



2019

CAREFREE **MARKET REPORT**

June 2019



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	Jun 2019	Jun 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	10	12	-16.7%	110	102	+7.8%
New Listing Volume	\$9,612,300	\$7,283,099	+32%	\$109,832,397	\$75,891,099	+44.7%
Active Listing Count	–	58	–	N/A	N/A	
Active Listing Volume	–	\$56,277,750	–	N/A	N/A	
Average Listing Price	–	\$970,306	–	\$1,068,431	\$1,002,464	+6.6%
Median Listing Price	–	\$824,450	–	\$820,729	\$854,926	-4%
Average Listing Price per Sq Ft	–	\$251	–	\$280	\$264	+5.8%
Median Listing Price per Sq Ft	–	\$223	–	\$261	\$241	+8.5%
Median Days in RPR	–	125	–	70.62	100.24	-29.5%
Months of Inventory	–	3.4	-100%	5.1	6.5	-22.1%
Absorption Rate	–	29.31%	–	19.73%	15.37%	+4.4%
Sales Activity Charts Metrics						
New Pending Sales Count	13	8	+62.5%	104	101	+3%
New Pending Sales Volume	\$9,402,900	\$6,047,900	+55.5%	\$88,691,649	\$65,776,148	+34.8%
Pending Sales Count	–	9	–	N/A	N/A	
Pending Sales Volume	–	\$6,842,900	–	N/A	N/A	
Closed Sales Count	12	12	+–	79	87	-9.2%
Closed Sales Volume	\$8,954,350	\$7,863,400	+13.9%	\$60,106,974	\$54,247,952	+10.8%
Average Sales Price	\$746,196	\$655,283	+13.9%	\$760,848	\$623,540	+22%
Median Sales Price	\$755,675	\$419,000	+80.4%	\$628,659	\$531,851	+18.2%
Average Sales Price per Sq Ft	\$215	\$237	-9.1%	\$248	\$225	+10.2%
Median Sales Price per Sq Ft	\$207	\$225	-7.8%	\$237	\$219	+8.2%
Distressed Charts Metrics						
Distressed Listing Count	–	–	–	N/A	N/A	

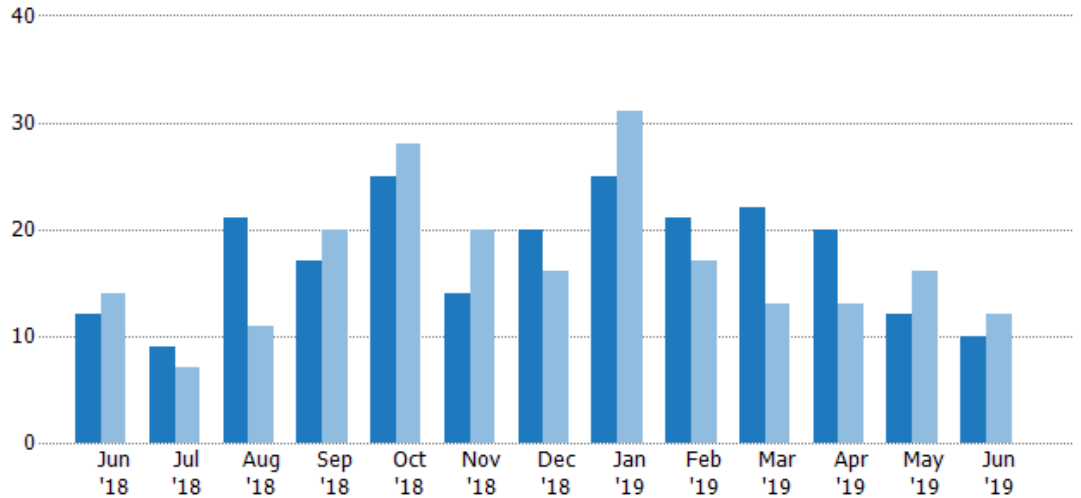
New Listings

The number of new residential listings that were added each month.

Filters Used

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

Month/Year	Count	% Chg.
Jun '19	10	-16.7%
Jun '18	12	-14.3%
Jun '17	14	-35.7%



Current Year	12	9	21	17	25	14	20	25	21	22	20	12	10
Prior Year	14	7	11	20	28	20	16	31	17	13	13	16	12
Percent Change from Prior Year	-14%	29%	91%	-15%	-11%	-30%	25%	-19%	24%	69%	54%	-25%	-17%

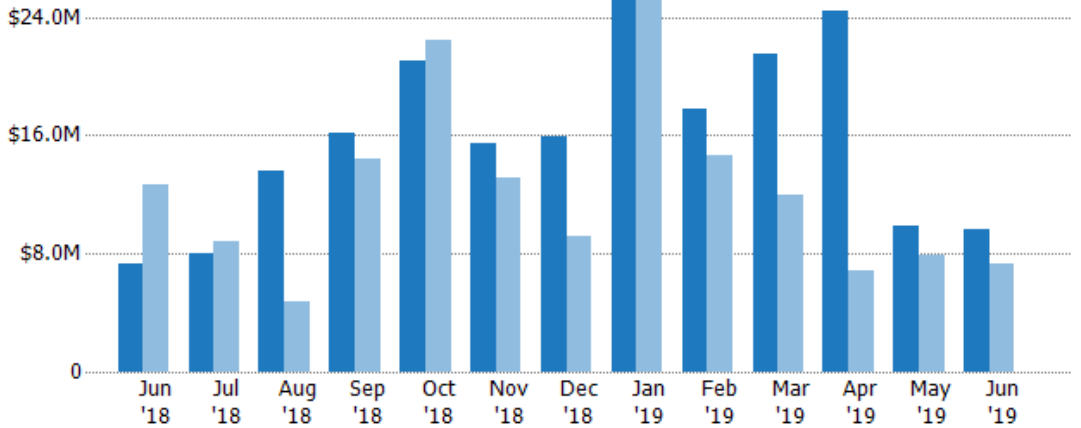
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

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

Month/Year	Volume	% Chg.
Jun '19	\$9.61M	32%
Jun '18	\$7.28M	-42.5%
Jun '17	\$12.7M	-57%



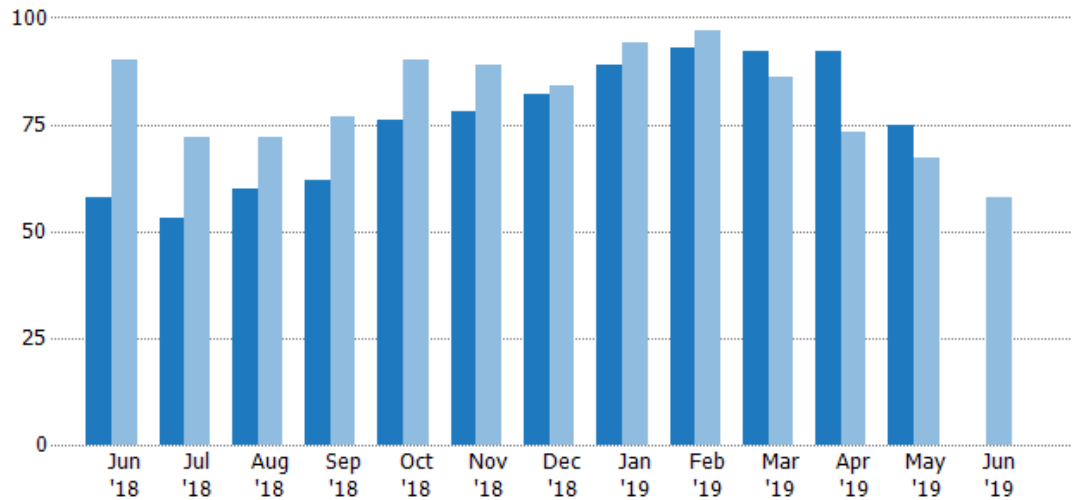
Current Year	\$7.28M	\$8M	\$13.6M	\$16.2M	\$21M	\$15.4M	\$15.9M	\$26.7M	\$17.8M	\$21.5M	\$24.4M	\$9.87M	\$9.61M
Prior Year	\$12.7M	\$8.78M	\$4.74M	\$14.4M	\$22.4M	\$13.1M	\$9.21M	\$27.3M	\$14.6M	\$12M	\$6.82M	\$7.85M	\$7.28M
Percent Change from Prior Year	-43%	-9%	187%	13%	-6%	17%	73%	-2%	22%	79%	258%	26%	32%

Active Listings

The number of active residential listings at the end of each month.

