



2017

CAREFREE MARKET REPORT

November 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	Nov 2017	Nov 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	23	29	-20.7%	244	269	-9.3%
New Listing Volume	\$17,477,900	\$25,440,090	-31.3%	\$189,528,638	\$210,331,742	-9.9%
Active Listing Count	–	150	–	1,186	1,591	-25.5%
Active Listing Volume	–	\$130,476,344	–	\$1,118,559,919	\$1,511,730,713	-26%
Average Listing Price	–	\$869,842	–	\$943,137	\$950,176	-0.7%
Median Listing Price	–	\$757,500	–	\$773,424	\$720,713	+7.3%
Average Listing Price per Sq Ft	–	\$248	–	\$258	\$246	+4.7%
Median Listing Price per Sq Ft	–	\$225	–	\$240	\$228	+5.3%
Median Days in RPR	–	87.5	–	109.53	123.43	-11.3%
Months of Inventory	–	21.4	-100%	11.5	11.9	-3%
Absorption Rate	–	4.67%	–	8.68%	8.42%	+0.3%
Sales Activity Charts Metrics						
New Pending Sales Count	23	15	+53.3%	163	135	+20.7%
New Pending Sales Volume	\$17,459,800	\$12,408,799	+40.7%	\$114,130,694	\$89,631,210	+27.3%
Pending Sales Count	–	15	–	145	146	-0.7%
Pending Sales Volume	–	\$12,107,800	–	\$102,567,258	\$101,525,800	+1%
Closed Sales Count	12	14	-14.3%	129	103	+25.2%
Closed Sales Volume	\$8,260,914	\$11,769,999	-29.8%	\$88,386,981	\$70,979,404	+24.5%
Average Sales Price	\$688,410	\$840,714	-18.1%	\$685,170	\$689,120	-0.6%
Median Sales Price	\$574,457	\$807,500	-28.9%	\$574,832	\$619,898	-7.3%
Average Sales Price per Sq Ft	\$261	\$258	+0.9%	\$229	\$235	-2.3%
Median Sales Price per Sq Ft	\$220	\$245	-10.4%	\$212	\$222	-4.4%
Distressed Charts Metrics						
Distressed Listing Count	–	3	–	15	26	-42.3%

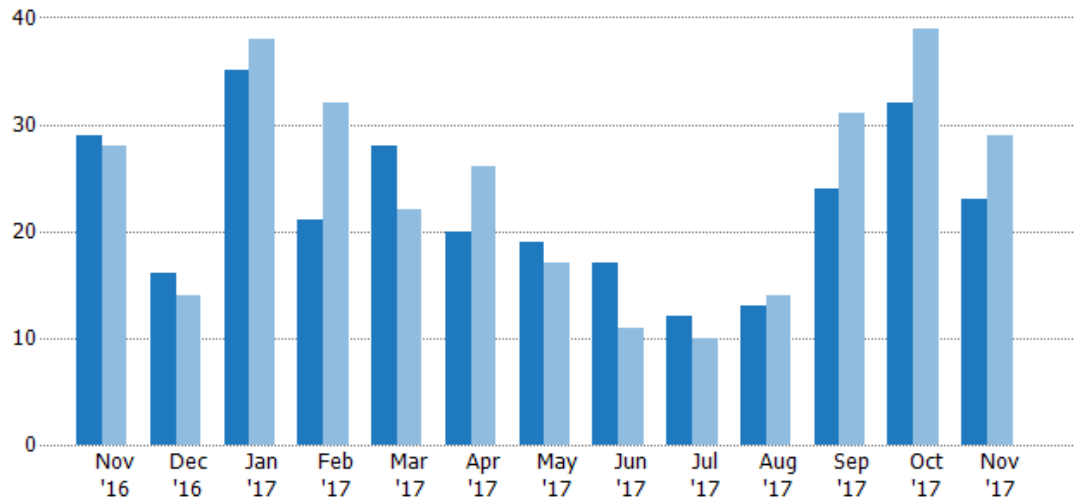
New Listings

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.
Nov '17	23	-20.7%
Nov '16	29	3.6%
Nov '15	28	-3.6%



Current Year	29	16	35	21	28	20	19	17	12	13	24	32	23
Prior Year	28	14	38	32	22	26	17	11	10	14	31	39	29
Percent Change from Prior Year	4%	14%	-8%	-34%	27%	-23%	12%	55%	20%	-7%	-23%	-18%	-21%

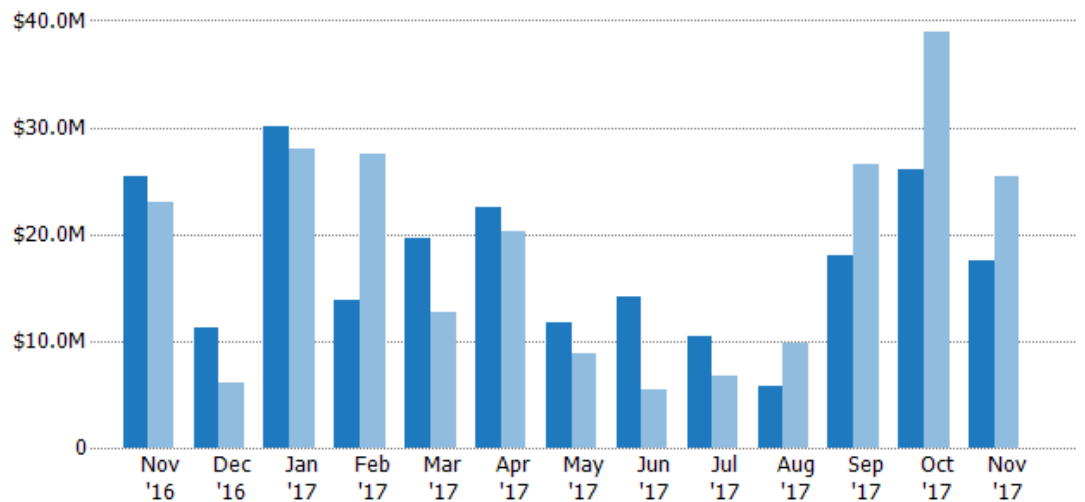
New Listing Volume

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.
Nov '17	\$17.5M	-31.3%
Nov '16	\$25.4M	10.6%
Nov '15	\$23M	20.2%



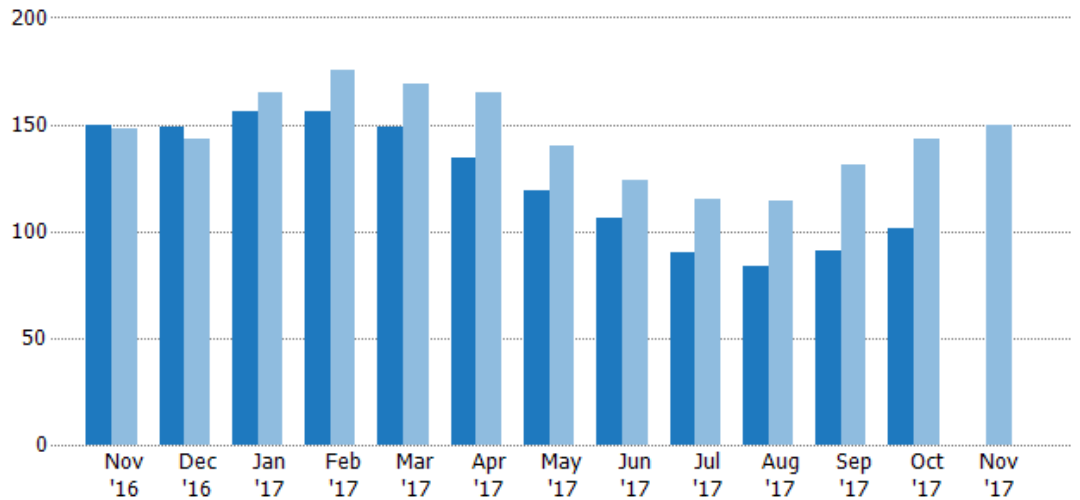
Current Year	\$25.4M	\$11.2M	\$30.2M	\$13.8M	\$19.6M	\$22.5M	\$11.7M	\$14.1M	\$10.4M	\$5.78M	\$18.1M	\$26M	\$17.5M
Prior Year	\$23M	\$6.16M	\$28M	\$27.5M	\$12.7M	\$20.3M	\$8.83M	\$5.45M	\$6.77M	\$9.75M	\$26.6M	\$39M	\$25.4M
Percent Change from Prior Year	11%	82%	8%	-50%	53%	11%	32%	159%	54%	-41%	-32%	-33%	-31%

