



2017

CAREFREE MARKET REPORT

August 2017



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 2017	Aug 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	9	14	-35.7%	160	170	-5.9%
New Listing Volume	\$5,195,300	\$9,802,550	-47%	\$128,851,475	\$119,503,003	+7.8%
Active Listing Count	–	113	–	890	1,154	-22.9%
Active Listing Volume	–	\$116,307,988	–	\$833,876,830	\$1,148,652,690	-27.4%
Average Listing Price	–	\$1,029,274	–	\$936,940	\$995,366	-5.9%
Median Listing Price	–	\$749,000	–	\$780,360	\$720,062	+8.4%
Average Listing Price per Sq Ft	–	\$239	–	\$255	\$246	+3.7%
Median Listing Price per Sq Ft	–	\$224	–	\$240	\$229	+4.5%
Median Days in RPR	–	160	–	106.41	128.25	-17%
Months of Inventory	–	16.1	-100%	11.4	10.9	+4.8%
Absorption Rate	–	6.19%	–	8.76%	9.19%	-0.4%
Sales Activity Charts Metrics						
New Pending Sales Count	10	6	+66.7%	110	94	+17%
New Pending Sales Volume	\$4,459,250	\$4,401,995	+1.3%	\$78,208,680	\$58,146,366	+34.5%
Pending Sales Count	–	7	–	108	108	+–
Pending Sales Volume	–	\$5,376,395	–	\$79,478,980	\$71,464,100	+11.2%
Closed Sales Count	10	6	+66.7%	99	78	+26.9%
Closed Sales Volume	\$6,522,400	\$3,519,670	+85.3%	\$68,020,567	\$50,872,905	+33.7%
Average Sales Price	\$652,240	\$586,612	+11.2%	\$687,076	\$652,217	+5.3%
Median Sales Price	\$550,000	\$578,585	-4.9%	\$587,170	\$560,571	+4.7%
Average Sales Price per Sq Ft	\$204	\$189	+8.4%	\$229	\$230	-0.3%
Median Sales Price per Sq Ft	\$190	\$173	+9.8%	\$214	\$216	-0.6%
Distressed Charts Metrics						
Distressed Listing Count	–	2	–	9	19	-52.6%

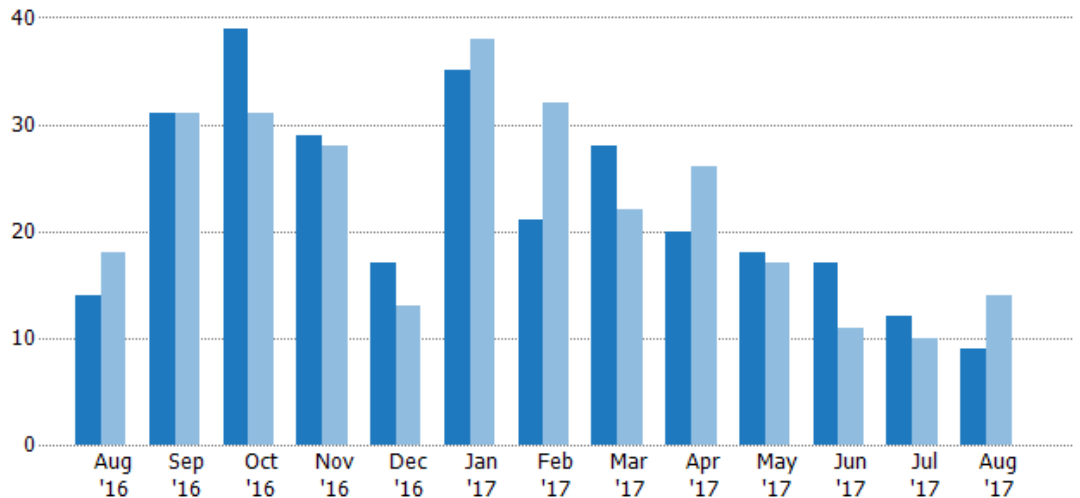
New Listings

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 '17	9	-35.7%
Aug '16	14	-22.2%
Aug '15	18	-27.8%



Current Year	14	31	39	29	17	35	21	28	20	18	17	12	9
Prior Year	18	31	31	28	13	38	32	22	26	17	11	10	14
Percent Change from Prior Year	-22%	0%	26%	4%	31%	-8%	-34%	27%	-23%	6%	55%	20%	-36%

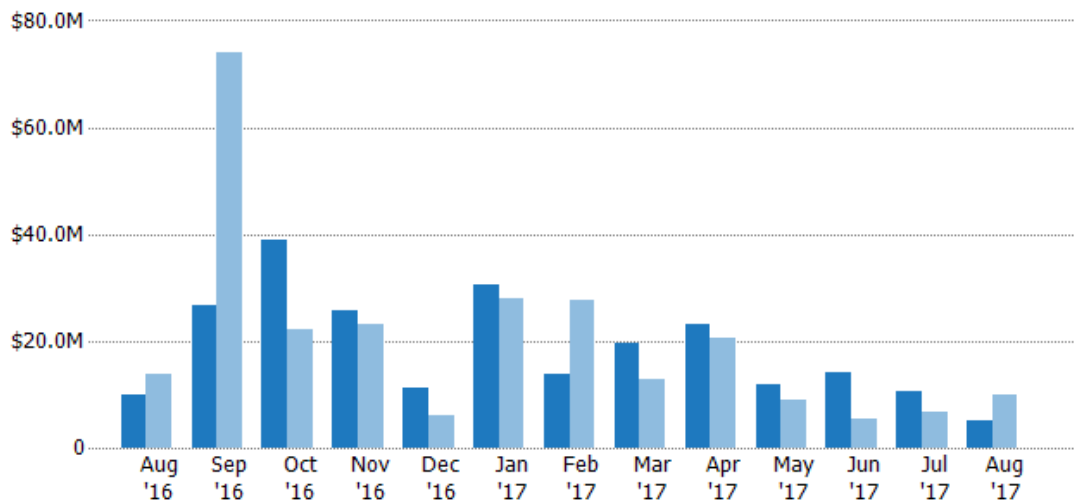
New Listing Volume

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 '17	\$5.2M	-47%
Aug '16	\$9.8M	-29.5%
Aug '15	\$13.9M	-39.4%



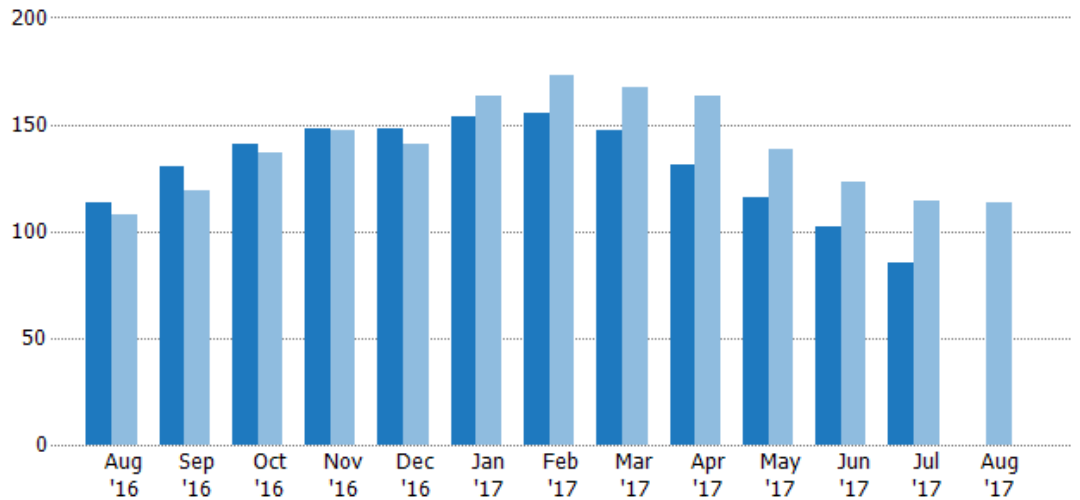
Current Year	\$9.8M	\$26.8M	\$39M	\$25.8M	\$11.2M	\$30.5M	\$13.8M	\$19.6M	\$23M	\$11.7M	\$14.3M	\$10.7M	\$5.2M
Prior Year	\$13.9M	\$74M	\$22M	\$23M	\$6.2M	\$28M	\$27.5M	\$12.7M	\$20.4M	\$8.83M	\$5.48M	\$6.77M	\$9.8M
Percent Change from Prior Year	-29%	-64%	77%	12%	80%	9%	-50%	54%	13%	33%	160%	58%	-47%

