



**2020**

# **CAREFREE MARKET REPORT April 2020**



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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	16	20	-20%	84	87	-3.4%
New Listing Volume	\$14,259,900	\$23,316,700	-38.8%	\$78,919,199	\$85,942,848	-8.2%
Active Listing Count	70	90	-22.2%	N/A	N/A	
Active Listing Volume	\$79,423,099	\$97,329,898	-18.4%	N/A	N/A	
Average Listing Price	\$1,134,616	\$1,081,443	+4.9%	\$1,149,061	\$1,019,378	+12.7%
Median Listing Price	\$865,000	\$824,950	+4.9%	\$941,380	\$812,939	+15.8%
Average Listing Price per Sq Ft	\$299	\$276	+8.3%	\$300	\$275	+9.1%
Median Listing Price per Sq Ft	\$280	\$256	+9.4%	\$280	\$256	+9.1%
Median Days in RPR	78.5	83.5	-6%	77.56	77.98	-0.5%
Months of Inventory	3.9	8.2	-52.5%	5.2	7.1	-26.7%
Absorption Rate	25.71%	12.22%	+13.5%	19.33%	14.16%	+5.2%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	14	16	-12.5%	85	71	+19.7%
New Pending Sales Volume	\$10,026,899	\$14,963,700	-33%	\$69,319,599	\$63,220,049	+9.6%
Pending Sales Count	20	11	+81.8%	N/A	N/A	
Pending Sales Volume	\$18,744,699	\$8,264,000	+126.8%	N/A	N/A	
Closed Sales Count	13	20	-35%	53	58	-8.6%
Closed Sales Volume	\$10,802,600	\$15,766,000	-31.5%	\$39,975,000	\$45,723,124	-12.6%
Average Sales Price	\$830,969	\$788,300	+5.4%	\$754,245	\$788,330	-4.3%
Median Sales Price	\$885,000	\$675,000	+31.1%	\$728,717	\$630,776	+15.5%
Average Sales Price per Sq Ft	\$256	\$260	-1.3%	\$274	\$257	+6.5%
Median Sales Price per Sq Ft	\$254	\$240	+5.8%	\$258	\$245	+5.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	1	-	N/A	N/A	

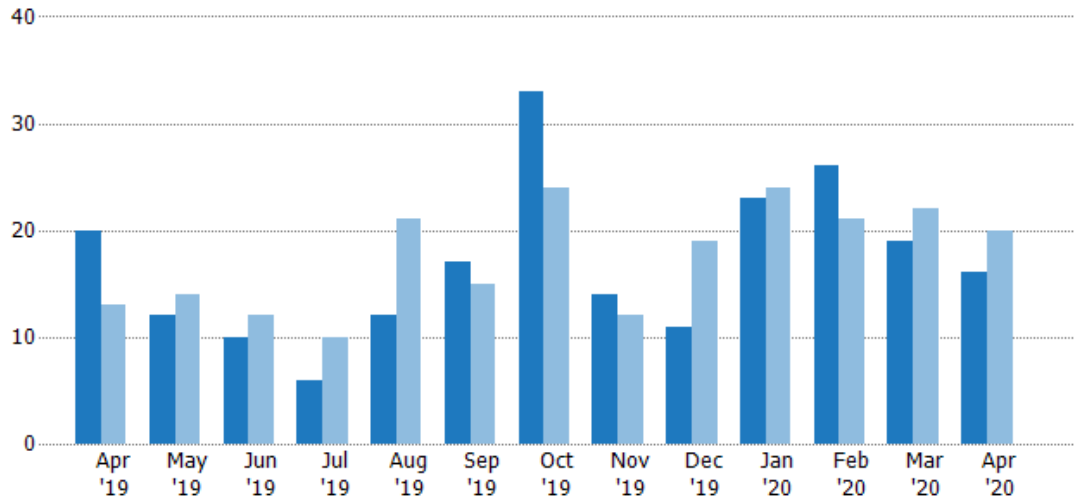
## New Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '20	16	-20%
Apr '19	20	53.8%
Apr '18	13	7.7%



Current Year	20	12	10	6	12	17	33	14	11	23	26	19	16
Prior Year	13	14	12	10	21	15	24	12	19	24	21	22	20
Percent Change from Prior Year	54%	-14%	-17%	-40%	-43%	13%	38%	17%	-42%	-4%	24%	-14%	-20%

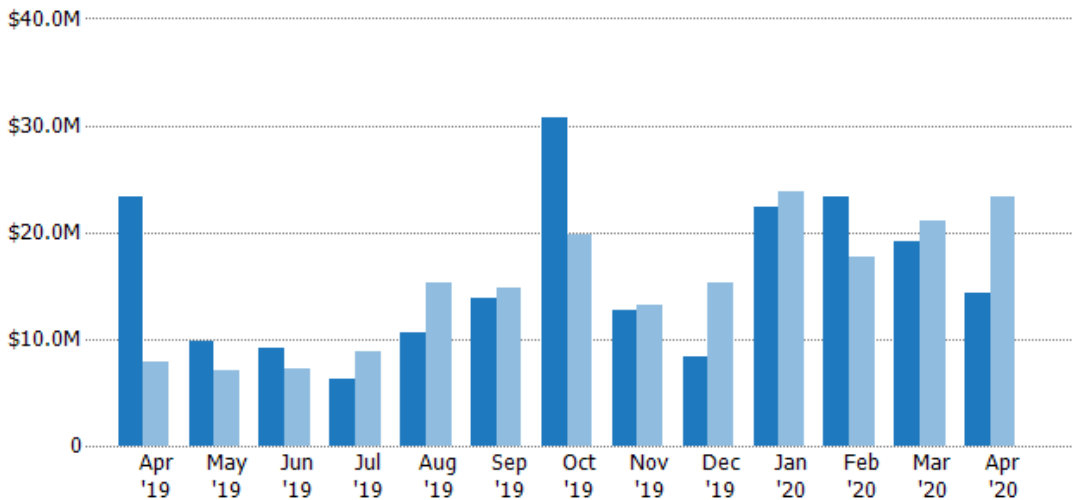
## New Listing Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Apr '20	\$14.3M	-38.8%
Apr '19	\$23.3M	194.5%
Apr '18	\$7.92M	118%



Current Year	\$23.3M	\$9.78M	\$9.23M	\$6.24M	\$10.5M	\$13.9M	\$30.8M	\$12.7M	\$8.41M	\$22.3M	\$23.3M	\$19.1M	\$14.3M
Prior Year	\$7.92M	\$7.13M	\$7.28M	\$8.83M	\$15.3M	\$14.8M	\$19.8M	\$13.2M	\$15.2M	\$23.8M	\$17.7M	\$21.1M	\$23.3M
Percent Change from Prior Year	194%	37%	27%	-29%	-31%	-6%	56%	-4%	-45%	-6%	31%	-10%	-39%

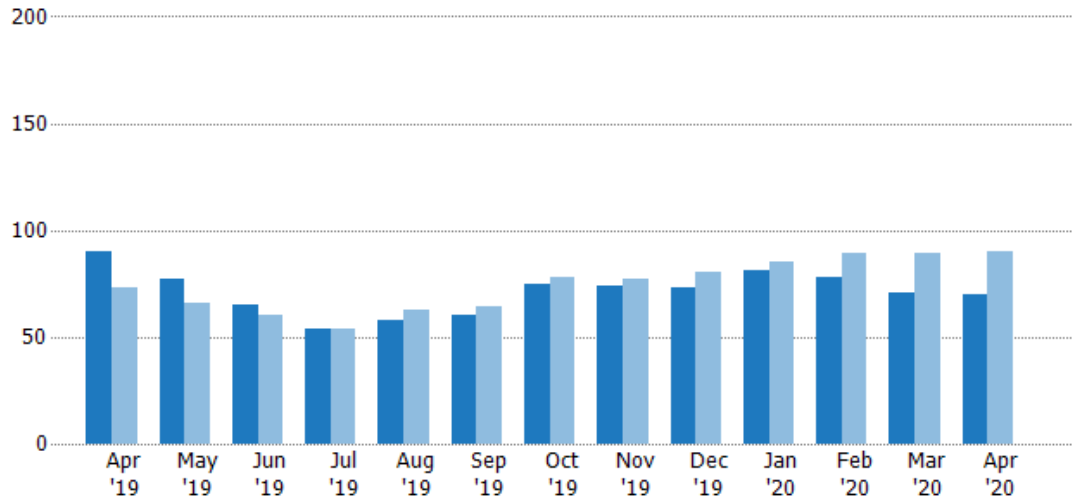
## Active Listings

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Apr '20	70	-22.2%
Apr '19	90	23.3%
Apr '18	73	42.5%