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



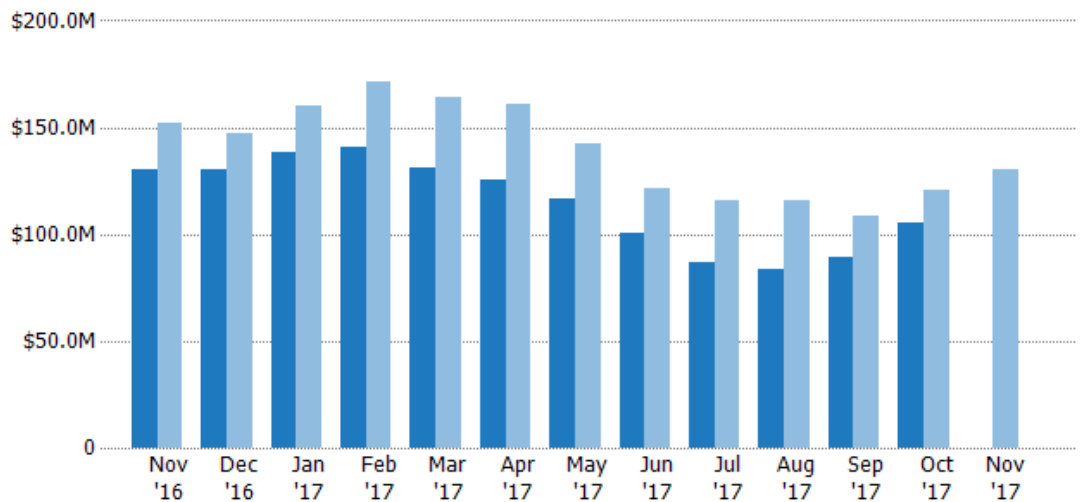
Current Year	150	149	156	156	149	134	119	106	90	84	91	101	-
Prior Year	148	143	165	175	169	165	140	124	115	114	131	143	150
Percent Change from Prior Year	1%	4%	-5%	-11%	-12%	-19%	-15%	-15%	-22%	-26%	-31%	-29%	-100%

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



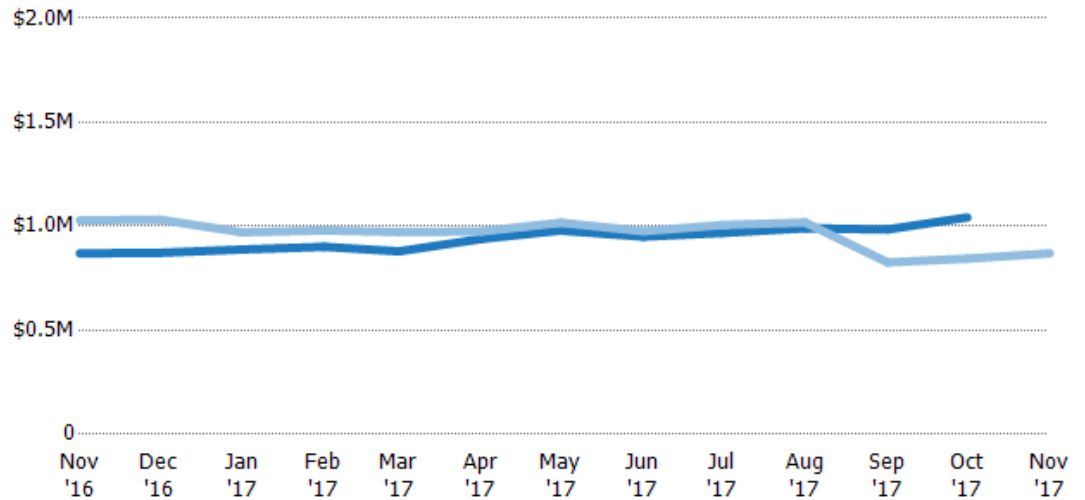
Current Year	\$130M	\$130M	\$139M	\$141M	\$131M	\$126M	\$117M	\$101M	\$87.1M	\$83.2M	\$89.6M	\$105M	-
Prior Year	\$152M	\$148M	\$160M	\$171M	\$164M	\$161M	\$142M	\$121M	\$116M	\$116M	\$108M	\$121M	\$130M
Percent Change from Prior Year	-14%	-12%	-14%	-18%	-20%	-22%	-18%	-17%	-25%	-28%	-17%	-13%	-100%

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



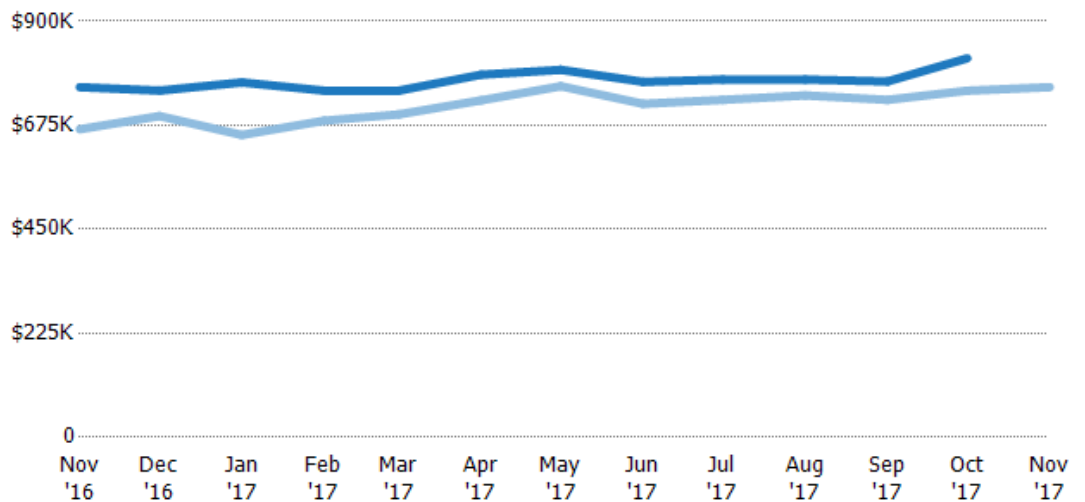
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	\$870K	\$872K	\$888K	\$901K	\$879K	\$939K	\$980K	\$951K	\$968K	\$991K	\$985K	\$1.04M	-
Prior Year	\$1.03M	\$1.03M	\$971K	\$980K	\$973K	\$975K	\$1.02M	\$976K	\$1.01M	\$1.02M	\$826K	\$844K	\$870K
Percent Change from Prior Year	-15%	-15%	-9%	-8%	-10%	-4%	-4%	-3%	-4%	-3%	19%	23%	-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



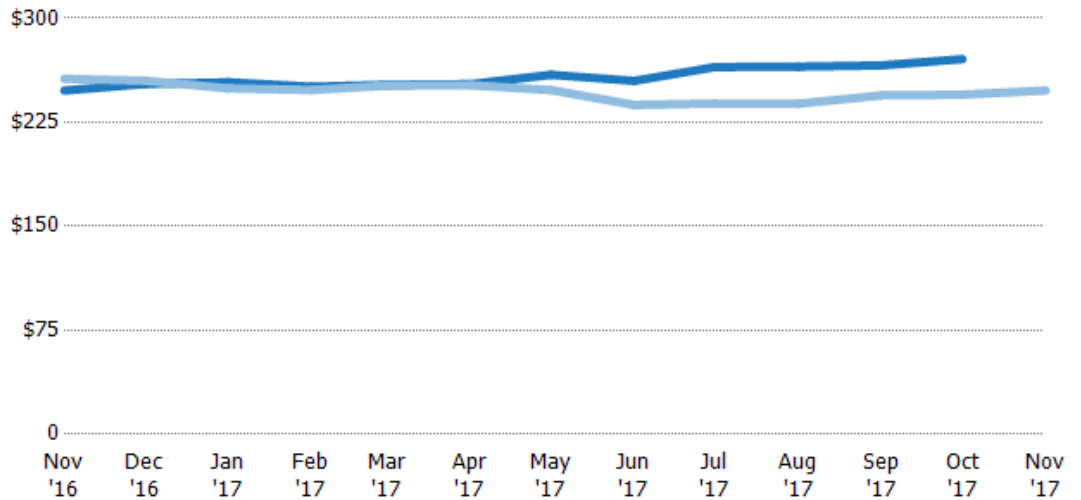
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	\$758K	\$750K	\$768K	\$750K	\$750K	\$785K	\$795K	\$769K	\$774K	\$774K	\$770K	\$820K	-
Prior Year	\$667K	\$695K	\$654K	\$685K	\$699K	\$729K	\$760K	\$722K	\$730K	\$739K	\$730K	\$750K	\$758K
Percent Change from Prior Year	14%	8%	17%	9%	7%	8%	5%	7%	6%	5%	5%	9%	-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