Filters Used

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



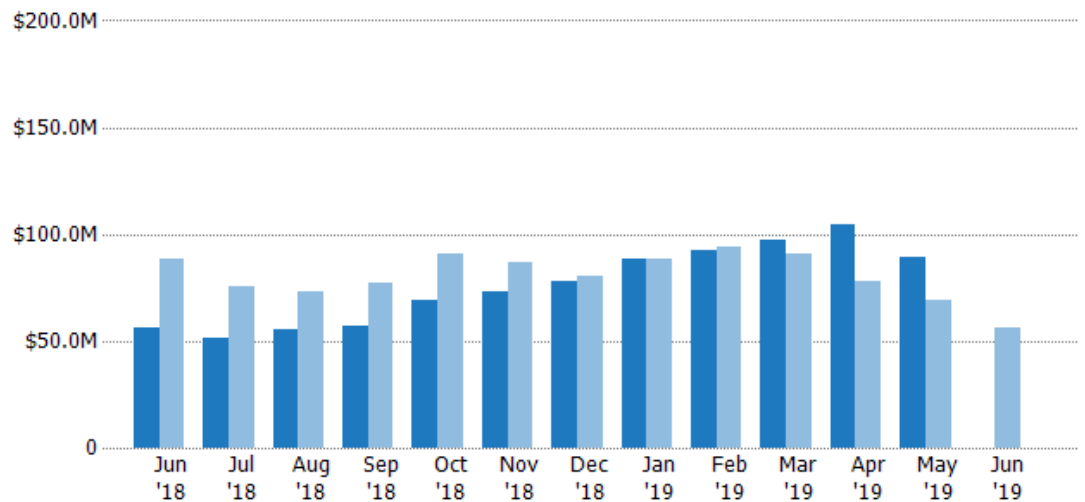
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	58	53	60	62	76	78	82	89	93	92	92	75	-
Prior Year	90	72	72	77	90	89	84	94	97	86	73	67	58
Percent Change from Prior Year	-36%	-26%	-17%	-19%	-16%	-12%	-2%	-5%	-4%	7%	26%	12%	-100%

Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

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



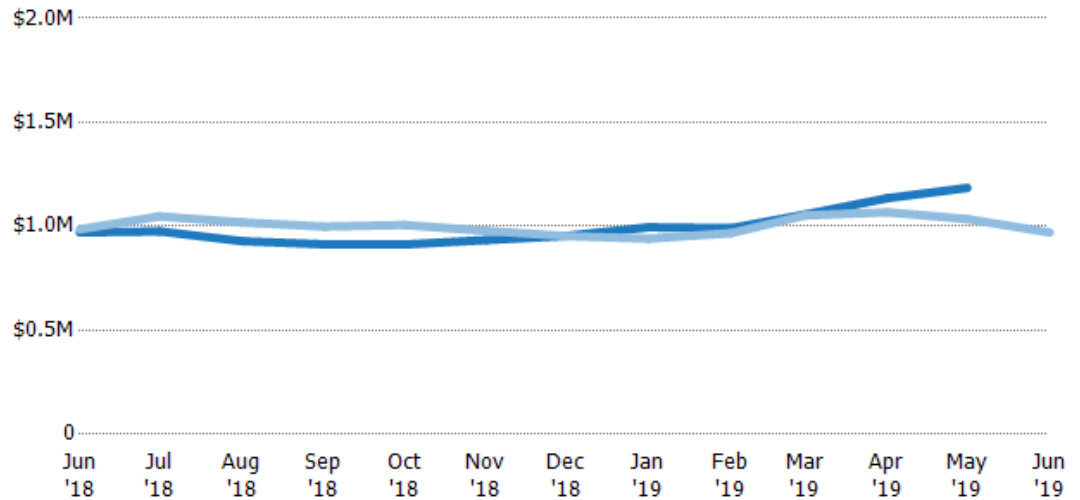
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$56.3M	\$51.7M	\$55.7M	\$56.6M	\$69.3M	\$72.8M	\$78.2M	\$88.6M	\$92.1M	\$97.2M	\$104M	\$88.8M	-
Prior Year	\$88.7M	\$75.4M	\$73.3M	\$76.9M	\$90.5M	\$87M	\$80.1M	\$88.4M	\$93.8M	\$90.5M	\$77.9M	\$69.3M	\$56.3M
Percent Change from Prior Year	-37%	-31%	-24%	-26%	-23%	-16%	-2%	0%	-2%	7%	34%	28%	-100%

Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

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



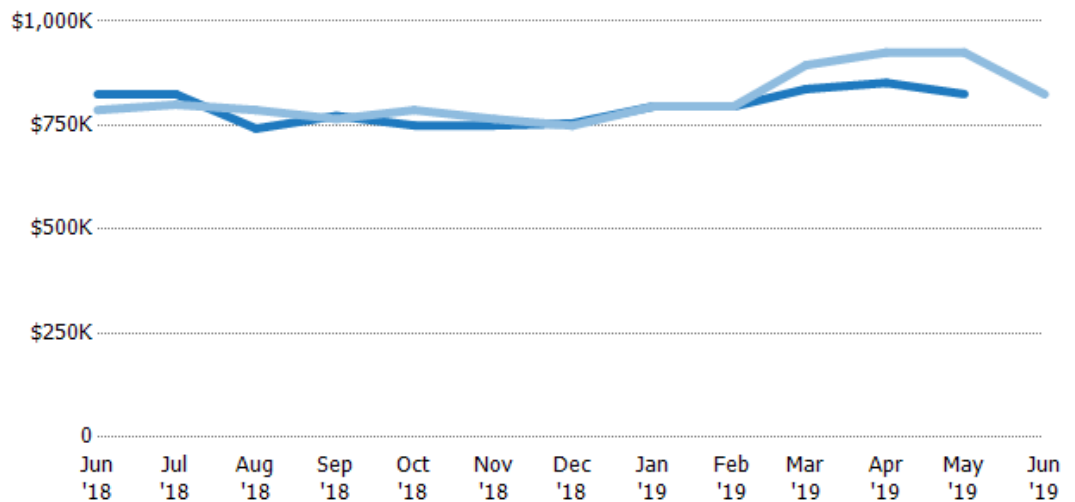
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$970K	\$975K	\$928K	\$913K	\$912K	\$934K	\$954K	\$995K	\$991K	\$1.06M	\$1.14M	\$1.18M	-
Prior Year	\$985K	\$1.05M	\$1.02M	\$998K	\$1.01M	\$978K	\$953K	\$940K	\$967K	\$1.05M	\$1.07M	\$1.03M	\$970K
Percent Change from Prior Year	-2%	-7%	-9%	-9%	-9%	-5%	0%	6%	2%	0%	6%	14%	-100%

Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

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



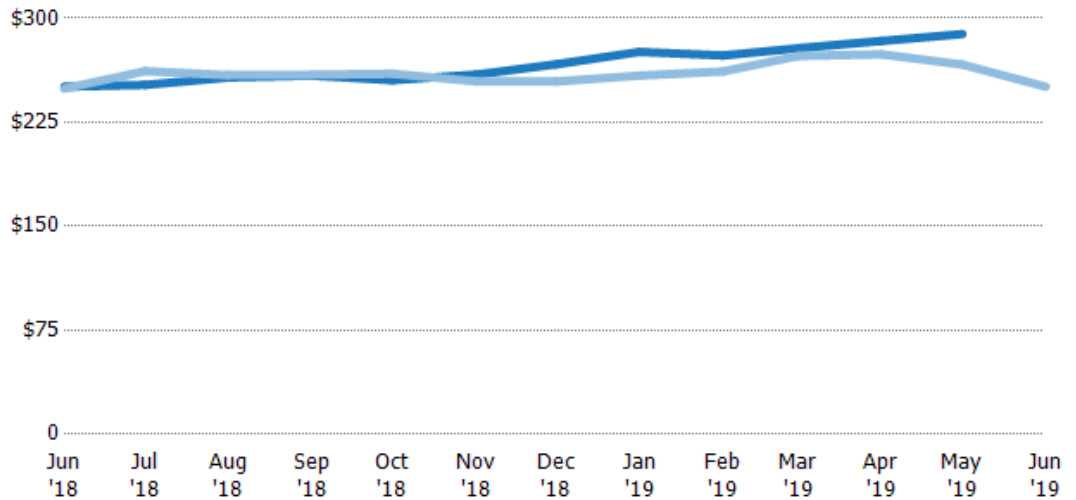
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$824K	\$825K	\$742K	\$773K	\$750K	\$750K	\$755K	\$795K	\$795K	\$837K	\$852K	\$825K	-
Prior Year	\$787K	\$799K	\$787K	\$765K	\$787K	\$765K	\$749K	\$795K	\$795K	\$894K	\$925K	\$925K	\$824K
Percent Change from Prior Year	5%	3%	-6%	1%	-5%	-2%	1%	0%	0%	-6%	-8%	-11%	-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



