



2017

CAREFREE MARKET REPORT

June 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	Jun 2017	Jun 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	17	11	+54.5%	137	143	-4.2%
New Listing Volume	\$14,267,150	\$5,478,750	+160.4%	\$112,974,228	\$103,030,953	+9.7%
Active Listing Count	95	122	-22.1%	793	921	-13.9%
Active Listing Volume	\$94,910,139	\$121,564,228	-21.9%	\$758,248,934	\$922,803,669	-17.8%
Average Listing Price	\$999,054	\$996,428	+0.3%	\$956,178	\$1,001,958	-4.6%
Median Listing Price	\$795,000	\$729,498	+9%	\$788,182	\$717,911	+9.8%
Average Listing Price per Sq Ft	\$255	\$237	+7.6%	\$255	\$248	+2.6%
Median Listing Price per Sq Ft	\$244	\$229	+6.8%	\$240	\$230	+4.2%
Median Days in RPR	114	140.5	-18.9%	116.44	123.18	-5.5%
Months of Inventory	5.3	7.6	-30.8%	12.2	11	+11.3%
Absorption Rate	18.95%	13.11%	+5.8%	8.2%	9.12%	-0.9%
Sales Activity Charts Metrics						
New Pending Sales Count	8	9	-11.1%	92	81	+13.6%
New Pending Sales Volume	\$6,321,400	\$5,158,100	+22.6%	\$64,799,530	\$49,316,571	+31.4%
Pending Sales Count	14	13	+7.7%	99	92	+7.6%
Pending Sales Volume	\$10,010,900	\$6,950,595	+44%	\$69,995,580	\$60,874,105	+15%
Closed Sales Count	10	8	+25%	82	65	+26.2%
Closed Sales Volume	\$6,833,000	\$3,589,250	+90.4%	\$55,553,167	\$43,678,735	+27.2%
Average Sales Price	\$683,300	\$448,656	+52.3%	\$677,478	\$671,981	+0.8%
Median Sales Price	\$672,500	\$461,000	+45.9%	\$586,339	\$568,823	+3.1%
Average Sales Price per Sq Ft	\$220	\$199	+10.3%	\$228	\$237	-3.7%
Median Sales Price per Sq Ft	\$209	\$207	+1%	\$216	\$221	-2.4%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	8	16	-50%

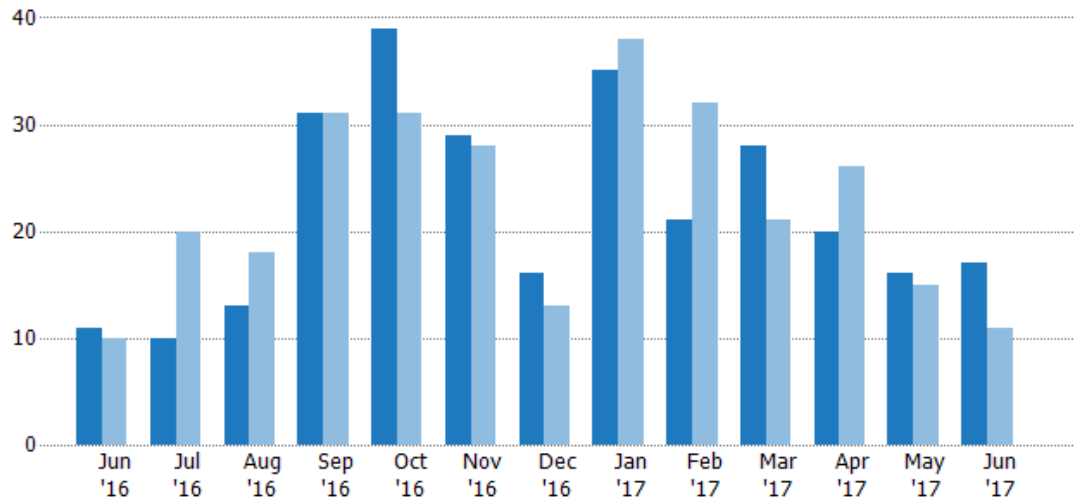
New Listings

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.
Jun '17	17	54.5%
Jun '16	11	10%
Jun '15	10	30%



Current Year	11	10	13	31	39	29	16	35	21	28	20	16	17
Prior Year	10	20	18	31	31	28	13	38	32	21	26	15	11
Percent Change from Prior Year	10%	-50%	-28%	0%	26%	4%	23%	-8%	-34%	33%	-23%	7%	55%

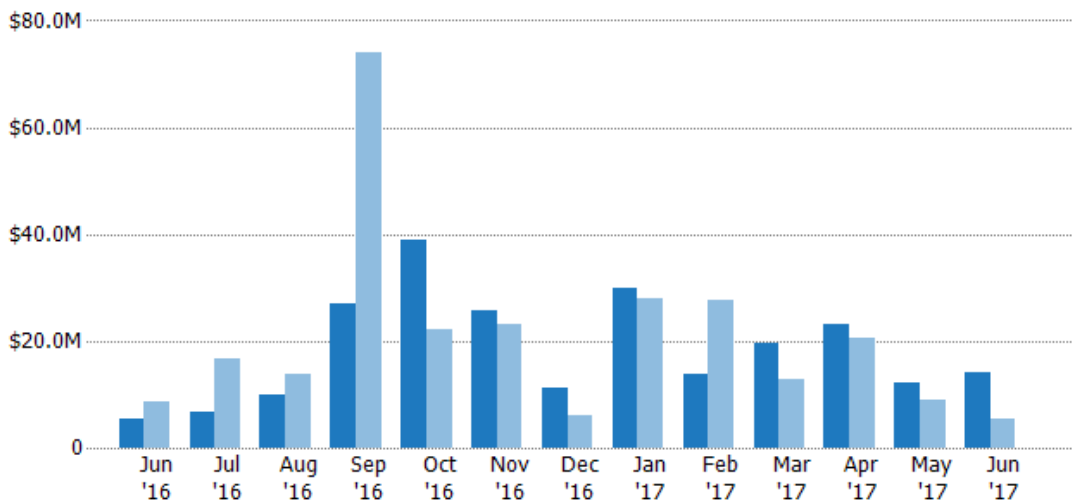
New Listing Volume

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.
Jun '17	\$14.3M	160.4%
Jun '16	\$5.48M	-36.5%
Jun '15	\$8.63M	-19.8%



Current Year	\$5.48M	\$6.77M	\$9.8M	\$27M	\$39.1M	\$25.8M	\$11.2M	\$30M	\$13.8M	\$19.7M	\$23M	\$12.2M	\$14.3M
Prior Year	\$8.63M	\$16.7M	\$13.9M	\$74M	\$22M	\$23M	\$6.2M	\$28M	\$27.6M	\$12.7M	\$20.4M	\$8.82M	\$5.48M
Percent Change from Prior Year	-37%	-59%	-30%	-63%	77%	12%	80%	7%	-50%	54%	13%	38%	160%

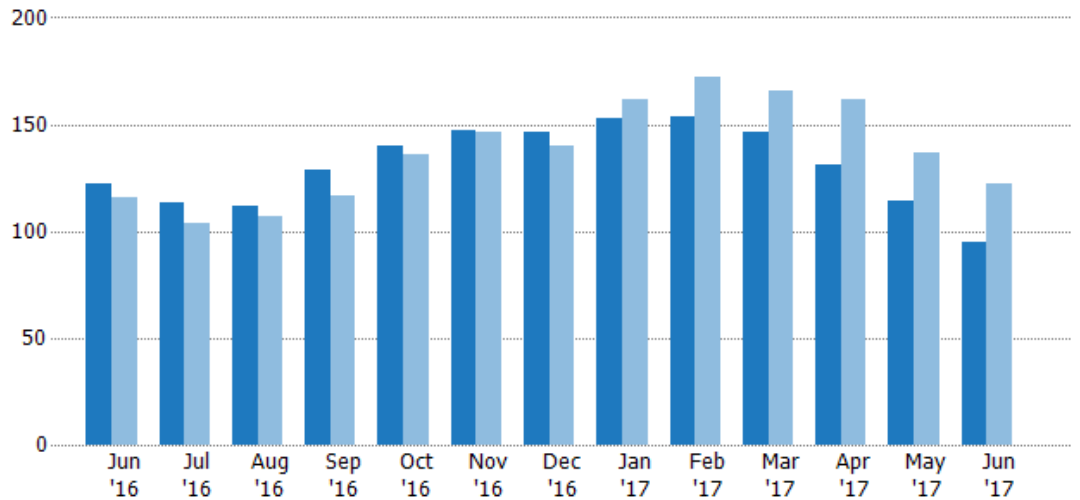
Active Listings

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.
Jun '17	95	-22.1%
Jun '16	122	5.2%
Jun '15	116	-9.5%