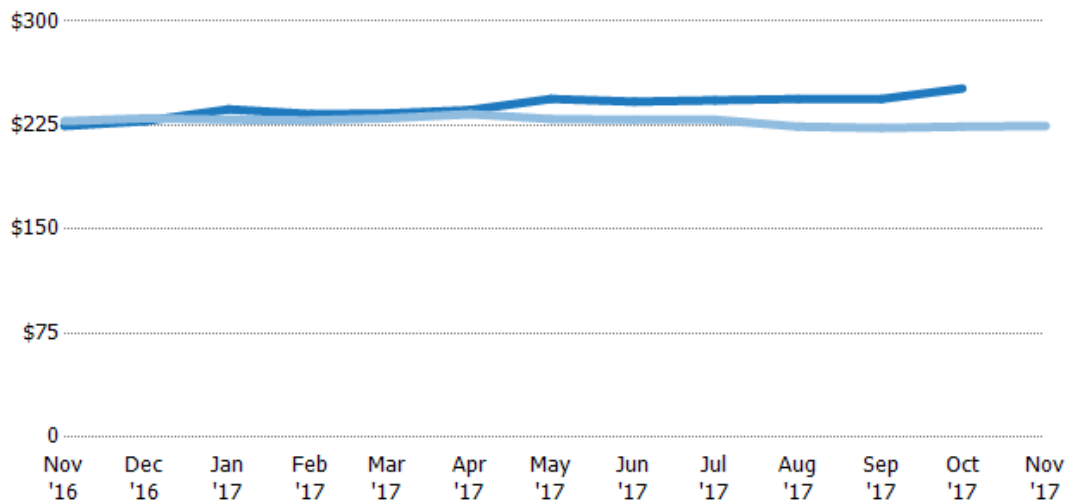
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	\$248	\$253	\$254	\$251	\$252	\$253	\$259	\$255	\$265	\$265	\$266	\$271	-
Prior Year	\$256	\$255	\$249	\$248	\$251	\$252	\$248	\$238	\$239	\$238	\$244	\$245	\$248
Percent Change from Prior Year	-3%	-1%	2%	1%	0%	0%	4%	7%	11%	11%	9%	10%	-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



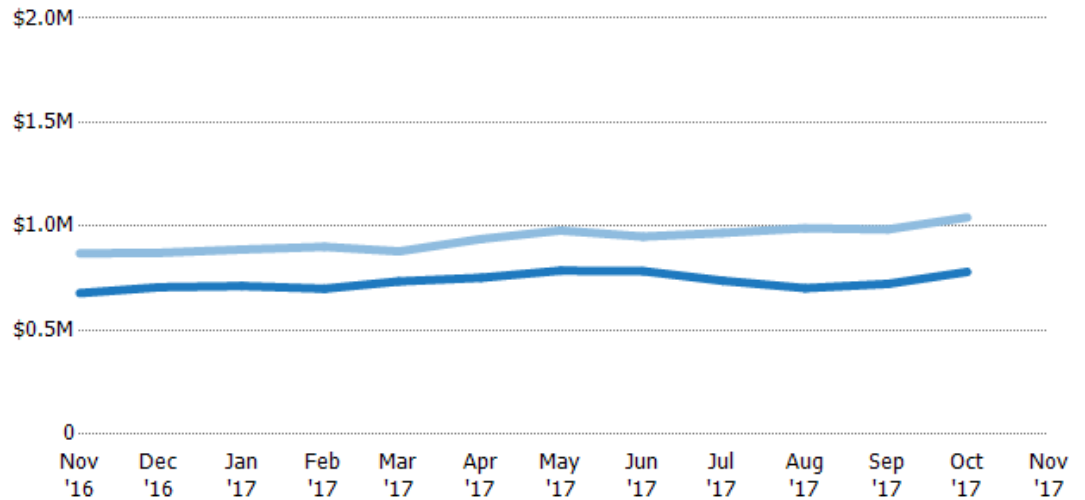
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	\$225	\$228	\$237	\$233	\$234	\$236	\$244	\$242	\$243	\$244	\$244	\$252	-
Prior Year	\$228	\$230	\$229	\$229	\$230	\$233	\$230	\$229	\$229	\$224	\$223	\$224	\$225
Percent Change from Prior Year	-2%	-1%	3%	2%	2%	1%	6%	6%	6%	9%	9%	12%	-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



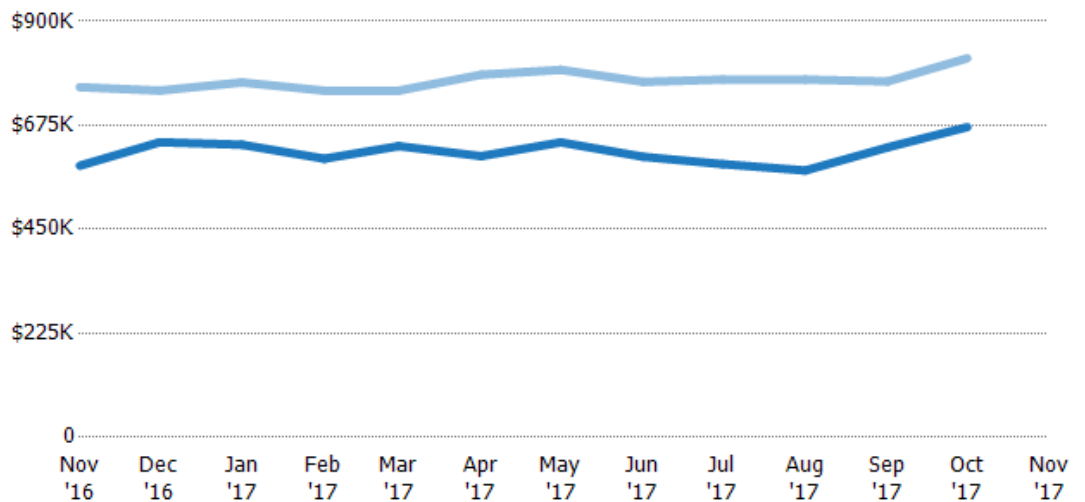
Avg Est Value	\$678K	\$707K	\$713K	\$700K	\$735K	\$752K	\$787K	\$784K	\$738K	\$702K	\$723K	\$781K	-
Avg Listing Price	\$870K	\$872K	\$888K	\$901K	\$879K	\$939K	\$980K	\$951K	\$968K	\$991K	\$985K	\$1.04M	-
Avg Listing Price as a % of Avg Est Value	128%	123%	125%	129%	120%	125%	124%	121%	131%	141%	136%	134%	-

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



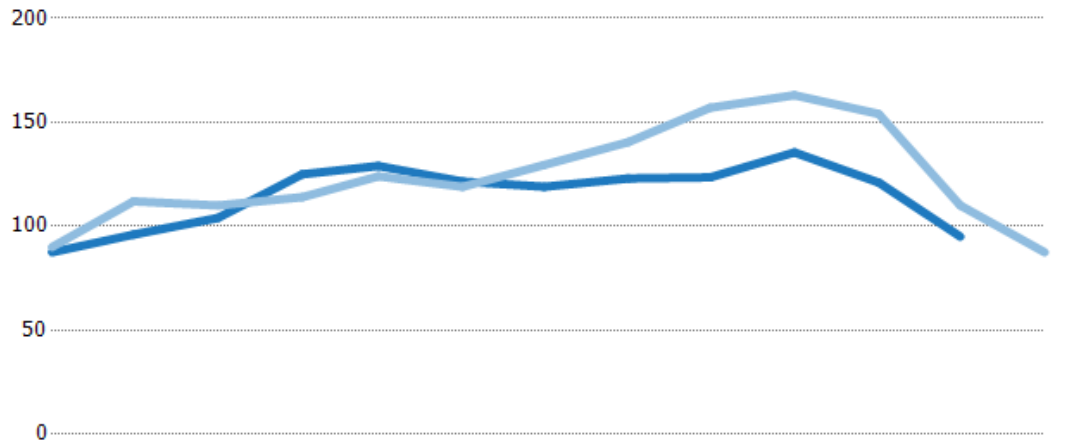
Median Est Value	\$588K	\$638K	\$633K	\$603K	\$630K	\$608K	\$638K	\$607K	\$591K	\$577K	\$627K	\$671K	-
Median Listing Price	\$758K	\$750K	\$768K	\$750K	\$750K	\$785K	\$795K	\$769K	\$774K	\$774K	\$770K	\$820K	-
Med Listing Price as a % of Med Est Value	129%	117%	121%	124%	119%	129%	125%	127%	131%	134%	123%	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



