

2022



CAREFREE



MARKET REPORT FEBRUARY

Scottsdale Area Association of REALTORS®
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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	Feb 2022	Feb 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	11	21	-47.6%	35	43	-18.6%
New Listing Volume	\$17,312,698	\$20,963,516	-17.4%	\$51,386,847	\$44,617,103	+15.2%
Active Listing Count	10	48	-79.2%	N/A	N/A	
Active Listing Volume	\$26,839,997	\$64,218,652	-58.2%	N/A	N/A	
Average Listing Price	\$2,684,000	\$1,337,889	+100.6%	\$2,333,606	\$1,331,852	+75.2%
Median Listing Price	\$2,825,000	\$1,118,894	+152.5%	\$2,180,303	\$1,134,607	+92.2%
Average Listing Price per Sq Ft	\$517	\$349	+48.2%	\$496	\$352	+41.1%
Median Listing Price per Sq Ft	\$543	\$326	+66.4%	\$496	\$331	+49.7%
Median Days in RPR	37	42.5	-12.9%	28.87	56.15	-48.6%
Months of Inventory	0.9	3.7	-75.4%	1.1	4.9	-77.3%
Absorption Rate	110%	27.08%	+82.9%	90.91%	20.62%	+70.3%
Sales Activity Charts Metrics						
New Pending Sales Count	22	23	-4.3%	39	37	+5.4%
New Pending Sales Volume	\$34,682,697	\$22,275,800	+55.7%	\$54,126,847	\$34,797,600	+55.5%
Pending Sales Count	10	14	-28.6%	N/A	N/A	
Pending Sales Volume	\$16,308,698	\$15,898,418	+2.6%	N/A	N/A	
Closed Sales Count	12	17	-29.4%	23	30	-23.3%
Closed Sales Volume	\$16,439,750	\$14,328,900	+14.7%	\$31,993,150	\$25,159,390	+27.2%
Average Sales Price	\$1,369,979	\$842,876	+62.5%	\$1,391,007	\$838,646	+65.9%
Median Sales Price	\$890,625	\$709,000	+25.6%	\$1,086,413	\$682,133	+59.3%
Average Sales Price per Sq Ft	\$413	\$293	+40.7%	\$413	\$285	+45.1%
Median Sales Price per Sq Ft	\$417	\$294	+41.8%	\$422	\$278	+51.7%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

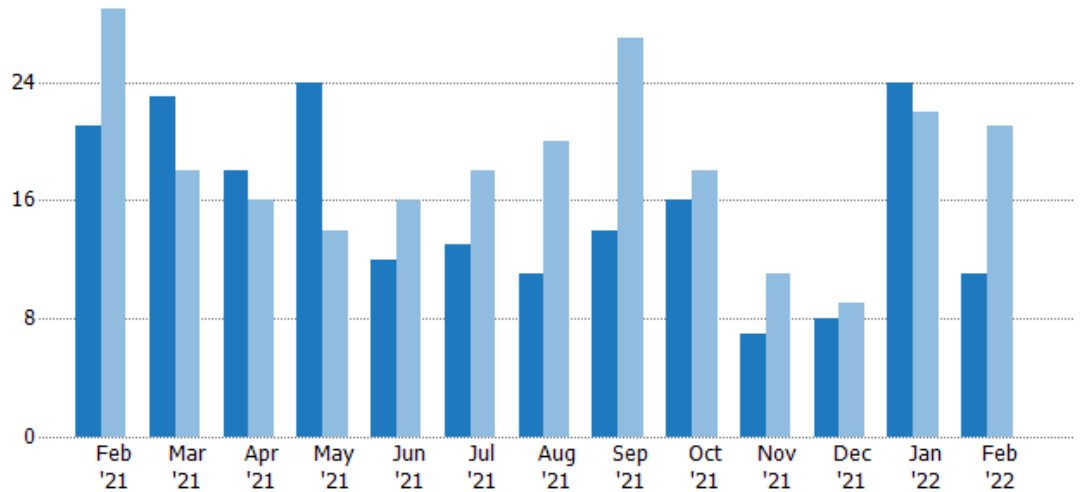
New Listings

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.
Feb '22	11	-47.6%
Feb '21	21	-27.6%
Feb '20	29	-31%



Current Year	21	23	18	24	12	13	11	14	16	7	8	24	11
Prior Year	29	18	16	14	16	18	20	27	18	11	9	22	21
Percent Change from Prior Year	-28%	28%	13%	71%	-25%	-28%	-45%	-48%	-11%	-36%	-11%	9%	-48%

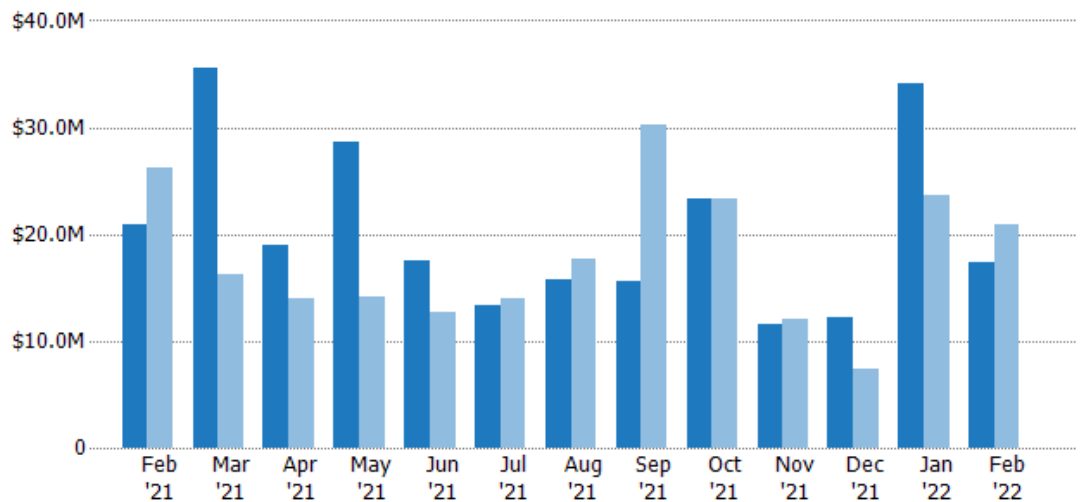
New Listing Volume

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.
Feb '22	\$17.3M	-17.4%
Feb '21	\$21M	-20%
Feb '20	\$26.2M	-34.6%



Current Year	\$21M	\$35.6M	\$19M	\$28.7M	\$17.6M	\$13.4M	\$15.8M	\$15.5M	\$23.4M	\$11.6M	\$12.2M	\$34.1M	\$17.3M
Prior Year	\$26.2M	\$16.2M	\$14.1M	\$14.2M	\$12.6M	\$13.9M	\$17.7M	\$30.3M	\$23.3M	\$12.1M	\$7.45M	\$23.7M	\$21M
Percent Change from Prior Year	-20%	120%	35%	102%	39%	-4%	-11%	-49%	0%	-4%	63%	44%	-17%

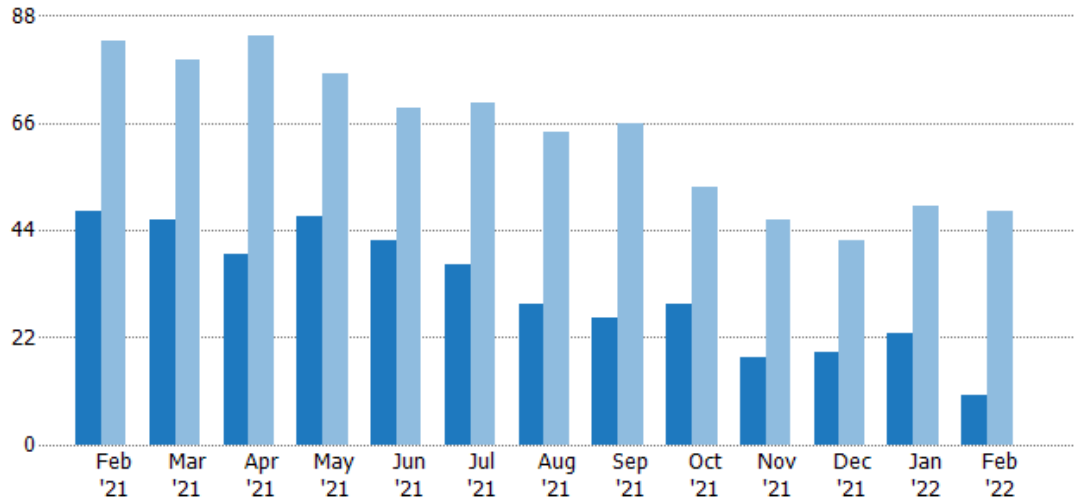
Active Listings

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.
Feb '22	10	-79.2%
Feb '21	48	-42.2%
Feb '20	83	4.8%