Current Year	90	77	65	54	58	60	75	74	73	81	78	71	70
Prior Year	73	66	60	54	63	64	78	77	80	85	89	89	90
Percent Change from Prior Year	23%	17%	8%	0%	-8%	-6%	-4%	-4%	-9%	-5%	-12%	-20%	-22%

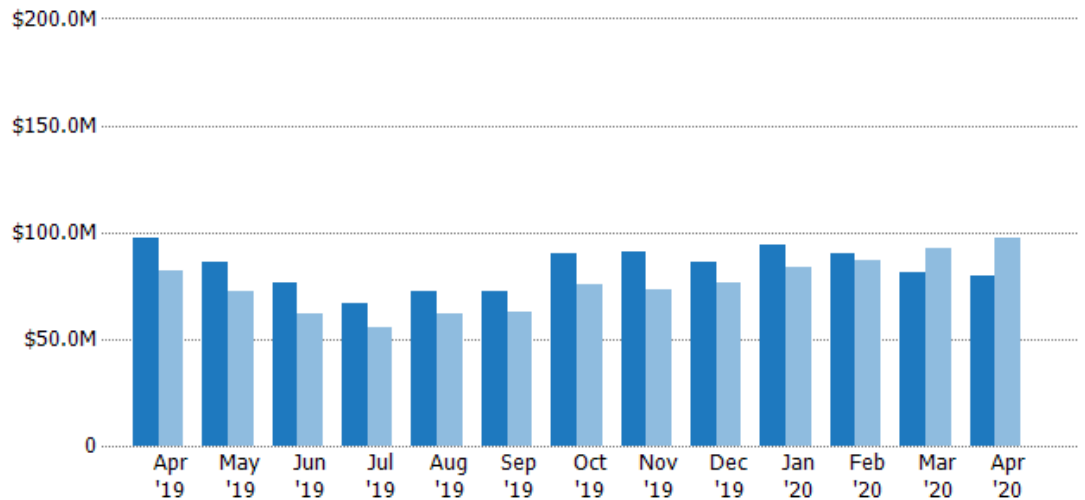
## Active Listing Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Apr '20	\$79.4M	-18.4%
Apr '19	\$97.3M	18.1%
Apr '18	\$82.4M	28.9%



Current Year	\$97.3M	\$86.4M	\$76.7M	\$66.8M	\$72.7M	\$72.3M	\$89.8M	\$90.9M	\$86.2M	\$93.8M	\$90.3M	\$81.2M	\$79.4M
Prior Year	\$82.4M	\$72M	\$62M	\$55.4M	\$62M	\$62.6M	\$75.7M	\$73.1M	\$76.6M	\$83.4M	\$86.9M	\$92.1M	\$97.3M
Percent Change from Prior Year	18%	20%	24%	21%	17%	16%	19%	24%	13%	12%	4%	-12%	-18%

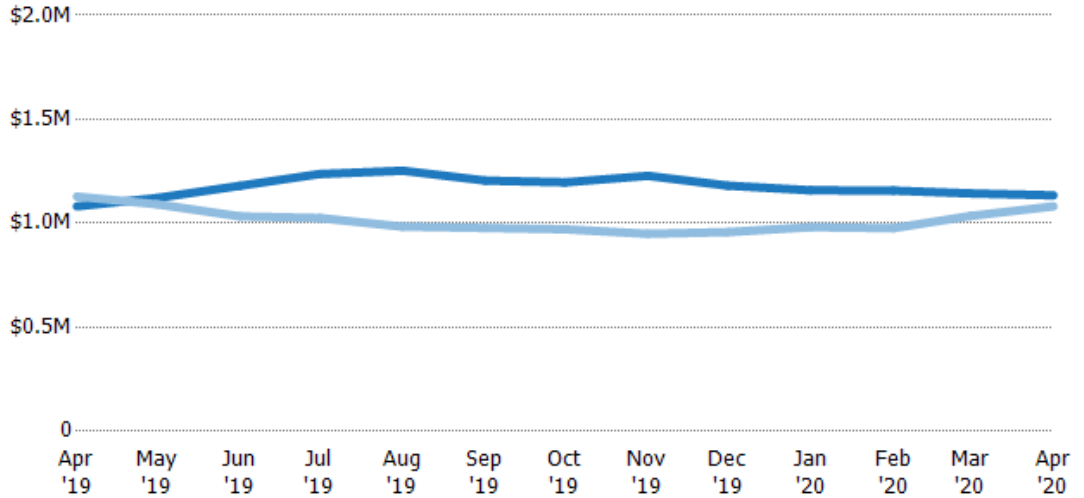
## Average Listing Price

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Price	% Chg.
Apr '20	\$1.13M	4.9%
Apr '19	\$1.08M	-4.2%
Apr '18	\$1.13M	-9.5%



Current Year	\$1.08M	\$1.12M	\$1.18M	\$1.24M	\$1.25M	\$1.21M	\$1.2M	\$1.23M	\$1.18M	\$1.16M	\$1.16M	\$1.14M	\$1.13M
Prior Year	\$1.13M	\$1.09M	\$1.03M	\$1.03M	\$984K	\$978K	\$971K	\$949K	\$958K	\$982K	\$977K	\$1.04M	\$1.08M
Percent Change from Prior Year	-4%	3%	14%	21%	27%	23%	23%	29%	23%	18%	18%	10%	5%

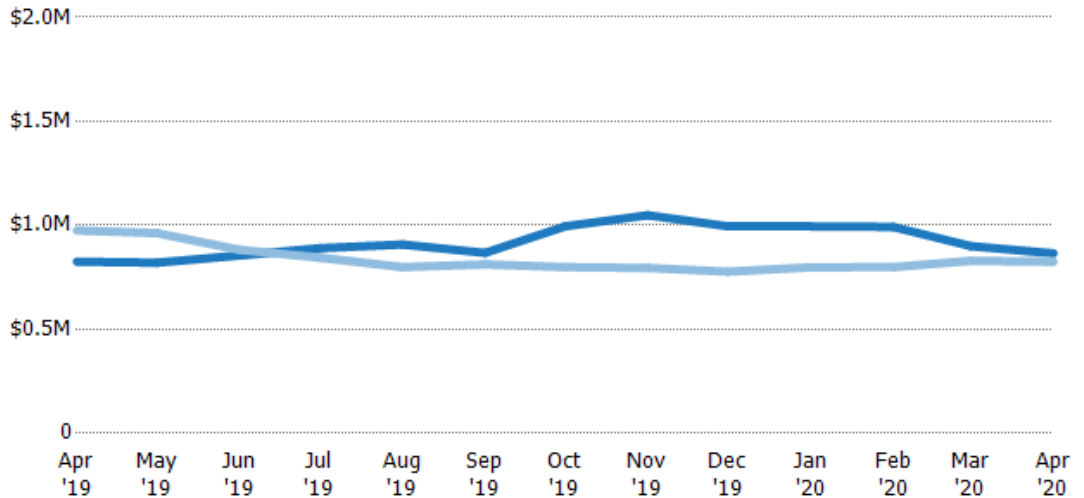
## Median Listing Price

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Price	% Chg.
Apr '20	\$865K	4.9%
Apr '19	\$825K	-15.4%
Apr '18	\$975K	-15%



Current Year	\$825K	\$820K	\$855K	\$890K	\$908K	\$867K	\$995K	\$1.05M	\$995K	\$995K	\$992K	\$900K	\$865K
Prior Year	\$975K	\$962K	\$882K	\$845K	\$799K	\$812K	\$799K	\$795K	\$777K	\$798K	\$799K	\$829K	\$825K
Percent Change from Prior Year	-15%	-15%	-3%	5%	14%	7%	25%	32%	28%	25%	24%	9%	5%

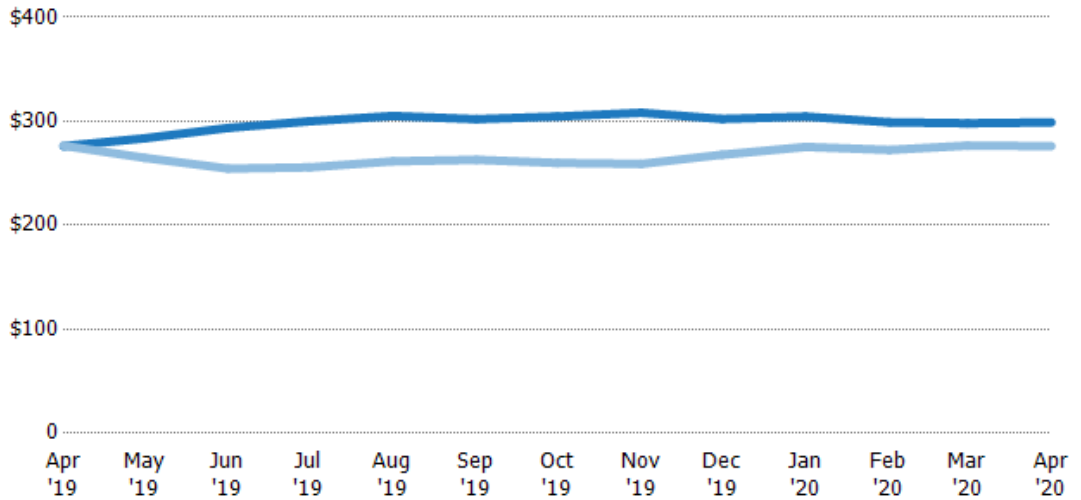
## Average Listing Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$299	8.3%
Apr '19	\$276	-0.2%
Apr '18	\$277	-8.3%