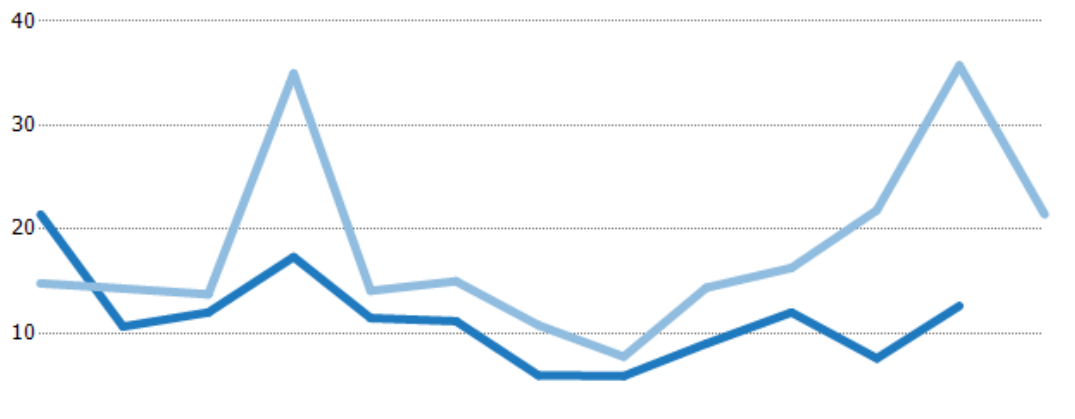
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	87.5	96	104	125	129	122	119	123	124	136	121	95	-
Prior Year	90	112	110	114	124	119	130	141	157	163	154	110	87.5
Percent Change from Prior Year	-3%	-14%	-5%	10%	4%	2%	-8%	-12%	-21%	-17%	-21%	-14%	-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



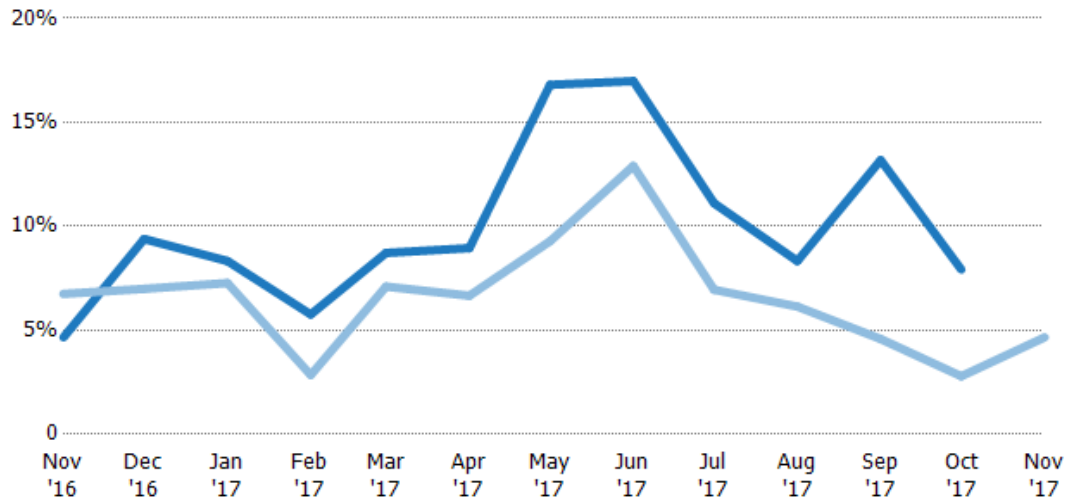
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	21.4	10.6	12	17.3	11.5	11.2	5.95	5.89	9	12	7.58	12.6	-
Prior Year	14.8	14.3	13.8	35	14.1	15	10.8	7.75	14.4	16.3	21.8	35.8	21.4
Percent Change from Prior Year	45%	-26%	-13%	-50%	-19%	-26%	-45%	-24%	-37%	-26%	-65%	-65%	-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



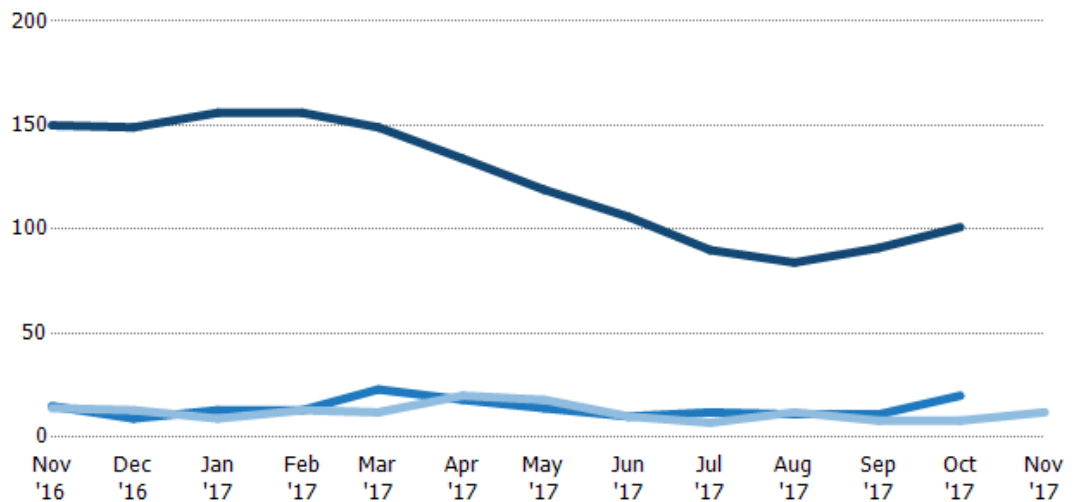
Current Year	5%	9%	8%	6%	9%	9%	17%	17%	11%	8%	13%	8%	-
Prior Year	7%	7%	7%	3%	7%	7%	9%	13%	7%	6%	5%	3%	5%
Change from Prior Year	2%	-2%	-1%	-3%	-2%	-2%	-8%	-4%	-4%	-2%	-9%	-5%	5%

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	150	149	156	156	149	134	119	106	90	84	91	101	-
Pending	15	9	13	13	23	18	14	10	12	11	11	20	-
Sold	14	13	9	13	12	20	18	10	7	12	8	8	12

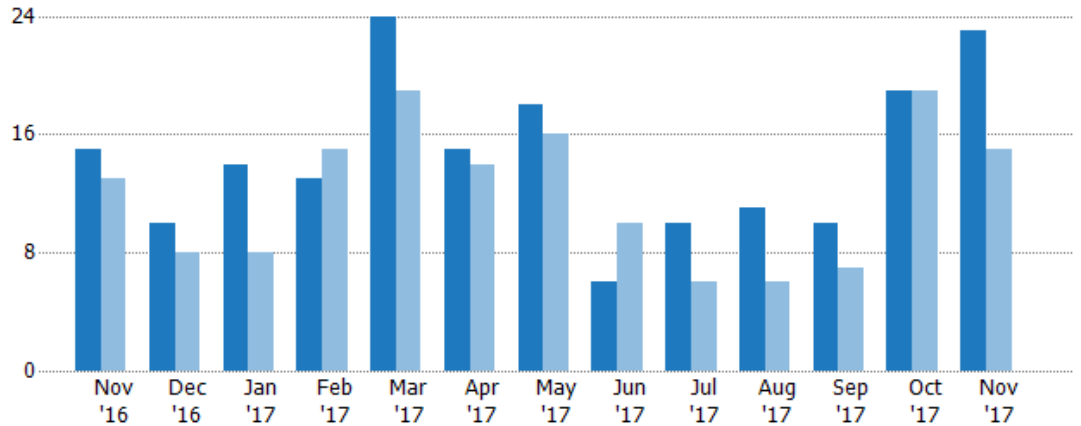
New Pending Sales

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.
Nov '17	23	53.3%
Nov '16	15	15.4%
Nov '15	13	-61.5%



Current Year	15	10	14	13	24	15	18	6	10	11	10	19	23
Prior Year	13	8	8	15	19	14	16	10	6	6	7	19	15
Percent Change from Prior Year	15%	25%	75%	-13%	26%	7%	13%	-40%	67%	83%	43%	0%	53%

