

2022



CAREFREE



MARKET REPORT JANUARY

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	Jan 2022	Jan 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	24	22	+9.1%	215	251	-14.3%
New Listing Volume	\$33,974,149	\$23,653,587	+43.6%	\$277,194,746	\$242,175,288	+14.5%
Active Listing Count	20	51	-60.8%	N/A	N/A	
Active Listing Volume	\$46,409,999	\$66,336,036	-30%	N/A	N/A	
Average Listing Price	\$2,320,500	\$1,300,707	+78.4%	\$1,712,572	\$1,149,936	+48.9%
Median Listing Price	\$1,975,000	\$1,150,000	+71.7%	\$1,408,374	\$919,504	+53.2%
Average Listing Price per Sq Ft	\$507	\$354	+43.1%	\$409	\$307	+33.3%
Median Listing Price per Sq Ft	\$526	\$337	+56.1%	\$391	\$281	+39.2%
Median Days in RPR	12	74	-83.8%	49.47	84.2	-41.3%
Months of Inventory	2	3.9	-49%	1.5	4.3	-63.8%
Absorption Rate	50%	25.49%	+24.5%	65%	23.53%	+41.5%
Sales Activity Charts Metrics						
New Pending Sales Count	18	14	+28.6%	242	307	-21.2%
New Pending Sales Volume	\$20,343,150	\$12,521,800	+62.5%	\$281,393,347	\$276,322,615	+1.8%
Pending Sales Count	7	13	-46.2%	N/A	N/A	
Pending Sales Volume	\$4,338,150	\$12,339,218	-64.8%	N/A	N/A	
Closed Sales Count	11	13	-15.4%	206	208	-1%
Closed Sales Volume	\$15,553,400	\$10,830,490	+43.6%	\$228,615,373	\$176,274,365	+29.7%
Average Sales Price	\$1,413,945	\$833,115	+69.7%	\$1,109,783	\$847,473	+31%
Median Sales Price	\$1,300,000	\$647,000	+100.9%	\$1,015,745	\$760,887	+33.5%
Average Sales Price per Sq Ft	\$413	\$274	+50.7%	\$341	\$279	+22%
Median Sales Price per Sq Ft	\$427	\$259	+64.9%	\$339	\$265	+27.9%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

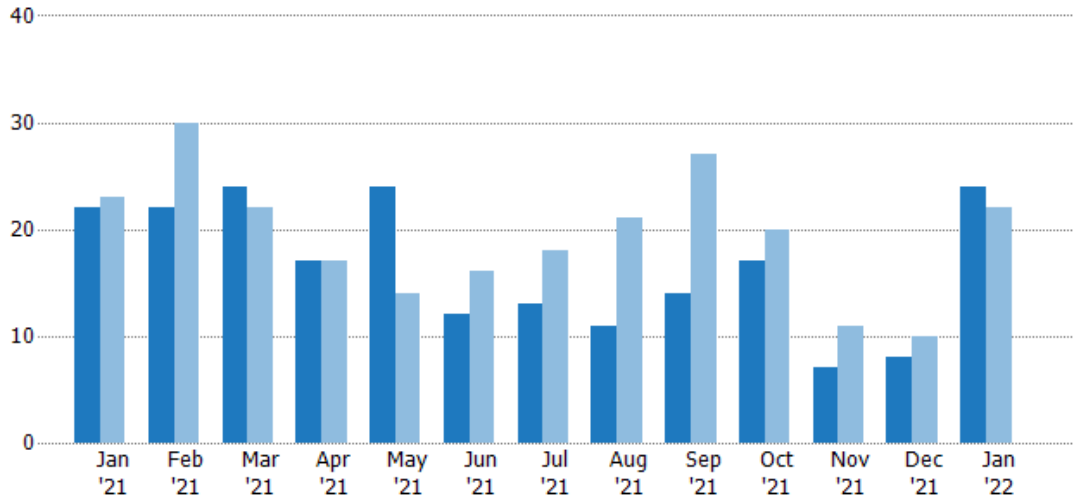
New Listings

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.
Jan '22	24	9.1%
Jan '21	22	-4.3%
Jan '20	23	4.3%



Current Year	22	22	24	17	24	12	13	11	14	17	7	8	24
Prior Year	23	30	22	17	14	16	18	21	27	20	11	10	22
Percent Change from Prior Year	-4%	-27%	9%	0%	71%	-25%	-28%	-48%	-48%	-15%	-36%	-20%	9%

