



2020

CAREFREE MARKET REPORT OCTOBER 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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	15	33	-54.5%	196	173	+13.3%
New Listing Volume	\$19,662,700	\$30,474,250	-35.5%	\$187,907,751	\$162,575,498	+15.6%
Active Listing Count	38	79	-51.9%	N/A	N/A	
Active Listing Volume	\$52,747,285	\$91,157,850	-42.1%	N/A	N/A	
Average Listing Price	\$1,388,086	\$1,153,897	+20.3%	\$1,130,014	\$1,099,773	+2.7%
Median Listing Price	\$1,175,000	\$870,000	+35.1%	\$897,189	\$828,417	+8.3%
Average Listing Price per Sq Ft	\$343	\$298	+15.1%	\$303	\$286	+5.7%
Median Listing Price per Sq Ft	\$326	\$280	+16.4%	\$282	\$267	+5.6%
Median Days in RPR	61.5	75	-18%	82.44	98.32	-16.2%
Months of Inventory	2.7	8.8	-69.1%	6.3	6.4	-1.7%
Absorption Rate	36.84%	11.39%	+25.4%	15.87%	15.61%	+0.3%
Sales Activity Charts Metrics						
New Pending Sales Count	36	20	+80%	272	160	+70%
New Pending Sales Volume	\$30,567,900	\$13,537,100	+125.8%	\$246,157,365	\$128,265,948	+91.9%
Pending Sales Count	41	16	+156.3%	N/A	N/A	
Pending Sales Volume	\$34,040,017	\$10,813,100	+214.8%	N/A	N/A	
Closed Sales Count	20	7	+185.7%	154	113	+36.3%
Closed Sales Volume	\$19,779,500	\$3,946,500	+401.2%	\$128,450,550	\$83,829,724	+53.2%
Average Sales Price	\$988,975	\$563,786	+75.4%	\$834,094	\$741,856	+12.4%
Median Sales Price	\$790,000	\$480,000	+64.6%	\$759,208	\$642,302	+18.2%
Average Sales Price per Sq Ft	\$321	\$215	+49.3%	\$277	\$249	+11.1%
Median Sales Price per Sq Ft	\$270	\$204	+32.4%	\$257	\$239	+7.3%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

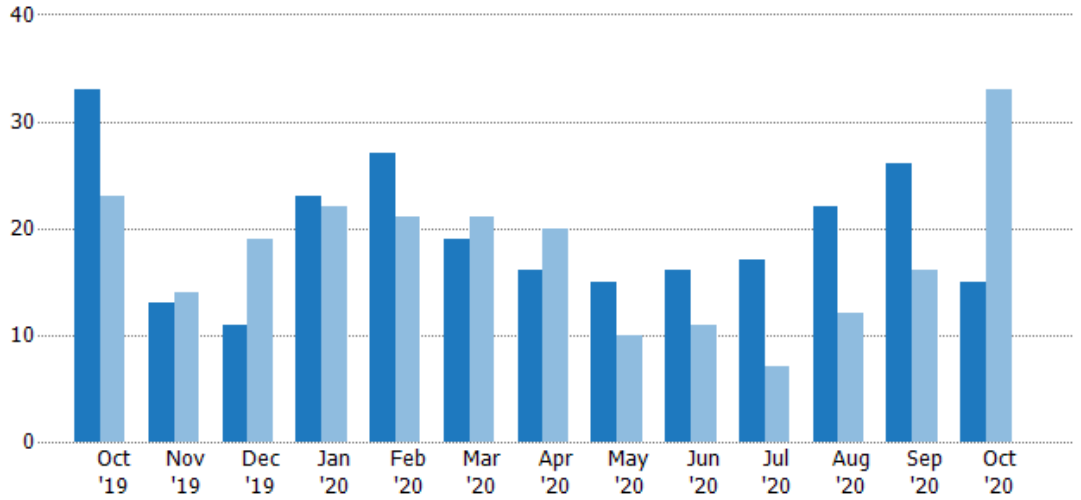
New Listings

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.
Oct '20	15	-54.5%
Oct '19	33	43.5%
Oct '18	23	17.4%



Current Year	33	13	11	23	27	19	16	15	16	17	22	26	15
Prior Year	23	14	19	22	21	21	20	10	11	7	12	16	33
Percent Change from Prior Year	43%	-7%	-42%	5%	29%	-10%	-20%	50%	45%	143%	83%	63%	-55%

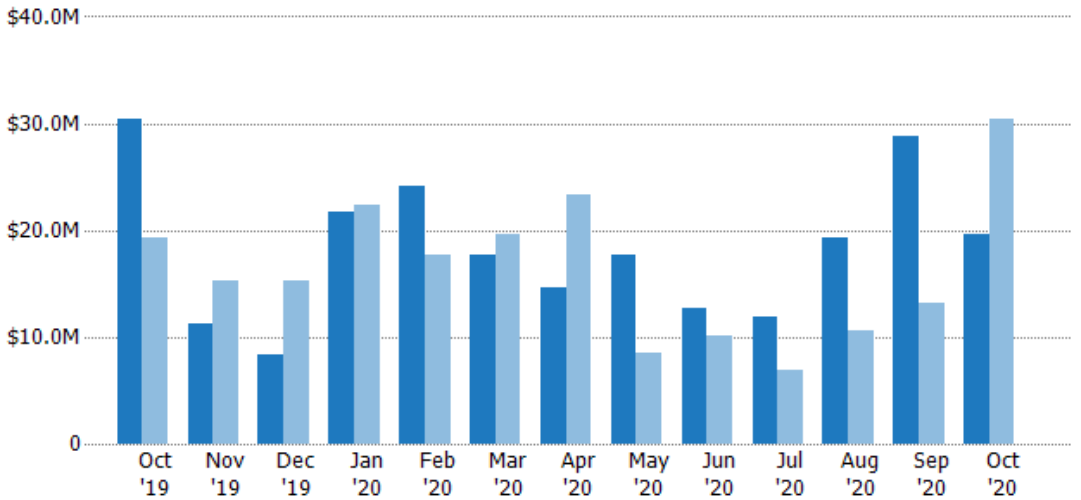
New Listing Volume

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.
Oct '20	\$19.7M	-35.5%
Oct '19	\$30.5M	58%
Oct '18	\$19.3M	13.7%



Current Year	\$30.5M	\$11.3M	\$8.34M	\$21.7M	\$24.2M	\$17.7M	\$14.6M	\$17.6M	\$12.6M	\$11.8M	\$19.3M	\$28.8M	\$19.7M
Prior Year	\$19.3M	\$15.3M	\$15.2M	\$22.3M	\$17.7M	\$19.6M	\$23.4M	\$8.48M	\$10.1M	\$6.93M	\$10.5M	\$13.2M	\$30.5M
Percent Change from Prior Year	58%	-26%	-45%	-3%	37%	-9%	-38%	108%	25%	71%	83%	118%	-35%

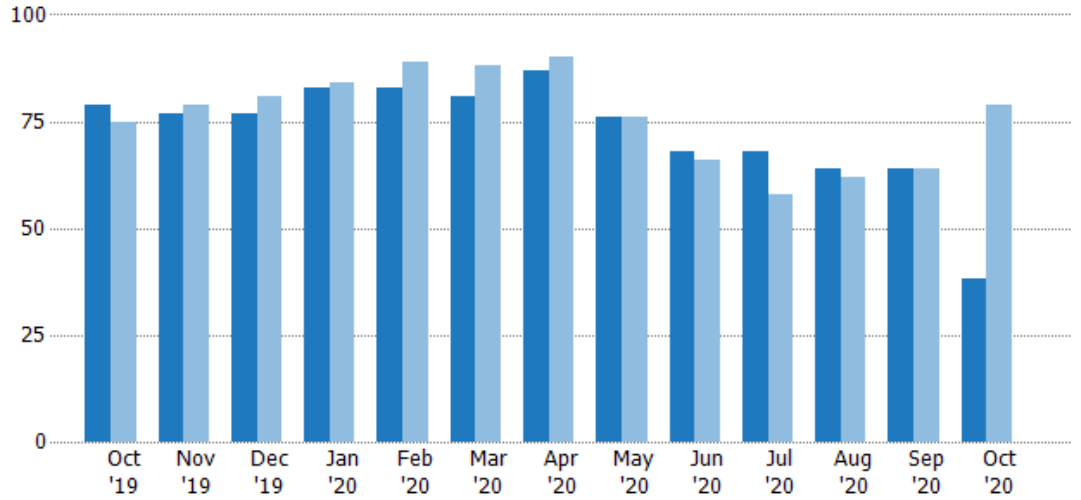
Active Listings

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.
Oct '20	38	-51.9%
Oct '19	79	5.3%
Oct '18	75	22.7%



Current Year	79	77	77	83	83	81	87	76	68	68	64	64	38
Prior Year	75	79	81	84	89	88	90	76	66	58	62	64	79
Percent Change from Prior Year	5%	-3%	-5%	-1%	-7%	-8%	-3%	0%	3%	17%	3%	0%	-52%

