

2021

CAREFREE
MARKET REPORT
April 2021



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	Apr 2021	Apr 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	18	17	+5.9%	87	86	+1.2%
New Listing Volume	\$19,084,800	\$15,153,400	+25.9%	\$101,040,550	\$79,213,699	+27.6%
Active Listing Count	39	86	-54.7%	N/A	N/A	
Active Listing Volume	\$62,165,768	\$95,932,349	-35.2%	N/A	N/A	
Average Listing Price	\$1,593,994	\$1,115,492	+42.9%	\$1,442,611	\$1,136,395	+26.9%
Median Listing Price	\$1,150,000	\$890,000	+29.2%	\$1,105,361	\$938,770	+17.7%
Average Listing Price per Sq Ft	\$386	\$297	+30.1%	\$371	\$299	+23.7%
Median Listing Price per Sq Ft	\$378	\$279	+35.7%	\$351	\$279	+25.9%
Median Days in RPR	48	89.5	-46.4%	45.71	83.88	-45.5%
Months of Inventory	1.6	4.5	-64.1%	3.3	5.9	-43.8%
Absorption Rate	61.54%	22.09%	+39.4%	30.11%	16.92%	+13.2%
Sales Activity Charts Metrics						
New Pending Sales Count	25	12	+108.3%	89	88	+1.1%
New Pending Sales Volume	\$31,447,900	\$7,926,900	+296.7%	\$92,404,486	\$71,321,600	+29.6%
Pending Sales Count	16	10	+60%	N/A	N/A	
Pending Sales Volume	\$18,579,368	\$6,484,700	+186.5%	N/A	N/A	
Closed Sales Count	28	15	+86.7%	84	56	+50%
Closed Sales Volume	\$31,983,400	\$12,727,600	+151.3%	\$82,529,215	\$42,621,000	+93.6%
Average Sales Price	\$1,142,264	\$848,507	+34.6%	\$982,491	\$761,089	+29.1%
Median Sales Price	\$920,000	\$950,000	-3.2%	\$876,810	\$765,661	+14.5%
Average Sales Price per Sq Ft	\$322	\$252	+27.4%	\$320	\$272	+17.4%
Median Sales Price per Sq Ft	\$305	\$254	+19.9%	\$314	\$259	+21.5%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

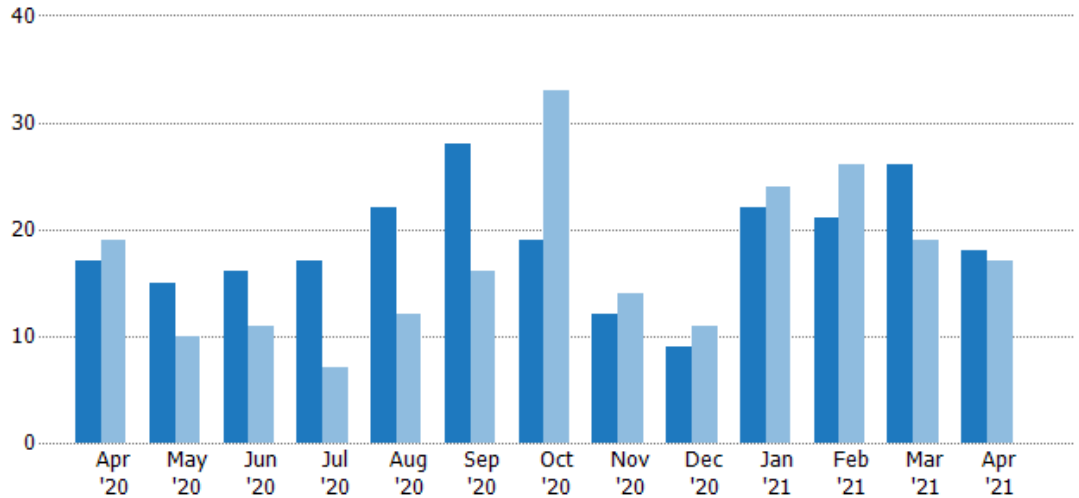
New Listings

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

Month/Year	Count	% Chg.
Apr '21	18	5.9%
Apr '20	17	-10.5%
Apr '19	19	-36.8%



Current Year	17	15	16	17	22	28	19	12	9	22	21	26	18
Prior Year	19	10	11	7	12	16	33	14	11	24	26	19	17
Percent Change from Prior Year	-11%	50%	45%	143%	83%	75%	-42%	-14%	-18%	-8%	-19%	37%	6%

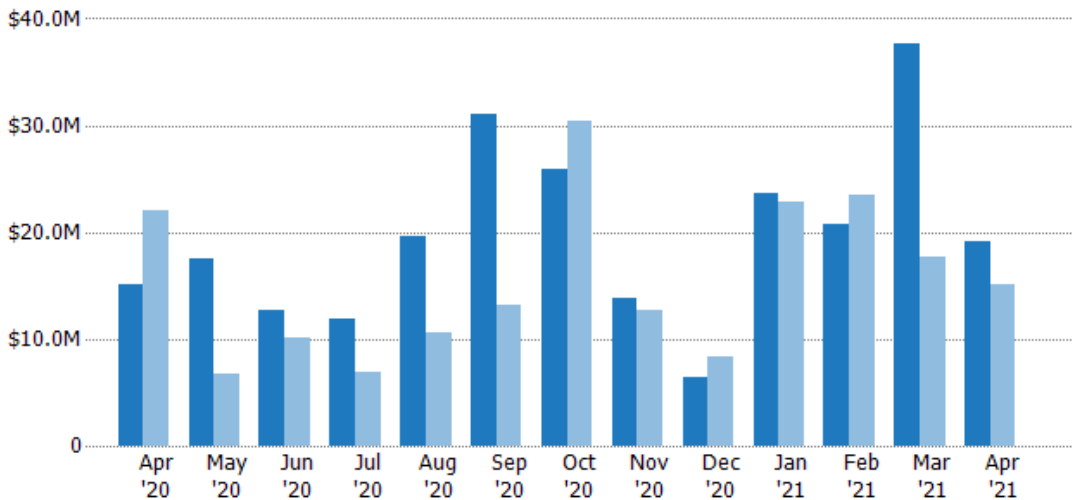
New Listing Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$19.1M	25.9%
Apr '20	\$15.2M	-31.5%
Apr '19	\$22.1M	-70.3%



Current Year	\$15.2M	\$17.5M	\$12.6M	\$11.9M	\$19.6M	\$31M	\$25.9M	\$13.8M	\$6.42M	\$23.7M	\$20.7M	\$37.6M	\$19.1M
Prior Year	\$22.1M	\$6.76M	\$10.1M	\$6.93M	\$10.5M	\$13.2M	\$30.5M	\$12.7M	\$8.34M	\$22.9M	\$23.5M	\$17.7M	\$15.2M
Percent Change from Prior Year	-31%	160%	25%	72%	86%	135%	-15%	9%	-23%	3%	-12%	112%	26%

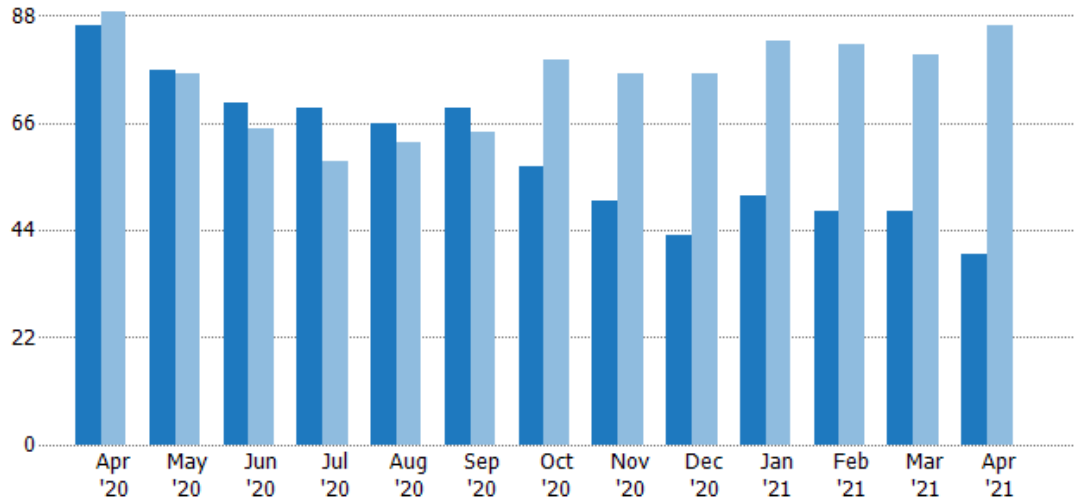
Active Listings

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

Month/ Year	Count	% Chg.
Apr '21	39	-54.7%
Apr '20	86	-3.4%
Apr '19	89	-24.7%



Current Year	86	77	70	69	66	69	57	50	43	51	48	48	39
Prior Year	89	76	65	58	62	64	79	76	76	83	82	80	86
Percent Change from Prior Year	-3%	1%	8%	19%	6%	8%	-28%	-34%	-43%	-39%	-41%	-40%	-55%