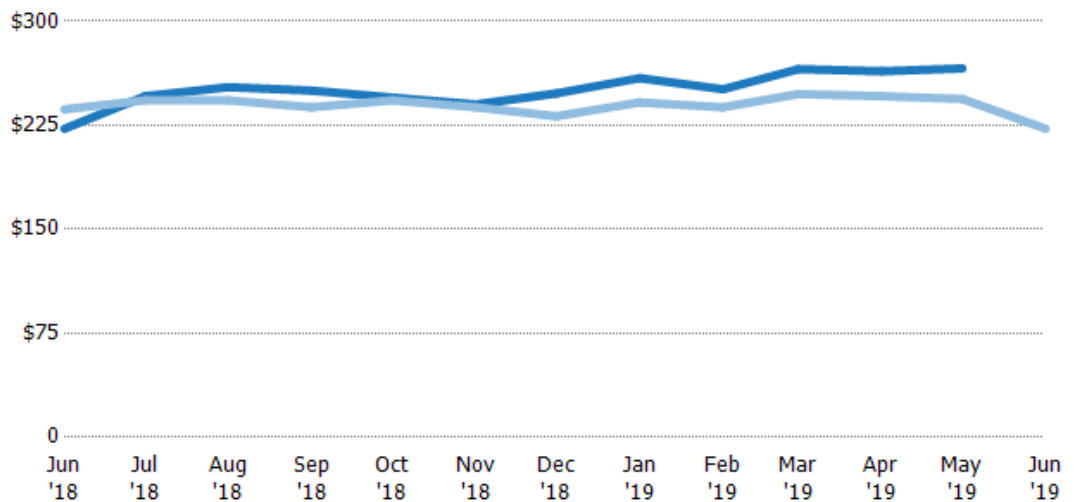
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$251	\$252	\$257	\$259	\$255	\$259	\$267	\$276	\$273	\$278	\$284	\$289	-
Prior Year	\$249	\$262	\$259	\$259	\$260	\$255	\$254	\$259	\$262	\$273	\$274	\$267	\$251
Percent Change from Prior Year	1%	-4%	-1%	0%	-2%	2%	5%	7%	4%	2%	4%	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



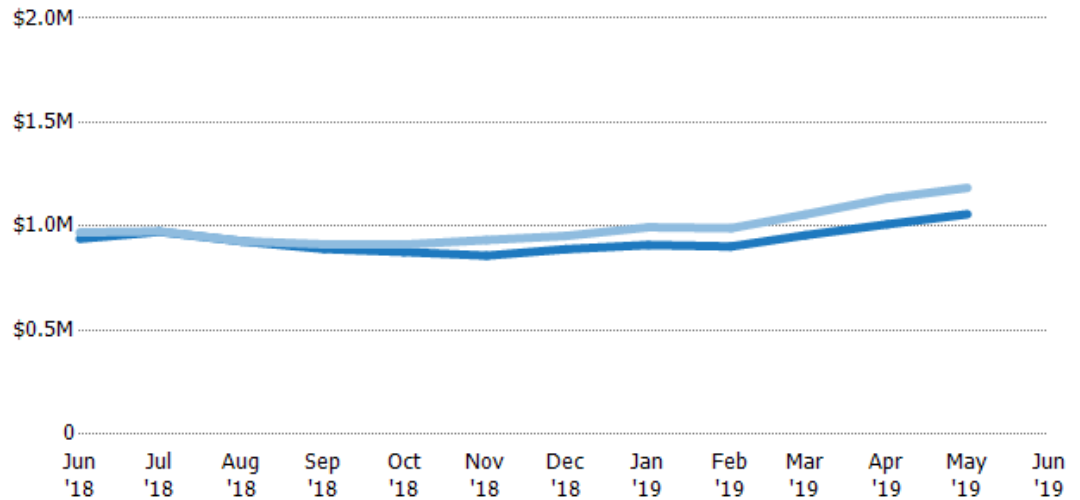
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$223	\$246	\$253	\$250	\$245	\$240	\$248	\$259	\$251	\$266	\$264	\$266	-
Prior Year	\$237	\$243	\$243	\$238	\$243	\$238	\$232	\$242	\$238	\$248	\$246	\$244	\$223
Percent Change from Prior Year	-6%	1%	4%	5%	1%	1%	7%	7%	5%	7%	7%	9%	-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



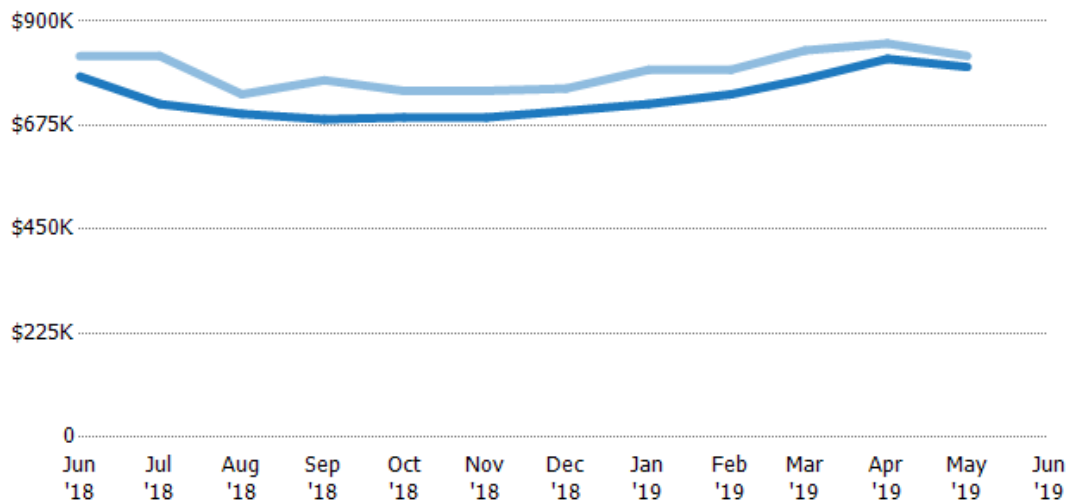
Avg Est Value	\$940K	\$973K	\$928K	\$891K	\$876K	\$859K	\$890K	\$910K	\$903K	\$957K	\$1.01M	\$1.06M	-
Avg Listing Price	\$970K	\$975K	\$928K	\$913K	\$912K	\$934K	\$954K	\$995K	\$991K	\$1.06M	\$1.14M	\$1.18M	-
Avg Listing Price as a % of Avg Est Value	103%	100%	100%	103%	104%	109%	107%	109%	110%	110%	112%	112%	-

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



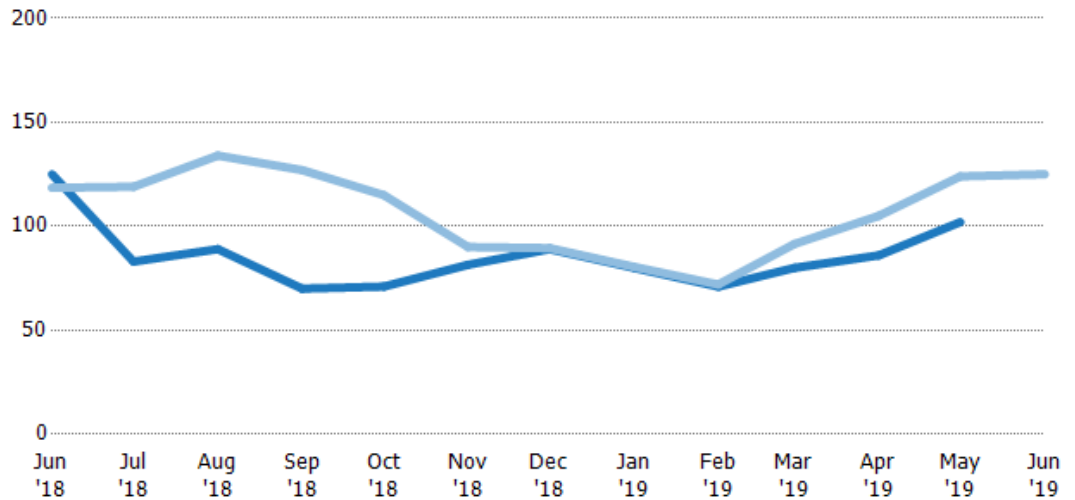
Median Est Value	\$781K	\$721K	\$700K	\$688K	\$692K	\$692K	\$706K	\$721K	\$742K	\$775K	\$819K	\$801K	-
Median Listing Price	\$824K	\$825K	\$742K	\$773K	\$750K	\$750K	\$755K	\$795K	\$795K	\$837K	\$852K	\$825K	-
Med Listing Price as a % of Med Est Value	106%	114%	106%	112%	108%	108%	107%	110%	107%	108%	104%	103%	-