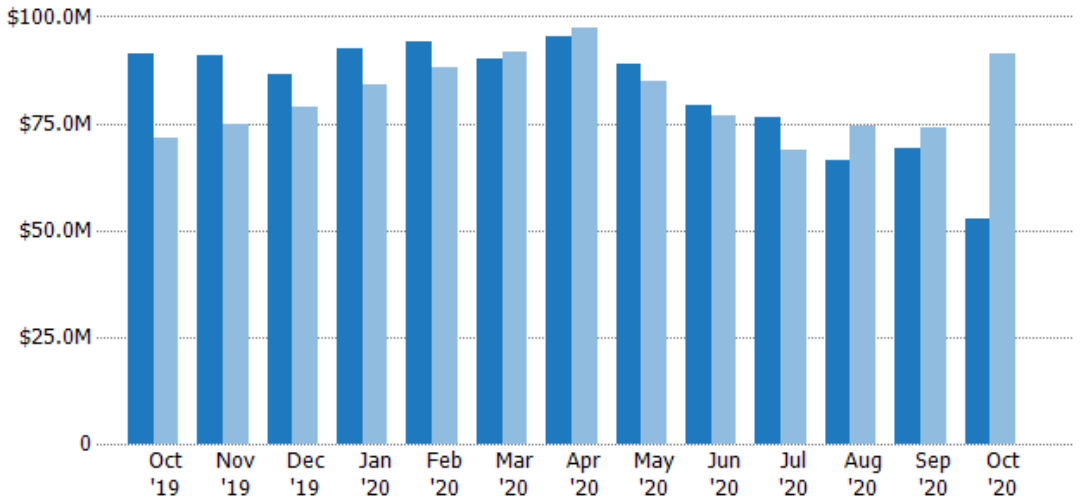
Active Listing Volume

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.
Oct '20	\$52.7M	-42.1%
Oct '19	\$91.2M	27.6%
Oct '18	\$71.4M	29%



Current Year	\$91.2M	\$90.7M	\$86.7M	\$92.5M	\$94M	\$90M	\$95.4M	\$88.9M	\$79.2M	\$76.2M	\$66.4M	\$69.3M	\$52.7M
Prior Year	\$71.4M	\$74.7M	\$78.9M	\$84.3M	\$88M	\$91.6M	\$97.4M	\$84.8M	\$76.8M	\$68.9M	\$74.5M	\$74M	\$91.2M
Percent Change from Prior Year	28%	21%	10%	10%	7%	-2%	-2%	5%	3%	11%	-11%	-6%	-42%

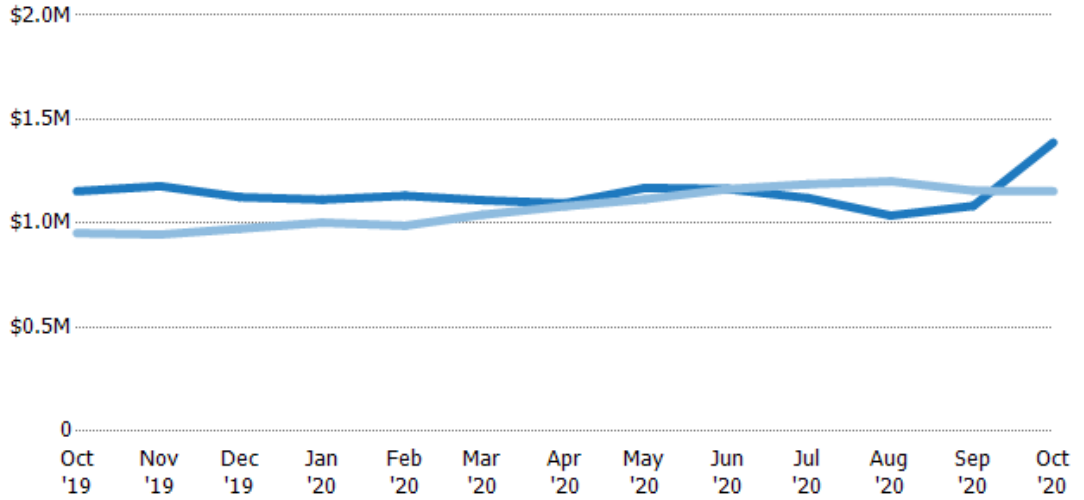
Average Listing Price

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.
Oct '20	\$1.39M	20.3%
Oct '19	\$1.15M	21.1%
Oct '18	\$953K	5.2%



Current Year	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.13M	\$1.11M	\$1.1M	\$1.17M	\$1.16M	\$1.12M	\$1.04M	\$1.08M	\$1.39M
Prior Year	\$953K	\$945K	\$974K	\$1M	\$988K	\$1.04M	\$1.08M	\$1.12M	\$1.16M	\$1.19M	\$1.2M	\$1.16M	\$1.15M
Percent Change from Prior Year	21%	25%	16%	11%	15%	7%	1%	5%	0	-6%	-14%	-6%	20%

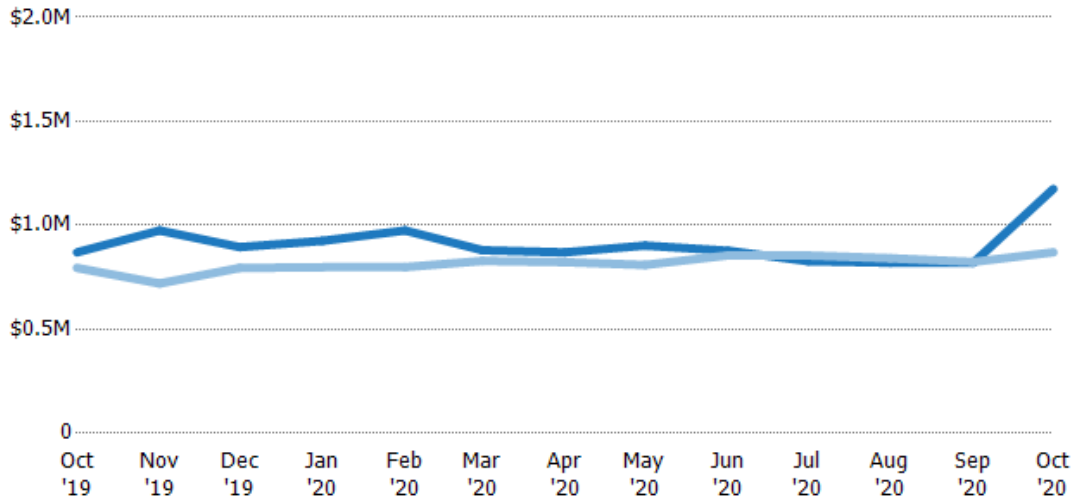
Median Listing Price

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.
Oct '20	\$1.18M	35.1%
Oct '19	\$870K	9.4%
Oct '18	\$795K	-1.1%



Current Year	\$870K	\$975K	\$895K	\$925K	\$975K	\$880K	\$870K	\$903K	\$877K	\$828K	\$820K	\$820K	\$1.18M
Prior Year	\$795K	\$720K	\$795K	\$799K	\$799K	\$829K	\$822K	\$810K	\$855K	\$855K	\$841K	\$824K	\$870K
Percent Change from Prior Year	9%	35%	13%	16%	22%	6%	6%	11%	3%	-3%	-3%	0%	35%

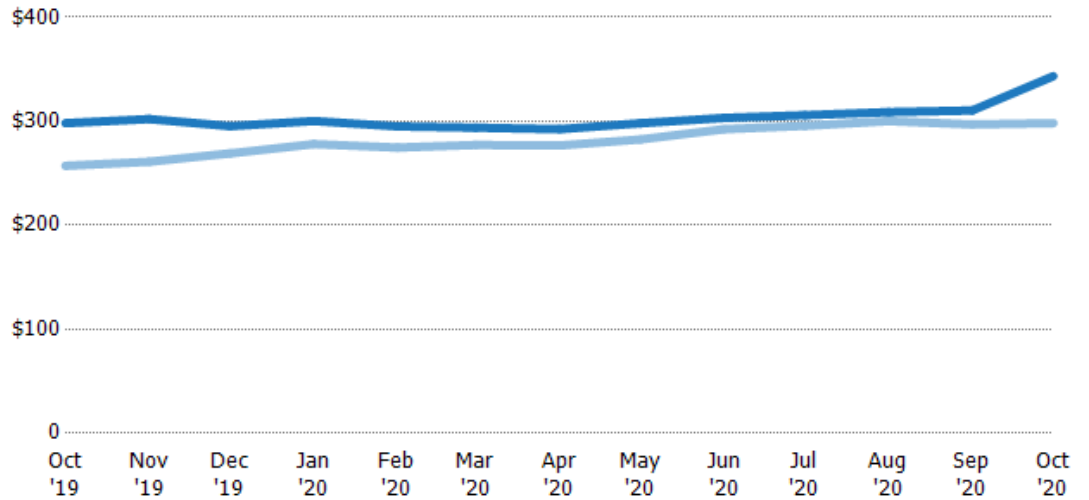
Average Listing Price per Sq Ft

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.
Oct '20	\$343	15.1%
Oct '19	\$298	15.9%
Oct '18	\$257	1%



