



2017

# CAREFREE MARKET REPORT

February 2017



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	Feb 2017	Feb 2016	+ / -	YTD 2017	YTD 2016	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	21	32	-34.4%	56	71	-21.1%
New Listing Volume	\$13,835,290	\$27,596,818	-49.9%	\$43,793,890	\$55,569,313	-21.2%
Active Listing Count	155	173	-10.4%	309	337	-8.3%
Active Listing Volume	\$141,670,384	\$172,782,706	-18%	\$279,888,473	\$334,325,094	-16.3%
Average Listing Price	\$914,002	\$998,744	-8.5%	\$905,788	\$992,063	-8.7%
Median Listing Price	\$765,000	\$699,000	+9.4%	\$768,239	\$689,632	+11.4%
Average Listing Price per Sq Ft	\$252	\$249	+1.2%	\$254	\$250	+1.7%
Median Listing Price per Sq Ft	\$235	\$229	+2.6%	\$237	\$229	+3.5%
Median Days in RPR	120	111	+8.1%	113.45	110.26	+2.9%
Months of Inventory	17.2	34.6	-50.2%	18.2	16	+13.3%
Absorption Rate	5.81%	2.89%	+2.9%	5.5%	6.23%	-0.7%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	13	16	-18.8%	27	24	+12.5%
New Pending Sales Volume	\$8,967,795	\$12,021,000	-25.4%	\$15,647,545	\$16,074,542	-2.7%
Pending Sales Count	13	15	-13.3%	26	28	-7.1%
Pending Sales Volume	\$8,636,795	\$11,144,999	-22.5%	\$15,509,795	\$20,499,441	-24.3%
Closed Sales Count	13	12	+8.3%	22	17	+29.4%
Closed Sales Volume	\$6,769,925	\$9,092,293	-25.5%	\$13,311,225	\$12,736,293	+4.5%
Average Sales Price	\$520,763	\$757,691	-31.3%	\$605,056	\$749,194	-19.2%
Median Sales Price	\$540,000	\$553,375	-2.4%	\$518,523	\$522,971	-0.9%
Average Sales Price per Sq Ft	\$194	\$262	-26%	\$215	\$261	-17.6%
Median Sales Price per Sq Ft	\$180	\$213	-15.3%	\$191	\$216	-11.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	3	4	-25%	6	6	+/-

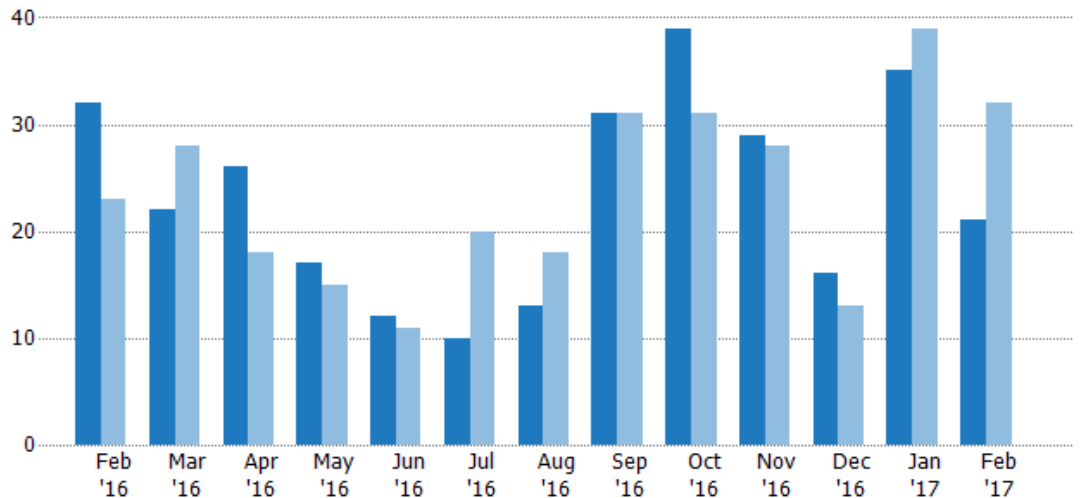
## New Listings

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.
Feb '17	21	-34.4%
Feb '16	32	39.1%
Feb '15	23	4.3%



Current Year	32	22	26	17	12	10	13	31	39	29	16	35	21
Prior Year	23	28	18	15	11	20	18	31	31	28	13	39	32
Percent Change from Prior Year	39%	-21%	44%	13%	9%	-50%	-28%	0%	26%	4%	23%	-10%	-34%

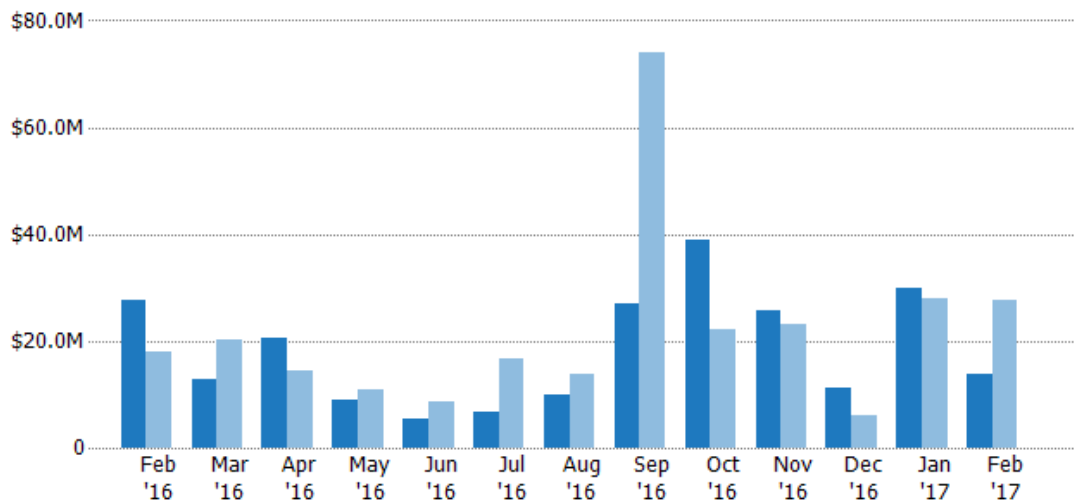
## New Listing Volume

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.
Feb '17	\$13.8M	-49.9%
Feb '16	\$27.6M	54%
Feb '15	\$17.9M	-2.6%



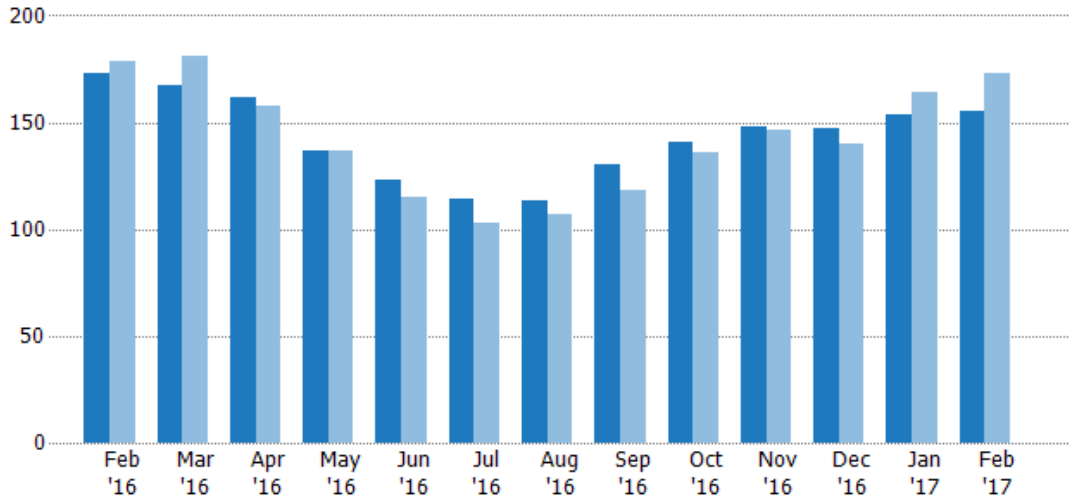
Current Year	\$27.6M	\$12.7M	\$20.4M	\$8.83M	\$5.48M	\$6.77M	\$9.8M	\$27M	\$39.1M	\$25.8M	\$11.2M	\$30M	\$13.8M
Prior Year	\$17.9M	\$20.2M	\$14.3M	\$11M	\$8.63M	\$16.7M	\$13.9M	\$74M	\$22M	\$23M	\$6.2M	\$28M	\$27.6M
Percent Change from Prior Year	54%	-37%	42%	-20%	-36%	-59%	-30%	-63%	77%	12%	80%	7%	-50%

