



2017

CAREFREE MARKET REPORT

July 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	Jul 2017	Jul 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	9	10	-10%	148	156	-5.1%
New Listing Volume	\$10,668,900	\$6,740,900	+58.3%	\$124,213,878	\$109,681,453	+13.2%
Active Listing Count	–	113	–	802	1,034	-22.4%
Active Listing Volume	–	\$116,495,533	–	\$764,342,534	\$1,032,988,802	-26%
Average Listing Price	–	\$1,030,934	–	\$953,046	\$999,022	-4.6%
Median Listing Price	–	\$745,000	–	\$786,026	\$719,185	+9.3%
Average Listing Price per Sq Ft	–	\$239	–	\$255	\$247	+3.5%
Median Listing Price per Sq Ft	–	\$229	–	\$240	\$230	+4.3%
Median Days in RPR	–	157	–	109.48	125.01	-12.4%
Months of Inventory	–	14.1	-100%	11.1	10.8	+3.4%
Absorption Rate	–	7.08%	–	8.98%	9.28%	-0.3%
Sales Activity Charts Metrics						
New Pending Sales Count	11	6	+83.3%	102	88	+15.9%
New Pending Sales Volume	\$10,882,300	\$4,425,500	+145.9%	\$74,914,330	\$53,744,371	+39.4%
Pending Sales Count	–	8	–	97	101	-4%
Pending Sales Volume	–	\$5,211,300	–	\$68,680,080	\$66,087,705	+3.9%
Closed Sales Count	6	7	-14.3%	88	72	+22.2%
Closed Sales Volume	\$5,420,000	\$3,674,500	+47.5%	\$60,973,167	\$47,353,235	+28.8%
Average Sales Price	\$903,333	\$524,929	+72.1%	\$692,877	\$657,684	+5.4%
Median Sales Price	\$700,000	\$468,500	+49.4%	\$594,089	\$559,069	+6.3%
Average Sales Price per Sq Ft	\$281	\$205	+36.9%	\$232	\$234	-0.9%
Median Sales Price per Sq Ft	\$227	\$209	+8.6%	\$216	\$220	-1.5%
Distressed Charts Metrics						
Distressed Listing Count	–	1	–	8	17	-52.9%

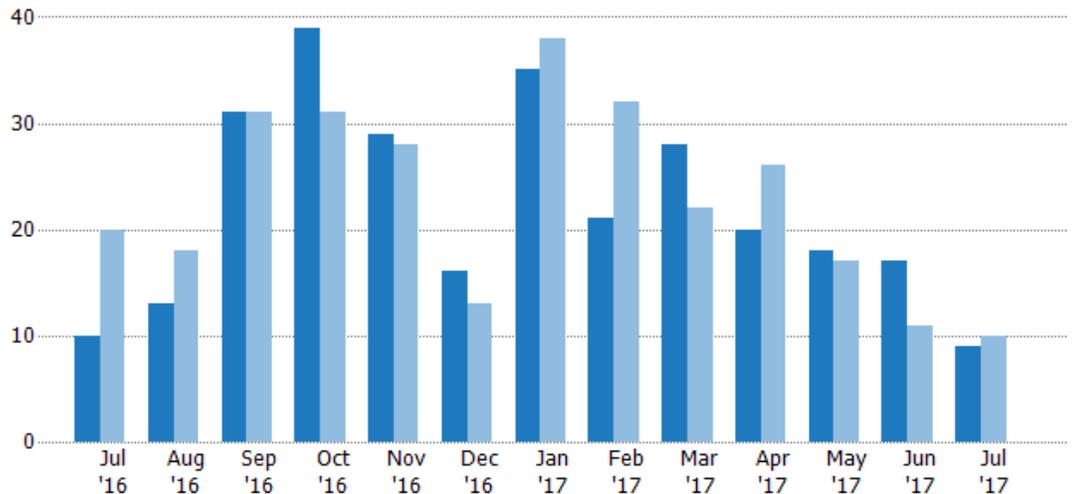
New Listings

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.
Jul '17	9	-10%
Jul '16	10	-50%
Jul '15	20	-60%



Current Year	10	13	31	39	29	16	35	21	28	20	18	17	9
Prior Year	20	18	31	31	28	13	38	32	22	26	17	11	10
Percent Change from Prior Year	-50%	-28%	0%	26%	4%	23%	-8%	-34%	27%	-23%	6%	55%	-10%

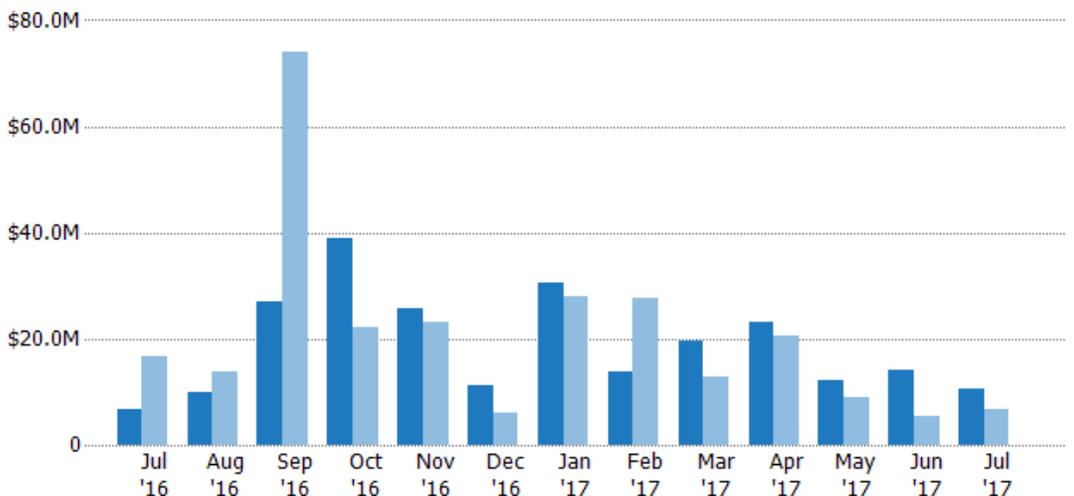
New Listing Volume

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.
Jul '17	\$10.7M	58.3%
Jul '16	\$6.74M	-59.7%
Jul '15	\$16.7M	-78.1%



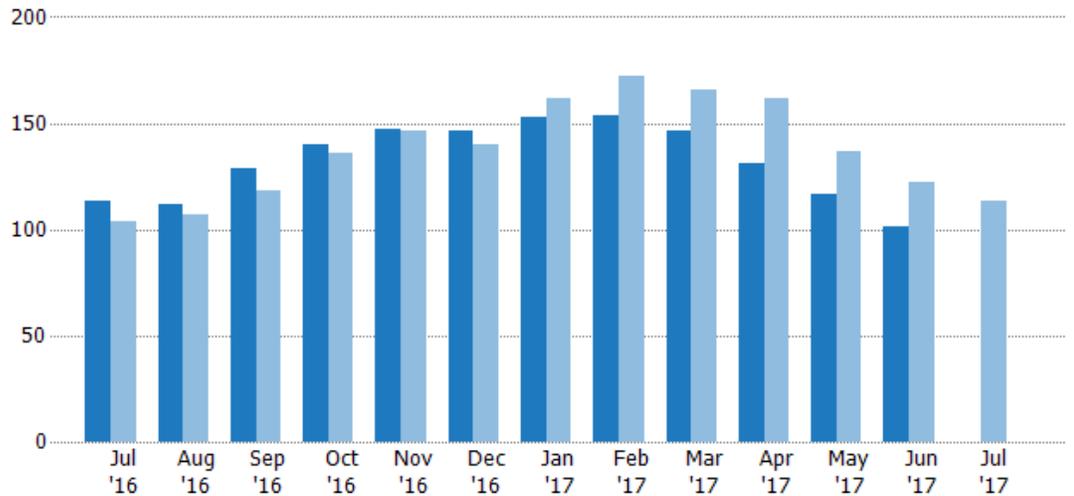
Current Year	\$6.74M	\$9.8M	\$26.8M	\$39.1M	\$25.8M	\$11.2M	\$30.6M	\$13.8M	\$19.7M	\$23M	\$12.2M	\$14.3M	\$10.7M
Prior Year	\$16.7M	\$13.9M	\$74M	\$22M	\$23M	\$6.2M	\$28M	\$27.5M	\$12.7M	\$20.4M	\$8.83M	\$5.48M	\$6.74M
Percent Change from Prior Year	-60%	-30%	-64%	77%	12%	80%	9%	-50%	54%	13%	38%	160%	58%