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



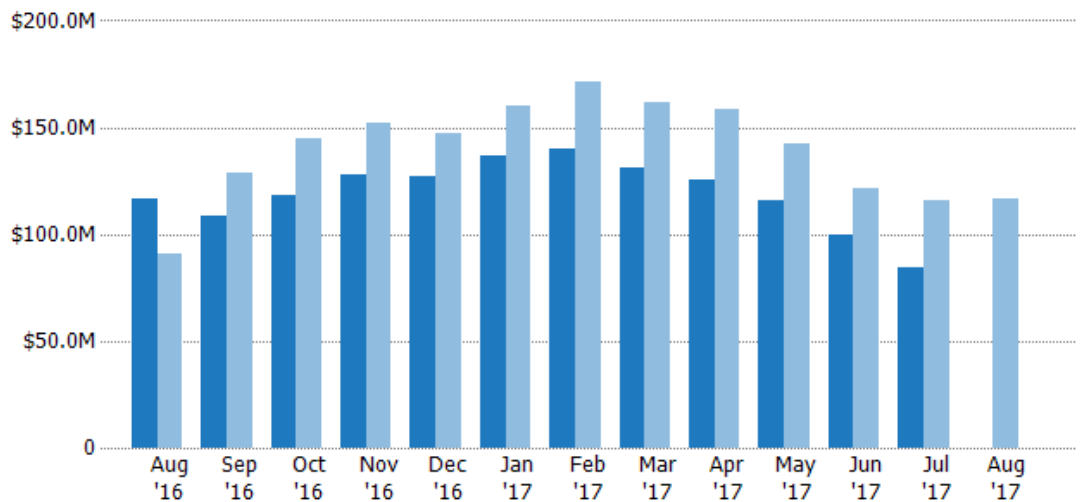
Current Year	113	130	141	148	148	154	155	147	131	116	102	85	-
Prior Year	108	119	137	147	141	163	173	167	163	138	123	114	113
Percent Change from Prior Year	5%	9%	3%	1%	5%	-6%	-10%	-12%	-20%	-16%	-17%	-25%	-100%

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



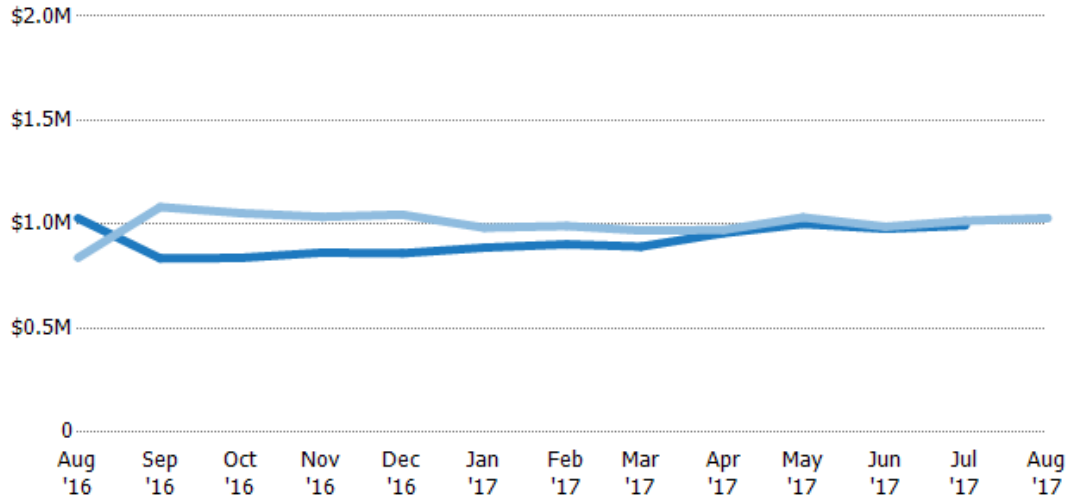
Current Year	\$116M	\$109M	\$118M	\$128M	\$127M	\$137M	\$140M	\$131M	\$125M	\$116M	\$100M	\$84.5M	-
Prior Year	\$90.6M	\$129M	\$144M	\$152M	\$148M	\$160M	\$172M	\$162M	\$159M	\$143M	\$122M	\$116M	\$116M
Percent Change from Prior Year	28%	-16%	-18%	-16%	-14%	-15%	-18%	-19%	-21%	-19%	-18%	-27%	-100%

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



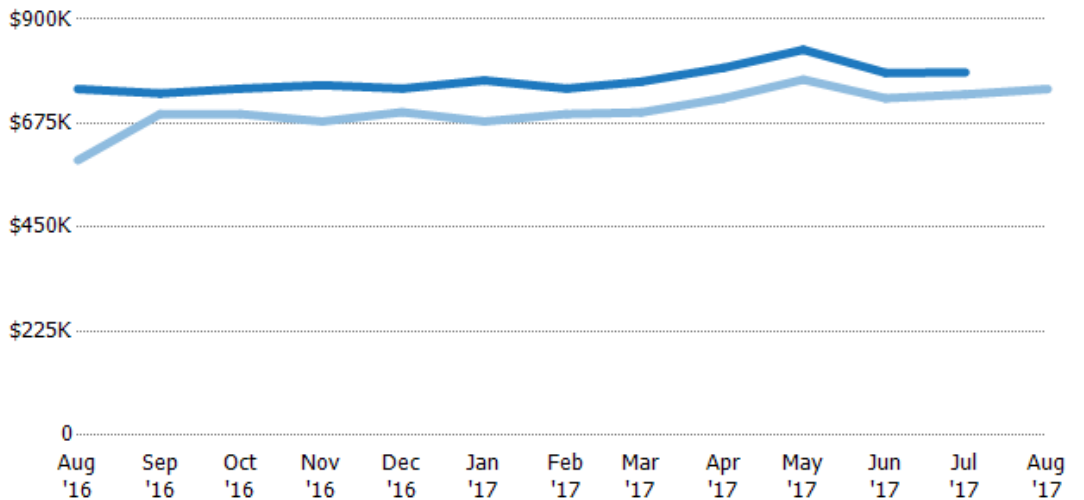
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$1.03M	\$836K	\$838K	\$864K	\$860K	\$888K	\$904K	\$893K	\$957K	\$1M	\$978K	\$994K	-
Prior Year	\$839K	\$1.08M	\$1.05M	\$1.04M	\$1.05M	\$983K	\$992K	\$970K	\$973K	\$1.03M	\$988K	\$1.02M	\$1.03M
Percent Change from Prior Year	23%	-23%	-20%	-17%	-18%	-10%	-9%	-8%	-2%	-3%	-1%	-2%	-100%

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



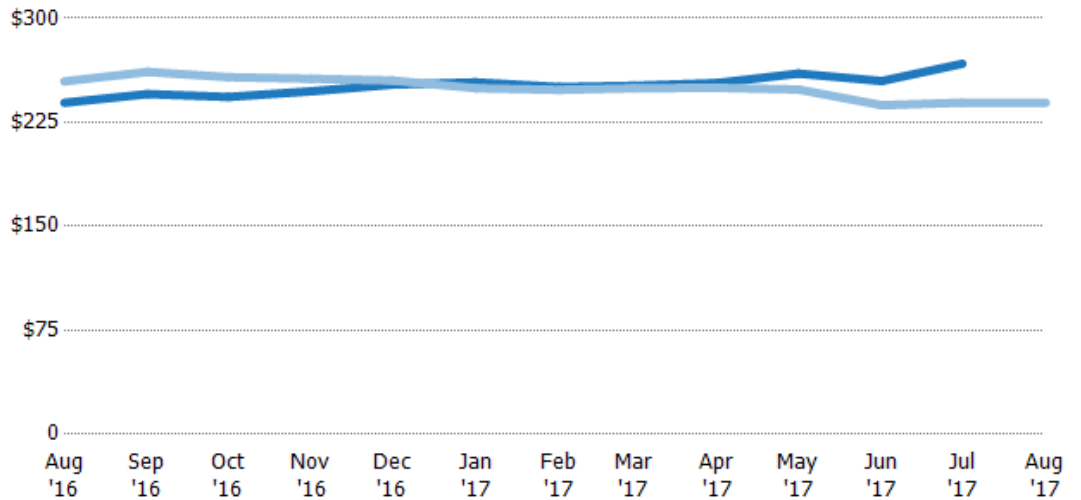
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$749K	\$739K	\$750K	\$758K	\$750K	\$768K	\$750K	\$765K	\$795K	\$834K	\$784K	\$785K	-
Prior Year	\$595K	\$695K	\$695K	\$679K	\$699K	\$679K	\$695K	\$699K	\$729K	\$769K	\$729K	\$737K	\$749K
Percent Change from Prior Year	26%	6%	8%	12%	7%	13%	8%	10%	9%	8%	8%	6%	-100%

Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

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



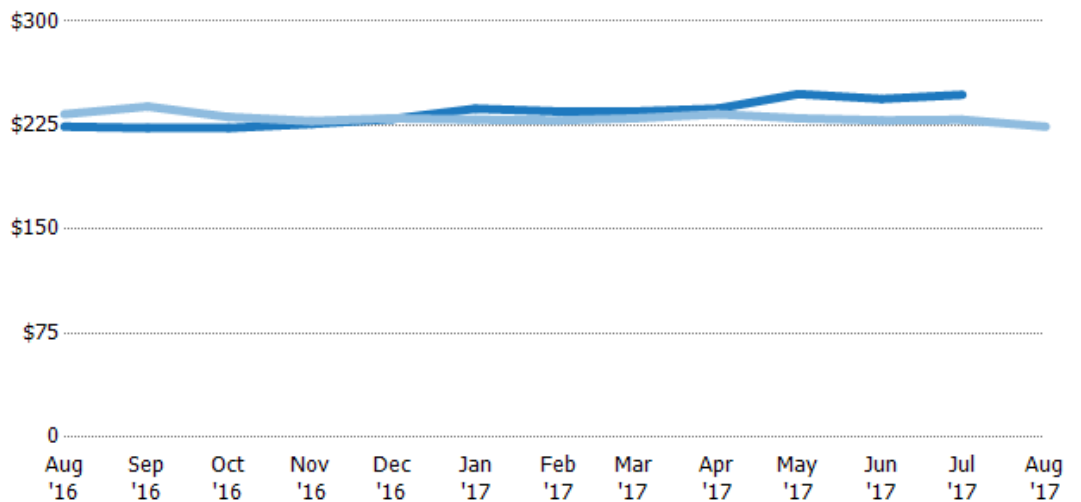
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$239	\$245	\$243	\$247	\$252	\$254	\$250	\$251	\$253	\$260	\$255	\$267	-
Prior Year	\$254	\$261	\$258	\$256	\$255	\$250	\$248	\$250	\$250	\$249	\$237	\$239	\$239
Percent Change from Prior Year	-6%	-6%	-6%	-4%	-1%	2%	1%	1%	1%	5%	7%	12%	-100%

Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

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



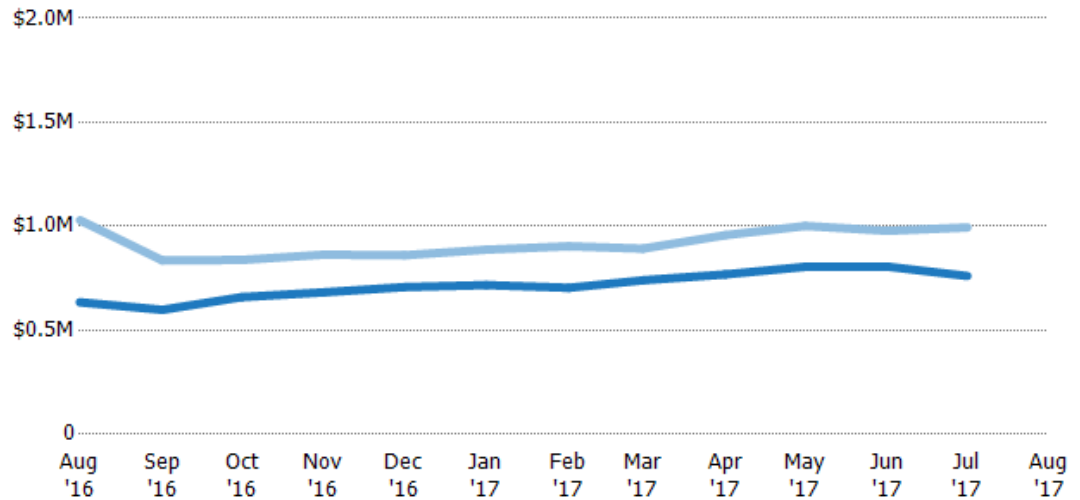
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$224	\$223	\$223	\$226	\$230	\$237	\$235	\$235	\$237	\$248	\$244	\$247	-
Prior Year	\$233	\$239	\$231	\$228	\$230	\$229	\$229	\$230	\$233	\$230	\$229	\$229	\$224
Percent Change from Prior Year	-4%	-6%	-3%	-1%	0%	3%	3%	2%	2%	8%	7%	8%	-100%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

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



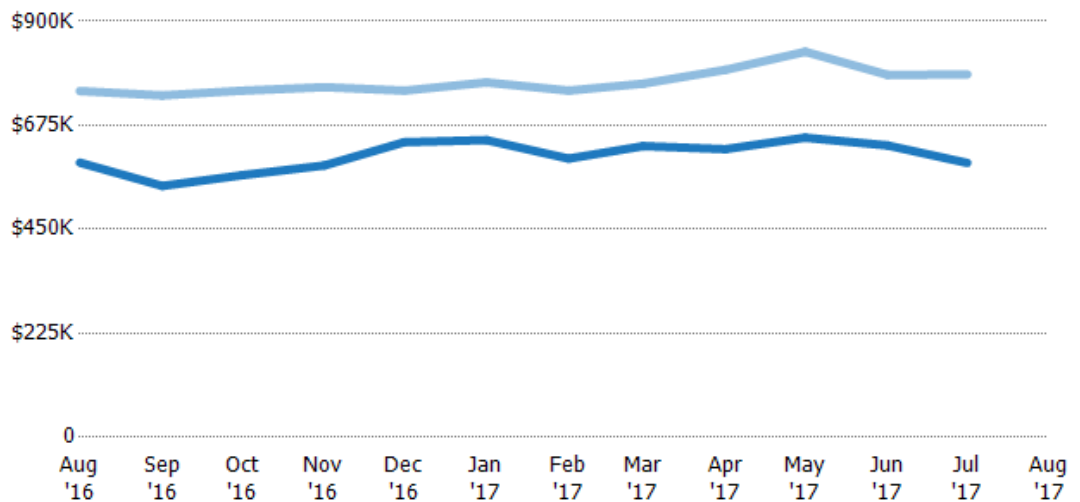
Avg Est Value	\$635K	\$598K	\$659K	\$683K	\$707K	\$717K	\$704K	\$740K	\$769K	\$805K	\$806K	\$761K	-
Avg Listing Price	\$1.03M	\$836K	\$838K	\$864K	\$860K	\$888K	\$904K	\$893K	\$957K	\$1M	\$978K	\$994K	-
Avg Listing Price as a % of Avg Est Value	162%	140%	127%	127%	122%	124%	128%	121%	125%	124%	121%	131%	-

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



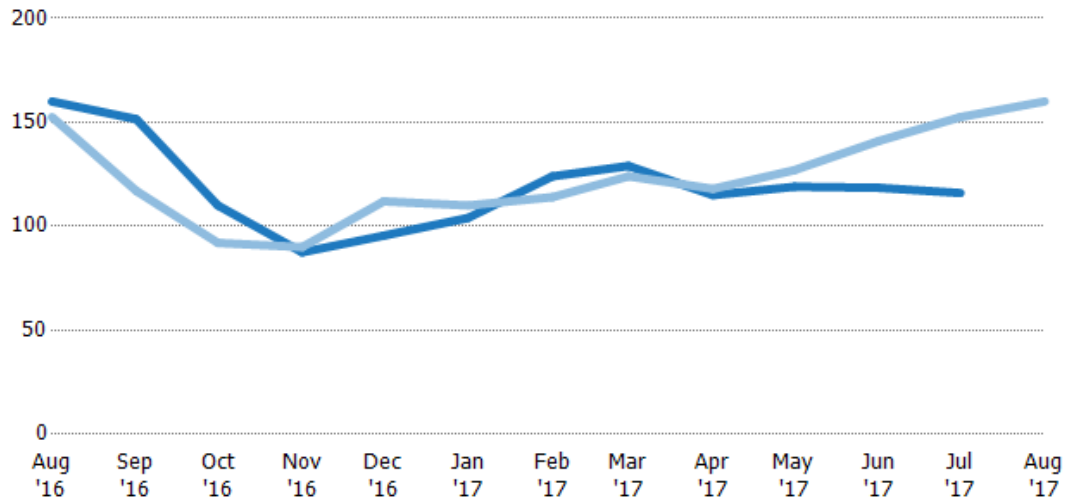
Median Est Value	\$594K	\$544K	\$567K	\$588K	\$638K	\$643K	\$603K	\$630K	\$623K	\$648K	\$631K	\$594K	-
Median Listing Price	\$749K	\$739K	\$750K	\$758K	\$750K	\$768K	\$750K	\$765K	\$795K	\$834K	\$784K	\$785K	-
Med Listing Price as a % of Med Est Value	126%	136%	132%	129%	117%	119%	124%	121%	128%	129%	124%	132%	-

