

2022



# CAREFREE



## MARKET REPORT APRIL

Scottsdale Area Association of REALTORS®  
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Scottsdale, AZ 85255  
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## 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 2022	Apr 2021	+ / -	YTD 2022	YTD 2021	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	15	18	-16.7%	73	85	-14.1%
New Listing Volume	\$20,979,900	\$18,990,800	+10.5%	\$96,384,641	\$101,336,902	-4.9%
Active Listing Count	21	38	-44.7%	N/A	N/A	
Active Listing Volume	\$31,158,895	\$61,834,065	-49.6%	N/A	N/A	
Average Listing Price	\$1,483,757	\$1,627,212	-8.8%	\$1,841,220	\$1,464,037	+25.8%
Median Listing Price	\$1,400,000	\$1,250,000	+12%	\$1,552,778	\$1,163,764	+33.4%
Average Listing Price per Sq Ft	\$461	\$393	+17.4%	\$476	\$370	+28.7%
Median Listing Price per Sq Ft	\$464	\$380	+22.3%	\$471	\$349	+34.9%
Median Days in RPR	31	48.5	-36.1%	24.9	50.75	-50.9%
Months of Inventory	1.2	1.7	-28.5%	1.1	3.4	-67.5%
Absorption Rate	80.95%	57.89%	+23.1%	90%	29.26%	+60.7%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	17	26	-34.6%	79	88	-10.2%
New Pending Sales Volume	\$24,558,899	\$33,096,900	-25.8%	\$112,187,746	\$92,301,986	+21.5%
Pending Sales Count	18	14	+28.6%	N/A	N/A	
Pending Sales Volume	\$28,706,413	\$16,027,318	+79.1%	N/A	N/A	
Closed Sales Count	11	27	-59.3%	51	81	-37%
Closed Sales Volume	\$13,793,500	\$30,513,400	-54.8%	\$71,636,650	\$79,144,215	-9.5%
Average Sales Price	\$1,253,955	\$1,130,126	+11%	\$1,404,640	\$977,089	+43.8%
Median Sales Price	\$1,296,000	\$945,000	+37.1%	\$1,252,814	\$878,309	+42.6%
Average Sales Price per Sq Ft	\$376	\$315	+19.2%	\$399	\$316	+26.2%
Median Sales Price per Sq Ft	\$378	\$301	+25.6%	\$405	\$309	+31%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	—	—	—	N/A	N/A	

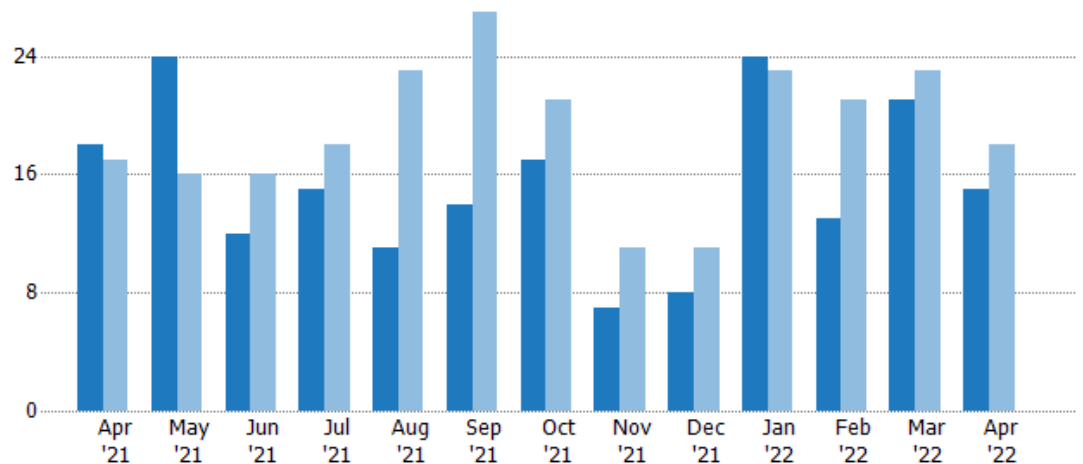
## New Listings

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 '22	15	-16.7%
Apr '21	18	5.9%
Apr '20	17	17.6%



Current Year	18	24	12	15	11	14	17	7	8	24	13	21	15
Prior Year	17	16	16	18	23	27	21	11	11	23	21	23	18
Percent Change from Prior Year	6%	50%	-25%	-17%	-52%	-48%	-19%	-36%	-27%	4%	-38%	-9%	-17%

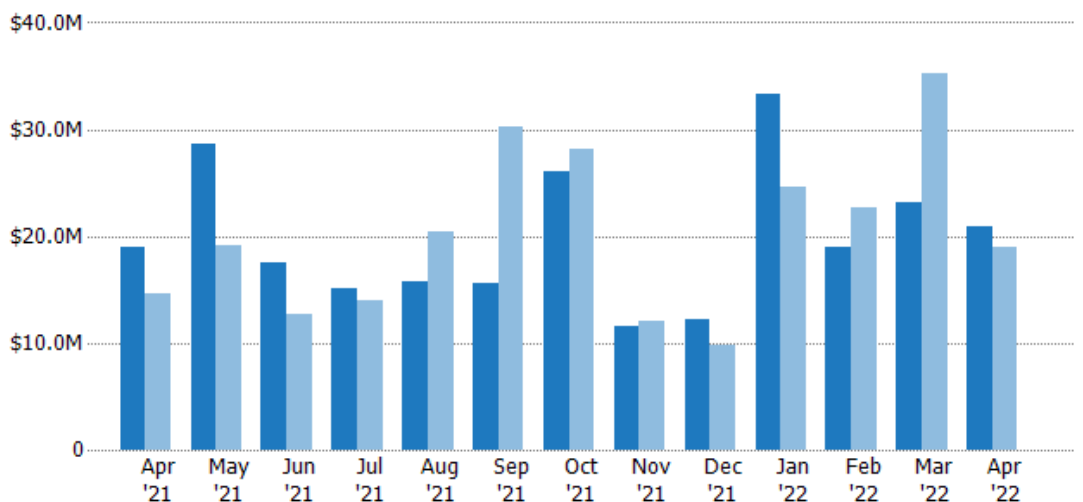
## New Listing Volume

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 '22	\$21M	10.5%
Apr '21	\$19M	29.6%
Apr '20	\$14.7M	59.5%



Current Year	\$19M	\$28.7M	\$17.6M	\$15.1M	\$15.8M	\$15.5M	\$26.1M	\$11.6M	\$12.2M	\$33.3M	\$19M	\$23.1M	\$21M
Prior Year	\$14.7M	\$19.1M	\$12.6M	\$13.9M	\$20.4M	\$30.3M	\$28.2M	\$12.1M	\$9.87M	\$24.5M	\$22.6M	\$35.2M	\$19M
Percent Change from Prior Year	30%	50%	39%	9%	-23%	-49%	-7%	-4%	23%	36%	-16%	-34%	10%

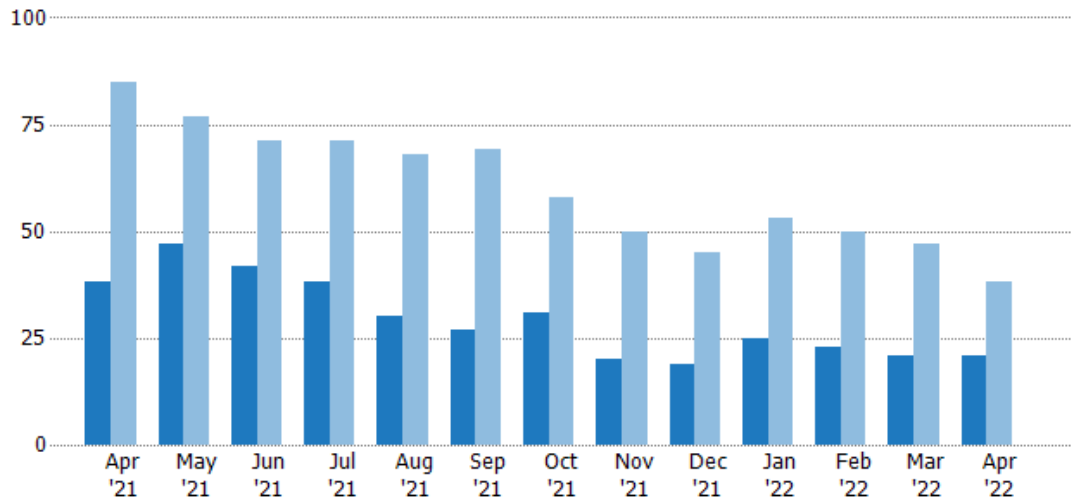
## Active Listings

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 '22	21	-44.7%
Apr '21	38	-55.3%
Apr '20	85	8.2%



