



2020

CAREFREE MARKET REPORT NOVEMBER 2020



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	Nov 2020	Nov 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	10	13	-23.1%	209	184	+13.6%
New Listing Volume	\$11,226,687	\$11,298,300	-0.6%	\$204,425,938	\$171,945,798	+18.9%
Active Listing Count	34	74	-54.1%	N/A	N/A	
Active Listing Volume	\$47,262,073	\$88,883,850	-46.8%	N/A	N/A	
Average Listing Price	\$1,390,061	\$1,201,133	+15.7%	\$1,158,809	\$1,116,292	+3.8%
Median Listing Price	\$949,500	\$992,000	-4.3%	\$903,292	\$847,401	+6.6%
Average Listing Price per Sq Ft	\$322	\$305	+5.6%	\$306	\$289	+6%
Median Listing Price per Sq Ft	\$290	\$283	+2.3%	\$284	\$270	+5.4%
Median Days in RPR	63.5	75.5	-15.9%	78.44	95.74	-18.1%
Months of Inventory	1.6	10.6	-84.5%	6	6.7	-10.2%
Absorption Rate	61.11%	9.46%	+51.7%	16.64%	14.95%	+1.7%
Sales Activity Charts Metrics						
New Pending Sales Count	25	19	+31.6%	294	177	+66.1%
New Pending Sales Volume	\$25,784,799	\$15,633,800	+64.9%	\$272,686,764	\$142,160,848	+91.8%
Pending Sales Count	27	15	+80%	N/A	N/A	
Pending Sales Volume	\$26,049,316	\$11,291,000	+130.7%	N/A	N/A	
Closed Sales Count	23	12	+91.7%	178	124	+43.5%
Closed Sales Volume	\$19,017,525	\$9,202,500	+106.7%	\$149,831,075	\$92,217,224	+62.5%
Average Sales Price	\$826,849	\$766,875	+7.8%	\$841,748	\$743,687	+13.2%
Median Sales Price	\$725,000	\$637,500	+13.7%	\$753,865	\$637,743	+18.2%
Average Sales Price per Sq Ft	\$293	\$234	+25.5%	\$281	\$247	+13.8%
Median Sales Price per Sq Ft	\$306	\$226	+35.7%	\$263	\$236	+11.5%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

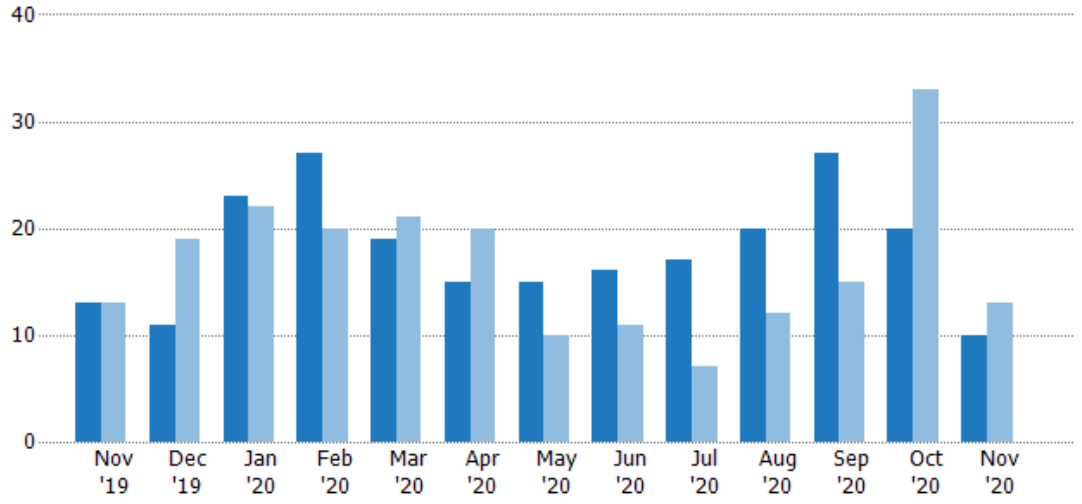
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Nov '20	10	-23.1%
Nov '19	13	0%
Nov '18	13	30.8%



Current Year	13	11	23	27	19	15	15	16	17	20	27	20	10
Prior Year	13	19	22	20	21	20	10	11	7	12	15	33	13
Percent Change from Prior Year	0%	-42%	5%	35%	-10%	-25%	50%	45%	143%	67%	80%	-39%	-23%

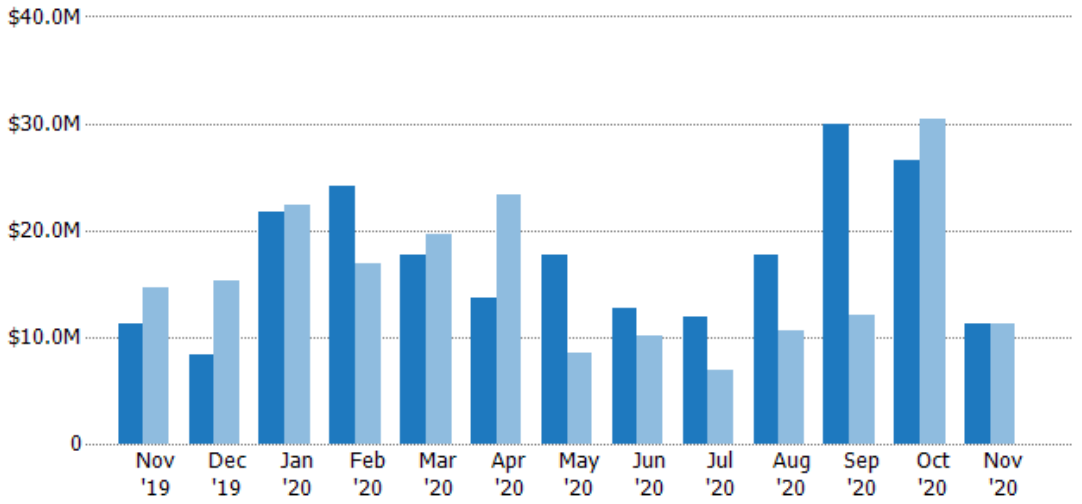
New Listing Volume

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.
Nov '20	\$11.2M	-0.6%
Nov '19	\$11.3M	-23%
Nov '18	\$14.7M	-11.7%



Current Year	\$11.3M	\$8.34M	\$21.7M	\$24.2M	\$17.7M	\$13.6M	\$17.6M	\$12.6M	\$11.8M	\$17.6M	\$29.8M	\$26.5M	\$11.2M
Prior Year	\$14.7M	\$15.2M	\$22.3M	\$16.8M	\$19.6M	\$23.4M	\$8.48M	\$10.1M	\$6.93M	\$10.5M	\$12.1M	\$30.5M	\$11.3M
Percent Change from Prior Year	-23%	-45%	-3%	44%	-9%	-42%	108%	25%	71%	67%	147%	-13%	-1%

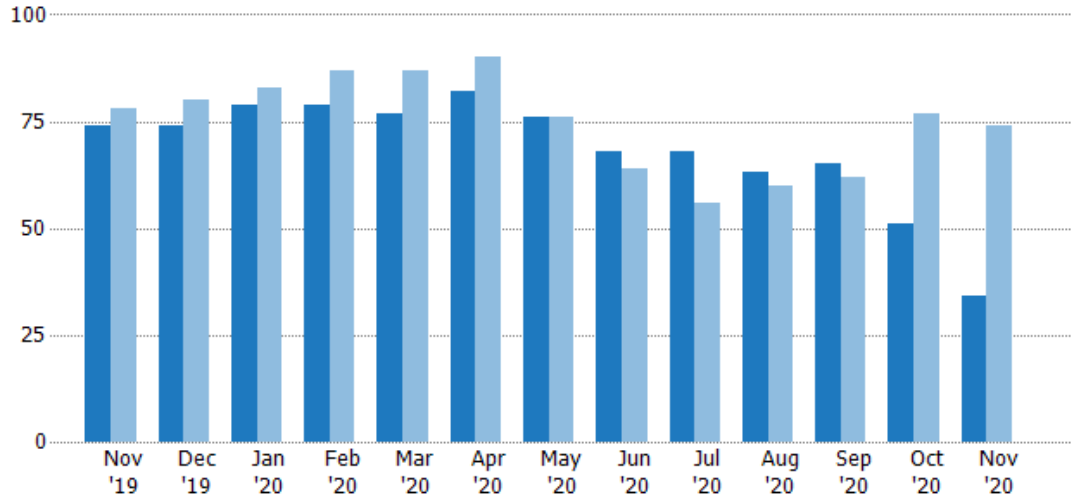
Active Listings

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.
Nov '20	34	-54.1%
Nov '19	74	-5.1%
Nov '18	78	11.5%