## 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.
Feb '17	155	-10.4%
Feb '16	173	-3.4%
Feb '15	179	-19.6%

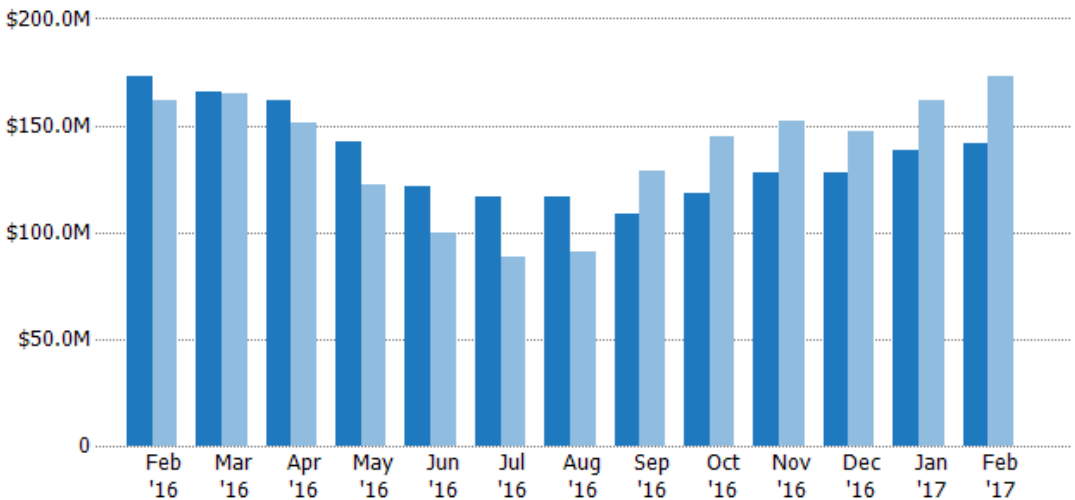
	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	173	167	162	137	123	114	113	130	141	148	147	154	155
Prior Year	179	181	158	137	115	103	107	118	136	146	140	164	173
Percent Change from Prior Year	-3%	-8%	3%	0%	7%	11%	6%	10%	4%	1%	5%	-6%	-10%

## 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.
Feb '17	\$142M	-18%
Feb '16	\$173M	6.8%
Feb '15	\$162M	-19.8%

	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	\$173M	\$166M	\$161M	\$143M	\$121M	\$117M	\$116M	\$109M	\$118M	\$128M	\$128M	\$138M	\$142M
Prior Year	\$162M	\$165M	\$151M	\$122M	\$100M	\$88.2M	\$90.6M	\$129M	\$144M	\$152M	\$148M	\$162M	\$173M
Percent Change from Prior Year	7%	1%	7%	17%	22%	32%	28%	-15%	-18%	-16%	-13%	-14%	-18%

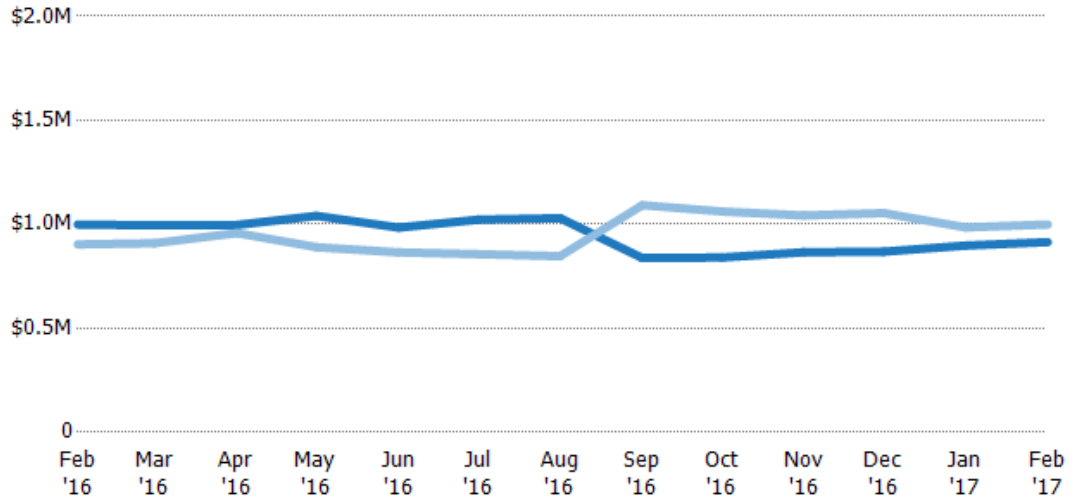
## Average Listing Price

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.
Feb '17	\$914K	-8.5%
Feb '16	\$999K	10.5%
Feb '15	\$904K	-0.3%



Current Year	\$999K	\$995K	\$997K	\$1.04M	\$984K	\$1.02M	\$1.03M	\$838K	\$840K	\$866K	\$868K	\$898K	\$914K
Prior Year	\$904K	\$909K	\$958K	\$890K	\$865K	\$857K	\$847K	\$1.09M	\$1.06M	\$1.04M	\$1.05M	\$985K	\$999K
Percent Change from Prior Year	11%	9%	4%	17%	14%	19%	22%	-23%	-21%	-17%	-18%	-9%	-8%

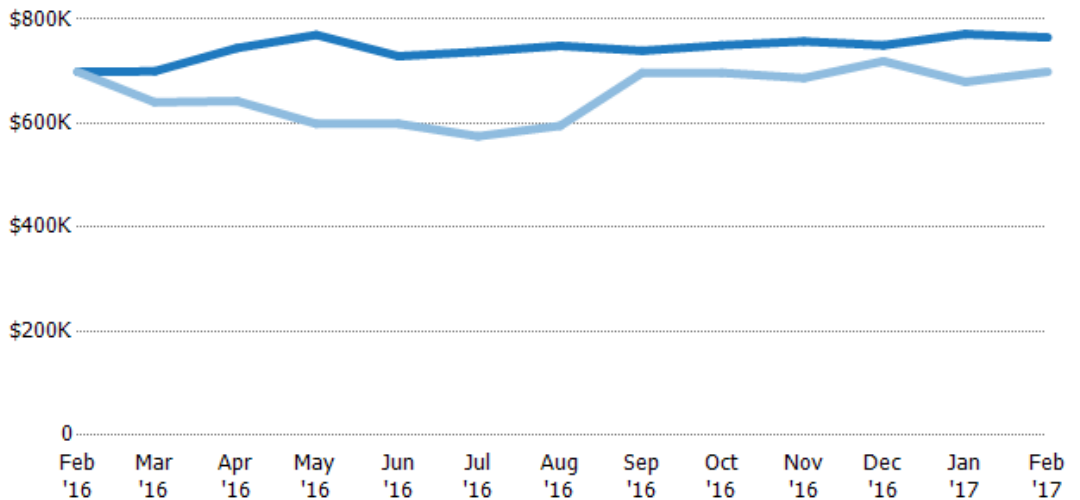
## Median Listing Price

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.
Feb '17	\$765K	9.4%
Feb '16	\$699K	0%
Feb '15	\$699K	-10.5%



Current Year	\$699K	\$700K	\$744K	\$770K	\$729K	\$737K	\$749K	\$739K	\$750K	\$758K	\$750K	\$772K	\$765K
Prior Year	\$699K	\$640K	\$643K	\$599K	\$599K	\$575K	\$595K	\$697K	\$697K	\$687K	\$719K	\$680K	\$699K
Percent Change from Prior Year	0%	9%	16%	29%	22%	28%	26%	6%	8%	10%	4%	13%	9%

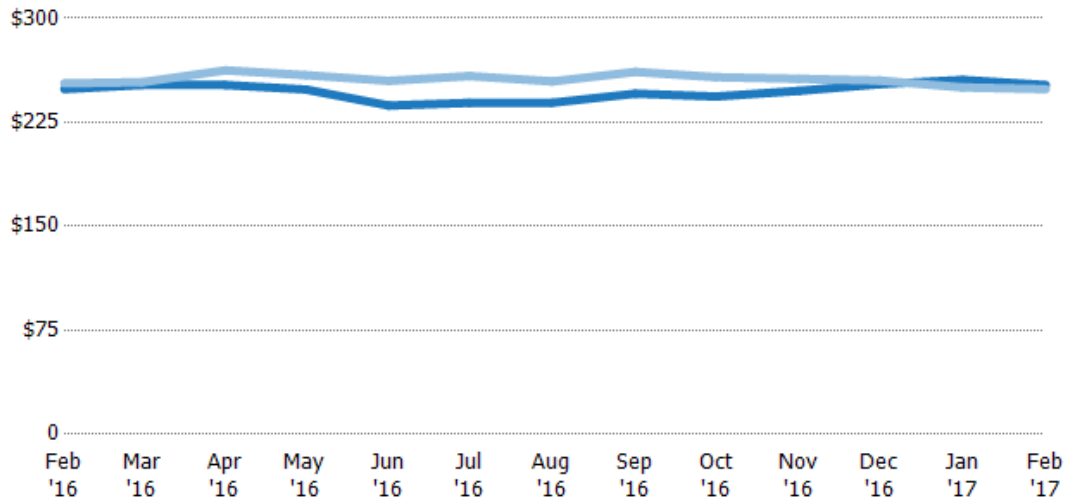
## Average Listing Price per Sq Ft

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.
Feb '17	\$252	1.2%
Feb '16	\$249	-1.6%
Feb '15	\$253	-1.8%