Current Year	38	47	42	38	30	27	31	20	19	25	23	21	21
Prior Year	85	77	71	71	68	69	58	50	45	53	50	47	38
Percent Change from Prior Year	-55%	-39%	-41%	-46%	-56%	-61%	-47%	-60%	-58%	-53%	-54%	-55%	-45%

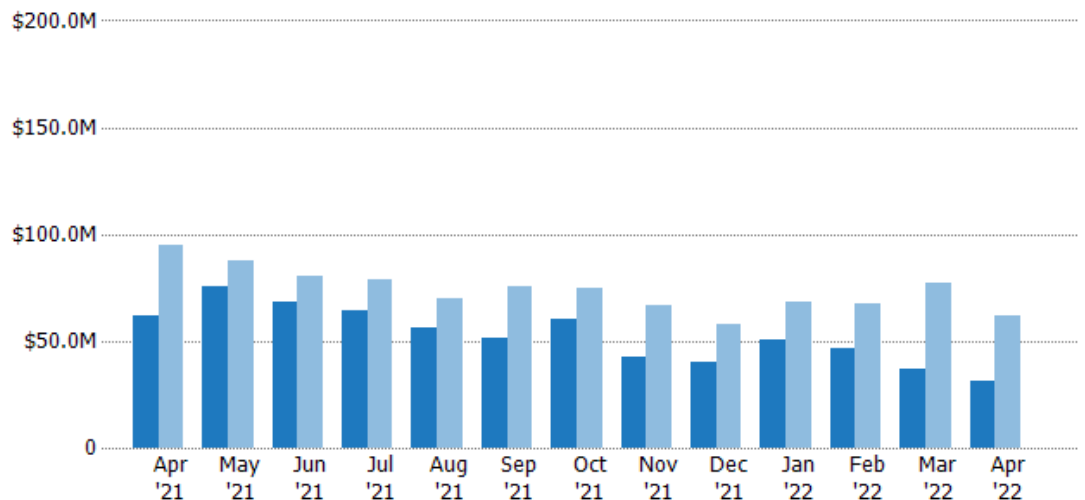
## Active Listing Volume

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 '22	\$31.2M	-49.6%
Apr '21	\$61.8M	-34.9%
Apr '20	\$95M	5.4%



Current Year	\$61.8M	\$75.6M	\$68M	\$64.1M	\$56.2M	\$51.1M	\$60.2M	\$42.5M	\$40.2M	\$50.8M	\$46.9M	\$36.9M	\$31.2M
Prior Year	\$95M	\$87.7M	\$80.6M	\$79M	\$70M	\$75.5M	\$74.4M	\$66.6M	\$57.7M	\$68.2M	\$67.7M	\$77.5M	\$61.8M
Percent Change from Prior Year	-35%	-14%	-16%	-19%	-20%	-32%	-19%	-36%	-30%	-25%	-31%	-52%	-50%

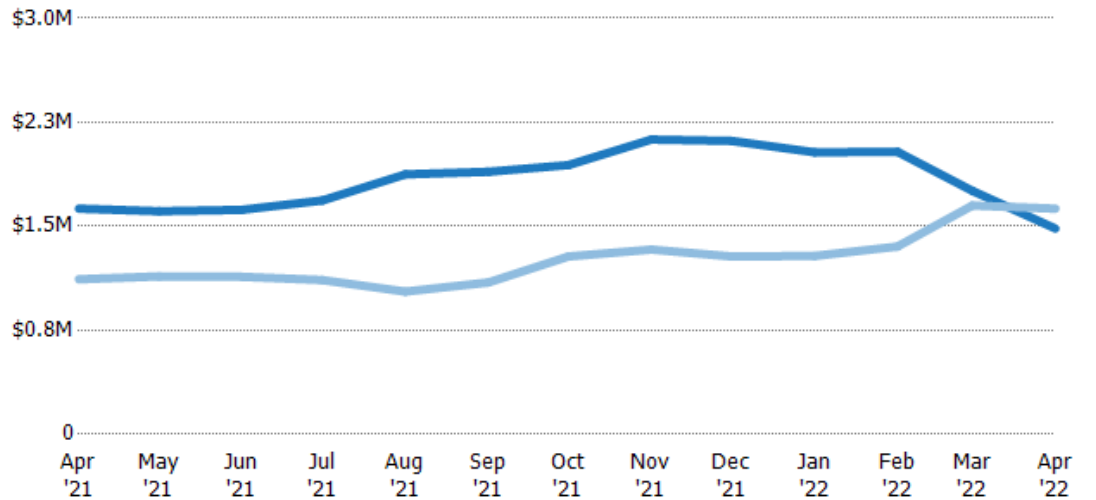
## Average Listing Price

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 '22	\$1.48M	-8.8%
Apr '21	\$1.63M	45.5%
Apr '20	\$1.12M	-2.6%



Current Year	\$1.63M	\$1.61M	\$1.62M	\$1.69M	\$1.87M	\$1.89M	\$1.94M	\$2.13M	\$2.12M	\$2.03M	\$2.04M	\$1.76M	\$1.48M
Prior Year	\$1.12M	\$1.14M	\$1.14M	\$1.11M	\$1.03M	\$1.09M	\$1.28M	\$1.33M	\$1.28M	\$1.29M	\$1.35M	\$1.65M	\$1.63M
Percent Change from Prior Year	46%	41%	43%	52%	82%	73%	51%	60%	65%	58%	50%	6%	-9%

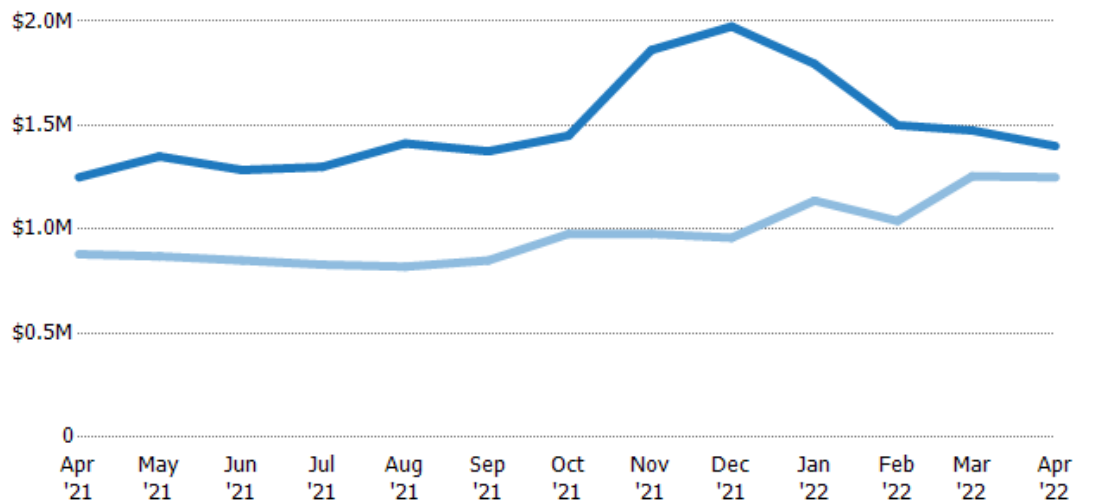
## Median Listing Price

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 '22	\$1.4M	12%
Apr '21	\$1.25M	42%
Apr '20	\$880K	-6.5%



Current Year	\$1.25M	\$1.35M	\$1.29M	\$1.3M	\$1.41M	\$1.38M	\$1.45M	\$1.86M	\$1.98M	\$1.8M	\$1.5M	\$1.48M	\$1.4M
Prior Year	\$880K	\$870K	\$850K	\$830K	\$820K	\$850K	\$978K	\$978K	\$959K	\$1.14M	\$1.04M	\$1.26M	\$1.25M
Percent Change from Prior Year	42%	55%	51%	57%	72%	62%	48%	90%	106%	58%	44%	18%	12%



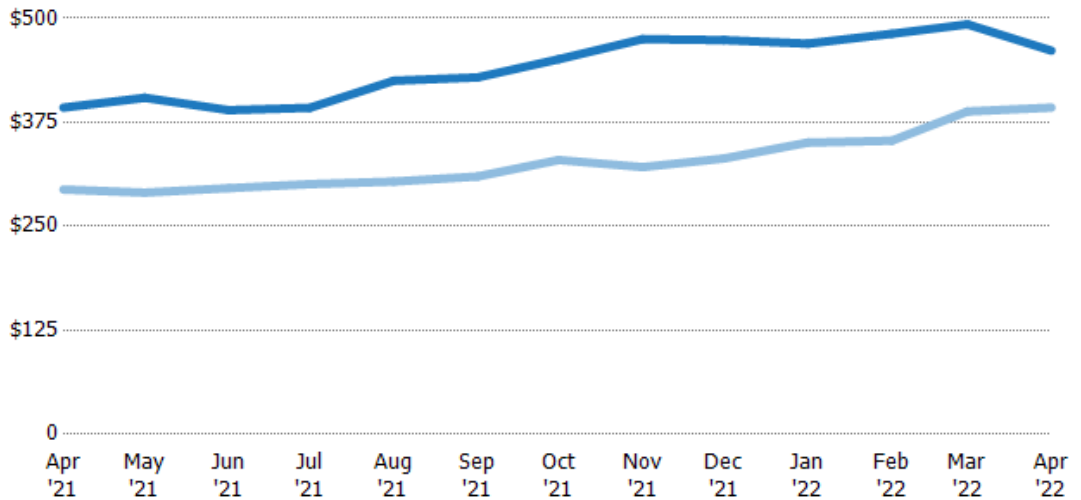
## Average Listing Price per Sq Ft

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 '22	\$461	17.4%
Apr '21	\$393	33.5%
Apr '20	\$294	-5%