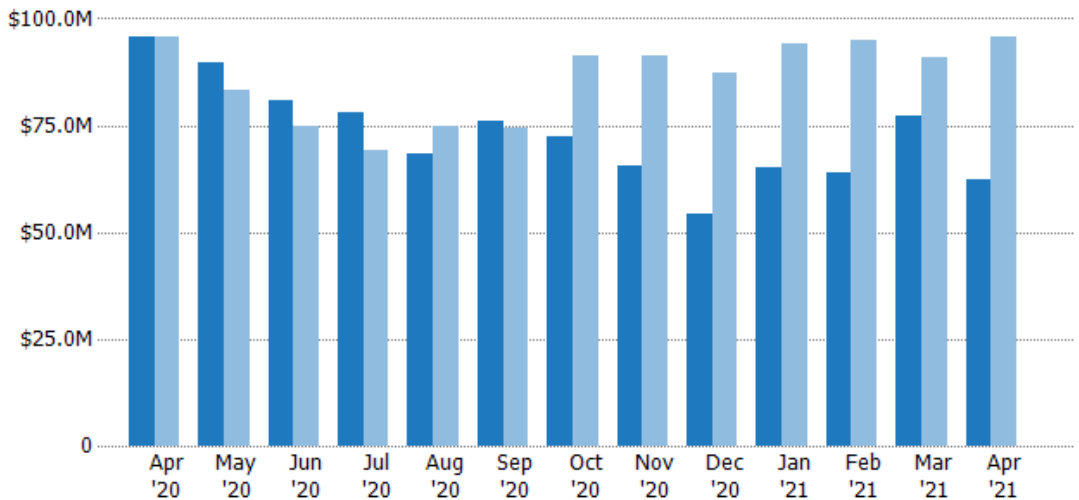
Active Listing Volume

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

Month/ Year	Volume	% Chg.
Apr '21	\$62.2M	-35.2%
Apr '20	\$95.9M	0.1%
Apr '19	\$95.8M	-24%



Current Year	\$95.9M	\$89.7M	\$81M	\$77.9M	\$68.5M	\$75.8M	\$72.4M	\$65.4M	\$54.2M	\$65M	\$64.1M	\$77.1M	\$62.2M
Prior Year	\$95.8M	\$83.4M	\$74.7M	\$69.1M	\$74.7M	\$74.2M	\$91.4M	\$91.2M	\$87.1M	\$94.2M	\$95M	\$91M	\$95.9M
Percent Change from Prior Year	0%	8%	8%	13%	-8%	2%	-21%	-28%	-38%	-31%	-33%	-15%	-35%

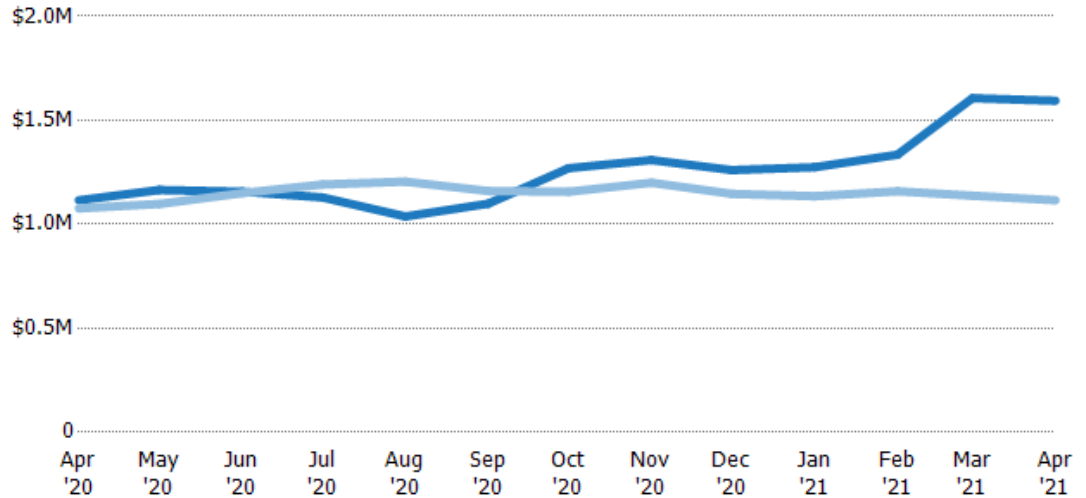
Average Listing Price

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

Month/ Year	Price	% Chg.
Apr '21	\$1.59M	42.9%
Apr '20	\$1.12M	3.6%
Apr '19	\$1.08M	1%



Current Year	\$1.12M	\$1.16M	\$1.16M	\$1.13M	\$1.04M	\$1.1M	\$1.27M	\$1.31M	\$1.26M	\$1.27M	\$1.33M	\$1.61M	\$1.59M
Prior Year	\$1.08M	\$1.1M	\$1.15M	\$1.19M	\$1.21M	\$1.16M	\$1.16M	\$1.2M	\$1.15M	\$1.13M	\$1.16M	\$1.14M	\$1.12M
Percent Change from Prior Year	4%	6%	1%	-5%	-14%	-5%	10%	9%	10%	12%	15%	41%	43%

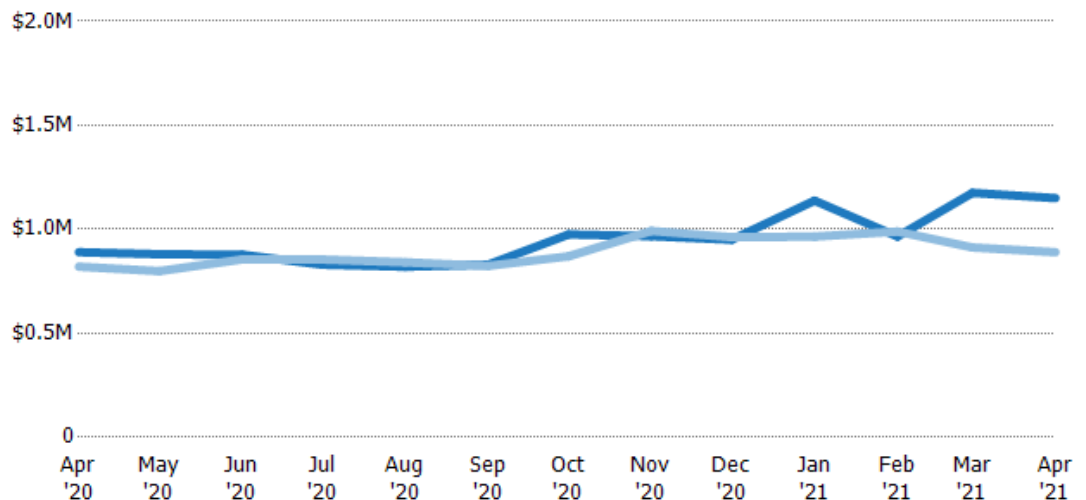
Median Listing Price

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

Month/ Year	Price	% Chg.
Apr '21	\$1.15M	29.2%
Apr '20	\$890K	8.5%
Apr '19	\$820K	12.8%



Current Year	\$890K	\$880K	\$877K	\$830K	\$820K	\$830K	\$975K	\$967K	\$950K	\$1.14M	\$965K	\$1.18M	\$1.15M
Prior Year	\$820K	\$799K	\$855K	\$855K	\$841K	\$824K	\$870K	\$992K	\$962K	\$965K	\$989K	\$913K	\$890K
Percent Change from Prior Year	9%	10%	3%	-3%	-3%	1%	12%	-3%	-1%	18%	-2%	29%	29%

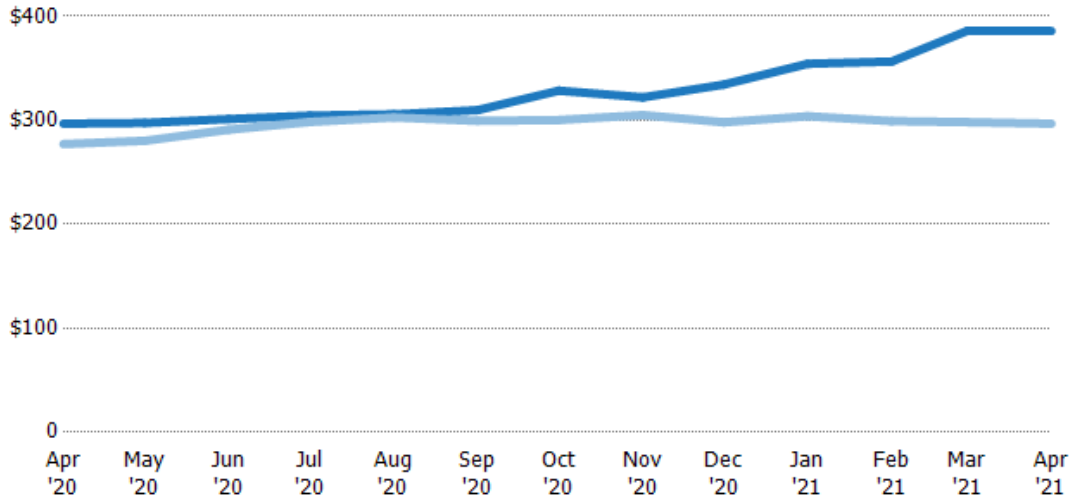
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Apr '21	\$386	30.1%
Apr '20	\$297	7.1%
Apr '19	\$277	-1.1%