Current Year

Prior Year

Percent Change from Prior Year

48	46	39	47	42	37	29	26	29	18	19	23	10
83	79	84	76	69	70	64	66	53	46	42	49	48
-42%	-42%	-54%	-38%	-39%	-47%	-55%	-61%	-45%	-61%	-55%	-53%	-79%

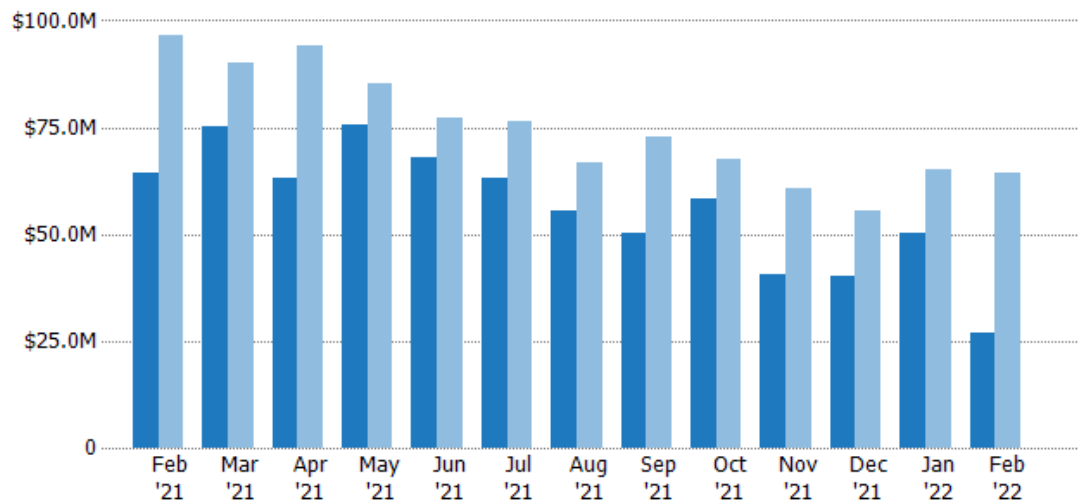
Active Listing Volume

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.
Feb '22	\$26.8M	-58.2%
Feb '21	\$64.2M	-33.5%
Feb '20	\$96.5M	-9.3%



Current Year

Prior Year

Percent Change from Prior Year

\$64.2M	\$75.1M	\$63.2M	\$75.6M	\$68M	\$63.3M	\$55.5M	\$50.4M	\$58.4M	\$40.8M	\$40.2M	\$50.2M	\$26.8M
\$96.5M	\$90.3M	\$94.2M	\$85.1M	\$77.4M	\$76.6M	\$66.6M	\$72.8M	\$67.7M	\$60.5M	\$55.4M	\$65M	\$64.2M
-33%	-17%	-33%	-11%	-12%	-17%	-17%	-31%	-14%	-33%	-27%	-23%	-58%

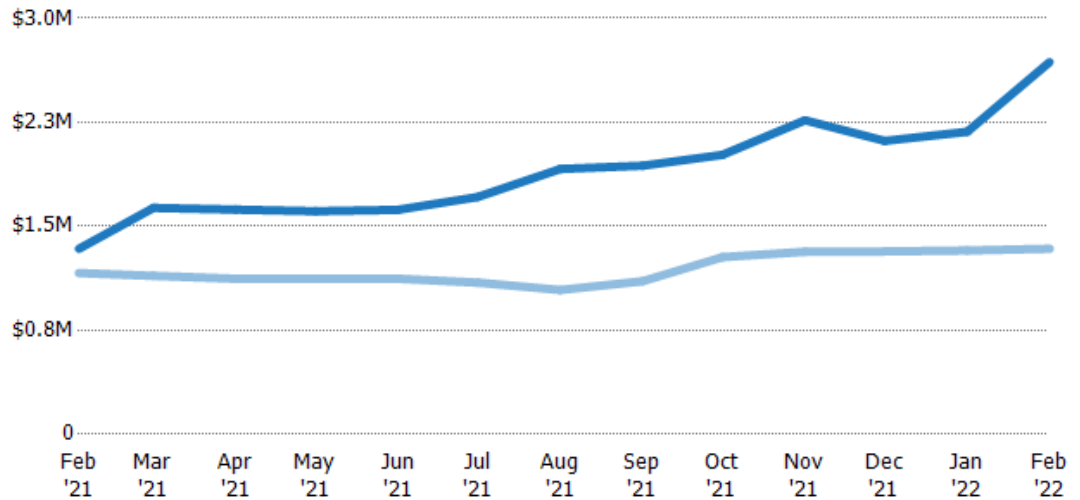
Average Listing Price

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.
Feb '22	\$2.68M	100.6%
Feb '21	\$1.34M	15%
Feb '20	\$1.16M	-13.5%



Current Year	\$1.34M	\$1.63M	\$1.62M	\$1.61M	\$1.62M	\$1.71M	\$1.91M	\$1.94M	\$2.02M	\$2.26M	\$2.12M	\$2.18M	\$2.68M
Prior Year	\$1.16M	\$1.14M	\$1.12M	\$1.12M	\$1.12M	\$1.09M	\$1.04M	\$1.1M	\$1.28M	\$1.32M	\$1.32M	\$1.33M	\$1.34M
Percent Change from Prior Year	15%	43%	44%	44%	44%	56%	84%	75%	58%	72%	60%	65%	101%

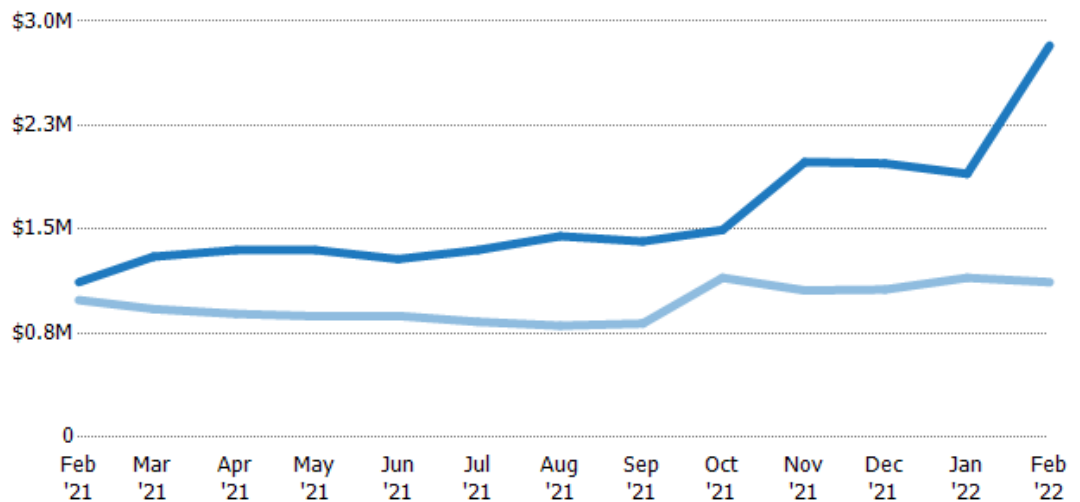
Median Listing Price

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.
Feb '22	\$2.83M	152.5%
Feb '21	\$1.12M	13.1%
Feb '20	\$989K	-19.2%



Current Year	\$1.12M	\$1.3M	\$1.35M	\$1.35M	\$1.29M	\$1.35M	\$1.45M	\$1.41M	\$1.5M	\$1.99M	\$1.98M	\$1.9M	\$2.83M
Prior Year	\$989K	\$925K	\$890K	\$872K	\$875K	\$832K	\$805K	\$820K	\$1.15M	\$1.06M	\$1.07M	\$1.15M	\$1.12M
Percent Change from Prior Year	13%	41%	52%	55%	47%	62%	80%	72%	30%	87%	85%	65%	152%