Current Year	\$393	\$404	\$390	\$392	\$425	\$429	\$451	\$475	\$474	\$470	\$481	\$493	\$461
Prior Year	\$294	\$290	\$296	\$301	\$304	\$310	\$330	\$321	\$331	\$351	\$353	\$388	\$393
Percent Change from Prior Year	33%	39%	32%	30%	40%	38%	37%	48%	43%	34%	36%	27%	17%

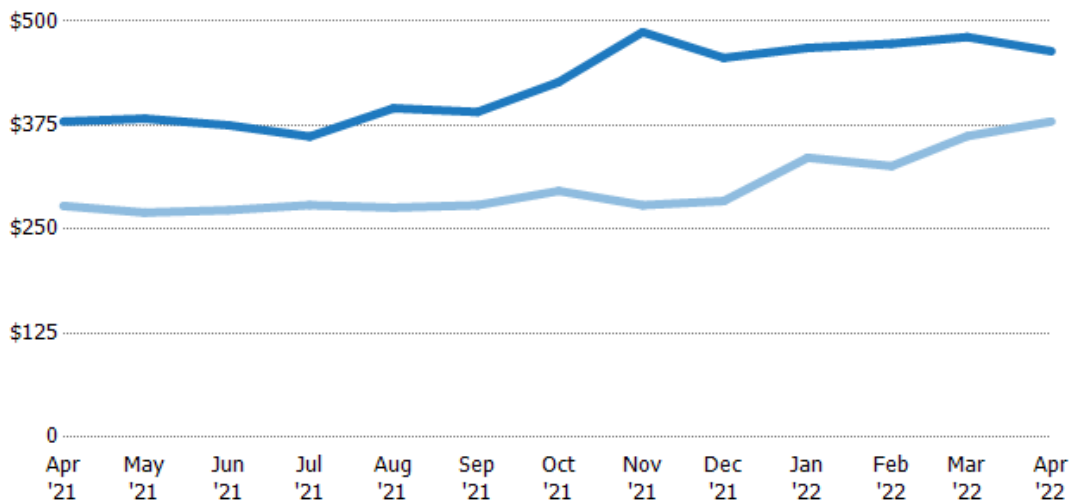
## Median Listing Price per Sq Ft

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 '22	\$464	22.3%
Apr '21	\$380	36.5%
Apr '20	\$278	-7.6%



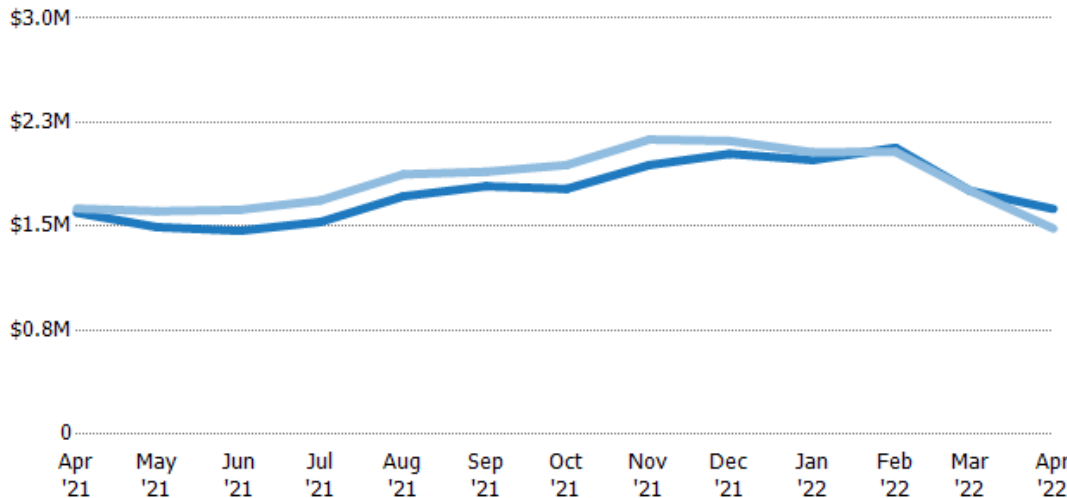
Current Year	\$380	\$383	\$375	\$362	\$396	\$391	\$427	\$487	\$456	\$468	\$473	\$481	\$464
Prior Year	\$278	\$270	\$273	\$279	\$276	\$279	\$296	\$279	\$284	\$336	\$326	\$362	\$380
Percent Change from Prior Year	37%	42%	37%	30%	43%	40%	44%	75%	61%	39%	45%	33%	22%

## 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



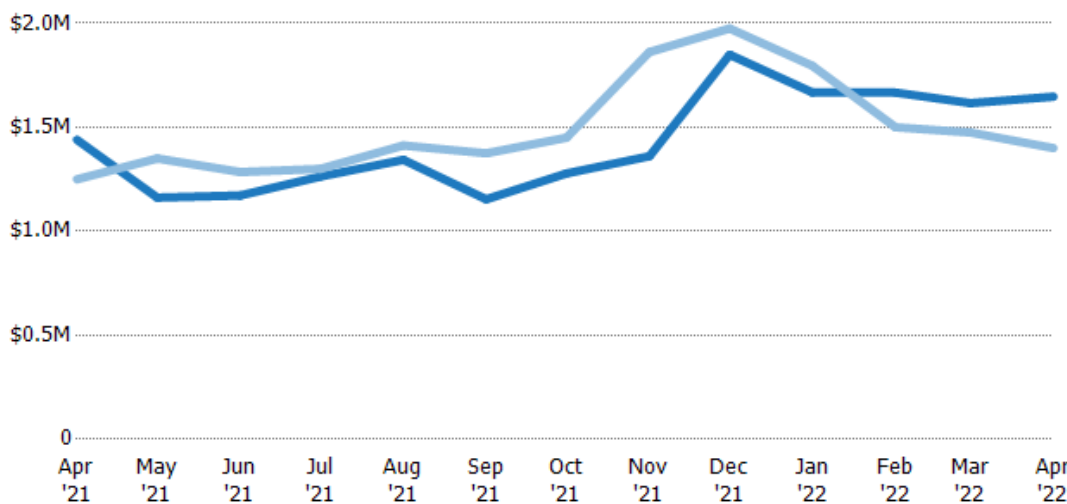
Avg Est Value	\$1.6M	\$1.49M	\$1.47M	\$1.53M	\$1.72M	\$1.79M	\$1.77M	\$1.94M	\$2.02M	\$1.98M	\$2.07M	\$1.75M	\$1.62M
Avg Listing Price	\$1.63M	\$1.61M	\$1.62M	\$1.69M	\$1.87M	\$1.89M	\$1.94M	\$2.13M	\$2.12M	\$2.03M	\$2.04M	\$1.76M	\$1.48M
Avg Listing Price as a % of Avg Est Value	102%	108%	110%	110%	109%	106%	110%	109%	105%	103%	99%	100%	91%

## 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	\$1.44M	\$1.16M	\$1.17M	\$1.26M	\$1.34M	\$1.15M	\$1.28M	\$1.36M	\$1.85M	\$1.67M	\$1.67M	\$1.62M	\$1.65M
Median Listing Price	\$1.25M	\$1.35M	\$1.29M	\$1.3M	\$1.41M	\$1.38M	\$1.45M	\$1.86M	\$1.98M	\$1.8M	\$1.5M	\$1.48M	\$1.4M
Med Listing Price as a % of Med Est Value	87%	116%	110%	103%	105%	119%	113%	137%	107%	108%	90%	91%	85%