Current Year	122	113	112	129	140	147	146	153	154	146	131	114	95
Prior Year	116	104	107	117	136	146	140	162	172	166	162	137	122
Percent Change from Prior Year	5%	9%	5%	10%	3%	1%	4%	-6%	-10%	-12%	-19%	-17%	-22%

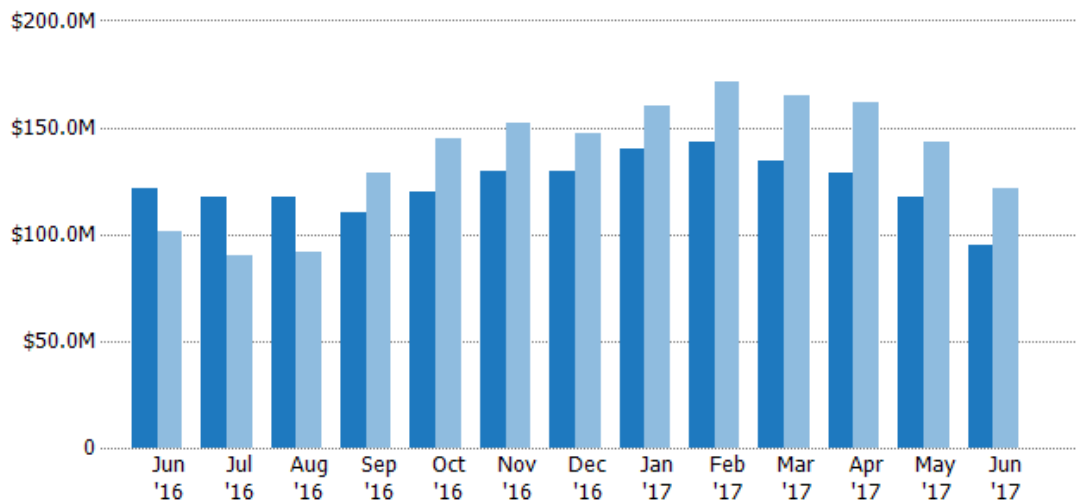
Active Listing Volume

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.
Jun '17	\$94.9M	-21.9%
Jun '16	\$122M	19.8%
Jun '15	\$101M	-8.8%



Current Year	\$122M	\$117M	\$117M	\$110M	\$120M	\$130M	\$129M	\$140M	\$143M	\$134M	\$129M	\$117M	\$94.9M
Prior Year	\$101M	\$90.2M	\$91.2M	\$129M	\$144M	\$152M	\$148M	\$160M	\$172M	\$165M	\$161M	\$143M	\$122M
Percent Change from Prior Year	20%	30%	29%	-15%	-17%	-15%	-12%	-13%	-16%	-18%	-20%	-18%	-22%

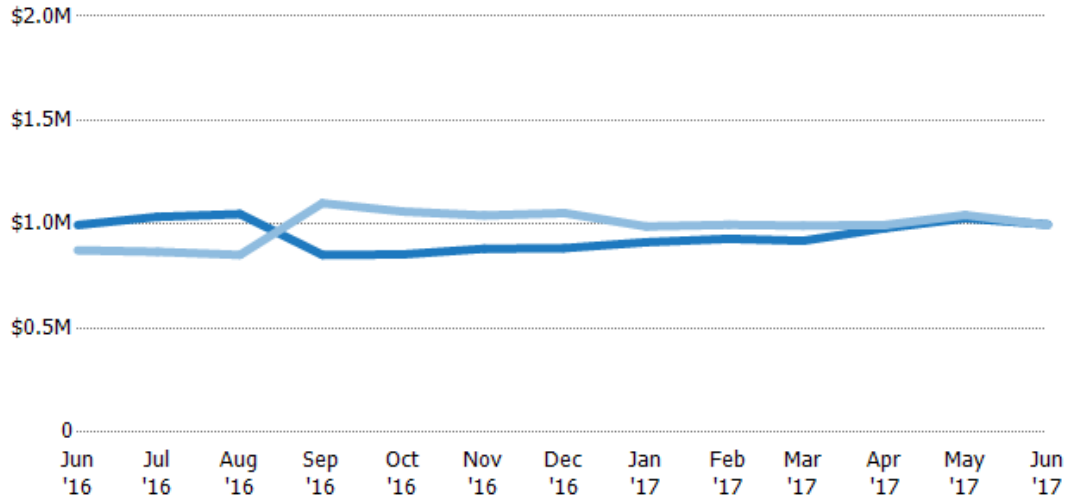
Average Listing Price

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.
Jun '17	\$999K	0.3%
Jun '16	\$996K	13.9%
Jun '15	\$875K	0.8%



Current Year	\$996K	\$1.04M	\$1.05M	\$853K	\$855K	\$882K	\$885K	\$914K	\$930K	\$921K	\$982K	\$1.03M	\$999K
Prior Year	\$875K	\$867K	\$853K	\$1.1M	\$1.06M	\$1.04M	\$1.05M	\$989K	\$997K	\$993K	\$997K	\$1.04M	\$996K
Percent Change from Prior Year	14%	19%	23%	-23%	-19%	-15%	-16%	-8%	-7%	-7%	-2%	-1%	0%

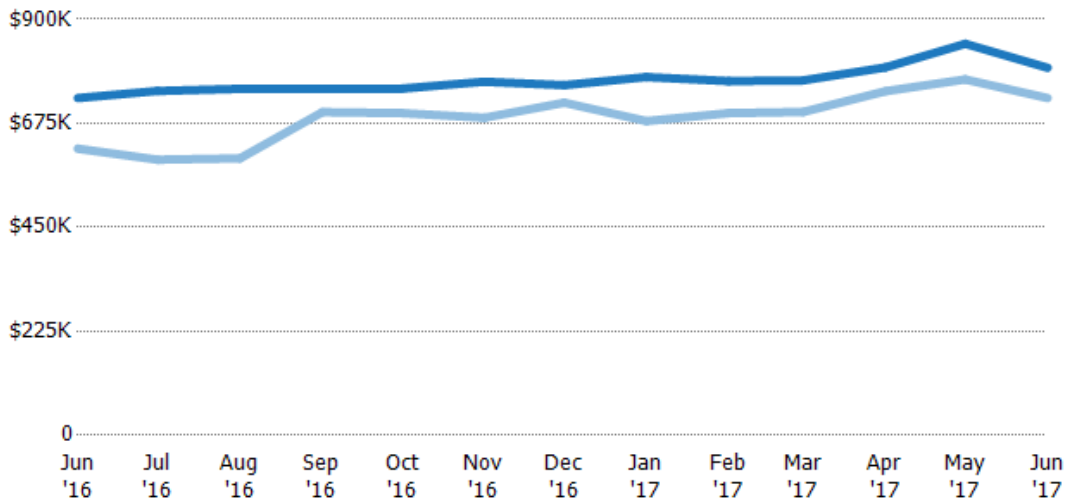
Median Listing Price

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.
Jun '17	\$795K	9%
Jun '16	\$729K	17.7%
Jun '15	\$620K	-1.6%



Current Year	\$729K	\$745K	\$750K	\$749K	\$750K	\$765K	\$758K	\$775K	\$766K	\$768K	\$796K	\$847K	\$795K
Prior Year	\$620K	\$596K	\$599K	\$699K	\$697K	\$687K	\$719K	\$680K	\$697K	\$699K	\$744K	\$770K	\$729K
Percent Change from Prior Year	18%	25%	25%	7%	8%	11%	5%	14%	10%	10%	7%	10%	9%

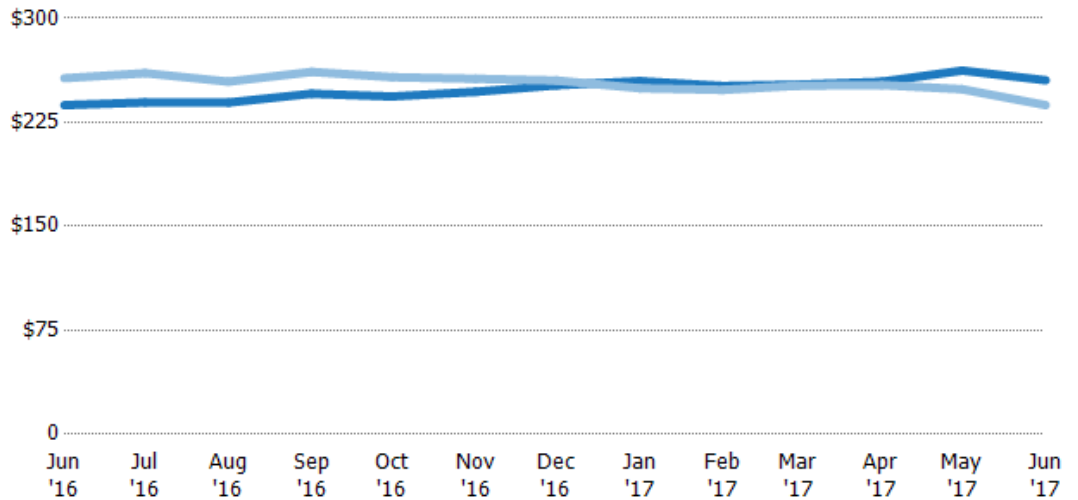
Average Listing Price per Sq Ft

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.
Jun '17	\$255	7.6%
Jun '16	\$237	-7.6%
Jun '15	\$257	-4%