Current Year	74	74	79	79	77	82	76	68	68	63	65	51	34
Prior Year	78	80	83	87	87	90	76	64	56	60	62	77	74
Percent Change from Prior Year	-5%	-8%	-5%	-9%	-11%	-9%	0%	6%	21%	5%	5%	-34%	-54%

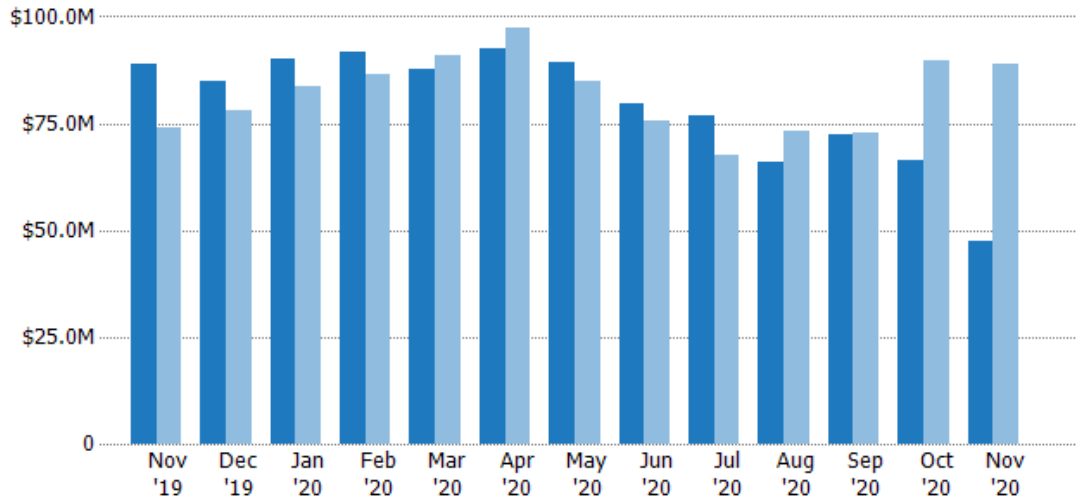
Active Listing Volume

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.
Nov '20	\$47.3M	-46.8%
Nov '19	\$88.9M	20%
Nov '18	\$74.1M	19.2%



Current Year	\$88.9M	\$84.8M	\$90.1M	\$91.6M	\$87.6M	\$92.6M	\$89.5M	\$79.7M	\$76.8M	\$65.9M	\$72.3M	\$66.5M	\$47.3M
Prior Year	\$74.1M	\$78.2M	\$83.6M	\$86.5M	\$90.8M	\$97.4M	\$84.8M	\$75.5M	\$67.6M	\$73.2M	\$72.7M	\$89.9M	\$88.9M
Percent Change from Prior Year	20%	8%	8%	6%	-3%	-5%	5%	6%	14%	-10%	-1%	-26%	-47%

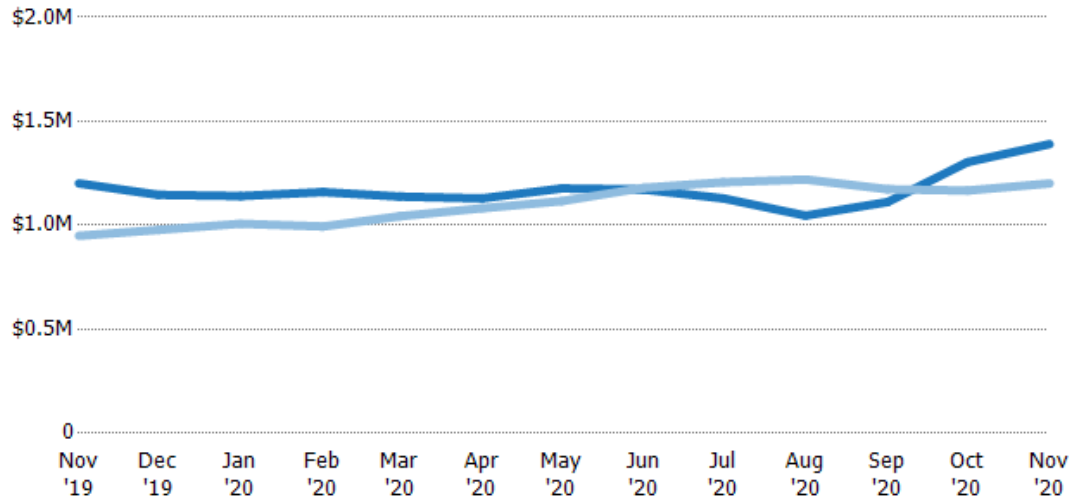
Average Listing Price

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.
Nov '20	\$1.39M	15.7%
Nov '19	\$1.2M	26.5%
Nov '18	\$949K	6.9%



Current Year	\$1.2M	\$1.15M	\$1.14M	\$1.16M	\$1.14M	\$1.13M	\$1.18M	\$1.17M	\$1.13M	\$1.05M	\$1.11M	\$1.3M	\$1.39M
Prior Year	\$949K	\$978K	\$1.01M	\$994K	\$1.04M	\$1.08M	\$1.12M	\$1.18M	\$1.21M	\$1.22M	\$1.17M	\$1.17M	\$1.2M
Percent Change from Prior Year	27%	17%	13%	17%	9%	4%	5%	-1%	-6%	-14%	-5%	12%	16%

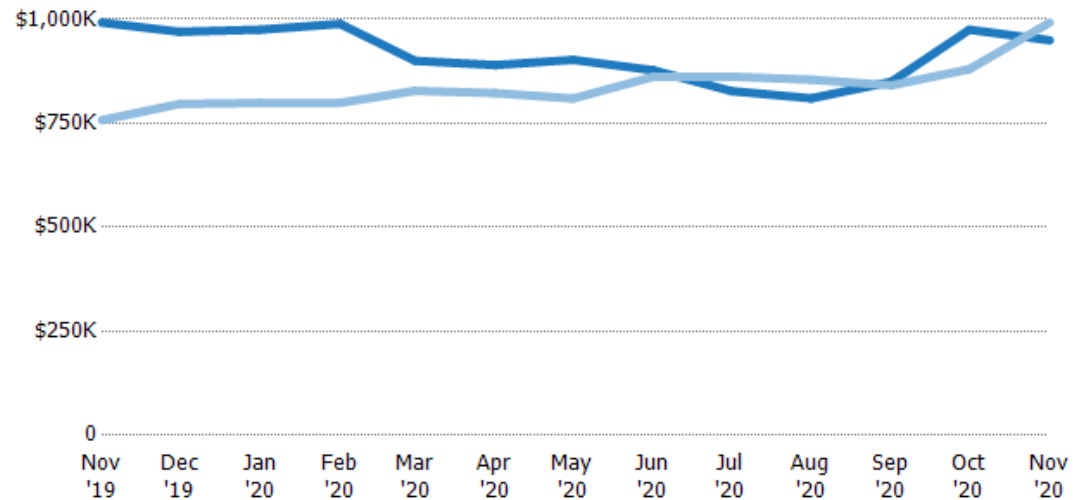
Median Listing Price

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.
Nov '20	\$950K	-4.3%
Nov '19	\$992K	31%
Nov '18	\$758K	5%



Current Year	\$992K	\$970K	\$975K	\$989K	\$900K	\$890K	\$903K	\$877K	\$828K	\$810K	\$850K	\$975K	\$950K
Prior Year	\$758K	\$797K	\$799K	\$799K	\$828K	\$822K	\$810K	\$862K	\$862K	\$855K	\$841K	\$880K	\$992K
Percent Change from Prior Year	31%	22%	22%	24%	9%	8%	11%	2%	-4%	-5%	1%	11%	-4%

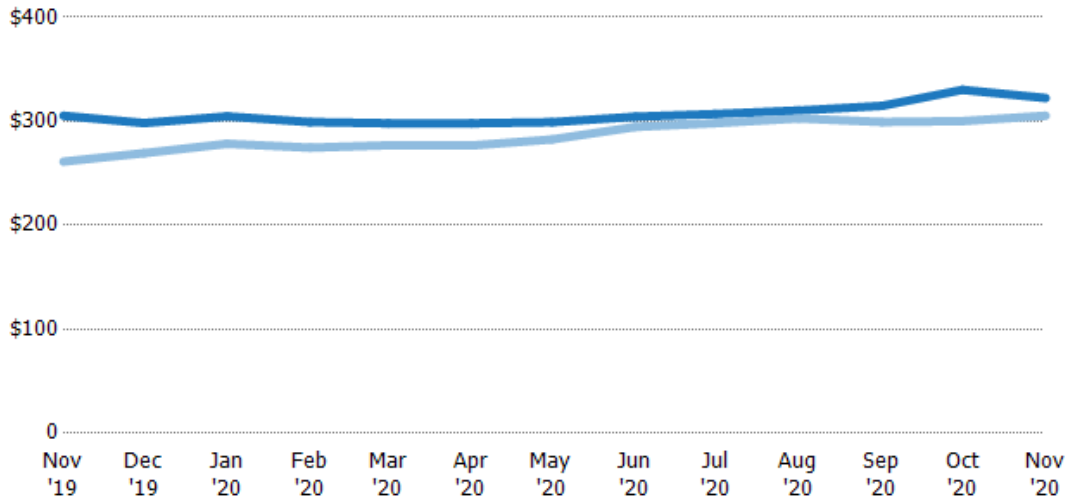
Average Listing Price per Sq Ft

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.
Nov '20	\$322	5.6%
Nov '19	\$305	16.9%
Nov '18	\$261	0.2%