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



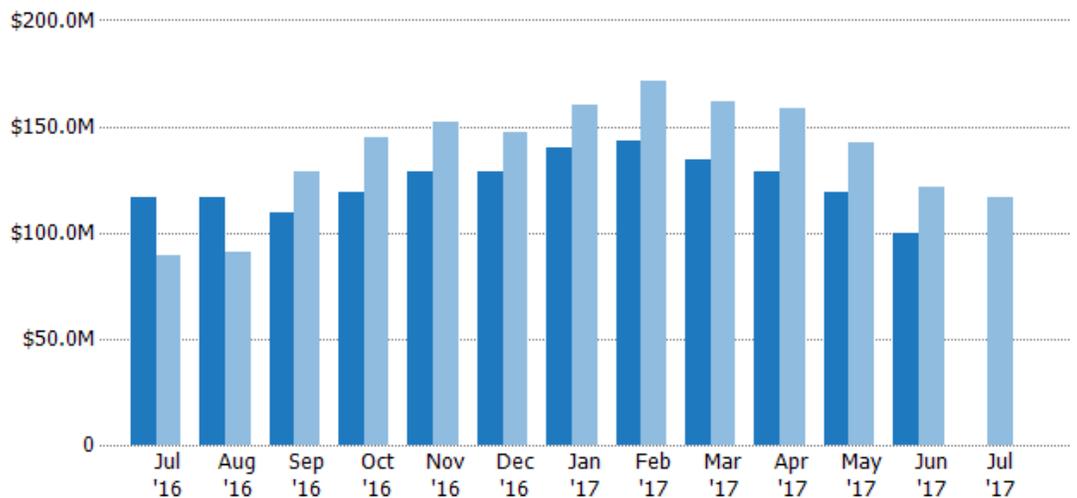
Current Year	113	112	129	140	147	146	153	154	146	131	117	101	-
Prior Year	104	107	118	136	146	140	162	172	166	162	137	122	113
Percent Change from Prior Year	9%	5%	9%	3%	1%	4%	-6%	-10%	-12%	-19%	-15%	-17%	-100%

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



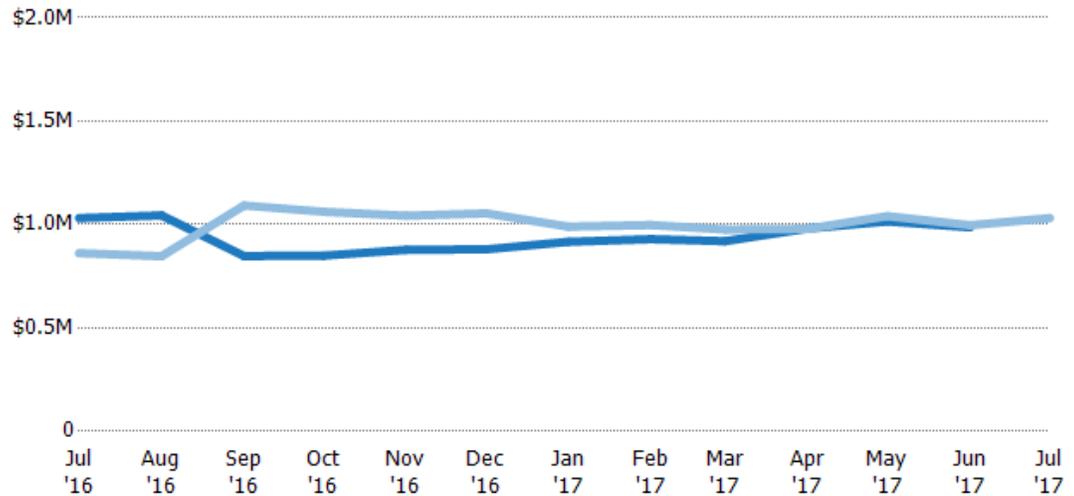
Current Year	\$116M	\$117M	\$109M	\$119M	\$129M	\$128M	\$140M	\$143M	\$134M	\$128M	\$119M	\$100M	-
Prior Year	\$89.6M	\$90.6M	\$129M	\$144M	\$152M	\$148M	\$160M	\$172M	\$162M	\$159M	\$143M	\$122M	\$116M
Percent Change from Prior Year	30%	29%	-15%	-18%	-15%	-13%	-13%	-17%	-17%	-19%	-17%	-18%	-100%

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



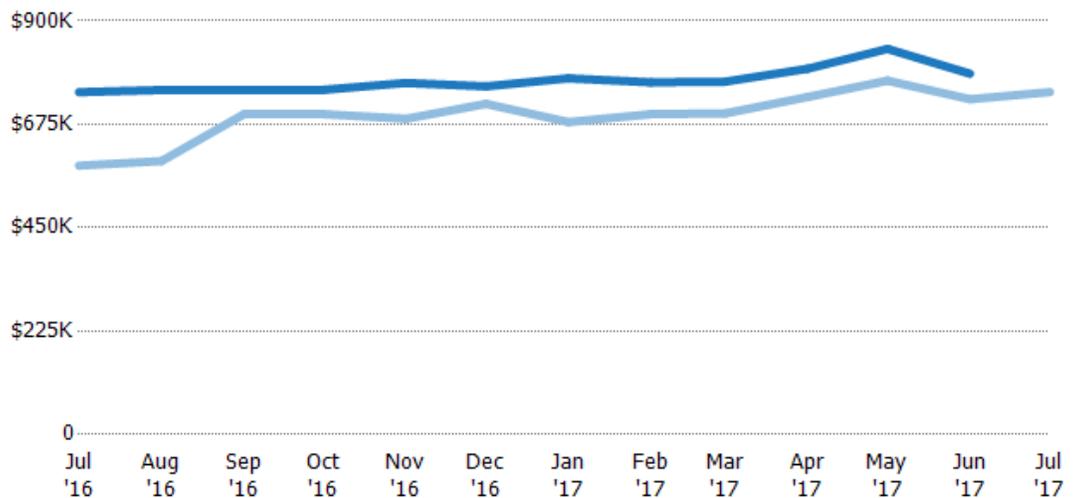
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$1.03M	\$1.04M	\$847K	\$849K	\$877K	\$880K	\$916K	\$929K	\$920K	\$981K	\$1.02M	\$986K	-
Prior Year	\$861K	\$847K	\$1.09M	\$1.06M	\$1.04M	\$1.05M	\$989K	\$997K	\$976K	\$979K	\$1.04M	\$996K	\$1.03M
Percent Change from Prior Year	20%	23%	-22%	-20%	-16%	-17%	-7%	-7%	-6%	0%	-2%	-1%	-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



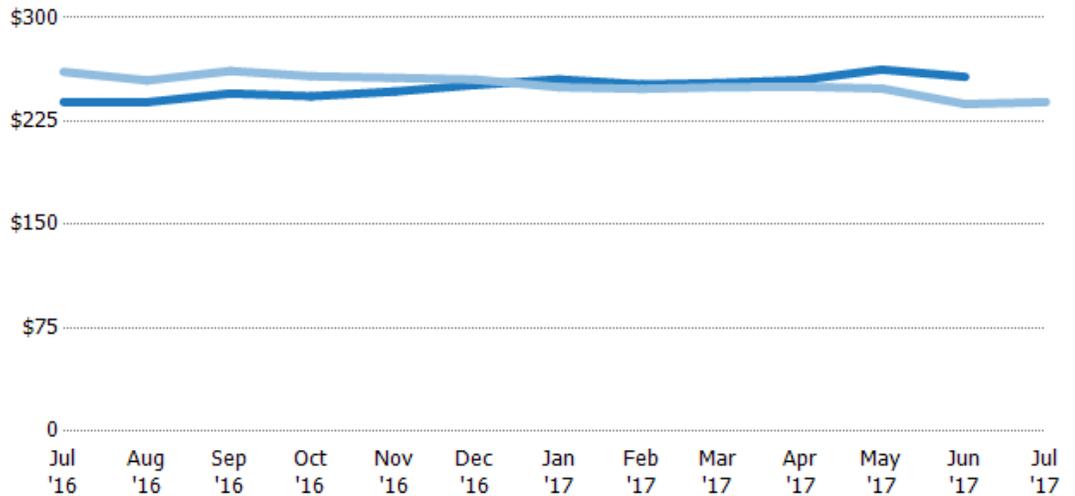
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$745K	\$750K	\$749K	\$750K	\$765K	\$758K	\$775K	\$766K	\$768K	\$796K	\$839K	\$785K	-
Prior Year	\$585K	\$595K	\$697K	\$697K	\$687K	\$719K	\$680K	\$697K	\$699K	\$734K	\$770K	\$729K	\$745K
Percent Change from Prior Year	27%	26%	7%	8%	11%	5%	14%	10%	10%	8%	9%	8%	-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



