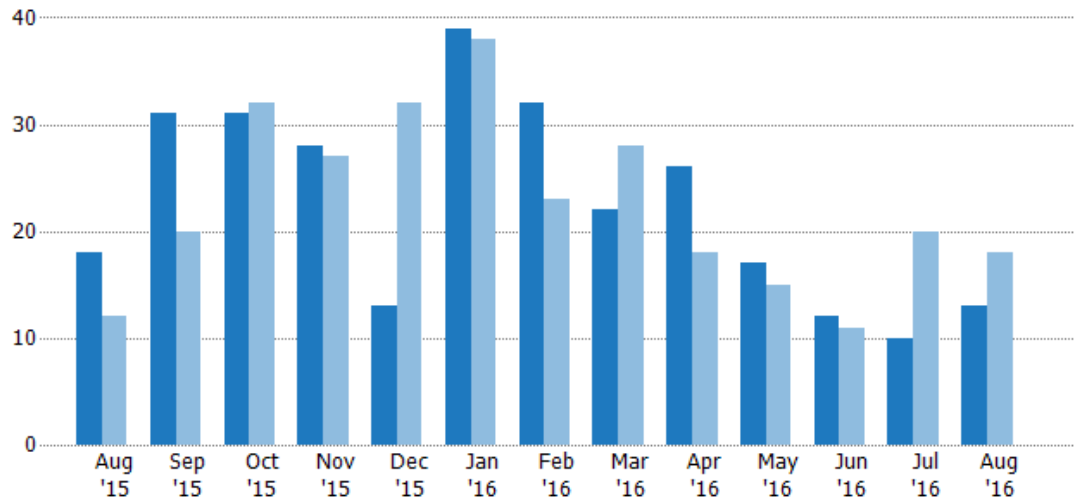
New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Aug '16	13	-27.8%
Aug '15	18	50%
Aug '14	12	50%



Current Year	18	31	31	28	13	39	32	22	26	17	12	10	13
Prior Year	12	20	32	27	32	38	23	28	18	15	11	20	18
Percent Change from Prior Year	50%	55%	-3%	4%	-59%	3%	39%	-21%	44%	13%	9%	-50%	-28%

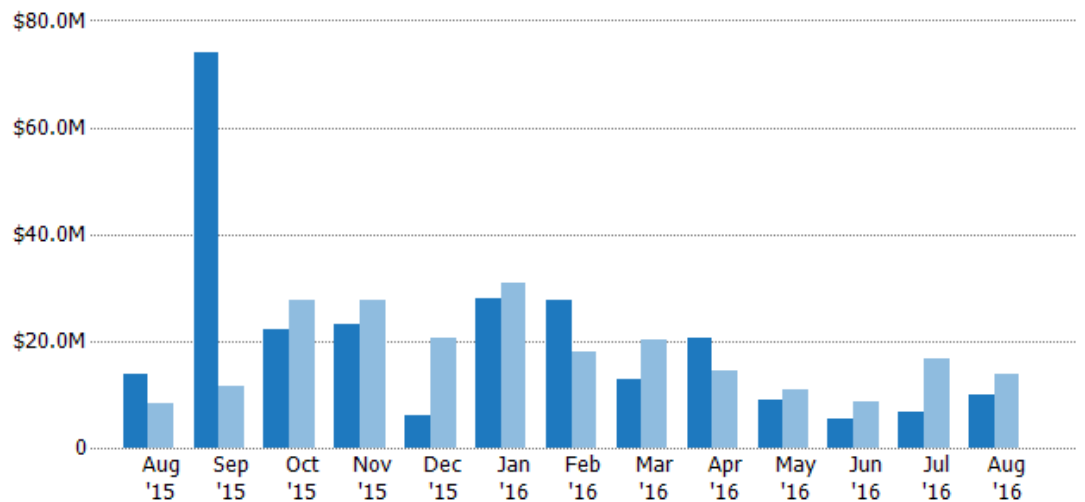
New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Aug '16	\$9.8M	-29.5%
Aug '15	\$13.9M	65.5%
Aug '14	\$8.4M	37.6%



Current Year	\$13.9M	\$74M	\$22M	\$23M	\$6.2M	\$28M	\$27.6M	\$12.7M	\$20.4M	\$8.83M	\$5.48M	\$6.77M	\$9.8M
Prior Year	\$8.4M	\$11.5M	\$27.6M	\$27.6M	\$20.4M	\$30.9M	\$17.9M	\$20.2M	\$14.3M	\$11M	\$8.63M	\$16.7M	\$13.9M
Percent Change from Prior Year	66%	546%	-20%	-17%	-70%	-9%	54%	-37%	42%	-20%	-36%	-59%	-30%

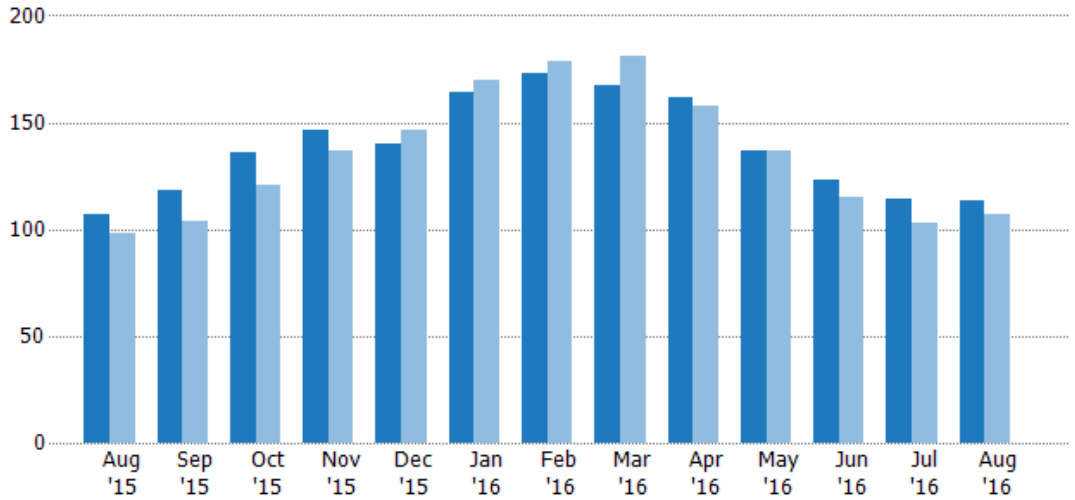
Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/Year	Count	% Chg.
Aug '16	113	5.6%
Aug '15	107	9.2%
Aug '14	98	-4.1%



Current Year	107	118	136	146	140	164	173	167	162	137	123	114	113
Prior Year	98	104	121	137	146	170	179	181	158	137	115	103	107
Percent Change from Prior Year	9%	13%	12%	7%	-4%	-4%	-3%	-8%	3%	0%	7%	11%	6%

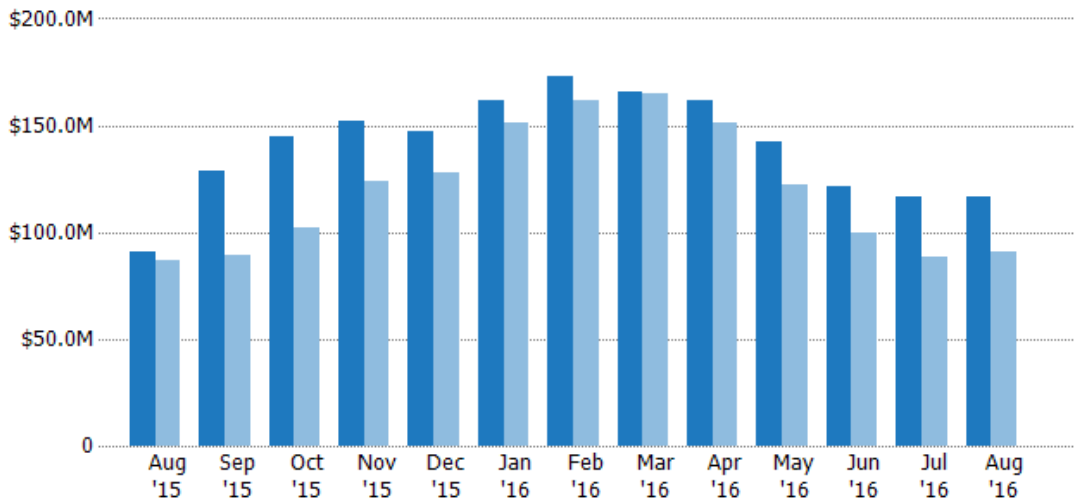
Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/Year	Volume	% Chg.
Aug '16	\$116M	28.4%
Aug '15	\$90.6M	4.6%
Aug '14	\$86.7M	-15.9%