Current Year	\$305	\$298	\$305	\$299	\$298	\$298	\$299	\$304	\$307	\$310	\$315	\$330	\$322
Prior Year	\$261	\$269	\$278	\$275	\$277	\$277	\$283	\$295	\$298	\$303	\$299	\$300	\$305
Percent Change from Prior Year	17%	11%	9%	9%	8%	8%	6%	3%	3%	3%	5%	10%	6%

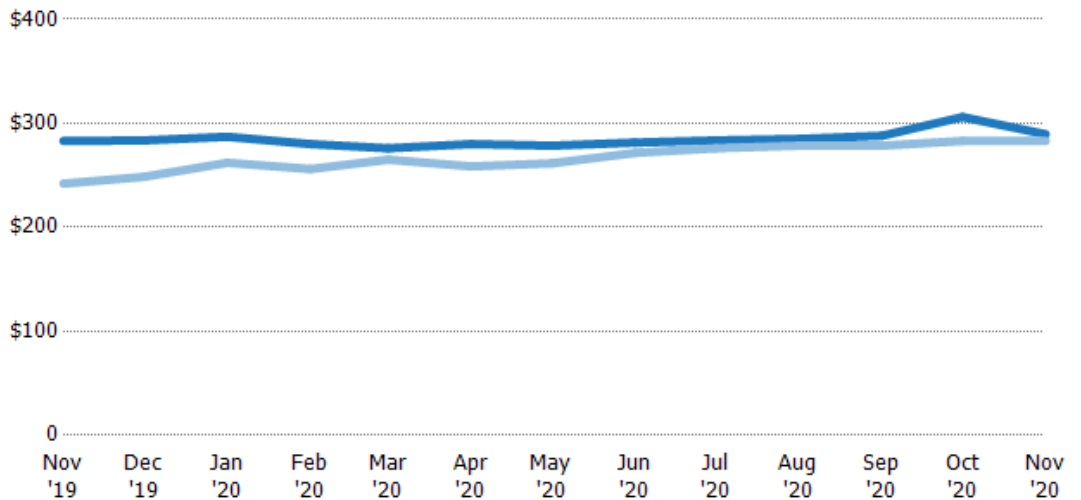
Median Listing Price per Sq Ft

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.
Nov '20	\$290	2.3%
Nov '19	\$283	16.9%
Nov '18	\$242	1.7%



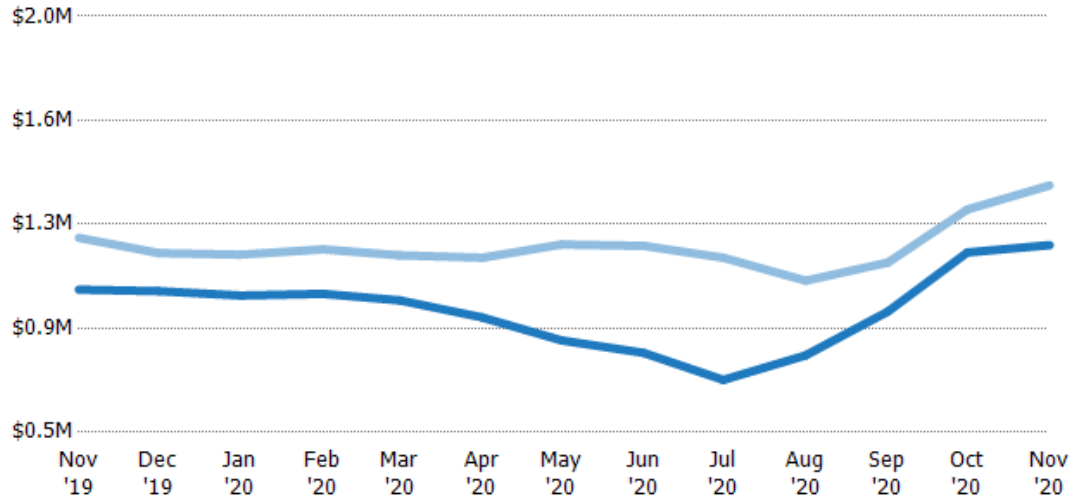
Current Year	\$283	\$284	\$287	\$280	\$276	\$280	\$279	\$282	\$284	\$285	\$288	\$306	\$290
Prior Year	\$242	\$249	\$262	\$256	\$265	\$259	\$262	\$272	\$276	\$279	\$279	\$283	\$283
Percent Change from Prior Year	17%	14%	10%	9%	4%	8%	7%	4%	3%	2%	3%	8%	2%

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



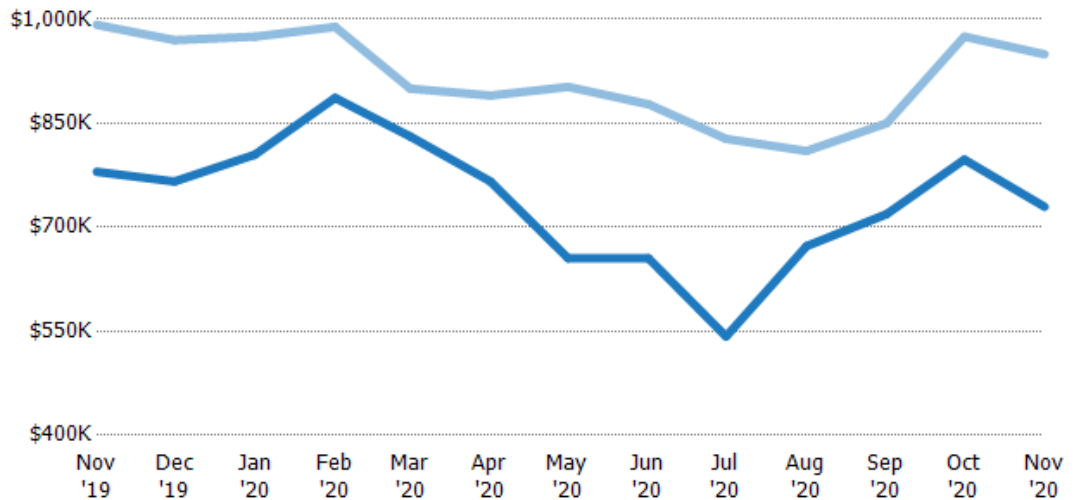
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$1.01M	\$1.01M	\$993K	\$999K	\$976K	\$914K	\$831K	\$786K	\$689K	\$777K	\$935K	\$1.15M	\$1.17M
Avg Listing Price	\$1.2M	\$1.15M	\$1.14M	\$1.16M	\$1.14M	\$1.13M	\$1.18M	\$1.17M	\$1.13M	\$1.05M	\$1.11M	\$1.3M	\$1.39M
Avg Listing Price as a % of Avg Est Value	118%	114%	115%	116%	117%	124%	142%	149%	164%	135%	119%	114%	118%

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



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median Est Value	\$780K	\$766K	\$805K	\$887K	\$831K	\$766K	\$655K	\$655K	\$542K	\$673K	\$719K	\$798K	\$730K
Median Listing Price	\$992K	\$970K	\$975K	\$989K	\$900K	\$890K	\$903K	\$877K	\$828K	\$810K	\$850K	\$975K	\$950K
Med Listing Price as a % of Med Est Value	127%	127%	121%	112%	108%	116%	138%	134%	153%	120%	118%	122%	130%