Current Year	\$276	\$284	\$294	\$300	\$305	\$302	\$305	\$308	\$302	\$305	\$299	\$298	\$299
Prior Year	\$277	\$265	\$255	\$256	\$261	\$263	\$260	\$259	\$268	\$275	\$272	\$277	\$276
Percent Change from Prior Year	0%	7%	15%	17%	17%	15%	17%	19%	13%	11%	10%	8%	8%

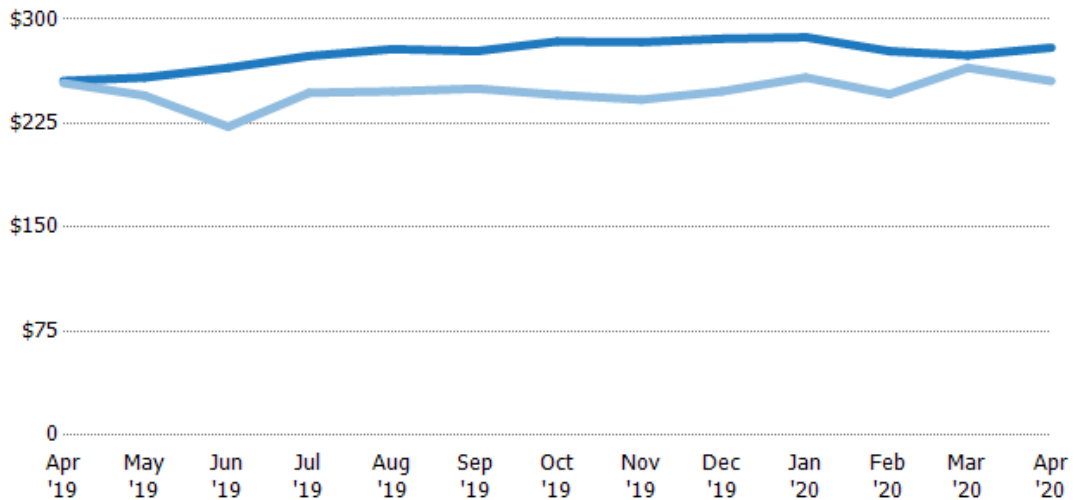
## Median Listing Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$280	9.4%
Apr '19	\$256	0.6%
Apr '18	\$254	-6.9%



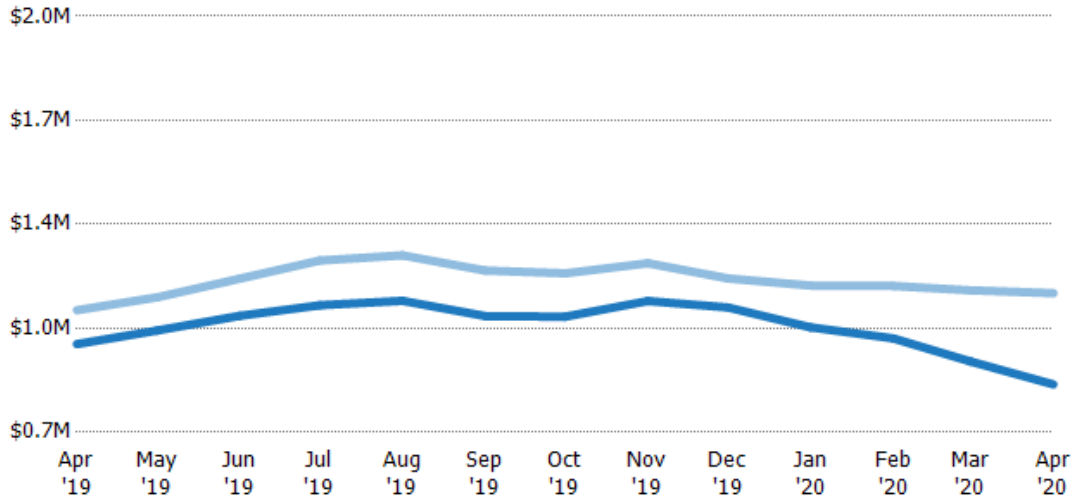
Current Year	\$256	\$258	\$265	\$274	\$279	\$277	\$284	\$284	\$286	\$287	\$277	\$274	\$280
Prior Year	\$254	\$245	\$223	\$247	\$248	\$250	\$246	\$242	\$248	\$258	\$246	\$265	\$256
Percent Change from Prior Year	1%	5%	19%	11%	12%	11%	16%	17%	15%	11%	13%	3%	9%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



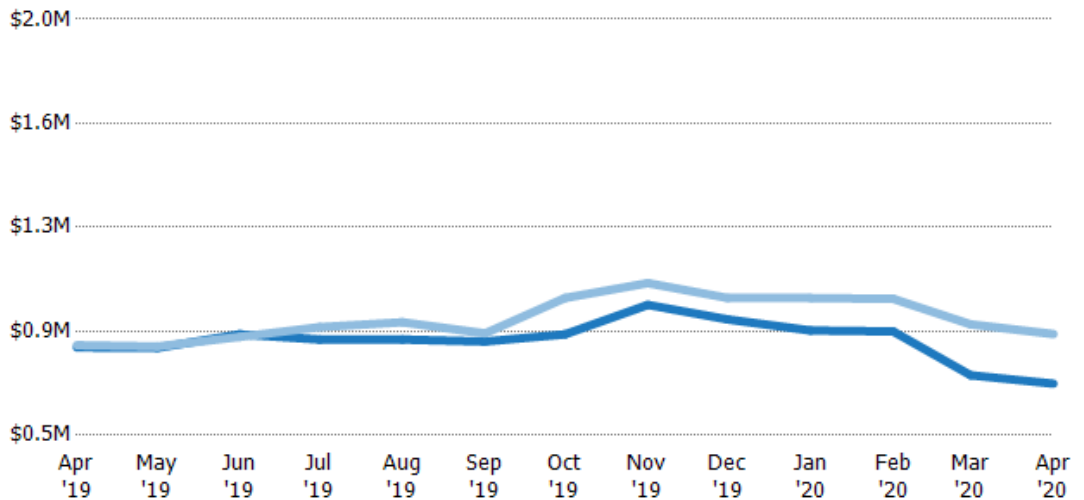
Avg Est Value	\$975K	\$1.02M	\$1.06M	\$1.1M	\$1.11M	\$1.06M	\$1.06M	\$1.11M	\$1.09M	\$1.03M	\$993K	\$921K	\$850K
Avg Listing Price	\$1.08M	\$1.12M	\$1.18M	\$1.24M	\$1.25M	\$1.21M	\$1.2M	\$1.23M	\$1.18M	\$1.16M	\$1.16M	\$1.14M	\$1.13M
Avg Listing Price as a % of Avg Est Value	111%	110%	111%	113%	113%	113%	113%	111%	108%	113%	116%	124%	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,  
 Mobile/Manufactured, Single Family  
 Residence



Median Est Value	\$817K	\$815K	\$864K	\$845K	\$845K	\$838K	\$864K	\$970K	\$917K	\$878K	\$874K	\$716K	\$686K
Median Listing Price	\$825K	\$820K	\$855K	\$890K	\$908K	\$867K	\$995K	\$1.05M	\$995K	\$995K	\$992K	\$900K	\$865K
Med Listing Price as a % of Med Est Value	101%	101%	99%	105%	107%	104%	115%	108%	108%	113%	113%	126%	126%