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



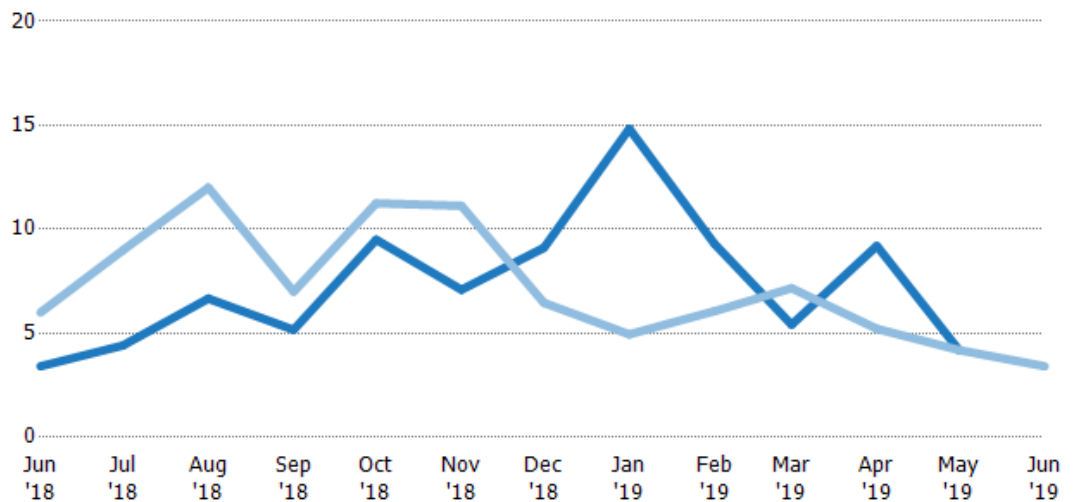
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	125	83	89	70	71	81.5	89	80	71	80	86	102	-
Prior Year	119	119	134	127	115	90	89.5	80.5	72	91.5	105	124	125
Percent Change from Prior Year	5%	-30%	-34%	-45%	-38%	-9%	-1%	-1%	-1%	-13%	-18%	-18%	-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



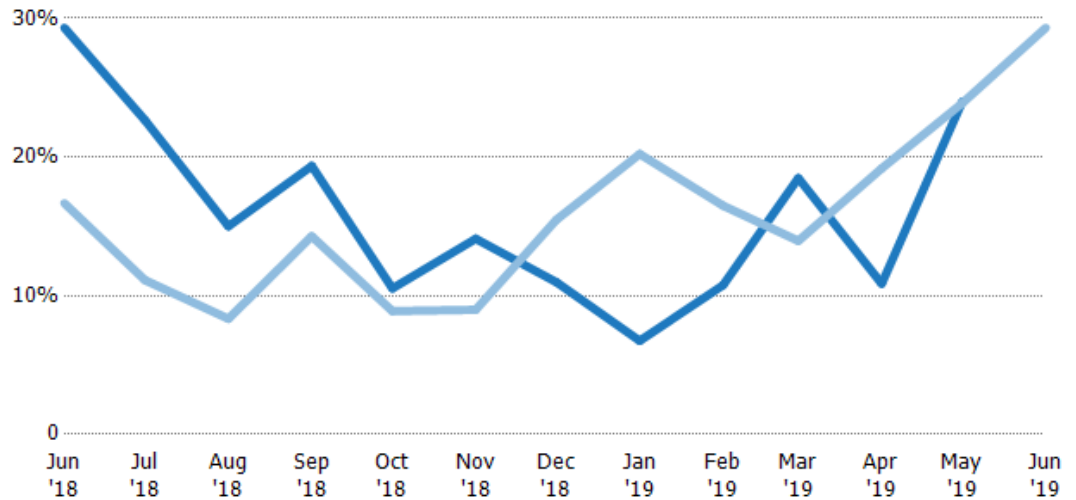
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	3.41	4.42	6.67	5.17	9.5	7.09	9.11	14.8	9.3	5.41	9.2	4.17	-
Prior Year	6	9	12	7	11.3	11.1	6.46	4.95	6.06	7.17	5.21	4.19	3.41
Percent Change from Prior Year	-43%	-51%	-44%	-26%	-16%	-36%	41%	200%	53%	-24%	76%	0%	-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



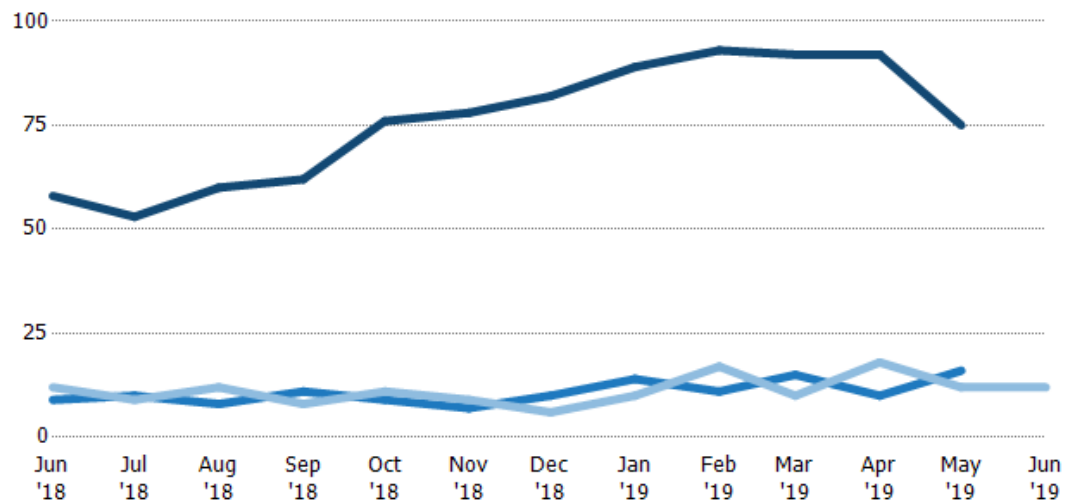
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	29%	23%	15%	19%	11%	14%	11%	7%	11%	18%	11%	24%	-
Prior Year	17%	11%	8%	14%	9%	9%	15%	20%	16%	14%	19%	24%	29%
Change from Prior Year	-13%	-12%	-7%	-5%	-2%	-5%	5%	13%	6%	-5%	8%	0%	29%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

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



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	58	53	60	62	76	78	82	89	93	92	92	75	-
Pending	9	10	8	11	9	7	10	14	11	15	10	16	-
Sold	12	9	12	8	11	9	6	10	17	10	18	12	12

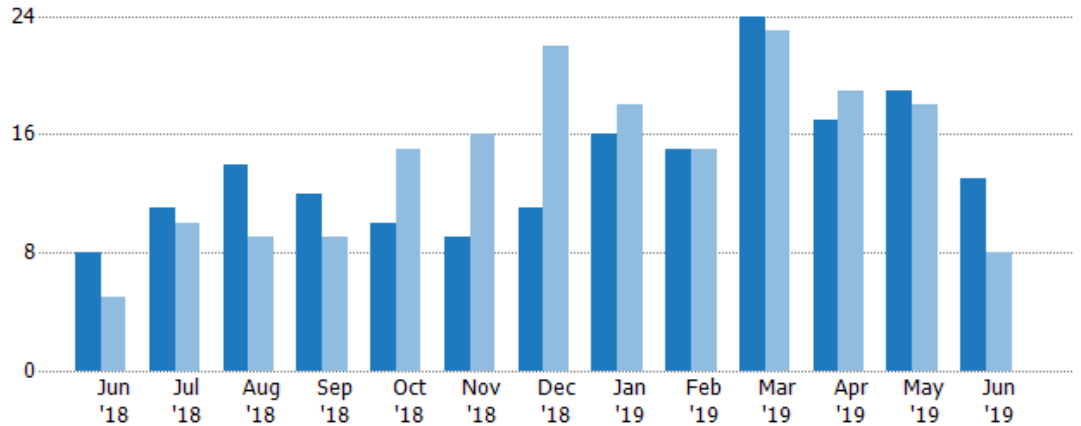
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jun '19	13	62.5%
Jun '18	8	60%
Jun '17	5	60%



Current Year	8	11	14	12	10	9	11	16	15	24	17	19	13
Prior Year	5	10	9	9	15	16	22	18	15	23	19	18	8
Percent Change from Prior Year	60%	10%	56%	33%	-33%	-44%	-50%	-11%	0%	4%	-11%	6%	63%