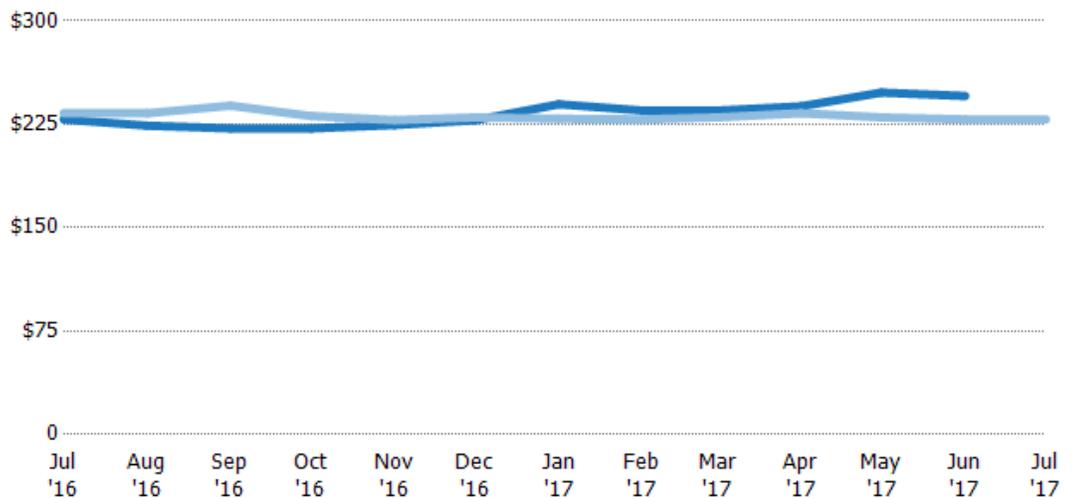
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$239	\$239	\$245	\$243	\$246	\$251	\$255	\$252	\$253	\$255	\$262	\$257	-
Prior Year	\$261	\$254	\$261	\$258	\$256	\$255	\$250	\$248	\$250	\$250	\$249	\$237	\$239
Percent Change from Prior Year	-8%	-6%	-6%	-6%	-4%	-2%	2%	1%	1%	2%	6%	8%	-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



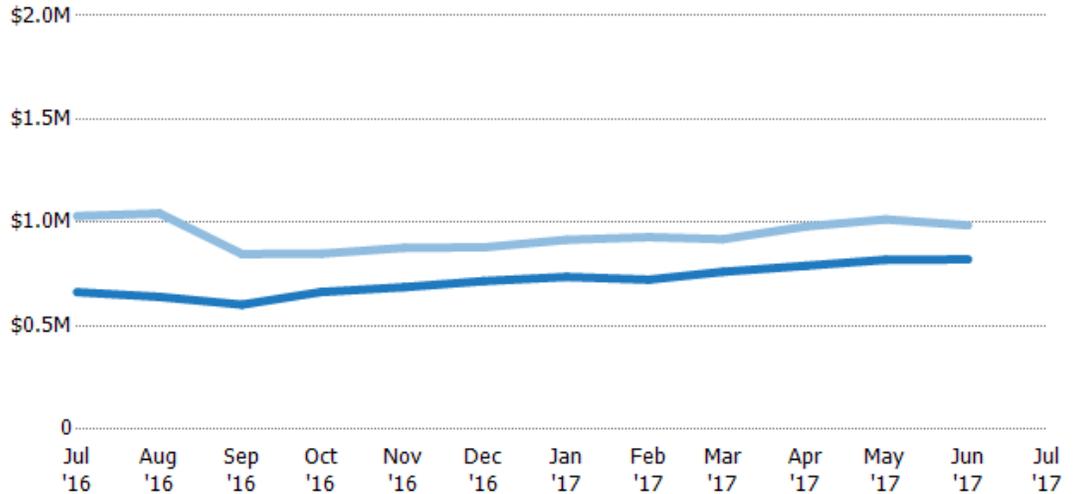
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$229	\$224	\$222	\$222	\$225	\$228	\$240	\$235	\$235	\$238	\$248	\$246	-
Prior Year	\$233	\$233	\$239	\$231	\$228	\$230	\$229	\$229	\$230	\$233	\$230	\$229	\$229
Percent Change from Prior Year	-2%	-4%	-7%	-4%	-2%	-1%	5%	3%	2%	2%	8%	7%	-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



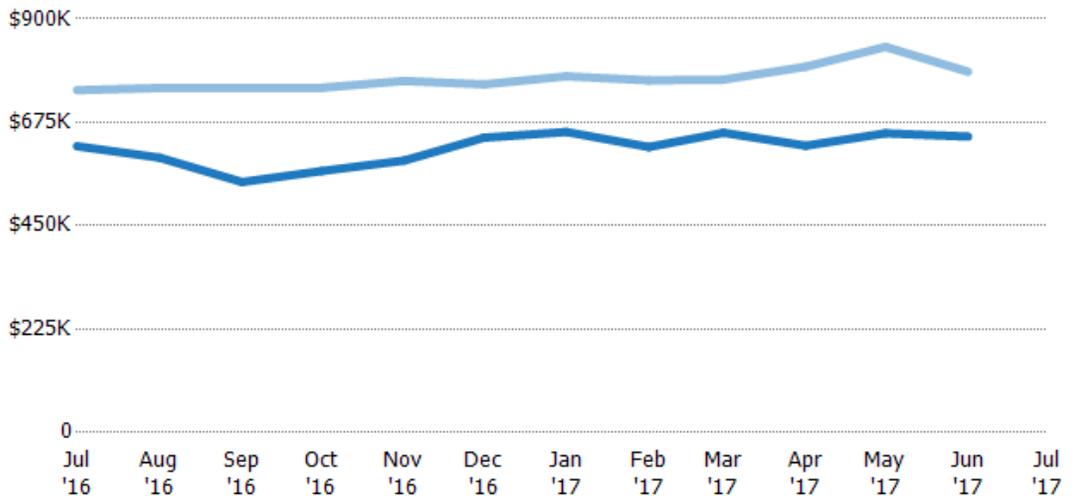
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Avg Est Value	\$663K	\$640K	\$603K	\$664K	\$687K	\$717K	\$737K	\$724K	\$762K	\$791K	\$820K	\$822K	-
Avg Listing Price	\$1.03M	\$1.04M	\$847K	\$849K	\$877K	\$880K	\$916K	\$929K	\$920K	\$981K	\$1.02M	\$986K	-
Avg Listing Price as a % of Avg Est Value	155%	163%	141%	128%	128%	123%	124%	128%	121%	124%	124%	120%	-

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



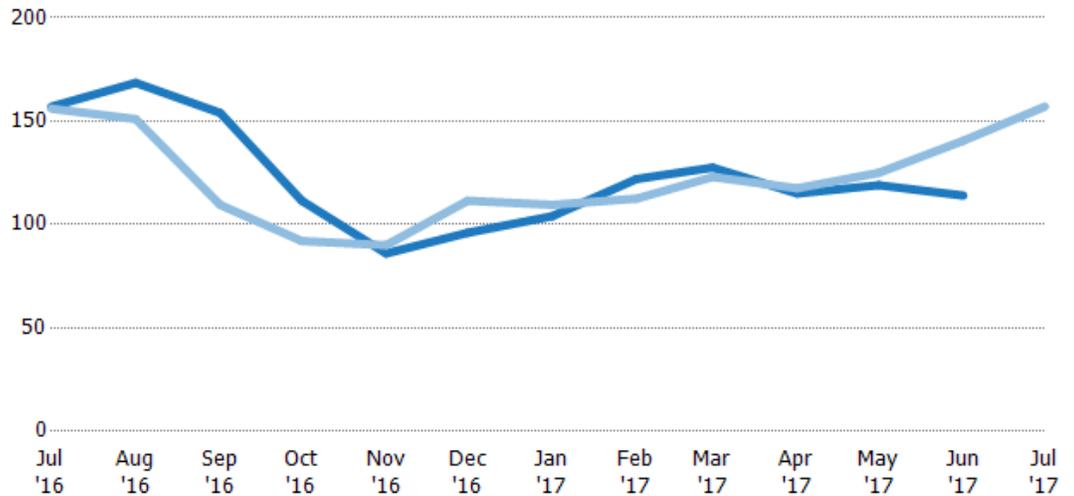
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Median Est Value	\$623K	\$598K	\$545K	\$569K	\$592K	\$641K	\$654K	\$621K	\$652K	\$624K	\$651K	\$644K	-
Median Listing Price	\$745K	\$750K	\$749K	\$750K	\$765K	\$758K	\$775K	\$766K	\$768K	\$796K	\$839K	\$785K	-
Med Listing Price as a % of Med Est Value	120%	125%	137%	132%	129%	118%	119%	123%	118%	128%	129%	122%	-