Current Year	\$237	\$239	\$239	\$246	\$244	\$247	\$252	\$255	\$251	\$252	\$254	\$262	\$255
Prior Year	\$257	\$260	\$254	\$261	\$258	\$256	\$255	\$250	\$248	\$251	\$252	\$249	\$237
Percent Change from Prior Year	-8%	-8%	-6%	-6%	-5%	-4%	-1%	2%	1%	0%	1%	5%	8%

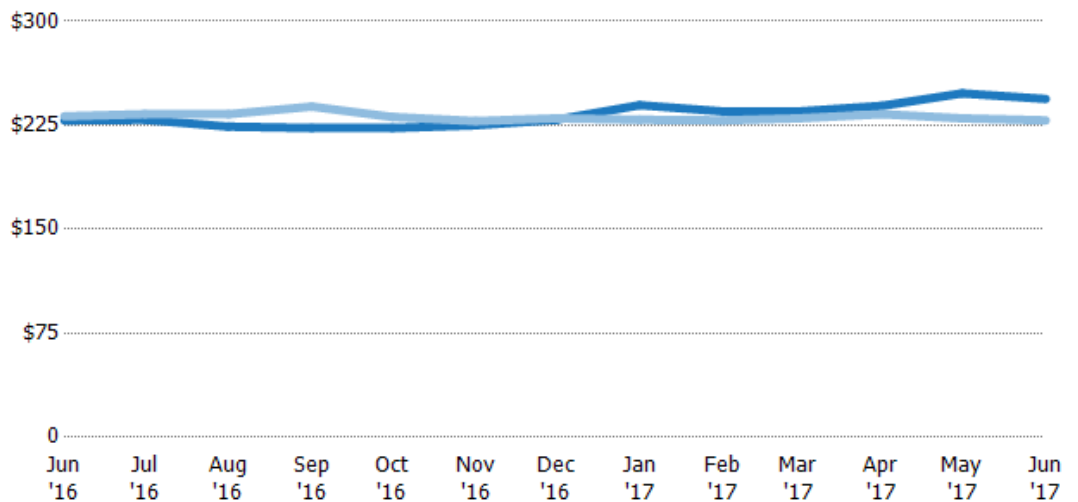
Median Listing Price per Sq Ft

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.
Jun '17	\$244	6.8%
Jun '16	\$229	-1.3%
Jun '15	\$232	-0.6%



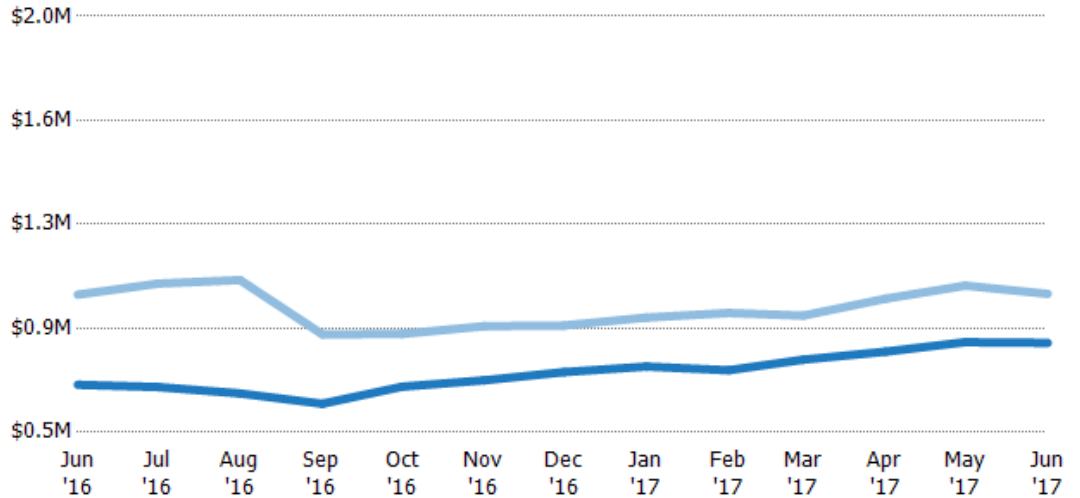
Current Year	\$229	\$229	\$224	\$223	\$223	\$225	\$229	\$240	\$235	\$235	\$239	\$248	\$244
Prior Year	\$232	\$233	\$233	\$239	\$231	\$228	\$230	\$229	\$229	\$230	\$233	\$230	\$229
Percent Change from Prior Year	-1%	-2%	-4%	-6%	-3%	-1%	0%	5%	3%	2%	3%	8%	7%

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



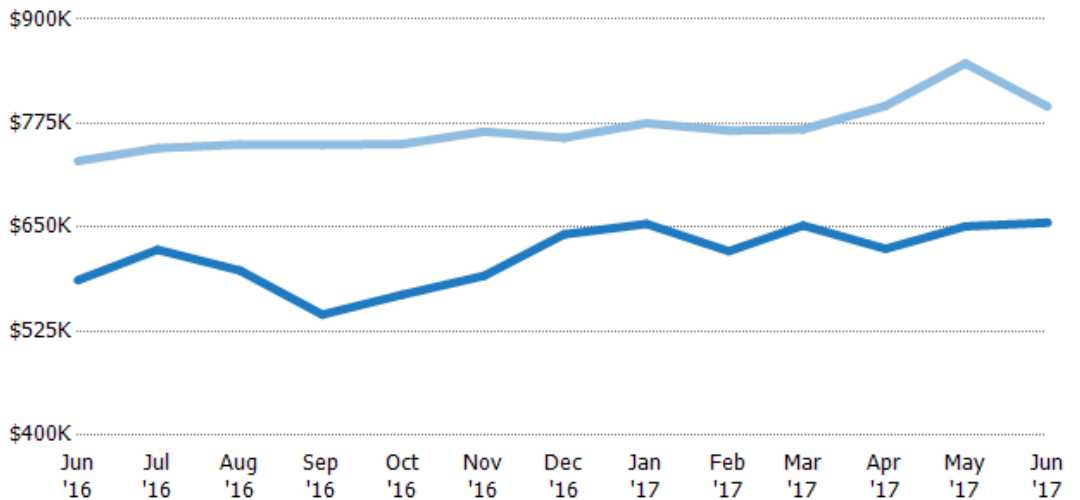
Avg Est Value	\$671K	\$663K	\$640K	\$603K	\$664K	\$687K	\$717K	\$737K	\$724K	\$762K	\$791K	\$825K	\$822K
Avg Listing Price	\$996K	\$1.04M	\$1.05M	\$853K	\$855K	\$882K	\$885K	\$914K	\$930K	\$921K	\$982K	\$1.03M	\$999K
Avg Listing Price as a % of Avg Est Value	148%	156%	164%	142%	129%	128%	123%	124%	129%	121%	124%	125%	121%

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	\$586K	\$623K	\$598K	\$545K	\$569K	\$592K	\$641K	\$654K	\$621K	\$652K	\$624K	\$651K	\$656K
Median Listing Price	\$729K	\$745K	\$750K	\$749K	\$750K	\$765K	\$758K	\$775K	\$766K	\$768K	\$796K	\$847K	\$795K
Med Listing Price as a % of Med Est Value	124%	120%	125%	137%	132%	129%	118%	119%	123%	118%	128%	130%	121%