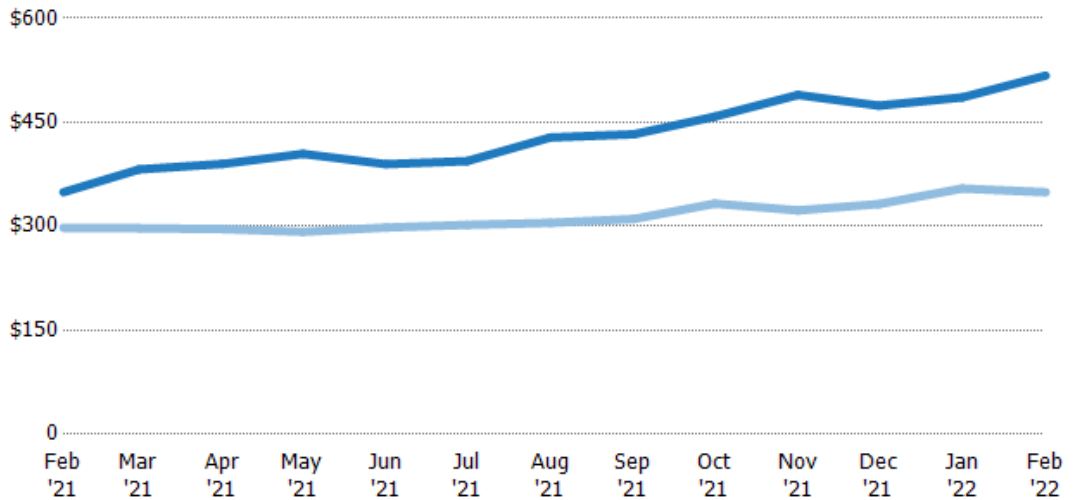
Average Listing Price per Sq Ft

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.
Feb '22	\$517	48.2%
Feb '21	\$349	17.2%
Feb '20	\$298	-7.5%



Current Year	\$349	\$382	\$390	\$404	\$390	\$394	\$428	\$433	\$458	\$489	\$474	\$486	\$517
Prior Year	\$298	\$297	\$296	\$292	\$298	\$302	\$305	\$311	\$333	\$323	\$332	\$354	\$349
Percent Change from Prior Year	17%	29%	32%	38%	31%	30%	40%	39%	38%	52%	43%	37%	48%

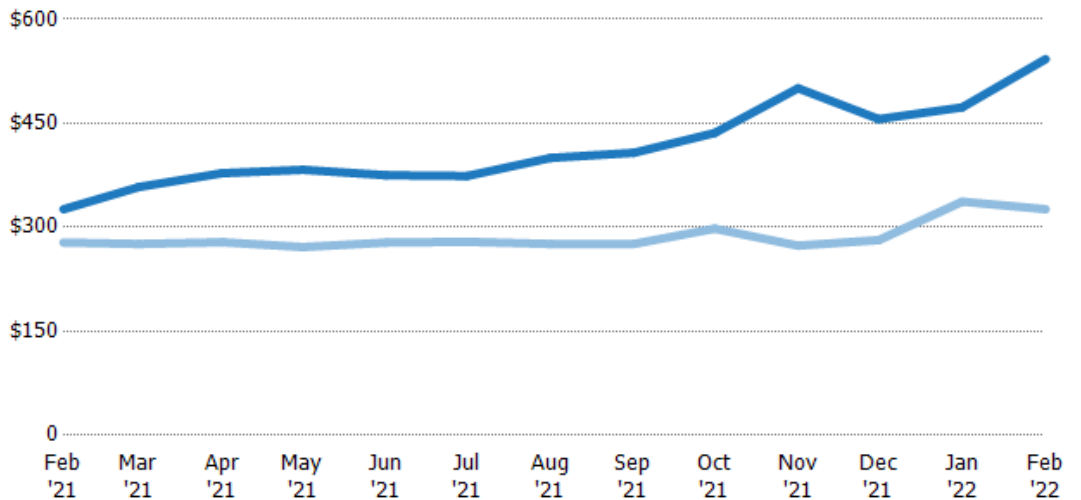
Median Listing Price per Sq Ft

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.
Feb '22	\$543	66.4%
Feb '21	\$326	17.3%
Feb '20	\$278	-8.3%



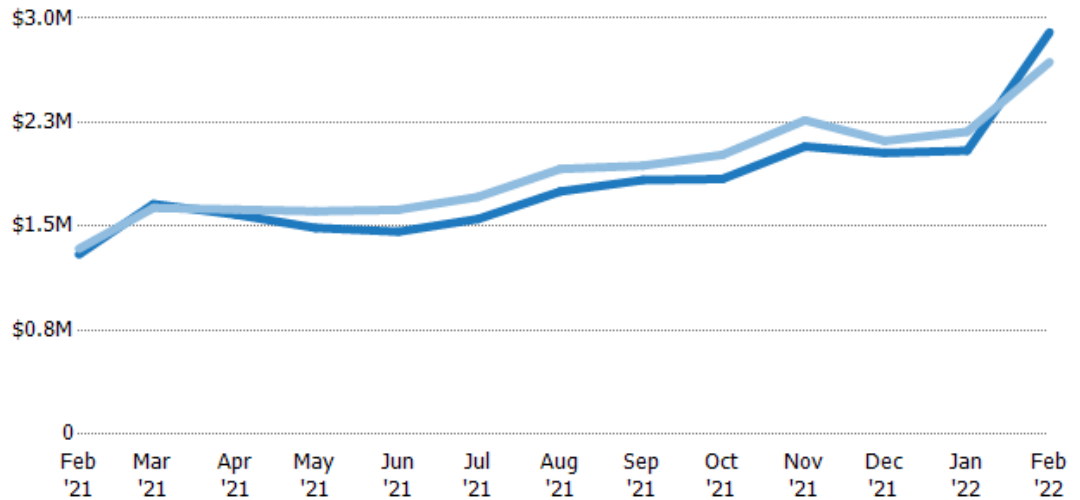
Current Year	\$326	\$358	\$378	\$383	\$375	\$374	\$400	\$408	\$436	\$501	\$456	\$473	\$543
Prior Year	\$278	\$276	\$279	\$272	\$278	\$279	\$276	\$276	\$298	\$274	\$282	\$337	\$326
Percent Change from Prior Year	17%	30%	36%	41%	35%	34%	45%	48%	46%	83%	62%	40%	66%

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



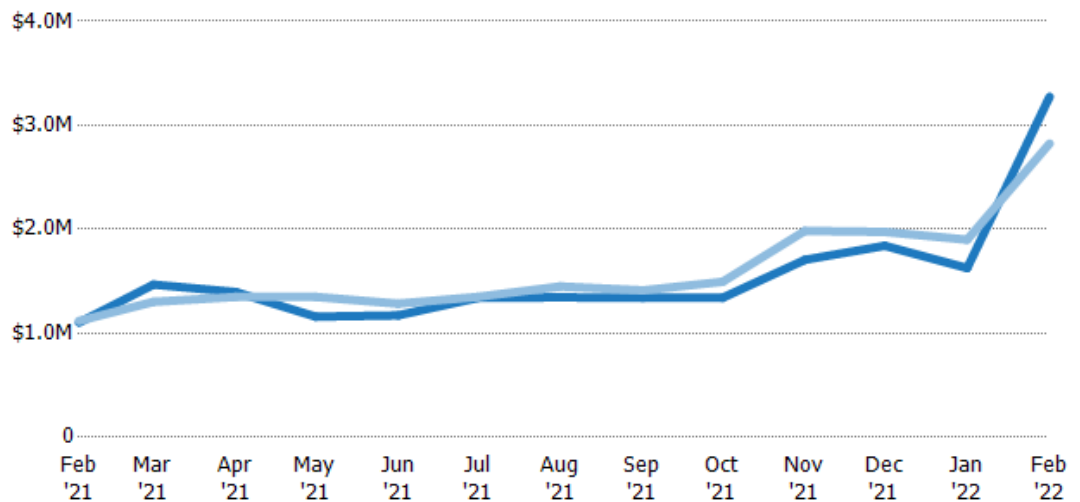
Avg Est Value	\$1.3M	\$1.66M	\$1.58M	\$1.49M	\$1.46M	\$1.55M	\$1.75M	\$1.83M	\$1.84M	\$2.08M	\$2.03M	\$2.05M	\$2.9M
Avg Listing Price	\$1.34M	\$1.63M	\$1.62M	\$1.61M	\$1.62M	\$1.71M	\$1.91M	\$1.94M	\$2.02M	\$2.26M	\$2.12M	\$2.18M	\$2.68M
Avg Listing Price as a % of Avg Est Value	103%	98%	102%	108%	111%	110%	109%	106%	109%	109%	104%	107%	93%