Current Year	\$297	\$298	\$301	\$304	\$306	\$310	\$328	\$322	\$334	\$354	\$357	\$386	\$386
Prior Year	\$277	\$280	\$291	\$298	\$303	\$299	\$300	\$305	\$298	\$304	\$299	\$298	\$297
Percent Change from Prior Year	7%	6%	4%	2%	1%	3%	9%	6%	12%	17%	19%	29%	30%

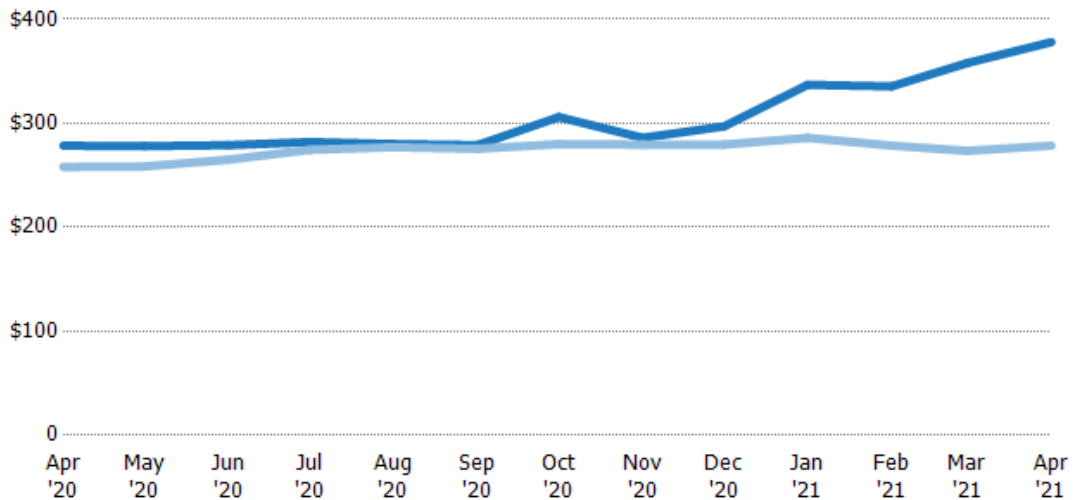
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Apr '21	\$378	35.7%
Apr '20	\$279	7.9%
Apr '19	\$258	-4.3%



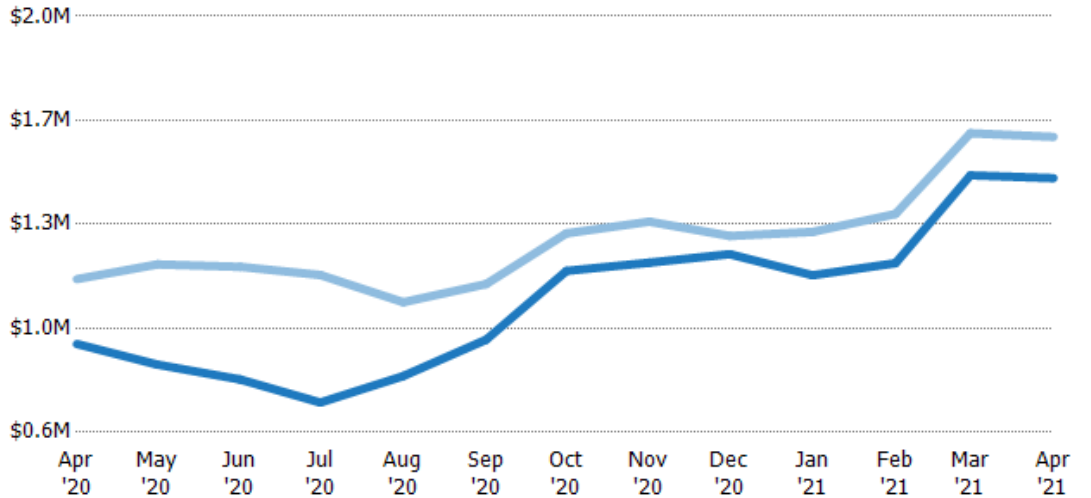
Current Year	\$279	\$278	\$279	\$282	\$280	\$279	\$306	\$286	\$297	\$337	\$336	\$358	\$378
Prior Year	\$258	\$259	\$265	\$275	\$277	\$276	\$280	\$280	\$280	\$286	\$279	\$274	\$279
Percent Change from Prior Year	8%	8%	5%	3%	1%	1%	9%	2%	6%	18%	20%	31%	36%

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



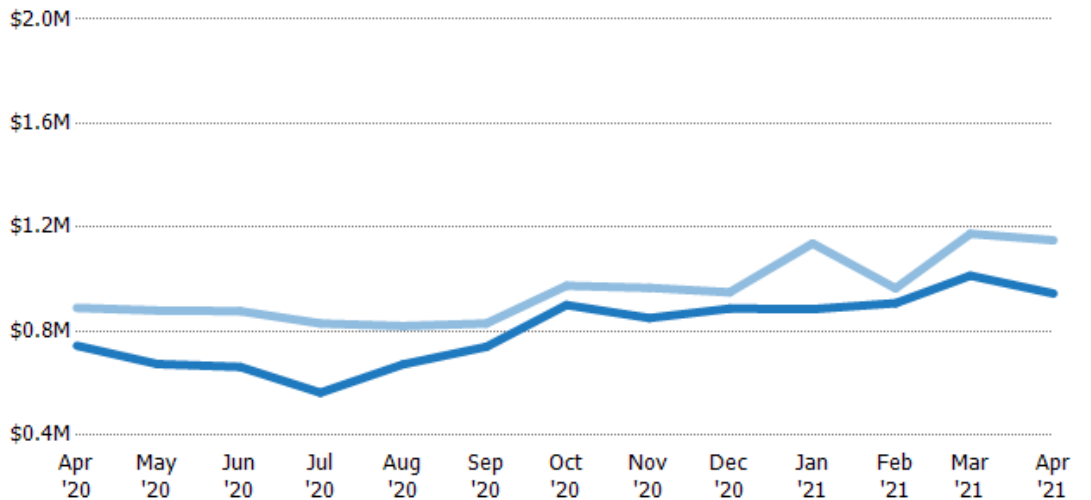
Avg Est Value	\$897K	\$828K	\$778K	\$700K	\$789K	\$912K	\$1.14M	\$1.17M	\$1.2M	\$1.13M	\$1.17M	\$1.46M	\$1.46M
Avg Listing Price	\$1.12M	\$1.16M	\$1.16M	\$1.13M	\$1.04M	\$1.1M	\$1.27M	\$1.31M	\$1.26M	\$1.27M	\$1.33M	\$1.61M	\$1.59M
Avg Listing Price as a % of Avg Est Value	124%	141%	149%	161%	131%	121%	111%	112%	105%	113%	114%	110%	110%

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



Median Est Value	\$744K	\$674K	\$663K	\$564K	\$673K	\$740K	\$901K	\$851K	\$887K	\$885K	\$908K	\$1.01M	\$945K
Median Listing Price	\$890K	\$880K	\$877K	\$830K	\$820K	\$830K	\$975K	\$967K	\$950K	\$1.14M	\$965K	\$1.18M	\$1.15M
Med Listing Price as a % of Med Est Value	120%	131%	132%	147%	122%	112%	108%	114%	107%	129%	106%	116%	122%

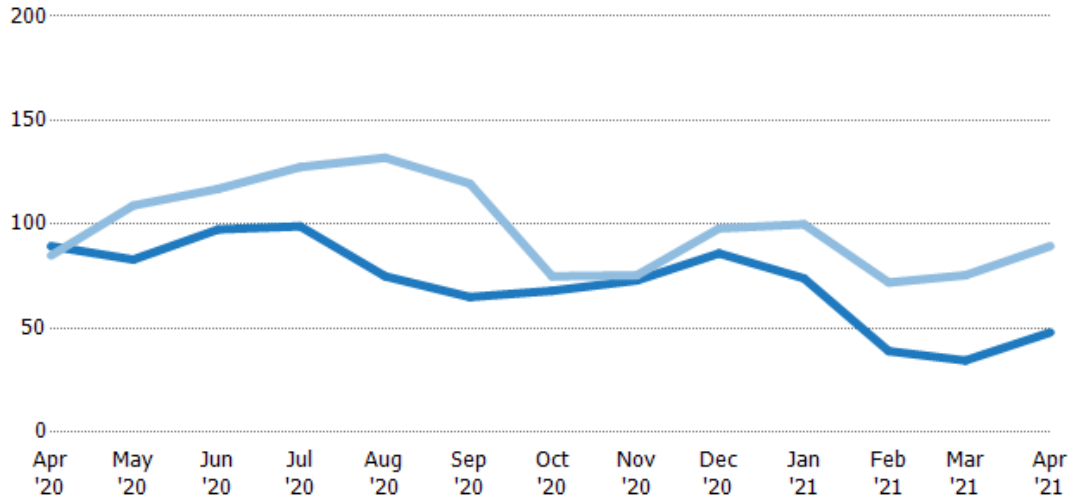
Median Days in RPR

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.,
 Mobile/Manufactured, Single Family