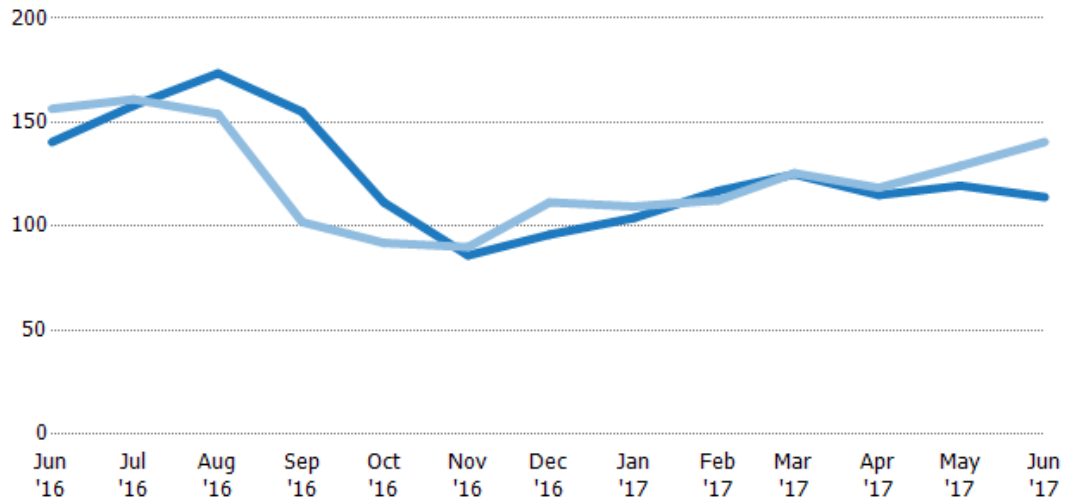
Median Days in RPR

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.
Jun '17	114	-18.9%
Jun '16	141	-10.2%
Jun '15	157	3.5%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	141	158	174	155	112	86	96	104	117	125	115	120	114
Prior Year	157	161	154	102	92	90	112	110	113	126	119	129	141
Percent Change from Prior Year	-10%	-2%	13%	52%	21%	-4%	-14%	-5%	4%	0%	-3%	-7%	-19%

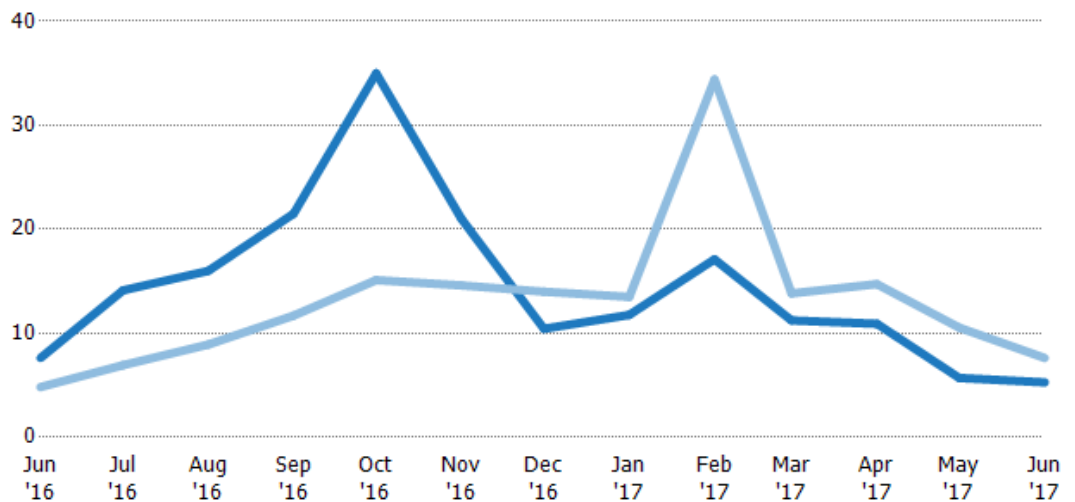
Months of Inventory

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.
Jun '17	5.28	-30.8%
Jun '16	7.63	57.8%
Jun '15	4.83	55.2%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	7.63	14.1	16	21.5	35	21	10.4	11.8	17.1	11.2	10.9	5.7	5.28
Prior Year	4.83	6.93	8.92	11.7	15.1	14.6	14	13.5	34.4	13.8	14.7	10.5	7.63
Percent Change from Prior Year	58%	104%	79%	84%	132%	44%	-26%	-13%	-50%	-19%	-26%	-46%	-31%

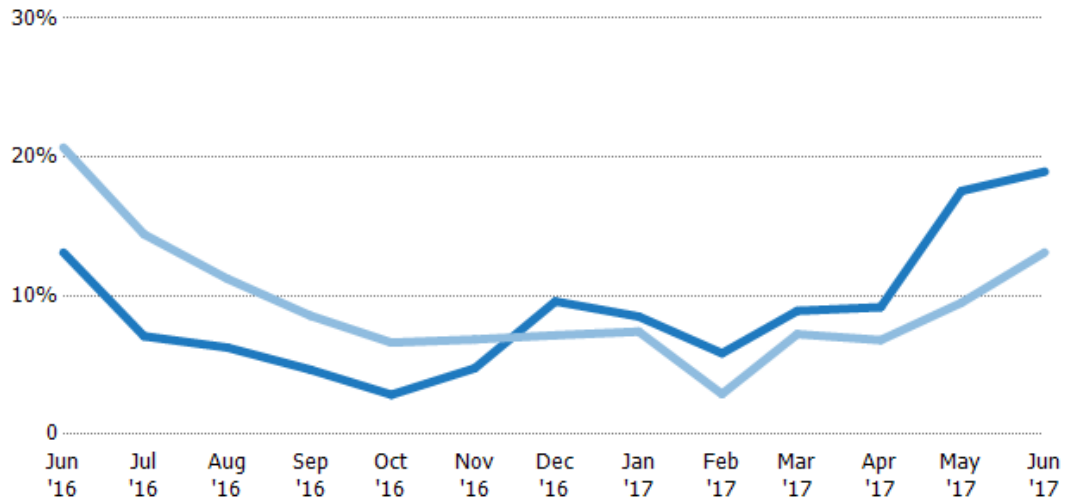
Absorption Rate

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.
Jun '17	19%	-5.8%
Jun '16	13%	7.6%
Jun '15	21%	-35.5%



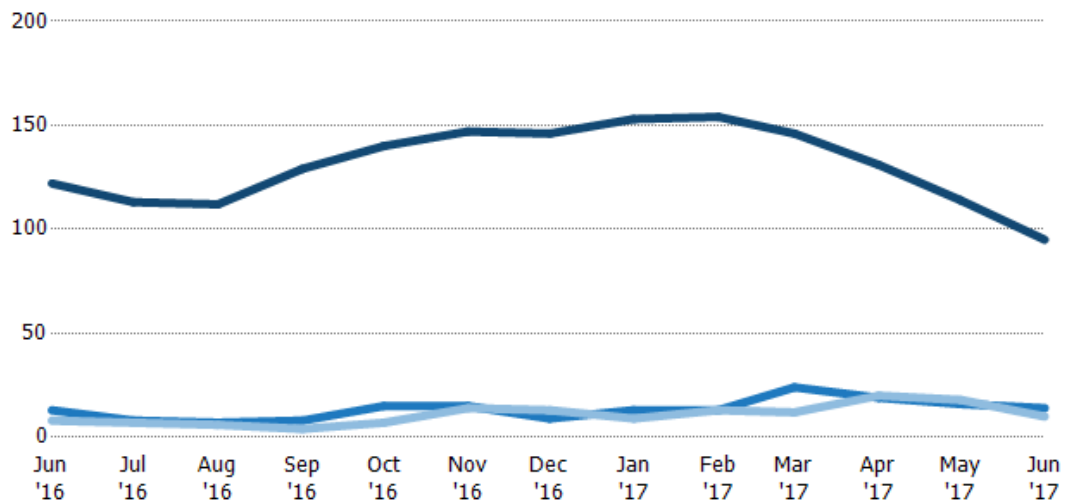
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	13%	7%	6%	5%	3%	5%	10%	8%	6%	9%	9%	18%	19%
Prior Year	21%	14%	11%	9%	7%	7%	7%	7%	3%	7%	7%	9%	13%
Change from Prior Year	8%	7%	5%	4%	4%	2%	-2%	-1%	-3%	-2%	-2%	-8%	-6%

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



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Active	122	113	112	129	140	147	146	153	154	146	131	114	95
Pending	13	8	7	8	15	15	9	13	13	24	19	16	14
Sold	8	7	6	4	7	14	13	9	13	12	20	18	10

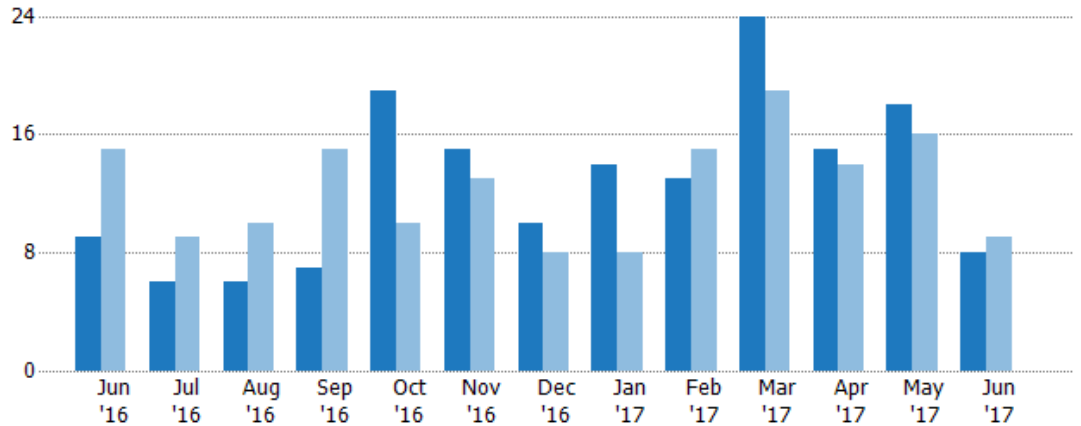
New Pending Sales

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.
Jun '17	8	-11.1%
Jun '16	9	-40%
Jun '15	15	-46.7%