Current Year	\$298	\$302	\$295	\$300	\$295	\$294	\$292	\$298	\$303	\$306	\$309	\$310	\$343
Prior Year	\$257	\$261	\$269	\$278	\$275	\$277	\$277	\$283	\$292	\$296	\$300	\$297	\$298
Percent Change from Prior Year	16%	16%	10%	8%	7%	6%	6%	6%	4%	3%	3%	5%	15%

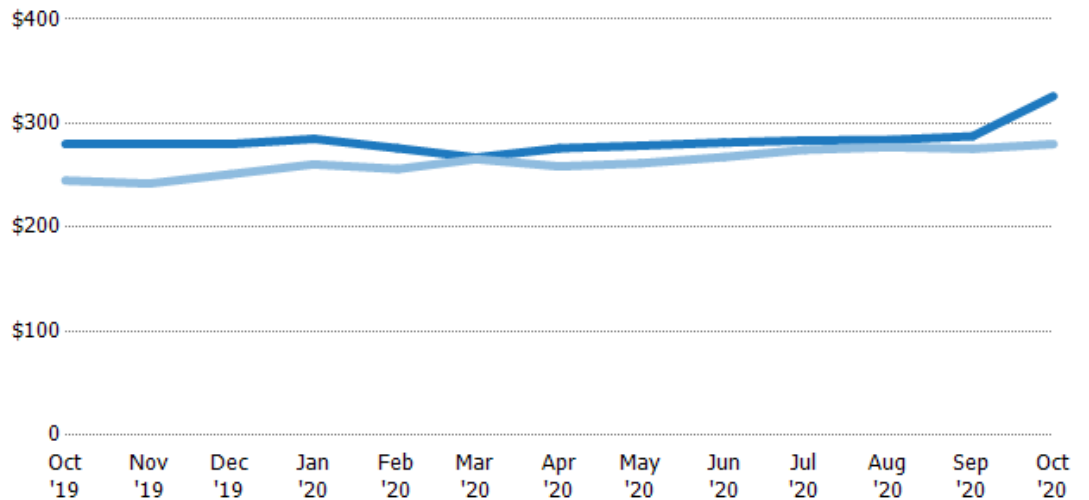
Median Listing Price per Sq Ft

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.
Oct '20	\$326	16.4%
Oct '19	\$280	14.3%
Oct '18	\$245	0.2%



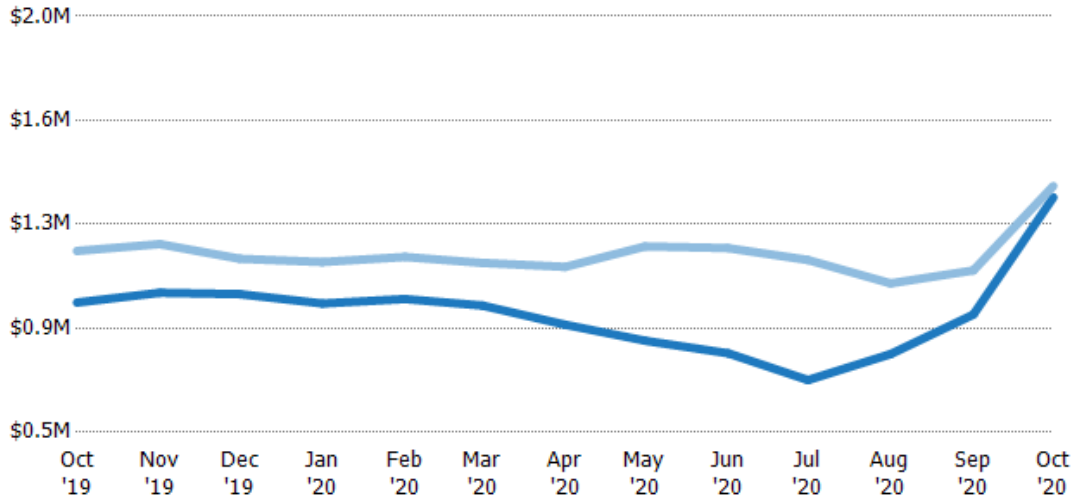
Current Year	\$280	\$280	\$280	\$285	\$276	\$267	\$276	\$279	\$282	\$284	\$284	\$288	\$326
Prior Year	\$245	\$242	\$251	\$261	\$256	\$266	\$259	\$262	\$268	\$275	\$277	\$276	\$280
Percent Change from Prior Year	14%	16%	12%	9%	8%	1%	7%	7%	5%	3%	3%	4%	16%

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



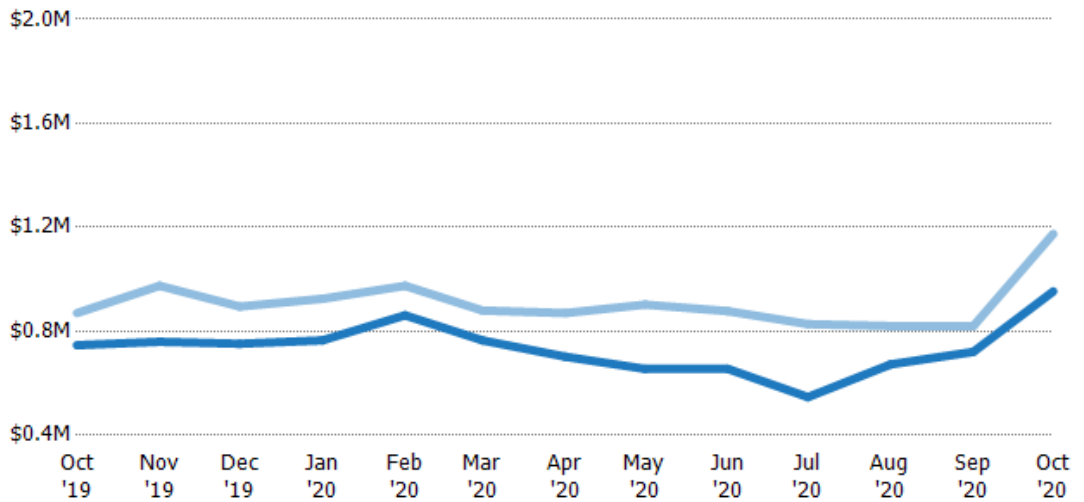
Avg Est Value	\$968K	\$1M	\$998K	\$964K	\$980K	\$957K	\$888K	\$830K	\$785K	\$688K	\$782K	\$924K	\$1.35M
Avg Listing Price	\$1.15M	\$1.18M	\$1.13M	\$1.11M	\$1.13M	\$1.11M	\$1.1M	\$1.17M	\$1.16M	\$1.12M	\$1.04M	\$1.08M	\$1.39M
Avg Listing Price as a % of Avg Est Value	119%	118%	113%	115%	115%	116%	123%	141%	148%	163%	133%	117%	103%

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	\$747K	\$760K	\$752K	\$765K	\$862K	\$765K	\$702K	\$655K	\$655K	\$547K	\$673K	\$721K	\$954K
Median Listing Price	\$870K	\$975K	\$895K	\$925K	\$975K	\$880K	\$870K	\$903K	\$877K	\$828K	\$820K	\$820K	\$1.18M
Med Listing Price as a % of Med Est Value	117%	128%	119%	121%	113%	115%	124%	138%	134%	151%	122%	114%	123%

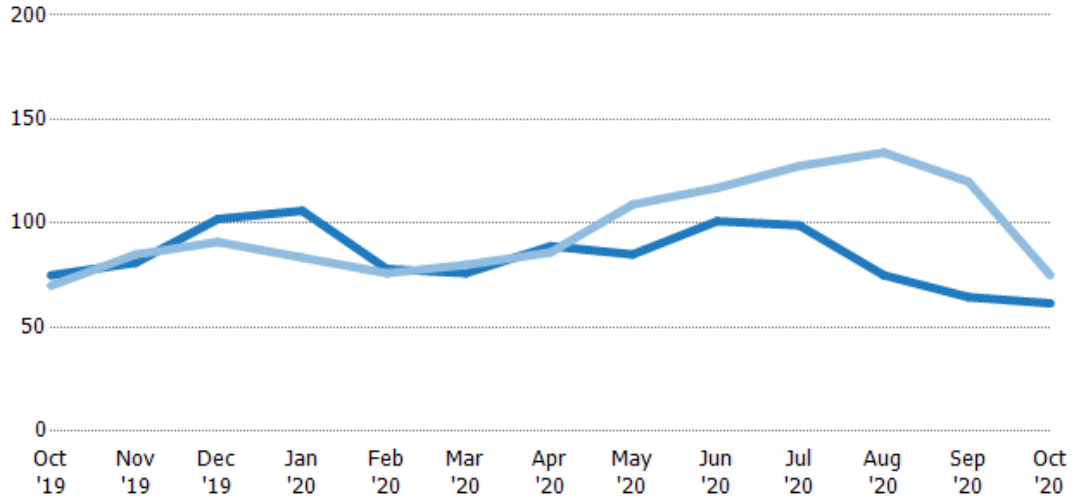
Median Days in RPR

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.
Oct '20	61.5	-18%
Oct '19	75	7.1%
Oct '18	70	40%