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	\$1.1M	\$1.47M	\$1.4M	\$1.16M	\$1.17M	\$1.34M	\$1.35M	\$1.34M	\$1.34M	\$1.71M	\$1.84M	\$1.63M	\$3.27M
Median Listing Price	\$1.12M	\$1.3M	\$1.35M	\$1.35M	\$1.29M	\$1.35M	\$1.45M	\$1.41M	\$1.5M	\$1.99M	\$1.98M	\$1.9M	\$2.83M
Med Listing Price as a % of Med Est Value	101%	89%	97%	116%	110%	101%	108%	105%	111%	116%	107%	117%	86%

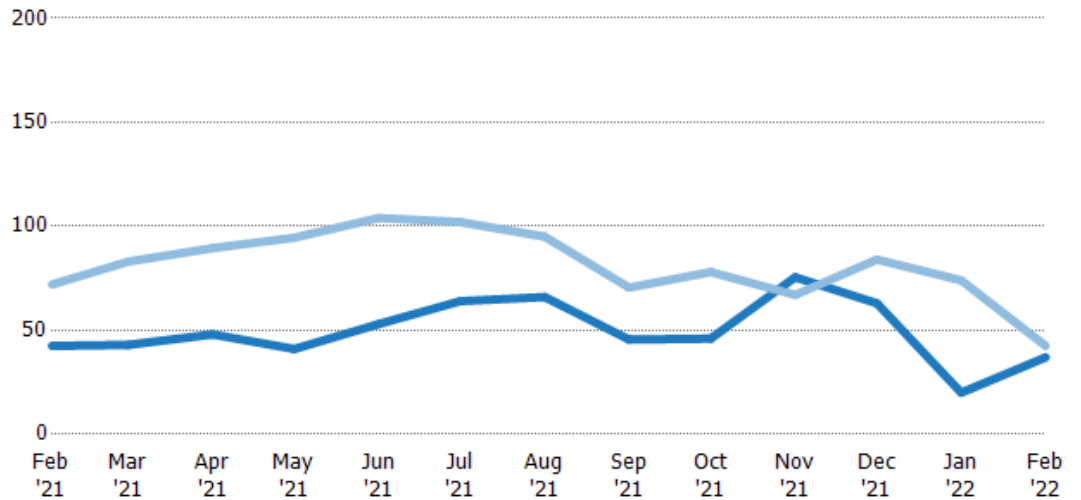
Median Days in RPR

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.
Feb '22	37	-12.9%
Feb '21	42.5	-41%
Feb '20	72	-1.4%



Current Year	42.5	43	48	41	53	64	66	45.5	46	75.5	63	20	37
Prior Year	72	83	89.5	94.5	104	102	95	70.5	78	67	84	74	42.5
Percent Change from Prior Year	-41%	-48%	-46%	-57%	-49%	-37%	-31%	-35%	-41%	13%	-25%	-73%	-13%

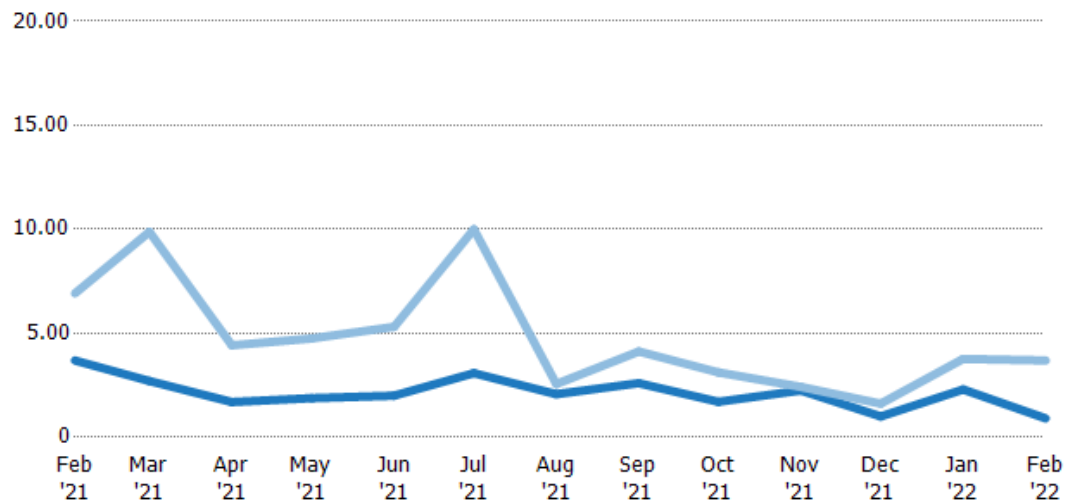
Months of Inventory

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.
Feb '22	0	-75.4%
Feb '21	3.69	-46.6%
Feb '20	6.92	39.8%



Current Year	3.69	2.71	1.7	1.88	2	3.08	2.07	2.6	1.71	2.25	1	2.3	0
Prior Year	6.92	9.88	4.42	4.75	5.31	10	2.56	4.13	3.12	2.42	1.62	3.77	3.69
Percent Change from Prior Year	-47%	-73%	-62%	-60%	-62%	-69%	-19%	-37%	-45%	-7%	-38%	-39%	-75%

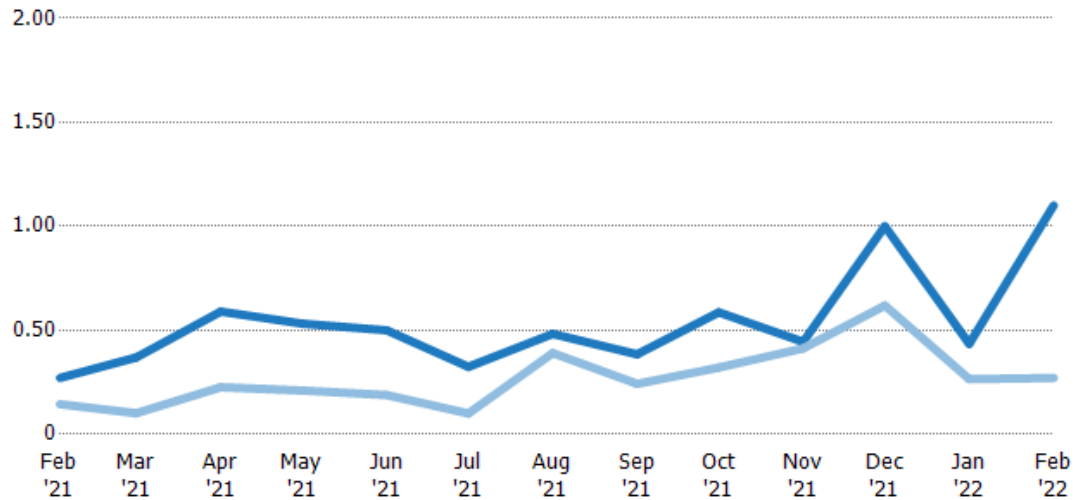
Absorption Rate

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.
Feb '22	110%	-82.9%
Feb '21	27%	-12.6%
Feb '20	14%	-28.4%



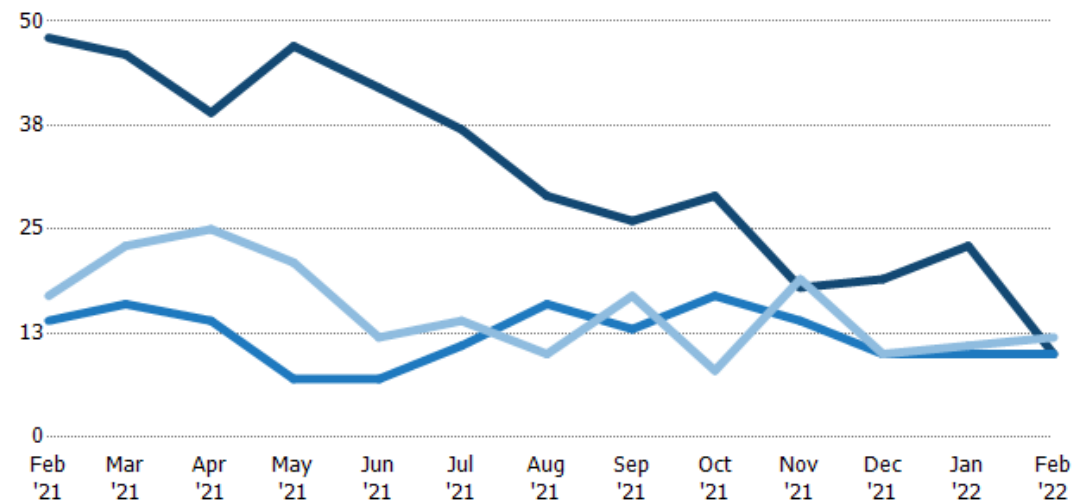
Current Year	27%	37%	59%	53%	50%	32%	48%	38%	59%	44%	100%	43%	110%
Prior Year	14%	10%	23%	21%	19%	10%	39%	24%	32%	41%	62%	27%	27%
Change from Prior Year	-13%	-27%	-36%	-32%	-31%	-22%	-9%	-14%	-27%	-3%	-38%	-17%	-83%