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

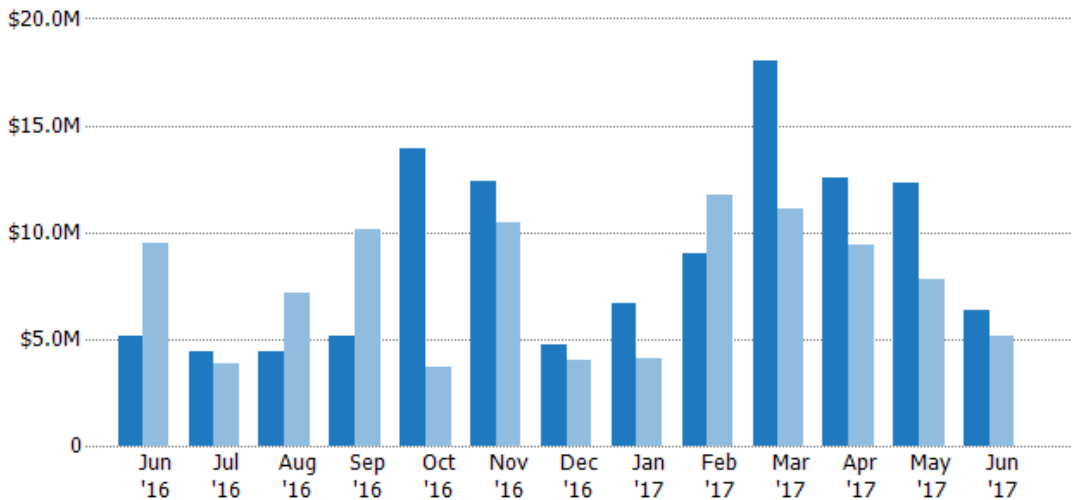
New Pending Sales Volume

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.
Jun '17	\$6.32M	22.6%
Jun '16	\$5.16M	-45.6%
Jun '15	\$9.47M	-38.5%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	\$5.16M	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M	\$4.76M	\$6.68M	\$8.97M	\$18M	\$12.6M	\$12.3M	\$6.32M
Prior Year	\$9.47M	\$3.86M	\$7.12M	\$10.2M	\$3.66M	\$10.5M	\$4.01M	\$4.05M	\$11.7M	\$11.1M	\$9.42M	\$7.83M	\$5.16M
Percent Change from Prior Year	-46%	15%	-38%	-49%	281%	18%	19%	65%	-24%	62%	33%	57%	23%

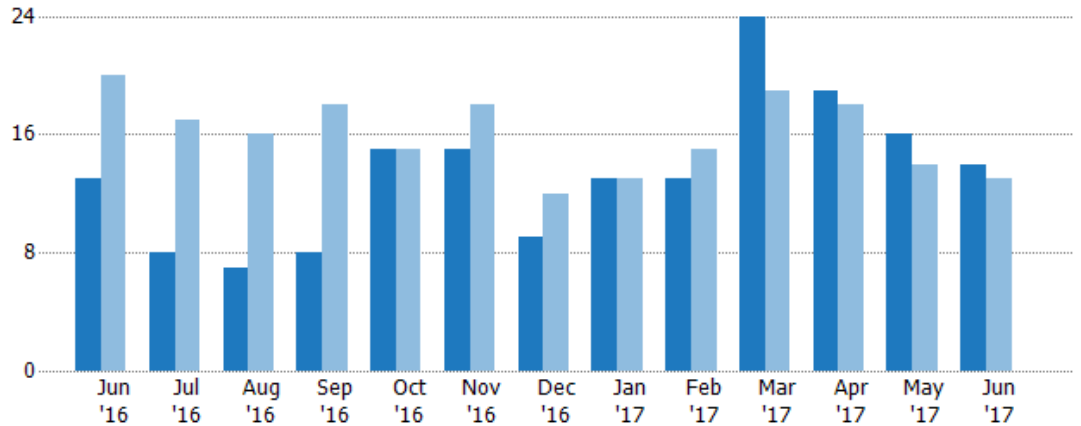
Pending Sales

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.
Jun '17	14	7.7%
Jun '16	13	-35%
Jun '15	20	-55%



Current Year	13	8	7	8	15	15	9	13	13	24	19	16	14
Prior Year	20	17	16	18	15	18	12	13	15	19	18	14	13
Percent Change from Prior Year	-35%	-53%	-56%	-56%	0%	-17%	-25%	0%	-13%	26%	6%	14%	8%

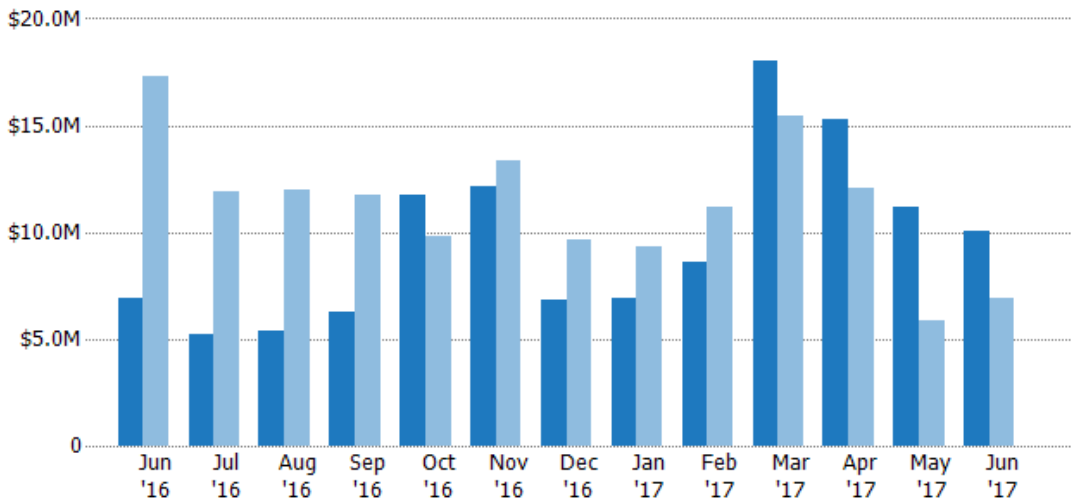
Pending Sales Volume

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.
Jun '17	\$10M	44%
Jun '16	\$6.95M	-59.8%
Jun '15	\$17.3M	-57.4%



Current Year	\$6.95M	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M	\$6.87M	\$6.87M	\$8.64M	\$18M	\$15.3M	\$11.2M	\$10M
Prior Year	\$17.3M	\$11.9M	\$12M	\$11.7M	\$9.79M	\$13.3M	\$9.64M	\$9.35M	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M
Percent Change from Prior Year	-60%	-56%	-55%	-47%	20%	-9%	-29%	-27%	-23%	17%	26%	90%	44%

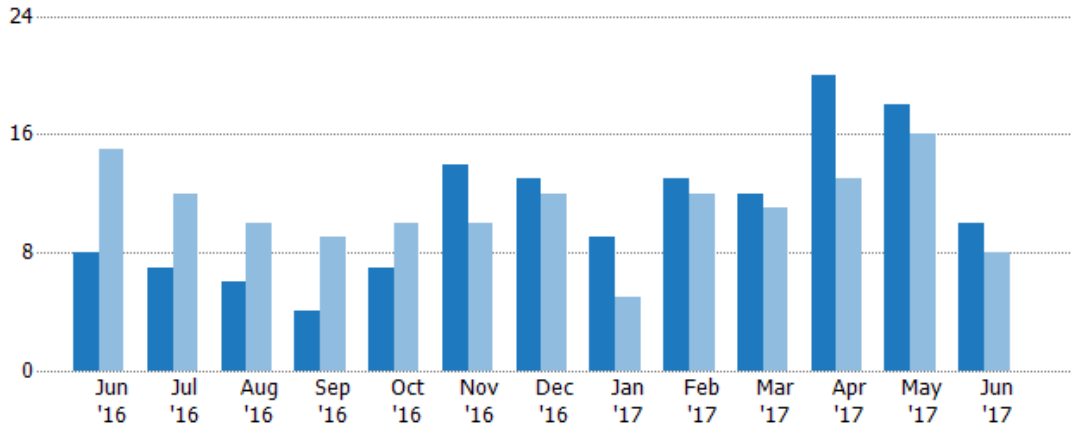
Closed Sales

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.
Jun '17	10	25%
Jun '16	8	-46.7%
Jun '15	15	-66.7%