Current Year	\$249	\$252	\$252	\$249	\$237	\$239	\$239	\$246	\$244	\$248	\$253	\$256	\$252
Prior Year	\$253	\$254	\$262	\$259	\$255	\$258	\$254	\$261	\$258	\$256	\$255	\$250	\$249
Percent Change from Prior Year	-2%	-1%	-4%	-4%	-7%	-7%	-6%	-6%	-5%	-3%	-1%	2%	1%

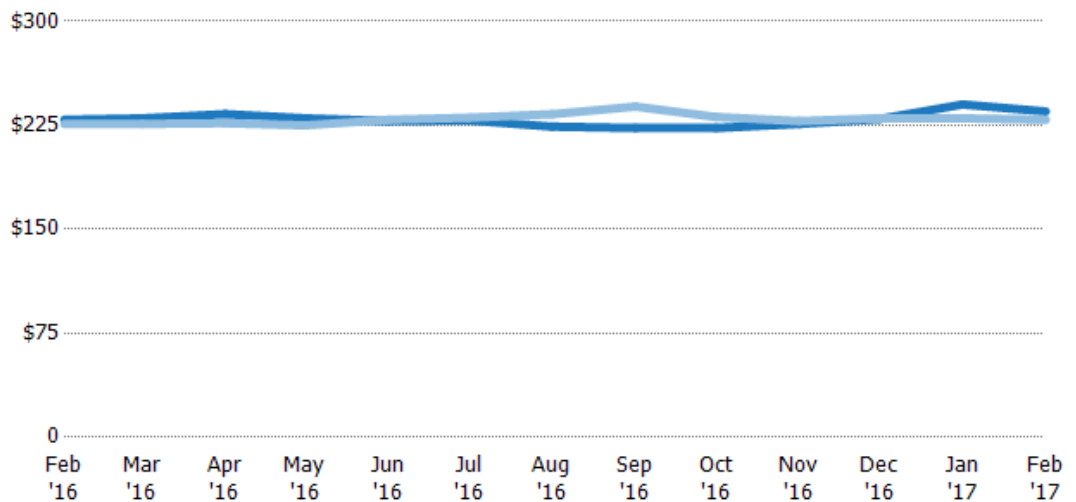
## Median Listing Price per Sq Ft

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.
Feb '17	\$235	2.6%
Feb '16	\$229	1.3%
Feb '15	\$226	0.4%



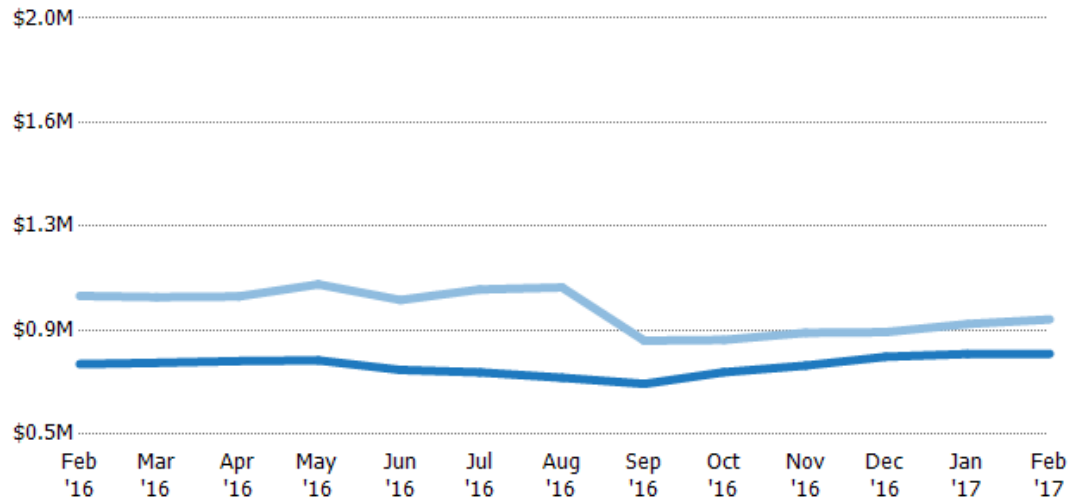
Current Year	\$229	\$230	\$233	\$230	\$228	\$229	\$224	\$223	\$223	\$226	\$230	\$240	\$235
Prior Year	\$226	\$226	\$227	\$225	\$229	\$231	\$233	\$239	\$231	\$228	\$230	\$230	\$229
Percent Change from Prior Year	1%	2%	3%	2%	0%	-1%	-4%	-6%	-3%	-1%	0%	4%	3%

## 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



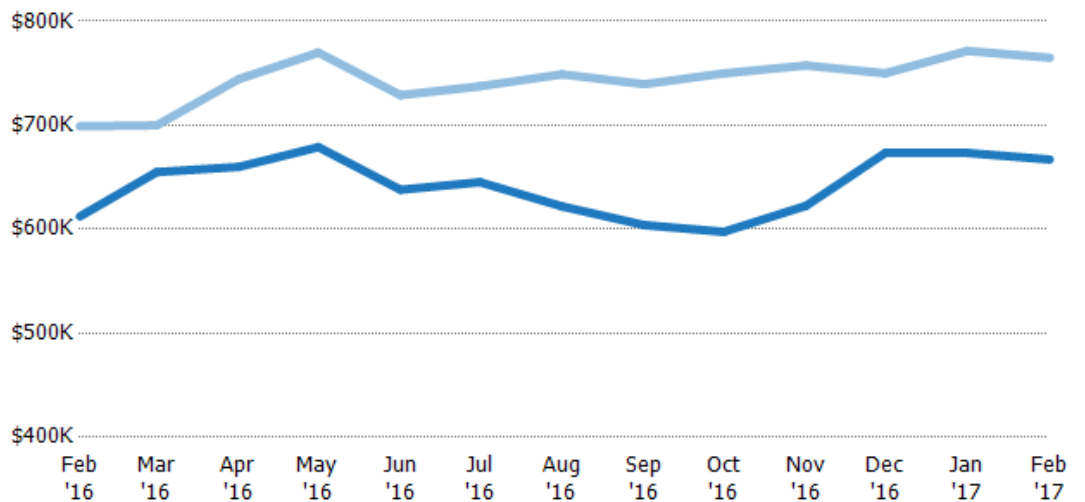
Avg Est Value	\$753K	\$758K	\$764K	\$766K	\$732K	\$723K	\$704K	\$682K	\$724K	\$748K	\$779K	\$789K	\$790K
Avg Listing Price	\$999K	\$995K	\$997K	\$1.04M	\$984K	\$1.02M	\$1.03M	\$838K	\$840K	\$866K	\$868K	\$898K	\$914K
Avg Listing Price as a % of Avg Est Value	133%	131%	130%	136%	134%	141%	146%	123%	116%	116%	111%	114%	116%

## 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	\$612K	\$655K	\$660K	\$679K	\$638K	\$645K	\$622K	\$604K	\$598K	\$623K	\$673K	\$673K	\$667K
Median Listing Price	\$699K	\$700K	\$744K	\$770K	\$729K	\$737K	\$749K	\$739K	\$750K	\$758K	\$750K	\$772K	\$765K
Med Listing Price as a % of Med Est Value	114%	107%	113%	113%	114%	114%	120%	122%	126%	122%	111%	115%	115%