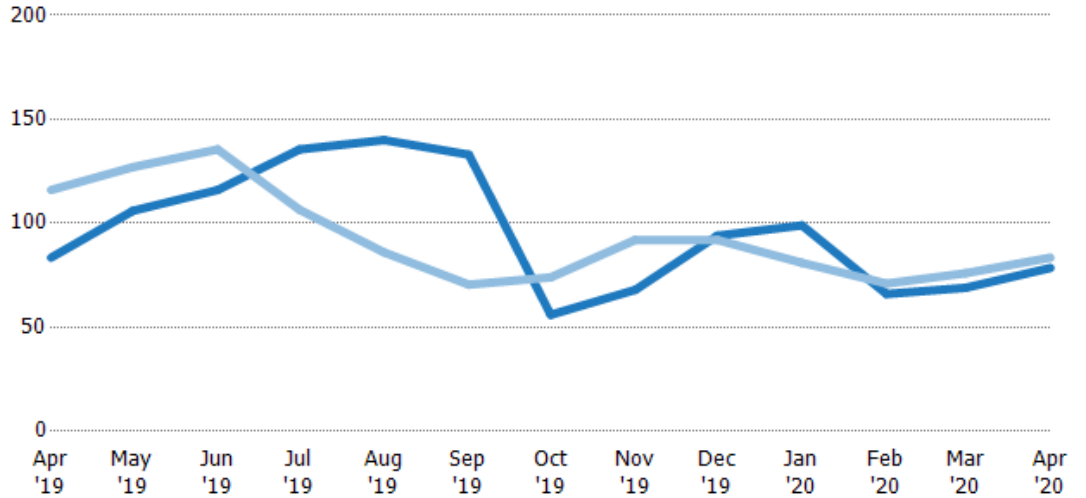
## Median Days in RPR

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Days	% Chg.
Apr '20	78.5	-6%
Apr '19	83.5	-28%
Apr '18	116	-4.7%



Current Year	83.5	106	116	136	140	133	56	68	94	99	66	69	78.5
Prior Year	116	127	136	107	86	70.5	74	92	92	81	71	76	83.5
Percent Change from Prior Year	-28%	-17%	-14%	27%	63%	89%	-24%	-26%	2%	22%	-7%	-9%	-6%

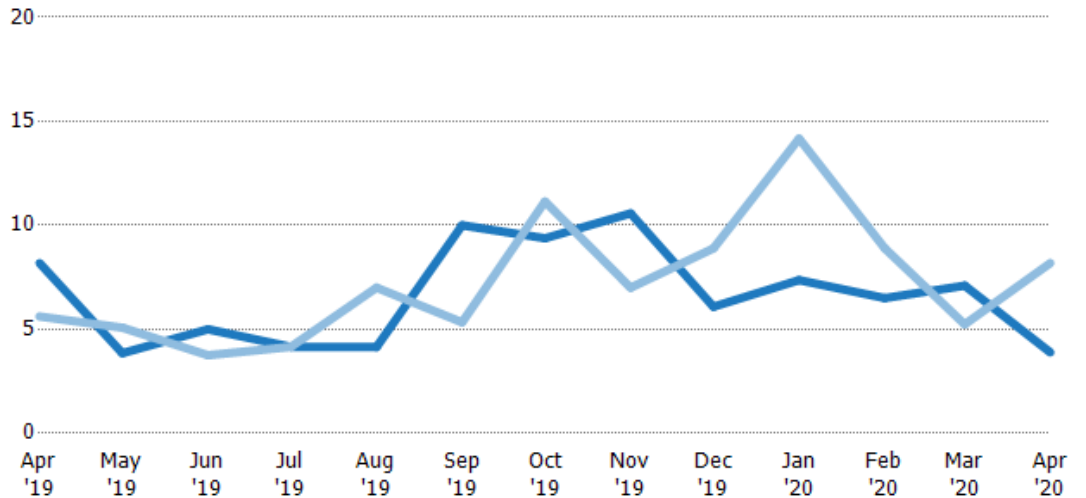
## Months of Inventory

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Months	% Chg.
Apr '20	3.89	-52.5%
Apr '19	8.18	45.7%
Apr '18	5.62	85.2%



Current Year	8.18	3.85	5	4.15	4.14	10	9.38	10.6	6.08	7.36	6.5	7.1	3.89
Prior Year	5.62	5.08	3.75	4.15	7	5.33	11.1	7	8.89	14.2	8.9	5.24	8.18
Percent Change from Prior Year	46%	-24%	33%	0%	-41%	88%	-16%	51%	-32%	-48%	-27%	36%	-52%



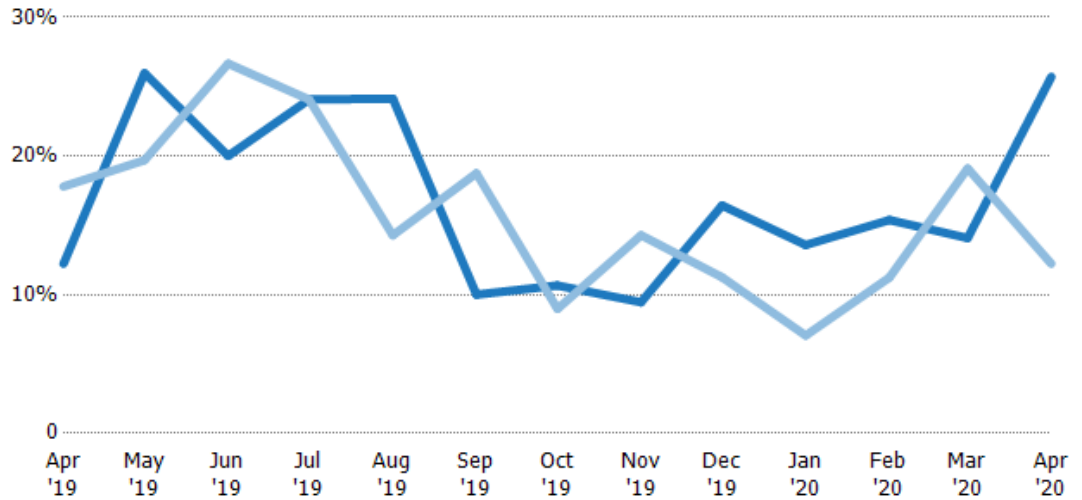
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Apr '20	26%	-13.5%
Apr '19	12%	5.6%
Apr '18	18%	-46%



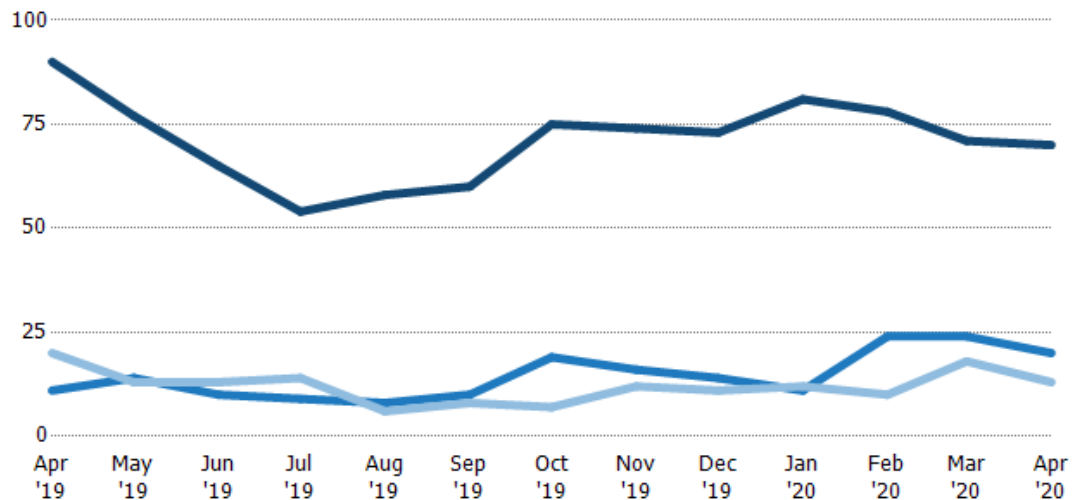
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	12%	26%	20%	24%	24%	10%	11%	9%	16%	14%	15%	14%	26%
Prior Year	18%	20%	27%	24%	14%	19%	9%	14%	11%	7%	11%	19%	12%
Change from Prior Year	6%	-6%	7%	0%	-10%	9%	-2%	5%	-5%	-7%	-4%	5%	-13%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	90	77	65	54	58	60	75	74	73	81	78	71	70
Pending	11	14	10	9	8	10	19	16	14	11	24	24	20
Sold	20	13	13	14	6	8	7	12	11	12	10	18	13