Current Year	75	81	102	106	78	76	89	85	101	99	75	64.5	61.5
Prior Year	70	85	91	83.5	76	80	86	109	117	128	134	120	75
Percent Change from Prior Year	7%	-5%	12%	27%	3%	-5%	3%	-22%	-14%	-22%	-44%	-46%	-18%

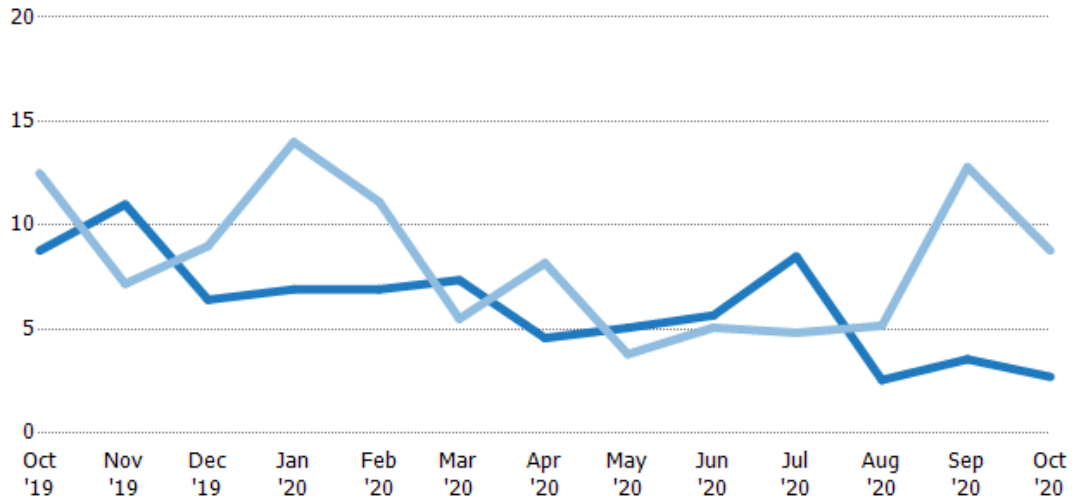
Months of Inventory

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.
Oct '20	2.71	-69.1%
Oct '19	8.78	-29.8%
Oct '18	12.5	5.1%



Current Year	8.78	11	6.42	6.92	6.92	7.36	4.58	5.07	5.67	8.5	2.56	3.56	2.71
Prior Year	12.5	7.18	9	14	11.1	5.5	8.18	3.8	5.08	4.83	5.17	12.8	8.78
Percent Change from Prior Year	-30%	53%	-29%	-51%	-38%	34%	-44%	33%	12%	76%	-50%	-72%	-69%

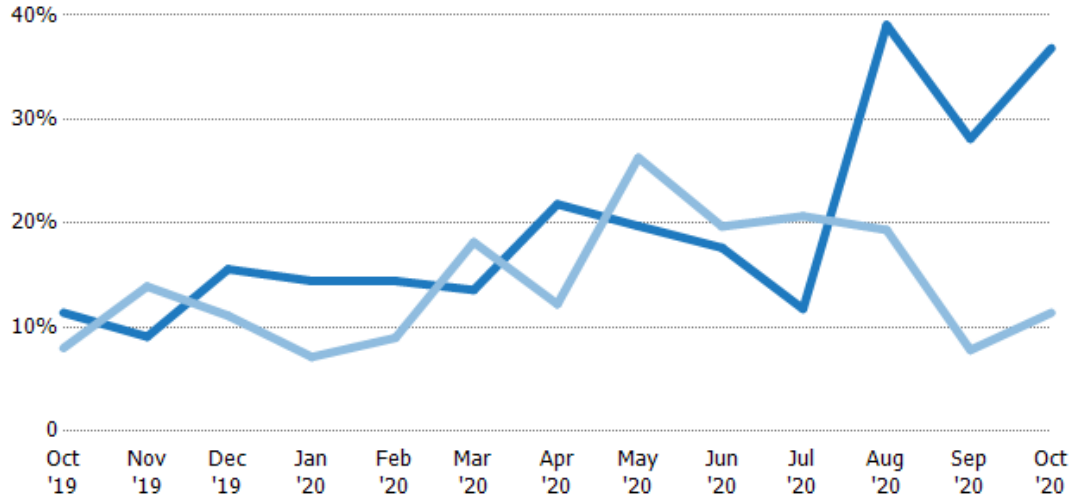
Absorption Rate

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.
Oct '20	37%	-25.5%
Oct '19	11%	-3.4%
Oct '18	8%	-5%



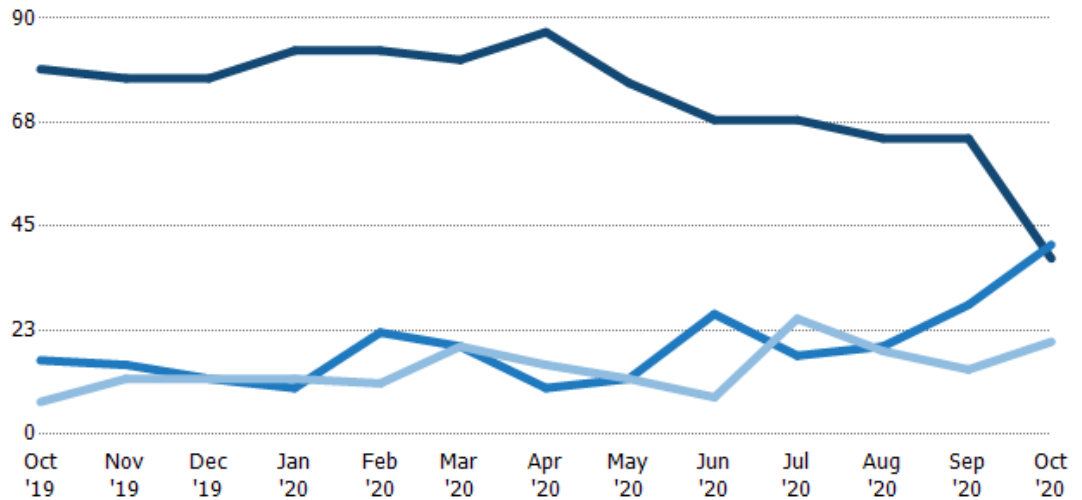
Current Year	11%	9%	16%	14%	14%	14%	22%	20%	18%	12%	39%	28%	37%
Prior Year	8%	14%	11%	7%	9%	18%	12%	26%	20%	21%	19%	8%	11%
Change from Prior Year	-3%	5%	-4%	-7%	-5%	5%	-10%	7%	2%	9%	-20%	-20%	-25%

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	79	77	77	83	83	81	87	76	68	68	64	64	38
Pending	16	15	12	10	22	19	10	12	26	17	19	28	41
Sold	7	12	12	12	11	19	15	12	8	25	18	14	20

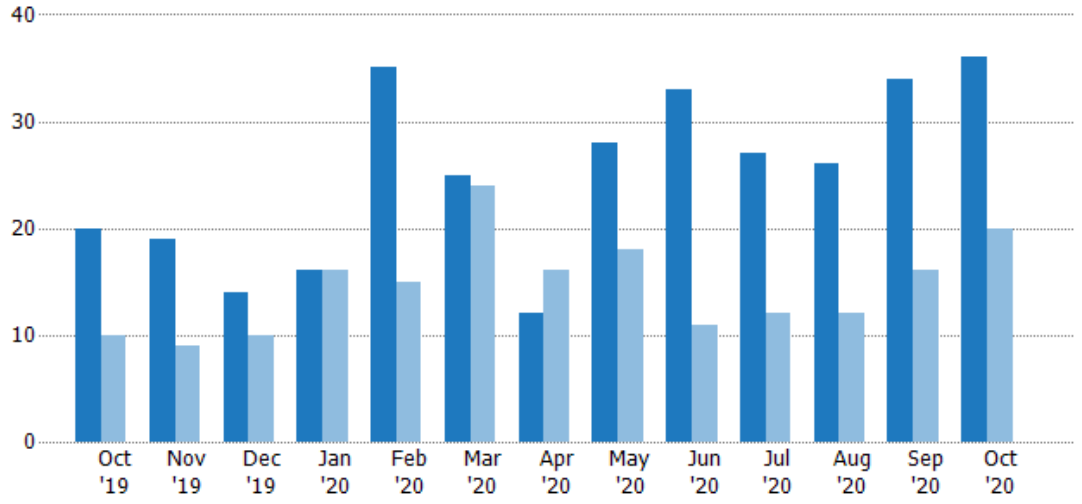
New Pending Sales

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.
Oct '20	36	80%
Oct '19	20	100%
Oct '18	10	50%