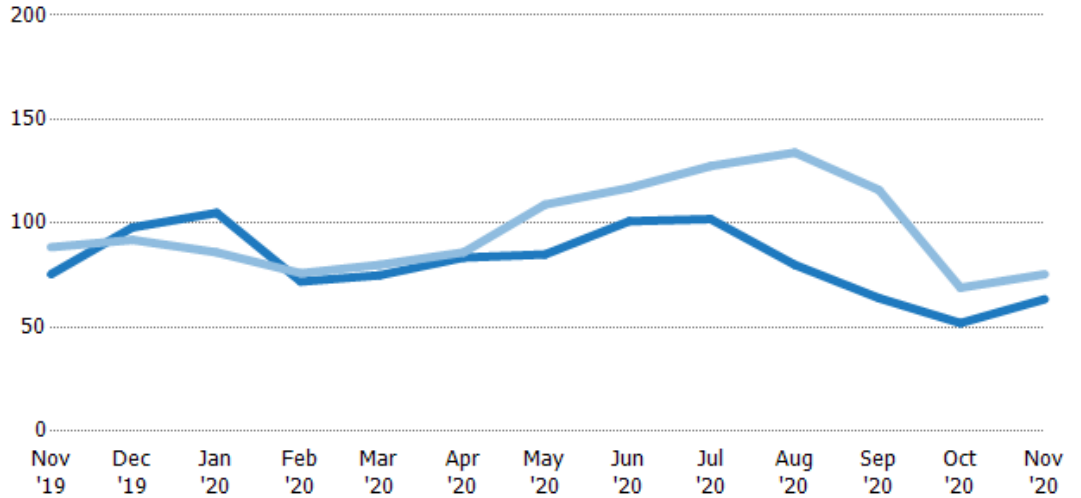
Median Days in RPR

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.
Nov '20	63.5	-15.9%
Nov '19	75.5	-14.7%
Nov '18	88.5	7.3%



Current Year	75.5	98	105	72	75	83.5	85	101	102	80	64	52	63.5
Prior Year	88.5	92	86	76	80	86	109	117	128	134	116	69	75.5
Percent Change from Prior Year	-15%	7%	22%	-5%	-6%	-3%	-22%	-14%	-20%	-40%	-45%	-25%	-16%

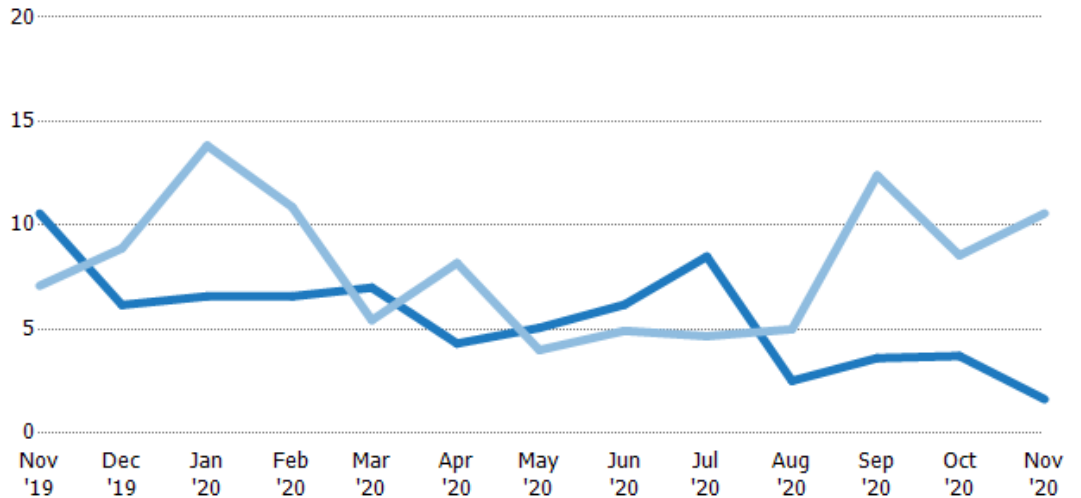
Months of Inventory

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.
Nov '20	1.64	-84.5%
Nov '19	10.6	49.1%
Nov '18	7.09	53.4%



Current Year	10.6	6.17	6.58	6.58	7	4.32	5.07	6.18	8.5	2.52	3.61	3.71	1.64
Prior Year	7.09	8.89	13.8	10.9	5.44	8.18	4	4.92	4.67	5	12.4	8.56	10.6
Percent Change from Prior Year	49%	-31%	-52%	-39%	29%	-47%	27%	26%	82%	-50%	-71%	-57%	-85%

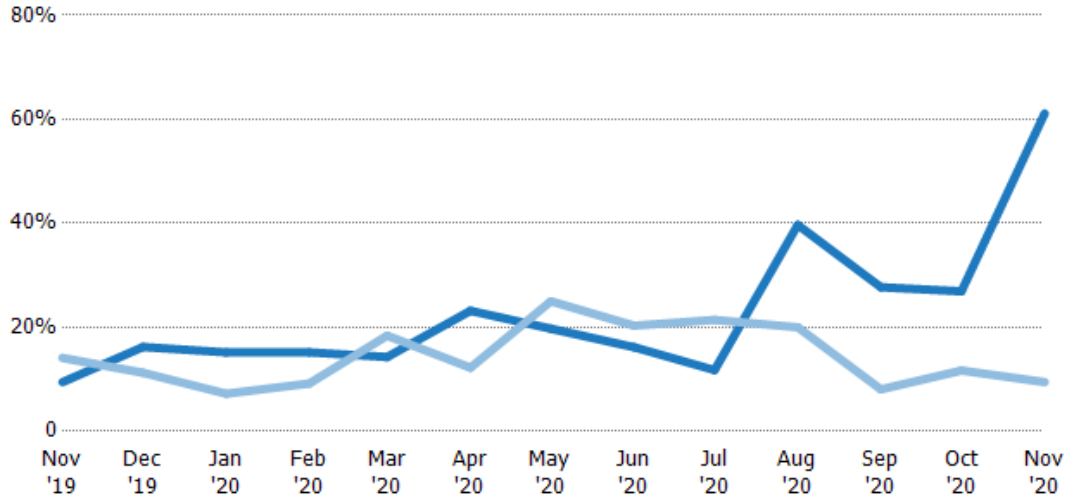
Absorption Rate

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.
Nov '20	61%	-51.7%
Nov '19	9%	4.7%
Nov '18	14%	-34.8%



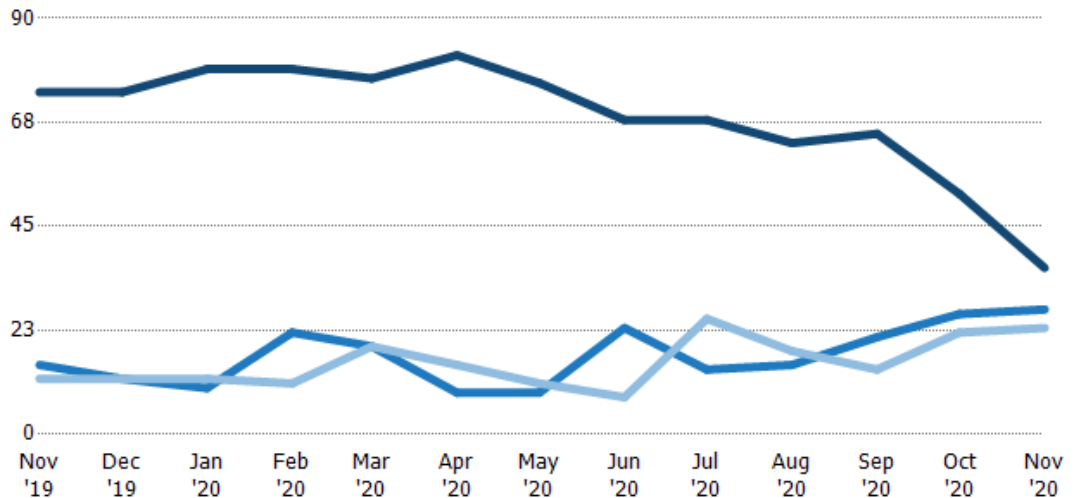
Current Year	9%	16%	15%	15%	14%	23%	20%	16%	12%	40%	28%	27%	61%
Prior Year	14%	11%	7%	9%	18%	12%	25%	20%	21%	20%	8%	12%	9%
Change from Prior Year	5%	-5%	-8%	-6%	4%	-11%	5%	4%	10%	-20%	-20%	-15%	-52%

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



Active	74	74	79	79	77	82	76	68	68	63	65	52	36
Pending	15	12	10	22	19	9	9	23	14	15	21	26	27
Sold	12	12	12	11	19	15	11	8	25	18	14	22	23