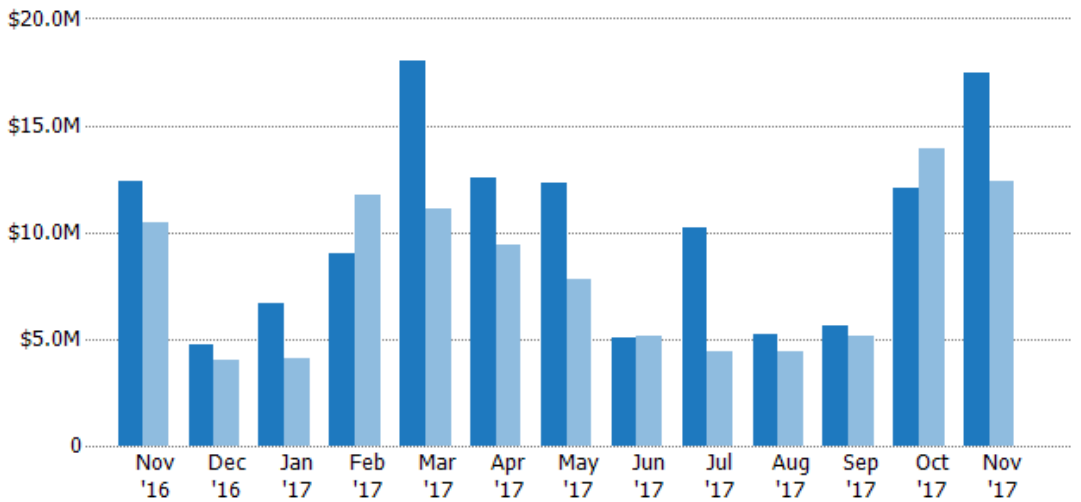
New Pending Sales Volume

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.
Nov '17	\$17.5M	40.7%
Nov '16	\$12.4M	18.3%
Nov '15	\$10.5M	-77%



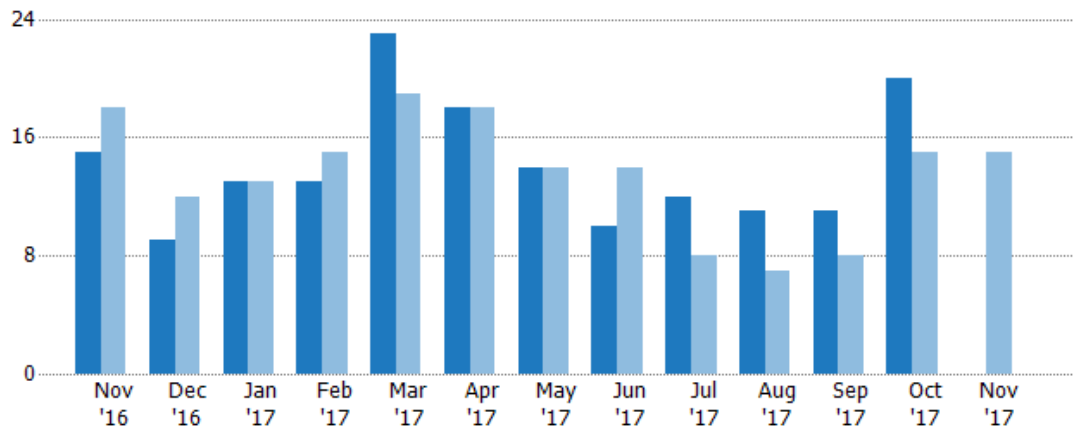
Current Year	\$12.4M	\$4.76M	\$6.68M	\$8.97M	\$18M	\$12.6M	\$12.3M	\$5.09M	\$10.2M	\$5.21M	\$5.65M	\$12.1M	\$17.5M
Prior Year	\$10.5M	\$4.01M	\$4.05M	\$11.7M	\$11.1M	\$9.42M	\$7.83M	\$5.16M	\$4.43M	\$4.4M	\$5.14M	\$13.9M	\$12.4M
Percent Change from Prior Year	18%	19%	65%	-24%	62%	33%	57%	-1%	130%	18%	10%	-13%	41%

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



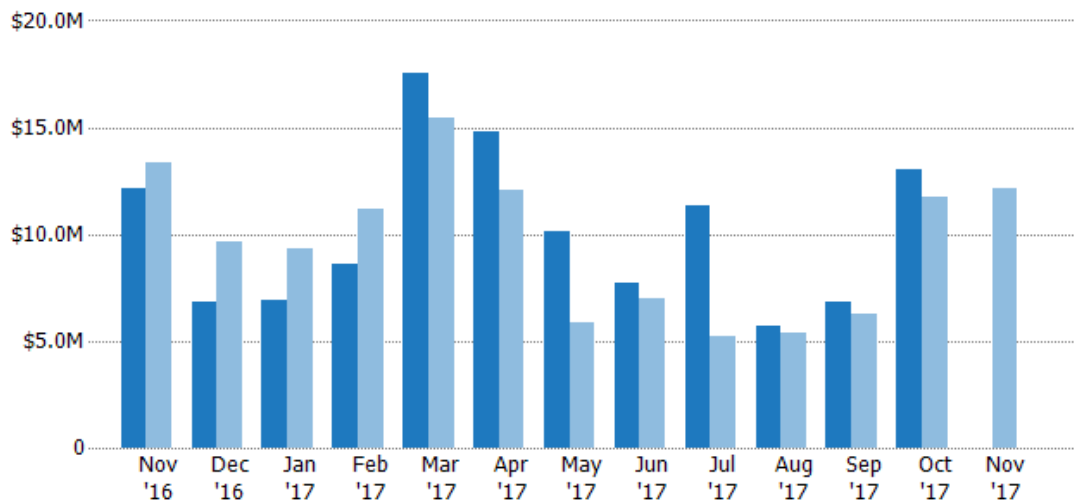
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	15	9	13	13	23	18	14	10	12	11	11	20	-
Prior Year	18	12	13	15	19	18	14	14	8	7	8	15	15
Percent Change from Prior Year	-17%	-25%	0%	-13%	21%	0%	0%	-29%	50%	57%	38%	33%	-100%

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



	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	\$12.1M	\$6.87M	\$6.87M	\$8.64M	\$17.5M	\$14.8M	\$10.1M	\$7.74M	\$11.3M	\$5.67M	\$6.82M	\$13M	-
Prior Year	\$13.3M	\$9.64M	\$9.35M	\$11.1M	\$15.4M	\$12.1M	\$5.9M	\$6.95M	\$5.21M	\$5.38M	\$6.24M	\$11.7M	\$12.1M
Percent Change from Prior Year	-9%	-29%	-27%	-23%	14%	22%	72%	11%	117%	5%	9%	11%	-100%

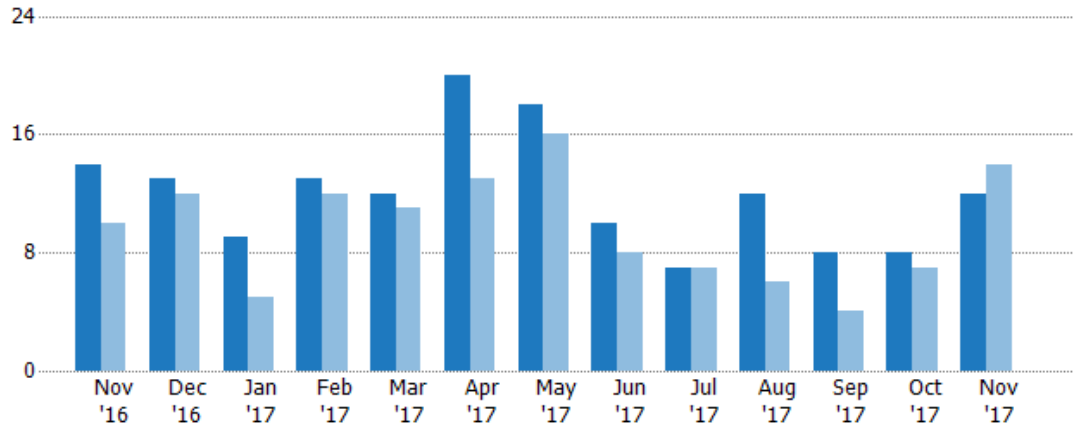
Closed Sales

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.
Nov '17	12	-14.3%
Nov '16	14	40%
Nov '15	10	-70%



Current Year	14	13	9	13	12	20	18	10	7	12	8	8	12
Prior Year	10	12	5	12	11	13	16	8	7	6	4	7	14
Percent Change from Prior Year	40%	8%	80%	8%	9%	54%	13%	25%	0%	100%	100%	14%	-14%