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



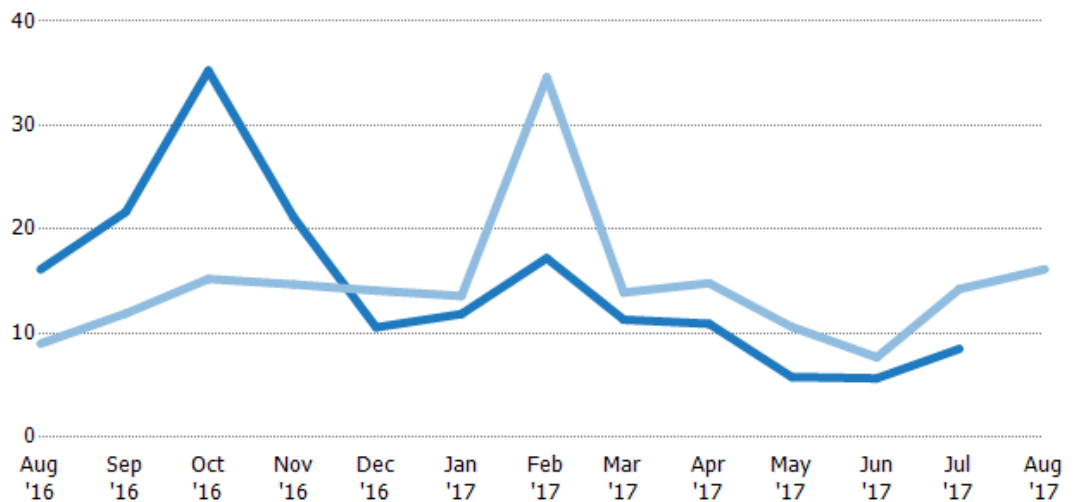
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	160	152	110	87.5	95.5	104	124	129	115	119	119	116	-
Prior Year	153	117	92	90	112	110	114	124	118	127	141	153	160
Percent Change from Prior Year	5%	29%	20%	-3%	-15%	-5%	9%	4%	-3%	-6%	-16%	-24%	-100%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

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



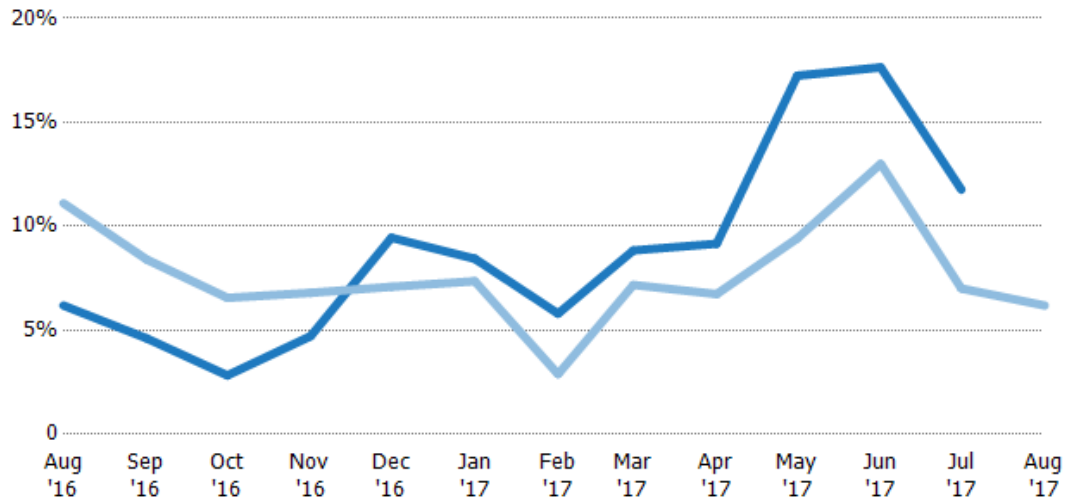
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	16.1	21.7	35.3	21.1	10.6	11.8	17.2	11.3	10.9	5.8	5.67	8.5	-
Prior Year	9	11.9	15.2	14.7	14.1	13.6	34.6	13.9	14.8	10.6	7.69	14.3	16.1
Percent Change from Prior Year	79%	82%	132%	44%	-25%	-13%	-50%	-19%	-26%	-45%	-26%	-40%	-100%

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



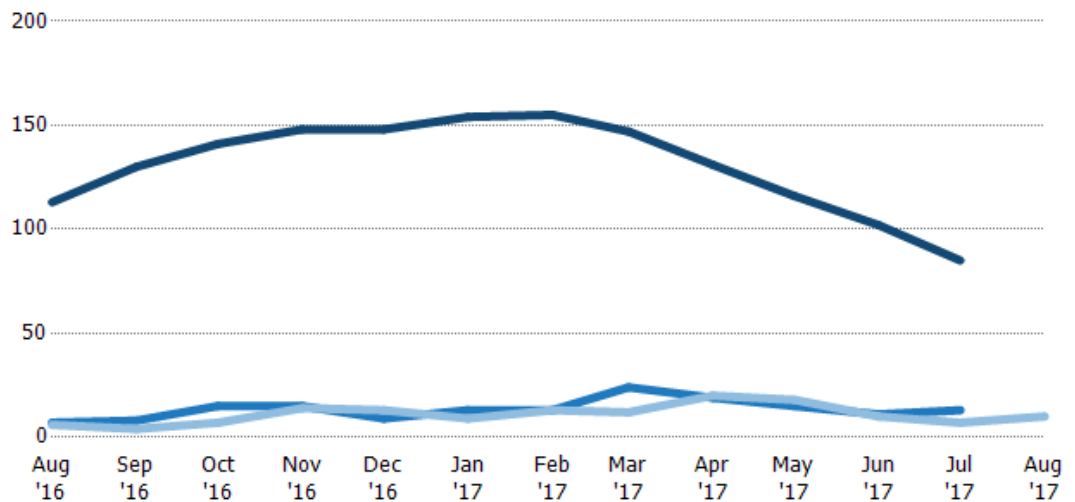
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	6%	5%	3%	5%	9%	8%	6%	9%	9%	17%	18%	12%	-
Prior Year	11%	8%	7%	7%	7%	7%	3%	7%	7%	9%	13%	7%	6%
Change from Prior Year	5%	4%	4%	2%	-2%	-1%	-3%	-2%	-2%	-8%	-5%	-5%	6%

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



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Active	113	130	141	148	148	154	155	147	131	116	102	85	-
Pending	7	8	15	15	9	13	13	24	19	15	11	13	-
Sold	6	4	7	14	13	9	13	12	20	18	10	7	10

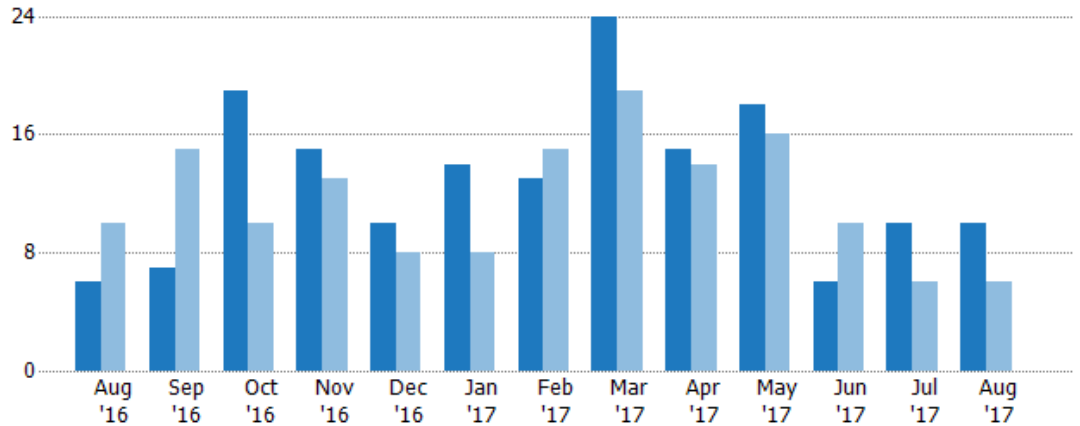
New Pending Sales

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 '17	10	66.7%
Aug '16	6	-40%
Aug '15	10	-40%