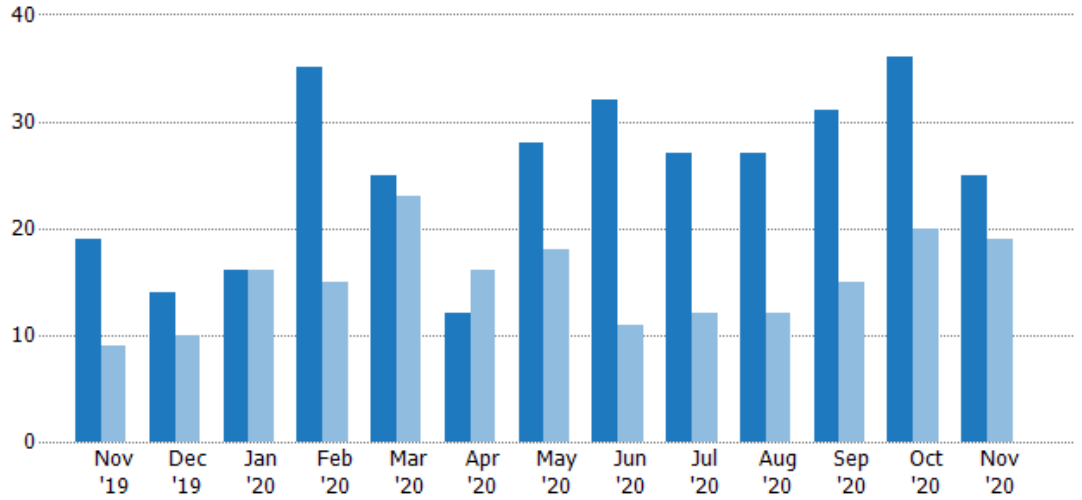
New Pending Sales

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.
Nov '20	25	31.6%
Nov '19	19	111.1%
Nov '18	9	66.7%



Current Year	19	14	16	35	25	12	28	32	27	27	31	36	25
Prior Year	9	10	16	15	23	16	18	11	12	12	15	20	19
Percent Change from Prior Year	111%	40%	0%	133%	9%	-25%	56%	191%	125%	125%	107%	80%	32%

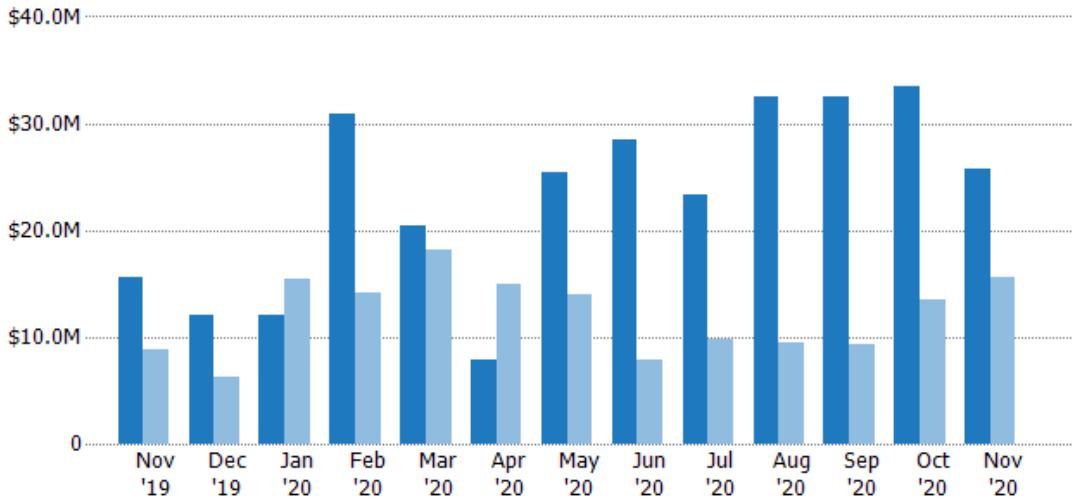
New Pending Sales Volume

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.
Nov '20	\$25.8M	64.9%
Nov '19	\$15.6M	76.4%
Nov '18	\$8.86M	35.8%



Current Year	\$15.6M	\$12M	\$12.1M	\$30.9M	\$20.4M	\$7.93M	\$25.4M	\$28.5M	\$23.3M	\$32.5M	\$32.5M	\$33.5M	\$25.8M
Prior Year	\$8.86M	\$6.22M	\$15.4M	\$14.1M	\$18.1M	\$15M	\$14M	\$7.85M	\$9.79M	\$9.51M	\$9.29M	\$13.5M	\$15.6M
Percent Change from Prior Year	76%	93%	-21%	119%	12%	-47%	82%	263%	138%	241%	250%	147%	65%

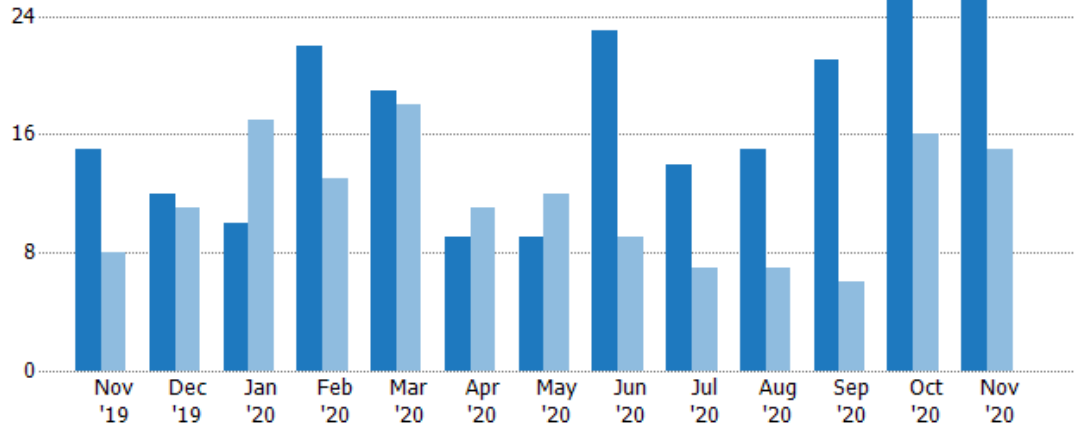
Pending Sales

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.
Nov '20	27	80%
Nov '19	15	87.5%
Nov '18	8	100%



Current Year	15	12	10	22	19	9	9	23	14	15	21	26	27
Prior Year	8	11	17	13	18	11	12	9	7	7	6	16	15
Percent Change from Prior Year	88%	9%	-41%	69%	6%	-18%	-25%	156%	100%	114%	250%	63%	80%

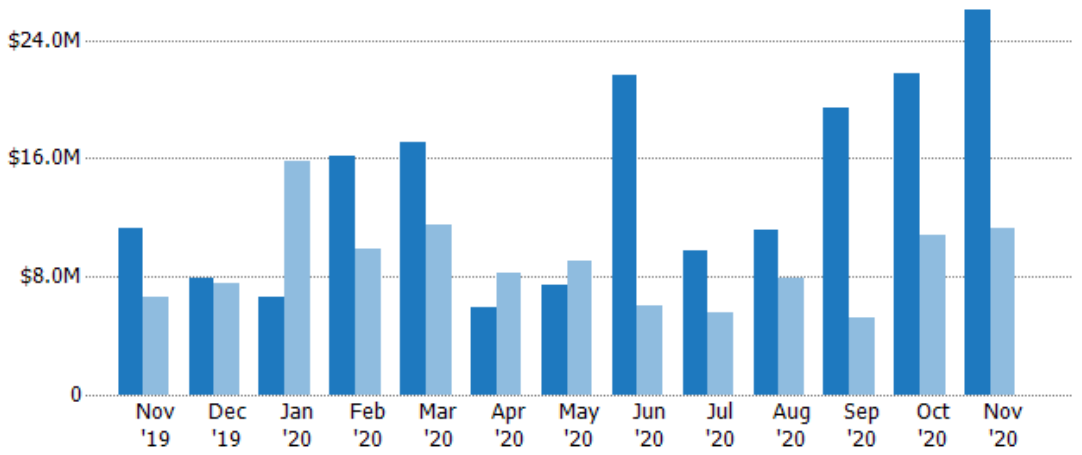
Pending Sales Volume

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.
Nov '20	\$26M	130.7%
Nov '19	\$11.3M	71.4%
Nov '18	\$6.59M	83.8%



Current Year	\$11.3M	\$7.91M	\$6.65M	\$16.2M	\$17.1M	\$5.88M	\$7.38M	\$21.6M	\$9.72M	\$11.2M	\$19.5M	\$21.7M	\$26M
Prior Year	\$6.59M	\$7.55M	\$15.8M	\$9.87M	\$11.5M	\$8.26M	\$9.05M	\$6.05M	\$5.6M	\$7.92M	\$5.21M	\$10.8M	\$11.3M
Percent Change from Prior Year	71%	5%	-58%	64%	48%	-29%	-18%	257%	74%	41%	273%	101%	131%