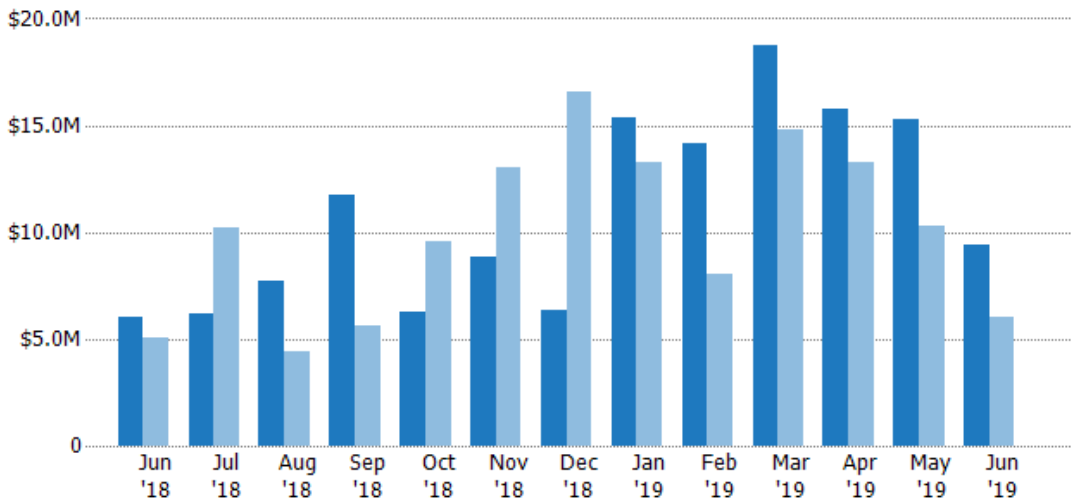
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Jun '19	\$9.4M	55.5%
Jun '18	\$6.05M	18.9%
Jun '17	\$5.08M	-16.2%



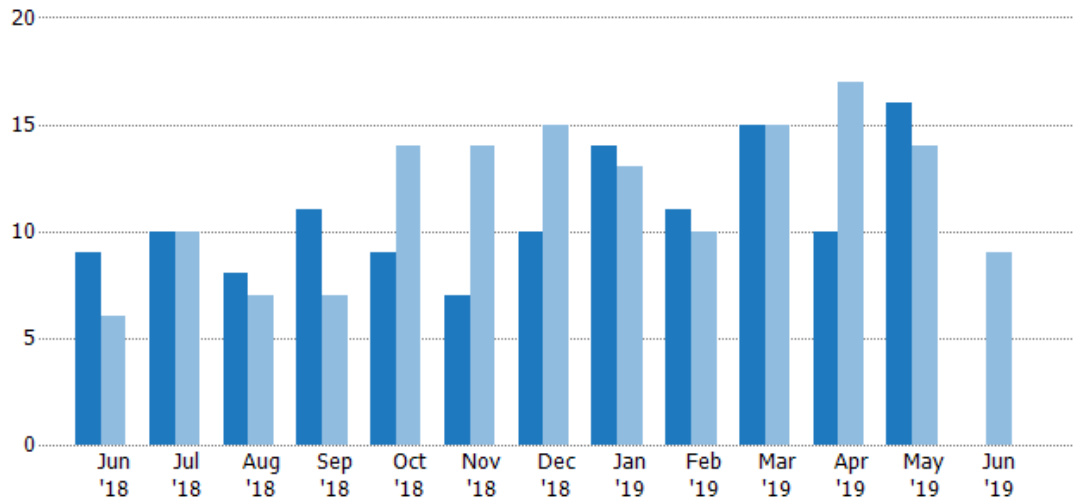
Current Year	\$6.05M	\$6.21M	\$7.7M	\$11.7M	\$6.3M	\$8.86M	\$6.37M	\$15.4M	\$14.1M	\$18.8M	\$15.8M	\$15.3M	\$9.4M
Prior Year	\$5.08M	\$10.2M	\$4.42M	\$5.65M	\$9.54M	\$13M	\$16.6M	\$13.3M	\$8.06M	\$14.8M	\$13.3M	\$10.3M	\$6.05M
Percent Change from Prior Year	19%	-39%	74%	108%	-34%	-32%	-62%	16%	75%	27%	19%	48%	55%

Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

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



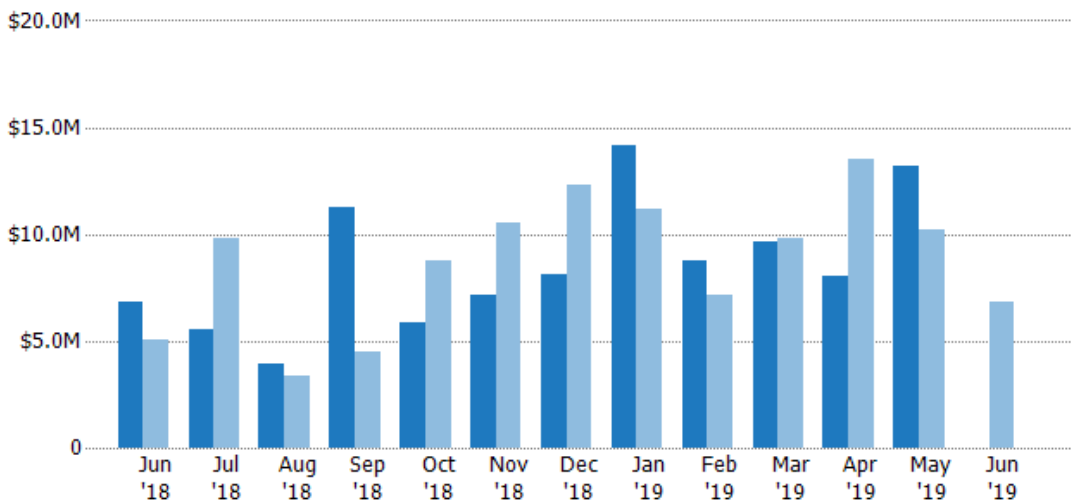
Current Year	9	10	8	11	9	7	10	14	11	15	10	16	-
Prior Year	6	10	7	7	14	14	15	13	10	15	17	14	9
Percent Change from Prior Year	50%	0%	14%	57%	-36%	-50%	-33%	8%	10%	0%	-41%	14%	-100%

Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

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



Current Year	\$6.84M	\$5.53M	\$3.97M	\$11.2M	\$5.87M	\$7.15M	\$8.11M	\$14.1M	\$8.79M	\$9.62M	\$8.02M	\$13.2M	-
Prior Year	\$5.02M	\$9.78M	\$3.34M	\$4.5M	\$8.78M	\$10.6M	\$12.3M	\$11.2M	\$7.12M	\$9.83M	\$13.5M	\$10.2M	\$6.84M
Percent Change from Prior Year	36%	-43%	19%	150%	-33%	-32%	-34%	26%	24%	-2%	-41%	30%	-100%

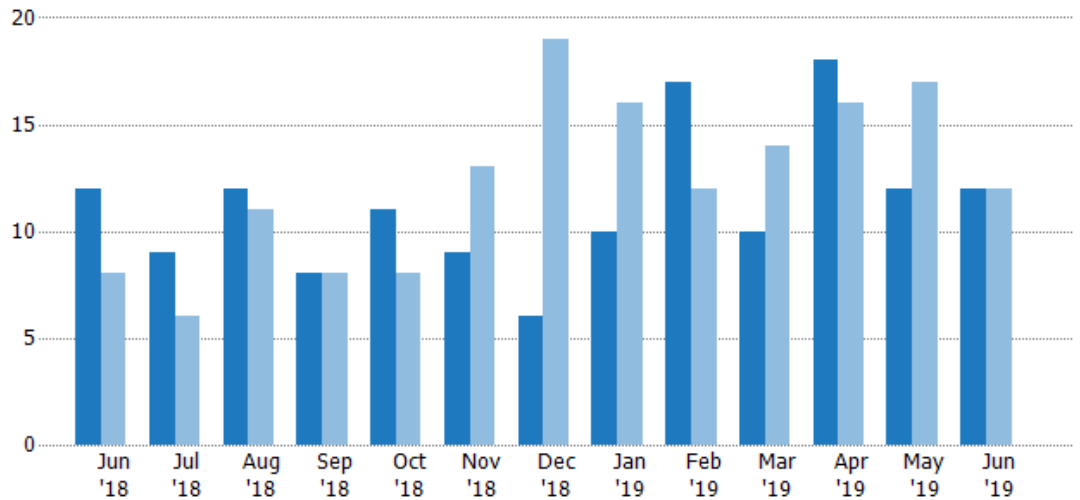
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jun '19	12	0%
Jun '18	12	50%
Jun '17	8	-12.5%



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	12	9	12	8	11	9	6	10	17	10	18	12	12
Prior Year	8	6	11	8	8	13	19	16	12	14	16	17	12
Percent Change from Prior Year	50%	50%	9%	0%	38%	-31%	-68%	-38%	42%	-29%	13%	-29%	0%