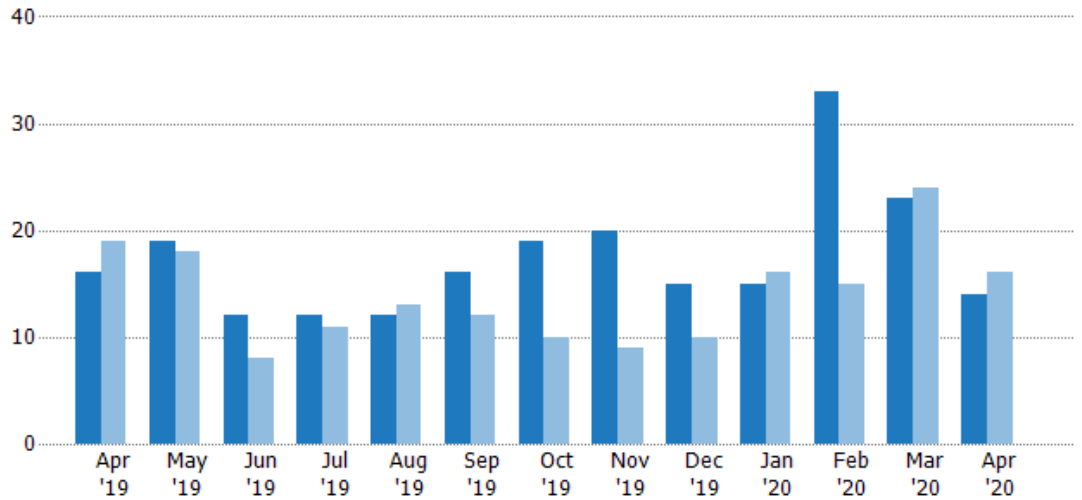
## New Pending Sales

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Apr '20	14	-12.5%
Apr '19	16	-15.8%
Apr '18	19	-26.3%



Current Year	16	19	12	12	12	16	19	20	15	15	33	23	14
Prior Year	19	18	8	11	13	12	10	9	10	16	15	24	16
Percent Change from Prior Year	-16%	6%	50%	9%	-8%	33%	90%	122%	50%	-6%	120%	-4%	-13%

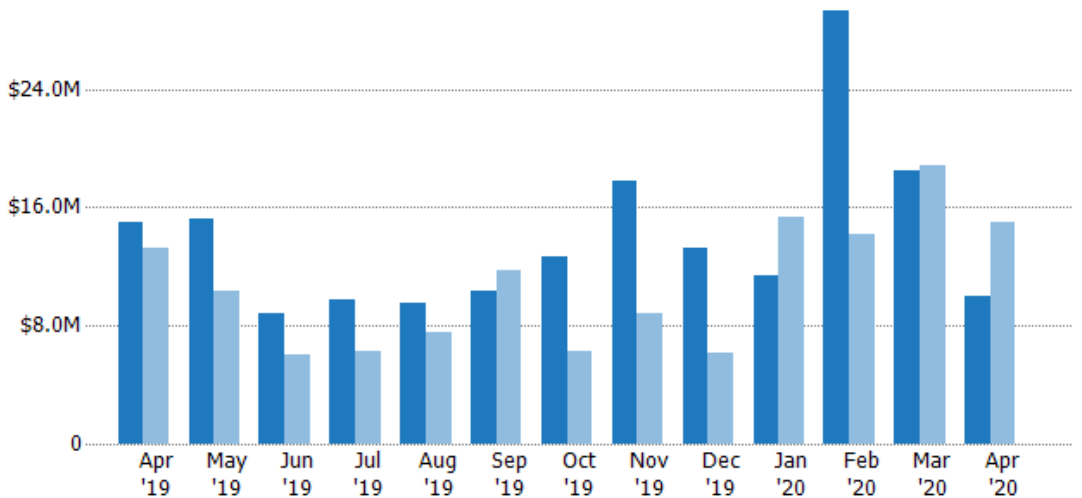
## New Pending Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Apr '20	\$10M	-33%
Apr '19	\$15M	12.6%
Apr '18	\$13.3M	-5.5%



Current Year	\$15M	\$15.3M	\$8.84M	\$9.79M	\$9.51M	\$10.4M	\$12.7M	\$17.8M	\$13.3M	\$11.4M	\$29.3M	\$18.5M	\$10M
Prior Year	\$13.3M	\$10.3M	\$6.05M	\$6.21M	\$7.54M	\$11.7M	\$6.3M	\$8.86M	\$6.15M	\$15.4M	\$14.1M	\$18.8M	\$15M
Percent Change from Prior Year	13%	48%	46%	58%	26%	-12%	101%	101%	116%	-26%	108%	-1%	-33%

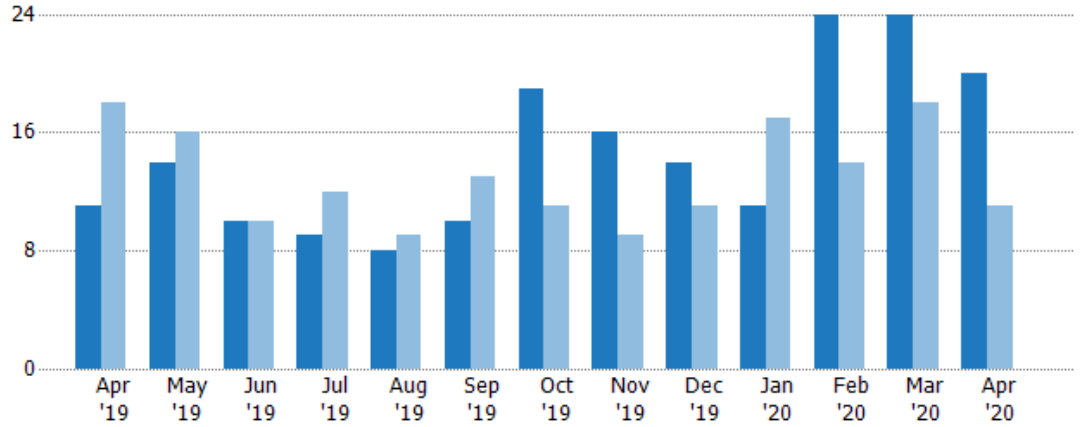
## Pending Sales

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Count	% Chg.
Apr '20	20	81.8%
Apr '19	11	-38.9%
Apr '18	18	-22.2%



Current Year	11	14	10	9	8	10	19	16	14	11	24	24	20
Prior Year	18	16	10	12	9	13	11	9	11	17	14	18	11
Percent Change from Prior Year	-39%	-13%	0%	-25%	-11%	-23%	73%	78%	27%	-35%	71%	33%	82%

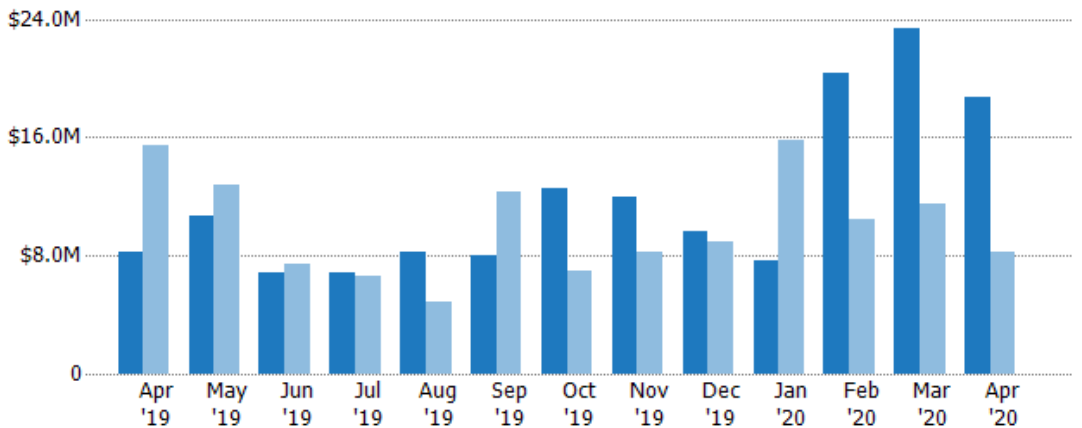
## Pending Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Volume	% Chg.
Apr '20	\$18.7M	126.8%
Apr '19	\$8.26M	-46.5%
Apr '18	\$15.4M	-16.1%



Current Year	\$8.26M	\$10.6M	\$6.87M	\$6.86M	\$8.22M	\$8.04M	\$12.6M	\$12M	\$9.59M	\$7.71M	\$20.3M	\$23.4M	\$18.7M
Prior Year	\$15.4M	\$12.8M	\$7.43M	\$6.57M	\$4.89M	\$12.3M	\$6.91M	\$8.19M	\$8.92M	\$15.8M	\$10.5M	\$11.5M	\$8.26M
Percent Change from Prior Year	-46%	-17%	-8%	4%	68%	-35%	82%	46%	8%	-51%	94%	104%	127%