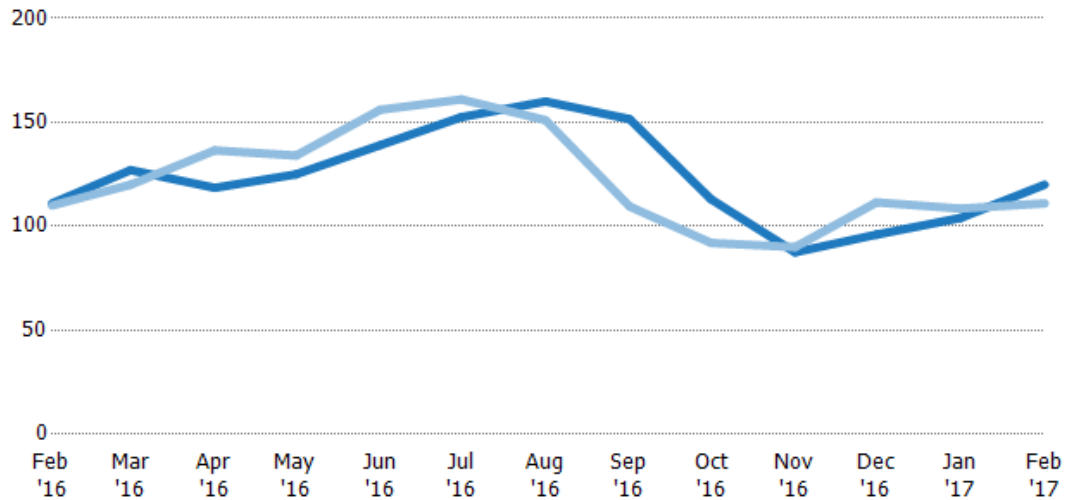
## Median Days in RPR

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.
Feb '17	120	8.1%
Feb '16	111	0.9%
Feb '15	110	-4.5%



	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	111	127	119	125	139	153	160	152	113	87.5	96	104	120
Prior Year	110	120	137	134	156	161	151	110	92	90	112	109	111
Percent Change from Prior Year	1%	6%	-13%	-7%	-11%	-5%	6%	38%	23%	-3%	-14%	-4%	8%

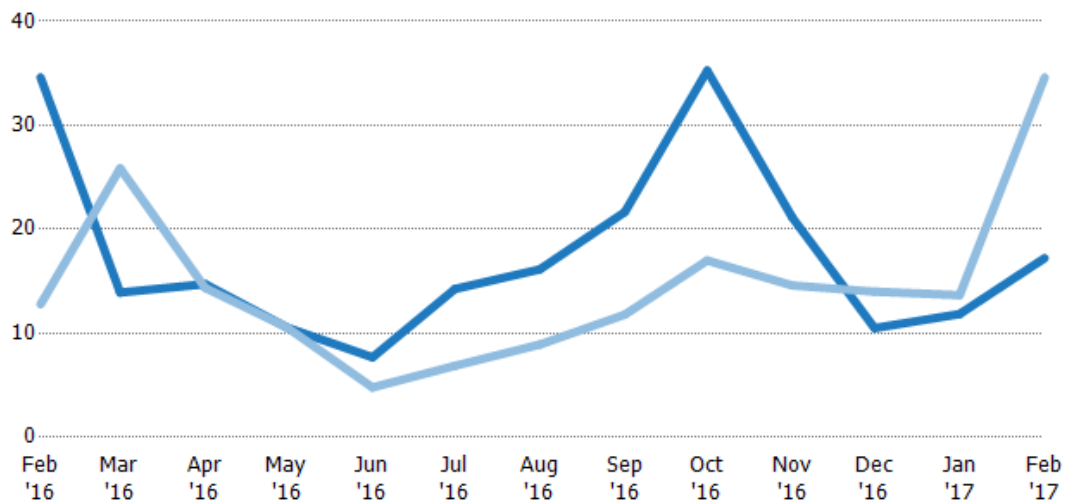
## Months of Inventory

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.
Feb '17	17.2	-50.2%
Feb '16	34.6	170.6%
Feb '15	12.8	12.6%



	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	34.6	13.9	14.7	10.5	7.69	14.3	16.1	21.7	35.3	21.1	10.5	11.8	17.2
Prior Year	12.8	25.9	14.4	10.5	4.79	6.87	8.92	11.8	17	14.6	14	13.7	34.6
Percent Change from Prior Year	171%	-46%	3%	0%	60%	108%	81%	84%	107%	45%	-25%	-13%	-50%



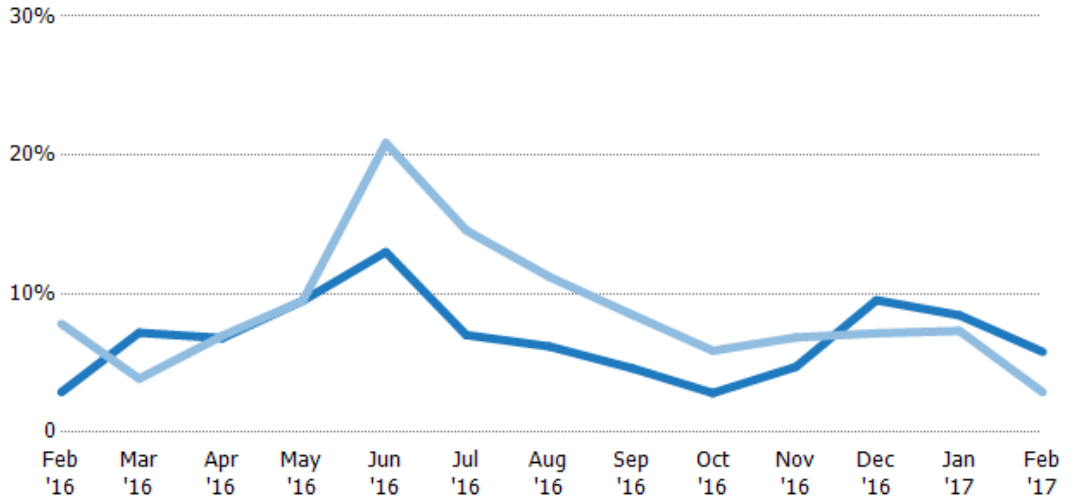
## Absorption Rate

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.
Feb '17	6%	-2.9%
Feb '16	3%	4.9%
Feb '15	8%	-11.3%



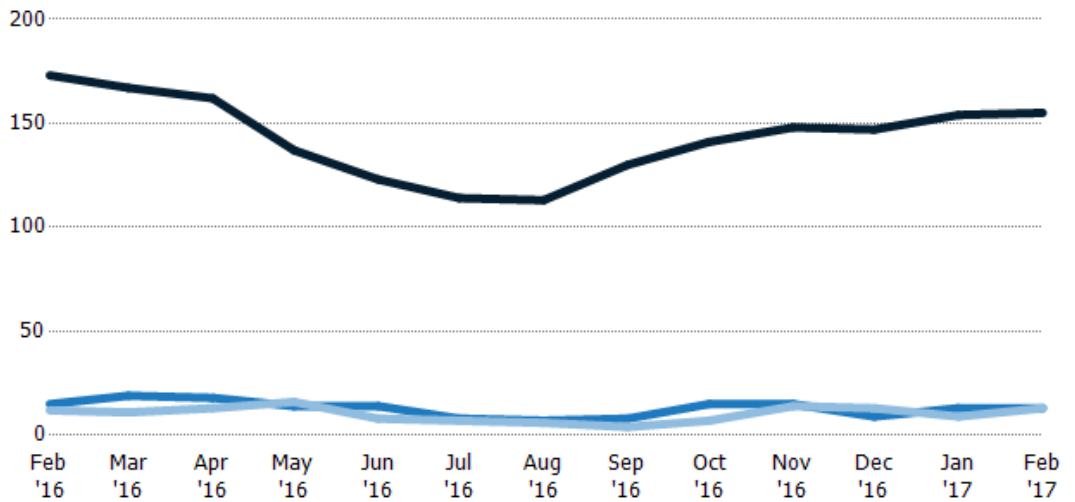
Current Year	3%	7%	7%	9%	13%	7%	6%	5%	3%	5%	10%	8%	6%
Prior Year	8%	4%	7%	9%	21%	15%	11%	8%	6%	7%	7%	7%	3%
Change from Prior Year	5%	-3%	0%	0%	8%	8%	5%	4%	3%	2%	-2%	-1%	-3%

## 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	173	167	162	137	123	114	113	130	141	148	147	154	155
Pending	15	19	18	14	14	8	7	8	15	15	9	13	13
Sold	12	11	13	16	8	7	6	4	7	14	13	9	13

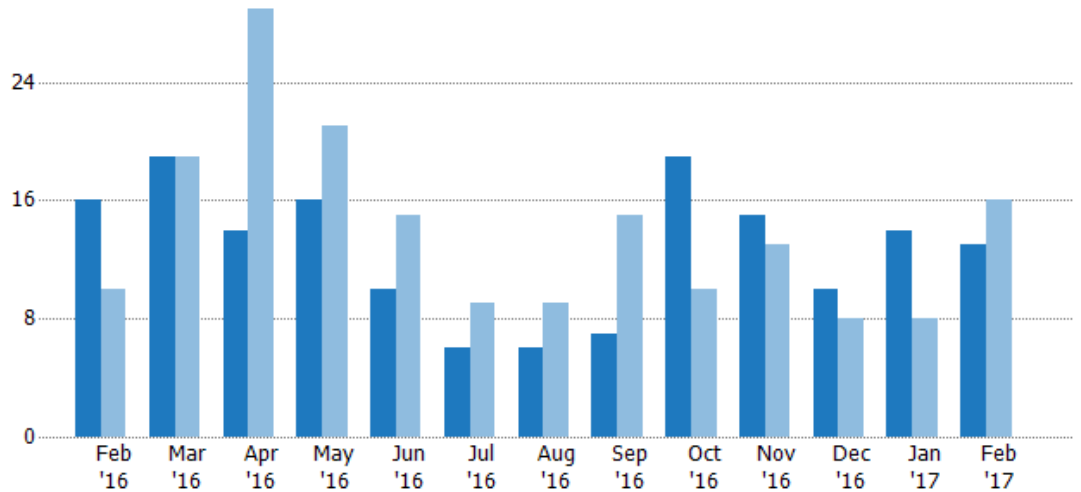
## New Pending Sales

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.
Feb '17	13	-18.8%
Feb '16	16	60%
Feb '15	10	-40%