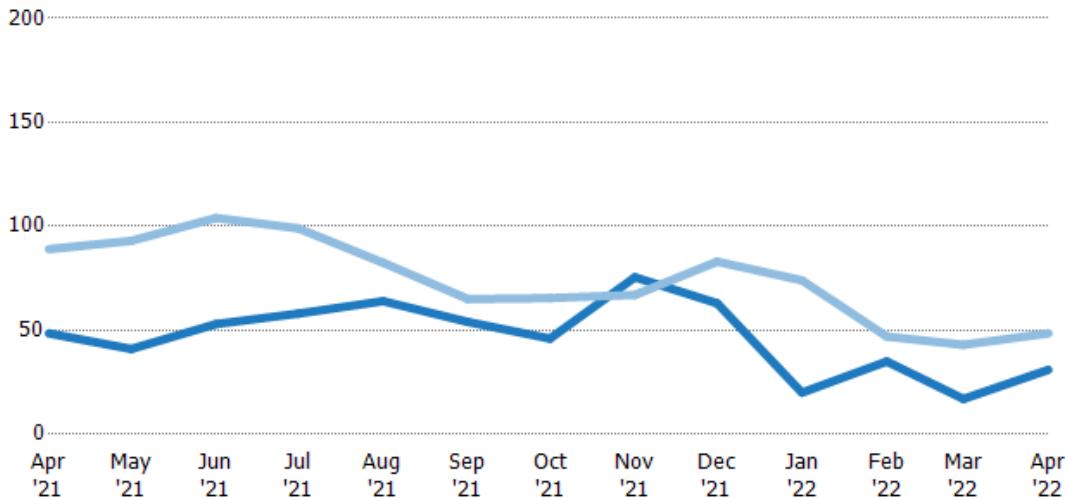
## Median Days in RPR

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 '22	31	-36.1%
Apr '21	48.5	-45.5%
Apr '20	89	-6.2%



Current Year	48.5	41	53	58	64	54	46	75.5	63	20	35	17	31
Prior Year	89	93	104	99	82.5	65	65.5	67	83	74	47	43	48.5
Percent Change from Prior Year	-46%	-56%	-49%	-41%	-22%	-17%	-30%	13%	-24%	-73%	-26%	-60%	-36%

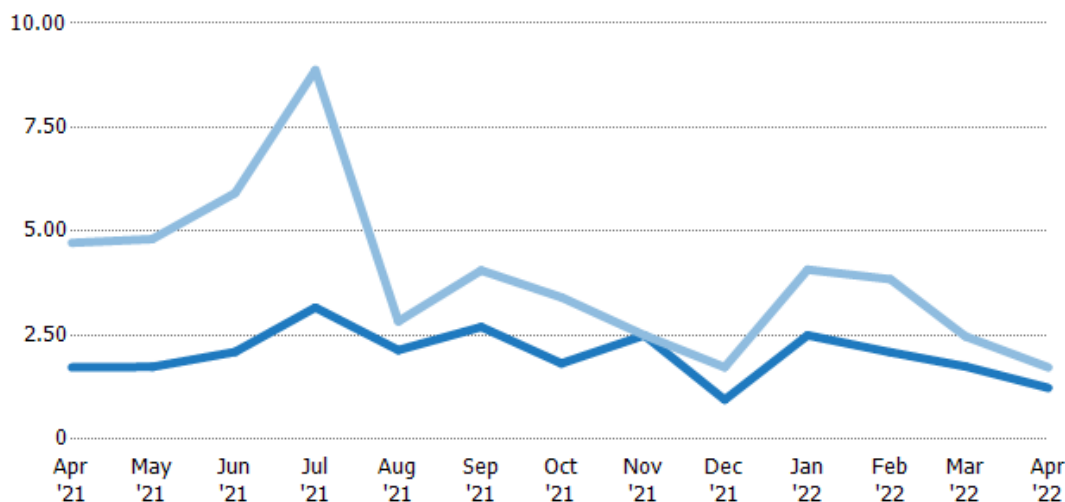
## Months of Inventory

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 '22	1.24	-28.5%
Apr '21	1.73	-63.4%
Apr '20	4.72	94.8%



Current Year	1.73	1.74	2.1	3.17	2.14	2.7	1.82	2.5	0	2.5	2.09	1.75	1.24
Prior Year	4.72	4.81	5.92	8.88	2.83	4.06	3.41	2.5	1.73	4.08	3.85	2.47	1.73
Percent Change from Prior Year	-63%	-64%	-65%	-64%	-24%	-33%	-47%	0%	-45%	-39%	-46%	-29%	-28%



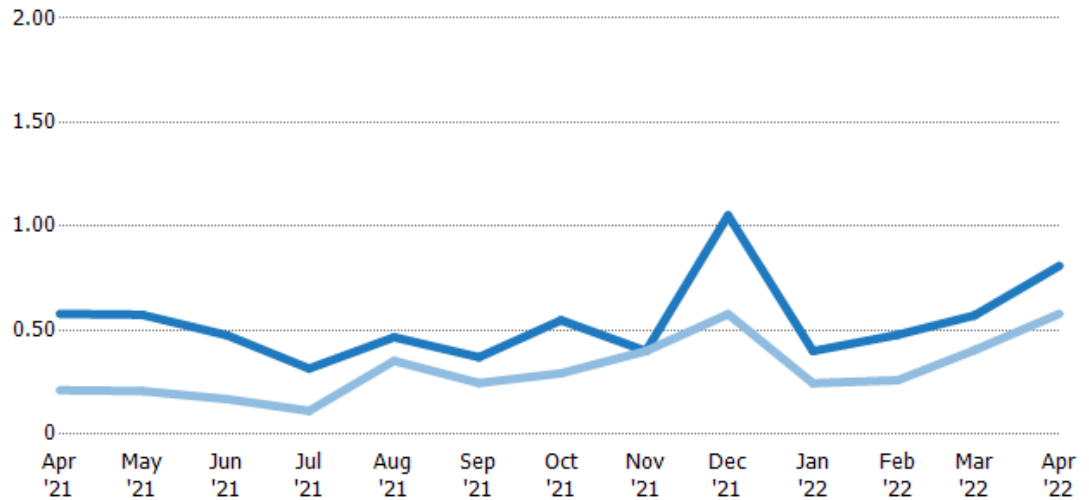
## Absorption Rate

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 '22	81%	-23.1%
Apr '21	58%	-36.7%
Apr '20	21%	-48.7%



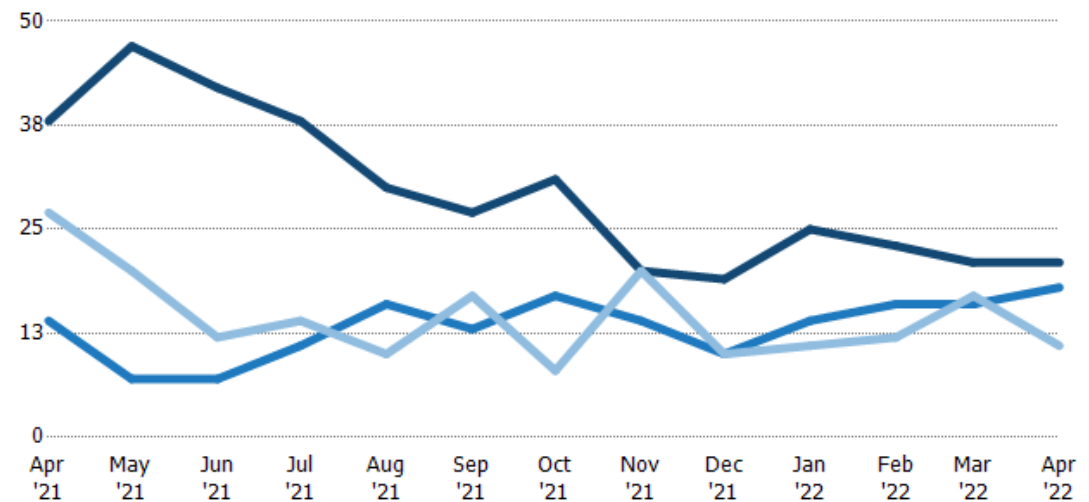
Current Year	58%	57%	48%	32%	47%	37%	55%	40%	105%	40%	48%	57%	81%
Prior Year	21%	21%	17%	11%	35%	25%	29%	40%	58%	25%	26%	40%	58%
Change from Prior Year	-37%	-37%	-31%	-20%	-11%	-12%	-26%	0%	-47%	-15%	-22%	-17%	-23%

## 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	38	47	42	38	30	27	31	20	19	25	23	21	21
Pending	14	7	7	11	16	13	17	14	10	14	16	16	18
Sold	27	20	12	14	10	17	8	20	10	11	12	17	11