Current Year	\$90.6M	\$129M	\$144M	\$152M	\$148M	\$162M	\$173M	\$166M	\$161M	\$143M	\$121M	\$117M	\$116M
Prior Year	\$86.7M	\$88.9M	\$102M	\$124M	\$128M	\$151M	\$162M	\$165M	\$151M	\$122M	\$100M	\$88.2M	\$90.6M
Percent Change from Prior Year	5%	45%	41%	23%	15%	7%	7%	1%	7%	17%	22%	32%	28%

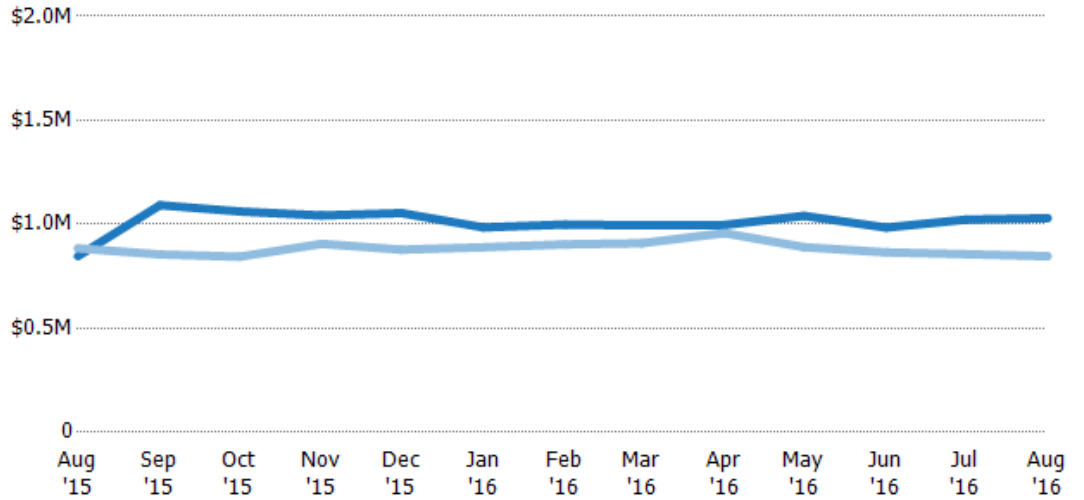
Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Aug '16	\$1.03M	21.6%
Aug '15	\$847K	-4.2%
Aug '14	\$884K	-12.3%



Current Year	\$847K	\$1.09M	\$1.06M	\$1.04M	\$1.05M	\$985K	\$999K	\$995K	\$997K	\$1.04M	\$984K	\$1.02M	\$1.03M
Prior Year	\$884K	\$855K	\$844K	\$906K	\$878K	\$890K	\$904K	\$909K	\$958K	\$890K	\$865K	\$857K	\$847K
Percent Change from Prior Year	-4%	28%	26%	15%	20%	11%	11%	9%	4%	17%	14%	19%	22%

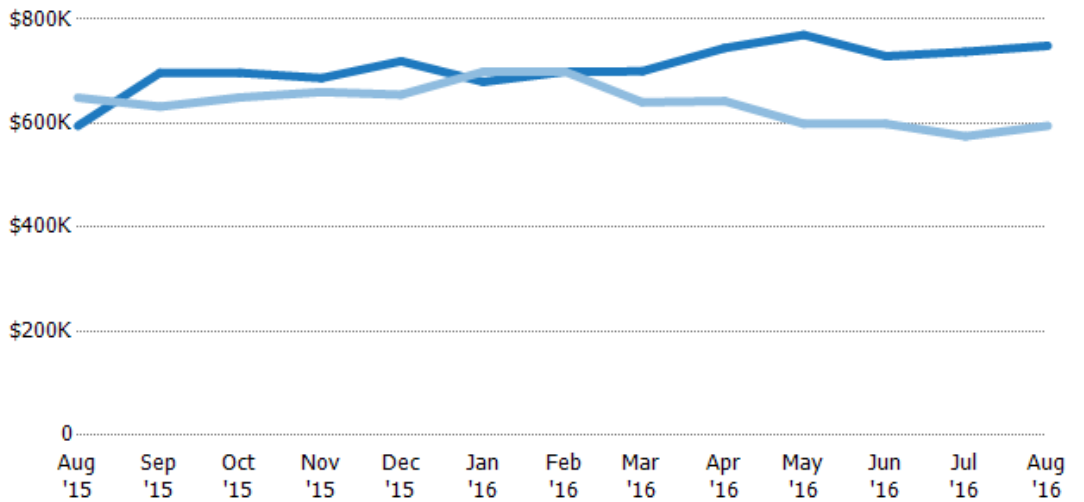
Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Aug '16	\$749K	25.9%
Aug '15	\$595K	-8.4%
Aug '14	\$649K	-20.8%



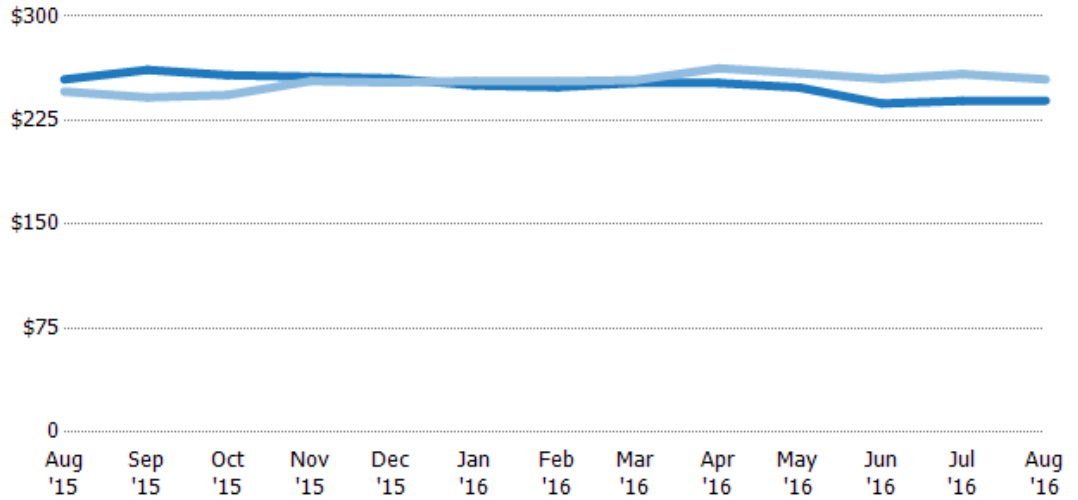
Current Year	\$595K	\$697K	\$697K	\$687K	\$719K	\$680K	\$699K	\$700K	\$744K	\$770K	\$729K	\$737K	\$749K
Prior Year	\$649K	\$632K	\$650K	\$660K	\$655K	\$699K	\$699K	\$640K	\$643K	\$599K	\$599K	\$575K	\$595K
Percent Change from Prior Year	-8%	10%	7%	4%	10%	-3%	0%	9%	16%	29%	22%	28%	26%

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, Single
 Family Residence



Month/Year	Price/sq ft	% Chg.
Aug '16	\$239	-6%
Aug '15	\$254	3.6%
Aug '14	\$246	-4.6%

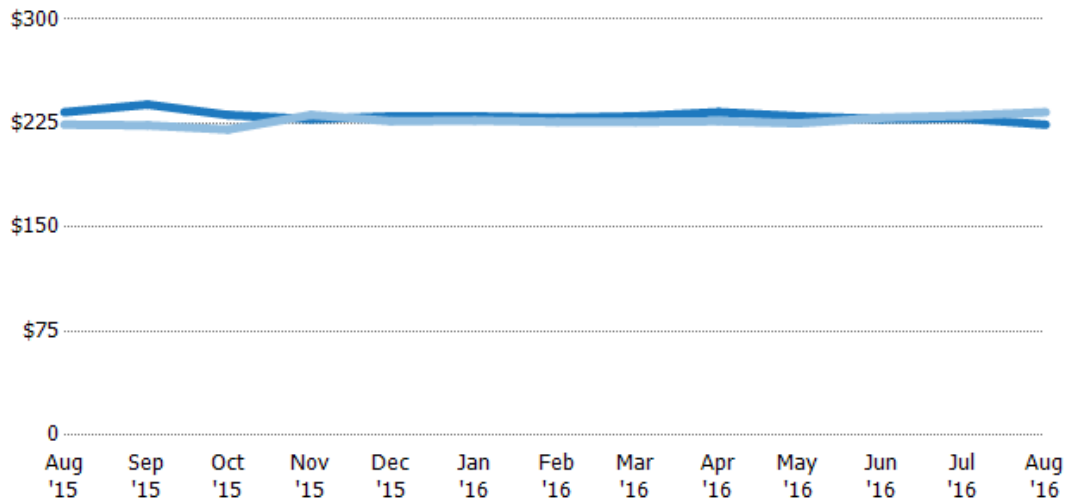
Current Year	\$254	\$261	\$258	\$256	\$255	\$250	\$249	\$252	\$252	\$249	\$237	\$239	\$239
Prior Year	\$246	\$242	\$243	\$253	\$252	\$253	\$253	\$254	\$262	\$259	\$255	\$258	\$254
Percent Change from Prior Year	4%	8%	6%	1%	1%	-1%	-2%	-1%	-4%	-4%	-7%	-7%	-6%