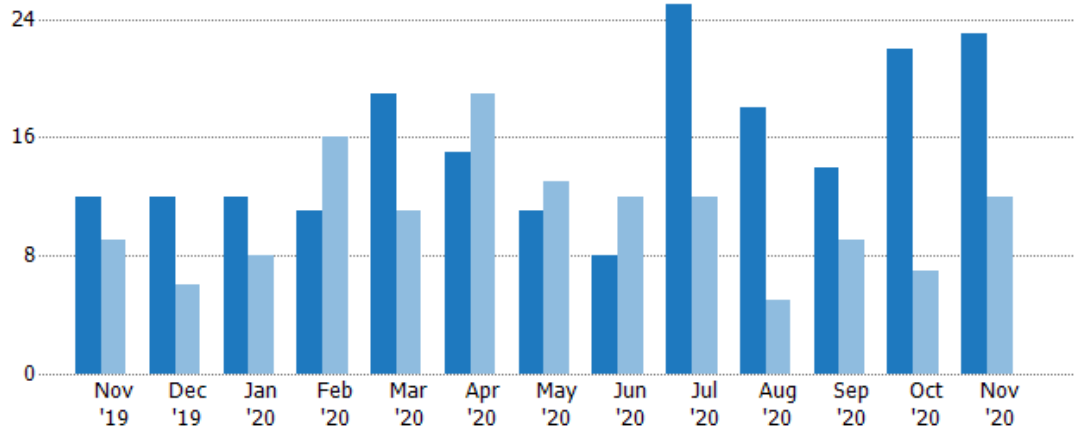
Closed Sales

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.
Nov '20	23	91.7%
Nov '19	12	33.3%
Nov '18	9	33.3%



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	12	12	12	11	19	15	11	8	25	18	14	22	23
Prior Year	9	6	8	16	11	19	13	12	12	5	9	7	12
Percent Change from Prior Year	33%	100%	50%	-31%	73%	-21%	-15%	-33%	108%	260%	56%	214%	92%

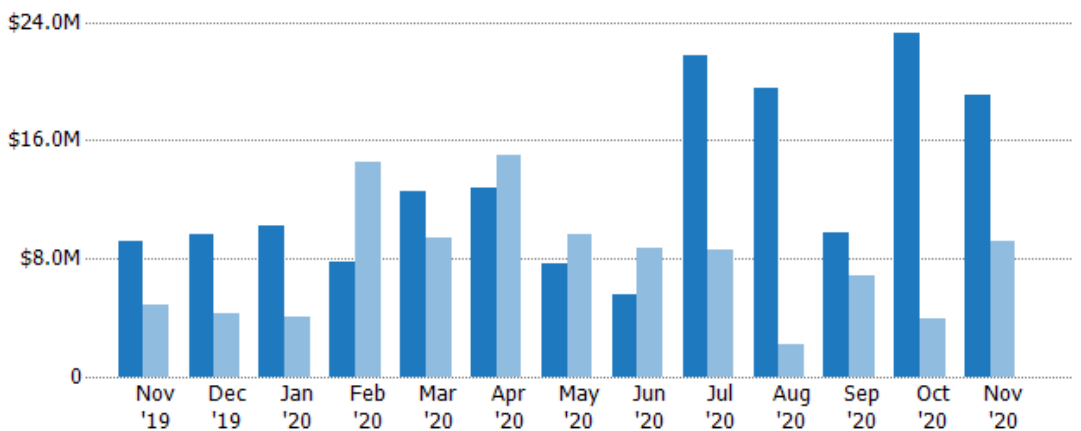
Closed Sales Volume

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.
Nov '20	\$19M	106.7%
Nov '19	\$9.2M	88.5%
Nov '18	\$4.88M	52.3%



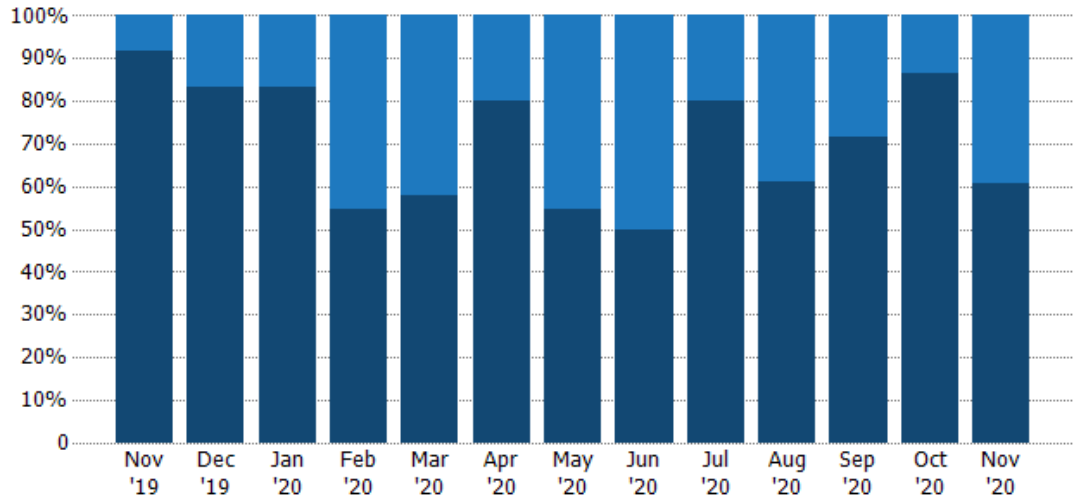
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$9.2M	\$9.66M	\$10.2M	\$7.75M	\$12.6M	\$12.7M	\$7.71M	\$5.6M	\$21.7M	\$19.6M	\$9.78M	\$23.2M	\$19M
Prior Year	\$4.88M	\$4.29M	\$4.07M	\$14.5M	\$9.43M	\$15M	\$9.69M	\$8.71M	\$8.62M	\$2.24M	\$6.85M	\$3.95M	\$9.2M
Percent Change from Prior Year	89%	125%	150%	-47%	33%	-15%	-20%	-36%	152%	775%	43%	488%	107%

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



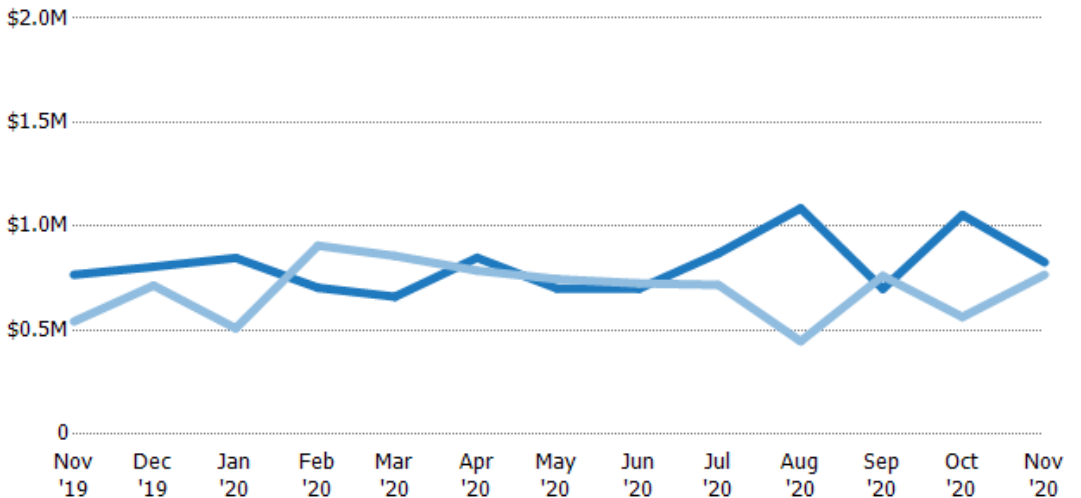
Condo/Townhouse	8%	17%	17%	45%	42%	20%	45%	50%	20%	39%	29%	14%	39%
Single Family Residence	92%	83%	83%	55%	58%	80%	55%	50%	80%	61%	71%	86%	61%

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	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$701K	\$699K	\$870K	\$1.09M	\$699K	\$1.05M	\$827K
Prior Year	\$542K	\$715K	\$509K	\$907K	\$858K	\$787K	\$746K	\$726K	\$718K	\$447K	\$761K	\$564K	\$767K
Percent Change from Prior Year	41%	13%	66%	-22%	-23%	8%	-6%	-4%	21%	143%	-8%	87%	8%