Month/Year	Days	% Chg.
Apr '21	48	-46.4%
Apr '20	89.5	5.3%
Apr '19	85	28.2%



Current Year	89.5	83	97.5	99	75	65	68	73	86	74	39	34.5	48
Prior Year	85	109	117	128	132	120	75	75.5	98	100	72	75.5	89.5
Percent Change from Prior Year	5%	-24%	-17%	-22%	-43%	-46%	-9%	-3%	-12%	-26%	-46%	-54%	-46%

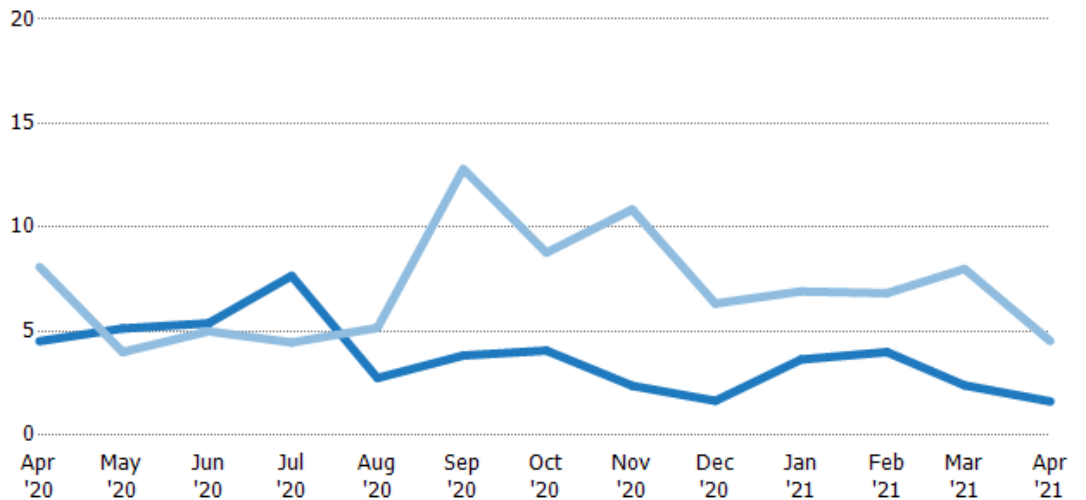
Months of Inventory

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

Month/Year	Months	% Chg.
Apr '21	1.63	-64.1%
Apr '20	4.53	-44.1%
Apr '19	8.09	-31%



Current Year	4.53	5.13	5.38	7.67	2.75	3.83	4.07	2.38	1.65	3.64	4	2.4	1.63
Prior Year	8.09	4	5	4.46	5.17	12.8	8.78	10.9	6.33	6.92	6.83	8	4.53
Percent Change from Prior Year	-44%	28%	8%	72%	-47%	-70%	-54%	-78%	-74%	-47%	-41%	-70%	-64%

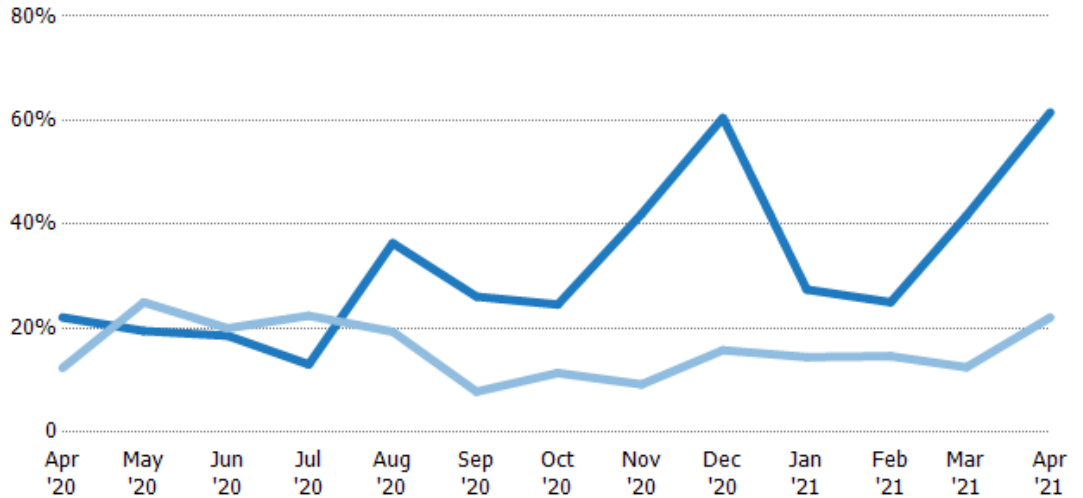
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Apr '21	62%	-39.4%
Apr '20	22%	-9.7%
Apr '19	12%	45%



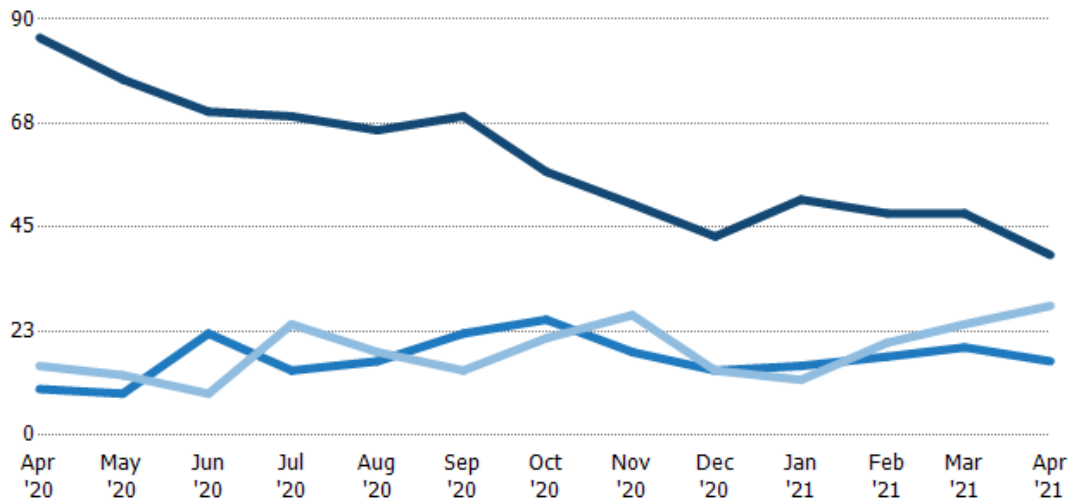
Current Year	22%	19%	19%	13%	36%	26%	25%	42%	60%	27%	25%	42%	62%
Prior Year	12%	25%	20%	22%	19%	8%	11%	9%	16%	14%	15%	13%	22%
Change from Prior Year	-10%	6%	1%	9%	-17%	-18%	-13%	-33%	-45%	-13%	-10%	-29%	-39%

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



Active	86	77	70	69	66	69	57	50	43	51	48	48	39
Pending	10	9	22	14	16	22	25	18	14	15	17	19	16
Sold	15	13	9	24	18	14	21	26	14	12	20	24	28

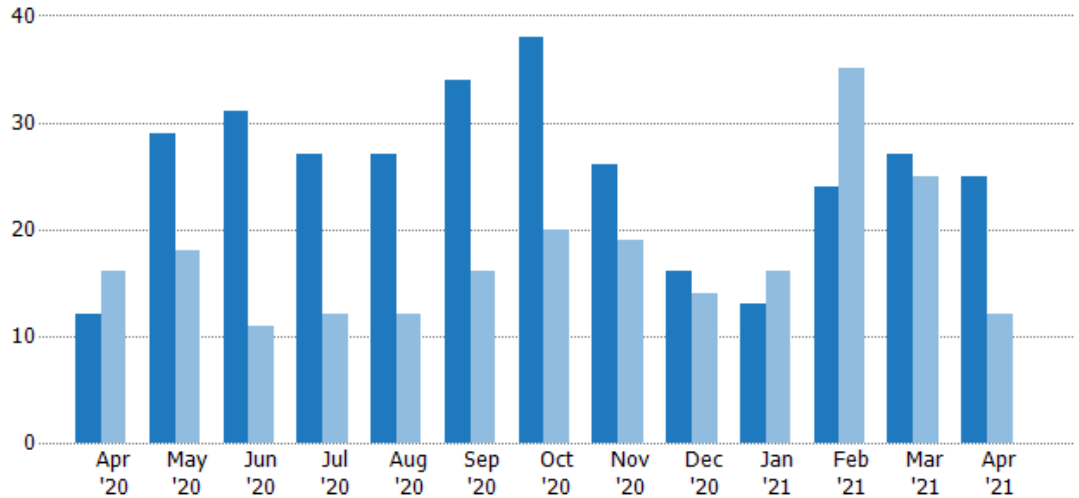
New Pending Sales

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

Month/Year	Count	% Chg.
Apr '21	25	108.3%
Apr '20	12	-25%
Apr '19	16	12.5%



Current Year	12	29	31	27	27	34	38	26	16	13	24	27	25
Prior Year	16	18	11	12	12	16	20	19	14	16	35	25	12
Percent Change from Prior Year	-25%	61%	182%	125%	125%	113%	90%	37%	14%	-19%	-31%	8%	108%