Current Year	16	19	14	16	10	6	6	7	19	15	10	14	13
Prior Year	10	19	29	21	15	9	9	15	10	13	8	8	16
Percent Change from Prior Year	60%	0%	-52%	-24%	-33%	-33%	-33%	-53%	90%	15%	25%	75%	-19%

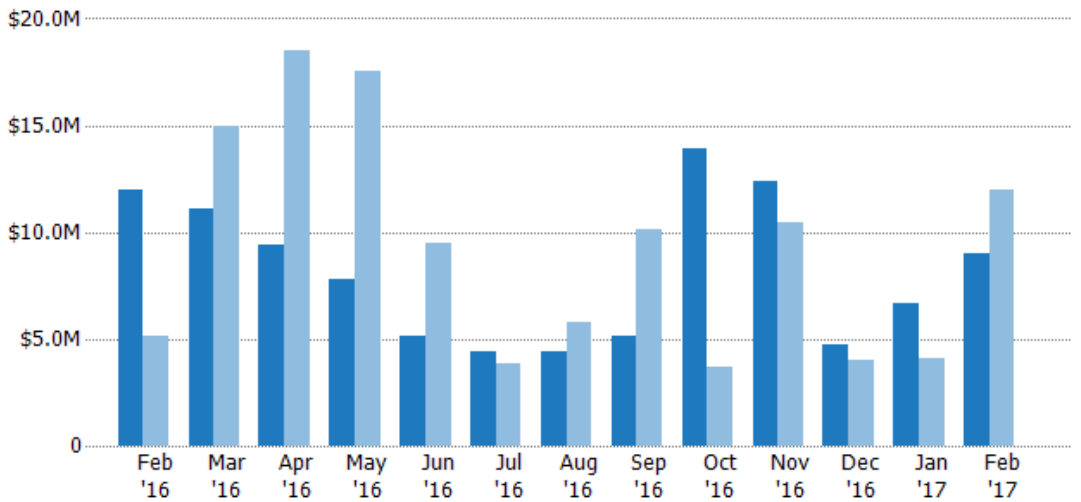
## New Pending Sales Volume

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.
Feb '17	\$8.97M	-25.4%
Feb '16	\$12M	132.6%
Feb '15	\$5.17M	-1.3%



Current Year	\$12M	\$11.1M	\$9.42M	\$7.83M	\$5.16M	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M	\$8.97M
Prior Year	\$5.17M	\$14.9M	\$18.5M	\$17.6M	\$9.47M	\$3.86M	\$5.77M	\$10.2M	\$3.66M	\$10.5M	\$4.01M	\$4.05M	\$12M
Percent Change from Prior Year	133%	-26%	-49%	-55%	-46%	15%	-24%	-49%	281%	18%	19%	65%	-25%

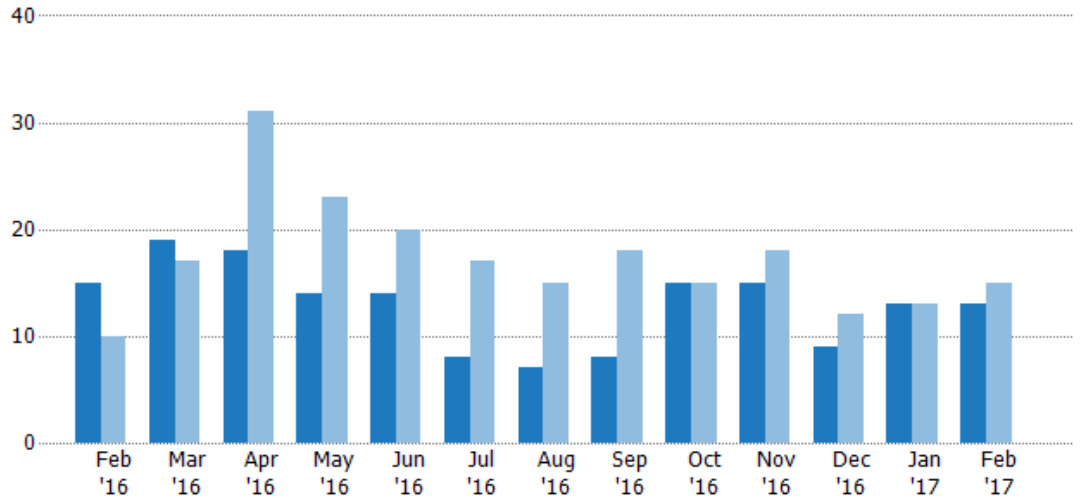
## Pending Sales

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.
Feb '17	13	-13.3%
Feb '16	15	50%
Feb '15	10	0%



Current Year	15	19	18	14	14	8	7	8	15	15	9	13	13
Prior Year	10	17	31	23	20	17	15	18	15	18	12	13	15
Percent Change from Prior Year	50%	12%	-42%	-39%	-30%	-53%	-53%	-56%	0%	-17%	-25%	0%	-13%

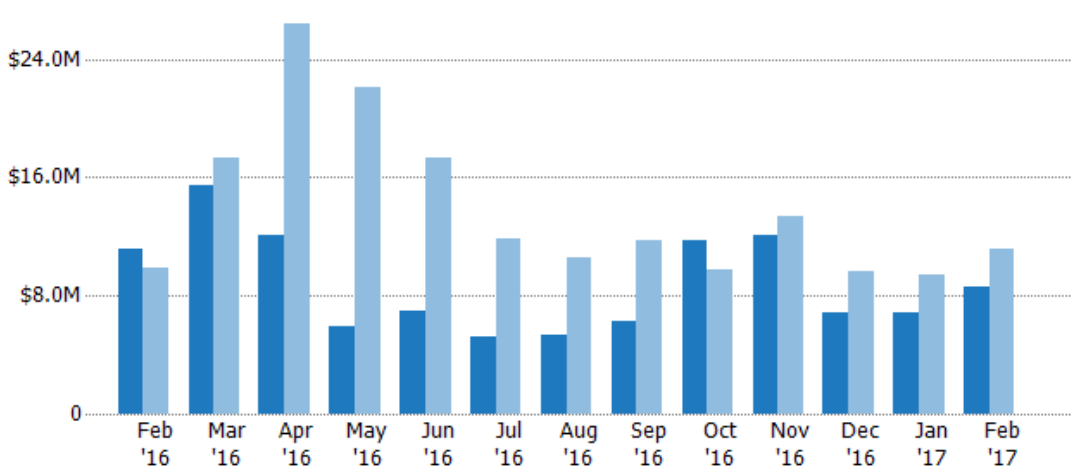
## Pending Sales Volume

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.
Feb '17	\$8.64M	-22.5%
Feb '16	\$11.1M	13%
Feb '15	\$9.87M	0.3%



Current Year	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M	\$8.64M
Prior Year	\$9.87M	\$17.3M	\$26.4M	\$22M	\$17.3M	\$11.9M	\$10.6M	\$11.7M	\$9.79M	\$13.3M	\$9.64M	\$9.35M	\$11.1M
Percent Change from Prior Year	13%	-11%	-54%	-73%	-60%	-56%	-49%	-47%	20%	-9%	-29%	-27%	-23%