Current Year	8	7	6	4	7	14	13	9	13	12	20	18	10
Prior Year	15	12	10	9	10	10	12	5	12	11	13	16	8
Percent Change from Prior Year	-47%	-42%	-40%	-56%	-30%	40%	8%	80%	8%	9%	54%	13%	25%

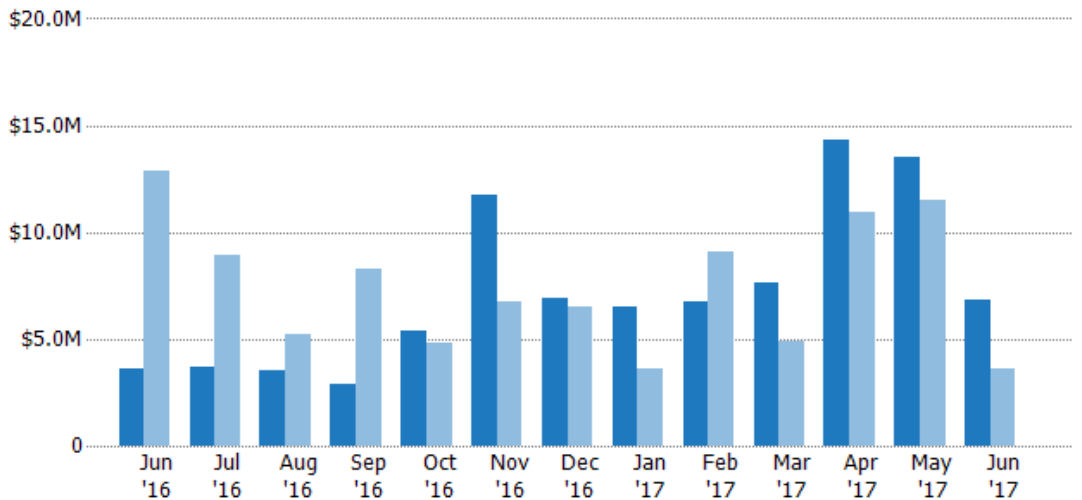
Closed Sales Volume

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.
Jun '17	\$6.83M	90.4%
Jun '16	\$3.59M	-72%
Jun '15	\$12.8M	-74.8%



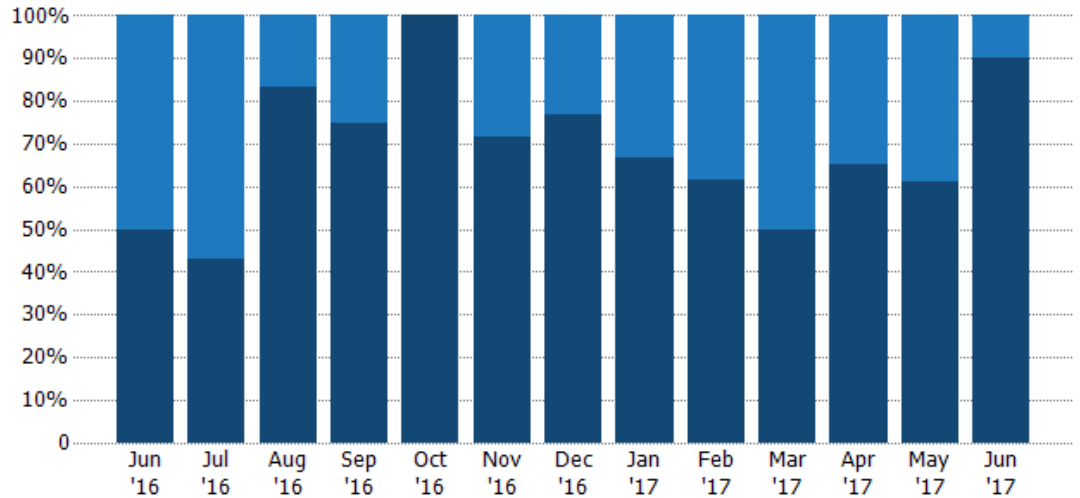
Current Year	\$3.59M	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M	\$6.94M	\$6.54M	\$6.77M	\$7.6M	\$14.3M	\$13.5M	\$6.83M
Prior Year	\$12.8M	\$8.92M	\$5.25M	\$8.26M	\$4.83M	\$6.76M	\$6.5M	\$3.64M	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M
Percent Change from Prior Year	-72%	-59%	-33%	-65%	12%	74%	7%	80%	-26%	55%	31%	17%	90%

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



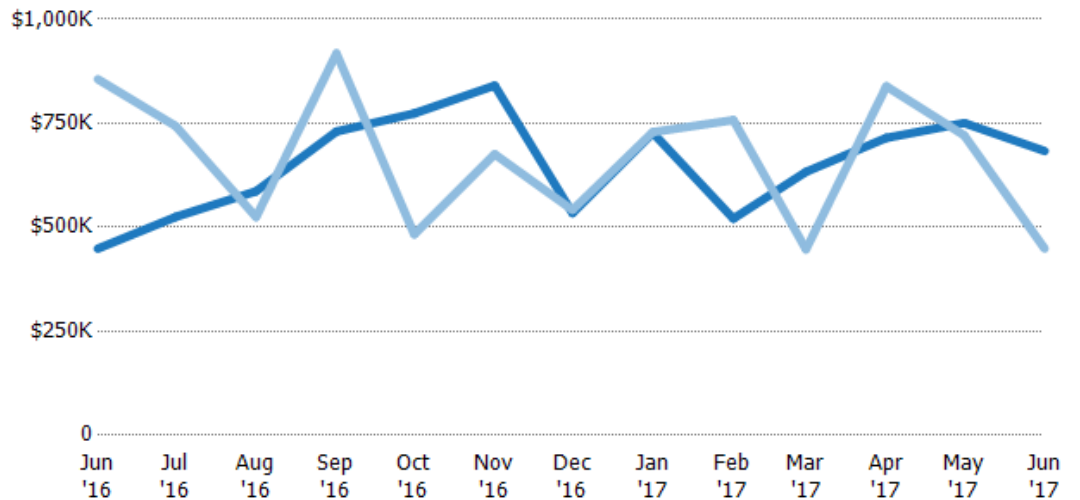
Condo/Townhouse	50%	57%	17%	25%	-	29%	23%	33%	38%	50%	35%	39%	10%
Single Family Residence	50%	43%	83%	75%	100%	71%	77%	67%	62%	50%	65%	61%	90%

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



Current Year	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K
Prior Year	\$856K	\$743K	\$525K	\$918K	\$483K	\$676K	\$542K	\$729K	\$758K	\$447K	\$839K	\$721K	\$449K
Percent Change from Prior Year	-48%	-29%	12%	-20%	60%	24%	-1%	0%	-31%	42%	-15%	4%	52%

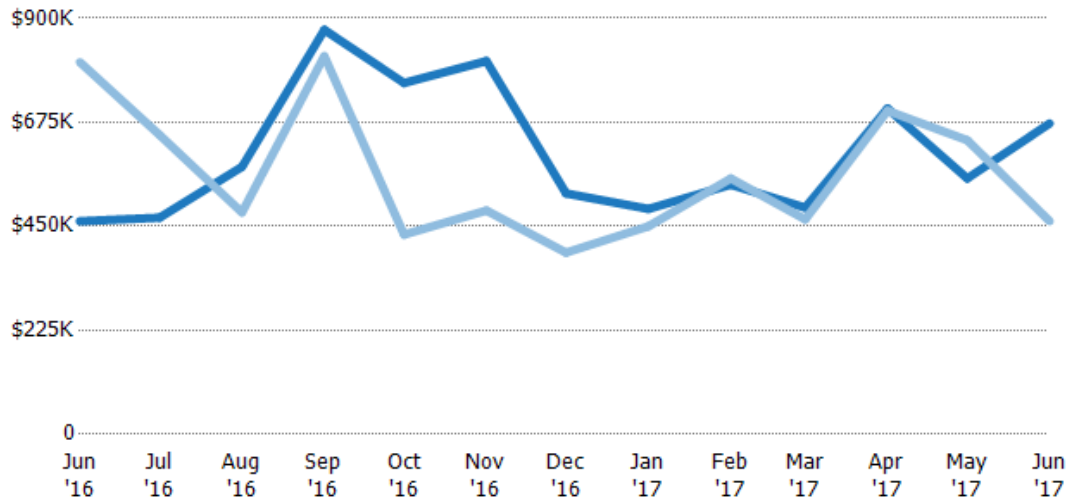
Median Sales Price

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.
Jun '17	\$673K	45.9%
Jun '16	\$461K	-42.7%
Jun '15	\$805K	-19.5%