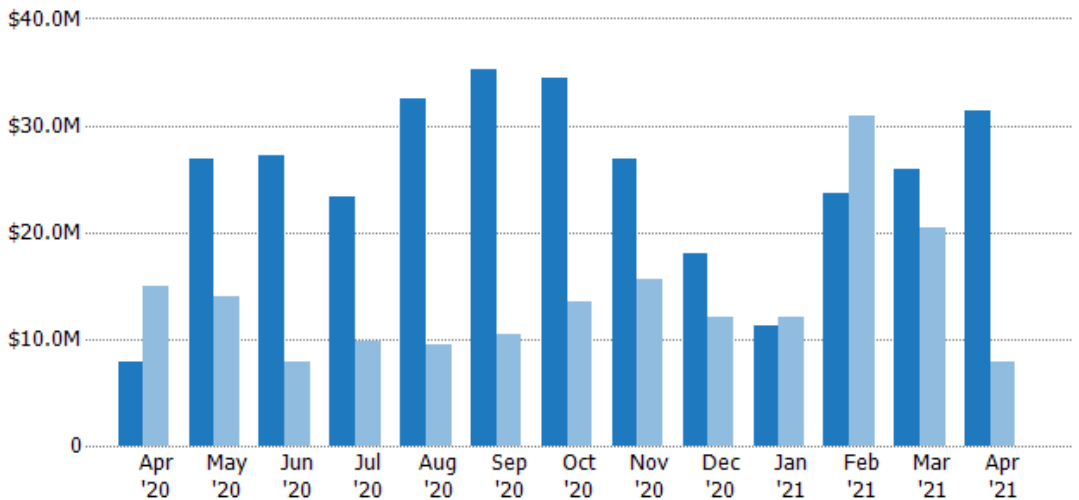
New Pending Sales Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$31.4M	296.7%
Apr '20	\$7.93M	-47%
Apr '19	\$15M	-13.2%



Current Year	\$7.93M	\$26.9M	\$27.2M	\$23.3M	\$32.5M	\$35.3M	\$34.4M	\$26.9M	\$18M	\$11.3M	\$23.7M	\$26M	\$31.4M
Prior Year	\$15M	\$14M	\$7.85M	\$9.79M	\$9.51M	\$10.4M	\$13.5M	\$15.6M	\$12M	\$12.1M	\$30.9M	\$20.4M	\$7.93M
Percent Change from Prior Year	-47%	93%	247%	138%	241%	240%	154%	72%	50%	-6%	-24%	27%	297%

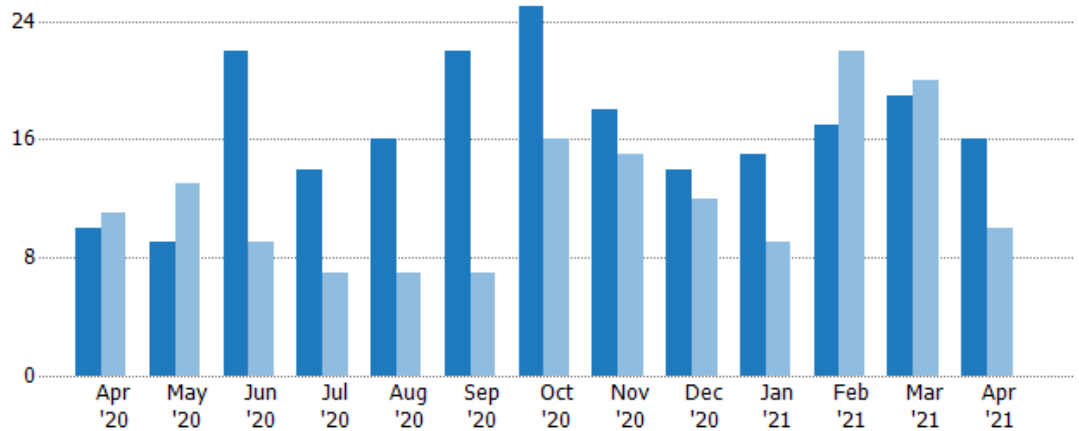
Pending Sales

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

Month/Year	Count	% Chg.
Apr '21	16	60%
Apr '20	10	-9.1%
Apr '19	11	45.5%



Current Year	10	9	22	14	16	22	25	18	14	15	17	19	16
Prior Year	11	13	9	7	7	7	16	15	12	9	22	20	10
Percent Change from Prior Year	-9%	-31%	144%	100%	129%	214%	56%	20%	17%	67%	-23%	-5%	60%

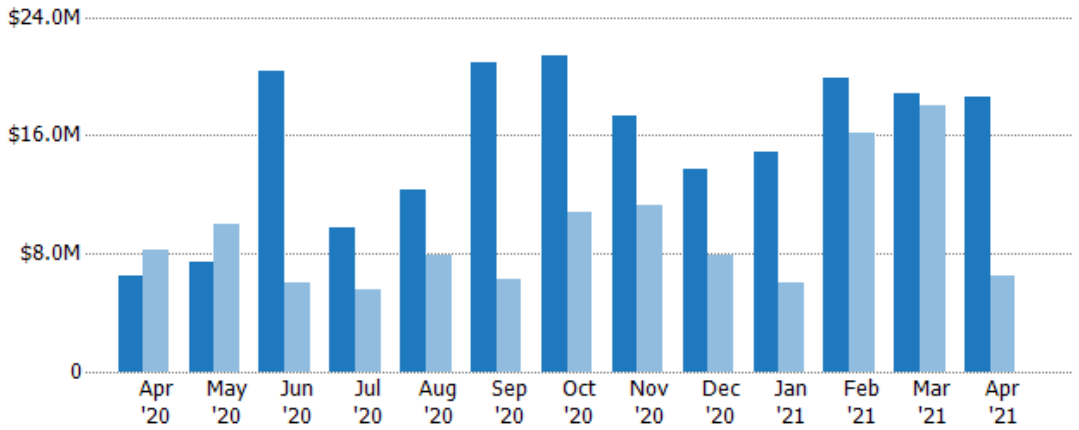
Pending Sales Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$18.6M	186.5%
Apr '20	\$6.48M	-21.5%
Apr '19	\$8.26M	47.3%



Current Year	\$6.48M	\$7.38M	\$20.3M	\$9.72M	\$12.3M	\$20.9M	\$21.4M	\$17.3M	\$13.7M	\$14.9M	\$19.8M	\$18.8M	\$18.6M
Prior Year	\$8.26M	\$9.94M	\$6.05M	\$5.6M	\$7.92M	\$6.31M	\$10.8M	\$11.3M	\$7.91M	\$6.03M	\$16.2M	\$18M	\$6.48M
Percent Change from Prior Year	-22%	-26%	236%	74%	56%	232%	98%	53%	73%	147%	22%	4%	187%

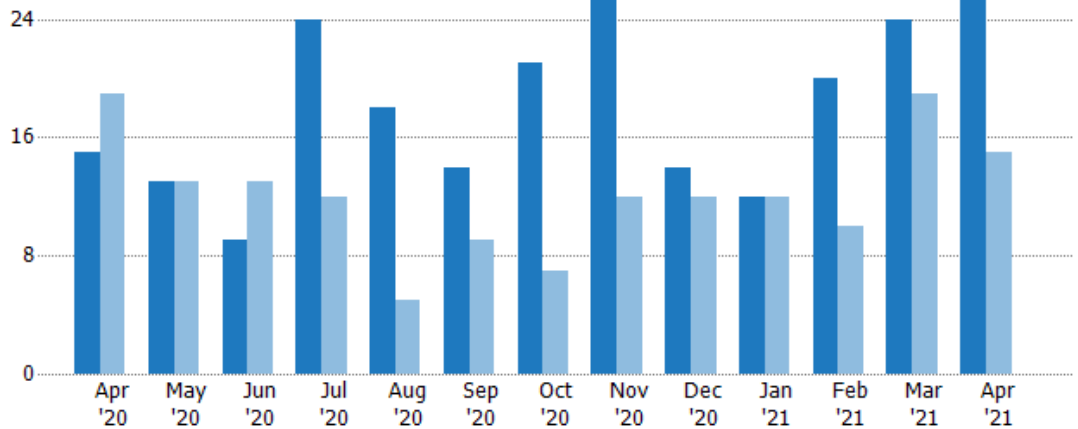
Closed Sales

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

Month/Year	Count	% Chg.
Apr '21	28	86.7%
Apr '20	15	-21.1%
Apr '19	19	-31.6%



Current Year	15	13	9	24	18	14	21	26	14	12	20	24	28
Prior Year	19	13	13	12	5	9	7	12	12	12	10	19	15
Percent Change from Prior Year	-21%	0%	-31%	100%	260%	56%	200%	117%	17%	0%	100%	26%	87%