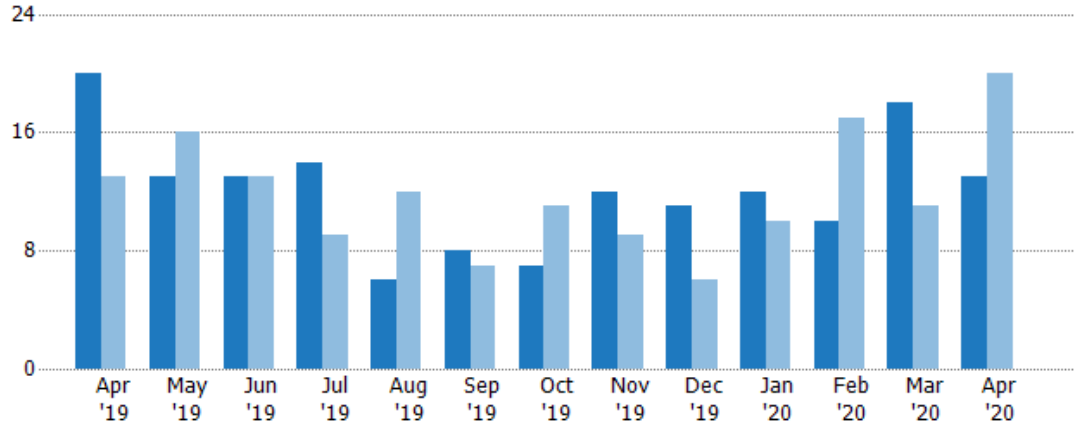
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '20	13	-35%
Apr '19	20	53.8%
Apr '18	13	30.8%



Current Year	20	13	13	14	6	8	7	12	11	12	10	18	13
Prior Year	13	16	13	9	12	7	11	9	6	10	17	11	20
Percent Change from Prior Year	54%	-19%	0%	56%	-50%	14%	-36%	33%	83%	20%	-41%	64%	-35%

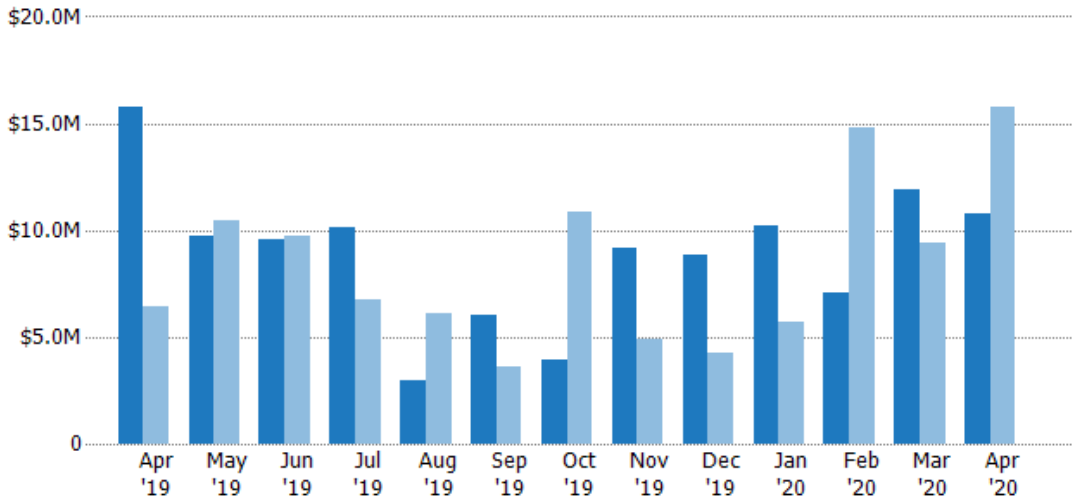
## Closed Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Apr '20	\$10.8M	-31.5%
Apr '19	\$15.8M	144.6%
Apr '18	\$6.44M	92.3%



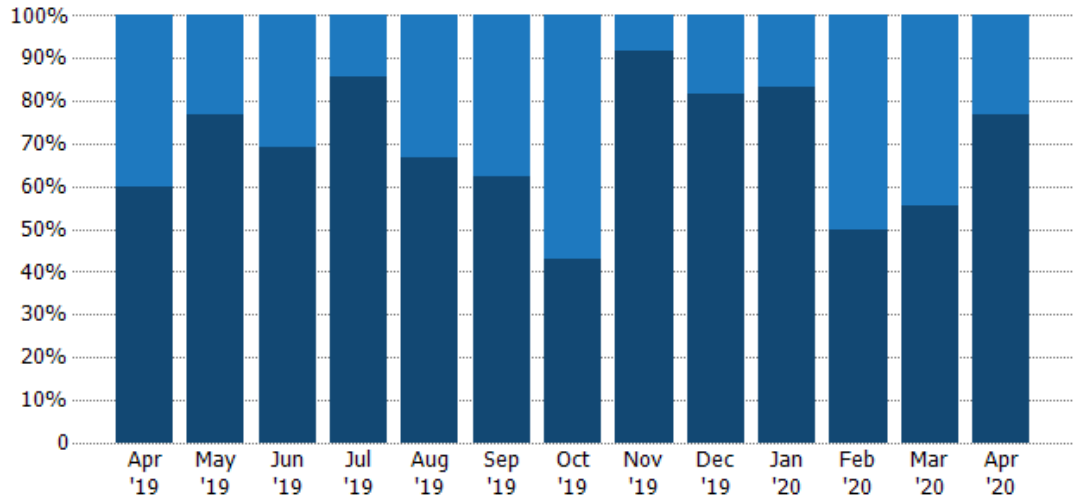
Current Year	\$15.8M	\$9.69M	\$9.56M	\$10.1M	\$2.93M	\$6.03M	\$3.95M	\$9.2M	\$8.86M	\$10.2M	\$7.1M	\$11.9M	\$10.8M
Prior Year	\$6.44M	\$10.5M	\$9.71M	\$6.74M	\$6.14M	\$3.61M	\$10.9M	\$4.88M	\$4.29M	\$5.74M	\$14.8M	\$9.43M	\$15.8M
Percent Change from Prior Year	145%	-7%	-2%	50%	-52%	67%	-64%	89%	106%	77%	-52%	26%	-31%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



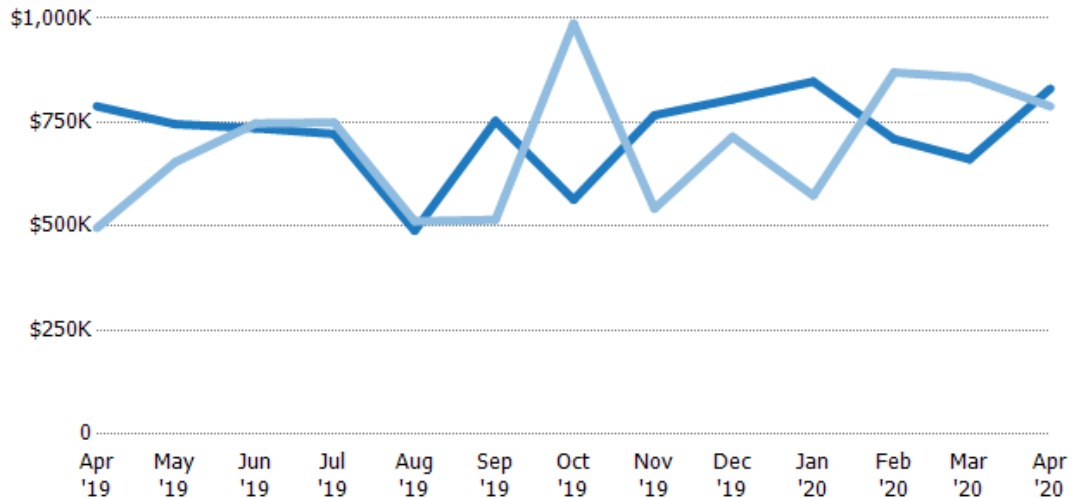
Condo/Townhouse	40%	23%	31%	14%	33%	38%	57%	8%	18%	17%	50%	44%	23%
Single Family Residence	60%	77%	69%	86%	67%	63%	43%	92%	82%	83%	50%	56%	77%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Current Year	\$788K	\$746K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$710K	\$661K	\$831K
Prior Year	\$496K	\$654K	\$747K	\$749K	\$512K	\$516K	\$987K	\$542K	\$715K	\$574K	\$870K	\$858K	\$788K
Percent Change from Prior Year	59%	14%	-2%	-4%	-4%	46%	-43%	41%	13%	48%	-18%	-23%	5%