Current Year	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K
Prior Year	\$805K	\$648K	\$480K	\$818K	\$432K	\$484K	\$393K	\$450K	\$553K	\$465K	\$700K	\$636K	\$461K
Percent Change from Prior Year	-43%	-28%	21%	7%	76%	67%	33%	8%	-2%	5%	1%	-13%	46%

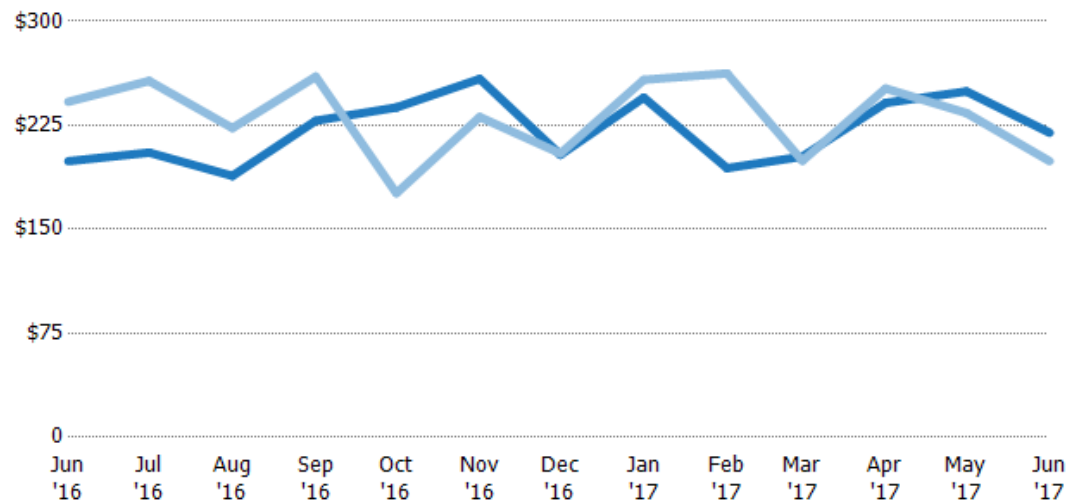
Average Sales Price per Sq Ft

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 '17	\$220	10.3%
Jun '16	\$199	-17.7%
Jun '15	\$242	-11.4%



Current Year	\$199	\$205	\$189	\$228	\$238	\$258	\$204	\$245	\$194	\$202	\$241	\$249	\$220
Prior Year	\$242	\$257	\$223	\$260	\$176	\$231	\$205	\$258	\$262	\$199	\$252	\$234	\$199
Percent Change from Prior Year	-18%	-20%	-15%	-12%	35%	12%	0%	-5%	-26%	2%	-4%	7%	10%

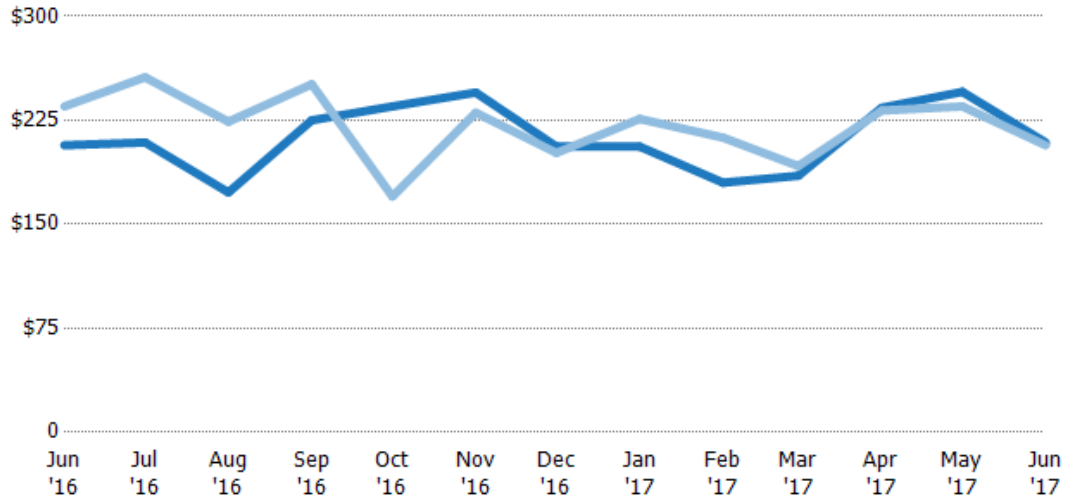
Median Sales Price per Sq Ft

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 '17	\$209	1%
Jun '16	\$207	-11.9%
Jun '15	\$235	0%



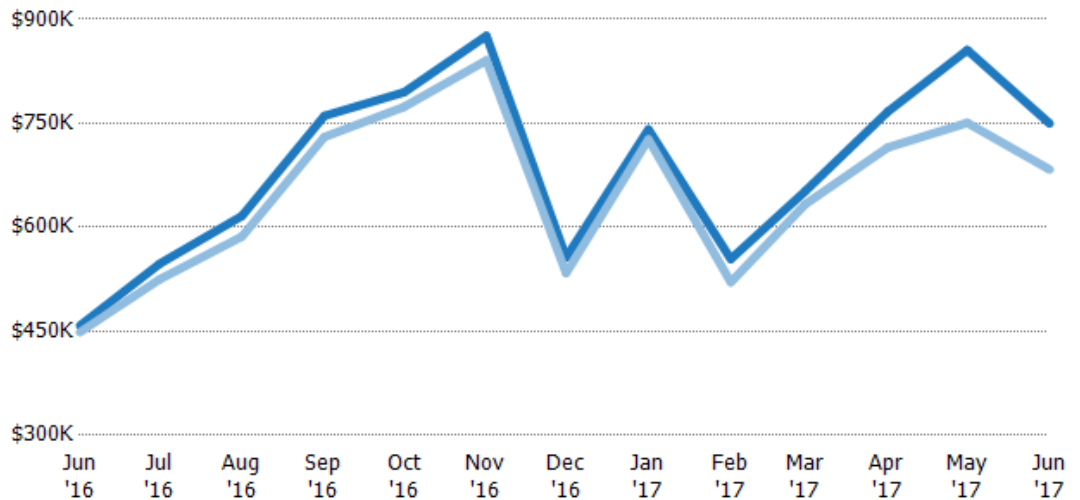
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	\$207	\$209	\$173	\$225	\$235	\$245	\$206	\$206	\$180	\$185	\$234	\$246	\$209
Prior Year	\$235	\$256	\$224	\$251	\$170	\$231	\$202	\$226	\$213	\$192	\$232	\$235	\$207
Percent Change from Prior Year	-12%	-18%	-23%	-10%	38%	6%	2%	-9%	-15%	-4%	1%	4%	1%

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



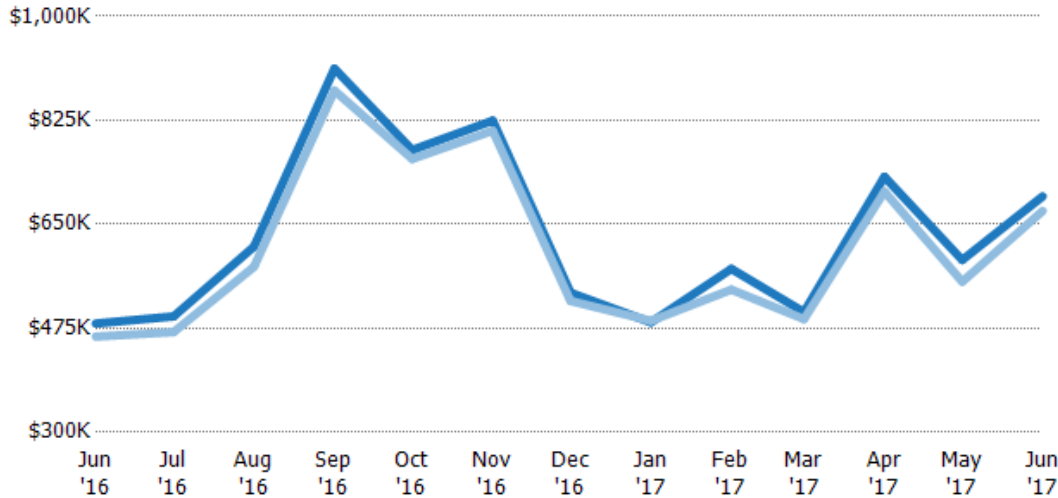
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Avg List Price	\$458K	\$547K	\$616K	\$761K	\$795K	\$876K	\$557K	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K
Avg Sales Price	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K
Avg Sales Price as a % of Avg List Price	98%	96%	95%	96%	97%	96%	96%	98%	94%	97%	93%	88%	91%