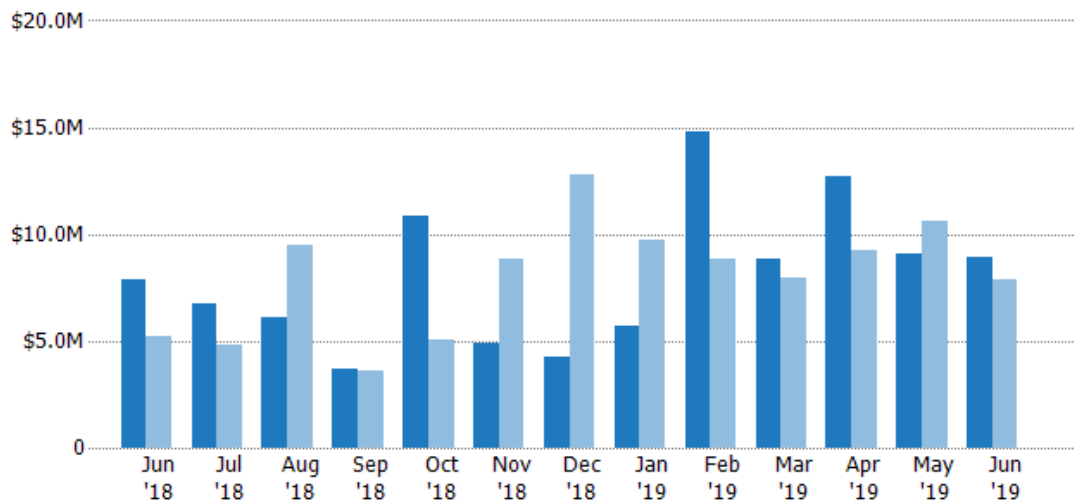
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Jun '19	\$8.95M	13.9%
Jun '18	\$7.86M	50.7%
Jun '17	\$5.22M	-42.5%



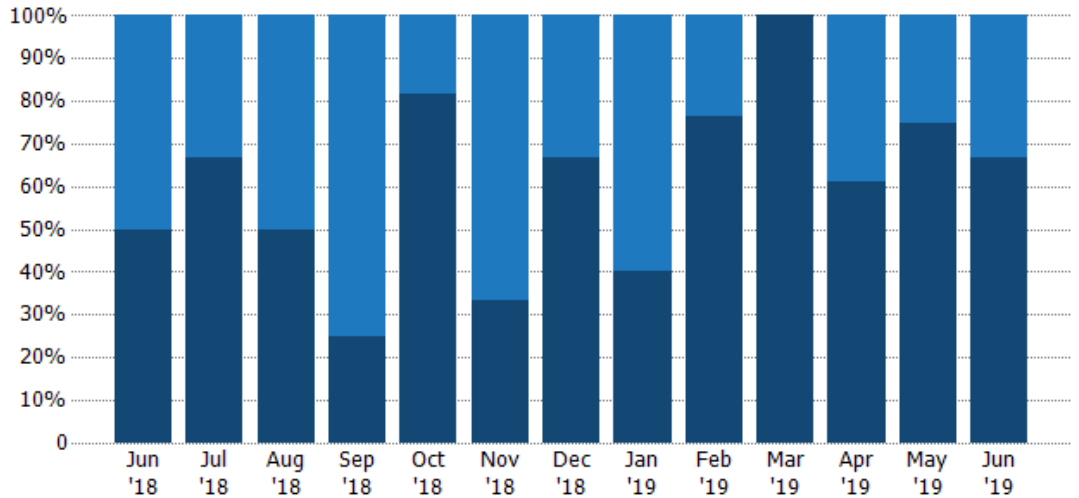
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$7.86M	\$6.74M	\$6.14M	\$3.73M	\$10.9M	\$4.88M	\$4.29M	\$5.74M	\$14.8M	\$8.82M	\$12.7M	\$9.09M	\$8.95M
Prior Year	\$5.22M	\$4.85M	\$9.52M	\$3.6M	\$5.08M	\$8.81M	\$12.8M	\$9.72M	\$8.83M	\$7.93M	\$9.26M	\$10.7M	\$7.86M
Percent Change from Prior Year	51%	39%	-35%	3%	114%	-45%	-66%	-41%	67%	11%	37%	-15%	14%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

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



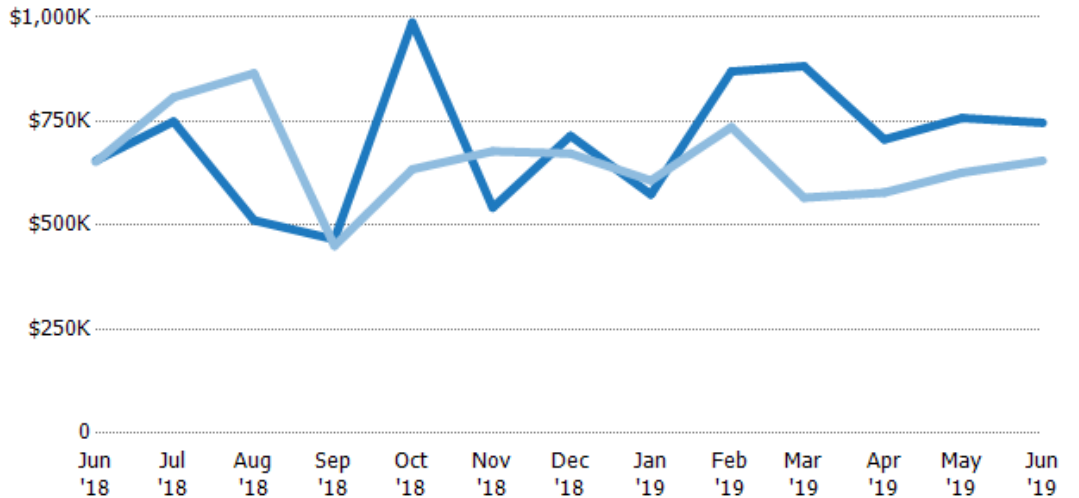
Condo/Townhouse	50%	33%	50%	75%	18%	67%	33%	60%	24%	-	39%	25%	33%
Single Family Residence	50%	67%	50%	25%	82%	33%	67%	40%	76%	100%	61%	75%	67%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

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



Current Year	\$655K	\$749K	\$512K	\$466K	\$987K	\$542K	\$715K	\$574K	\$870K	\$882K	\$706K	\$758K	\$746K
Prior Year	\$652K	\$808K	\$865K	\$451K	\$635K	\$678K	\$672K	\$607K	\$736K	\$566K	\$579K	\$627K	\$655K
Percent Change from Prior Year	0%	-7%	-41%	3%	56%	-20%	6%	-6%	18%	56%	22%	21%	14%

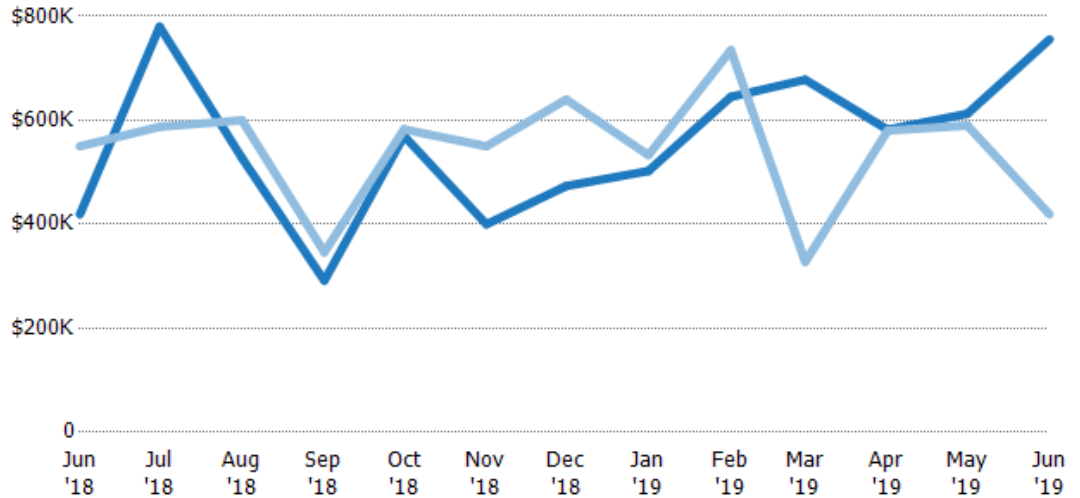
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

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

Month/ Year	Price	% Chg.
Jun '19	\$756K	80.4%
Jun '18	\$419K	-23.8%
Jun '17	\$550K	-18.2%



Current Year	\$419K	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$678K	\$582K	\$613K	\$756K
Prior Year	\$550K	\$588K	\$600K	\$346K	\$583K	\$550K	\$640K	\$533K	\$735K	\$328K	\$580K	\$590K	\$419K
Percent Change from Prior Year	-24%	33%	-12%	-16%	-2%	-27%	-26%	-6%	-12%	107%	0%	4%	80%