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, Single
 Family Residence



Month/Year	Price/sq ft	% Chg.
Aug '16	\$224	-3.9%
Aug '15	\$233	4%
Aug '14	\$224	-2.9%

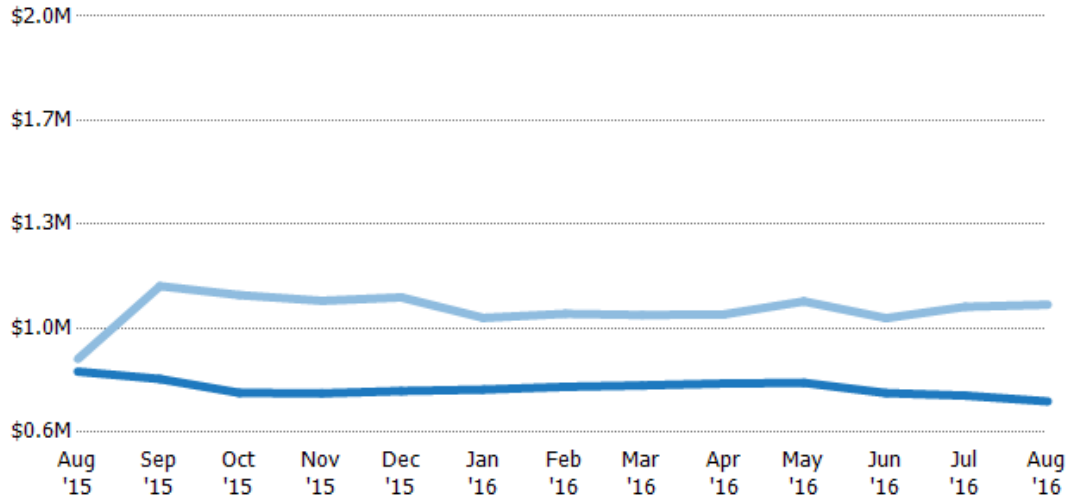
Current Year	\$233	\$239	\$231	\$228	\$230	\$230	\$229	\$230	\$233	\$230	\$228	\$229	\$224
Prior Year	\$224	\$224	\$221	\$231	\$227	\$227	\$226	\$226	\$227	\$225	\$229	\$231	\$233
Percent Change from Prior Year	4%	7%	5%	-1%	2%	1%	1%	2%	3%	2%	0%	-1%	-4%

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, Single
 Family Residence



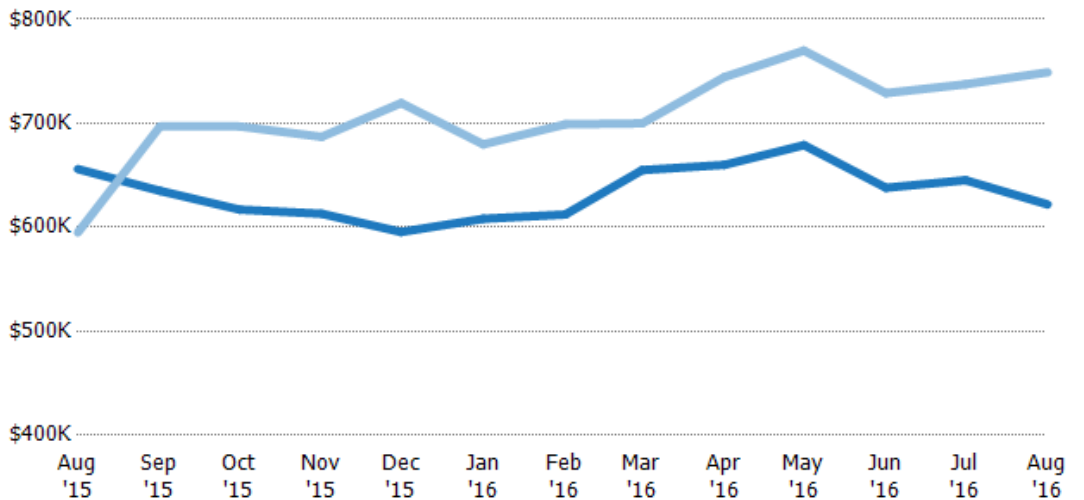
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg Est Value	\$804K	\$779K	\$733K	\$731K	\$739K	\$744K	\$753K	\$758K	\$764K	\$766K	\$732K	\$723K	\$704K
Avg Listing Price	\$847K	\$1.09M	\$1.06M	\$1.04M	\$1.05M	\$985K	\$999K	\$995K	\$997K	\$1.04M	\$984K	\$1.02M	\$1.03M
Avg Listing Price as a % of Avg Est Value	105%	140%	145%	143%	143%	132%	133%	131%	130%	136%	134%	141%	146%

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, Single
 Family Residence



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Median Est Value	\$656K	\$635K	\$617K	\$613K	\$596K	\$608K	\$612K	\$655K	\$660K	\$679K	\$638K	\$645K	\$622K
Median Listing Price	\$595K	\$697K	\$697K	\$687K	\$719K	\$680K	\$699K	\$700K	\$744K	\$770K	\$729K	\$737K	\$749K
Med Listing Price as a % of Med Est Value	91%	110%	113%	112%	121%	112%	114%	107%	113%	113%	114%	114%	120%

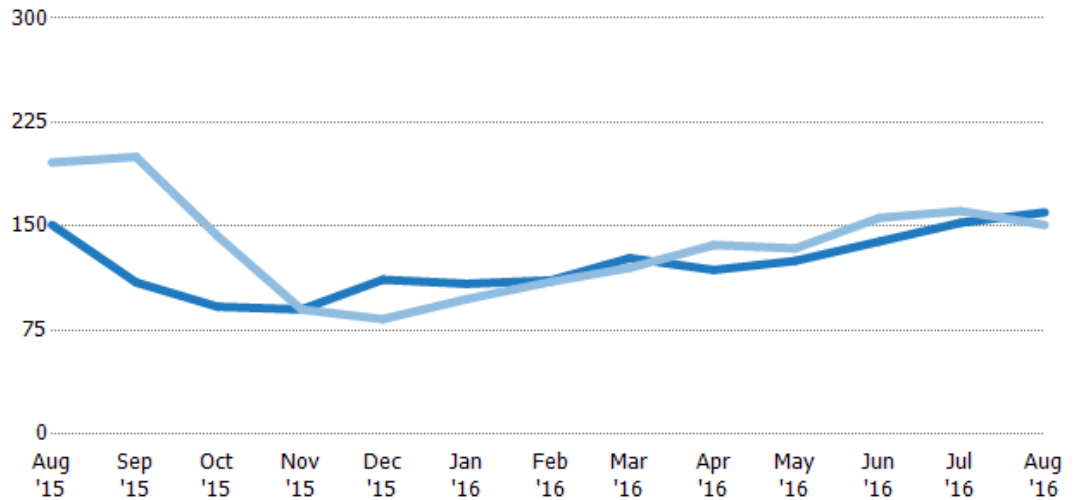
Median Days in RPR

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, Single
Family Residence

Month/ Year	Days	% Chg.
Aug '16	160	6%
Aug '15	151	-23%
Aug '14	196	-20.9%



Current Year	151	110	92	90	112	109	111	127	119	125	139	153	160
Prior Year	196	200	143	90	83	97.5	110	120	137	134	156	161	151
Percent Change from Prior Year	-23%	-45%	-36%	0%	34%	11%	1%	6%	-13%	-7%	-11%	-5%	6%