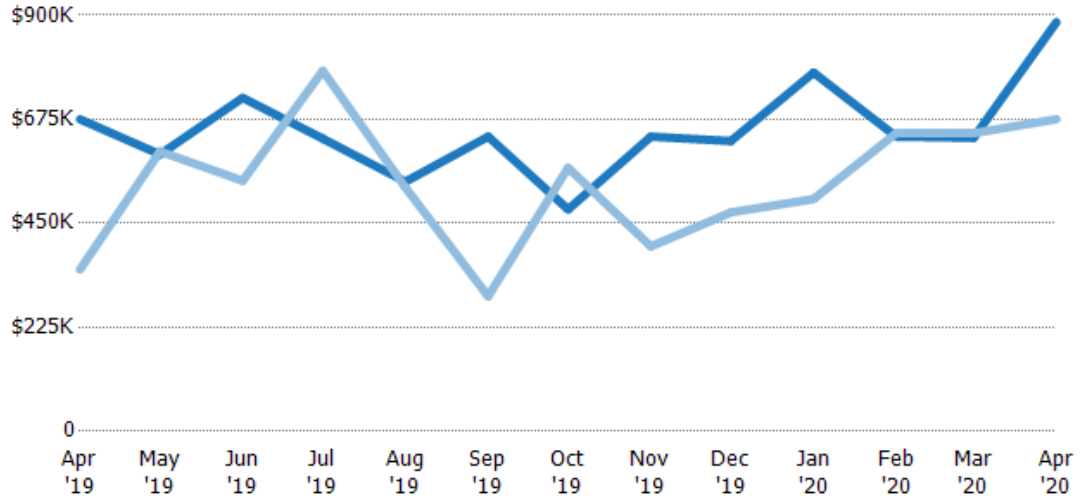
## Median Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '20	\$885K	31.1%
Apr '19	\$675K	92.9%
Apr '18	\$350K	102.9%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$675K	\$599K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$638K	\$635K	\$885K
Prior Year	\$350K	\$606K	\$542K	\$780K	\$528K	\$292K	\$570K	\$400K	\$474K	\$503K	\$645K	\$645K	\$675K
Percent Change from Prior Year	93%	-1%	33%	-19%	2%	118%	-16%	59%	33%	54%	-1%	-2%	31%

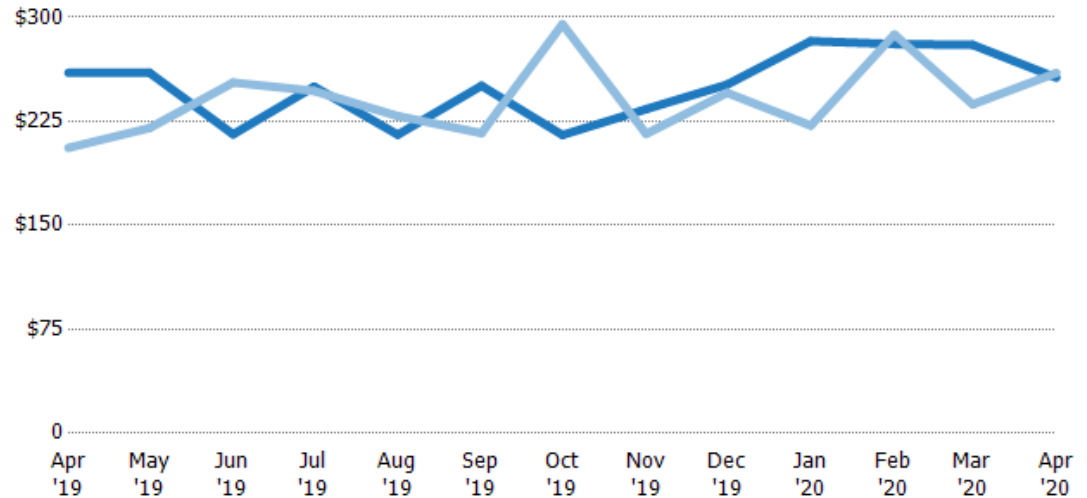
## Average Sales Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$256	-1.3%
Apr '19	\$260	26.3%
Apr '18	\$206	18%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$260	\$260	\$216	\$250	\$215	\$251	\$215	\$234	\$251	\$283	\$281	\$280	\$256
Prior Year	\$206	\$220	\$253	\$247	\$229	\$216	\$295	\$216	\$246	\$222	\$288	\$237	\$260
Percent Change from Prior Year	26%	18%	-15%	1%	-6%	16%	-27%	8%	2%	27%	-2%	18%	-1%

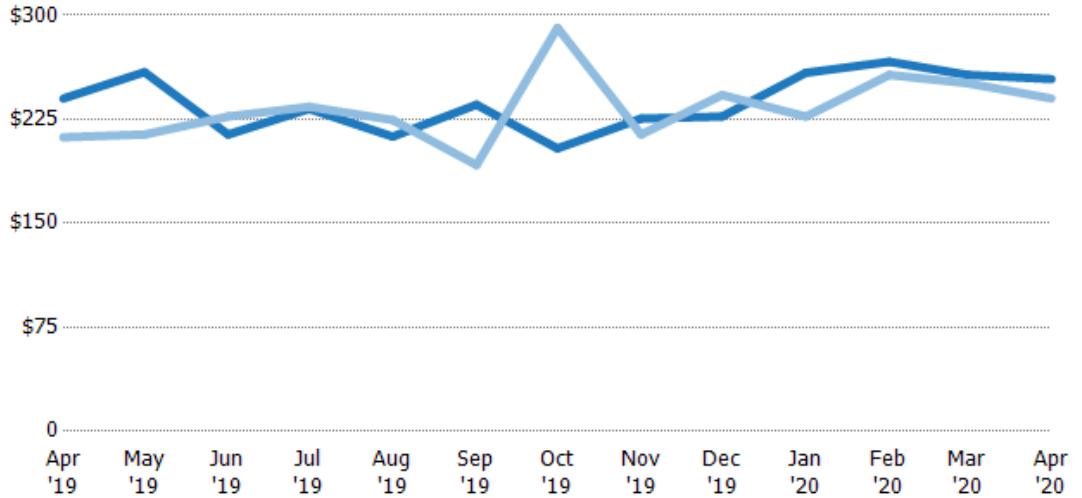
## Median Sales Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$254	5.8%
Apr '19	\$240	13.2%
Apr '18	\$212	10.8%



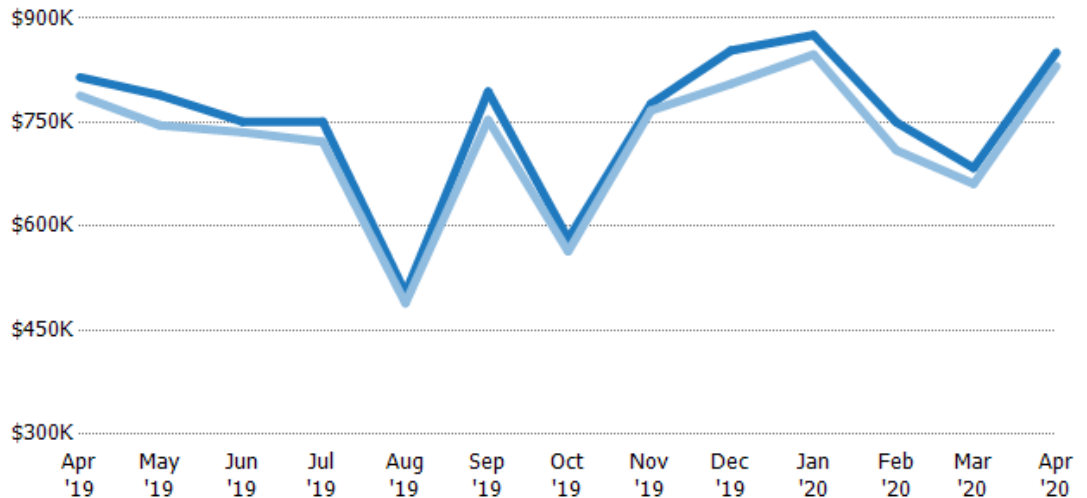
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$240	\$259	\$214	\$233	\$213	\$236	\$204	\$226	\$227	\$259	\$267	\$257	\$254
Prior Year	\$212	\$214	\$227	\$234	\$225	\$192	\$291	\$214	\$243	\$227	\$257	\$251	\$240
Percent Change from Prior Year	13%	21%	-6%	-1%	-5%	23%	-30%	5%	-6%	14%	4%	2%	6%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg List Price	\$815K	\$789K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$750K	\$684K	\$851K
Avg Sales Price	\$788K	\$746K	\$736K	\$722K	\$489K	\$753K	\$564K	\$767K	\$805K	\$848K	\$710K	\$661K	\$831K
Avg Sales Price as a % of Avg List Price	97%	94%	98%	96%	97%	95%	97%	99%	94%	97%	95%	97%	98%

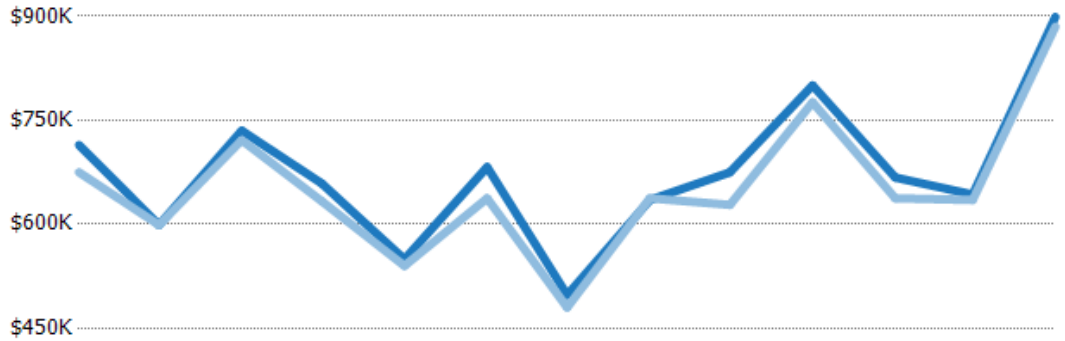


## Median Sales Price vs Median Listing Price

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,  
 Mobile/Manufactured, Single Family  
 Residence