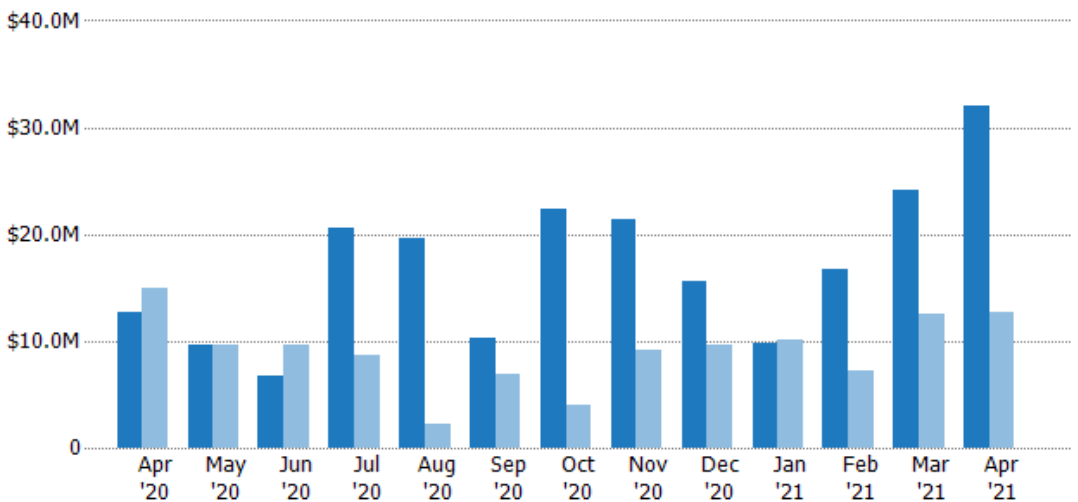
Closed Sales Volume

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

Month/Year	Volume	% Chg.
Apr '21	\$32M	151.3%
Apr '20	\$12.7M	-14.9%
Apr '19	\$15M	-54.1%



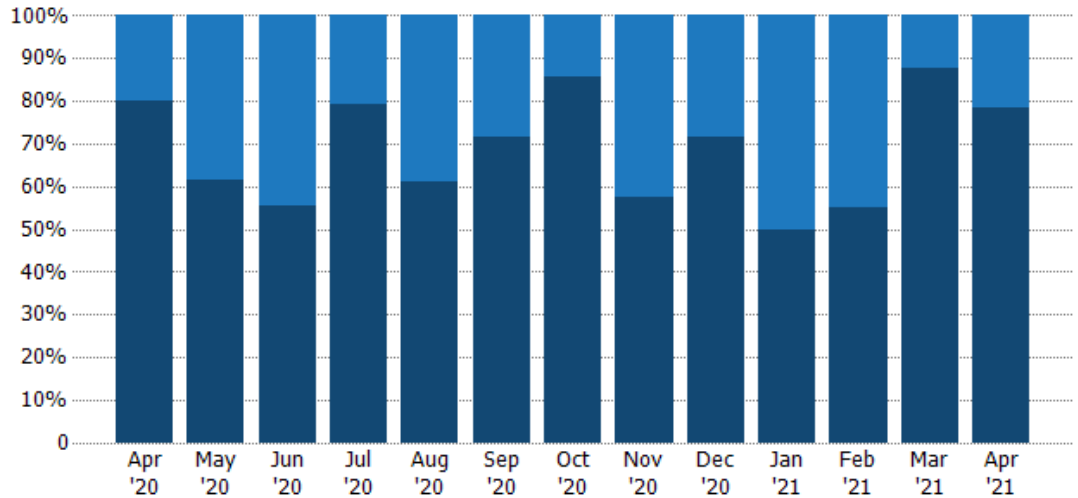
Current Year	\$12.7M	\$9.56M	\$6.68M	\$20.6M	\$19.6M	\$10.3M	\$22.4M	\$21.3M	\$15.7M	\$9.73M	\$16.8M	\$24M	\$32M
Prior Year	\$15M	\$9.69M	\$9.56M	\$8.62M	\$2.24M	\$6.85M	\$3.95M	\$9.2M	\$9.66M	\$10.2M	\$7.16M	\$12.6M	\$12.7M
Percent Change from Prior Year	-15%	-1%	-30%	139%	775%	50%	467%	132%	62%	-4%	134%	91%	151%

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



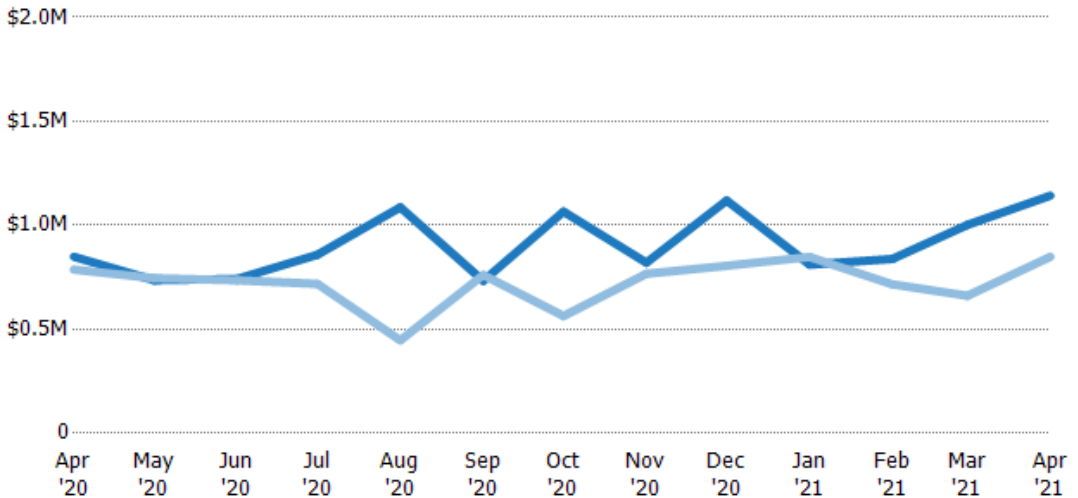
Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Condo/Townhouse	20%	38%	44%	21%	39%	29%	14%	42%	29%	50%	45%	13%	21%
Single Family Residence	80%	62%	56%	79%	61%	71%	86%	58%	71%	50%	55%	88%	79%

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



Month/Year	Price	% Chg.
Apr '21	\$1.14M	34.6%
Apr '20	\$849K	7.8%
Apr '19	\$787K	-32.9%

Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$849K	\$736K	\$742K	\$858K	\$1.09M	\$733K	\$1.07M	\$820K	\$1.12M	\$811K	\$838K	\$1M	\$1.14M
Prior Year	\$787K	\$746K	\$736K	\$718K	\$447K	\$761K	\$564K	\$767K	\$805K	\$848K	\$716K	\$661K	\$849K
Percent Change from Prior Year	8%	-1%	1%	20%	143%	-4%	89%	7%	39%	-4%	17%	52%	35%

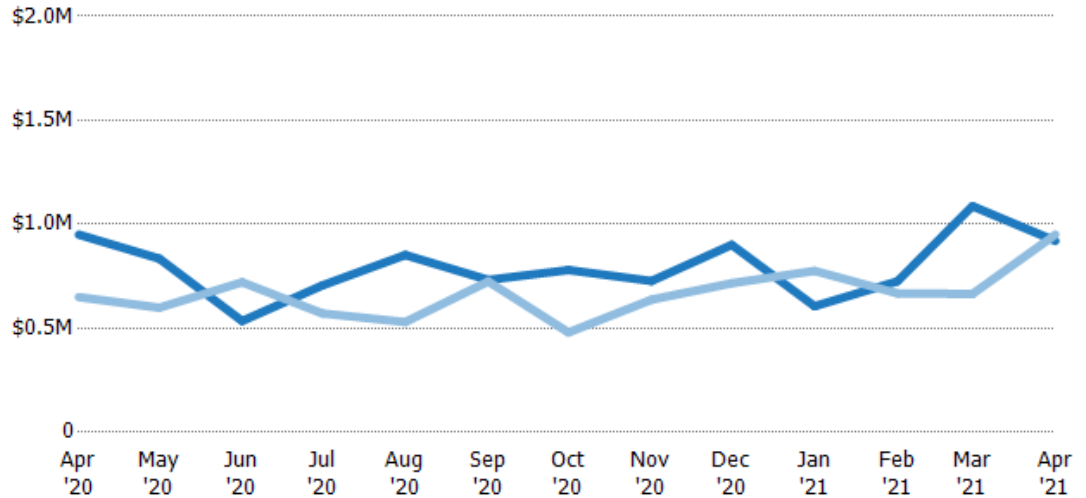
Median Sales Price

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

Month/Year	Price	% Chg.
Apr '21	\$920K	-3.2%
Apr '20	\$950K	46.2%
Apr '19	\$650K	-30.8%