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



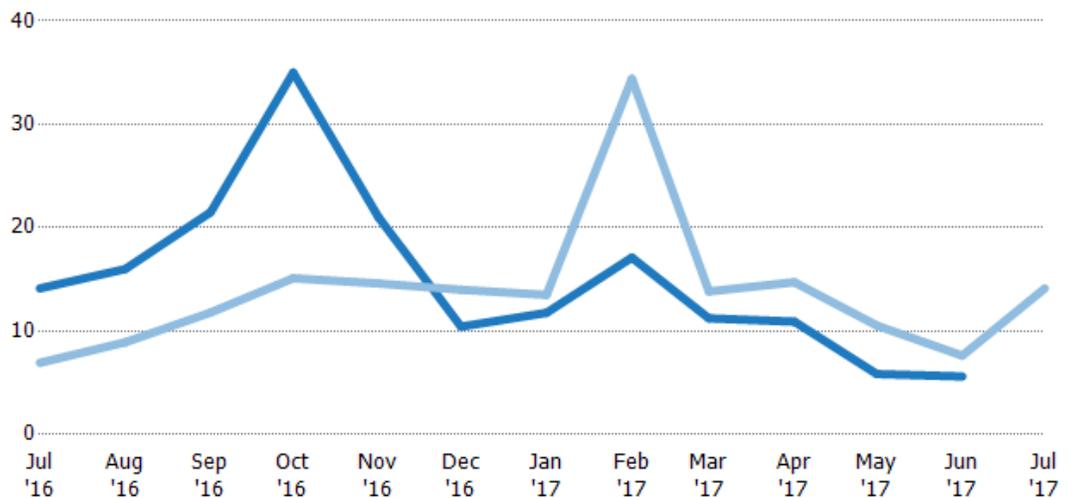
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	157	169	154	112	86	96	104	122	128	115	119	114	-
Prior Year	156	151	110	92	90	112	110	113	123	118	125	141	157
Percent Change from Prior Year	1%	12%	41%	21%	-4%	-14%	-5%	8%	4%	-2%	-5%	-19%	-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



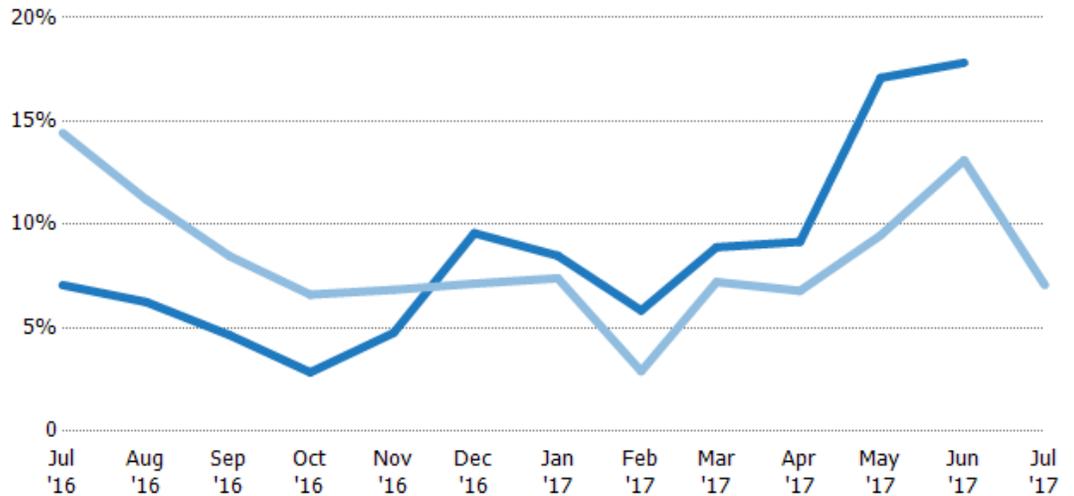
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	14.1	16	21.5	35	21	10.4	11.8	17.1	11.2	10.9	5.85	5.61	-
Prior Year	6.93	8.92	11.8	15.1	14.6	14	13.5	34.4	13.8	14.7	10.5	7.63	14.1
Percent Change from Prior Year	104%	79%	82%	132%	44%	-26%	-13%	-50%	-19%	-26%	-44%	-26%	-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



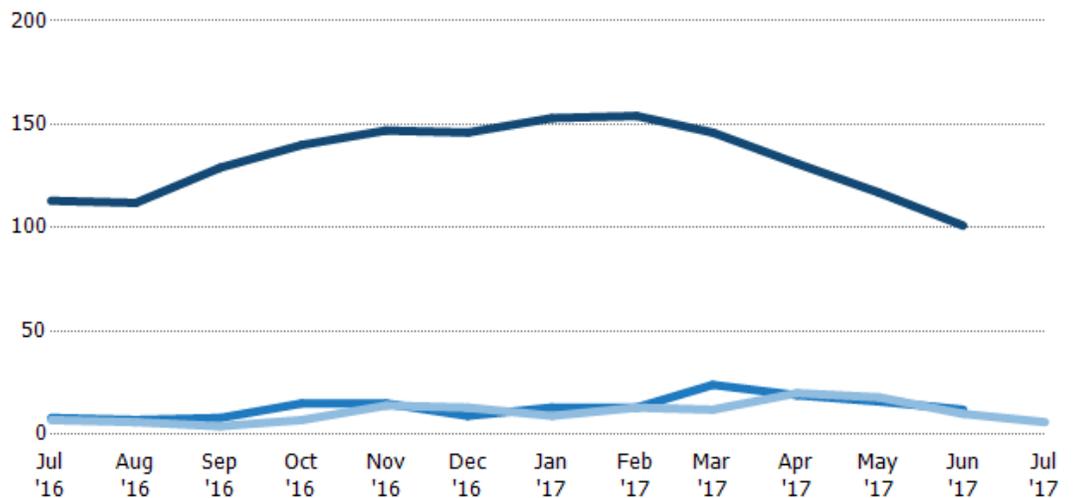
Current Year	7%	6%	5%	3%	5%	10%	8%	6%	9%	9%	17%	18%	-
Prior Year	14%	11%	8%	7%	7%	7%	7%	3%	7%	7%	9%	13%	7%
Change from Prior Year	7%	5%	4%	4%	2%	-2%	-1%	-3%	-2%	-2%	-8%	-5%	7%

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	113	112	129	140	147	146	153	154	146	131	117	101	-
Pending	8	7	8	15	15	9	13	13	24	19	16	12	-
Sold	7	6	4	7	14	13	9	13	12	20	18	10	6

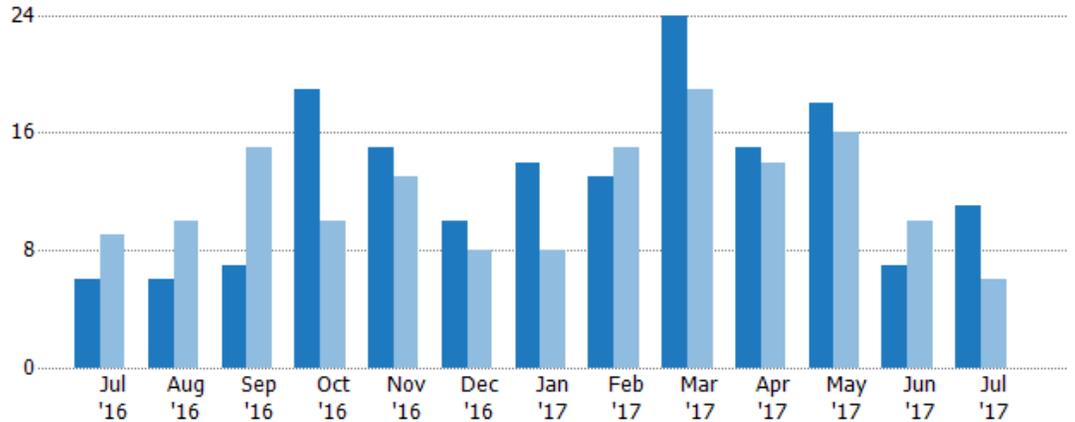
New Pending Sales

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.
Jul '17	11	83.3%
Jul '16	6	-33.3%
Jul '15	9	33.3%