Current Year	20	19	14	16	35	25	12	28	33	27	26	34	36
Prior Year	10	9	10	16	15	24	16	18	11	12	12	16	20
Percent Change from Prior Year	100%	111%	40%	0%	133%	4%	-25%	56%	200%	125%	117%	113%	80%

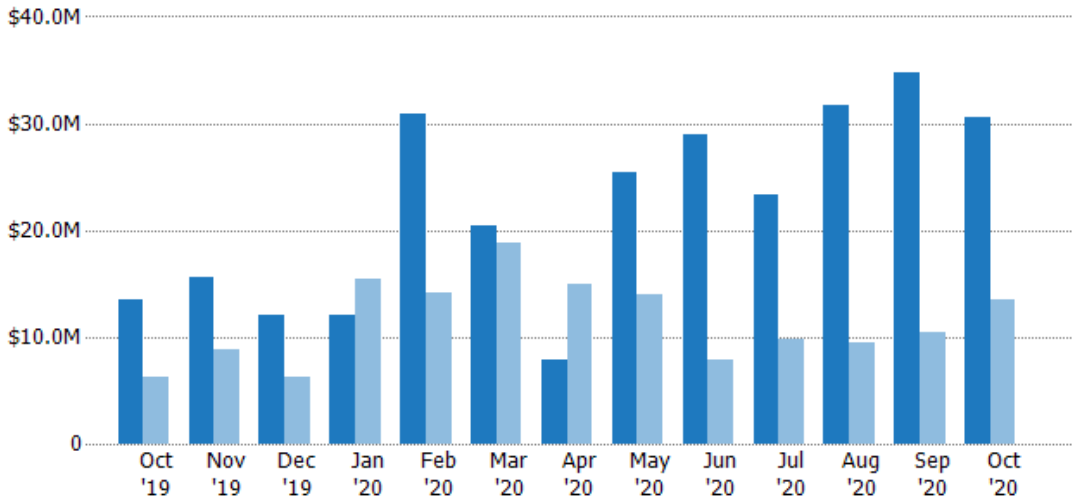
New Pending Sales Volume

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.
Oct '20	\$30.6M	125.8%
Oct '19	\$13.5M	114.8%
Oct '18	\$6.3M	51.3%



Current Year	\$13.5M	\$15.6M	\$12M	\$12.1M	\$30.9M	\$20.4M	\$7.93M	\$25.4M	\$29M	\$23.3M	\$31.8M	\$34.8M	\$30.6M
Prior Year	\$6.3M	\$8.86M	\$6.22M	\$15.4M	\$14.1M	\$18.8M	\$15M	\$14M	\$7.85M	\$9.79M	\$9.51M	\$10.4M	\$13.5M
Percent Change from Prior Year	115%	76%	93%	-21%	119%	9%	-47%	82%	270%	138%	234%	235%	126%

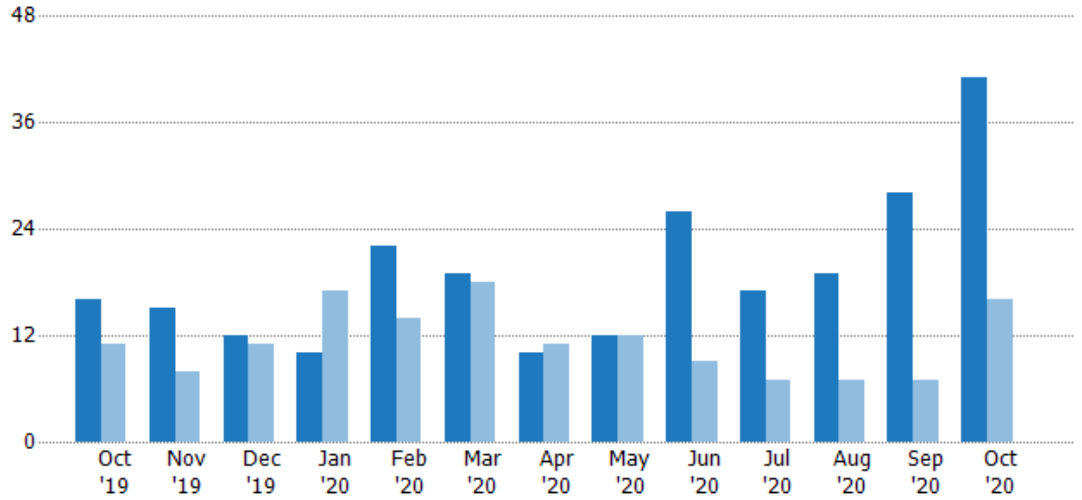
Pending Sales

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.
Oct '20	41	156.3%
Oct '19	16	45.5%
Oct '18	11	36.4%



Current Year	16	15	12	10	22	19	10	12	26	17	19	28	41
Prior Year	11	8	11	17	14	18	11	12	9	7	7	7	16
Percent Change from Prior Year	45%	88%	9%	-41%	57%	6%	-9%	0%	189%	143%	171%	300%	156%

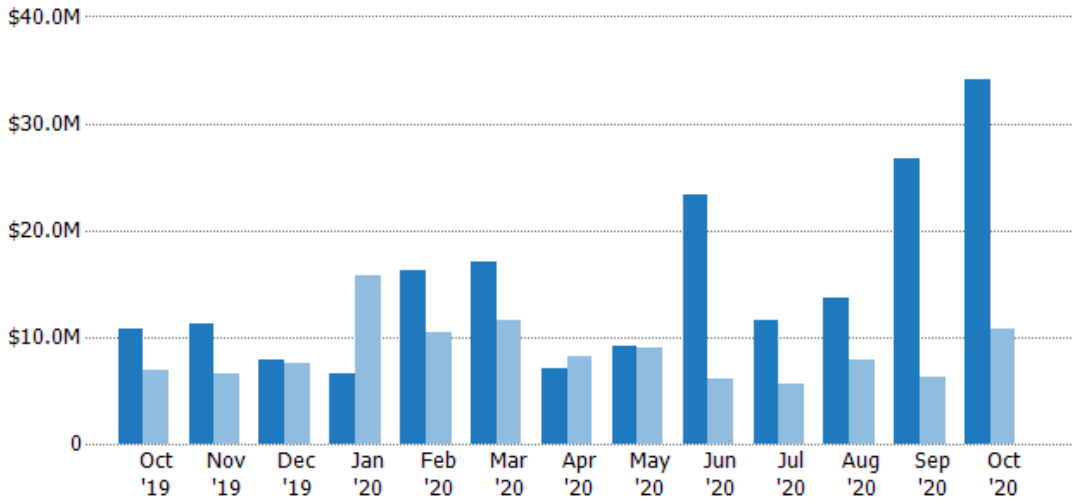
Pending Sales Volume

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.
Oct '20	\$34M	214.8%
Oct '19	\$10.8M	56.5%
Oct '18	\$6.91M	28%



Current Year	\$10.8M	\$11.3M	\$7.91M	\$6.65M	\$16.2M	\$17.1M	\$7.05M	\$9.2M	\$23.4M	\$11.5M	\$13.7M	\$26.7M	\$34M
Prior Year	\$6.91M	\$6.59M	\$7.55M	\$15.8M	\$10.5M	\$11.5M	\$8.26M	\$9.05M	\$6.05M	\$5.6M	\$7.92M	\$6.31M	\$10.8M
Percent Change from Prior Year	56%	71%	5%	-58%	55%	48%	-15%	2%	287%	106%	73%	324%	215%