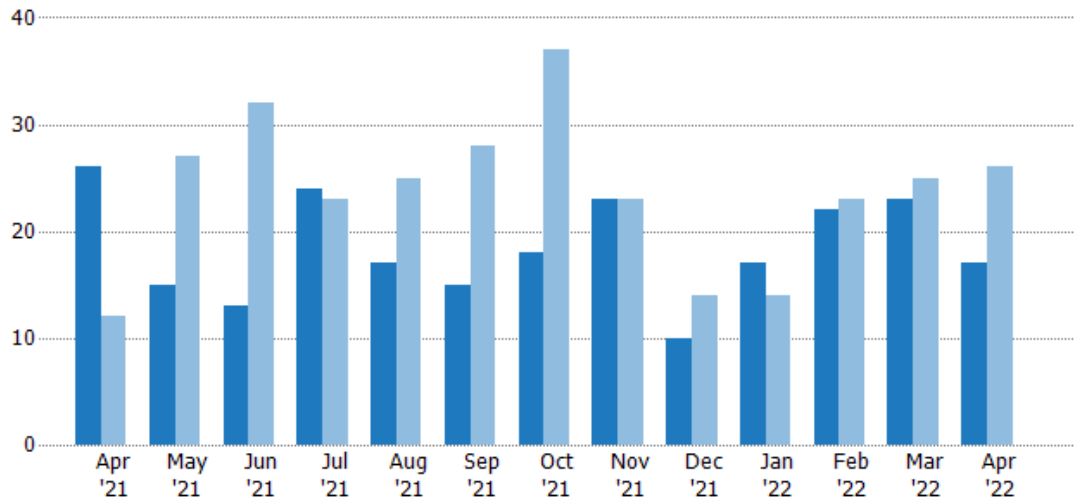
## New Pending Sales

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 '22	17	-34.6%
Apr '21	26	116.7%
Apr '20	12	16.7%



Current Year	26	15	13	24	17	15	18	23	10	17	22	23	17
Prior Year	12	27	32	23	25	28	37	23	14	14	23	25	26
Percent Change from Prior Year	117%	-44%	-59%	4%	-32%	-46%	-51%	0%	-29%	21%	-4%	-8%	-35%

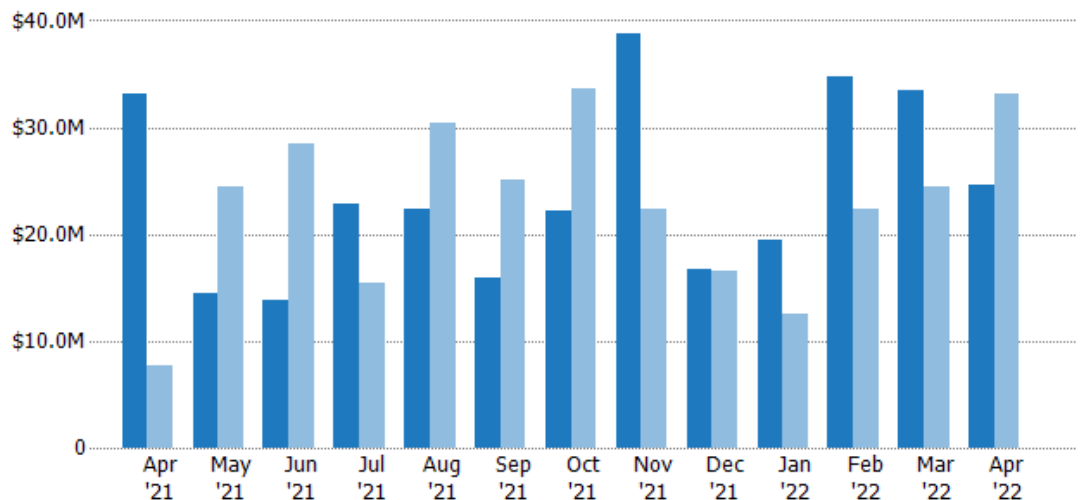
## New Pending Sales Volume

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 '22	\$24.6M	-25.8%
Apr '21	\$33.1M	327%
Apr '20	\$7.75M	71.3%



Current Year	\$33.1M	\$14.4M	\$13.9M	\$22.8M	\$22.4M	\$16M	\$22.2M	\$38.8M	\$16.8M	\$19.4M	\$34.7M	\$33.5M	\$24.6M
Prior Year	\$7.75M	\$24.5M	\$28.5M	\$15.4M	\$30.4M	\$25.1M	\$33.7M	\$22.4M	\$16.6M	\$12.5M	\$22.3M	\$24.4M	\$33.1M
Percent Change from Prior Year	327%	-41%	-51%	48%	-26%	-36%	-34%	73%	1%	55%	56%	37%	-26%

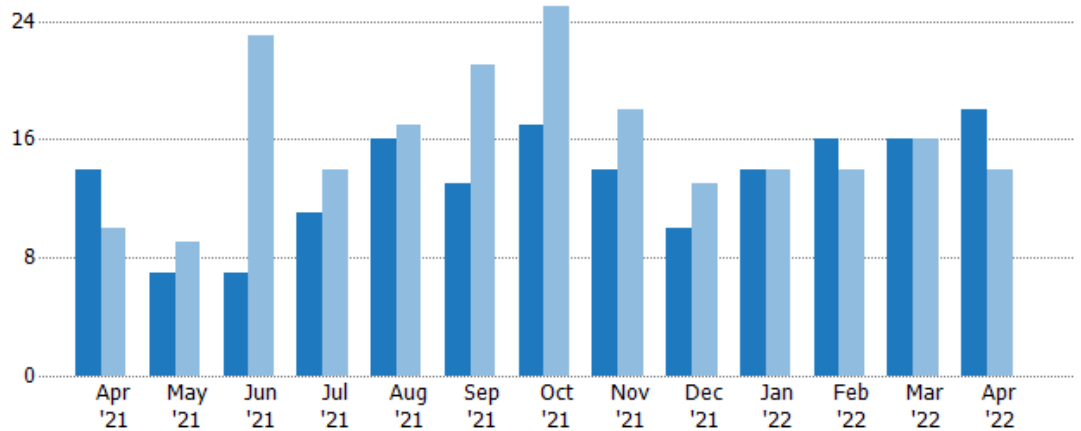
## Pending Sales

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 '22	18	28.6%
Apr '21	14	40%
Apr '20	10	0%



Current Year	14	7	7	11	16	13	17	14	10	14	16	16	18
Prior Year	10	9	23	14	17	21	25	18	13	14	14	16	14
Percent Change from Prior Year	40%	-22%	-70%	-21%	-6%	-38%	-32%	-22%	-23%	0%	14%	0%	29%

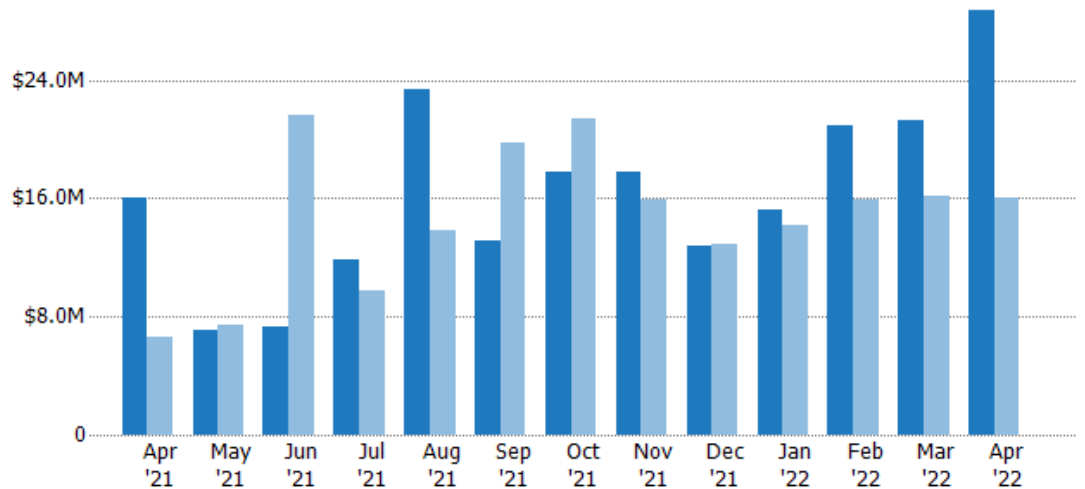
## Pending Sales Volume

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 '22	\$28.7M	79.1%
Apr '21	\$16M	142.6%
Apr '20	\$6.61M	16.2%



Current Year	\$16M	\$7.05M	\$7.32M	\$11.9M	\$23.3M	\$13.1M	\$17.7M	\$17.8M	\$12.8M	\$15.3M	\$20.9M	\$21.3M	\$28.7M
Prior Year	\$6.61M	\$7.38M	\$21.6M	\$9.72M	\$13.8M	\$19.8M	\$21.4M	\$16M	\$12.9M	\$14.1M	\$15.9M	\$16.2M	\$16M
Percent Change from Prior Year	143%	-4%	-66%	22%	69%	-34%	-17%	11%	-1%	8%	31%	32%	79%