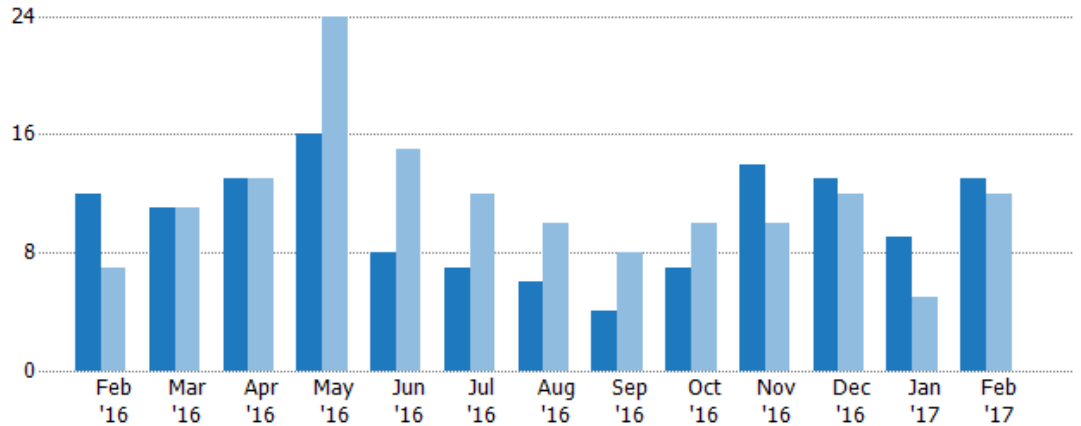
## Closed Sales

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.
Feb '17	13	8.3%
Feb '16	12	71.4%
Feb '15	7	71.4%



Current Year	12	11	13	16	8	7	6	4	7	14	13	9	13
Prior Year	7	11	13	24	15	12	10	8	10	10	12	5	12
Percent Change from Prior Year	71%	0%	0%	-33%	-47%	-42%	-40%	-50%	-30%	40%	8%	80%	8%

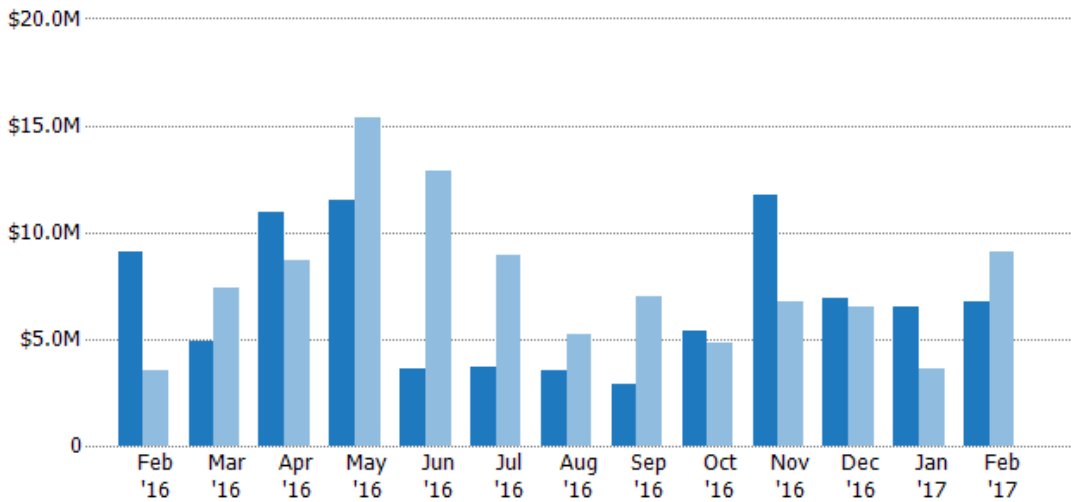
## Closed Sales Volume

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.
Feb '17	\$6.77M	-25.5%
Feb '16	\$9.09M	154.8%
Feb '15	\$3.57M	76%



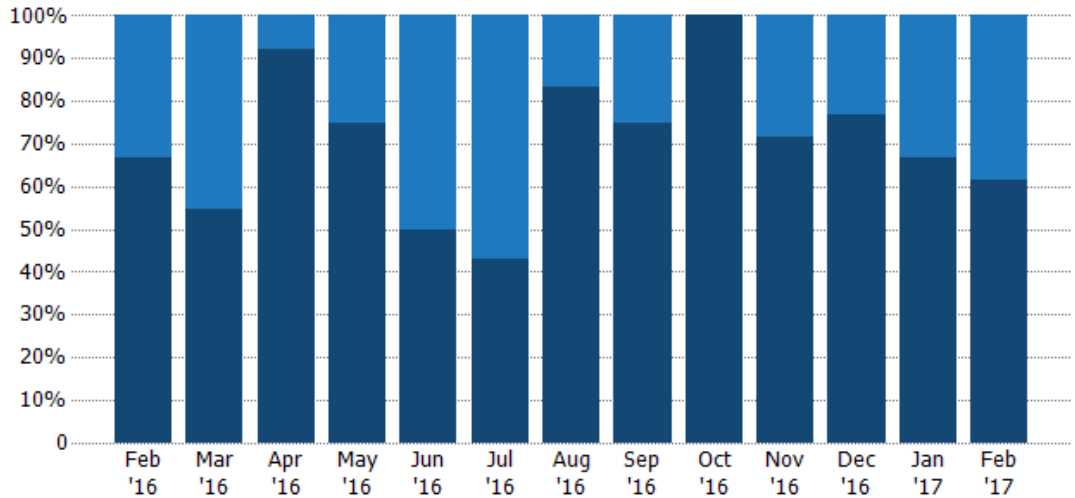
Current Year	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M	\$6.77M
Prior Year	\$3.57M	\$7.36M	\$8.69M	\$15.3M	\$12.8M	\$8.92M	\$5.25M	\$6.96M	\$4.83M	\$6.76M	\$6.5M	\$3.64M	\$9.09M
Percent Change from Prior Year	155%	-33%	25%	-25%	-72%	-59%	-33%	-58%	12%	74%	7%	80%	-26%

## 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



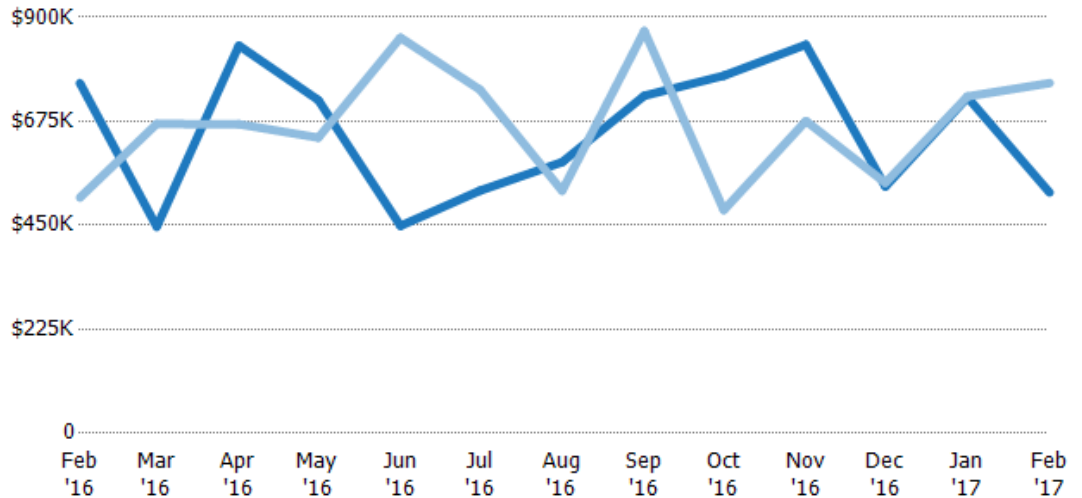
Condo/Townhouse	33%	45%	8%	25%	50%	57%	17%	25%	-	29%	23%	33%	38%
Single Family Residence	67%	55%	92%	75%	50%	43%	83%	75%	100%	71%	77%	67%	62%

## 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.
Feb '17	\$521K	-31.3%
Feb '16	\$758K	48.6%
Feb '15	\$510K	2.7%

Current Year	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K
Prior Year	\$510K	\$669K	\$669K	\$640K	\$856K	\$743K	\$525K	\$870K	\$483K	\$676K	\$542K	\$729K	\$758K
Percent Change from Prior Year	49%	-33%	25%	13%	-48%	-29%	12%	-16%	60%	24%	-1%	0%	-31%

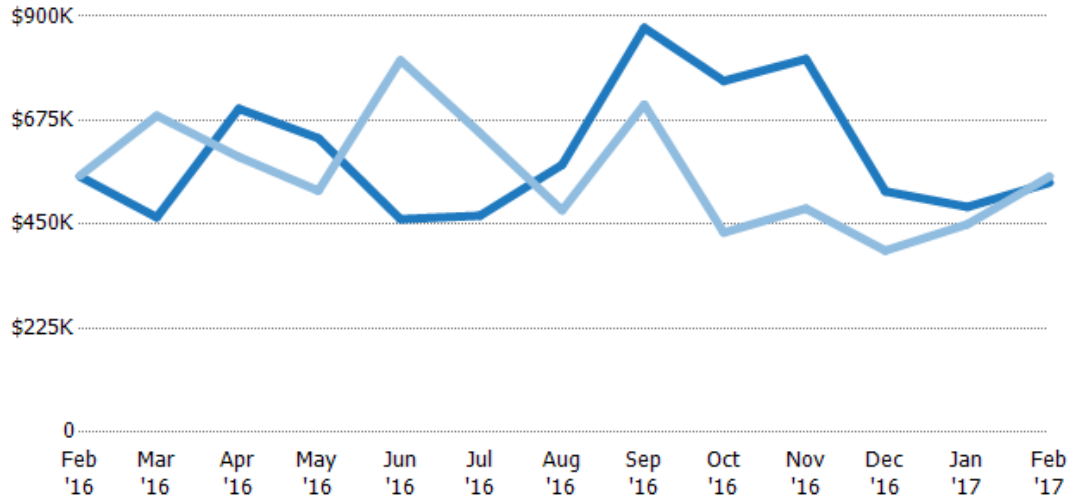
## Median Sales Price

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.
Feb '17	\$540K	-2.4%
Feb '16	\$553K	-0.3%
Feb '15	\$555K	-9.9%