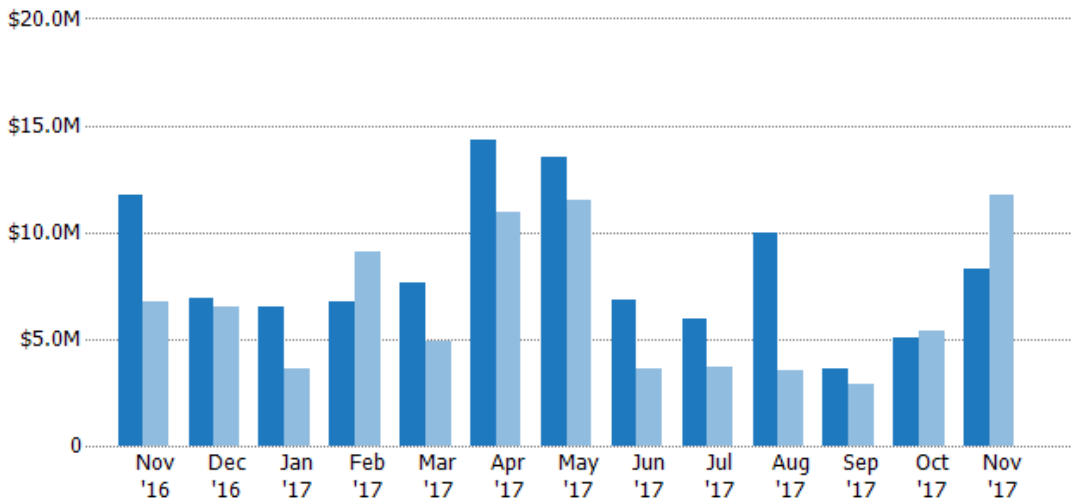
Closed Sales Volume

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.
Nov '17	\$8.26M	-29.8%
Nov '16	\$11.8M	74.2%
Nov '15	\$6.76M	-72.2%



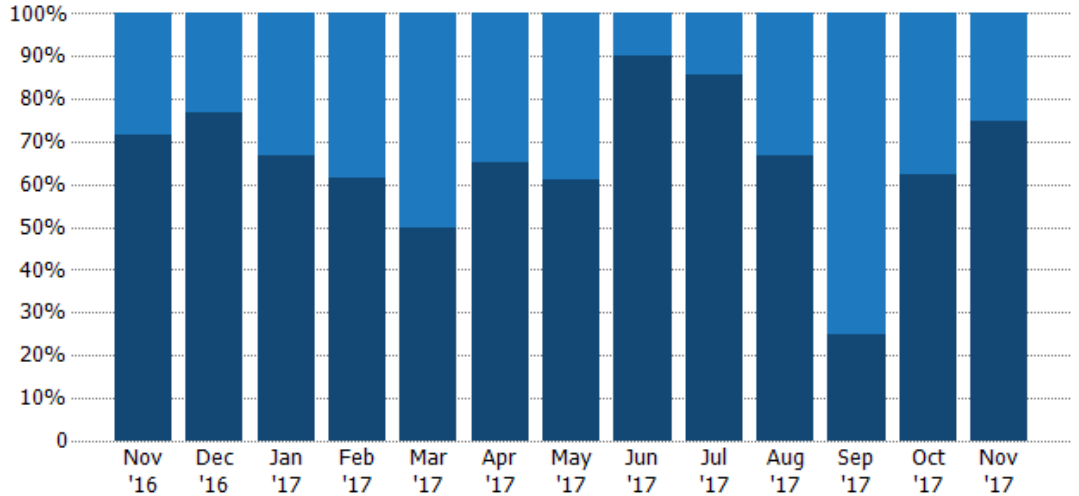
Current Year	\$11.8M	\$6.94M	\$6.54M	\$6.77M	\$7.6M	\$14.3M	\$13.5M	\$6.83M	\$5.95M	\$9.95M	\$3.6M	\$5.08M	\$8.26M
Prior Year	\$6.76M	\$6.5M	\$3.64M	\$9.09M	\$4.92M	\$10.9M	\$11.5M	\$3.59M	\$3.67M	\$3.52M	\$2.92M	\$5.42M	\$11.8M
Percent Change from Prior Year	74%	7%	80%	-26%	55%	31%	17%	90%	62%	183%	23%	-6%	-30%

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



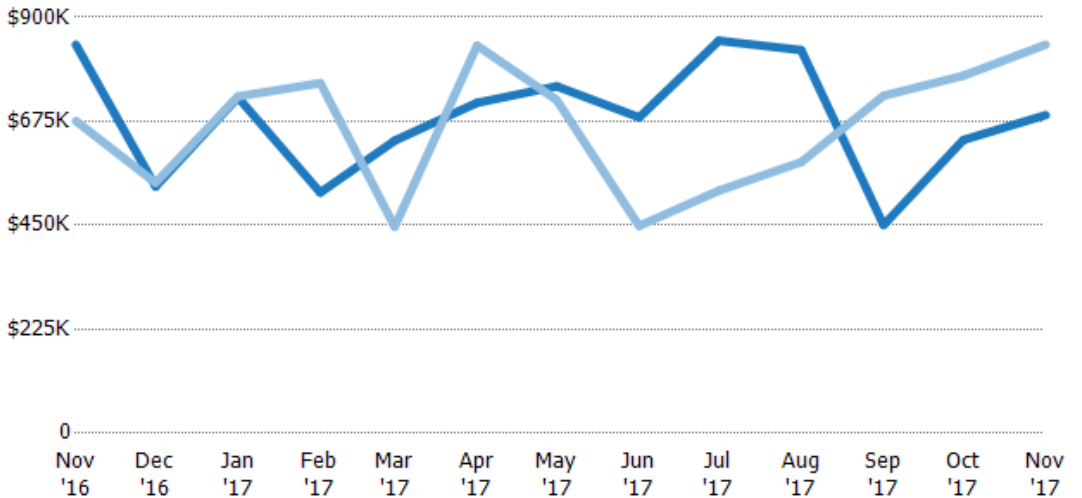
Condo/Townhouse	29%	23%	33%	38%	50%	35%	39%	10%	14%	33%	75%	38%	25%
Single Family Residence	71%	77%	67%	62%	50%	65%	61%	90%	86%	67%	25%	63%	75%

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.
Nov '17	\$688K	-18.1%
Nov '16	\$841K	24.4%
Nov '15	\$676K	-7.3%

Current Year	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$688K
Prior Year	\$676K	\$542K	\$729K	\$758K	\$447K	\$839K	\$721K	\$449K	\$525K	\$587K	\$730K	\$774K	\$841K
Percent Change from Prior Year	24%	-1%	0%	-31%	42%	-15%	4%	52%	62%	41%	-38%	-18%	-18%

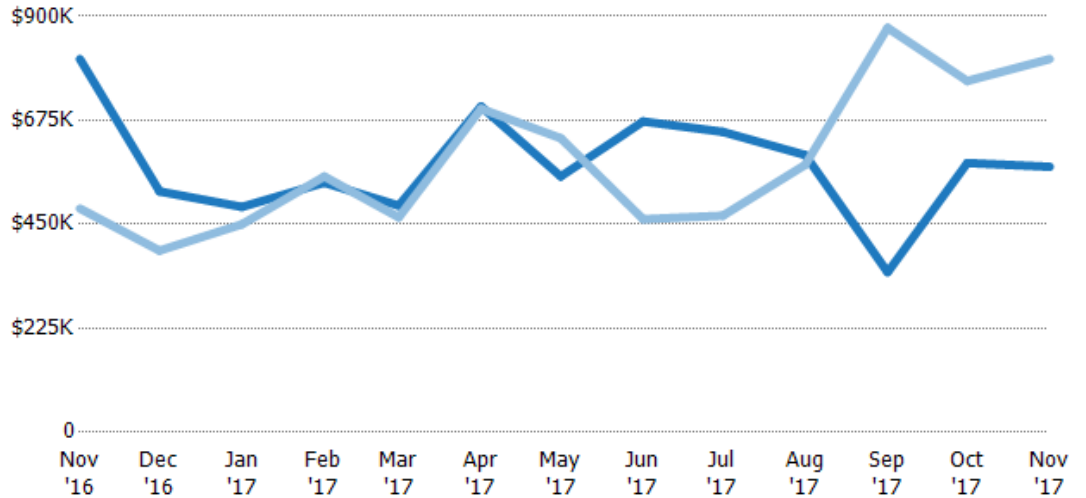
Median Sales Price

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.
Nov '17	\$574K	-28.9%
Nov '16	\$808K	66.8%
Nov '15	\$484K	22.5%