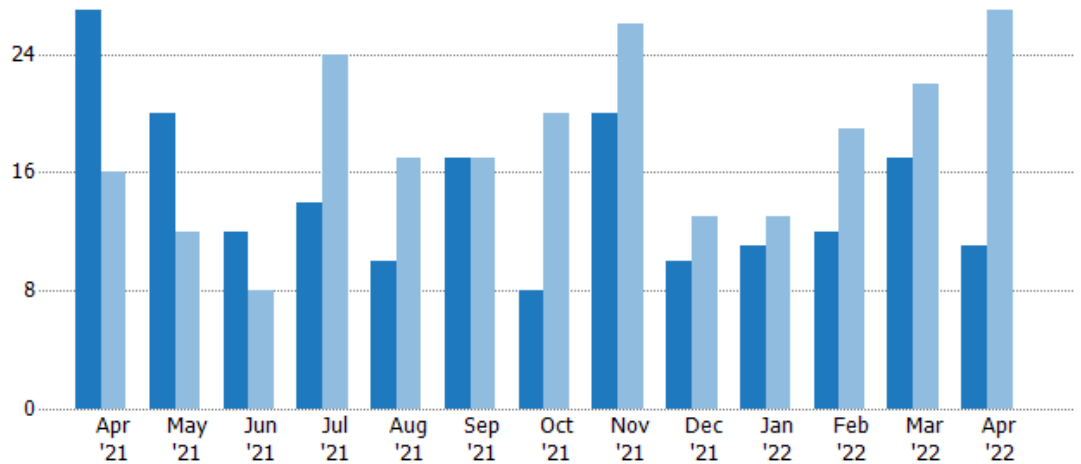
## Closed Sales

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 '22	11	-59.3%
Apr '21	27	68.8%
Apr '20	16	12.5%



Current Year	27	20	12	14	10	17	8	20	10	11	12	17	11
Prior Year	16	12	8	24	17	17	20	26	13	13	19	22	27
Percent Change from Prior Year	69%	67%	50%	-42%	-41%	0%	-60%	-23%	-23%	-15%	-37%	-23%	-59%

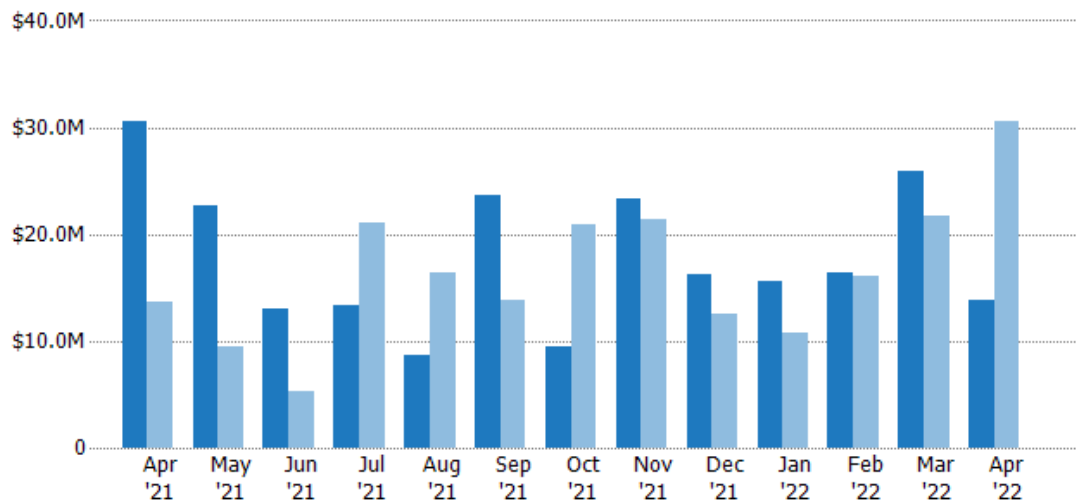
## Closed Sales Volume

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 '22	\$13.8M	-54.8%
Apr '21	\$30.5M	122.5%
Apr '20	\$13.7M	2%



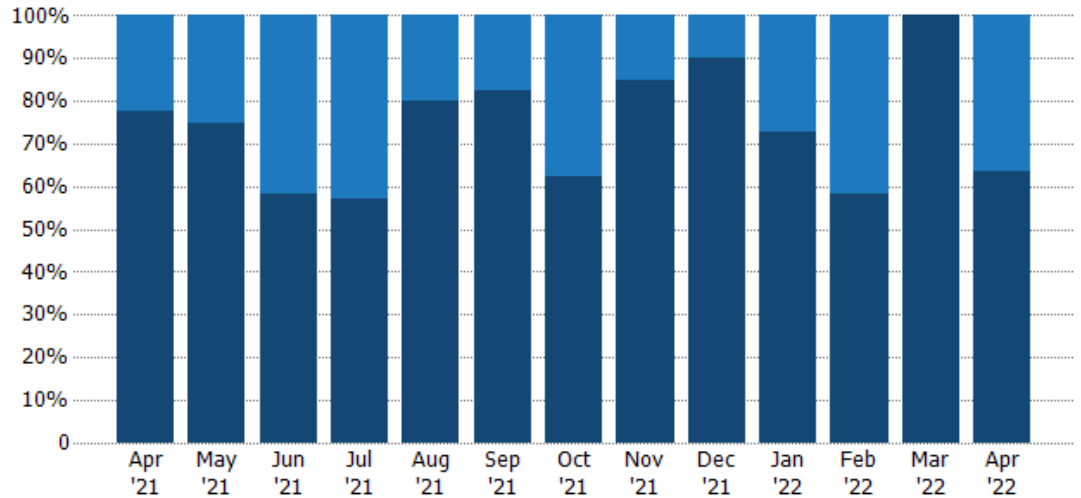
Current Year	\$30.5M	\$22.7M	\$12.9M	\$13.4M	\$8.59M	\$23.7M	\$9.53M	\$23.3M	\$16.2M	\$15.6M	\$16.4M	\$25.9M	\$13.8M
Prior Year	\$13.7M	\$9.54M	\$5.26M	\$21.1M	\$16.4M	\$13.8M	\$21M	\$21.3M	\$12.5M	\$10.8M	\$16.1M	\$21.7M	\$30.5M
Percent Change from Prior Year	123%	137%	146%	-37%	-48%	71%	-55%	9%	30%	44%	2%	19%	-55%

## 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



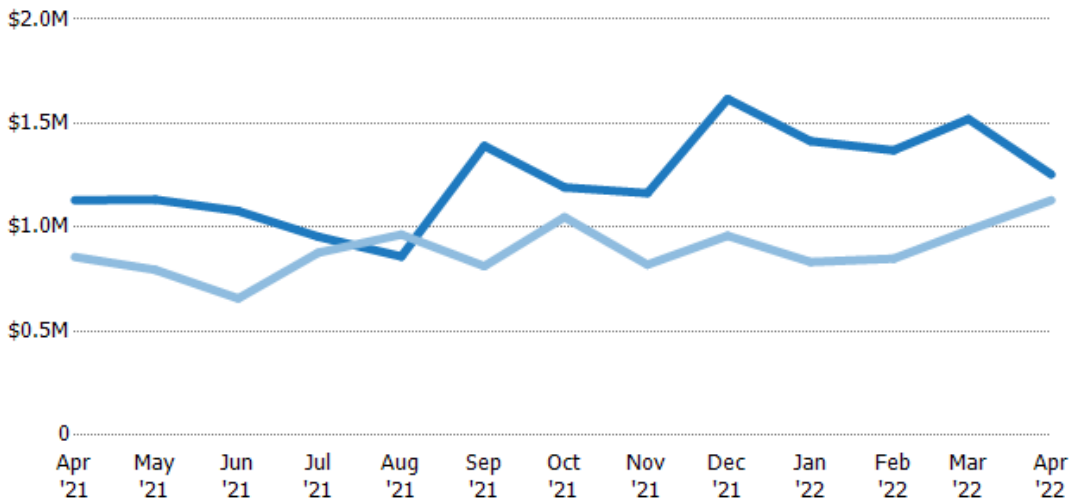
Condo/Townhouse	22%	25%	42%	43%	20%	18%	38%	15%	10%	27%	42%	-	36%
Single Family Residence	78%	75%	58%	57%	80%	82%	63%	85%	90%	73%	58%	100%	64%

## 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



Current Year	\$1.13M	\$1.13M	\$1.08M	\$954K	\$859K	\$1.39M	\$1.19M	\$1.16M	\$1.62M	\$1.41M	\$1.37M	\$1.52M	\$1.25M
Prior Year	\$857K	\$795K	\$658K	\$878K	\$965K	\$813K	\$1.05M	\$820K	\$959K	\$833K	\$849K	\$985K	\$1.13M
Percent Change from Prior Year	32%	42%	64%	9%	-11%	71%	14%	42%	69%	70%	61%	54%	11%