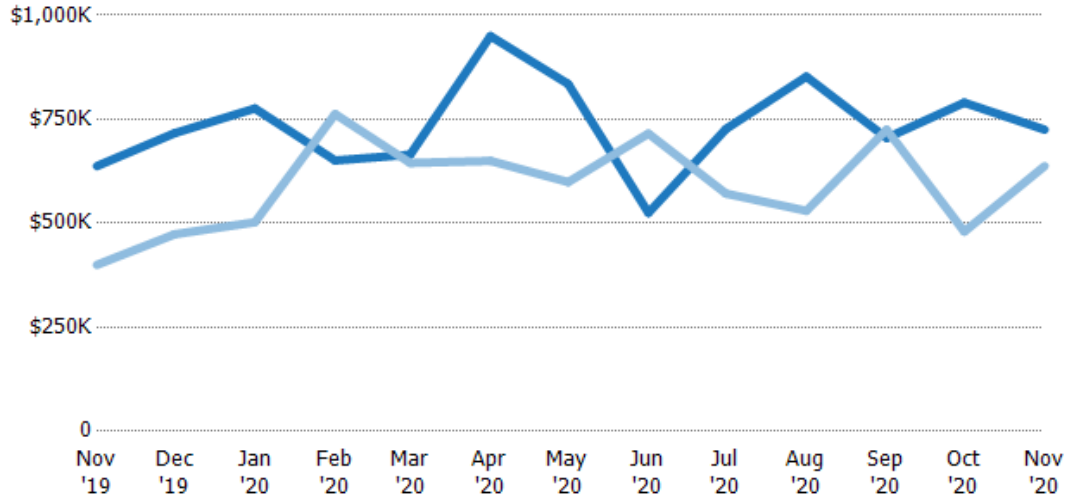
Median Sales Price

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.
Nov '20	\$725K	13.7%
Nov '19	\$638K	59.4%
Nov '18	\$400K	37.4%



Current Year	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$835K	\$525K	\$727K	\$853K	\$705K	\$790K	\$725K
Prior Year	\$400K	\$474K	\$503K	\$763K	\$645K	\$650K	\$599K	\$716K	\$571K	\$530K	\$725K	\$480K	\$638K
Percent Change from Prior Year	59%	51%	54%	-15%	3%	46%	39%	-27%	27%	61%	-3%	65%	14%

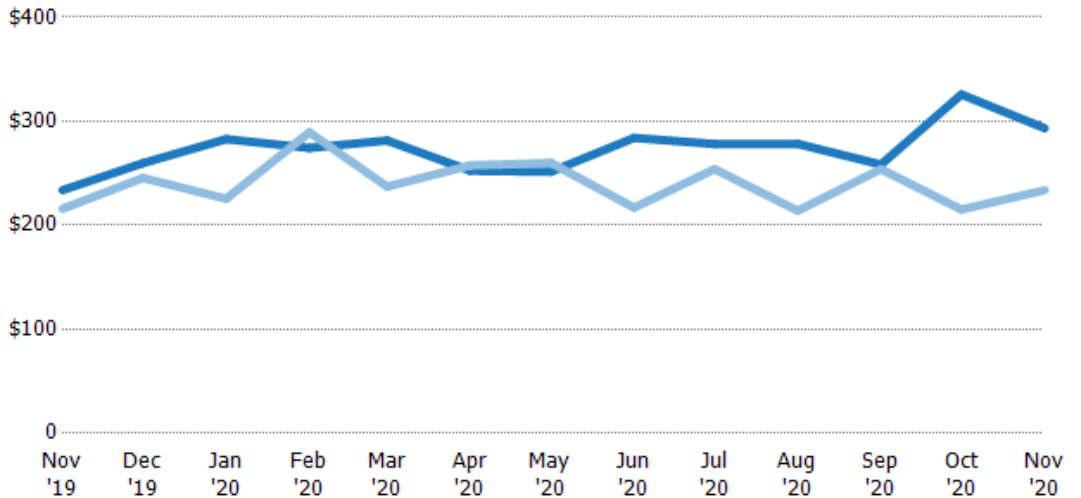
Average Sales Price per Sq Ft

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.
Nov '20	\$293	25.5%
Nov '19	\$234	8.3%
Nov '18	\$216	8.9%



Current Year	\$234	\$260	\$283	\$274	\$282	\$252	\$251	\$284	\$278	\$278	\$258	\$326	\$293
Prior Year	\$216	\$246	\$226	\$289	\$237	\$258	\$260	\$217	\$254	\$214	\$254	\$215	\$234
Percent Change from Prior Year	8%	6%	25%	-5%	19%	-2%	-3%	31%	9%	30%	2%	51%	25%

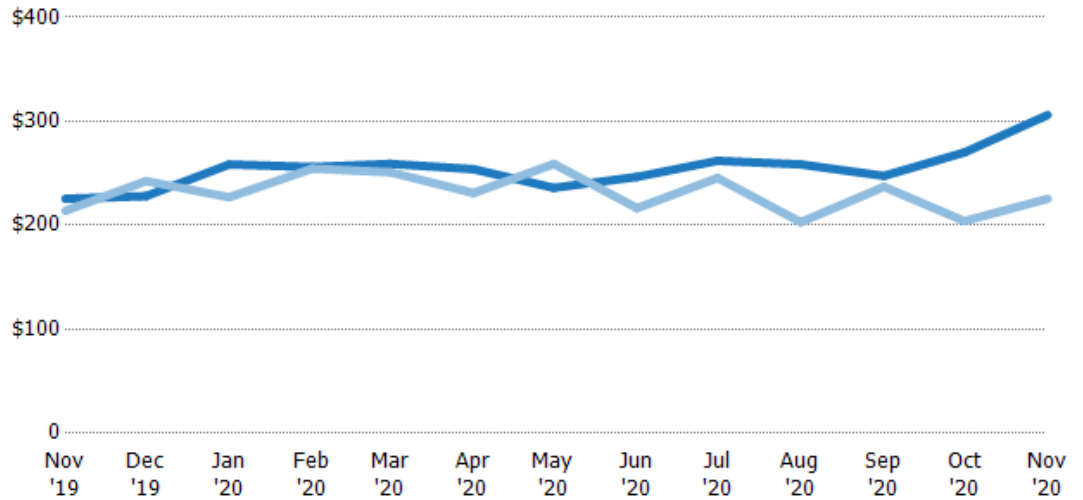
Median Sales Price per Sq Ft

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.
Nov '20	\$306	35.7%
Nov '19	\$226	5.4%
Nov '18	\$214	0.2%



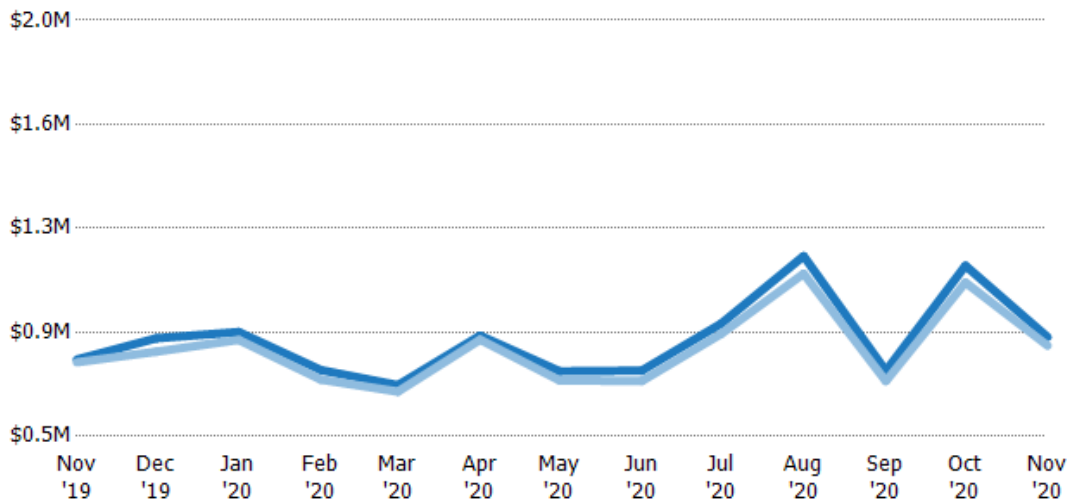
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$226	\$228	\$259	\$256	\$259	\$254	\$236	\$247	\$262	\$259	\$248	\$270	\$306
Prior Year	\$214	\$243	\$227	\$255	\$251	\$231	\$259	\$217	\$246	\$203	\$237	\$204	\$226
Percent Change from Prior Year	5%	-6%	14%	1%	3%	10%	-9%	14%	7%	27%	4%	32%	36%

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



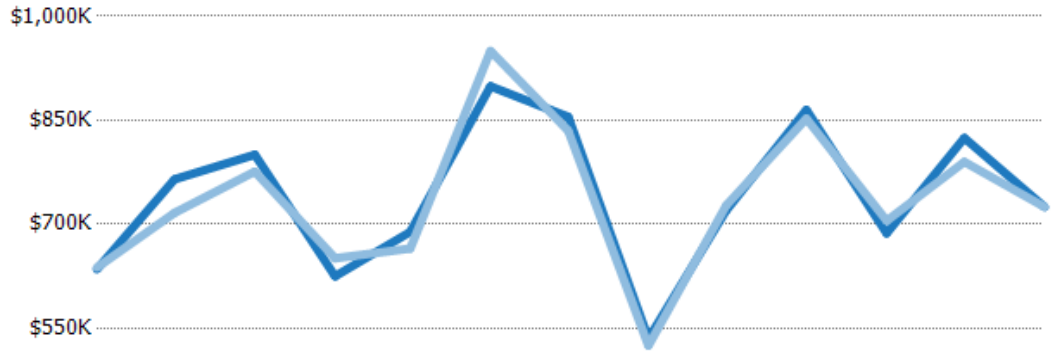
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg List Price	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$734K	\$737K	\$907K	\$1.15M	\$736K	\$1.12M	\$858K
Avg Sales Price	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$701K	\$699K	\$870K	\$1.09M	\$699K	\$1.05M	\$827K
Avg Sales Price as a % of Avg List Price	99%	94%	97%	95%	97%	98%	96%	95%	96%	94%	95%	95%	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,
 Mobile/Manufactured, Single Family
 Residence