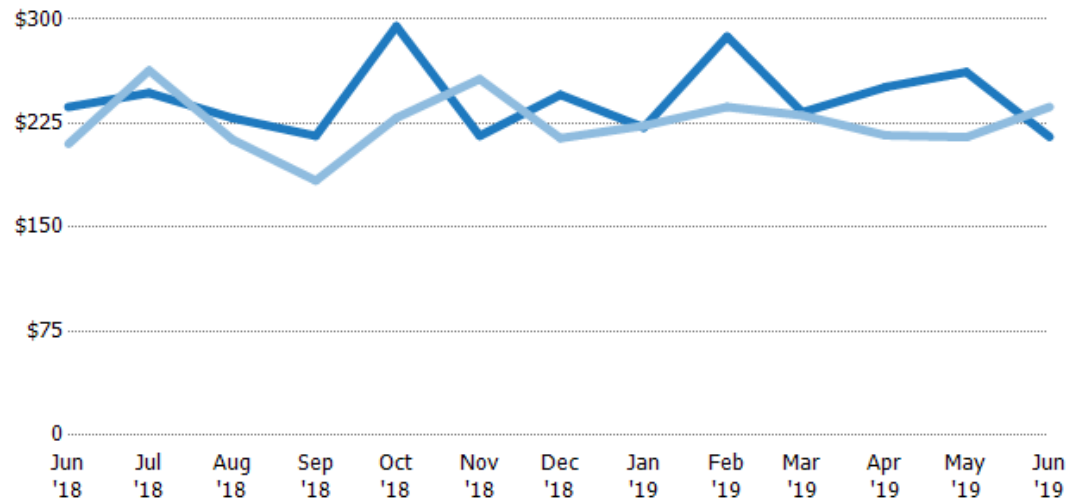
Average Sales Price per Sq Ft

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.
Jun '19	\$215	-9.1%
Jun '18	\$237	12.7%
Jun '17	\$210	-5.4%



Current Year	\$237	\$247	\$229	\$216	\$295	\$216	\$246	\$222	\$288	\$233	\$251	\$262	\$215
Prior Year	\$210	\$263	\$213	\$184	\$229	\$257	\$214	\$223	\$237	\$231	\$216	\$215	\$237
Percent Change from Prior Year	13%	-6%	7%	18%	29%	-16%	15%	-1%	21%	1%	16%	22%	-9%

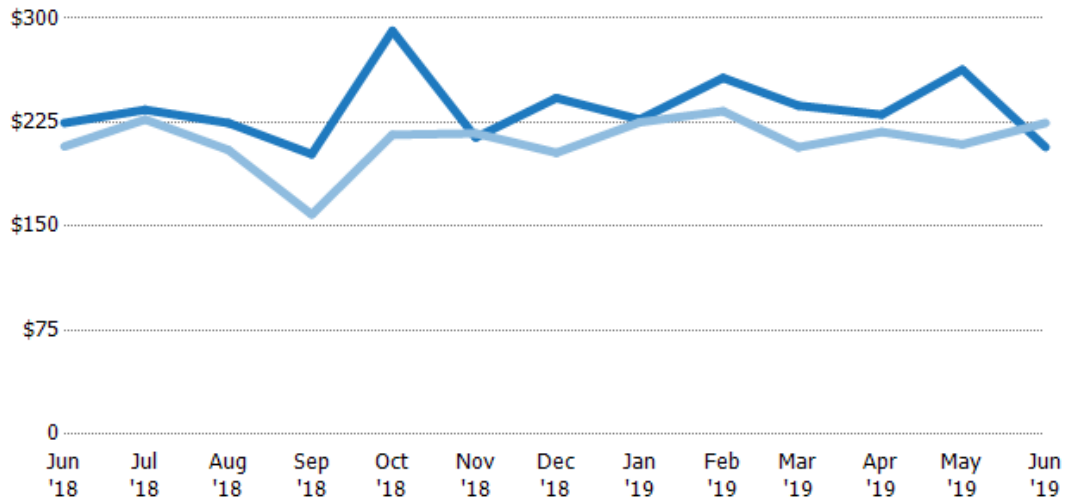
Median Sales Price per Sq Ft

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.
Jun '19	\$207	-7.8%
Jun '18	\$225	8.2%
Jun '17	\$208	2.2%



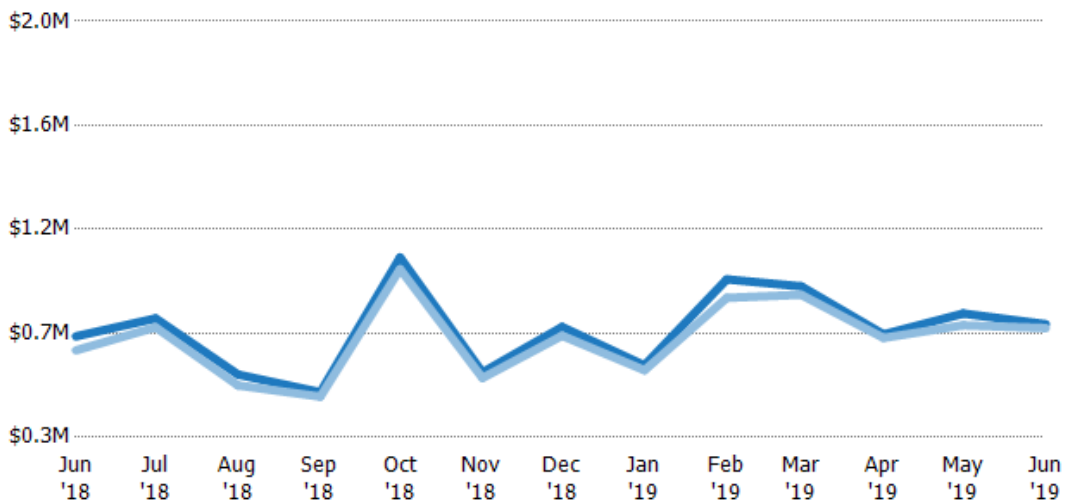
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$225	\$234	\$225	\$202	\$291	\$214	\$243	\$227	\$257	\$237	\$231	\$263	\$207
Prior Year	\$208	\$227	\$205	\$159	\$216	\$217	\$203	\$225	\$233	\$207	\$218	\$209	\$225
Percent Change from Prior Year	8%	3%	10%	27%	35%	-1%	19%	1%	10%	14%	6%	26%	-8%

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



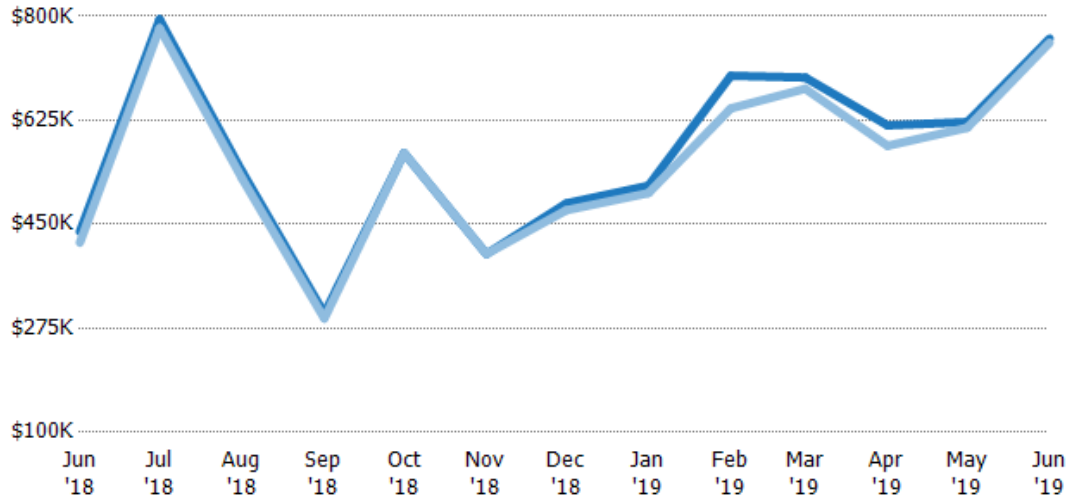
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg List Price	\$713K	\$786K	\$557K	\$484K	\$1.04M	\$565K	\$751K	\$594K	\$945K	\$917K	\$721K	\$806K	\$762K
Avg Sales Price	\$655K	\$749K	\$512K	\$466K	\$987K	\$542K	\$715K	\$574K	\$870K	\$882K	\$706K	\$758K	\$746K
Avg Sales Price as a % of Avg List Price	92%	95%	92%	96%	95%	96%	95%	97%	92%	96%	98%	94%	98%