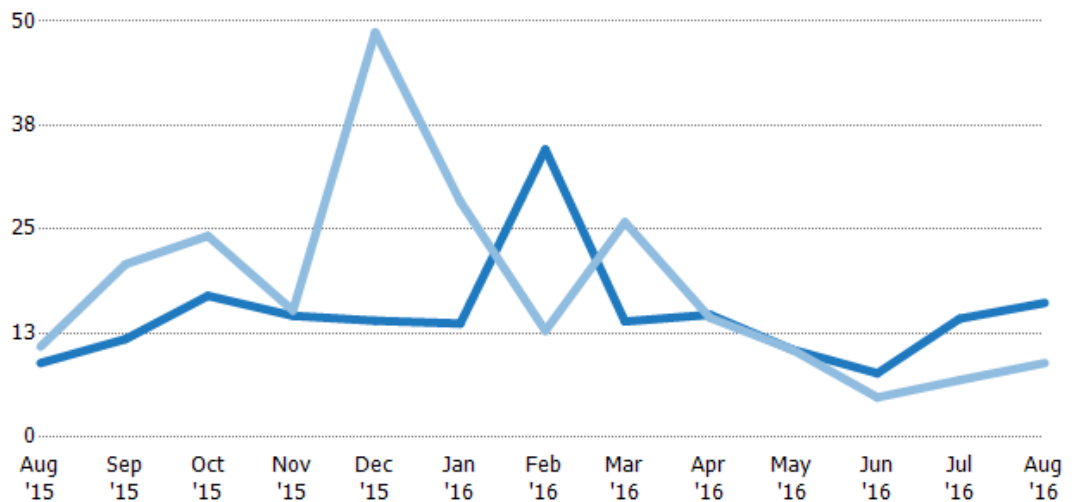
Months of Inventory

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, Single
Family Residence

Month/ Year	Months	% Chg.
Aug '16	16.1	81%
Aug '15	8.92	-18.1%
Aug '14	10.9	-33.6%



Current Year	8.92	11.8	17	14.6	14	13.7	34.6	13.9	14.7	10.5	7.69	14.3	16.1
Prior Year	10.9	20.8	24.2	15.2	48.7	28.3	12.8	25.9	14.4	10.5	4.79	6.87	8.92
Percent Change from Prior Year	-18%	-43%	-30%	-4%	-71%	-52%	171%	-46%	3%	0%	60%	108%	81%

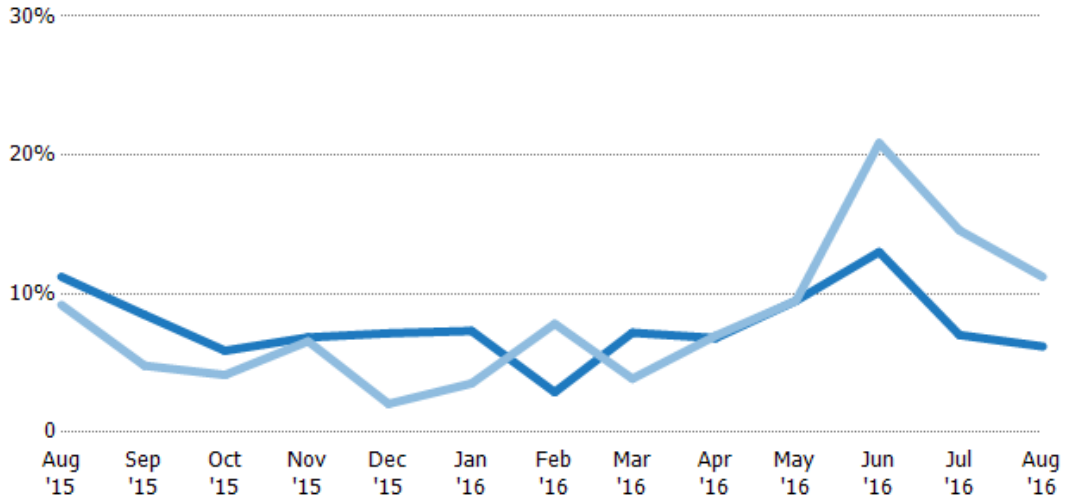
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Aug '16	6%	5%
Aug '15	11%	-2%
Aug '14	9%	50.5%



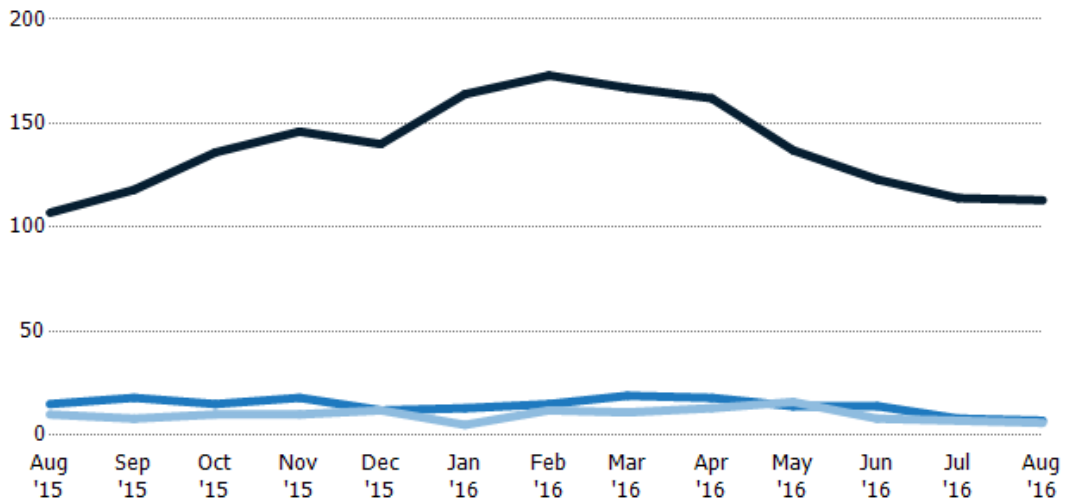
Current Year	11%	8%	6%	7%	7%	7%	3%	7%	7%	9%	13%	7%	6%
Prior Year	9%	5%	4%	7%	2%	4%	8%	4%	7%	9%	21%	15%	11%
Change from Prior Year	-2%	-4%	-2%	0%	-5%	-4%	5%	-3%	0%	0%	8%	8%	5%

Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

Filters Used

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



Active	107	118	136	146	140	164	173	167	162	137	123	114	113
Pending	15	18	15	18	12	13	15	19	18	14	14	8	7
Sold	10	8	10	10	12	5	12	11	13	16	8	7	6

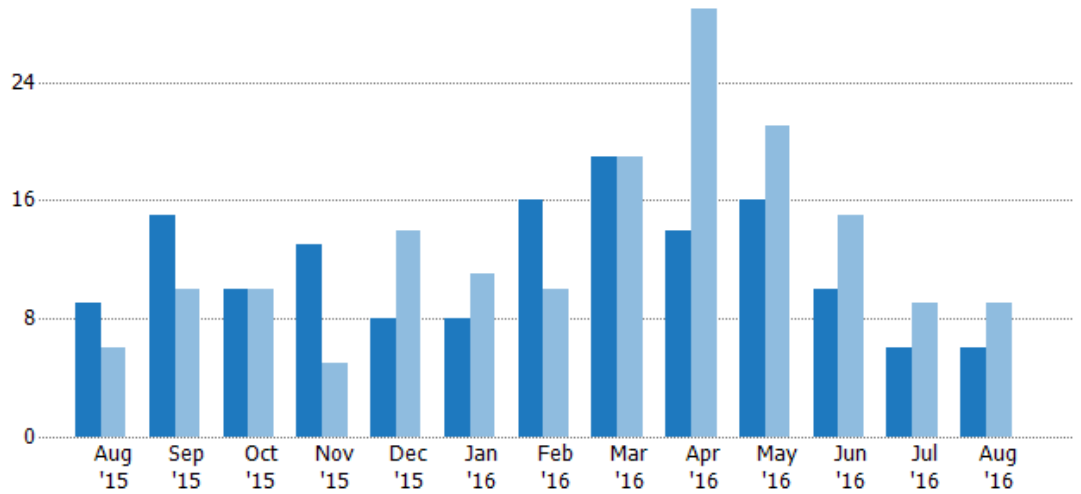
New Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

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

Month/Year	Count	% Chg.
Aug '16	6	-33.3%
Aug '15	9	50%
Aug '14	6	-16.7%



Current Year	9	15	10	13	8	8	16	19	14	16	10	6	6
Prior Year	6	10	10	5	14	11	10	19	29	21	15	9	9
Percent Change from Prior Year	50%	50%	0%	160%	-43%	-27%	60%	0%	-52%	-24%	-33%	-33%	-33%