Current Year	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K
Prior Year	\$555K	\$685K	\$596K	\$523K	\$805K	\$648K	\$480K	\$709K	\$432K	\$484K	\$393K	\$450K	\$553K
Percent Change from Prior Year	0%	-32%	18%	22%	-43%	-28%	21%	23%	76%	67%	33%	8%	-2%

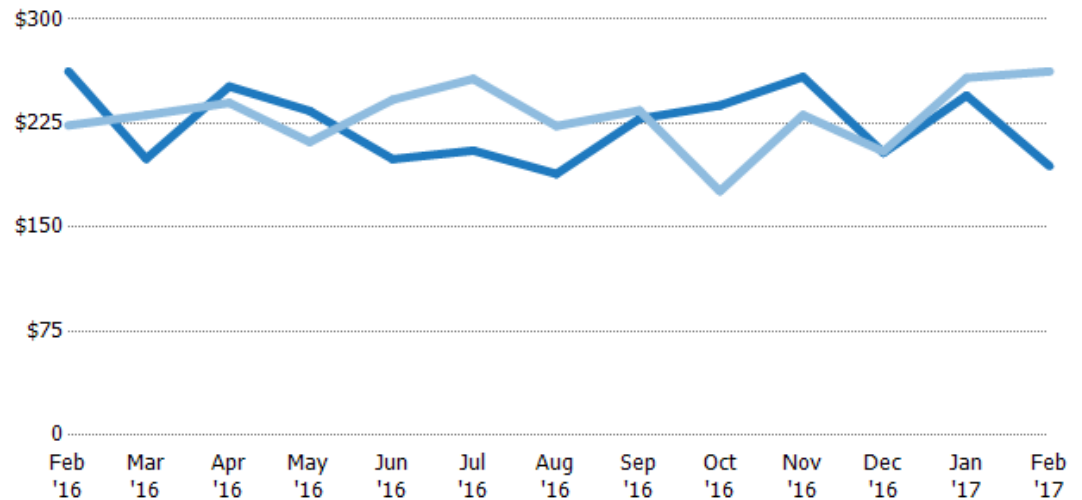
## Average Sales Price per Sq Ft

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.
Feb '17	\$194	-26%
Feb '16	\$262	17.4%
Feb '15	\$223	-8.9%



Current Year	\$262	\$199	\$252	\$234	\$199	\$205	\$189	\$228	\$238	\$258	\$204	\$245	\$194
Prior Year	\$223	\$231	\$240	\$212	\$242	\$257	\$223	\$234	\$176	\$231	\$205	\$258	\$262
Percent Change from Prior Year	17%	-14%	5%	11%	-18%	-20%	-15%	-3%	35%	12%	0%	-5%	-26%

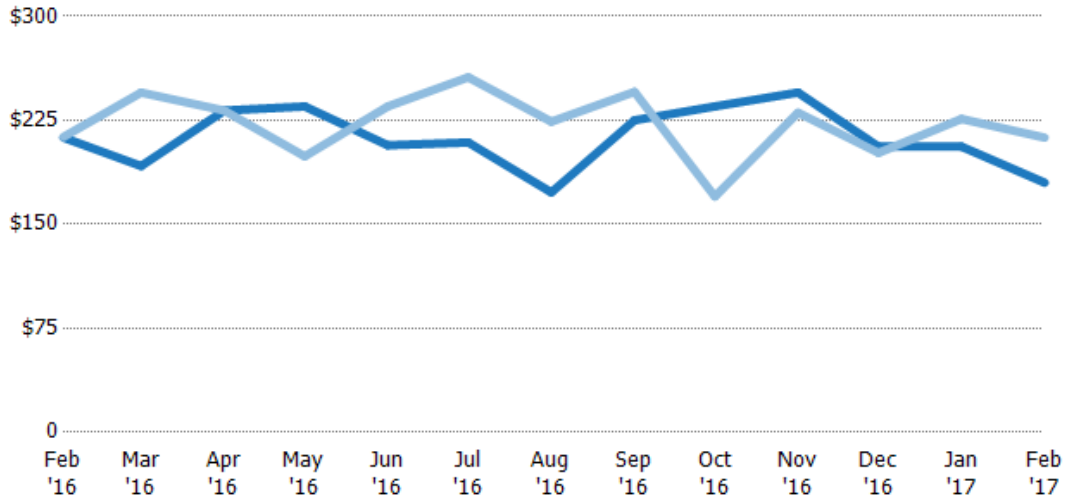
## Median Sales Price per Sq Ft

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.
Feb '17	\$180	-15.3%
Feb '16	\$213	-0.2%
Feb '15	\$213	-8.5%



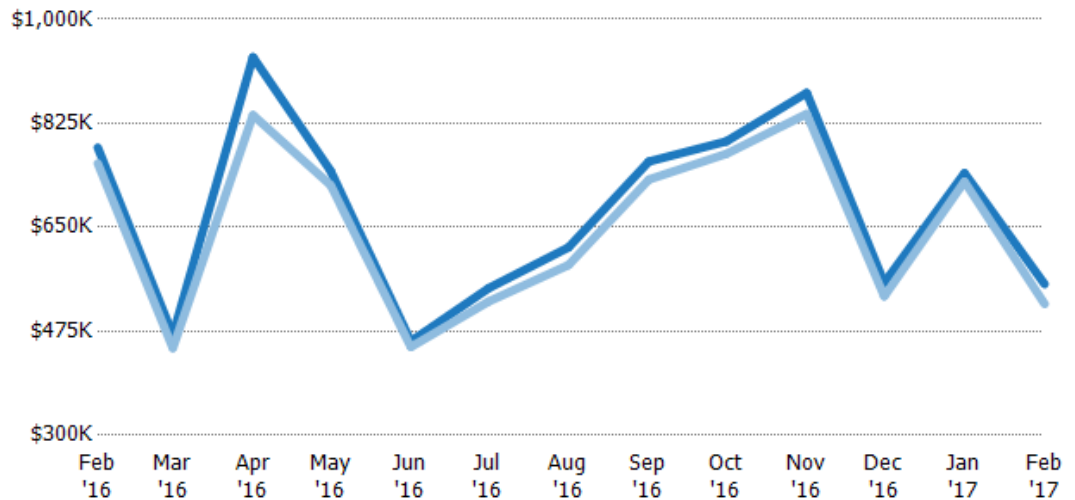
	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	\$213	\$192	\$232	\$235	\$207	\$209	\$173	\$225	\$235	\$245	\$206	\$206	\$180
Prior Year	\$213	\$245	\$232	\$199	\$235	\$256	\$224	\$246	\$170	\$231	\$202	\$226	\$213
Percent Change from Prior Year	0%	-22%	0%	18%	-12%	-18%	-23%	-8%	38%	6%	2%	-9%	-15%

## 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



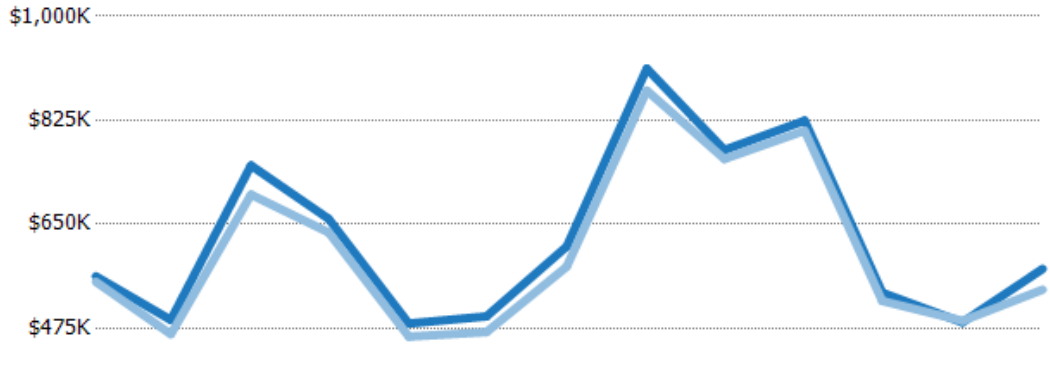
	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Avg List Price	\$784K	\$469K	\$936K	\$745K	\$458K	\$547K	\$616K	\$761K	\$795K	\$876K	\$557K	\$741K	\$554K
Avg Sales Price	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K
Avg Sales Price as a % of Avg List Price	97%	95%	90%	97%	98%	96%	95%	96%	97%	96%	96%	98%	94%

## Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

### Filters Used

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



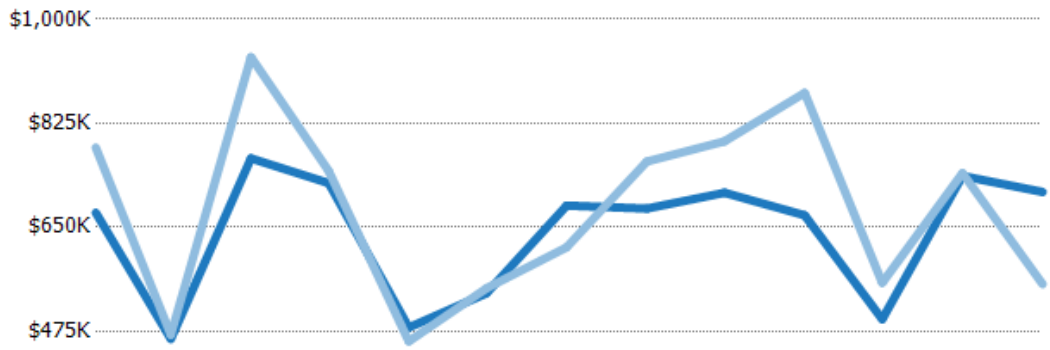
	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Median List Price	\$563K	\$489K	\$749K	\$659K	\$483K	\$495K	\$613K	\$912K	\$775K	\$824K	\$535K	\$485K	\$575K
Median Sales Price	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K
Med Sales Price as a % of Med List Price	98%	95%	93%	97%	95%	95%	94%	96%	98%	98%	97%	101%	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



	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Avg Est Value	\$675K	\$462K	\$766K	\$724K	\$481K	\$539K	\$687K	\$681K	\$708K	\$670K	\$495K	\$736K	\$709K
Avg Sales Price	\$784K	\$469K	\$936K	\$745K	\$458K	\$547K	\$616K	\$761K	\$795K	\$876K	\$557K	\$741K	\$554K
Avg Sales Price as a % of Avg Est Value	116%	101%	122%	103%	95%	102%	90%	112%	112%	131%	112%	101%	78%

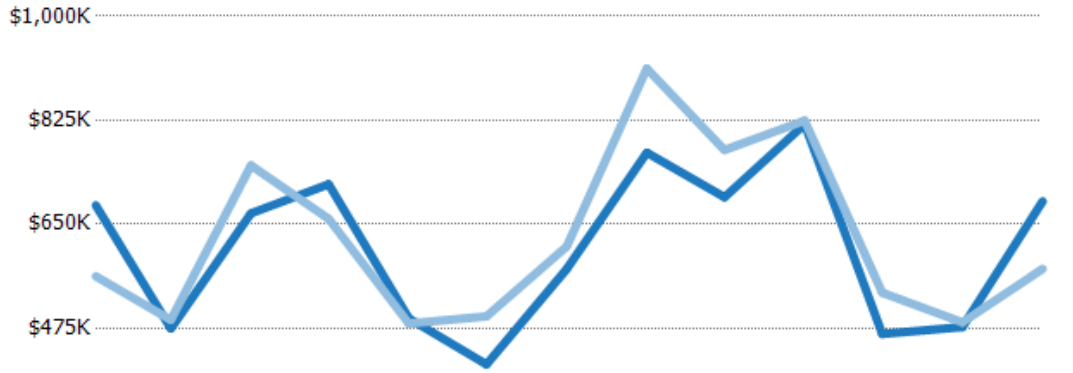


## Median Sales Price vs Median Est Value

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



	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Median Est Value	\$682K	\$475K	\$668K	\$717K	\$492K	\$414K	\$575K	\$771K	\$696K	\$818K	\$466K	\$477K	\$689K
Median Sales Price	\$563K	\$489K	\$749K	\$659K	\$483K	\$495K	\$613K	\$912K	\$775K	\$824K	\$535K	\$485K	\$575K
Med Sales Price as a % of Med Est Value	82%	103%	112%	92%	98%	120%	107%	118%	111%	101%	115%	102%	83%

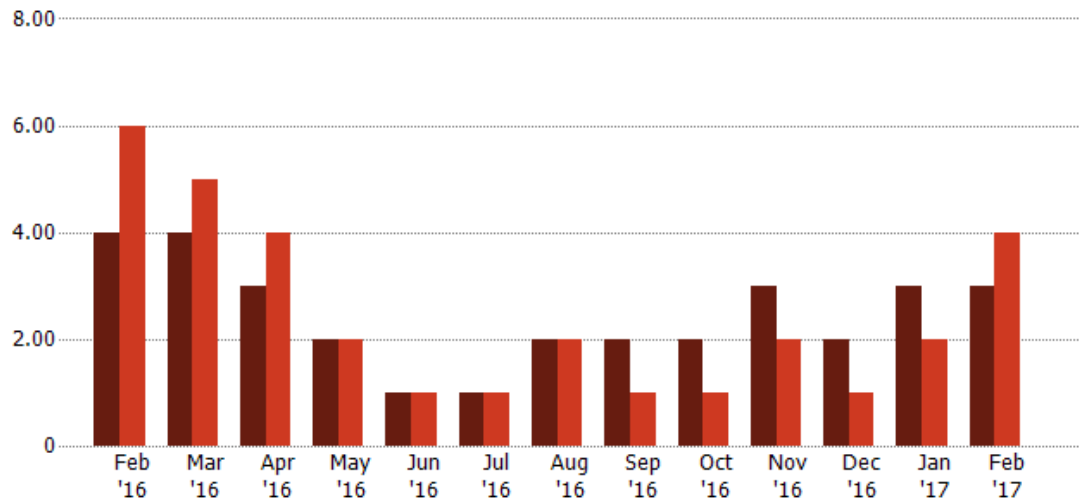
## Distressed Listings

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.
Feb '17	3	-25%
Feb '16	4	-33.3%
Feb '15	6	16.7%



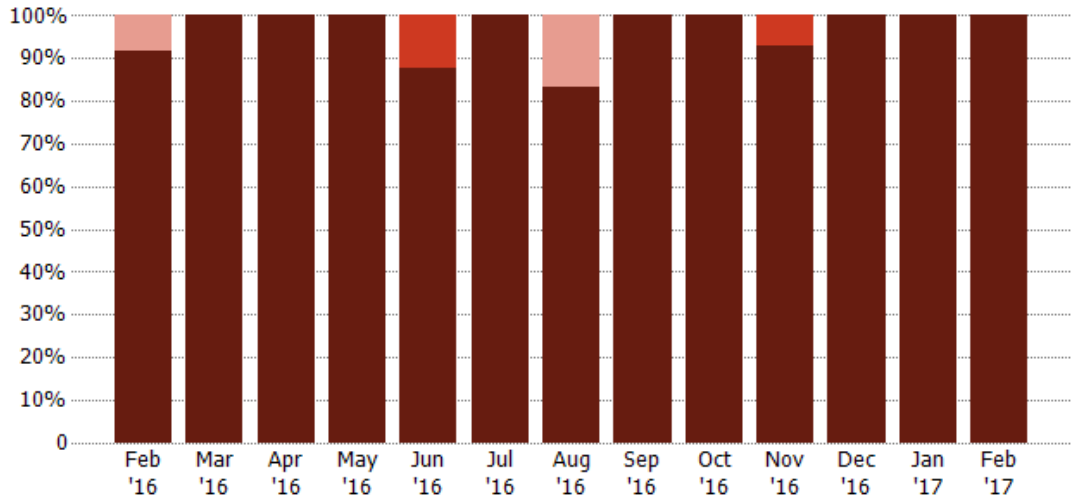
	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	4	4	3	2	1	1	2	2	2	3	2	3	3
Prior Year	6	5	4	2	1	1	2	1	1	2	1	2	4
Percent Change from Prior Year	-33%	-20%	-25%	0%	0%	0%	0%	100%	100%	50%	100%	50%	-25%

## 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



	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Short Sale	8%	-	-	-	-	-	17%	-	-	-	-	-	-
Foreclosure	-	-	-	-	13%	-	-	-	-	7%	-	-	-
Non-Distressed	92%	100%	100%	100%	88%	100%	83%	100%	100%	93%	100%	100%	100%

## 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