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	48	46	39	47	42	37	29	26	29	18	19	23	10
Pending	14	16	14	7	7	11	16	13	17	14	10	10	10
Sold	17	23	25	21	12	14	10	17	8	19	10	11	12

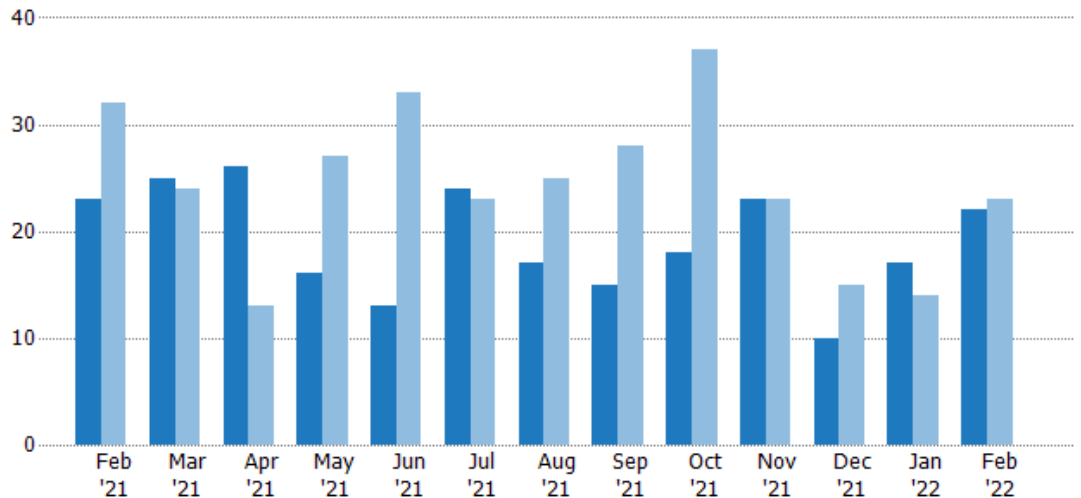
New Pending Sales

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.
Feb '22	22	-4.3%
Feb '21	23	-28.1%
Feb '20	32	-53.1%



Current Year	23	25	26	16	13	24	17	15	18	23	10	17	22
Prior Year	32	24	13	27	33	23	25	28	37	23	15	14	23
Percent Change from Prior Year	-28%	4%	100%	-41%	-61%	4%	-32%	-46%	-51%	0%	-33%	21%	-4%

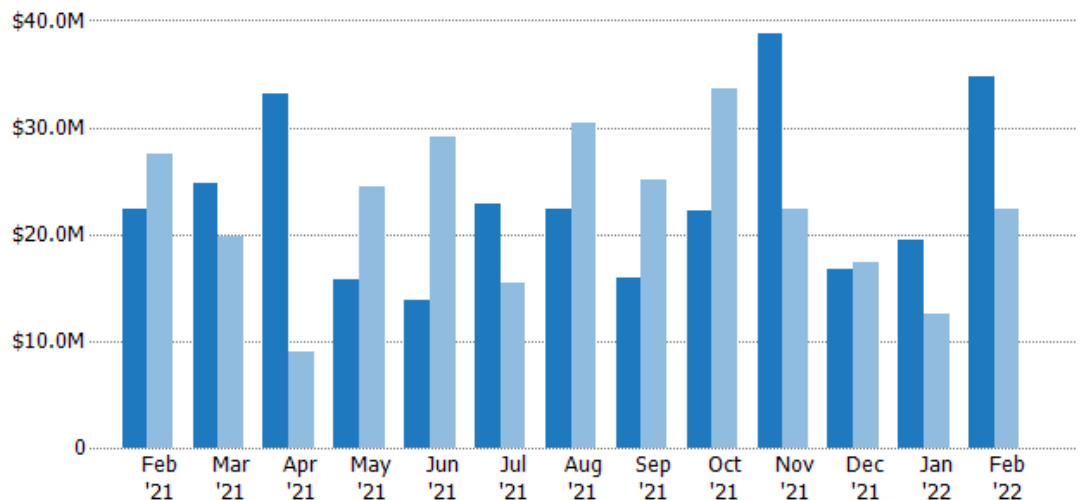
New Pending Sales Volume

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.
Feb '22	\$34.7M	55.7%
Feb '21	\$22.3M	-19.2%
Feb '20	\$27.6M	-48.8%



Current Year	\$22.3M	\$24.7M	\$33.1M	\$15.8M	\$13.9M	\$22.8M	\$22.4M	\$16M	\$22.2M	\$38.8M	\$16.8M	\$19.4M	\$34.7M
Prior Year	\$27.6M	\$19.7M	\$8.93M	\$24.5M	\$29.2M	\$15.4M	\$30.4M	\$25.1M	\$33.7M	\$22.4M	\$17.3M	\$12.5M	\$22.3M
Percent Change from Prior Year	-19%	25%	271%	-36%	-52%	48%	-26%	-36%	-34%	73%	-3%	55%	56%

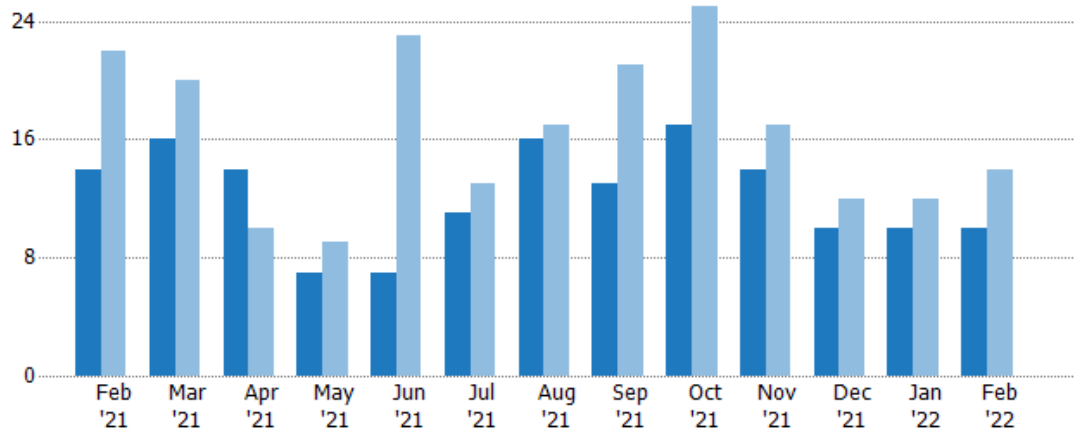
Pending Sales

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.
Feb '22	10	-28.6%
Feb '21	14	-36.4%
Feb '20	22	-45.5%



Current Year	14	16	14	7	7	11	16	13	17	14	10	10	10
Prior Year	22	20	10	9	23	13	17	21	25	17	12	12	14
Percent Change from Prior Year	-36%	-20%	40%	-22%	-70%	-15%	-6%	-38%	-32%	-18%	-17%	-17%	-29%

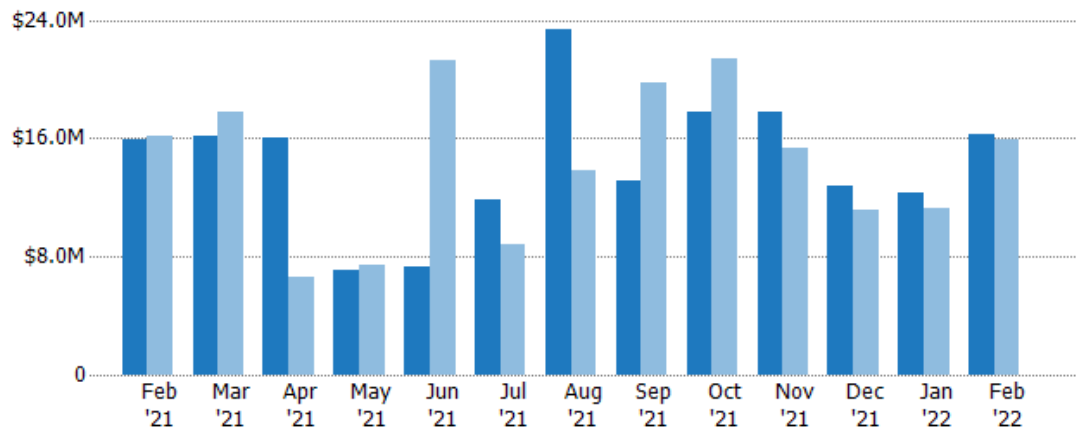
Pending Sales Volume

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.
Feb '22	\$16.3M	2.6%
Feb '21	\$15.9M	-1.9%
Feb '20	\$16.2M	-54.5%