Current Year	\$950K	\$835K	\$535K	\$706K	\$853K	\$733K	\$780K	\$728K	\$901K	\$606K	\$726K	\$1.09M	\$920K
Prior Year	\$650K	\$599K	\$721K	\$571K	\$530K	\$725K	\$480K	\$638K	\$717K	\$776K	\$668K	\$665K	\$950K
Percent Change from Prior Year	46%	39%	-26%	24%	61%	1%	63%	14%	26%	-22%	9%	64%	-3%

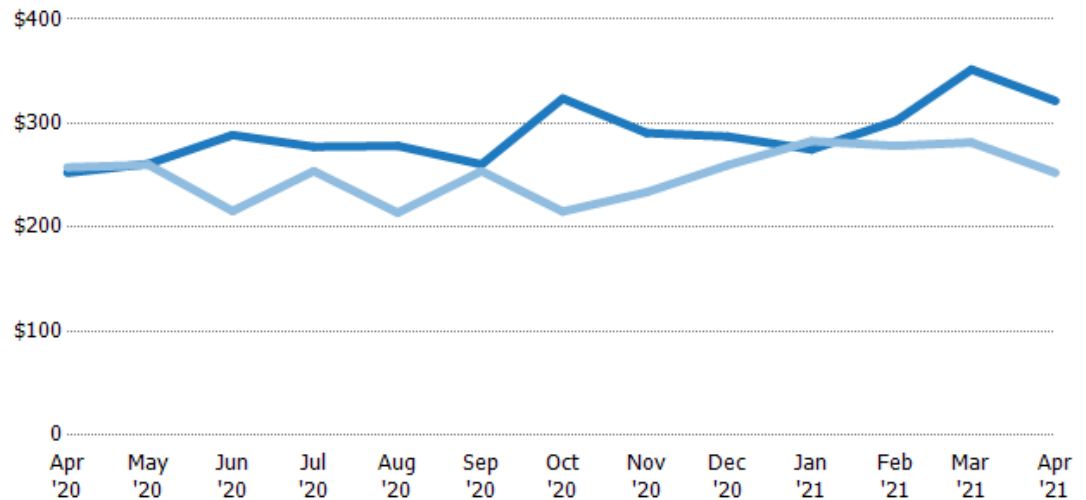
Average Sales Price per Sq Ft

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

Month/Year	Price/sq ft	% Chg.
Apr '21	\$322	27.4%
Apr '20	\$252	-2%
Apr '19	\$258	-18.4%



Current Year	\$252	\$261	\$289	\$277	\$278	\$261	\$324	\$291	\$287	\$275	\$302	\$352	\$322
Prior Year	\$258	\$260	\$216	\$254	\$214	\$254	\$215	\$234	\$260	\$283	\$278	\$282	\$252
Percent Change from Prior Year	-2%	0%	34%	9%	30%	3%	51%	24%	11%	-3%	9%	25%	27%

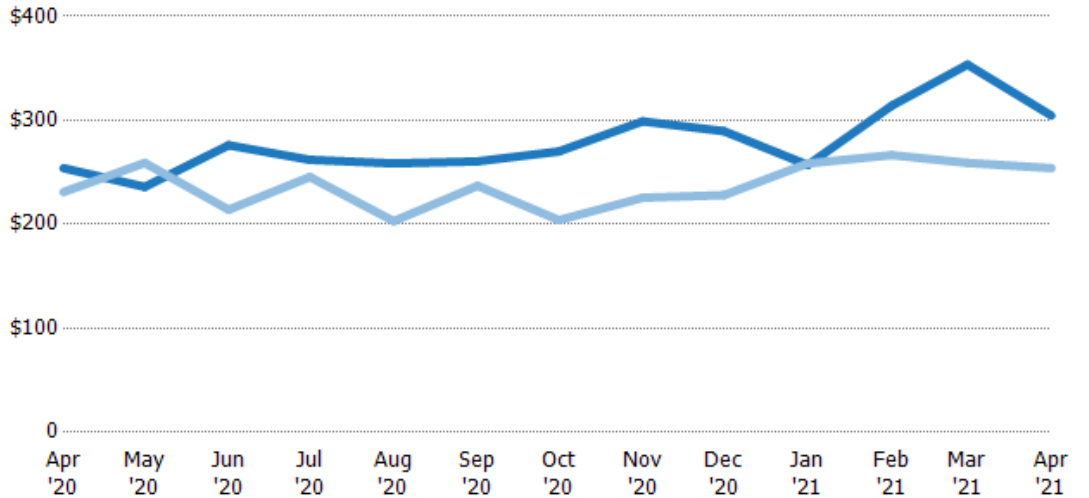
Median Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Apr '21	\$305	19.9%
Apr '20	\$254	10%
Apr '19	\$231	-7.4%



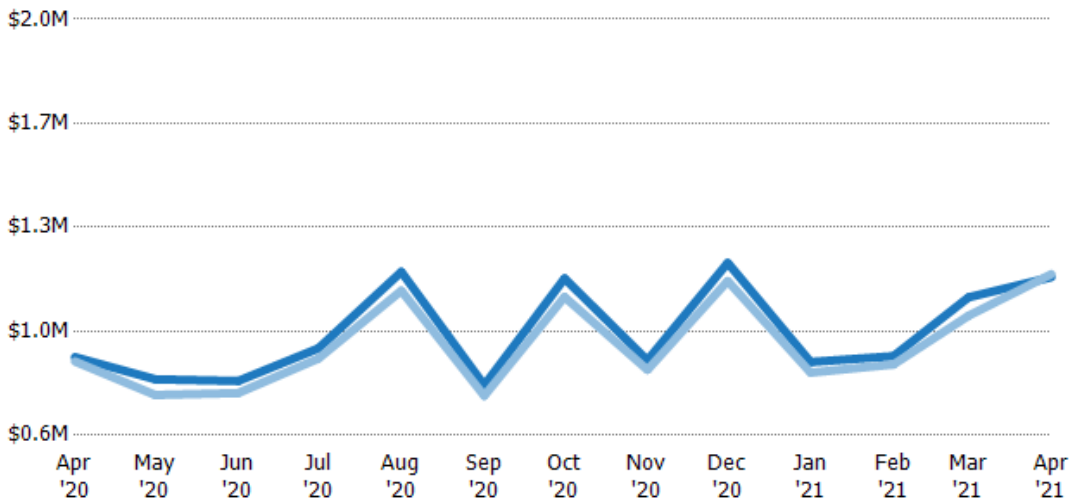
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$254	\$236	\$276	\$262	\$259	\$261	\$270	\$299	\$290	\$257	\$314	\$354	\$305
Prior Year	\$231	\$259	\$214	\$246	\$203	\$237	\$204	\$226	\$228	\$259	\$267	\$259	\$254
Percent Change from Prior Year	10%	-9%	29%	7%	27%	10%	32%	33%	27%	-1%	18%	36%	20%

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



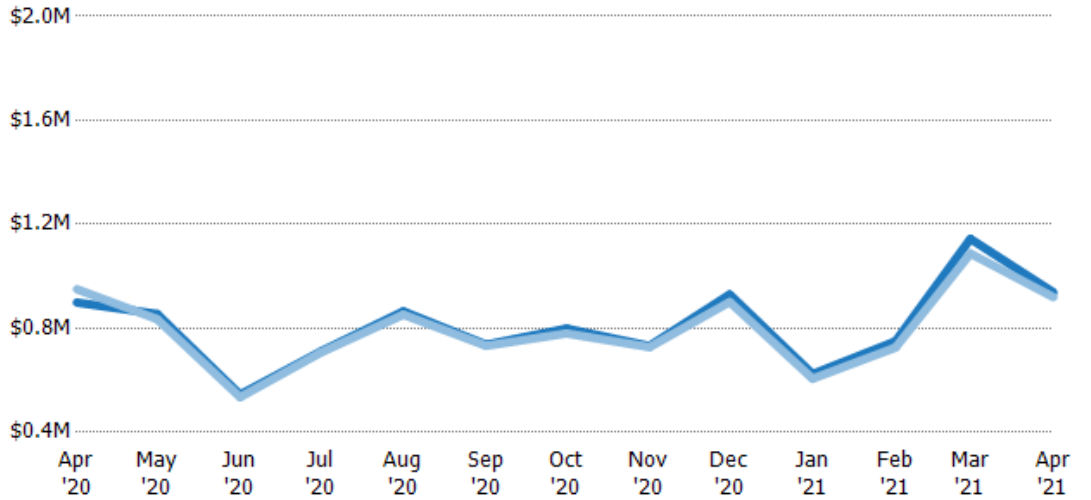
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg List Price	\$863K	\$789K	\$783K	\$893K	\$1.15M	\$768K	\$1.13M	\$852K	\$1.18M	\$847K	\$866K	\$1.06M	\$1.13M
Avg Sales Price	\$849K	\$736K	\$742K	\$858K	\$1.09M	\$733K	\$1.07M	\$820K	\$1.12M	\$811K	\$838K	\$1M	\$1.14M
Avg Sales Price as a % of Avg List Price	98%	93%	95%	96%	94%	95%	94%	96%	95%	96%	97%	94%	101%