Current Year	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$574K
Prior Year	\$484K	\$393K	\$450K	\$553K	\$465K	\$700K	\$636K	\$461K	\$469K	\$579K	\$875K	\$760K	\$808K
Percent Change from Prior Year	67%	33%	8%	-2%	5%	1%	-13%	46%	39%	4%	-60%	-23%	-29%

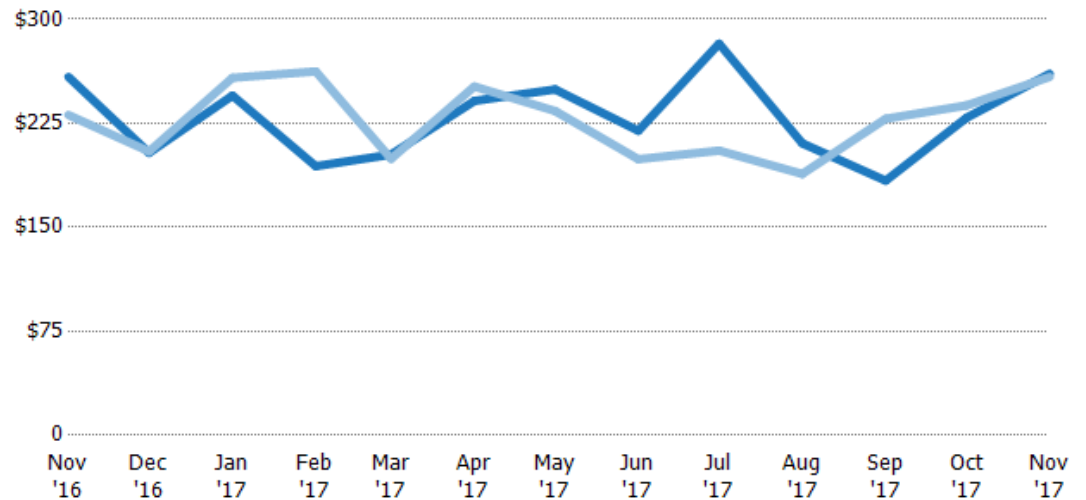
Average Sales Price per Sq Ft

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.
Nov '17	\$261	0.9%
Nov '16	\$258	11.9%
Nov '15	\$231	-13.9%



Current Year	\$258	\$204	\$245	\$194	\$202	\$241	\$249	\$220	\$282	\$211	\$184	\$229	\$261
Prior Year	\$231	\$205	\$258	\$262	\$199	\$252	\$234	\$199	\$205	\$189	\$228	\$238	\$258
Percent Change from Prior Year	12%	0%	-5%	-26%	2%	-4%	7%	10%	38%	12%	-20%	-4%	1%

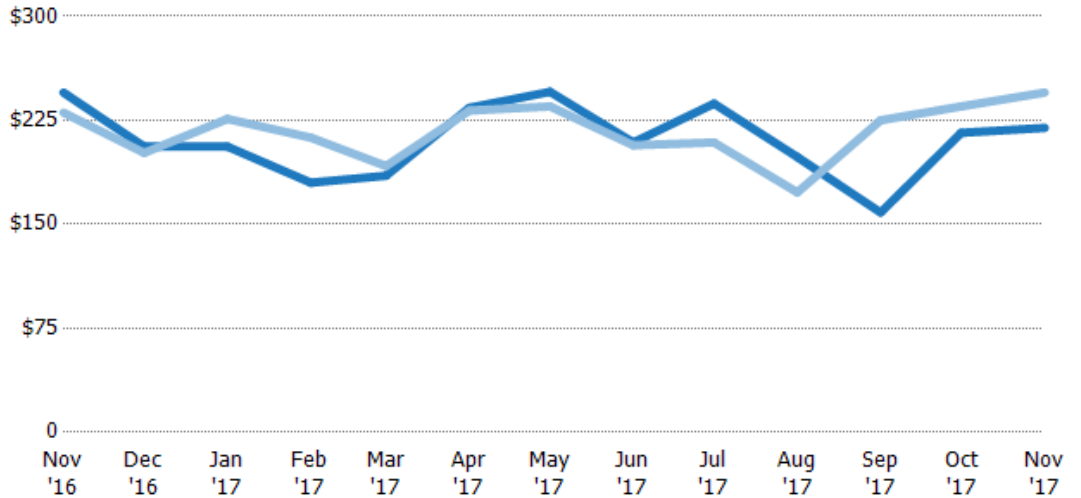
Median Sales Price per Sq Ft

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.
Nov '17	\$220	-10.4%
Nov '16	\$245	6.3%
Nov '15	\$231	-15%



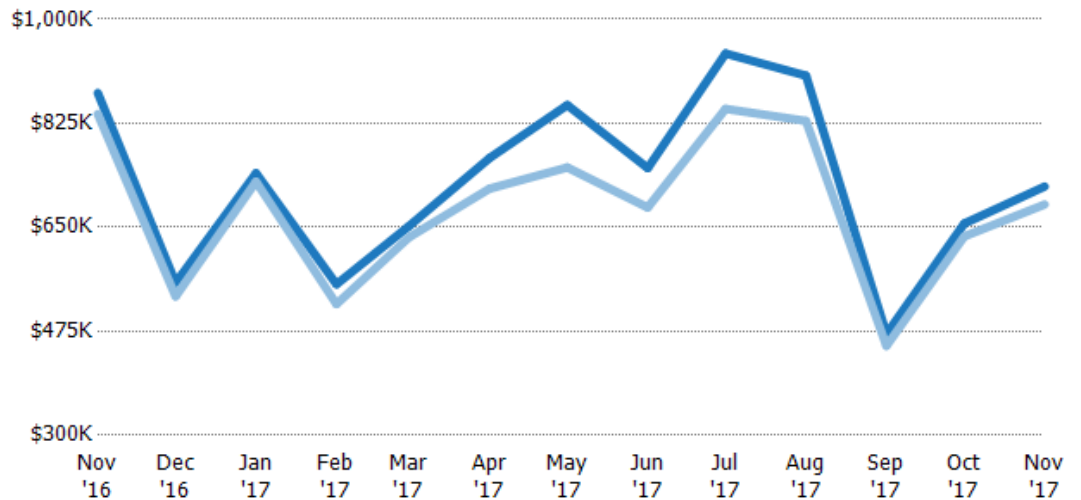
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	\$245	\$206	\$206	\$180	\$185	\$234	\$246	\$209	\$237	\$199	\$159	\$216	\$220
Prior Year	\$231	\$202	\$226	\$213	\$192	\$232	\$235	\$207	\$209	\$173	\$225	\$235	\$245
Percent Change from Prior Year	6%	2%	-9%	-15%	-4%	1%	4%	1%	13%	15%	-30%	-8%	-10%

Average Sales Price vs Average Listing Price

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

Filters Used

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



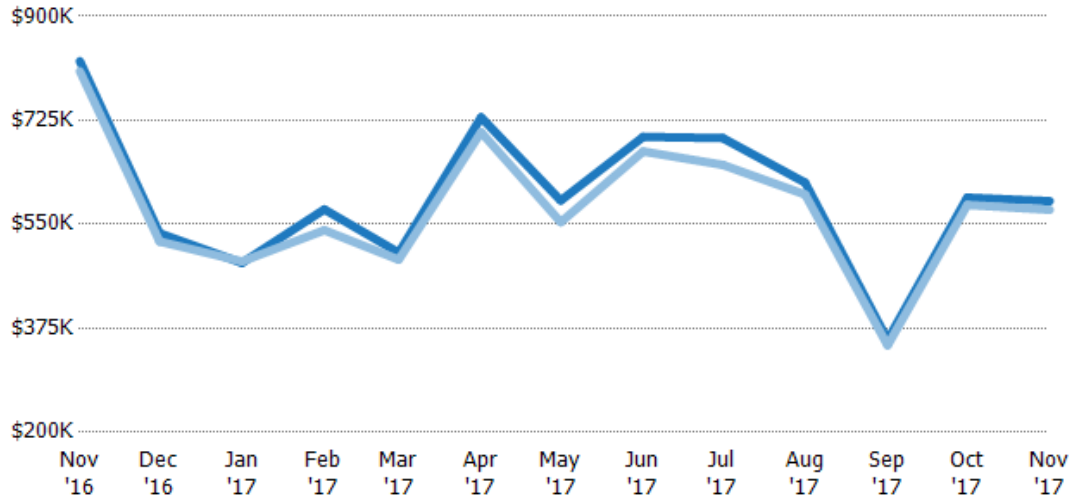
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Avg List Price	\$876K	\$557K	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$719K
Avg Sales Price	\$841K	\$534K	\$727K	\$521K	\$633K	\$715K	\$751K	\$683K	\$849K	\$829K	\$451K	\$635K	\$688K
Avg Sales Price as a % of Avg List Price	96%	96%	98%	94%	97%	93%	88%	91%	90%	92%	96%	97%	96%