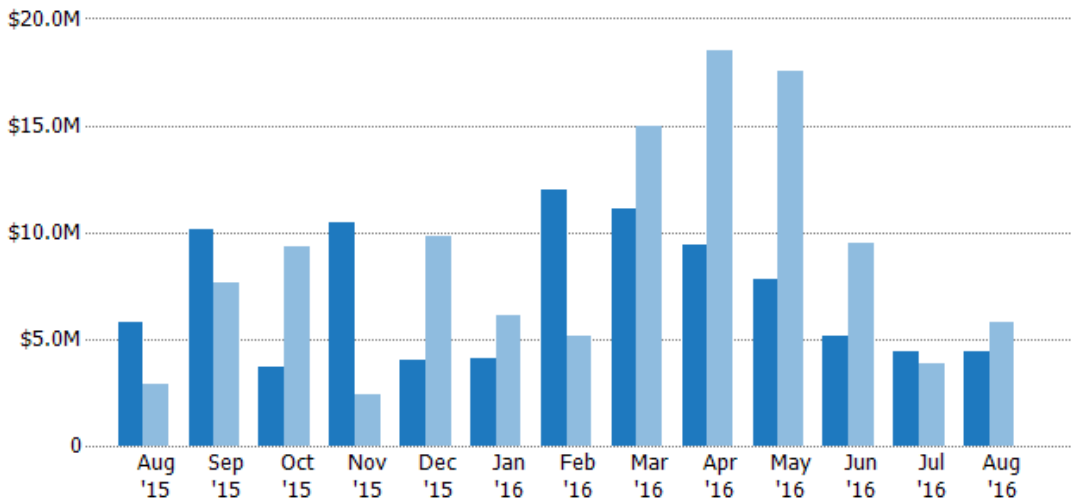
New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

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

Month/Year	Volume	% Chg.
Aug '16	\$4.4M	-23.8%
Aug '15	\$5.77M	102.3%
Aug '14	\$2.85M	-33.8%



Current Year	\$5.77M	\$10.2M	\$3.66M	\$10.5M	\$4.01M	\$4.05M	\$12M	\$11.1M	\$9.42M	\$7.83M	\$5.16M	\$4.43M	\$4.4M
Prior Year	\$2.85M	\$7.6M	\$9.35M	\$2.41M	\$9.83M	\$6.12M	\$5.17M	\$14.9M	\$18.5M	\$17.6M	\$9.47M	\$3.86M	\$5.77M
Percent Change from Prior Year	102%	34%	-61%	335%	-59%	-34%	133%	-26%	-49%	-55%	-46%	15%	-24%

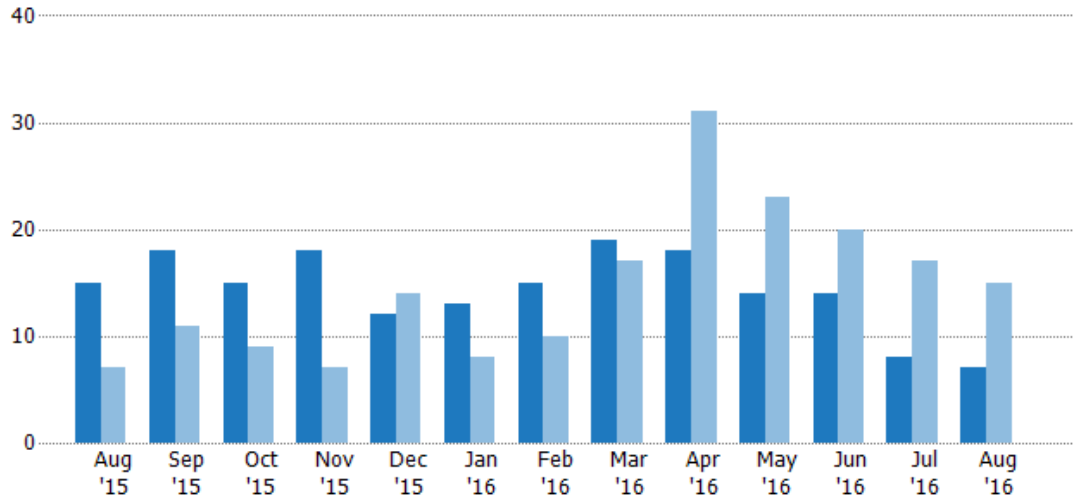
Pending Sales

The number of single-family, condominium and townhome 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, Single
 Family Residence

Month/ Year	Count	% Chg.
Aug '16	7	-53.3%
Aug '15	15	114.3%
Aug '14	7	0%



Current Year	15	18	15	18	12	13	15	19	18	14	14	8	7
Prior Year	7	11	9	7	14	8	10	17	31	23	20	17	15
Percent Change from Prior Year	114%	64%	67%	157%	-14%	63%	50%	12%	-42%	-39%	-30%	-53%	-53%

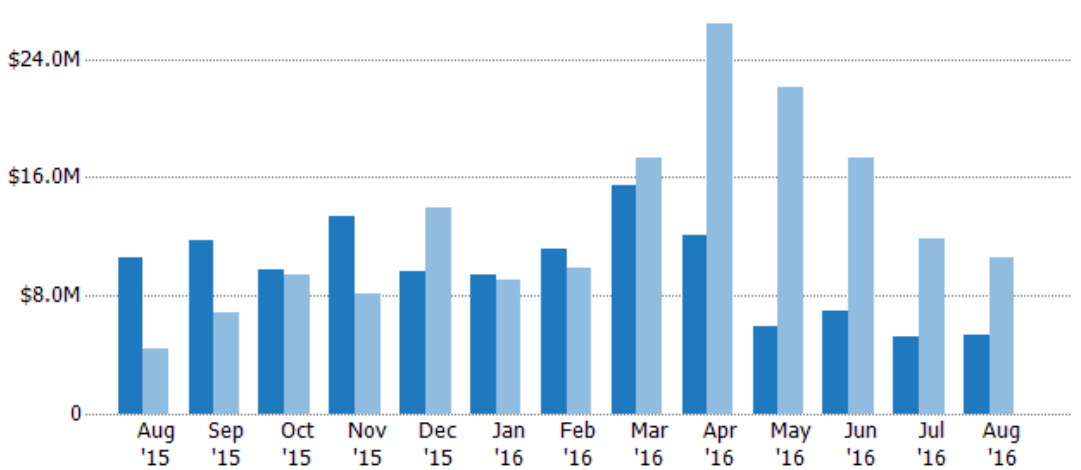
Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '16	\$5.38M	-49.4%
Aug '15	\$10.6M	144.3%
Aug '14	\$4.35M	9.6%



Current Year	\$10.6M	\$11.7M	\$9.79M	\$13.3M	\$9.64M	\$9.35M	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M	\$5.38M
Prior Year	\$4.35M	\$6.83M	\$9.37M	\$8.16M	\$14M	\$9.03M	\$9.87M	\$17.3M	\$26.4M	\$22M	\$17.3M	\$11.9M	\$10.6M
Percent Change from Prior Year	144%	72%	5%	63%	-31%	4%	13%	-11%	-54%	-73%	-60%	-56%	-49%

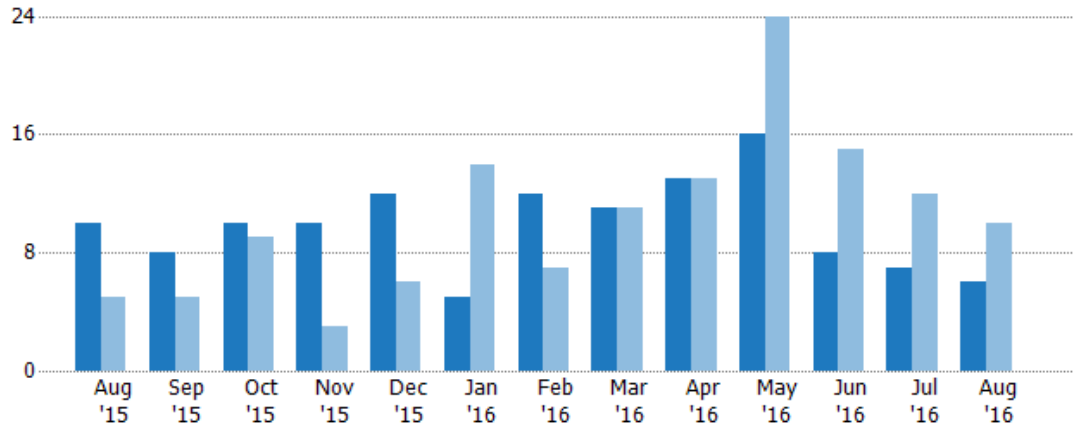
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
Aug '16	6	-40%
Aug '15	10	100%
Aug '14	5	120%