Current Year	6	7	19	15	10	14	13	24	15	18	6	10	10
Prior Year	10	15	10	13	8	8	15	19	14	16	10	6	6
Percent Change from Prior Year	-40%	-53%	90%	15%	25%	75%	-13%	26%	7%	13%	-40%	67%	67%

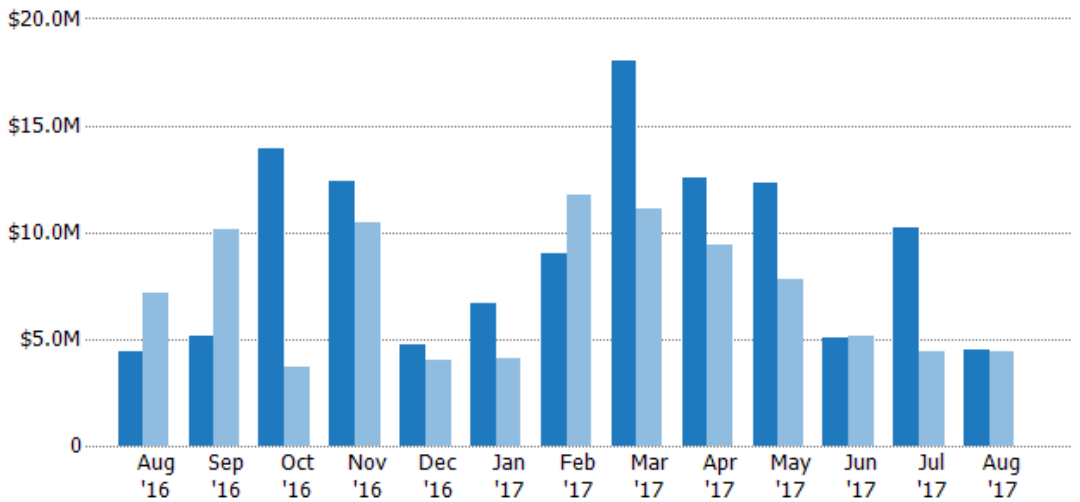
New Pending Sales Volume

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 '17	\$4.46M	1.3%
Aug '16	\$4.4M	-38.2%
Aug '15	\$7.12M	-59.9%



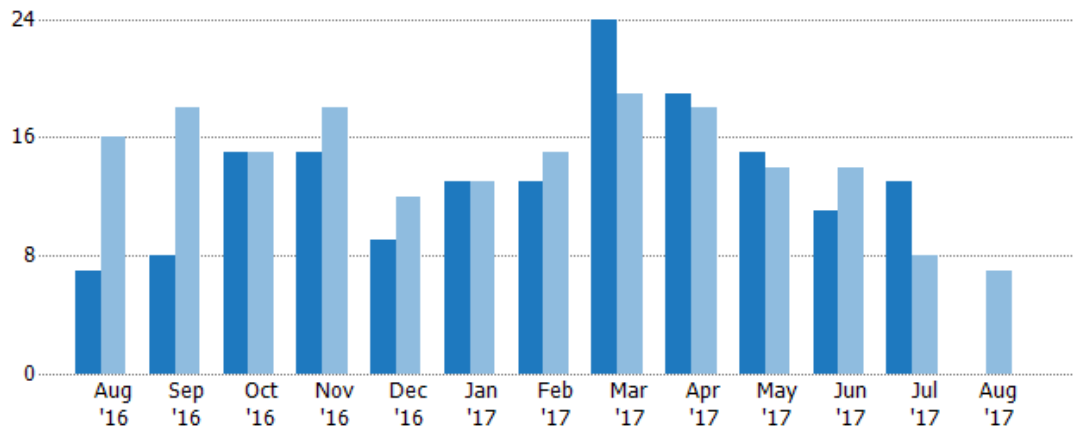
Current Year	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M	\$8.97M	\$18M	\$12.6M	\$12.3M	\$5.09M	\$10.2M	\$4.46M
Prior Year	\$7.12M	\$10.2M	\$3.66M	\$10.5M	\$4.01M	\$4.05M	\$11.7M	\$11.1M	\$9.42M	\$7.83M	\$5.16M	\$4.43M	\$4.4M
Percent Change from Prior Year	-38%	-49%	281%	18%	19%	65%	-24%	62%	33%	57%	-1%	130%	1%

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



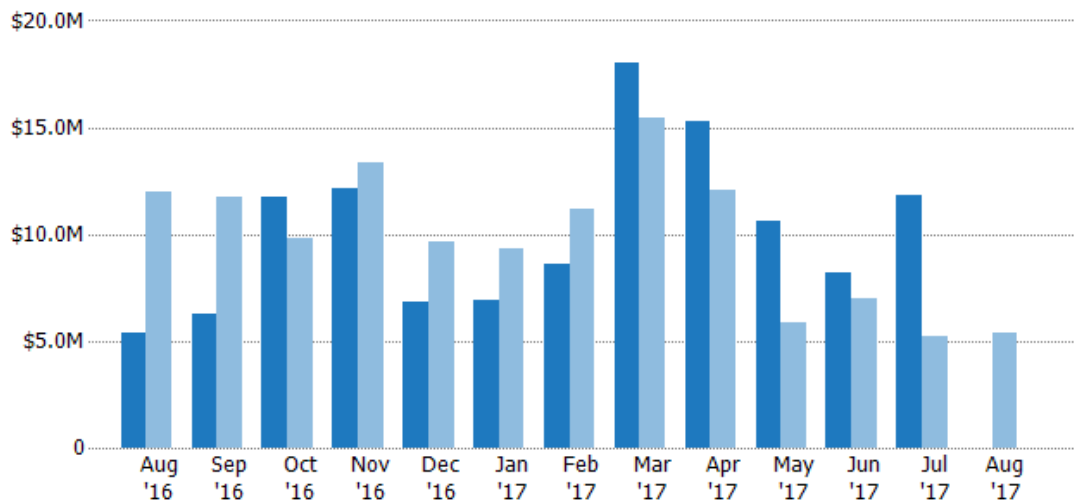
Current Year	7	8	15	15	9	13	13	24	19	15	11	13	-
Prior Year	16	18	15	18	12	13	15	19	18	14	14	8	7
Percent Change from Prior Year	-56%	-56%	0%	-17%	-25%	0%	-13%	26%	6%	7%	-21%	63%	-100%

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



Current Year	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M	\$8.64M	\$18M	\$15.3M	\$10.6M	\$8.23M	\$11.8M	-
Prior Year	\$12M	\$11.7M	\$9.79M	\$13.3M	\$9.64M	\$9.35M	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M	\$5.38M
Percent Change from Prior Year	-55%	-47%	20%	-9%	-29%	-27%	-23%	17%	26%	80%	18%	127%	-100%

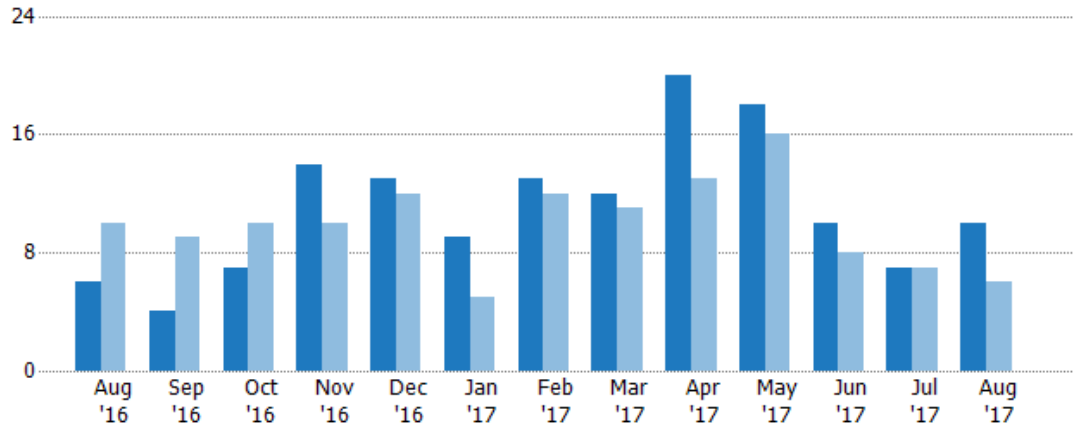
Closed Sales

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 '17	10	66.7%
Aug '16	6	-40%
Aug '15	10	-50%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	6	4	7	14	13	9	13	12	20	18	10	7	10
Prior Year	10	9	10	10	12	5	12	11	13	16	8	7	6
Percent Change from Prior Year	-40%	-56%	-30%	40%	8%	80%	8%	9%	54%	13%	25%	0%	67%