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	6	6	7	19	15	10	14	13	24	15	18	7	11
Prior Year	9	10	15	10	13	8	8	15	19	14	16	10	6
Percent Change from Prior Year	-33%	-40%	-53%	90%	15%	25%	75%	-13%	26%	7%	13%	-30%	83%

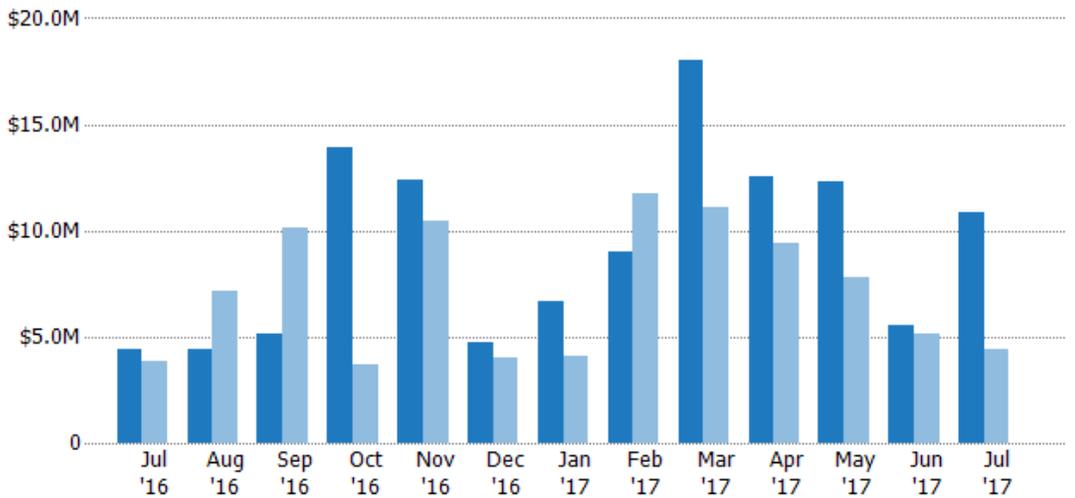
New Pending Sales Volume

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.
Jul '17	\$10.9M	145.9%
Jul '16	\$4.43M	14.5%
Jul '15	\$3.86M	65.5%



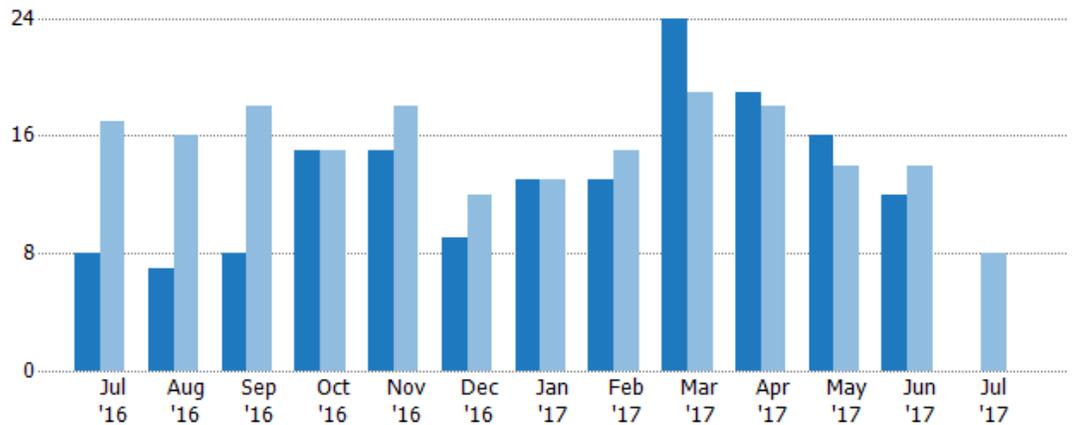
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M	\$8.97M	\$18M	\$12.6M	\$12.3M	\$5.55M	\$10.9M
Prior Year	\$3.86M	\$7.12M	\$10.2M	\$3.66M	\$10.5M	\$4.01M	\$4.05M	\$11.7M	\$11.1M	\$9.42M	\$7.83M	\$5.16M	\$4.43M
Percent Change from Prior Year	15%	-38%	-49%	281%	18%	19%	65%	-24%	62%	33%	57%	8%	146%

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



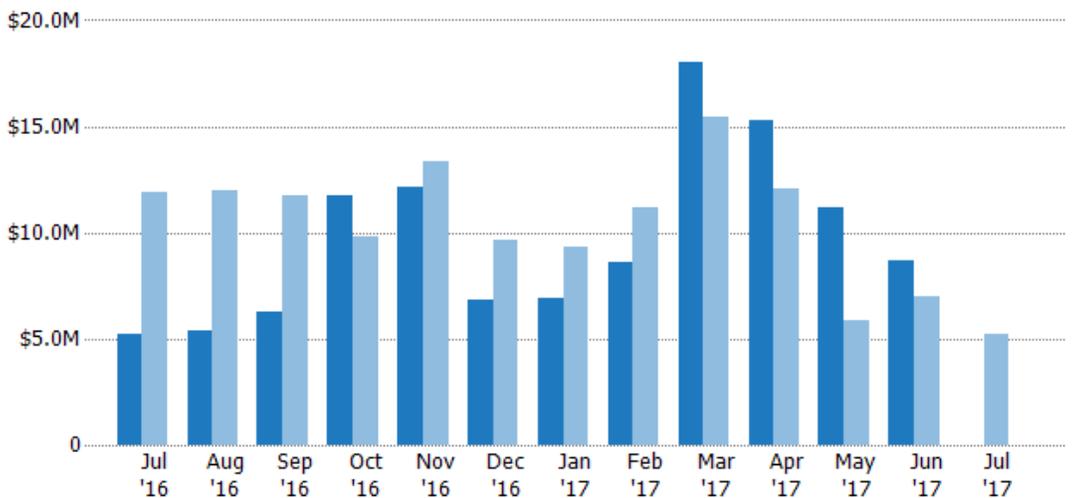
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	8	7	8	15	15	9	13	13	24	19	16	12	-
Prior Year	17	16	18	15	18	12	13	15	19	18	14	14	8
Percent Change from Prior Year	-53%	-56%	-56%	0%	-17%	-25%	0%	-13%	26%	6%	14%	-14%	-100%

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



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M	\$8.64M	\$18M	\$15.3M	\$11.2M	\$8.7M	-
Prior Year	\$11.9M	\$12M	\$11.7M	\$9.79M	\$13.3M	\$9.64M	\$9.35M	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M
Percent Change from Prior Year	-56%	-55%	-47%	20%	-9%	-29%	-27%	-23%	17%	26%	90%	25%	-100%

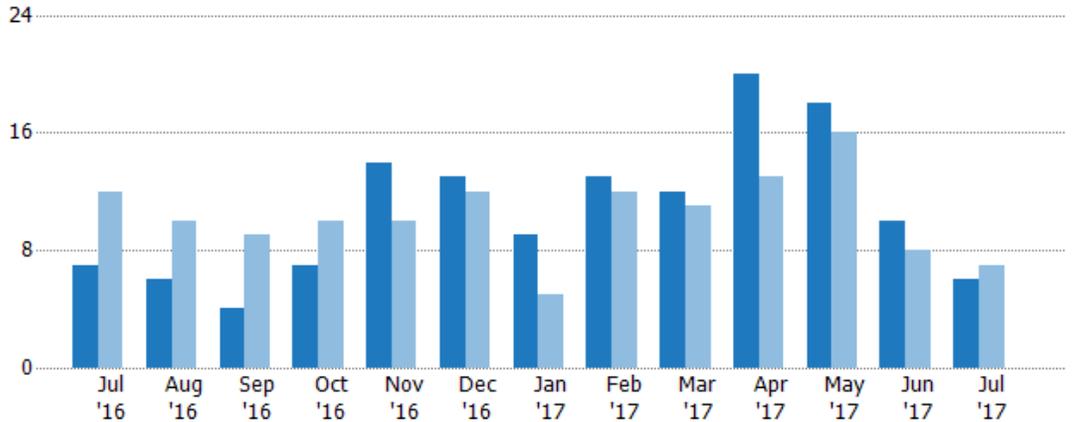
Closed Sales

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.
Jul '17	6	-14.3%
Jul '16	7	-41.7%
Jul '15	12	-25%