Current Year	10	8	10	10	12	5	12	11	13	16	8	7	6
Prior Year	5	5	9	3	6	14	7	11	13	24	15	12	10
Percent Change from Prior Year	100%	60%	11%	233%	100%	-64%	71%	0%	0%	-33%	-47%	-42%	-40%

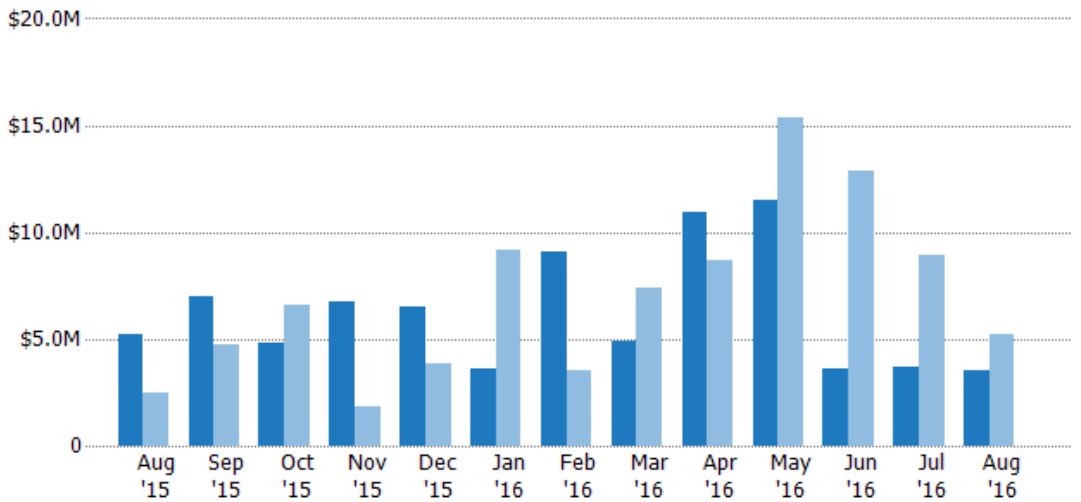
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/Year	Volume	% Chg.
Aug '16	\$3.52M	-32.9%
Aug '15	\$5.25M	112.7%
Aug '14	\$2.47M	135.1%



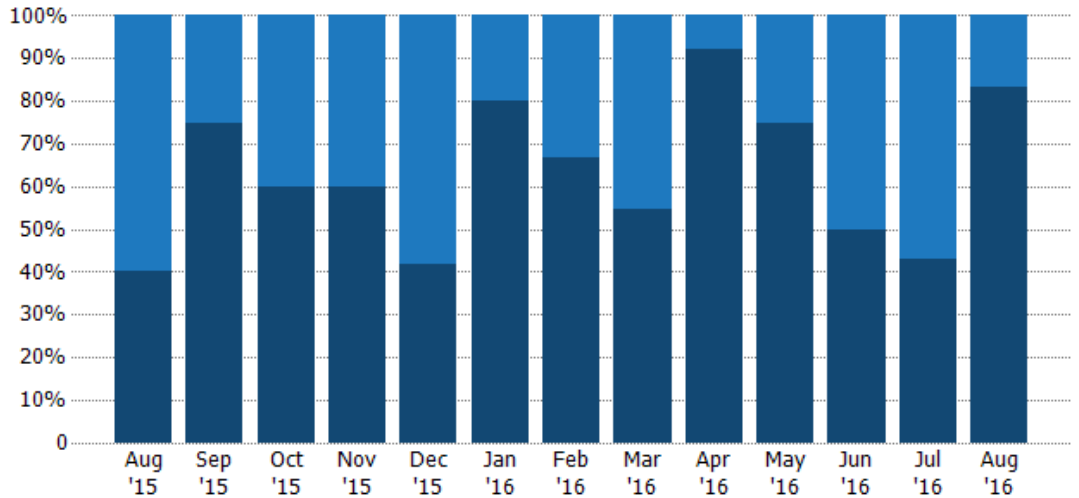
Current Year	\$5.25M	\$6.96M	\$4.83M	\$6.76M	\$6.5M	\$3.64M	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M	\$3.52M
Prior Year	\$2.47M	\$4.75M	\$6.63M	\$1.88M	\$3.82M	\$9.14M	\$3.57M	\$7.36M	\$8.69M	\$15.3M	\$12.8M	\$8.92M	\$5.25M
Percent Change from Prior Year	113%	47%	-27%	260%	70%	-60%	155%	-33%	25%	-25%	-72%	-59%	-33%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

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



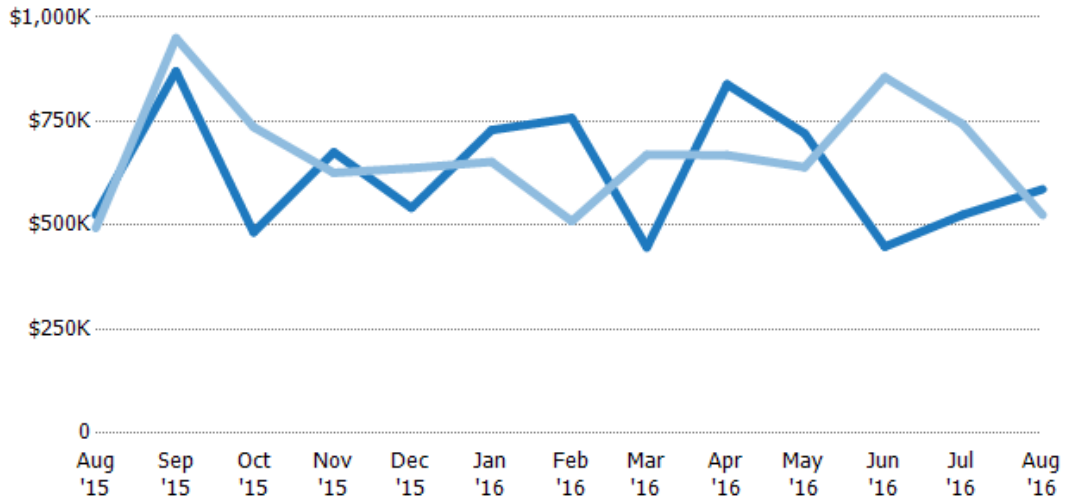
Condo/Townhouse	60%	25%	40%	40%	58%	20%	33%	45%	8%	25%	50%	57%	17%
Single Family Residence	40%	75%	60%	60%	42%	80%	67%	55%	92%	75%	50%	43%	83%

Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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



Month/Year	Price	% Chg.
Aug '16	\$587K	11.8%
Aug '15	\$525K	6.3%
Aug '14	\$493K	6.9%

Current Year	\$525K	\$870K	\$483K	\$676K	\$542K	\$729K	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K
Prior Year	\$493K	\$950K	\$736K	\$626K	\$637K	\$653K	\$510K	\$669K	\$669K	\$640K	\$856K	\$743K	\$525K
Percent Change from Prior Year	6%	-8%	-34%	8%	-15%	12%	49%	-33%	25%	13%	-48%	-29%	12%

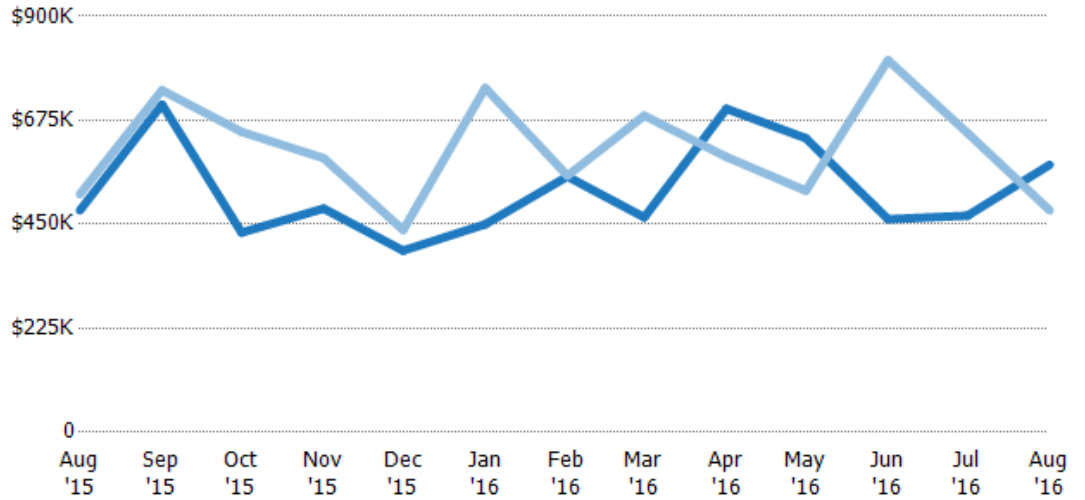
Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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