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



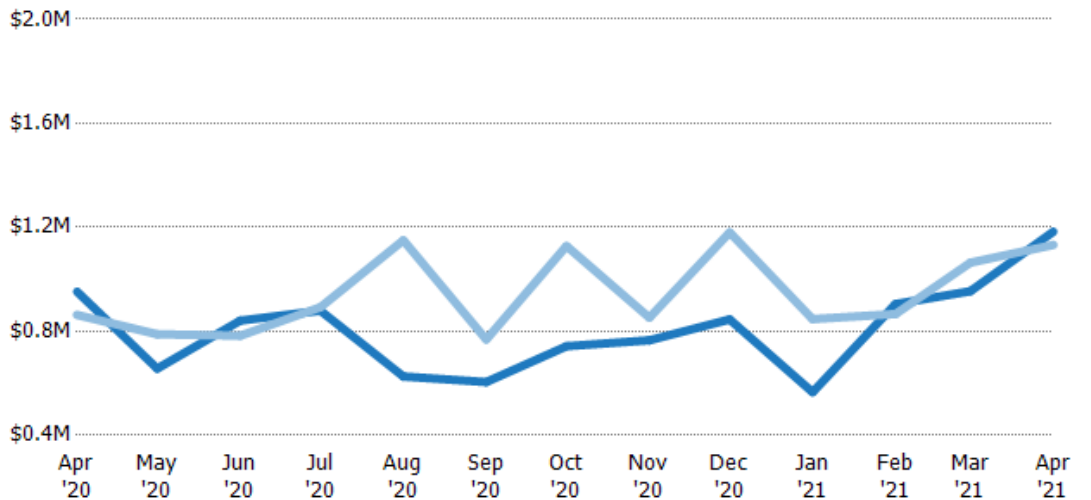
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$899K	\$855K	\$545K	\$710K	\$865K	\$737K	\$799K	\$732K	\$930K	\$624K	\$750K	\$1.14M	\$939K
Median Sales Price	\$950K	\$835K	\$535K	\$706K	\$853K	\$733K	\$780K	\$728K	\$901K	\$606K	\$726K	\$1.09M	\$920K
Med Sales Price as a % of Med List Price	106%	98%	98%	99%	99%	99%	98%	99%	97%	97%	97%	95%	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



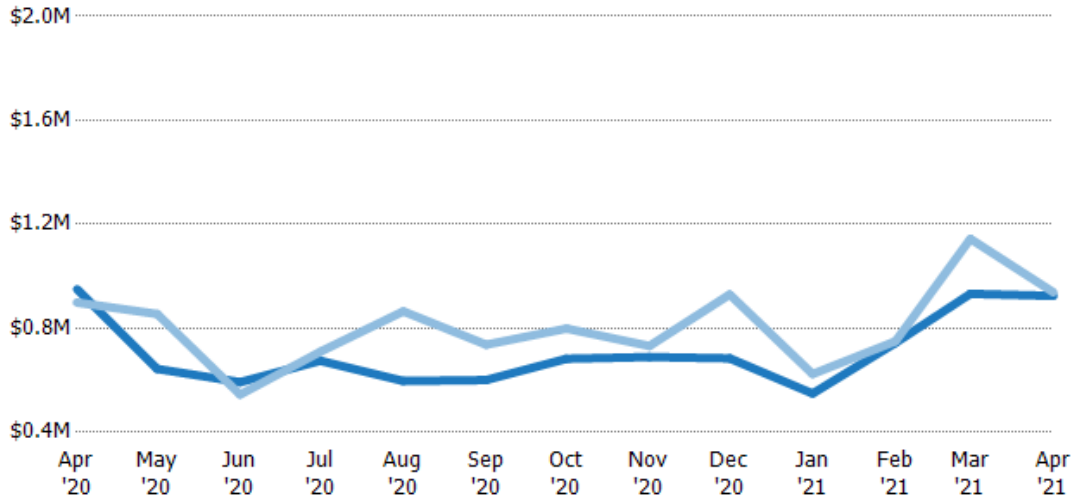
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$953K	\$656K	\$841K	\$879K	\$626K	\$605K	\$743K	\$765K	\$846K	\$566K	\$905K	\$954K	\$1.18M
Avg Sales Price	\$863K	\$789K	\$783K	\$893K	\$1.15M	\$768K	\$1.13M	\$852K	\$1.18M	\$847K	\$866K	\$1.06M	\$1.13M
Avg Sales Price as a % of Avg Est Value	91%	120%	93%	102%	184%	127%	152%	111%	140%	150%	96%	112%	96%

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



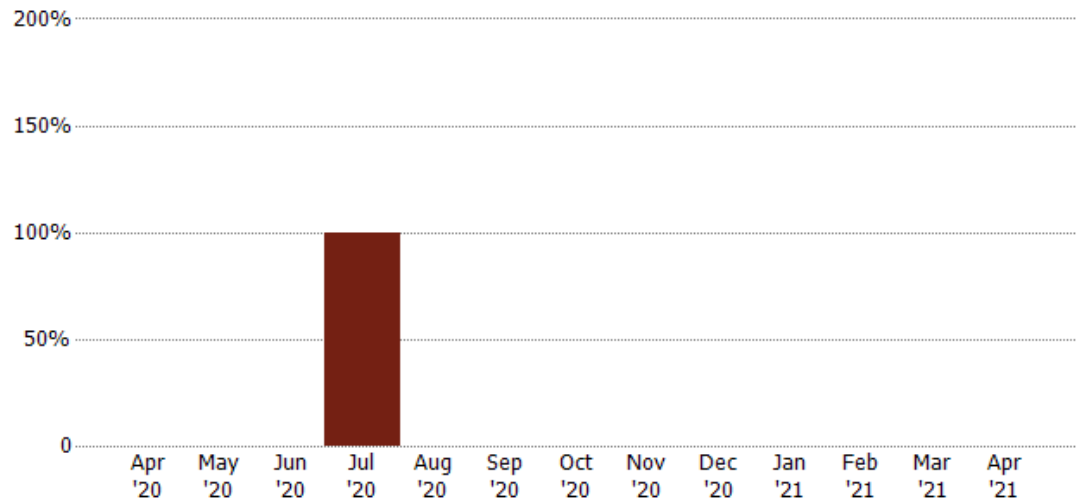
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median Est Value	\$950K	\$644K	\$593K	\$675K	\$597K	\$601K	\$683K	\$689K	\$685K	\$549K	\$744K	\$933K	\$925K
Median Sales Price	\$899K	\$855K	\$545K	\$710K	\$865K	\$737K	\$799K	\$732K	\$930K	\$624K	\$750K	\$1.14M	\$939K
Med Sales Price as a % of Med Est Value	95%	133%	92%	105%	145%	123%	117%	106%	136%	114%	101%	123%	102%

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



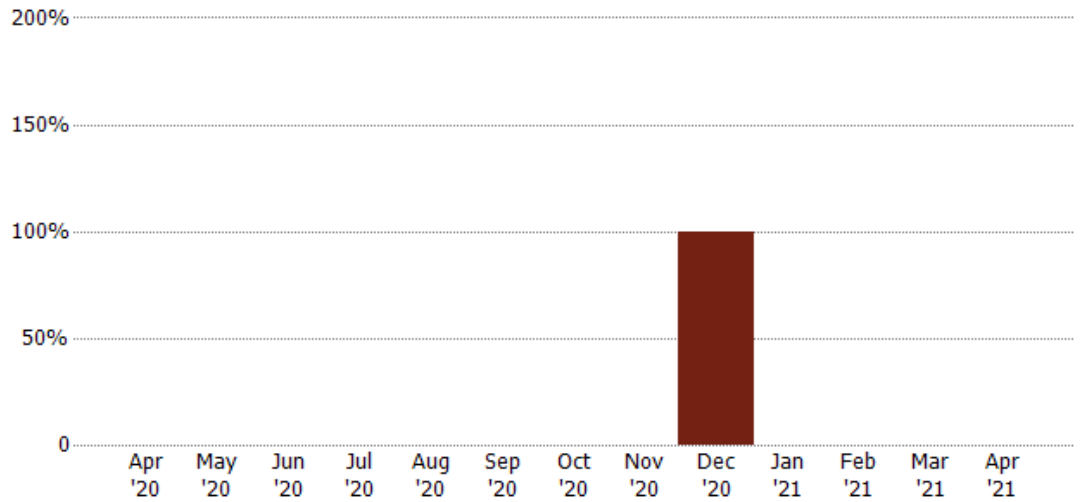
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	-	-	-	1	-	-	-	-	-	-	-	-	-

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



Current Year	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
	-	-	-	-	-	-	-	-	1	-	-	-	-



Sales Activity by ZIP

Apr 2021

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	16	\$18,579,368	28	\$31,983,400	\$1,142,264	\$920,000	\$327	\$323	34