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



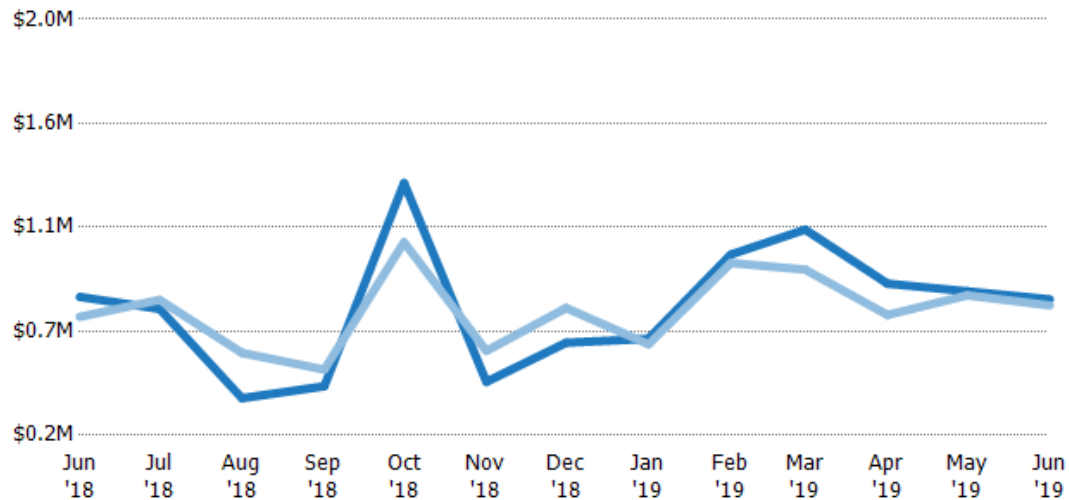
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median List Price	\$438K	\$795K	\$539K	\$300K	\$570K	\$400K	\$485K	\$515K	\$700K	\$697K	\$617K	\$622K	\$763K
Median Sales Price	\$419K	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$678K	\$582K	\$613K	\$756K
Med Sales Price as a % of Med List Price	96%	98%	98%	97%	100%	100%	98%	98%	92%	97%	94%	98%	99%

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



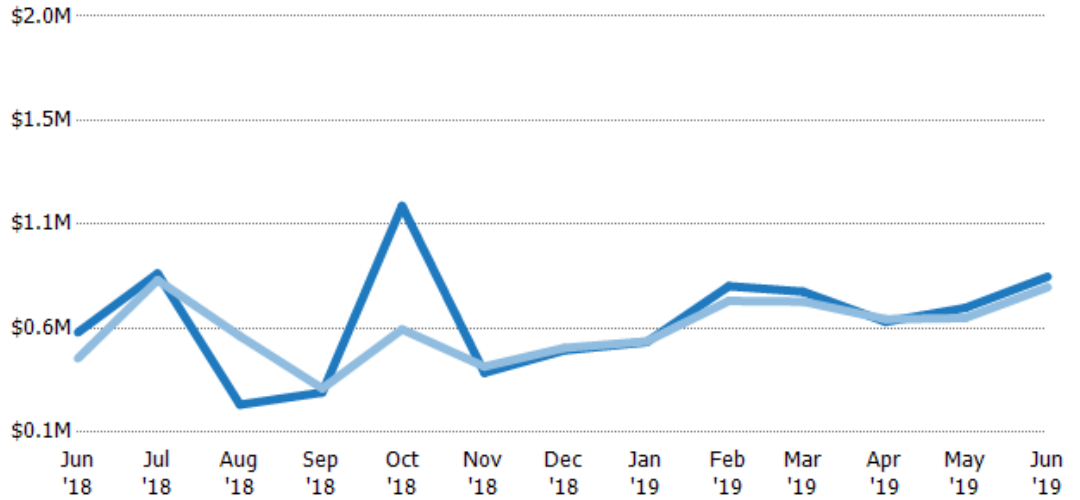
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg Est Value	\$799K	\$747K	\$360K	\$412K	\$1.29M	\$431K	\$600K	\$617K	\$982K	\$1.09M	\$856K	\$823K	\$789K
Avg Sales Price	\$713K	\$786K	\$557K	\$484K	\$1.04M	\$565K	\$751K	\$594K	\$945K	\$917K	\$721K	\$806K	\$762K
Avg Sales Price as a % of Avg Est Value	89%	105%	154%	117%	80%	131%	125%	96%	96%	84%	84%	98%	97%

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



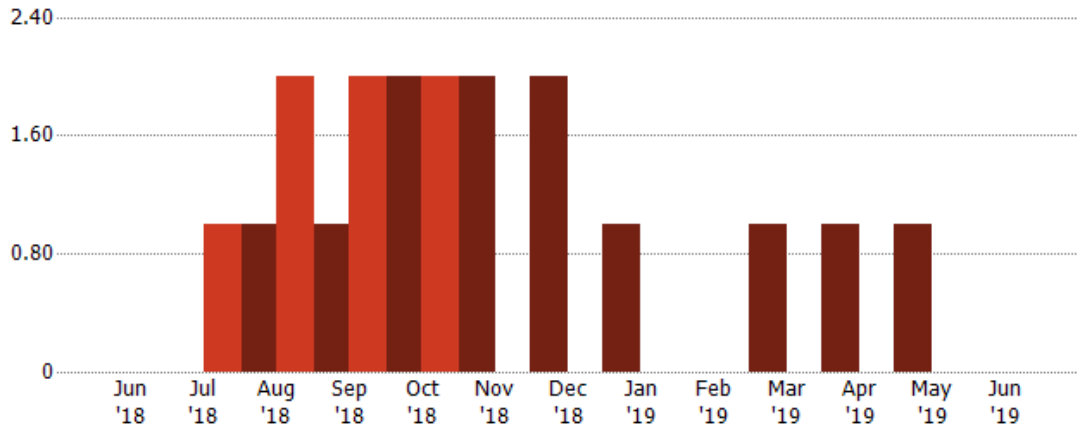
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$556K	\$825K	\$226K	\$282K	\$1.13M	\$372K	\$474K	\$511K	\$767K	\$742K	\$605K	\$668K	\$810K
Median Sales Price	\$438K	\$795K	\$539K	\$300K	\$570K	\$400K	\$485K	\$515K	\$700K	\$697K	\$617K	\$622K	\$763K
Med Sales Price as a % of Med Est Value	79%	96%	239%	106%	50%	108%	102%	101%	91%	94%	102%	93%	94%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

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



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	-	-	1	1	2	2	2	1	-	1	1	1	-
Prior Year	-	1	2	2	2	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-100%	-50%	-50%	0%	100%	100%	100%	-	100%	100%	100%	-

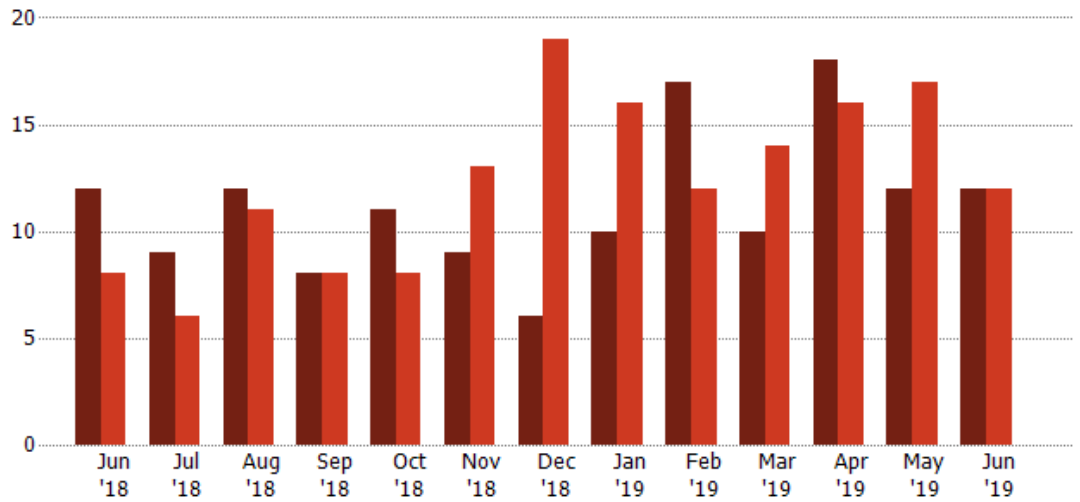
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jun '19	12	0%
Jun '18	12	50%
Jun '17	8	-12.5%



Current Year	12	9	12	8	11	9	6	10	17	10	18	12	12
Prior Year	8	6	11	8	8	13	19	16	12	14	16	17	12
Percent Change from Prior Year	50%	50%	9%	0%	38%	-31%	-68%	-38%	42%	-29%	13%	-29%	0%



Sales Activity by ZIP

Jun 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85377			12	\$8,954,350	\$746,196	\$755,675	\$210	\$205	49