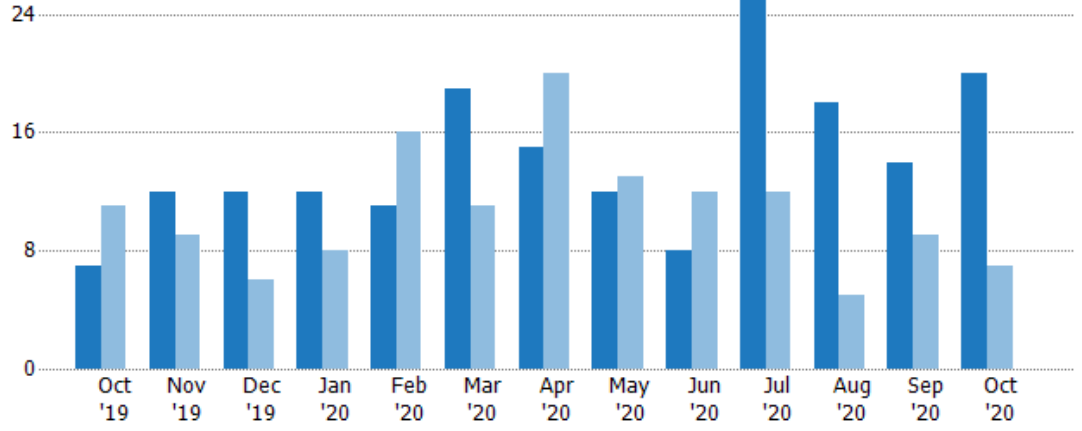
Closed Sales

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.
Oct '20	20	185.7%
Oct '19	7	-36.4%
Oct '18	11	-27.3%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	7	12	12	12	11	19	15	12	8	25	18	14	20
Prior Year	11	9	6	8	16	11	20	13	12	12	5	9	7
Percent Change from Prior Year	-36%	33%	100%	50%	-31%	73%	-25%	-8%	-33%	108%	260%	56%	186%

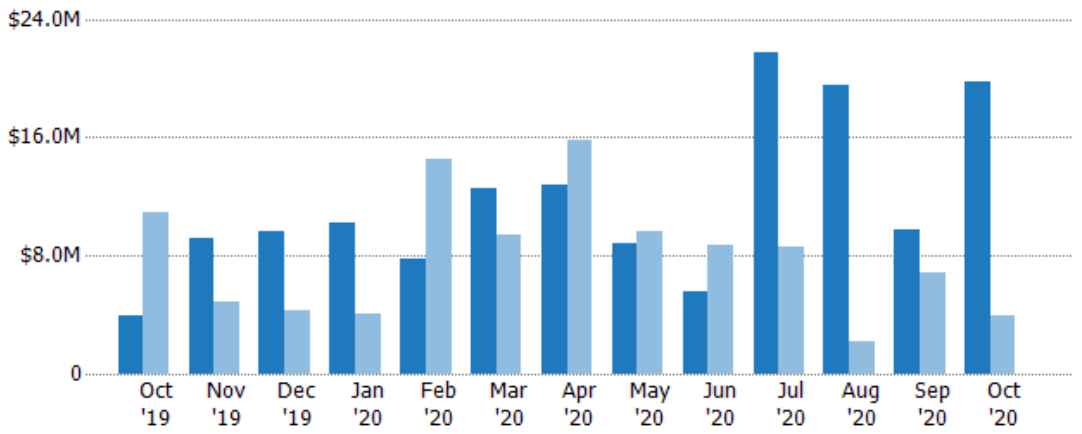
Closed Sales Volume

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.
Oct '20	\$19.8M	401.2%
Oct '19	\$3.95M	-63.7%
Oct '18	\$10.9M	-53.3%



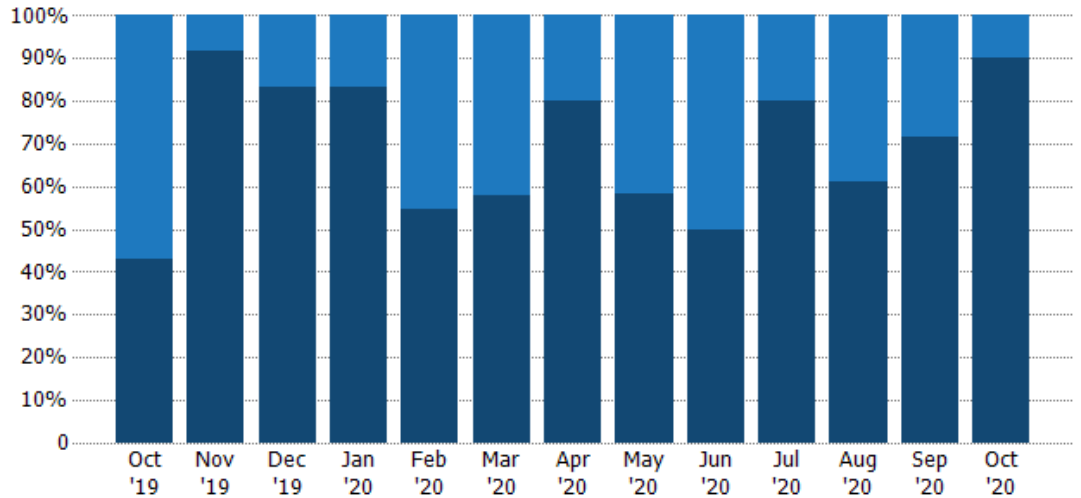
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$3.95M	\$9.2M	\$9.66M	\$10.2M	\$7.75M	\$12.6M	\$12.7M	\$8.77M	\$5.6M	\$21.7M	\$19.6M	\$9.78M	\$19.8M
Prior Year	\$10.9M	\$4.88M	\$4.29M	\$4.07M	\$14.5M	\$9.43M	\$15.8M	\$9.69M	\$8.71M	\$8.62M	\$2.24M	\$6.85M	\$3.95M
Percent Change from Prior Year	-64%	89%	125%	150%	-47%	33%	-19%	-9%	-36%	152%	775%	43%	401%

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



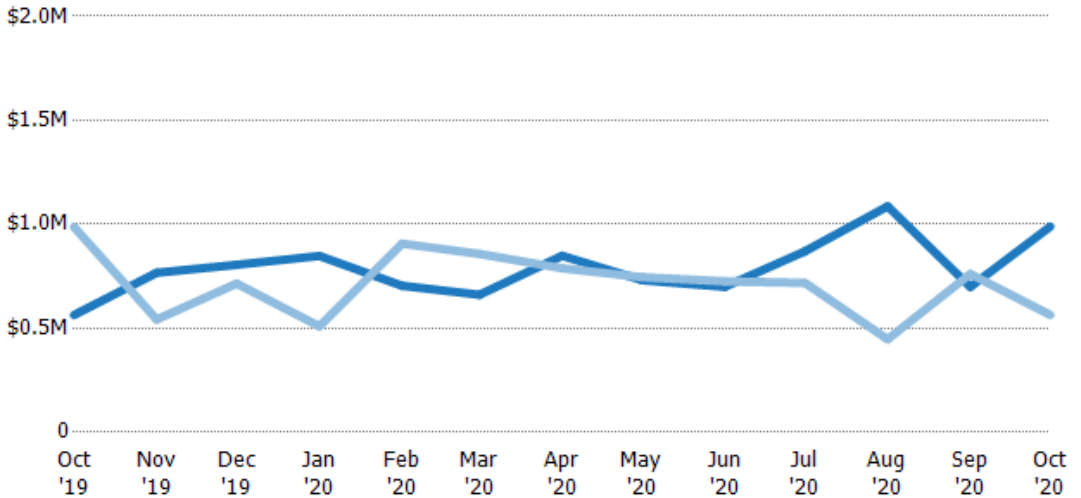
Condo/Townhouse	57%	8%	17%	17%	45%	42%	20%	42%	50%	20%	39%	29%	10%
Single Family Residence	43%	92%	83%	83%	55%	58%	80%	58%	50%	80%	61%	71%	90%

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	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$870K	\$1.09M	\$699K	\$989K
Prior Year	\$987K	\$542K	\$715K	\$509K	\$907K	\$858K	\$788K	\$746K	\$726K	\$718K	\$447K	\$761K	\$564K
Percent Change from Prior Year	-43%	41%	13%	66%	-22%	-23%	8%	-2%	-4%	21%	143%	-8%	75%

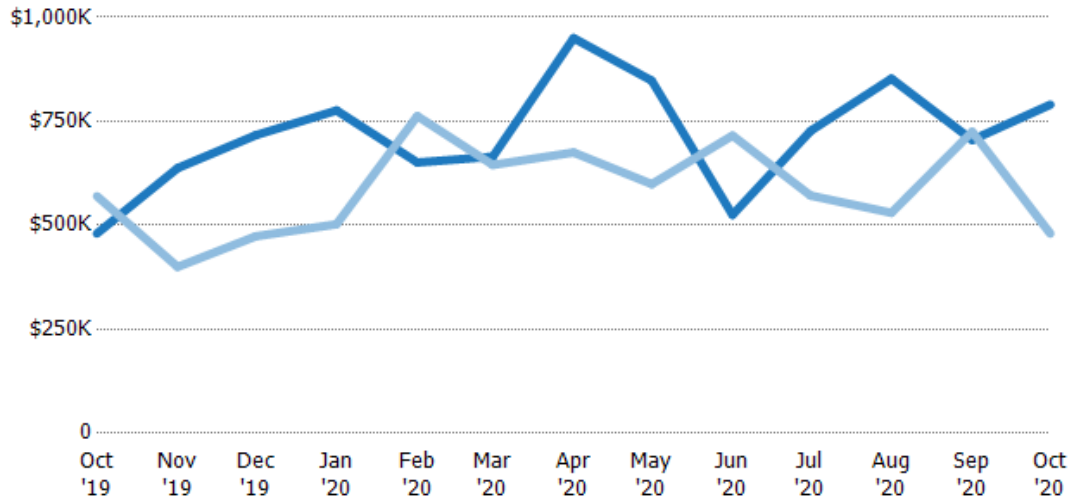
Median Sales Price

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.
Oct '20	\$790K	64.6%
Oct '19	\$480K	-15.8%
Oct '18	\$570K	2.2%