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



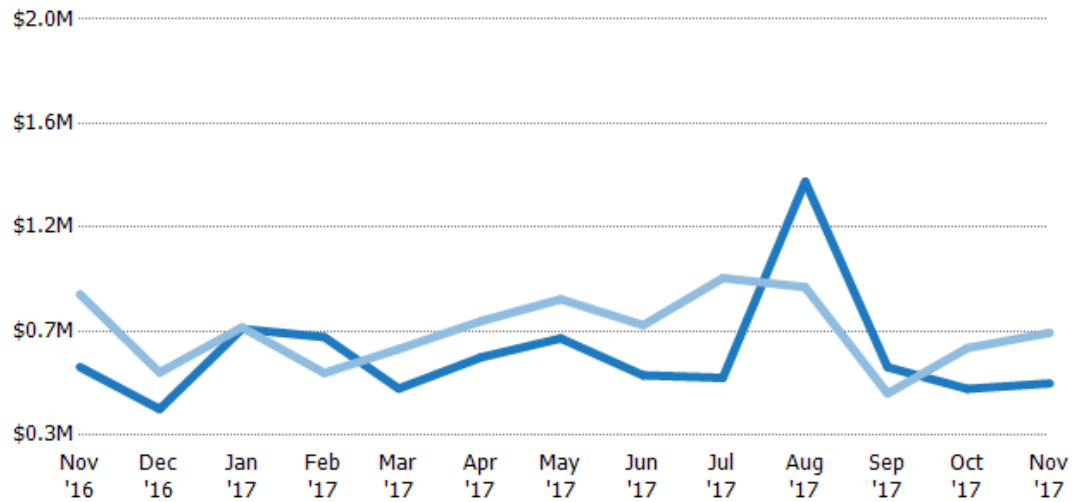
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Median List Price	\$824K	\$535K	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$589K
Median Sales Price	\$808K	\$521K	\$488K	\$540K	\$490K	\$705K	\$553K	\$673K	\$650K	\$600K	\$346K	\$583K	\$574K
Med Sales Price as a % of Med List Price	98%	97%	101%	94%	98%	97%	94%	96%	94%	97%	97%	98%	98%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

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



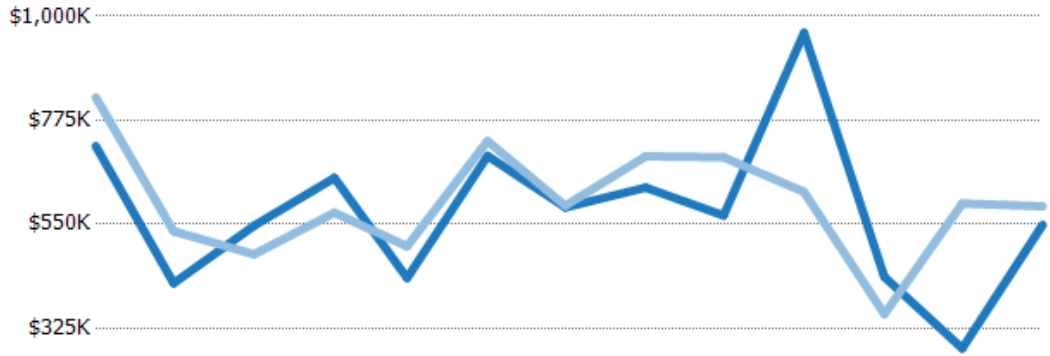
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Avg Est Value	\$579K	\$407K	\$735K	\$701K	\$491K	\$618K	\$696K	\$545K	\$535K	\$1.34M	\$578K	\$490K	\$512K
Avg Sales Price	\$876K	\$557K	\$741K	\$554K	\$652K	\$766K	\$856K	\$750K	\$942K	\$905K	\$471K	\$656K	\$719K
Avg Sales Price as a % of Avg Est Value	151%	137%	101%	79%	133%	124%	123%	138%	176%	68%	81%	134%	140%

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



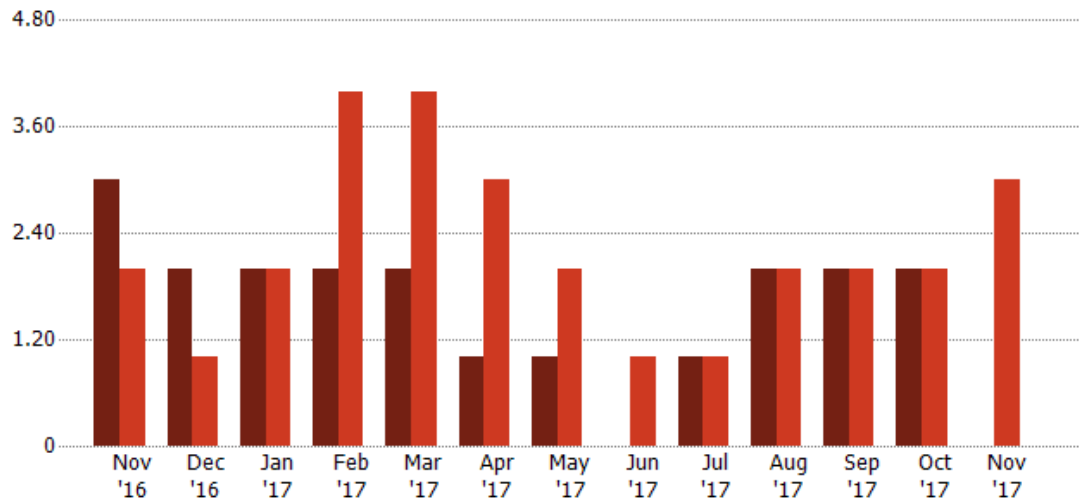
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Median Est Value	\$719K	\$423K	\$547K	\$650K	\$434K	\$698K	\$587K	\$629K	\$569K	\$964K	\$436K	\$282K	\$549K
Median Sales Price	\$824K	\$535K	\$485K	\$575K	\$502K	\$730K	\$590K	\$697K	\$695K	\$620K	\$356K	\$595K	\$589K
Med Sales Price as a % of Med Est Value	115%	127%	89%	88%	116%	105%	101%	111%	122%	64%	82%	211%	107%

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



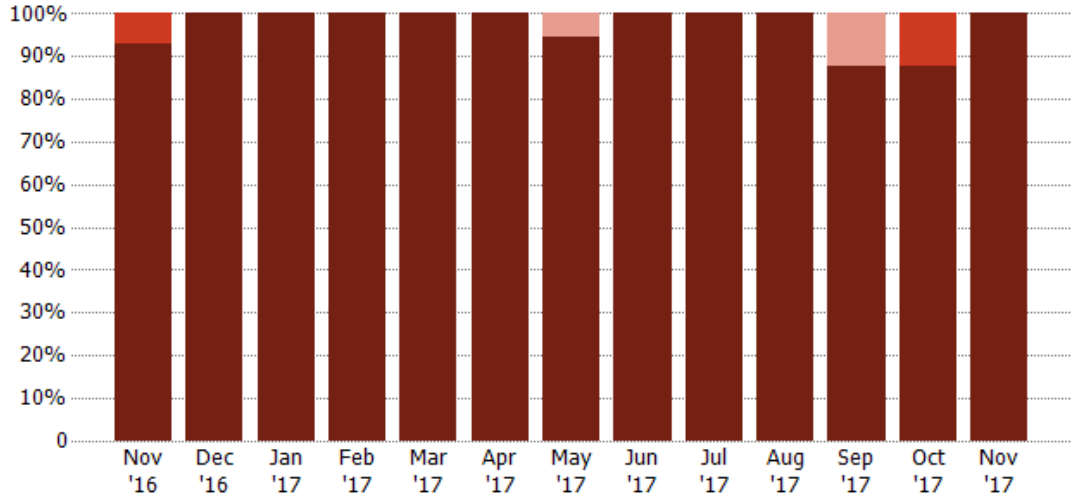
	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17
Current Year	3	2	2	2	2	1	1	-	1	2	2	2	-
Prior Year	2	1	2	4	4	3	2	1	1	2	2	2	3
Percent Change from Prior Year	50%	100%	0%	-50%	-50%	-67%	-50%	-100%	0%	0%	0%	0%	-100%

Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

Filters Used

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



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



Sales Activity by ZIP

Nov 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	Median Days In RPR
85377			12	\$8,260,914	\$718,560	\$588,957	\$249	\$211	32