Current Year	\$15.9M	\$16.2M	\$16M	\$7.05M	\$7.32M	\$11.9M	\$23.3M	\$13.1M	\$17.7M	\$17.8M	\$12.8M	\$12.3M	\$16.3M
Prior Year	\$16.2M	\$17.8M	\$6.61M	\$7.38M	\$21.3M	\$8.77M	\$13.8M	\$19.8M	\$21.4M	\$15.4M	\$11.1M	\$11.3M	\$15.9M
Percent Change from Prior Year	-2%	-9%	143%	-4%	-66%	36%	69%	-34%	-17%	15%	15%	9%	3%

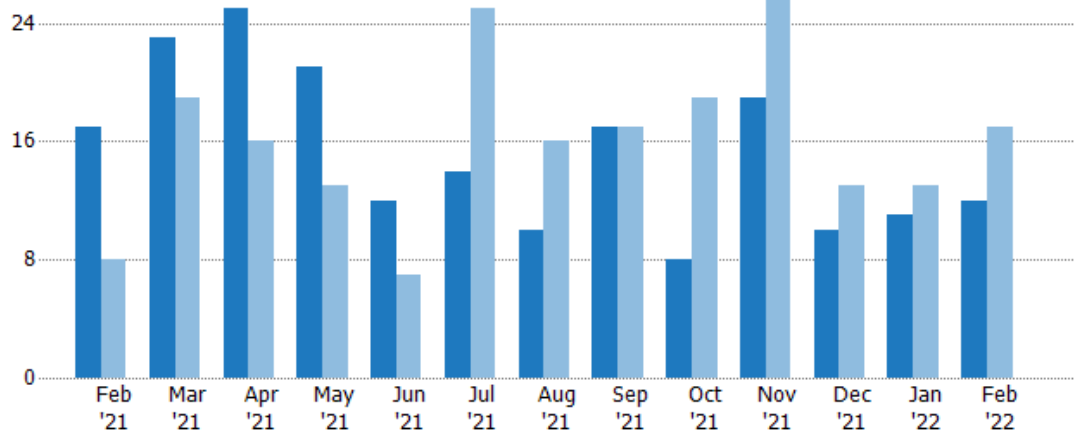
Closed Sales

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.
Feb '22	12	-29.4%
Feb '21	17	112.5%
Feb '20	8	75%



Current Year	17	23	25	21	12	14	10	17	8	19	10	11	12
Prior Year	8	19	16	13	7	25	16	17	19	26	13	13	17
Percent Change from Prior Year	113%	21%	56%	62%	71%	-44%	-38%	0%	-58%	-27%	-23%	-15%	-29%

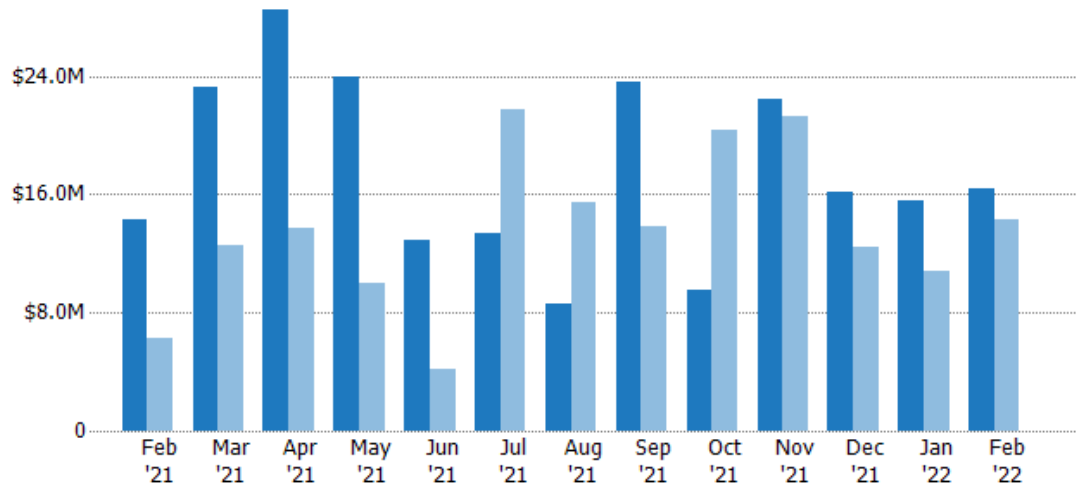
Closed Sales Volume

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.
Feb '22	\$16.4M	14.7%
Feb '21	\$14.3M	129.8%
Feb '20	\$6.23M	101.5%



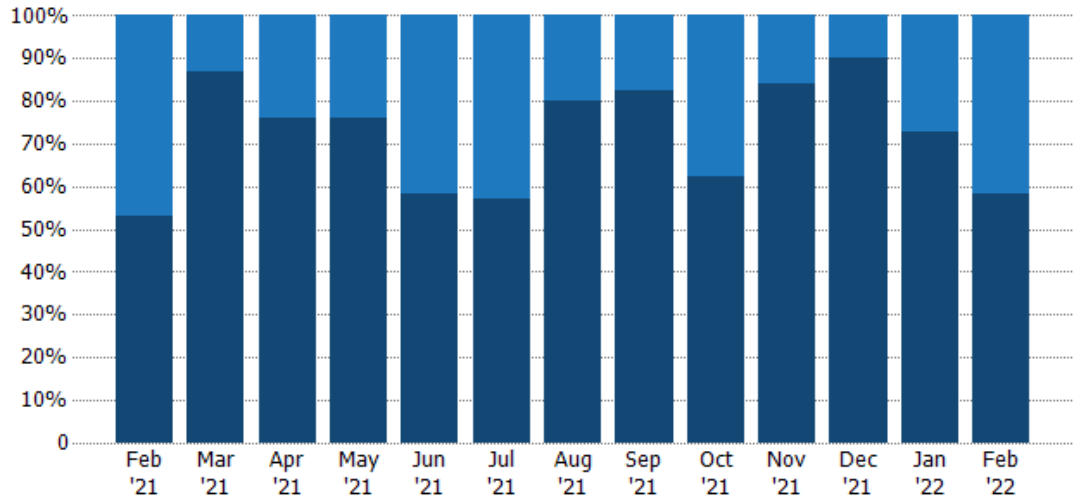
Current Year	\$14.3M	\$23.2M	\$28.5M	\$24M	\$12.9M	\$13.4M	\$8.59M	\$23.7M	\$9.53M	\$22.4M	\$16.2M	\$15.6M	\$16.4M
Prior Year	\$6.23M	\$12.6M	\$13.7M	\$9.93M	\$4.18M	\$21.7M	\$15.5M	\$13.8M	\$20.3M	\$21.3M	\$12.5M	\$10.8M	\$14.3M
Percent Change from Prior Year	130%	85%	108%	141%	210%	-39%	-45%	71%	-53%	5%	30%	44%	15%

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

47% 13% 24% 24% 42% 43% 20% 18% 38% 16% 10% 27% 42%

Single Family Residence

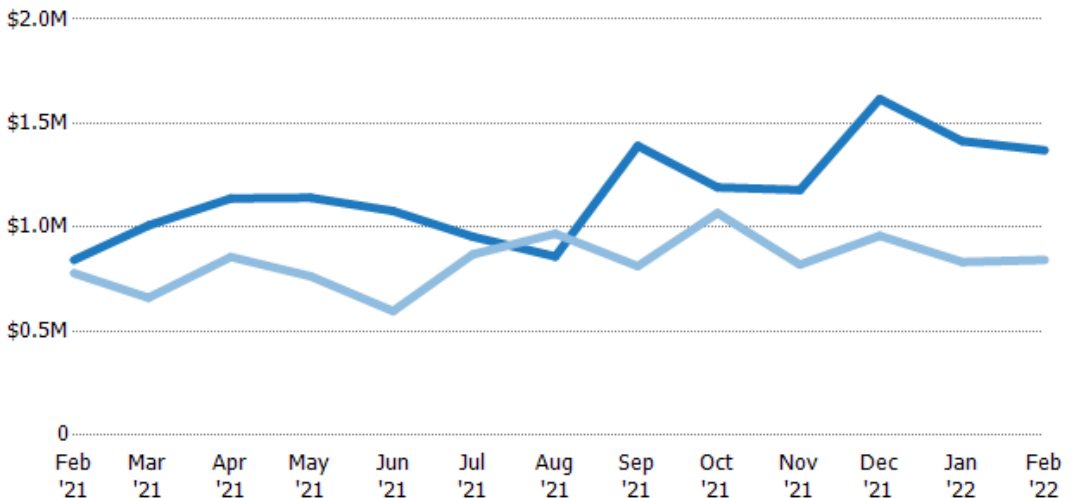
53% 87% 76% 76% 58% 57% 80% 82% 63% 84% 90% 73% 58%