Current Year	\$480K	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$727K	\$853K	\$705K	\$790K
Prior Year	\$570K	\$400K	\$474K	\$503K	\$763K	\$645K	\$675K	\$599K	\$716K	\$571K	\$530K	\$725K	\$480K
Percent Change from Prior Year	-16%	59%	51%	54%	-15%	3%	41%	41%	-27%	27%	61%	-3%	65%

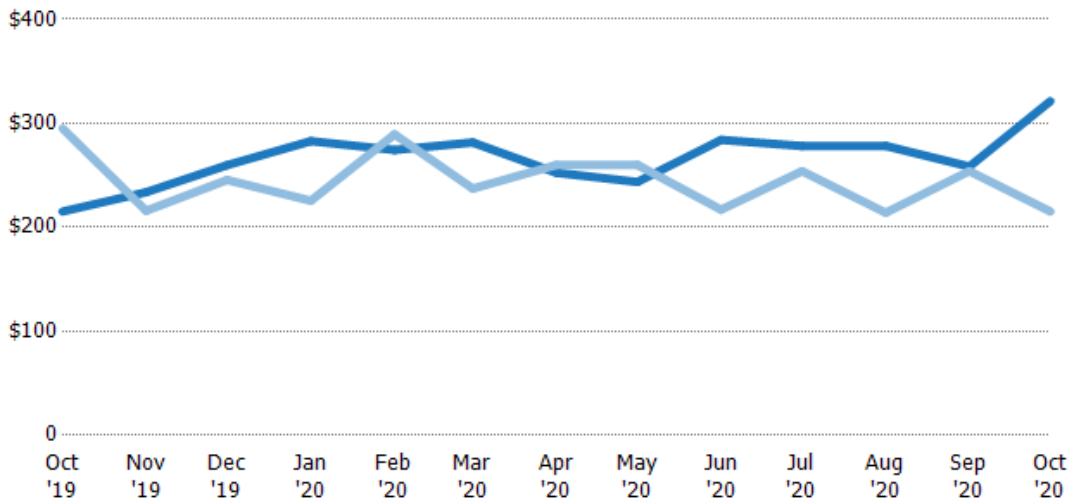
Average Sales Price per Sq Ft

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.
Oct '20	\$321	49.3%
Oct '19	\$215	-27.1%
Oct '18	\$295	-22.4%



Current Year	\$215	\$234	\$260	\$283	\$274	\$282	\$252	\$244	\$284	\$278	\$278	\$258	\$321
Prior Year	\$295	\$216	\$246	\$226	\$289	\$237	\$260	\$260	\$217	\$254	\$214	\$254	\$215
Percent Change from Prior Year	-27%	8%	6%	25%	-5%	19%	-3%	-6%	31%	9%	30%	2%	49%

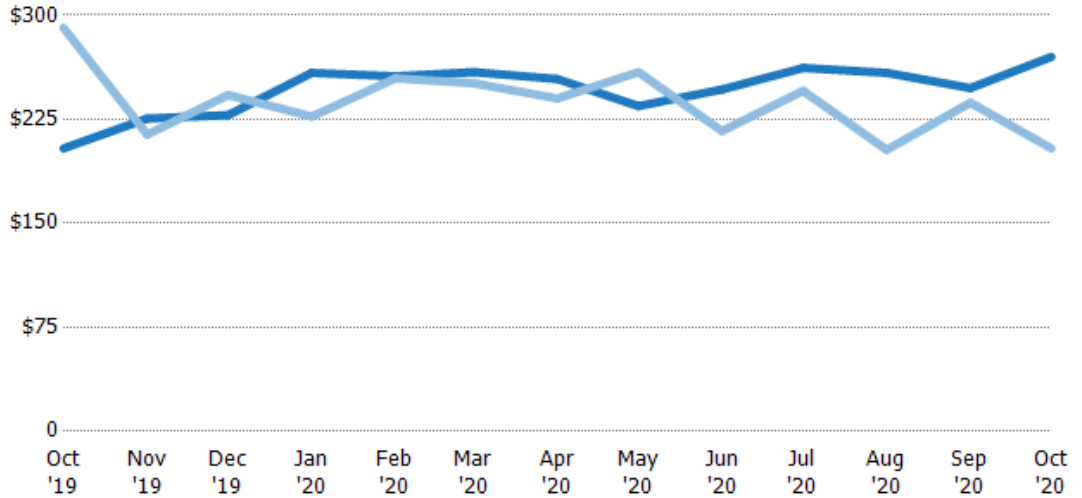
Median Sales Price per Sq Ft

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.
Oct '20	\$270	32.4%
Oct '19	\$204	-29.9%
Oct '18	\$291	-25.8%



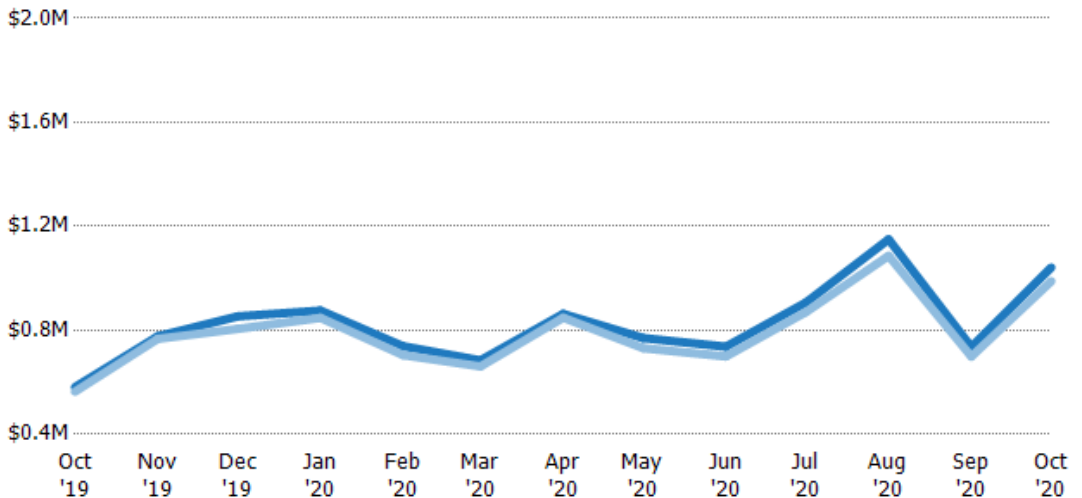
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$204	\$226	\$228	\$259	\$256	\$259	\$254	\$235	\$247	\$262	\$259	\$248	\$270
Prior Year	\$291	\$214	\$243	\$227	\$255	\$251	\$240	\$259	\$217	\$246	\$203	\$237	\$204
Percent Change from Prior Year	-30%	5%	-6%	14%	1%	3%	6%	-9%	14%	7%	27%	4%	32%

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



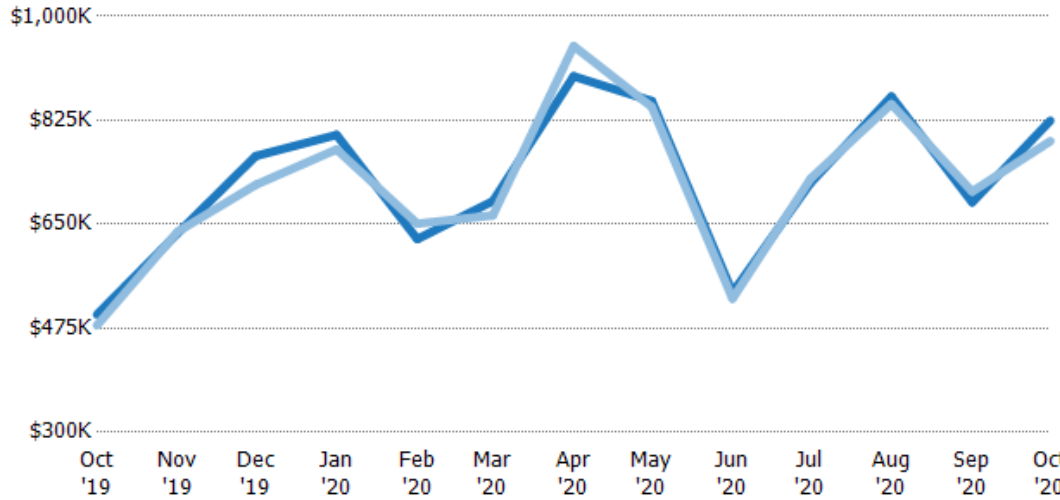
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg List Price	\$582K	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$907K	\$1.15M	\$736K	\$1.04M
Avg Sales Price	\$564K	\$767K	\$805K	\$848K	\$704K	\$661K	\$849K	\$731K	\$699K	\$870K	\$1.09M	\$699K	\$989K
Avg Sales Price as a % of Avg List Price	97%	99%	94%	97%	95%	97%	98%	95%	95%	96%	94%	95%	95%