Month/ Year	Price	% Chg.
Aug '16	\$579K	20.5%
Aug '15	\$480K	-6.8%
Aug '14	\$515K	-12%



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	\$480K	\$709K	\$432K	\$484K	\$393K	\$450K	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K
Prior Year	\$515K	\$740K	\$650K	\$593K	\$438K	\$745K	\$555K	\$685K	\$596K	\$523K	\$805K	\$648K	\$480K
Percent Change from Prior Year	-7%	-4%	-34%	-18%	-10%	-40%	0%	-32%	18%	22%	-43%	-28%	21%

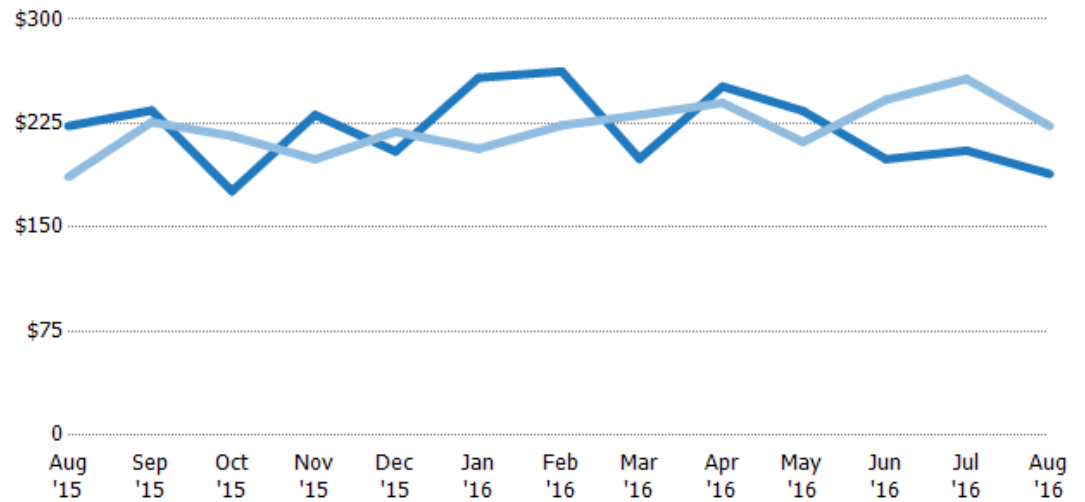
Average Sales Price per Sq Ft

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, Single
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Aug '16	\$189	-15.5%
Aug '15	\$223	19.6%
Aug '14	\$186	-2.9%



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	\$223	\$234	\$176	\$231	\$205	\$258	\$262	\$199	\$252	\$234	\$199	\$205	\$189
Prior Year	\$186	\$226	\$216	\$199	\$219	\$207	\$223	\$231	\$240	\$212	\$242	\$257	\$223
Percent Change from Prior Year	20%	4%	-18%	16%	-6%	25%	17%	-14%	5%	11%	-18%	-20%	-15%

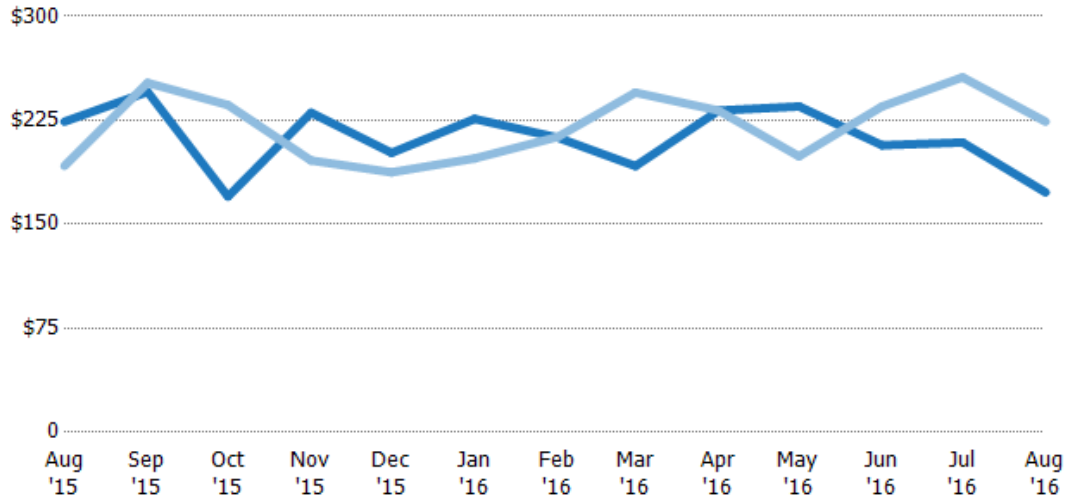
Median Sales Price per Sq Ft

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, Single
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Aug '16	\$173	-22.8%
Aug '15	\$224	16.7%
Aug '14	\$192	0%



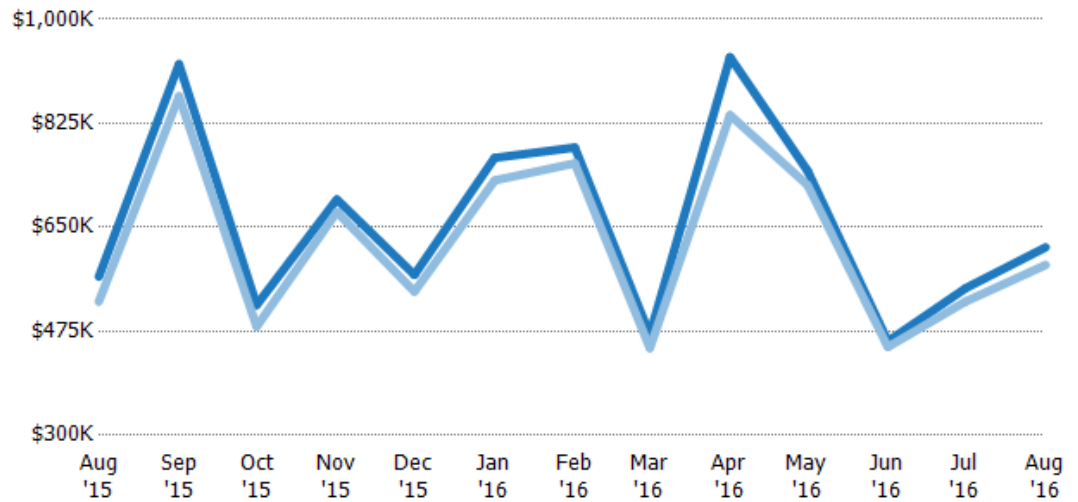
Current Year	\$224	\$246	\$170	\$231	\$202	\$226	\$213	\$192	\$232	\$235	\$207	\$209	\$173
Prior Year	\$192	\$252	\$236	\$196	\$188	\$198	\$213	\$245	\$232	\$199	\$235	\$256	\$224
Percent Change from Prior Year	17%	-3%	-28%	18%	7%	14%	0%	-22%	0%	18%	-12%	-18%	-23%

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, Single
 Family Residence



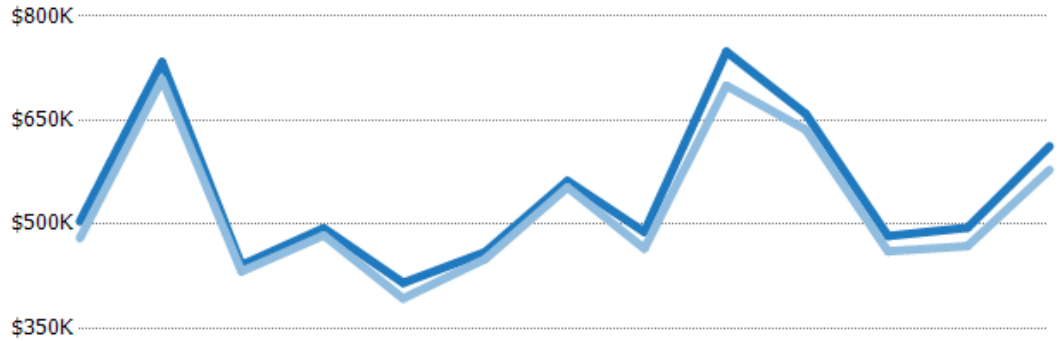
Avg List Price	\$567K	\$925K	\$519K	\$697K	\$570K	\$767K	\$784K	\$469K	\$936K	\$745K	\$458K	\$547K	\$616K
Avg Sales Price	\$525K	\$870K	\$483K	\$676K	\$542K	\$729K	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K
Avg Sales Price as a % of Avg List Price	93%	94%	93%	97%	95%	95%	97%	95%	90%	97%	98%	96%	95%