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

\$843K \$1.01M \$1.14M \$1.14M \$1.08M \$954K \$859K \$1.39M \$1.19M \$1.18M \$1.62M \$1.41M \$1.37M

Prior Year

\$779K \$661K \$857K \$764K \$597K \$870K \$969K \$813K \$1.07M \$820K \$959K \$833K \$843K

Percent Change from Prior Year

8% 53% 33% 49% 81% 10% -11% 71% 12% 44% 69% 70% 63%

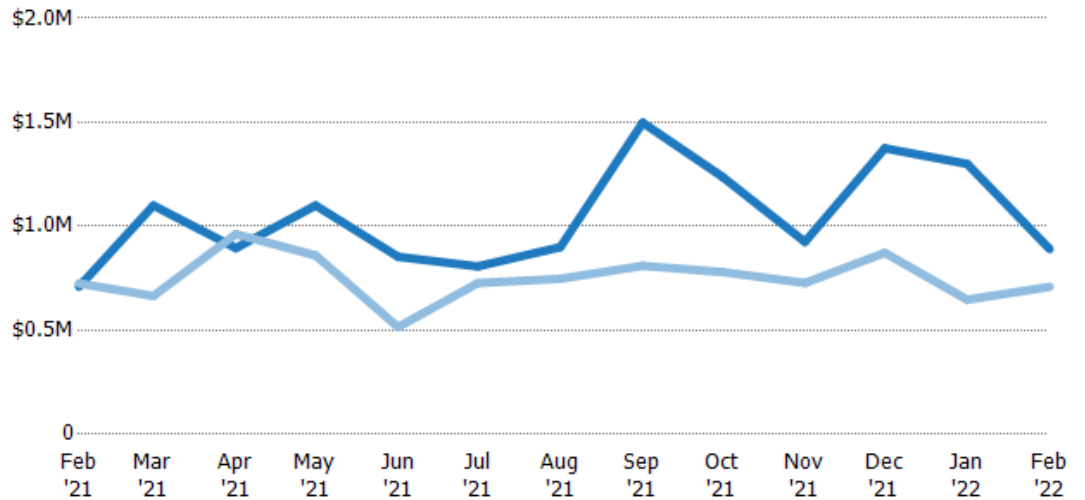
Median Sales Price

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.
Feb '22	\$891K	25.6%
Feb '21	\$709K	-2.3%
Feb '20	\$726K	5.1%



Current Year	\$709K	\$1.1M	\$895K	\$1.1M	\$853K	\$807K	\$900K	\$1.5M	\$1.24M	\$925K	\$1.38M	\$1.3M	\$891K
Prior Year	\$726K	\$665K	\$963K	\$860K	\$515K	\$727K	\$748K	\$810K	\$780K	\$728K	\$873K	\$647K	\$709K
Percent Change from Prior Year	-2%	65%	-7%	28%	66%	11%	20%	85%	59%	27%	58%	101%	26%

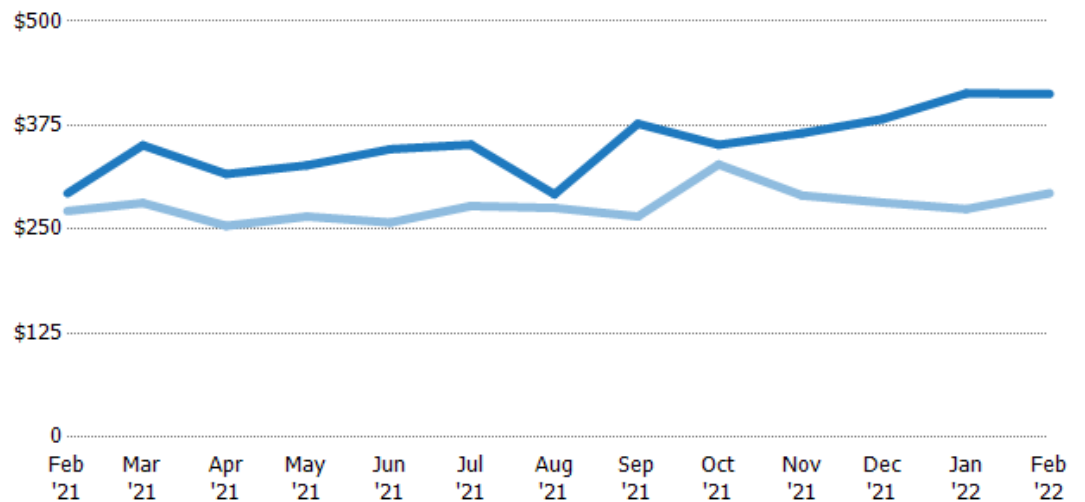
Average Sales Price per Sq Ft

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.
Feb '22	\$413	40.7%
Feb '21	\$293	7.9%
Feb '20	\$272	10.9%



Current Year	\$293	\$351	\$316	\$327	\$346	\$352	\$292	\$377	\$352	\$365	\$383	\$413	\$413
Prior Year	\$272	\$282	\$254	\$265	\$258	\$278	\$276	\$265	\$328	\$291	\$282	\$274	\$293
Percent Change from Prior Year	8%	25%	24%	23%	34%	27%	6%	42%	7%	26%	36%	51%	41%

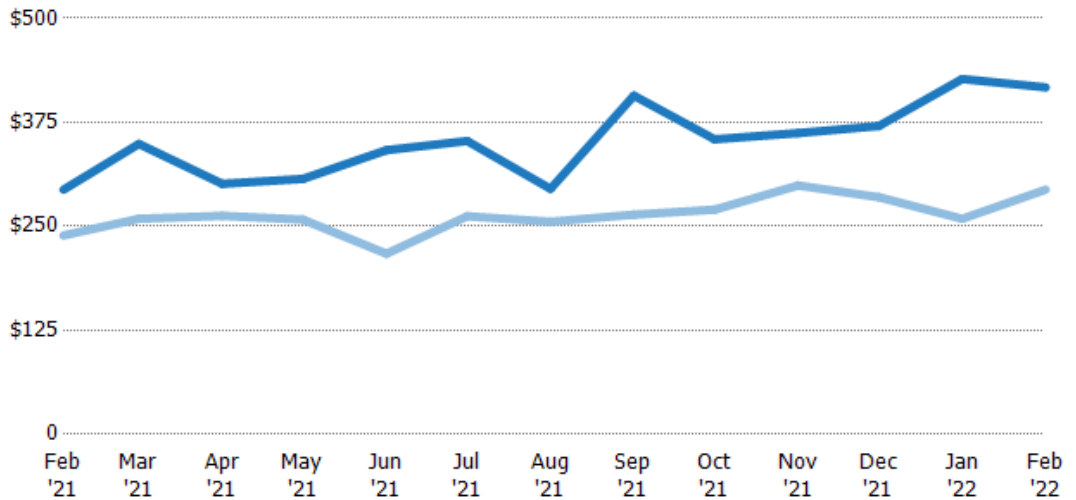
Median Sales Price per Sq Ft

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.
Feb '22	\$417	41.8%
Feb '21	\$294	23%
Feb '20	\$239	6.5%