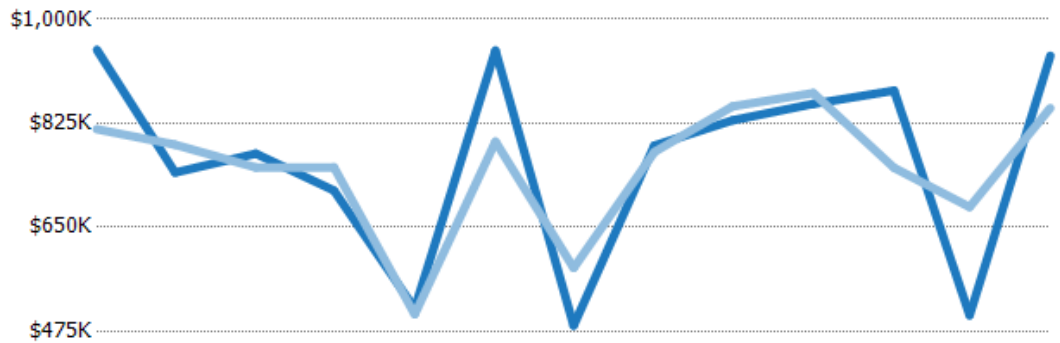
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median List Price	\$715K	\$599K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$668K	\$643K	\$899K
Median Sales Price	\$675K	\$599K	\$721K	\$633K	\$540K	\$638K	\$480K	\$638K	\$628K	\$776K	\$638K	\$635K	\$885K
Med Sales Price as a % of Med List Price	94%	100%	98%	96%	98%	93%	96%	100%	93%	97%	96%	99%	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,  
 Mobile/Manufactured, Single Family  
 Residence



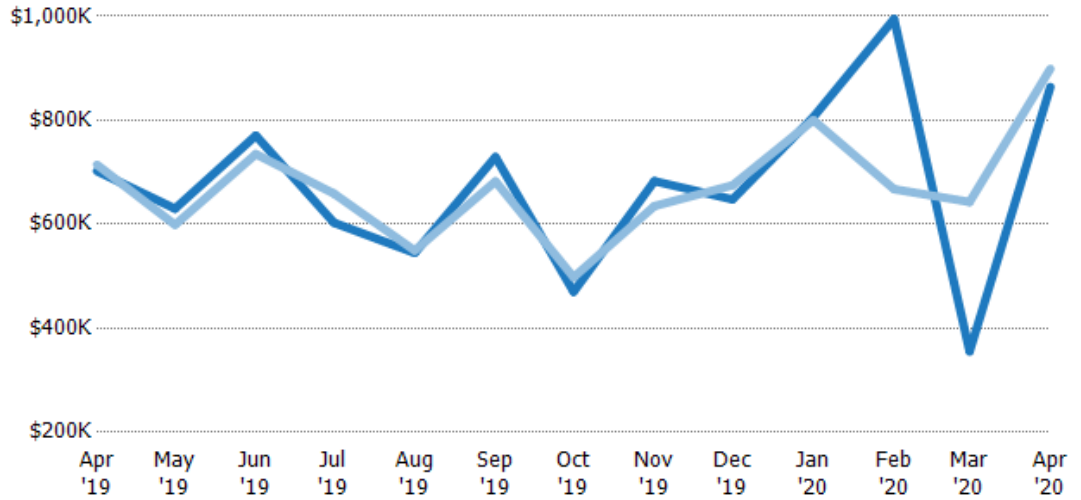
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$949K	\$742K	\$774K	\$712K	\$513K	\$947K	\$485K	\$788K	\$830K	\$858K	\$880K	\$502K	\$939K
Avg Sales Price	\$815K	\$789K	\$751K	\$751K	\$503K	\$794K	\$582K	\$777K	\$853K	\$876K	\$750K	\$684K	\$851K
Avg Sales Price as a % of Avg Est Value	86%	106%	97%	106%	98%	84%	120%	99%	103%	102%	85%	136%	91%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



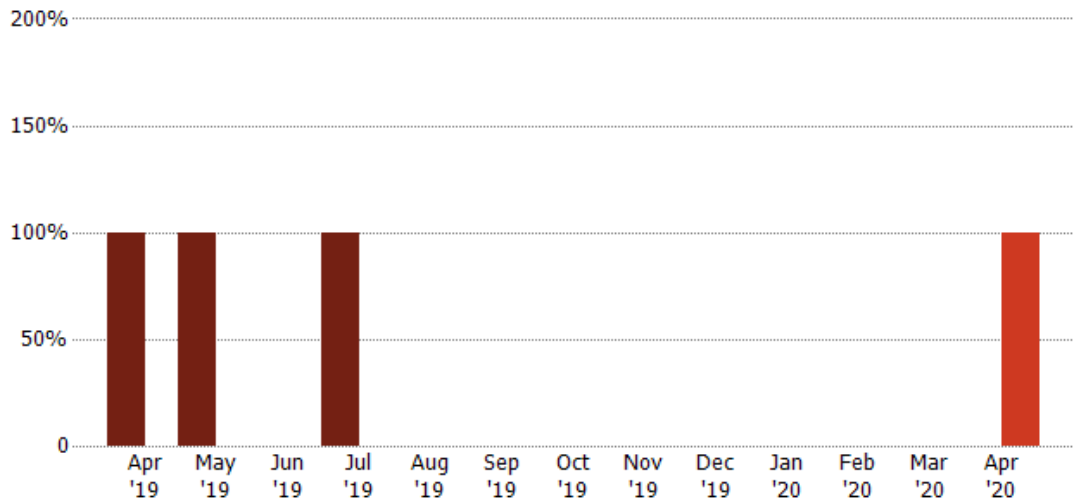
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$702K	\$630K	\$771K	\$603K	\$545K	\$729K	\$470K	\$683K	\$648K	\$806K	\$995K	\$356K	\$864K
Median Sales Price	\$715K	\$599K	\$735K	\$659K	\$550K	\$683K	\$498K	\$635K	\$675K	\$800K	\$668K	\$643K	\$899K
Med Sales Price as a % of Med Est Value	102%	95%	95%	109%	101%	94%	106%	93%	104%	99%	67%	181%	104%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



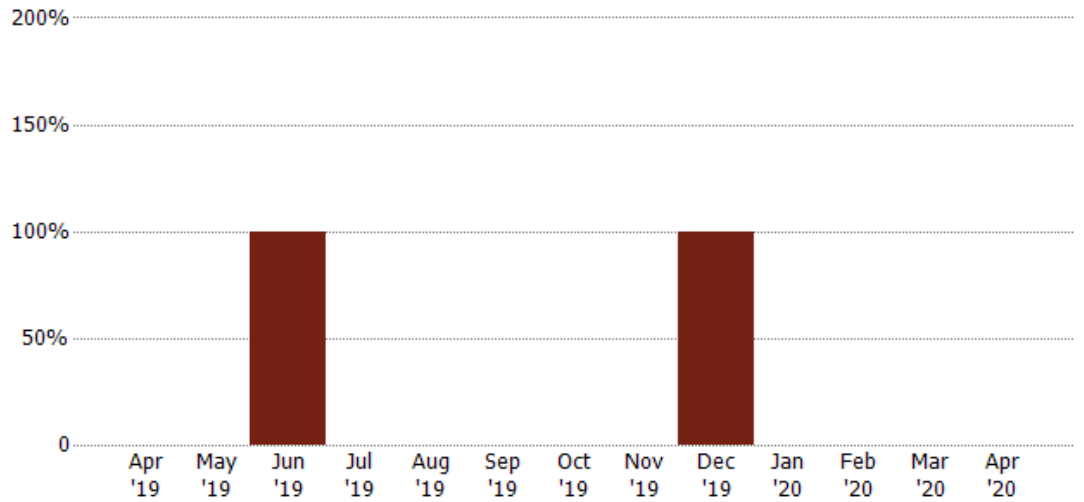
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	1	1	-	1	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	1
Percent Change from Prior Year	100%	100%	-	100%	-	-	-	-	-	-	-	-	-100%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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



■ Current Year



## Sales Activity by ZIP

Apr 2020

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	20	\$18,744,699	12	\$9,817,600	\$818,133	\$846,300	\$249	\$243	60
Other			1	\$985,000	\$985,000	\$985,000	\$267	\$267	44