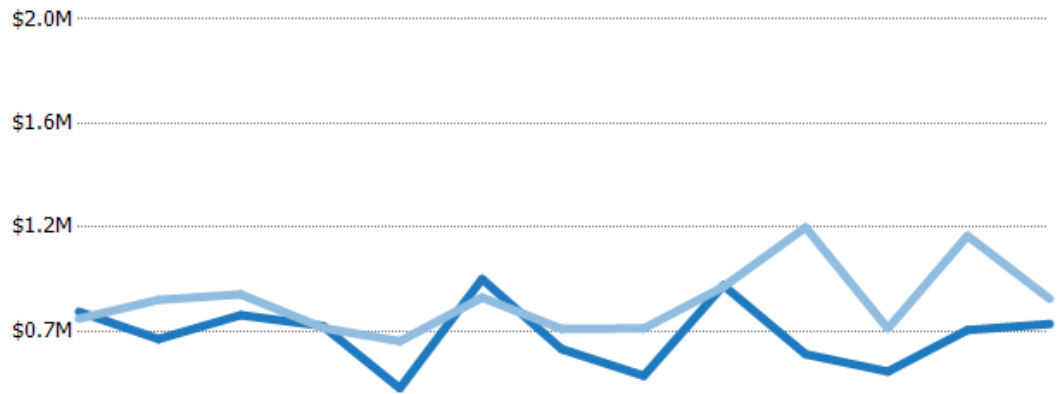
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median List Price	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$855K	\$535K	\$720K	\$865K	\$687K	\$825K	\$725K
Median Sales Price	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$835K	\$525K	\$727K	\$853K	\$705K	\$790K	\$725K
Med Sales Price as a % of Med List Price	100%	94%	97%	104%	97%	106%	98%	98%	101%	99%	103%	96%	100%

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



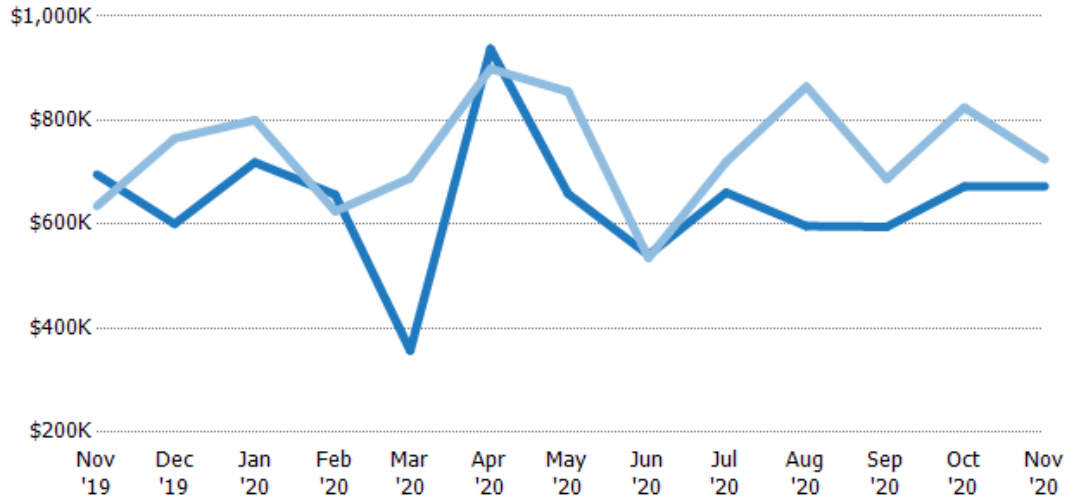
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$805K	\$693K	\$791K	\$746K	\$492K	\$939K	\$652K	\$543K	\$913K	\$631K	\$560K	\$730K	\$755K
Avg Sales Price	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$734K	\$737K	\$907K	\$1.15M	\$736K	\$1.12M	\$858K
Avg Sales Price as a % of Avg Est Value	96%	123%	111%	99%	139%	92%	113%	136%	99%	182%	131%	153%	114%

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



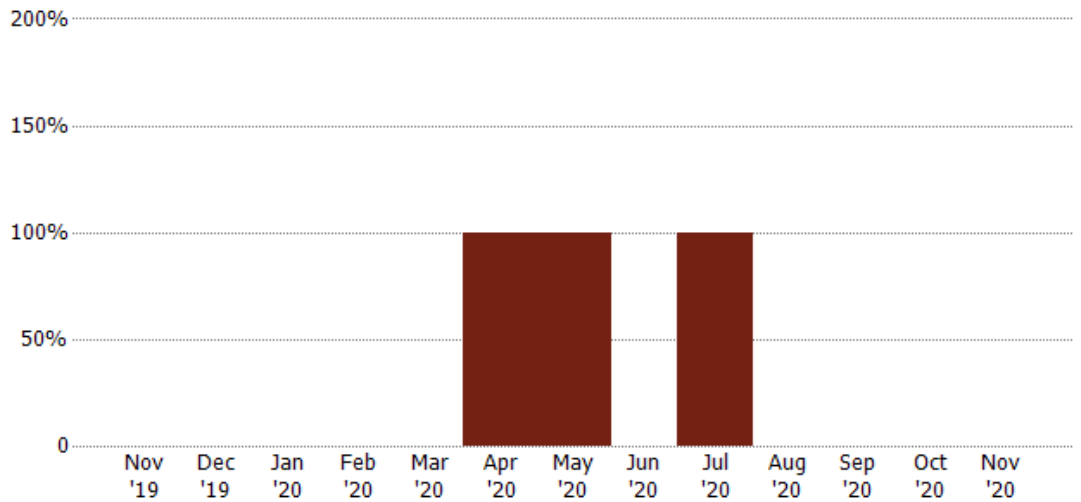
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median Est Value	\$696K	\$601K	\$719K	\$657K	\$357K	\$937K	\$659K	\$541K	\$661K	\$597K	\$595K	\$673K	\$673K
Median Sales Price	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$855K	\$535K	\$720K	\$865K	\$687K	\$825K	\$725K
Med Sales Price as a % of Med Est Value	91%	127%	111%	95%	193%	96%	130%	99%	109%	145%	115%	123%	108%

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



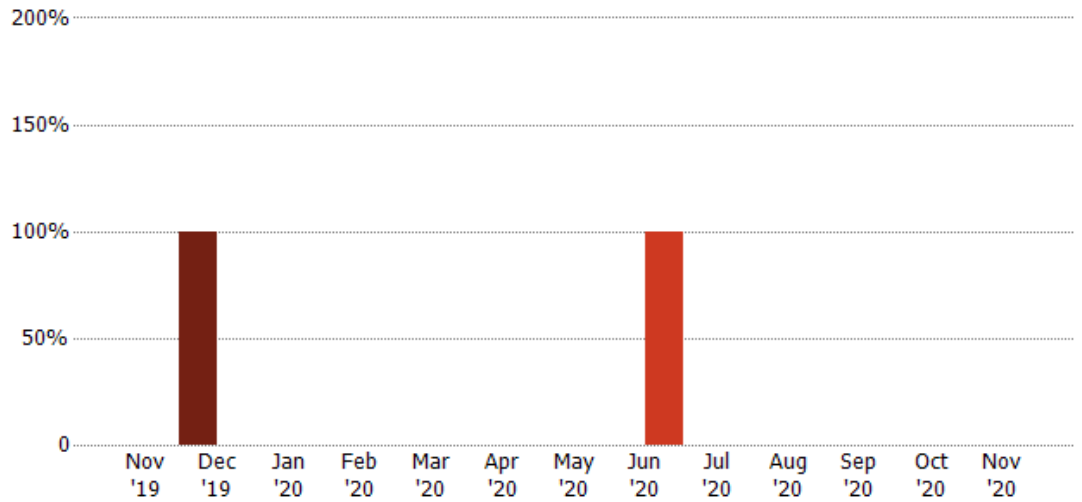
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	-	-	-	-	-	1	1	-	1	-	-	-	-

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



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



Sales Activity by ZIP

Nov 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	27	\$26,049,316	23	\$19,017,525	\$826,849	\$725,000	\$285	\$291	45