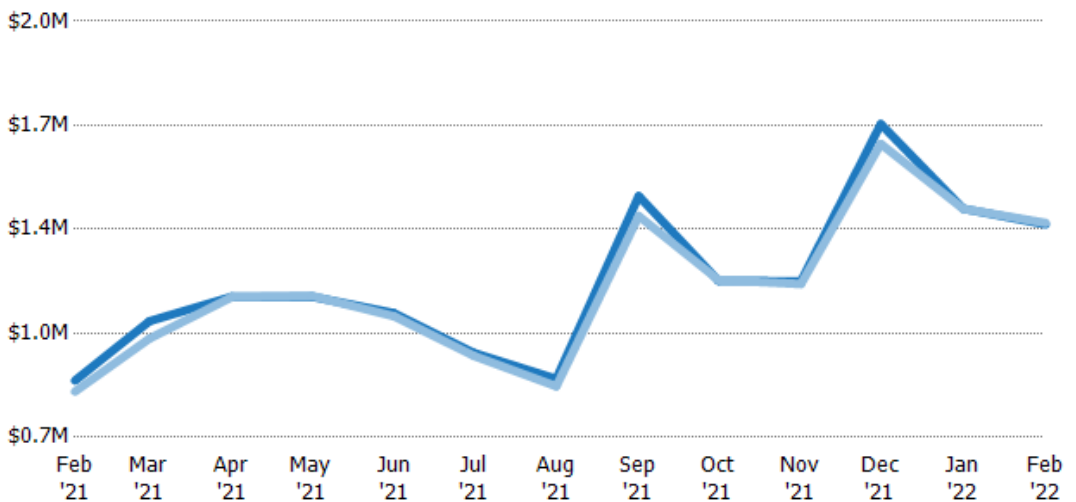
Current Year	\$294	\$349	\$301	\$307	\$342	\$353	\$295	\$407	\$355	\$362	\$371	\$427	\$417
Prior Year	\$239	\$259	\$263	\$258	\$217	\$262	\$256	\$264	\$270	\$299	\$285	\$259	\$294
Percent Change from Prior Year	23%	35%	15%	19%	57%	35%	15%	54%	31%	21%	30%	65%	42%

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



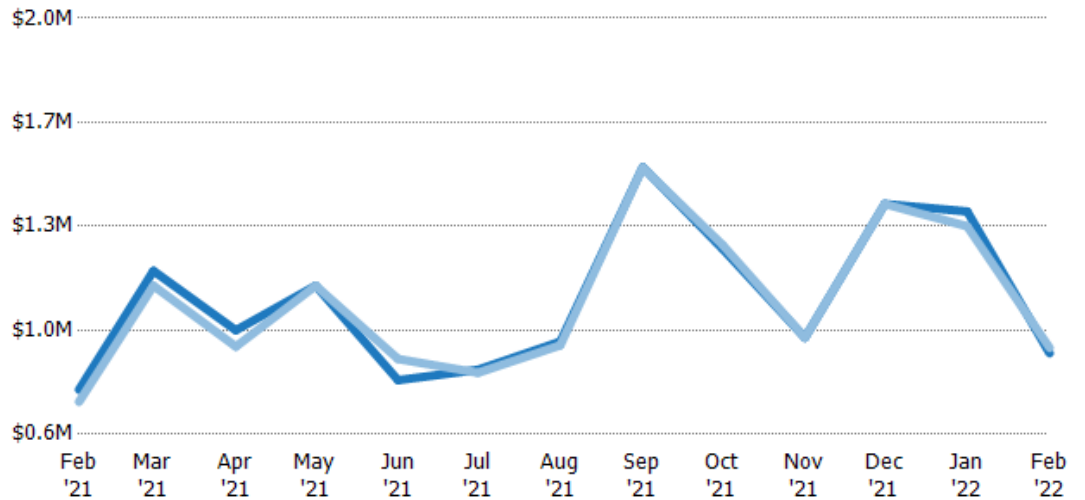
Avg List Price	\$877K	\$1.06M	\$1.14M	\$1.14M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.19M	\$1.68M	\$1.41M	\$1.37M
Avg Sales Price	\$843K	\$1.01M	\$1.14M	\$1.14M	\$1.08M	\$954K	\$859K	\$1.39M	\$1.19M	\$1.18M	\$1.62M	\$1.41M	\$1.37M
Avg Sales Price as a % of Avg List Price	96%	95%	100%	100%	99%	99%	97%	96%	100%	99%	96%	100%	100%

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

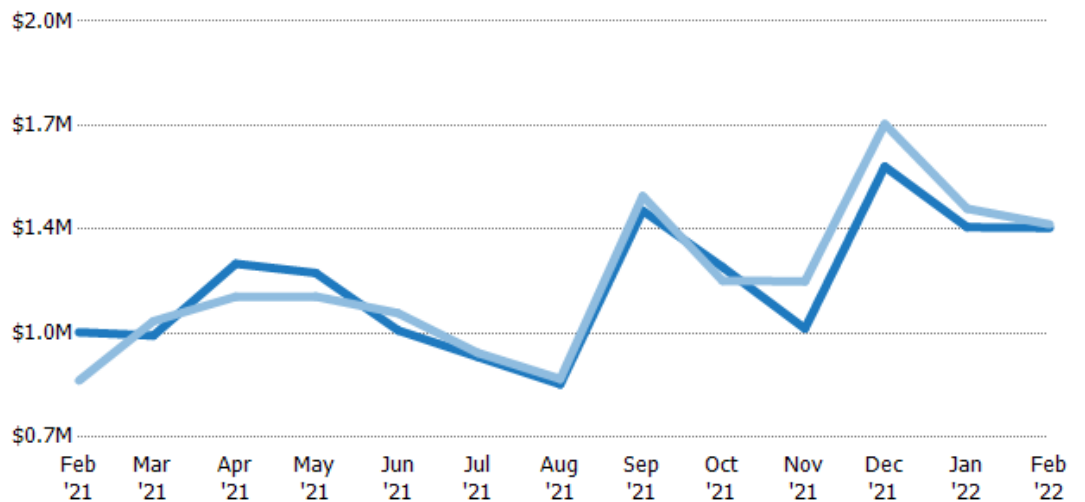


Average Sales Price vs Average Est Value

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



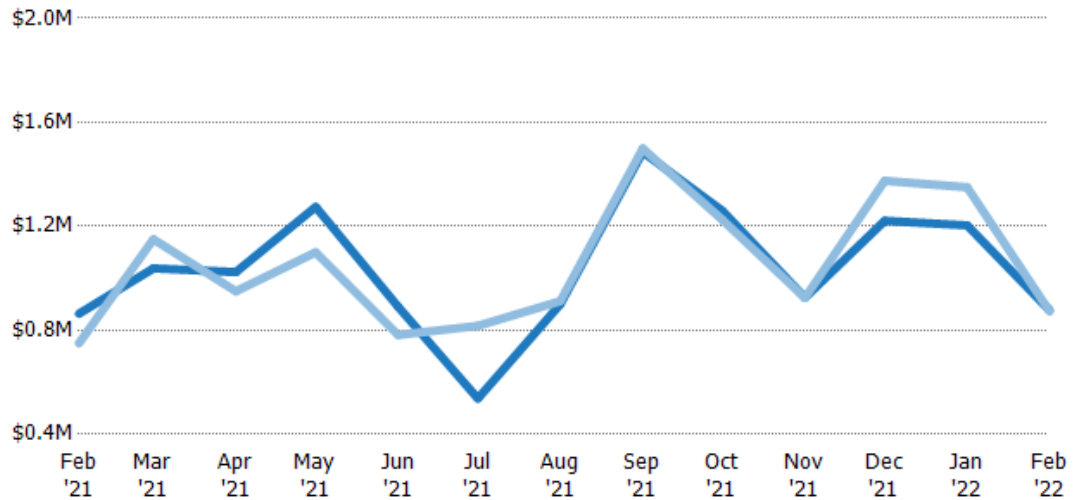
Avg Est Value	\$1.03M	\$1.02M	\$1.24M	\$1.21M	\$1.03M	\$951K	\$866K	\$1.41M	\$1.23M	\$1.04M	\$1.55M	\$1.36M	\$1.35M
Avg Sales Price	\$877K	\$1.06M	\$1.14M	\$1.14M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.19M	\$1.68M	\$1.41M	\$1.37M
Avg Sales Price as a % of Avg Est Value	85%	104%	92%	94%	105%	101%	102%	103%	97%	114%	109%	104%	101%

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	\$864K	\$1.04M	\$1.02M	\$1.27M	\$891K	\$537K	\$901K	\$1.49M	\$1.26M	\$926K	\$1.22M	\$1.2M	\$877K
Median Sales Price	\$750K	\$1.15M	\$950K	\$1.1M	\$782K	\$817K	\$912K	\$1.5M	\$1.22M	\$925K	\$1.38M	\$1.35M	\$873K
Med Sales Price as a % of Med Est Value	87%	111%	93%	86%	88%	152%	101%	101%	97%	100%	113%	112%	100%



Sales Activity by ZIP

Feb 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	10	\$16,308,698	12	\$16,439,750	\$1,369,979	\$890,625	\$418	\$418	16