Current Year	7	6	4	7	14	13	9	13	12	20	18	10	6
Prior Year	12	10	9	10	10	12	5	12	11	13	16	8	7
Percent Change from Prior Year	-42%	-40%	-56%	-30%	40%	8%	80%	8%	9%	54%	13%	25%	-14%

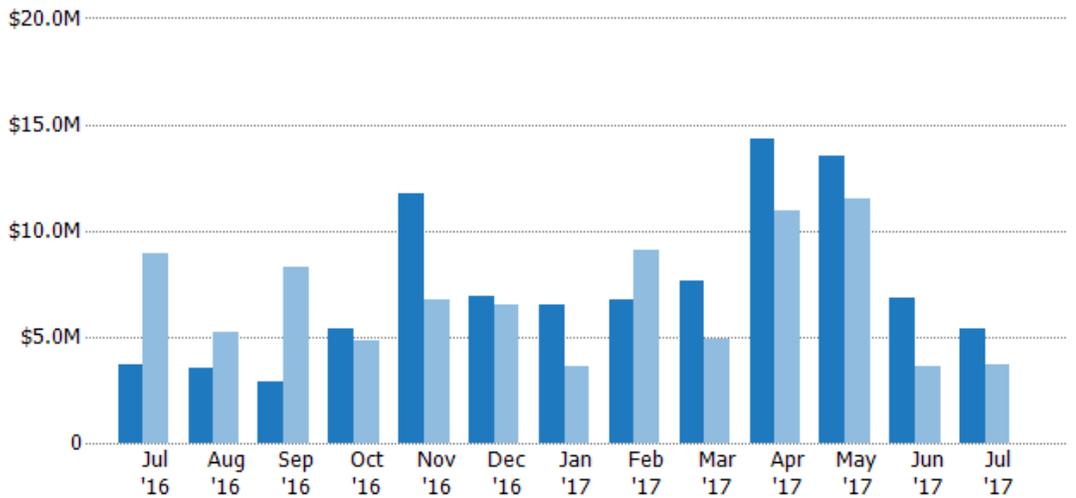
Closed Sales Volume

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.
Jul '17	\$5.42M	47.5%
Jul '16	\$3.67M	-58.8%
Jul '15	\$8.92M	-20.7%



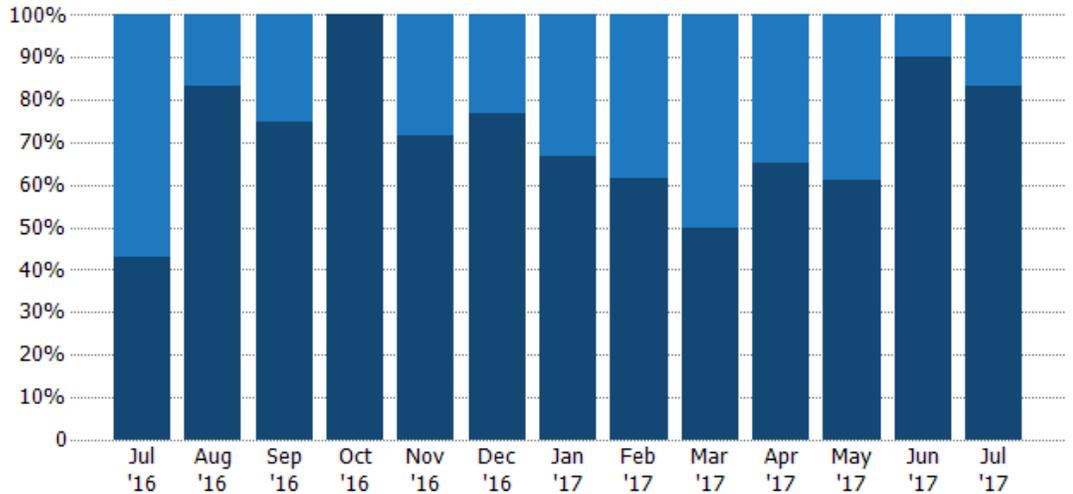
Current Year	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M	\$6.77M	\$7.6M	\$14.3M	\$13.5M	\$6.83M	\$5.42M
Prior Year	\$8.92M	\$5.25M	\$8.26M	\$4.83M	\$6.76M	\$6.5M	\$3.64M	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M
Percent Change from Prior Year	-59%	-33%	-65%	12%	74%	7%	80%	-26%	55%	31%	17%	90%	48%

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



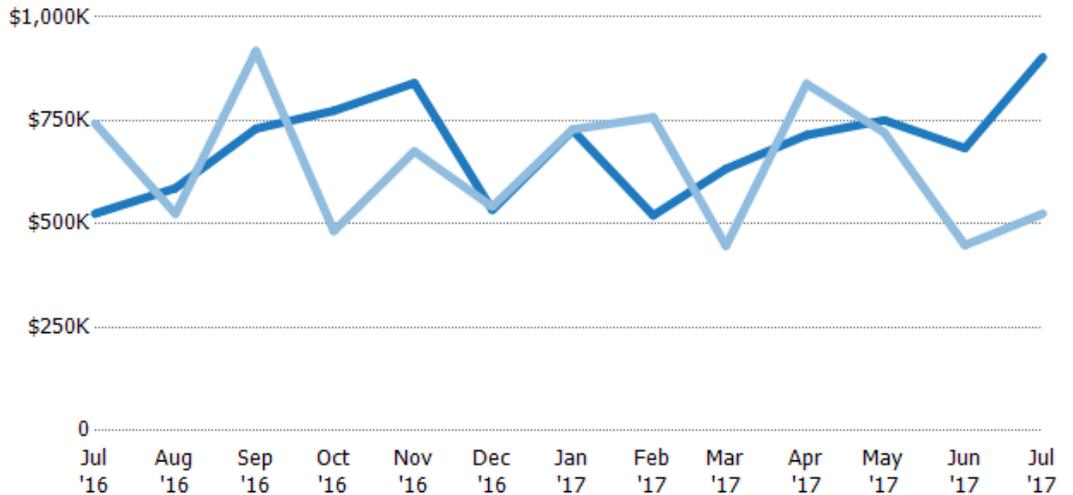
Condo/Townhouse	57%	17%	25%	-	29%	23%	33%	38%	50%	35%	39%	10%	17%
Single Family Residence	43%	83%	75%	100%	71%	77%	67%	62%	50%	65%	61%	90%	83%

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.
Jul '17	\$903K	72.1%
Jul '16	\$525K	-29.4%
Jul '15	\$743K	5.7%

Current Year	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$903K
Prior Year	\$743K	\$525K	\$918K	\$483K	\$676K	\$542K	\$729K	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K
Percent Change from Prior Year	-29%	12%	-20%	60%	24%	-1%	0%	-31%	42%	-15%	4%	52%	72%

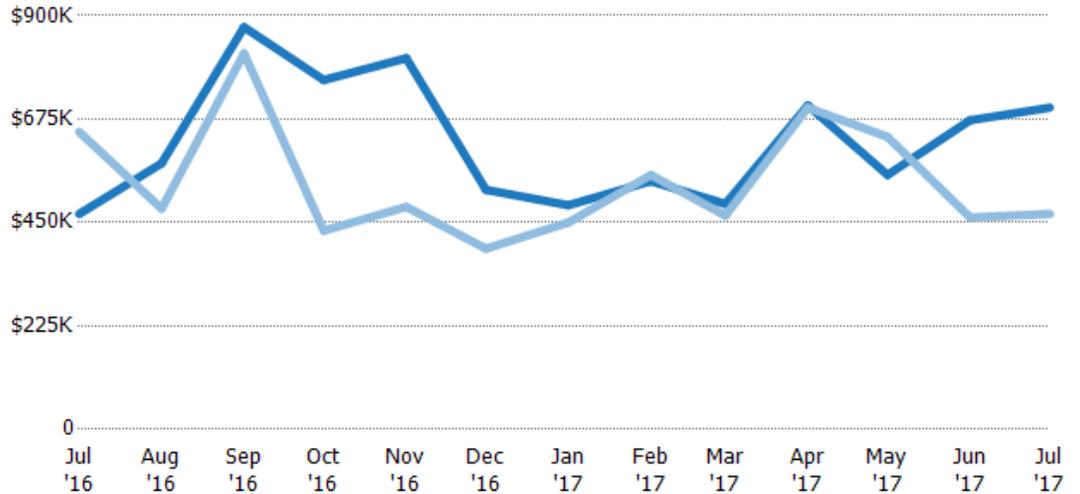
Median Sales Price

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.
Jul '17	\$700K	49.4%
Jul '16	\$469K	-27.6%
Jul '15	\$648K	-17.1%