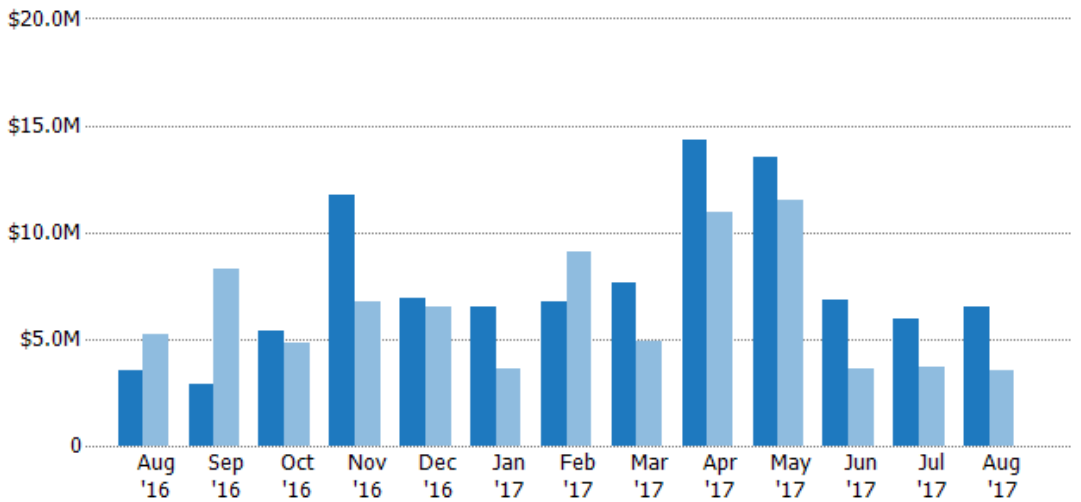
Closed Sales Volume

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 '17	\$6.52M	85.3%
Aug '16	\$3.52M	-32.9%
Aug '15	\$5.25M	-53%



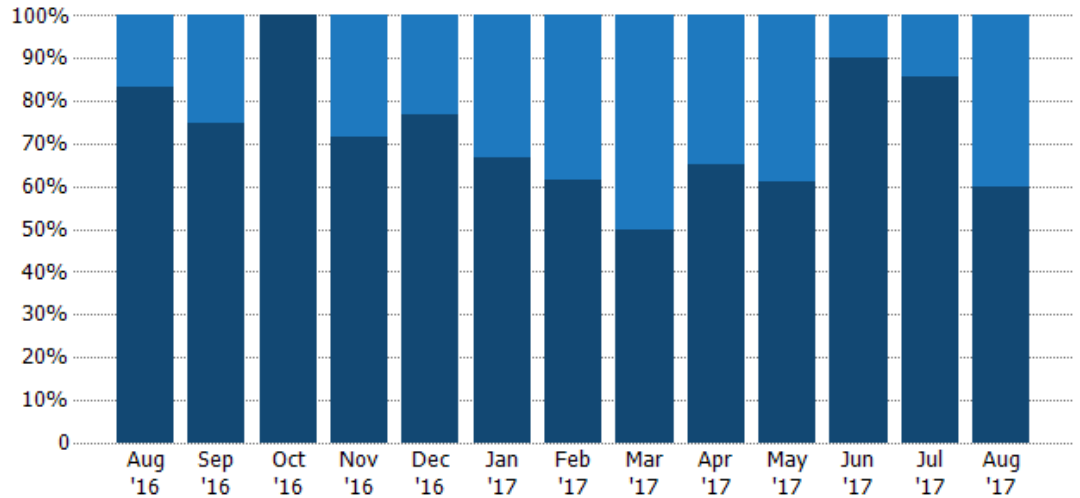
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M	\$6.77M	\$7.6M	\$14.3M	\$13.5M	\$6.83M	\$5.95M	\$6.52M
Prior Year	\$5.25M	\$8.26M	\$4.83M	\$6.76M	\$6.5M	\$3.64M	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M	\$3.52M
Percent Change from Prior Year	-33%	-65%	12%	74%	7%	80%	-26%	55%	31%	17%	90%	62%	85%

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



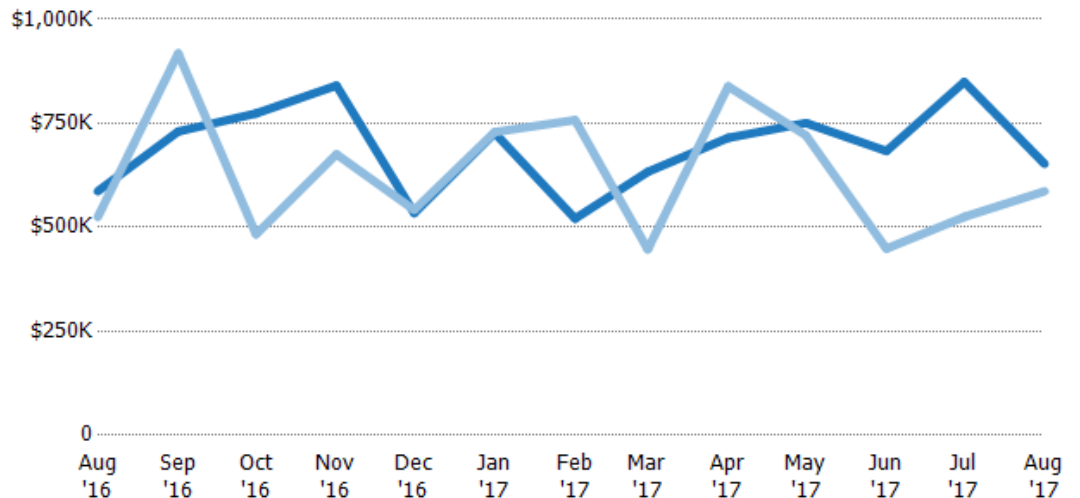
Property Type	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Condo/Townhouse	17%	25%	-	29%	23%	33%	38%	50%	35%	39%	10%	14%	40%
Single Family Residence	83%	75%	100%	71%	77%	67%	62%	50%	65%	61%	90%	86%	60%

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 '17	\$652K	11.2%
Aug '16	\$587K	11.8%
Aug '15	\$525K	-6%

Property Type	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$652K
Prior Year	\$525K	\$918K	\$483K	\$676K	\$542K	\$729K	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K
Percent Change from Prior Year	12%	-20%	60%	24%	-1%	0%	-31%	42%	-15%	4%	52%	62%	11%

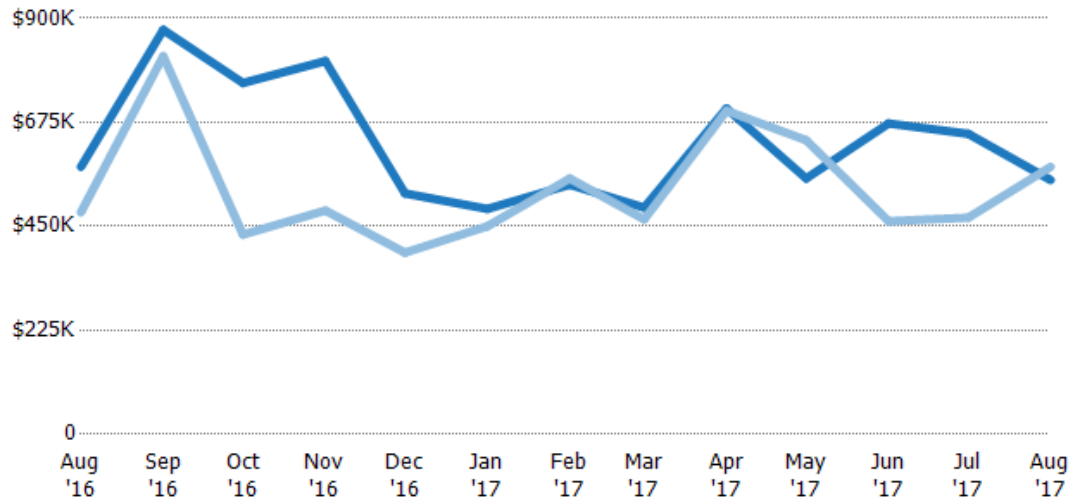
Median Sales Price

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 '17	\$550K	-4.9%
Aug '16	\$579K	20.5%
Aug '15	\$480K	7.3%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K	\$650K	\$550K
Prior Year	\$480K	\$818K	\$432K	\$484K	\$393K	\$450K	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K
Percent Change from Prior Year	21%	7%	76%	67%	33%	8%	-2%	5%	1%	-13%	46%	39%	-5%