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, Single
Family Residence



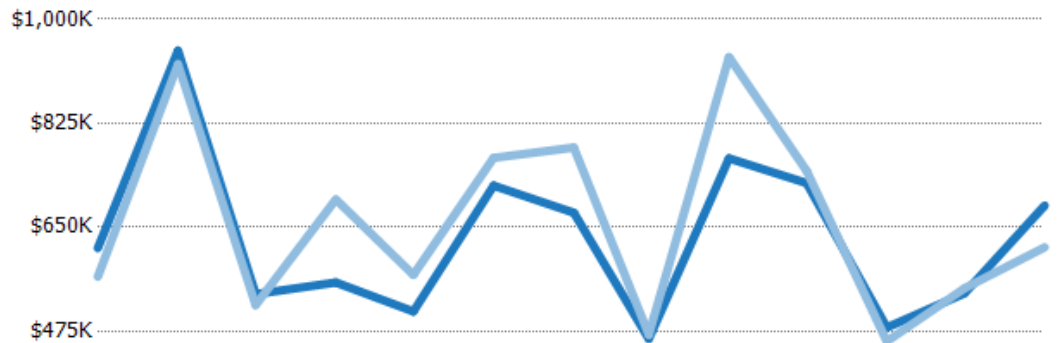
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Median List Price	\$504K	\$734K	\$441K	\$494K	\$415K	\$460K	\$563K	\$489K	\$749K	\$659K	\$483K	\$495K	\$613K
Median Sales Price	\$480K	\$709K	\$432K	\$484K	\$393K	\$450K	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K
Med Sales Price as a % of Med List Price	95%	97%	98%	98%	95%	98%	98%	95%	93%	97%	95%	95%	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, Single
Family Residence



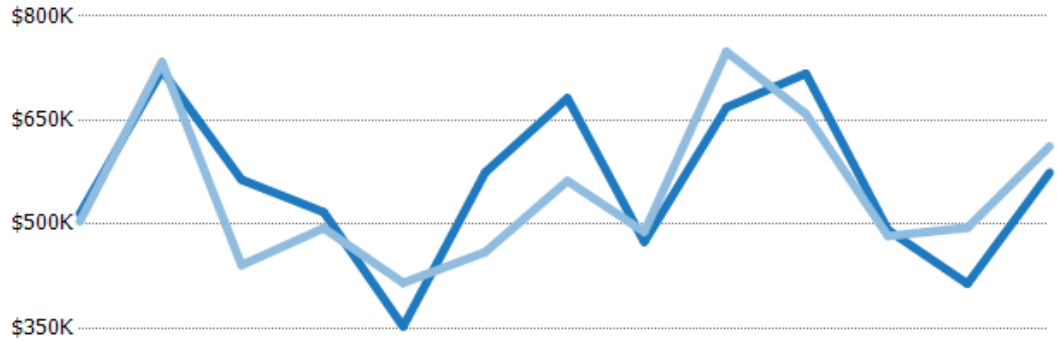
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg Est Value	\$615K	\$947K	\$538K	\$557K	\$508K	\$720K	\$675K	\$462K	\$766K	\$724K	\$481K	\$539K	\$687K
Avg Sales Price	\$567K	\$925K	\$519K	\$697K	\$570K	\$767K	\$784K	\$469K	\$936K	\$745K	\$458K	\$547K	\$616K
Avg Sales Price as a % of Avg Est Value	92%	98%	97%	125%	112%	106%	116%	101%	122%	103%	95%	102%	90%

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, Single
 Family Residence



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Median Est Value	\$515K	\$722K	\$564K	\$518K	\$353K	\$575K	\$682K	\$475K	\$668K	\$717K	\$492K	\$414K	\$575K
Median Sales Price	\$504K	\$734K	\$441K	\$494K	\$415K	\$460K	\$563K	\$489K	\$749K	\$659K	\$483K	\$495K	\$613K
Med Sales Price as a % of Med Est Value	98%	102%	78%	96%	118%	80%	82%	103%	112%	92%	98%	120%	107%

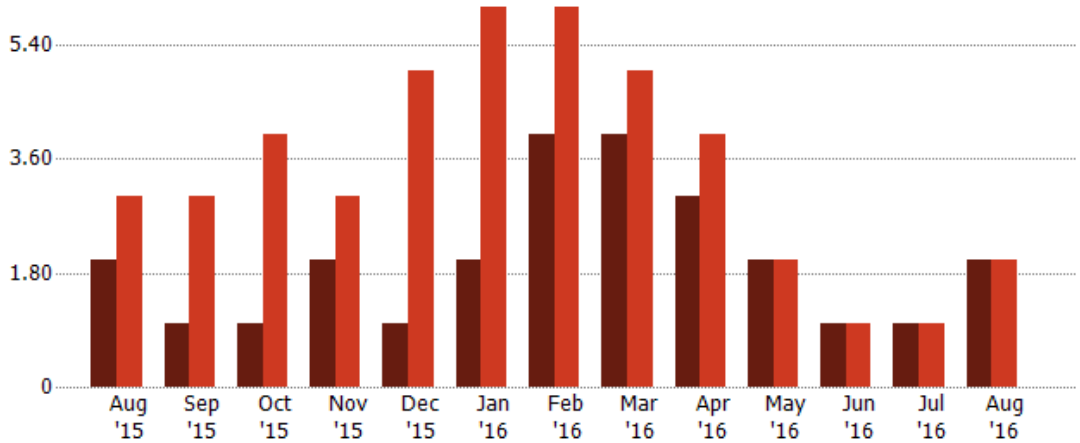
Distressed Listings

The number of distressed single-family, condominium and townhome properties that were for sale at the end of each month.

Filters Used

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

Month/Year	Count	% Chg.
Aug '16	2	0%
Aug '15	2	-33.3%
Aug '14	3	66.7%



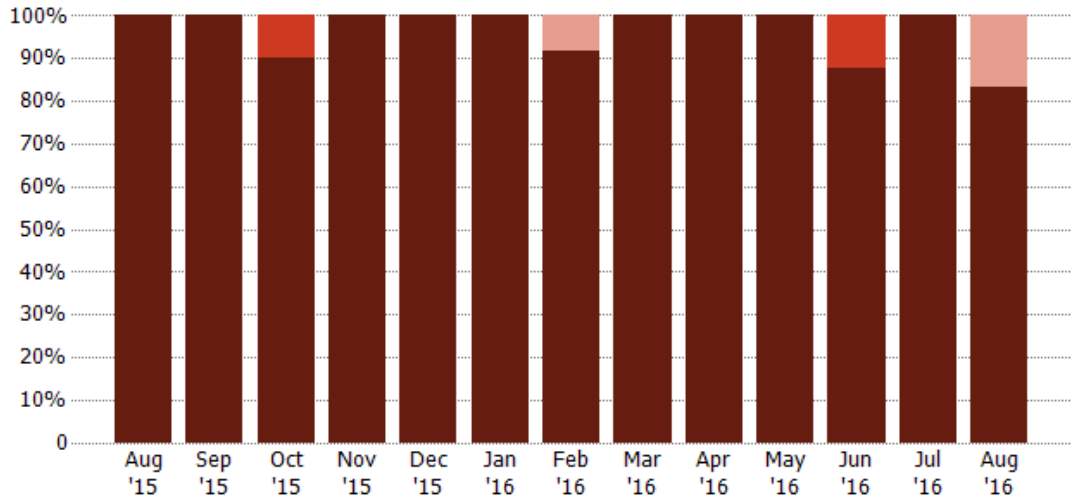
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	2	1	1	2	1	2	4	4	3	2	1	1	2
Prior Year	3	3	4	3	5	6	6	5	4	2	1	1	2
Percent Change from Prior Year	-33%	-67%	-75%	-33%	-80%	-67%	-33%	-20%	-25%	0%	0%	0%	0%

Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

Filters Used

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



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Short Sale	-	-	-	-	-	-	8%	-	-	-	-	-	17%
Foreclosure	-	-	10%	-	-	-	-	-	-	-	13%	-	-
Non-Distressed	100%	100%	90%	100%	100%	100%	92%	100%	100%	100%	88%	100%	83%



Listing Activity by ZIP

May 2017

ZIP	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
85377	114	\$115,917,987	\$1,016,824	\$847,000	\$261	\$248	6	15.78 %

Sales Activity by ZIP

May 2017

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	Avg Days In RPR
85377	17	\$13,785,800	18	\$13,511,702	\$855,655	\$589,950	\$229	\$231	119