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



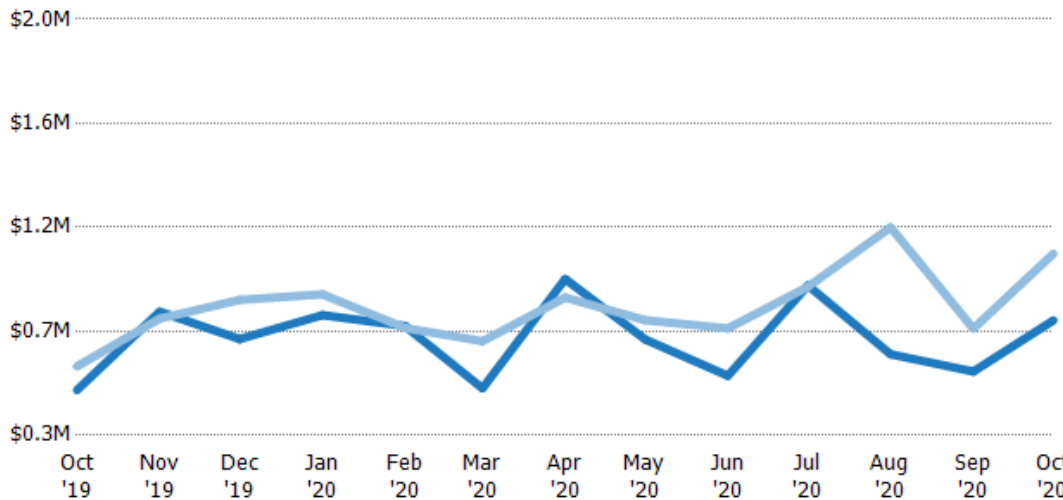
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median List Price	\$498K	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$720K	\$865K	\$687K	\$825K
Median Sales Price	\$480K	\$638K	\$717K	\$776K	\$651K	\$665K	\$950K	\$848K	\$525K	\$727K	\$853K	\$705K	\$790K
Med Sales Price as a % of Med List Price	96%	100%	94%	97%	104%	97%	106%	99%	98%	101%	99%	103%	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,
 Mobile/Manufactured, Single Family
 Residence



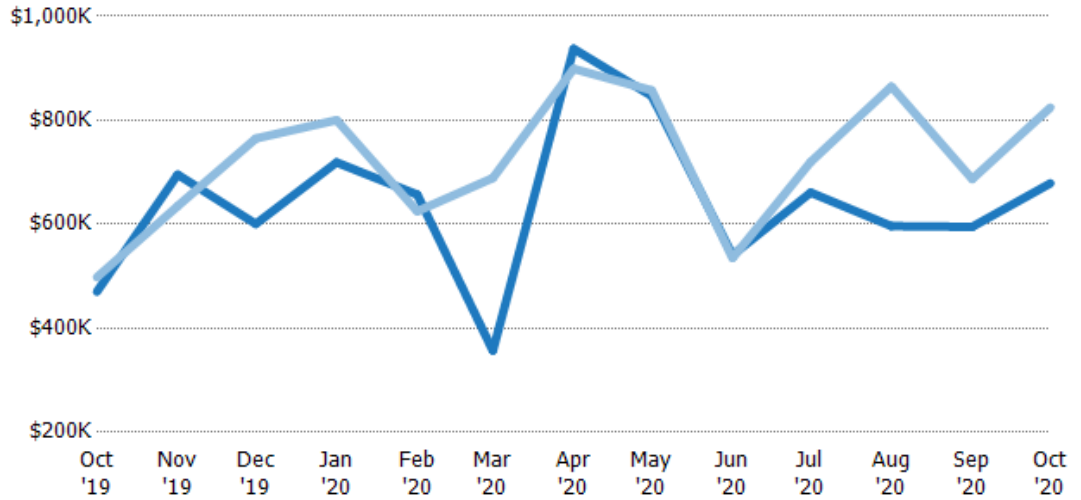
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$484K	\$805K	\$693K	\$791K	\$746K	\$492K	\$939K	\$692K	\$543K	\$913K	\$631K	\$560K	\$770K
Avg Sales Price	\$582K	\$777K	\$854K	\$876K	\$739K	\$684K	\$863K	\$770K	\$737K	\$907K	\$1.15M	\$736K	\$1.04M
Avg Sales Price as a % of Avg Est Value	120%	96%	123%	111%	99%	139%	92%	111%	136%	99%	182%	131%	135%

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



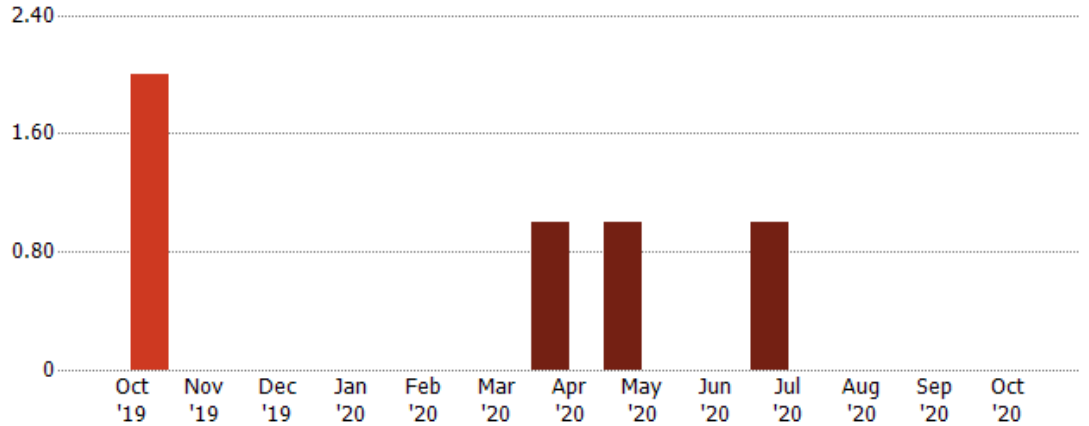
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$470K	\$696K	\$601K	\$719K	\$657K	\$357K	\$937K	\$847K	\$541K	\$661K	\$597K	\$595K	\$679K
Median Sales Price	\$498K	\$635K	\$765K	\$800K	\$625K	\$689K	\$899K	\$858K	\$535K	\$720K	\$865K	\$687K	\$825K
Med Sales Price as a % of Med Est Value	106%	91%	127%	111%	95%	193%	96%	101%	99%	109%	145%	115%	121%

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



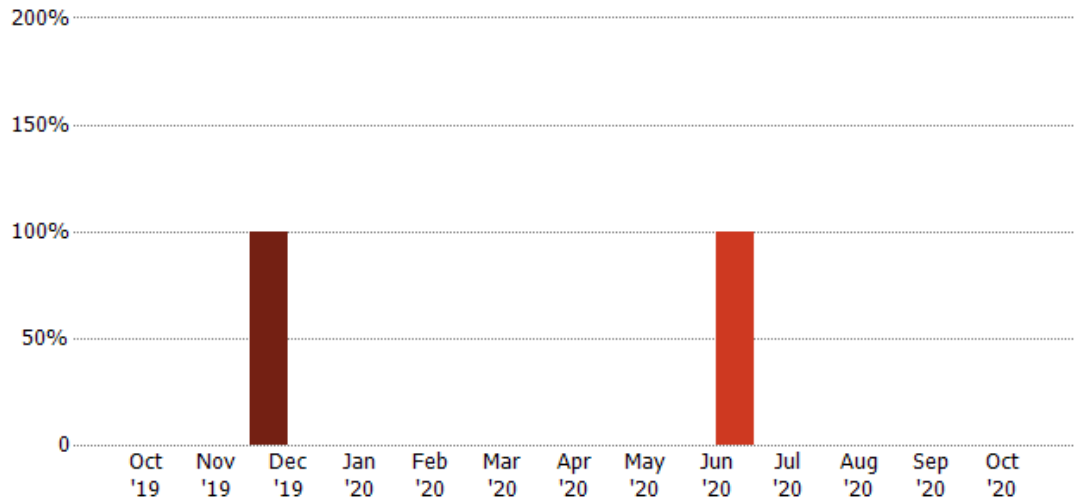
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	-	-	-	-	-	-	1	1	-	1	-	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	100%	100%	-	100%	-	-	-

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



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



Sales Activity by ZIP

Oct 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	41	\$34,040,017	20	\$19,779,500	\$988,975	\$790,000	\$306	\$265	45