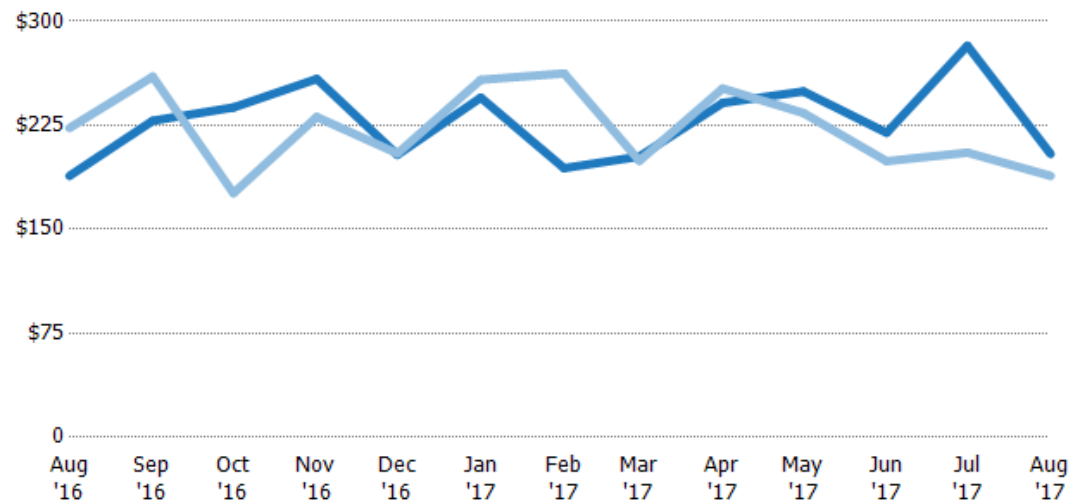
Average Sales Price per Sq Ft

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 '17	\$204	8.4%
Aug '16	\$189	-15.5%
Aug '15	\$223	-16.4%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$189	\$228	\$238	\$258	\$204	\$245	\$194	\$202	\$241	\$249	\$220	\$282	\$204
Prior Year	\$223	\$260	\$176	\$231	\$205	\$258	\$262	\$199	\$252	\$234	\$199	\$205	\$189
Percent Change from Prior Year	-15%	-12%	35%	12%	0%	-5%	-26%	2%	-4%	7%	10%	38%	8%

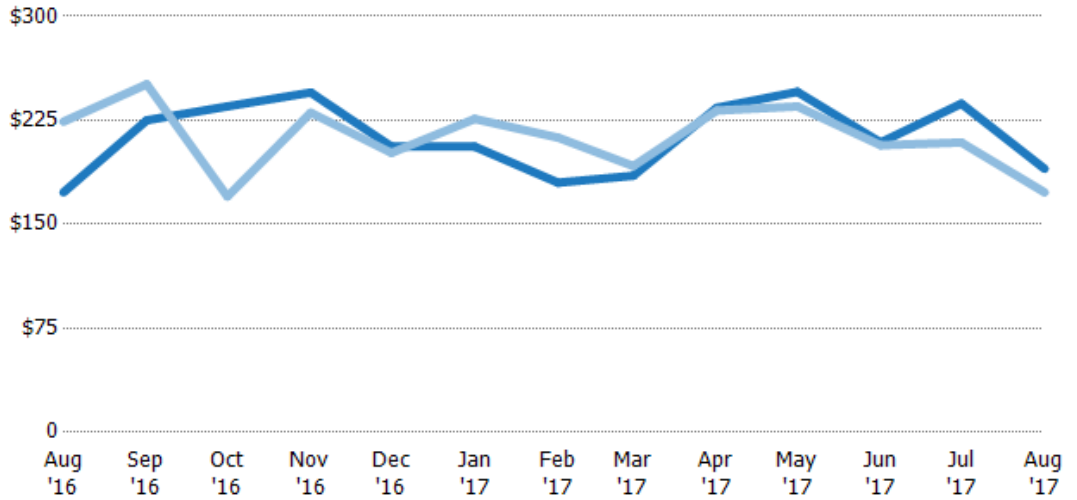
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '17	\$190	9.8%
Aug '16	\$173	-22.8%
Aug '15	\$224	-14.3%



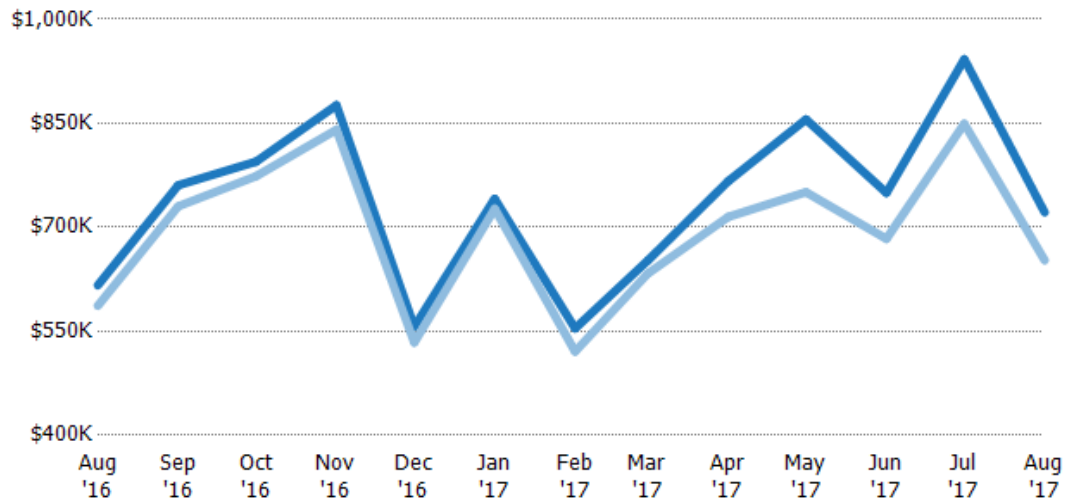
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$173	\$225	\$235	\$245	\$206	\$206	\$180	\$185	\$234	\$246	\$209	\$237	\$190
Prior Year	\$224	\$251	\$170	\$231	\$202	\$226	\$213	\$192	\$232	\$235	\$207	\$209	\$173
Percent Change from Prior Year	-23%	-10%	38%	6%	2%	-9%	-15%	-4%	1%	4%	1%	13%	10%

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



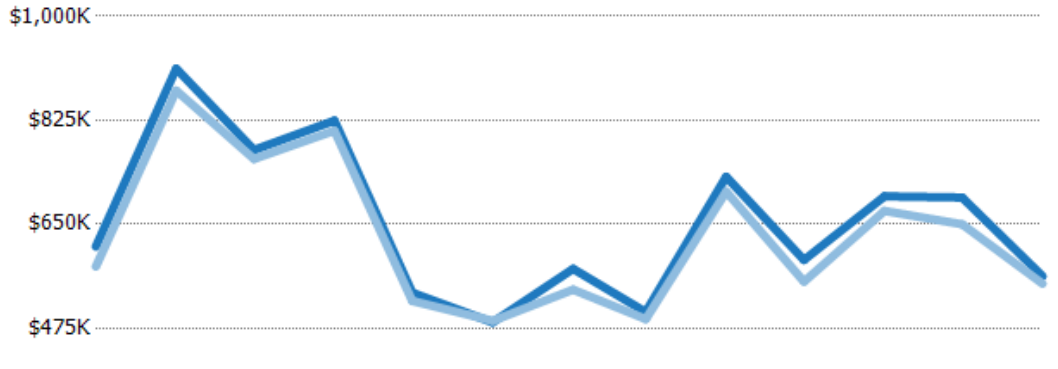
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Avg List Price	\$616K	\$761K	\$795K	\$876K	\$557K	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K	\$942K	\$721K
Avg Sales Price	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$652K
Avg Sales Price as a % of Avg List Price	95%	96%	97%	96%	96%	98%	94%	97%	93%	88%	91%	90%	90%