Current Year	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K	\$700K
Prior Year	\$648K	\$480K	\$818K	\$432K	\$484K	\$393K	\$450K	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K
Percent Change from Prior Year	-28%	21%	7%	76%	67%	33%	8%	-2%	5%	1%	-13%	46%	49%

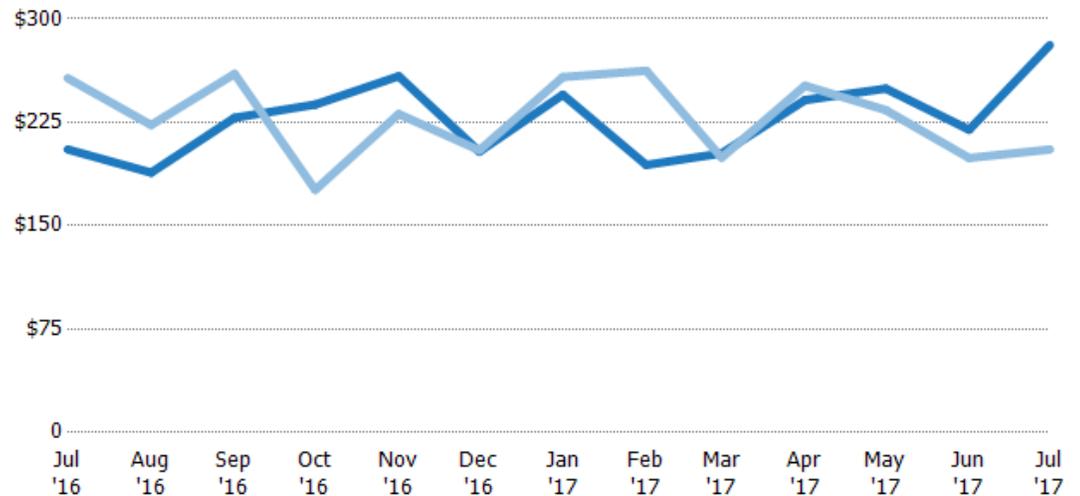
Average Sales Price per Sq Ft

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.
Jul '17	\$281	36.9%
Jul '16	\$205	-20.1%
Jul '15	\$257	4.5%



Current Year	\$205	\$189	\$228	\$238	\$258	\$204	\$245	\$194	\$202	\$241	\$249	\$220	\$281
Prior Year	\$257	\$223	\$260	\$176	\$231	\$205	\$258	\$262	\$199	\$252	\$234	\$199	\$205
Percent Change from Prior Year	-20%	-15%	-12%	35%	12%	0%	-5%	-26%	2%	-4%	7%	10%	37%

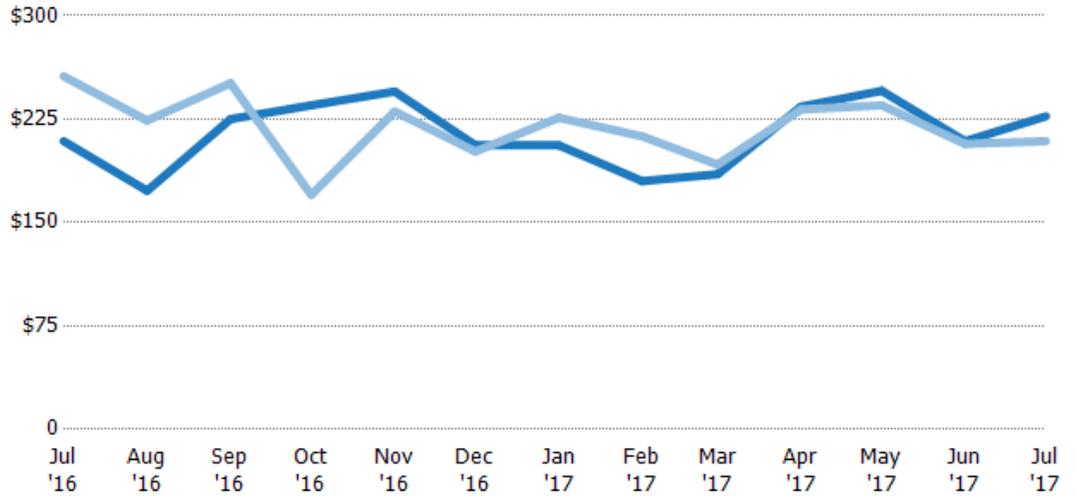
Median Sales Price per Sq Ft

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.
Jul '17	\$227	8.6%
Jul '16	\$209	-18.4%
Jul '15	\$256	-12.1%



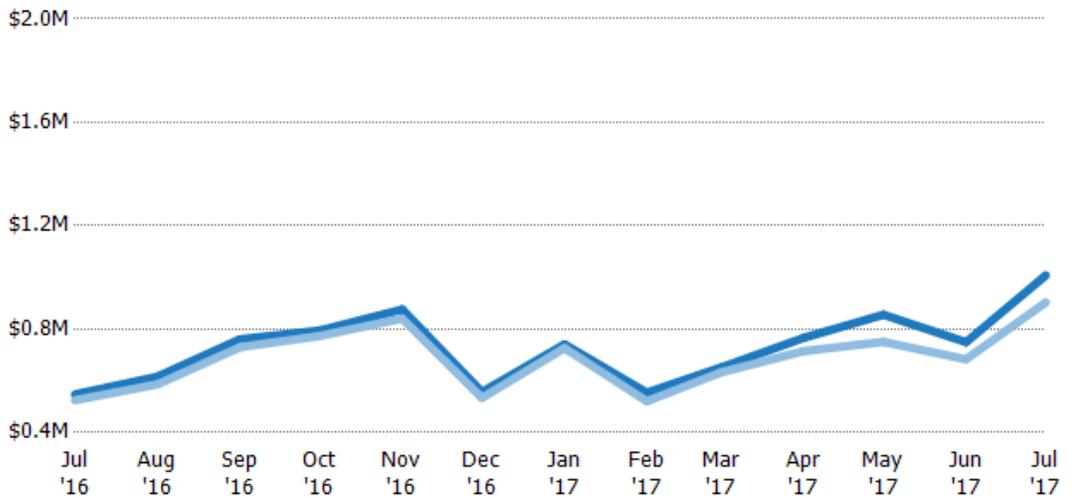
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	\$209	\$173	\$225	\$235	\$245	\$206	\$206	\$180	\$185	\$234	\$246	\$209	\$227
Prior Year	\$256	\$224	\$251	\$170	\$231	\$202	\$226	\$213	\$192	\$232	\$235	\$207	\$209
Percent Change from Prior Year	-18%	-23%	-10%	38%	6%	2%	-9%	-15%	-4%	1%	4%	1%	9%

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



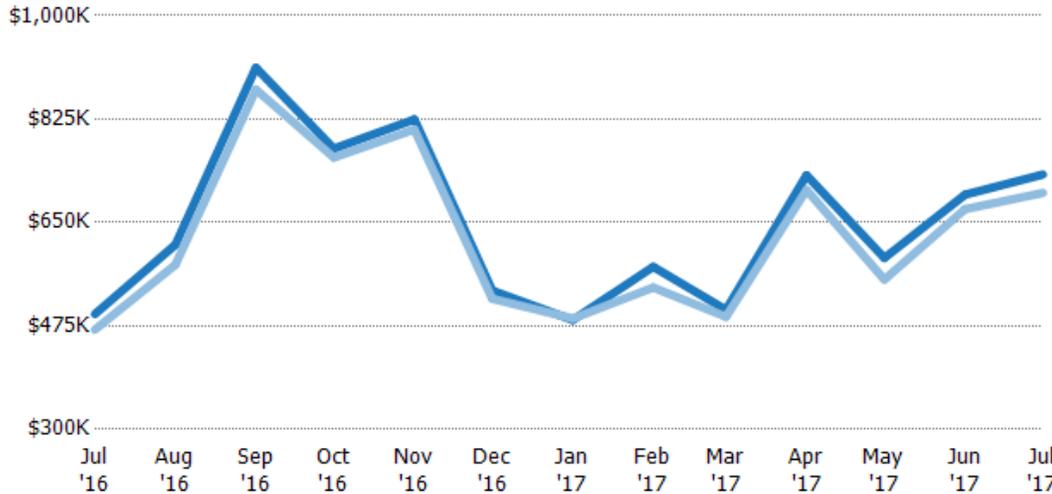
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Avg List Price	\$547K	\$616K	\$761K	\$795K	\$876K	\$557K	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K	\$1.01M
Avg Sales Price	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$903K
Avg Sales Price as a % of Avg List Price	96%	95%	96%	97%	96%	96%	98%	94%	97%	93%	88%	91%	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