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



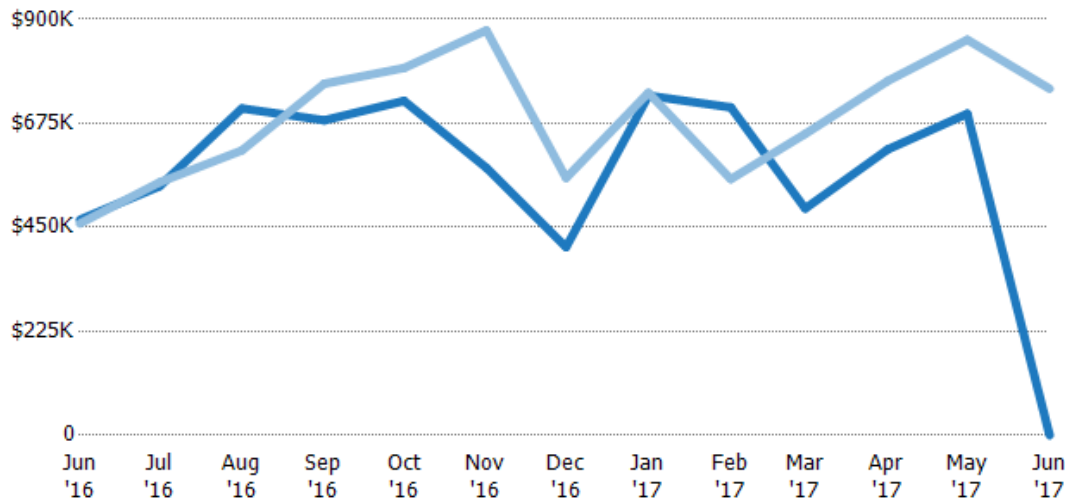
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Median List Price	\$483K	\$495K	\$613K	\$912K	\$775K	\$824K	\$535K	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K
Median Sales Price	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K
Med Sales Price as a % of Med List Price	95%	95%	94%	96%	98%	98%	97%	101%	94%	98%	97%	94%	96%

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



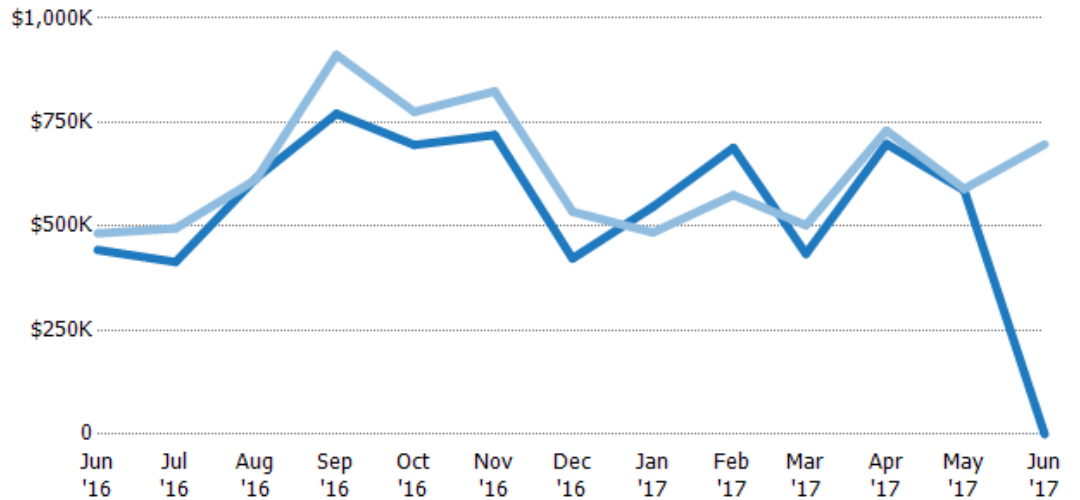
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Avg Est Value	\$466K	\$539K	\$707K	\$681K	\$723K	\$579K	\$407K	\$735K	\$709K	\$491K	\$618K	\$696K	\$0
Avg Sales Price	\$458K	\$547K	\$616K	\$761K	\$795K	\$876K	\$557K	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K
Avg Sales Price as a % of Avg Est Value	98%	102%	87%	112%	110%	151%	137%	101%	78%	133%	124%	123%	100%

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



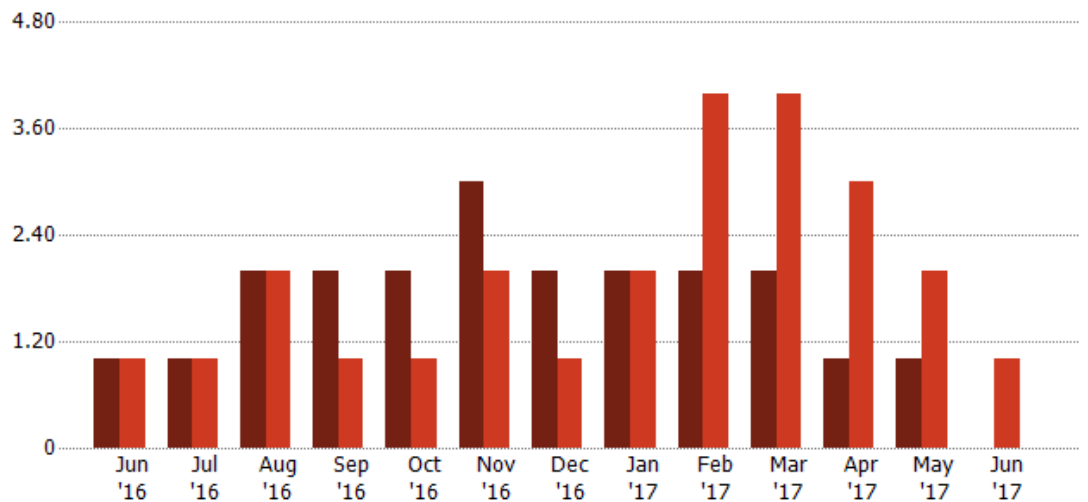
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Median Est Value	\$443K	\$414K	\$616K	\$771K	\$696K	\$719K	\$423K	\$547K	\$689K	\$434K	\$698K	\$587K	\$0
Median Sales Price	\$483K	\$495K	\$613K	\$912K	\$775K	\$824K	\$535K	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K
Med Sales Price as a % of Med Est Value	109%	120%	99%	118%	111%	115%	127%	89%	83%	116%	105%	101%	100%

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



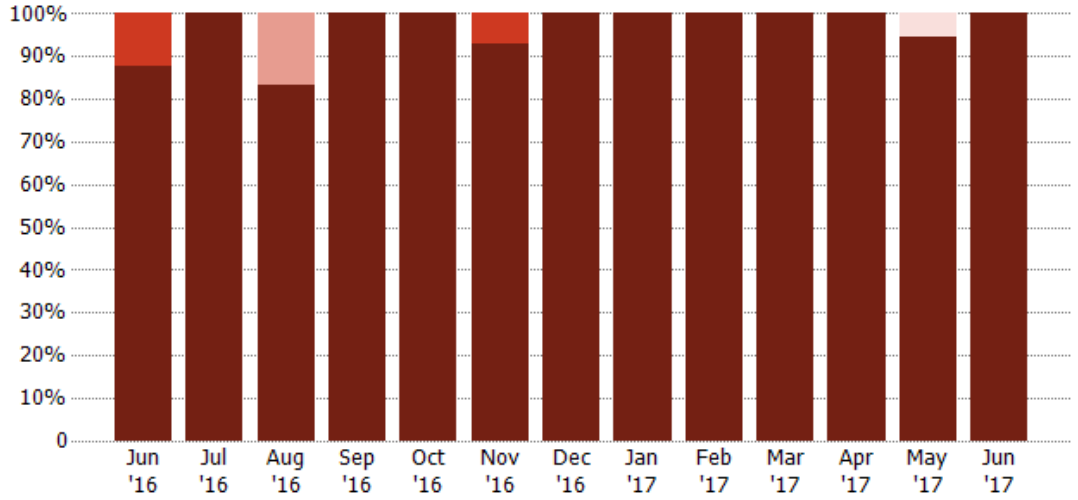
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	1	1	2	2	2	3	2	2	2	2	1	1	-
Prior Year	1	1	2	1	1	2	1	2	4	4	3	2	1
Percent Change from Prior Year	0%	0%	0%	100%	100%	50%	100%	0%	-50%	-50%	-67%	-50%	-100%

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	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Pre-Foreclosure	-	-	-	-	-	-	-	-	-	-	-	6%	-
Short Sale	-	-	17%	-	-	-	-	-	-	-	-	-	-
Foreclosure	13%	-	-	-	-	7%	-	-	-	-	-	-	-
Non-Distressed	88%	100%	83%	100%	100%	93%	100%	100%	100%	100%	100%	94%	100%



Listing Activity by ZIP

Jun 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	95	\$94,910,139	\$999,054	\$795,000	\$255	\$244	10	10.52 %



Sales Activity by ZIP

Jun 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	14	\$10,010,900	10	\$6,833,000	\$749,630	\$697,000	\$204	\$200	160