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



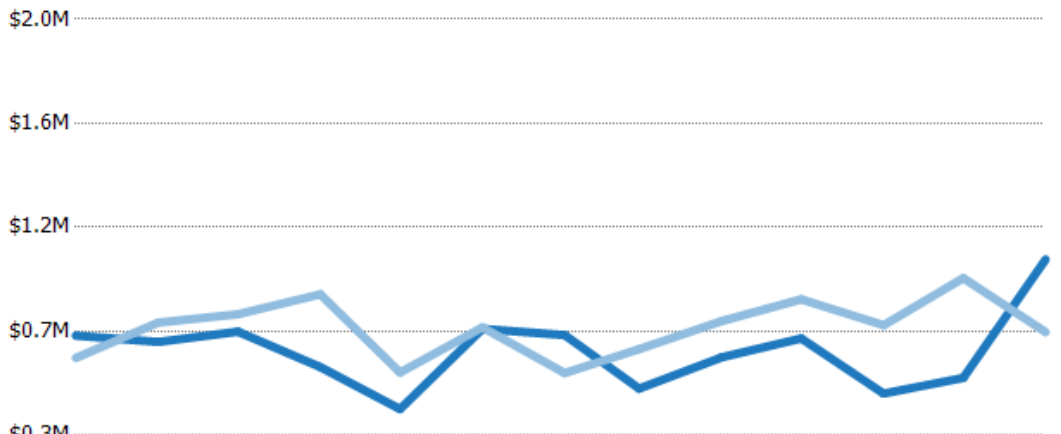
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Median List Price	\$613K	\$912K	\$775K	\$824K	\$535K	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K	\$695K	\$563K
Median Sales Price	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K	\$650K	\$550K
Med Sales Price as a % of Med List Price	94%	96%	98%	98%	97%	101%	94%	98%	97%	94%	96%	94%	98%

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



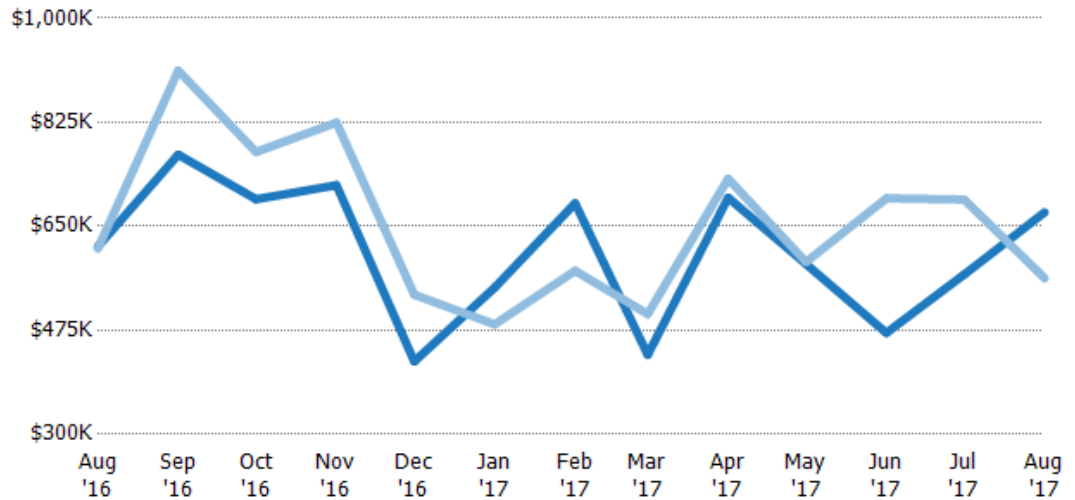
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Avg Est Value	\$707K	\$681K	\$723K	\$579K	\$407K	\$735K	\$709K	\$491K	\$618K	\$696K	\$470K	\$535K	\$1.02M
Avg Sales Price	\$616K	\$761K	\$795K	\$876K	\$557K	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K	\$942K	\$721K
Avg Sales Price as a % of Avg Est Value	87%	112%	110%	151%	137%	101%	78%	133%	124%	123%	159%	176%	71%

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



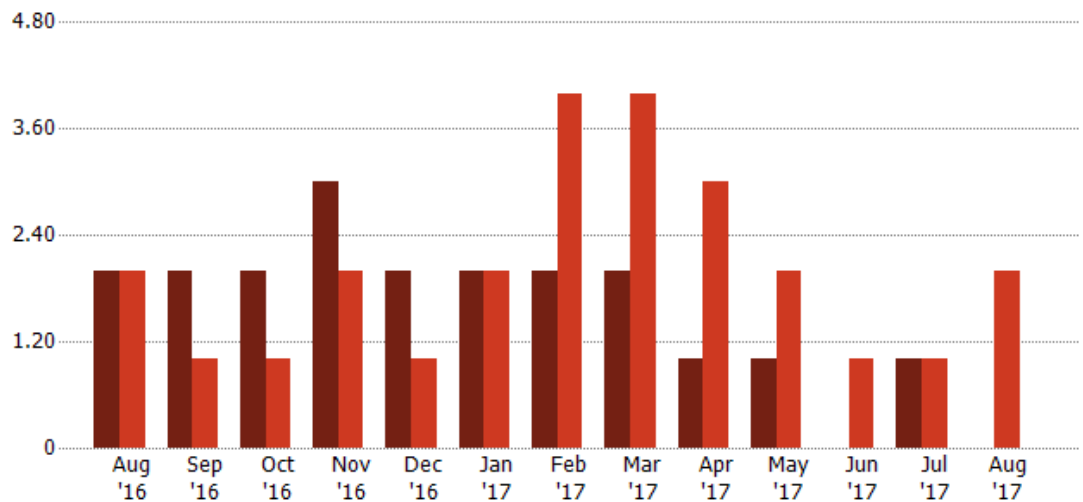
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Median Est Value	\$616K	\$771K	\$696K	\$719K	\$423K	\$547K	\$689K	\$434K	\$698K	\$587K	\$470K	\$569K	\$674K
Median Sales Price	\$613K	\$912K	\$775K	\$824K	\$535K	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K	\$695K	\$563K
Med Sales Price as a % of Med Est Value	99%	118%	111%	115%	127%	89%	83%	116%	105%	101%	148%	122%	84%

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



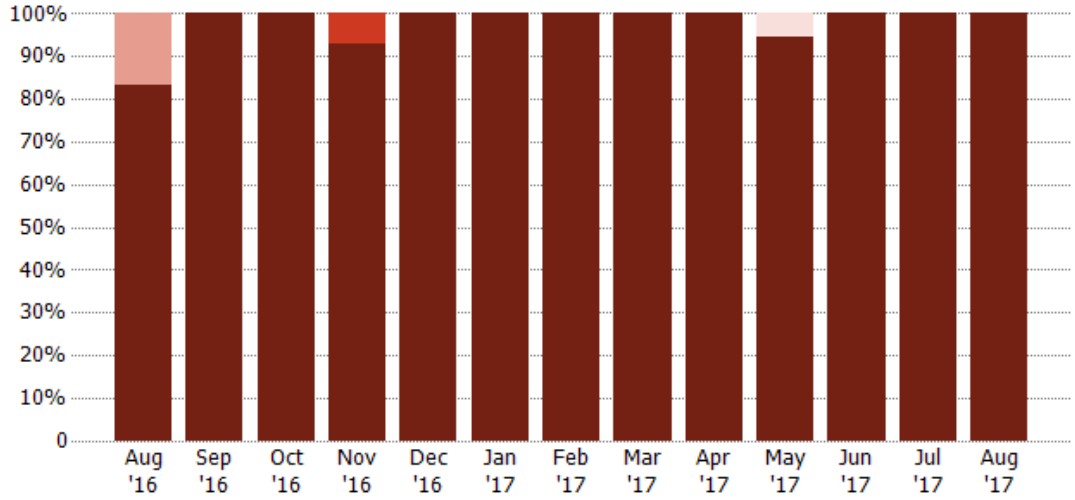
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	2	2	2	3	2	2	2	2	1	1	-	1	-
Prior Year	2	1	1	2	1	2	4	4	3	2	1	1	2
Percent Change from Prior Year	0%	100%	100%	50%	100%	0%	-50%	-50%	-67%	-50%	-100%	0%	-100%

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



Sales Type	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Pre-Foreclosure	-	-	-	-	-	-	-	-	-	6%	-	-	-
Short Sale	17%	-	-	-	-	-	-	-	-	-	-	-	-
Foreclosure	-	-	-	7%	-	-	-	-	-	-	-	-	-
Non-Distressed	83%	100%	100%	93%	100%	100%	100%	100%	100%	94%	100%	100%	100%



Sales Activity by ZIP

Aug 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			10	\$6,522,400	\$721,470	\$562,500	\$192	\$187	155