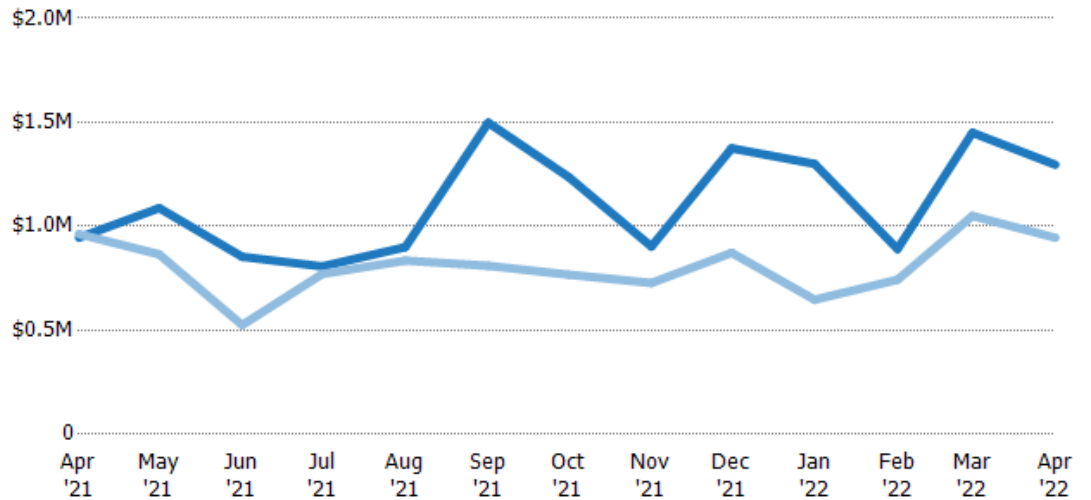
## Median Sales Price

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 '22	\$1.3M	37.1%
Apr '21	\$945K	-1.8%
Apr '20	\$963K	-39.5%



Current Year	\$945K	\$1.09M	\$853K	\$807K	\$900K	\$1.5M	\$1.24M	\$903K	\$1.38M	\$1.3M	\$891K	\$1.45M	\$1.3M
Prior Year	\$963K	\$865K	\$525K	\$771K	\$835K	\$810K	\$768K	\$728K	\$873K	\$647K	\$743K	\$1.05M	\$945K
Percent Change from Prior Year	-2%	26%	63%	5%	8%	85%	61%	24%	58%	101%	20%	38%	37%

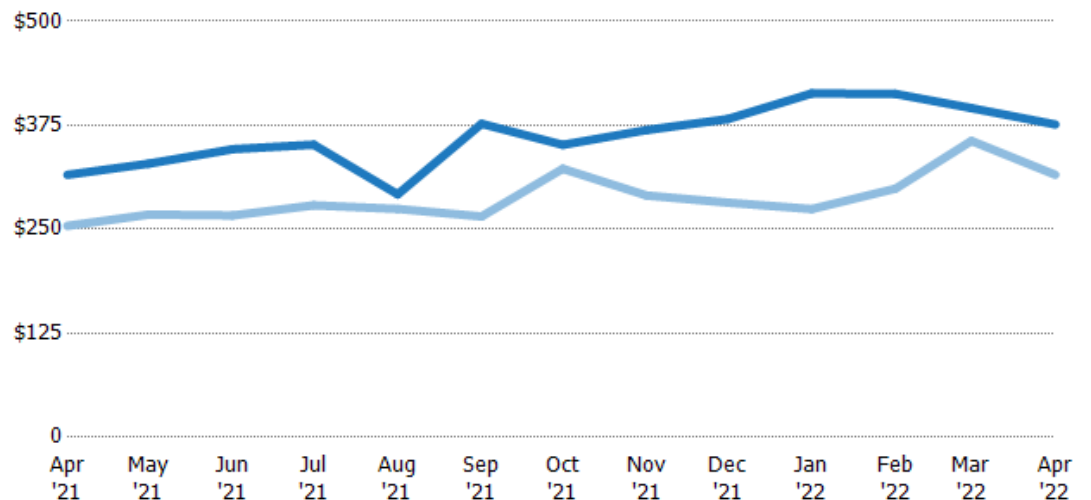
## Average Sales Price per Sq Ft

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 '22	\$376	19.2%
Apr '21	\$315	24.1%
Apr '20	\$254	-0.4%



Current Year	\$315	\$329	\$346	\$352	\$292	\$377	\$352	\$369	\$383	\$413	\$413	\$396	\$376
Prior Year	\$254	\$268	\$267	\$279	\$274	\$265	\$323	\$291	\$282	\$274	\$299	\$356	\$315
Percent Change from Prior Year	24%	23%	30%	26%	6%	42%	9%	27%	36%	51%	38%	11%	19%



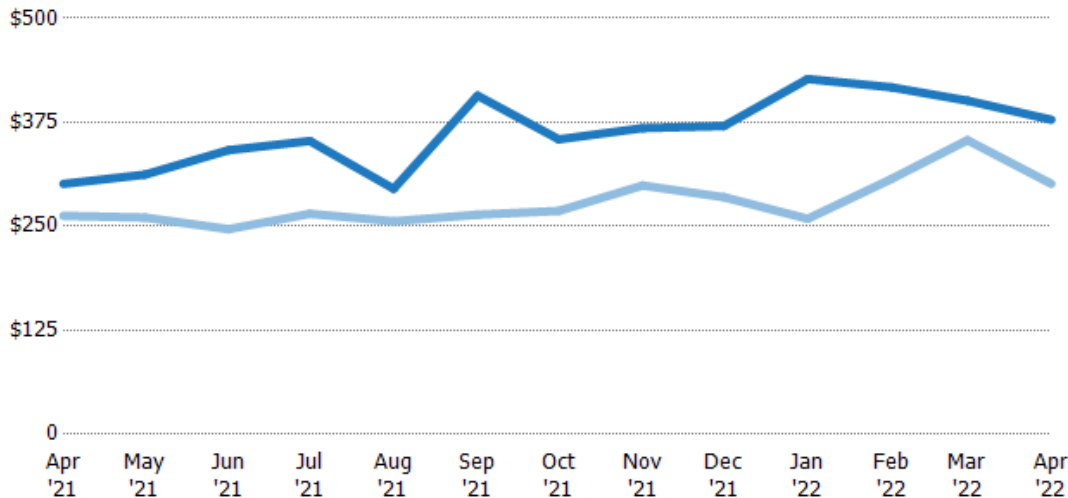
## Median Sales Price per Sq Ft

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 '22	\$378	25.6%
Apr '21	\$301	14.7%
Apr '20	\$263	-12.2%



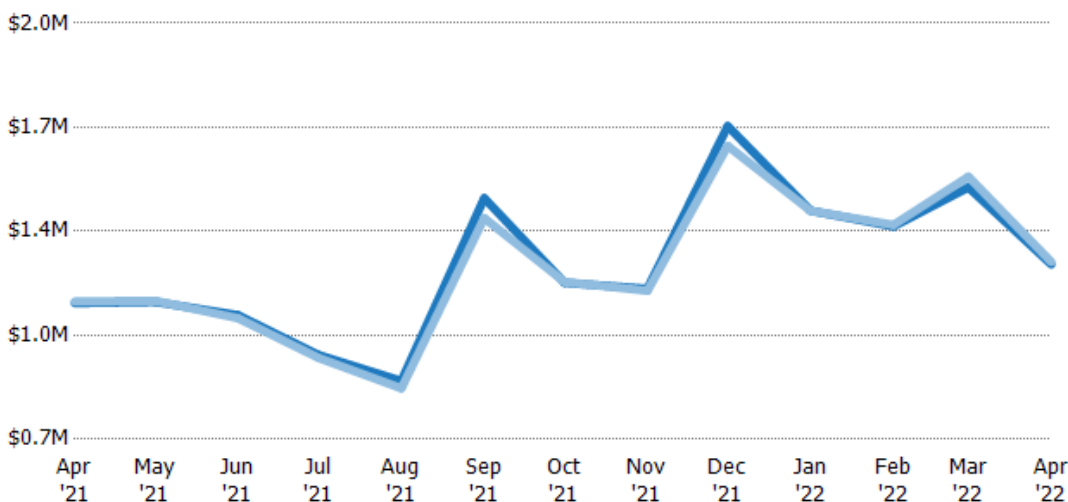
Current Year	\$301	\$312	\$342	\$353	\$295	\$407	\$355	\$368	\$371	\$427	\$417	\$401	\$378
Prior Year	\$263	\$261	\$247	\$265	\$256	\$264	\$269	\$299	\$285	\$259	\$307	\$354	\$301
Percent Change from Prior Year	15%	20%	39%	33%	15%	54%	32%	23%	30%	65%	36%	13%	26%