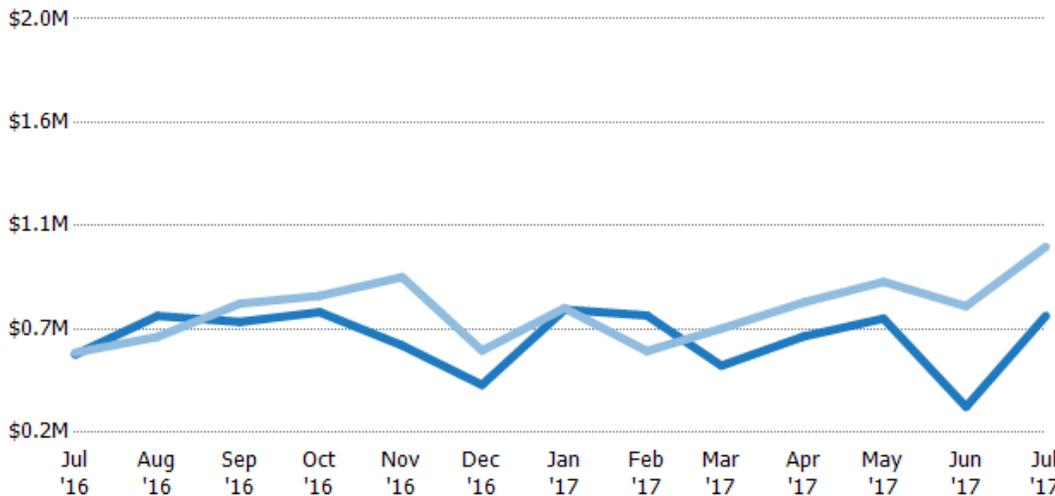


Average Sales Price vs Average Est Value

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

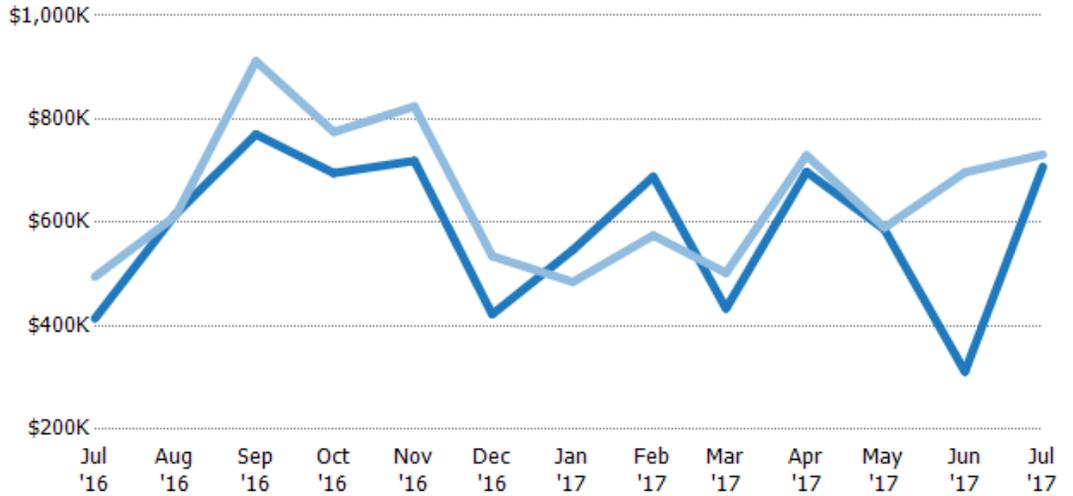


Median Sales Price vs Median Est Value

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



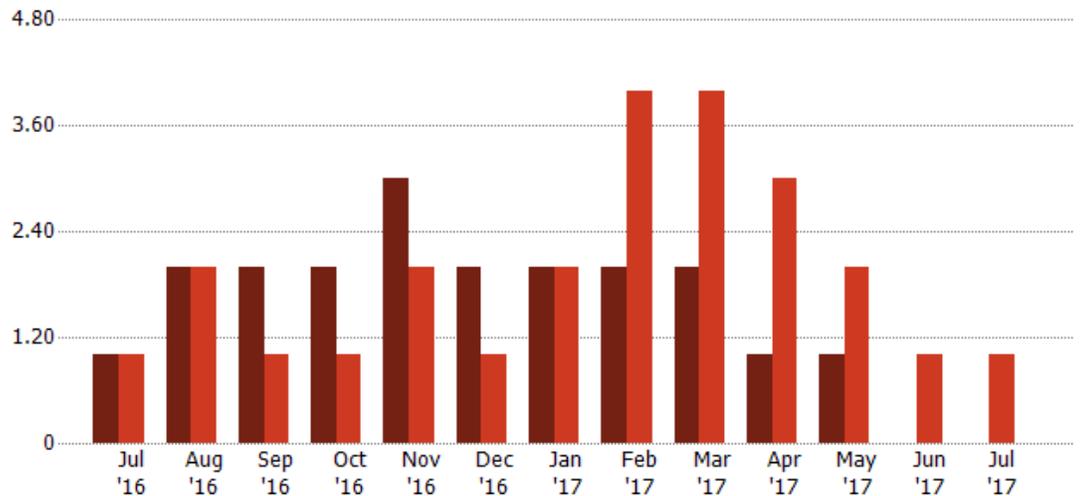
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Median Est Value	\$414K	\$616K	\$771K	\$696K	\$719K	\$423K	\$547K	\$689K	\$434K	\$698K	\$587K	\$312K	\$708K
Median Sales Price	\$495K	\$613K	\$912K	\$775K	\$824K	\$535K	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K	\$731K
Med Sales Price as a % of Med Est Value	120%	99%	118%	111%	115%	127%	89%	83%	116%	105%	101%	224%	103%

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



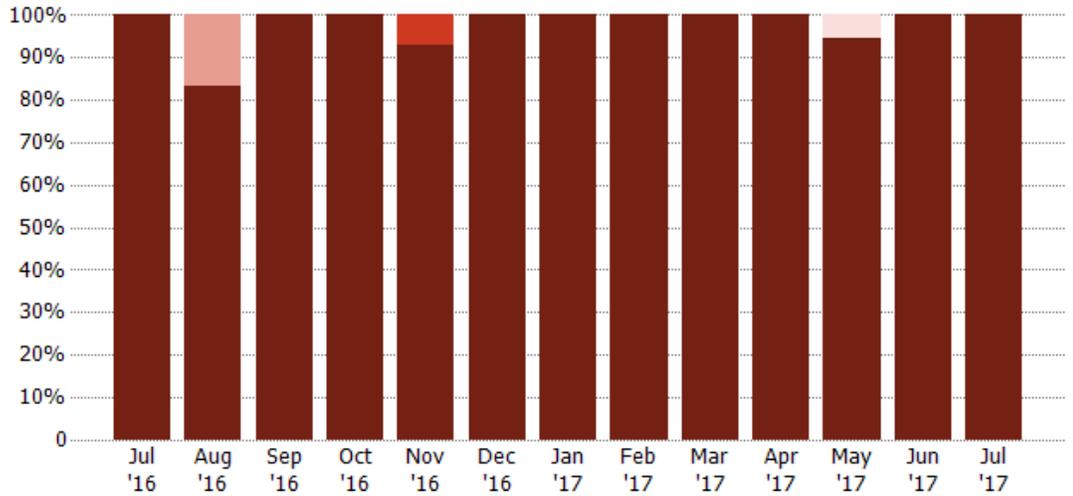
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	1	2	2	2	3	2	2	2	2	1	1	-	-
Prior Year	1	2	1	1	2	1	2	4	4	3	2	1	1
Percent Change from Prior Year	0%	0%	100%	100%	50%	100%	0%	-50%	-50%	-67%	-50%	-100%	-100%

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



Sales Activity by ZIP

Jul 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			6	\$5,420,000	\$1,008,083	\$731,250	\$257	\$220	117