## 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



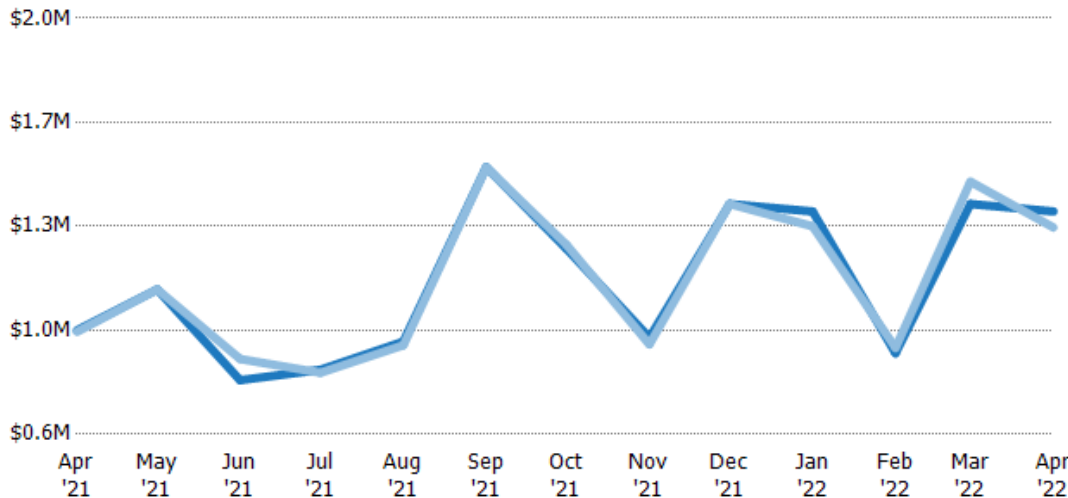
Avg List Price	\$1.13M	\$1.13M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.17M	\$1.68M	\$1.41M	\$1.37M	\$1.49M	\$1.25M
Avg Sales Price	\$1.13M	\$1.13M	\$1.08M	\$954K	\$859K	\$1.39M	\$1.19M	\$1.16M	\$1.62M	\$1.41M	\$1.37M	\$1.52M	\$1.25M
Avg Sales Price as a % of Avg List Price	100%	100%	99%	99%	97%	96%	100%	99%	96%	100%	100%	102%	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



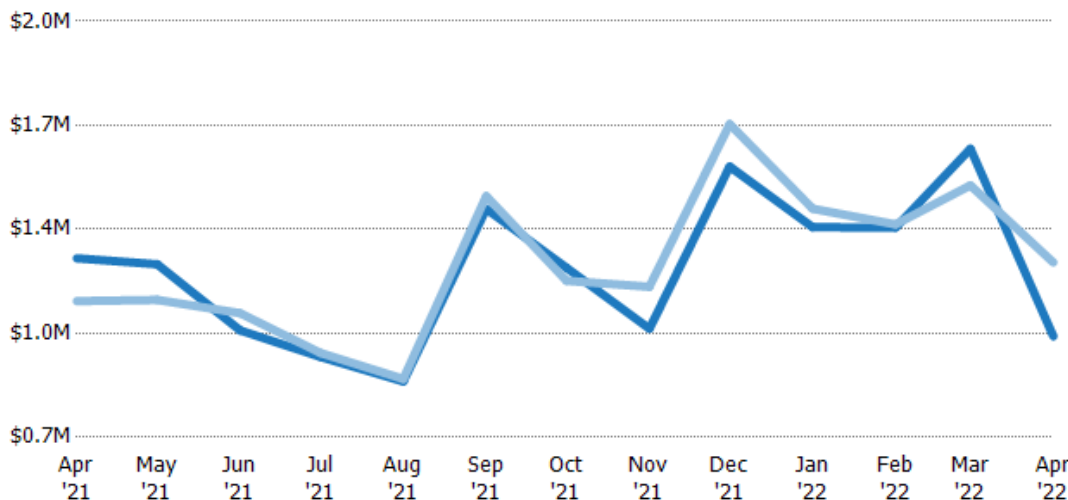
Median List Price	\$950K	\$1.09M	\$782K	\$817K	\$912K	\$1.5M	\$1.22M	\$925K	\$1.38M	\$1.35M	\$873K	\$1.38M	\$1.35M
Median Sales Price	\$945K	\$1.09M	\$853K	\$807K	\$900K	\$1.5M	\$1.24M	\$903K	\$1.38M	\$1.3M	\$891K	\$1.45M	\$1.3M
Med Sales Price as a % of Med List Price	99%	100%	109%	99%	99%	100%	101%	98%	100%	96%	102%	105%	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



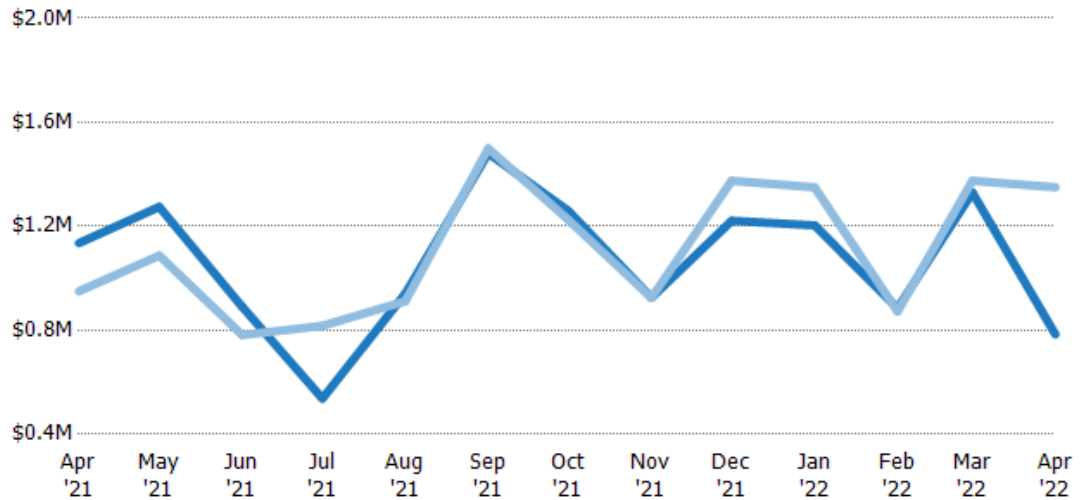
Avg Est Value	\$1.26M	\$1.24M	\$1.03M	\$951K	\$874K	\$1.41M	\$1.23M	\$1.04M	\$1.55M	\$1.36M	\$1.36M	\$1.6M	\$1.02M
Avg Sales Price	\$1.13M	\$1.13M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.17M	\$1.68M	\$1.41M	\$1.37M	\$1.49M	\$1.25M
Avg Sales Price as a % of Avg Est Value	89%	91%	105%	101%	101%	103%	97%	113%	109%	104%	101%	93%	123%

## 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



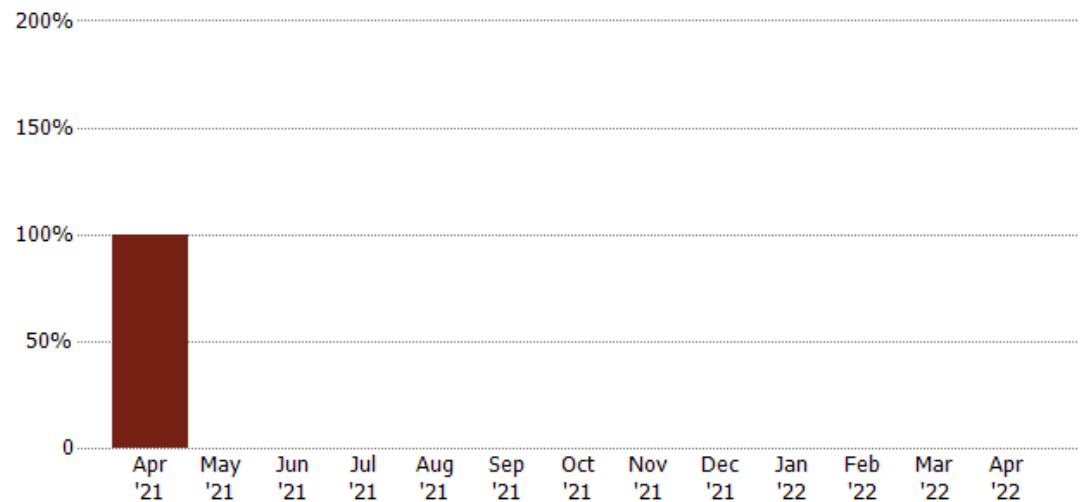
Median Est Value	\$1.14M	\$1.27M	\$891K	\$537K	\$941K	\$1.48M	\$1.26M	\$926K	\$1.22M	\$1.2M	\$884K	\$1.33M	\$784K
Median Sales Price	\$950K	\$1.09M	\$782K	\$817K	\$912K	\$1.5M	\$1.22M	\$925K	\$1.38M	\$1.35M	\$873K	\$1.38M	\$1.35M
Med Sales Price as a % of Med Est Value	84%	85%	88%	152%	97%	101%	97%	100%	113%	112%	99%	103%	172%

## 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	1	-	-	-	-	-	-	-	-	-	-	-	-
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## Sales Activity by ZIP

Apr 2022

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	18	\$28,706,413	11	\$13,793,500	\$1,253,955	\$1,296,000	\$382	\$383	9