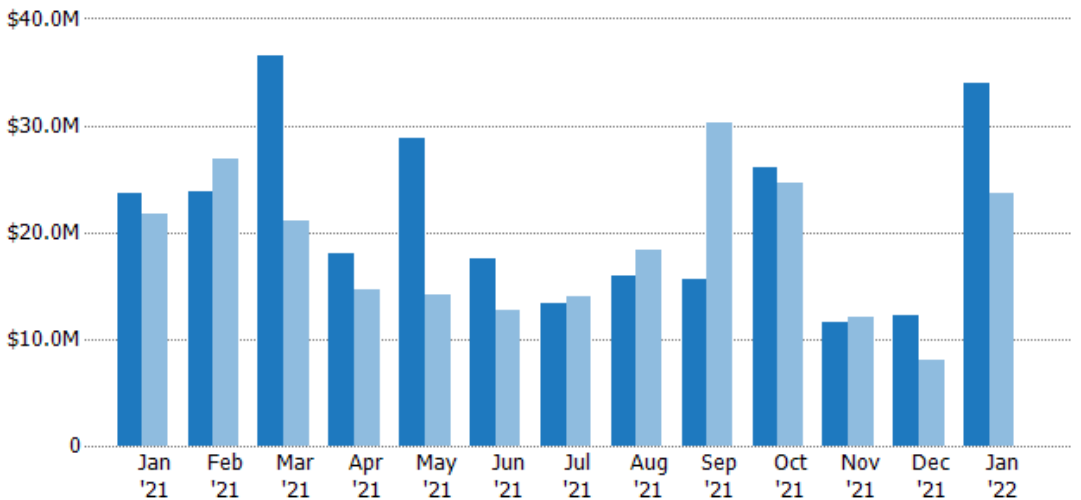
New Listing Volume

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.
Jan '22	\$34M	43.6%
Jan '21	\$23.7M	9.2%
Jan '20	\$21.7M	19.9%



Current Year	\$23.7M	\$23.8M	\$36.6M	\$18M	\$28.8M	\$17.6M	\$13.4M	\$15.9M	\$15.5M	\$26.1M	\$11.6M	\$12.2M	\$34M
Prior Year	\$21.7M	\$26.9M	\$21.1M	\$14.7M	\$14.2M	\$12.6M	\$13.9M	\$18.3M	\$30.3M	\$24.7M	\$12.1M	\$8.07M	\$23.7M
Percent Change from Prior Year	9%	-11%	74%	23%	103%	39%	-4%	-13%	-49%	6%	-4%	52%	44%

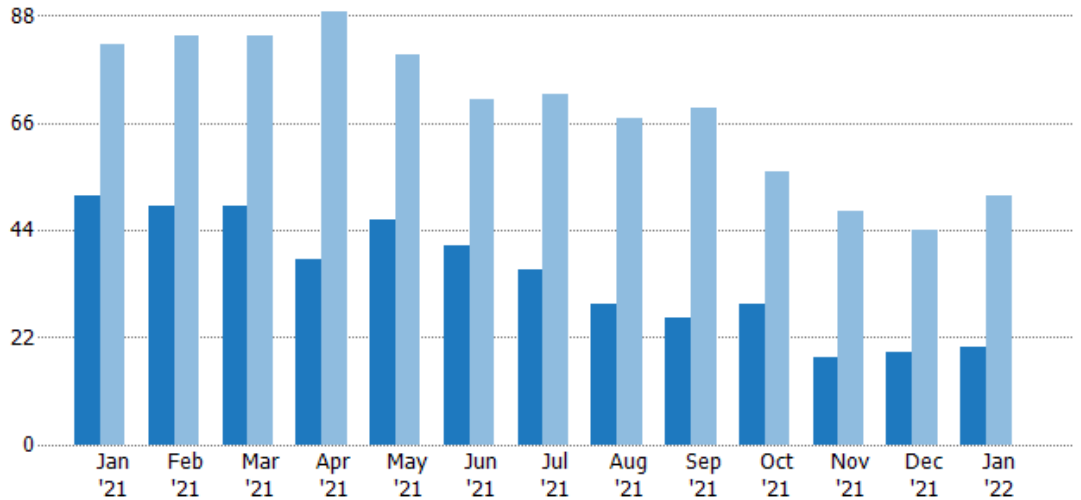
Active Listings

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.
Jan '22	20	-60.8%
Jan '21	51	-37.8%
Jan '20	82	4.9%



Current Year	51	49	49	38	46	41	36	29	26	29	18	19	20
Prior Year	82	84	84	89	80	71	72	67	69	56	48	44	51
Percent Change from Prior Year	-38%	-42%	-42%	-57%	-43%	-42%	-50%	-57%	-62%	-48%	-63%	-57%	-61%

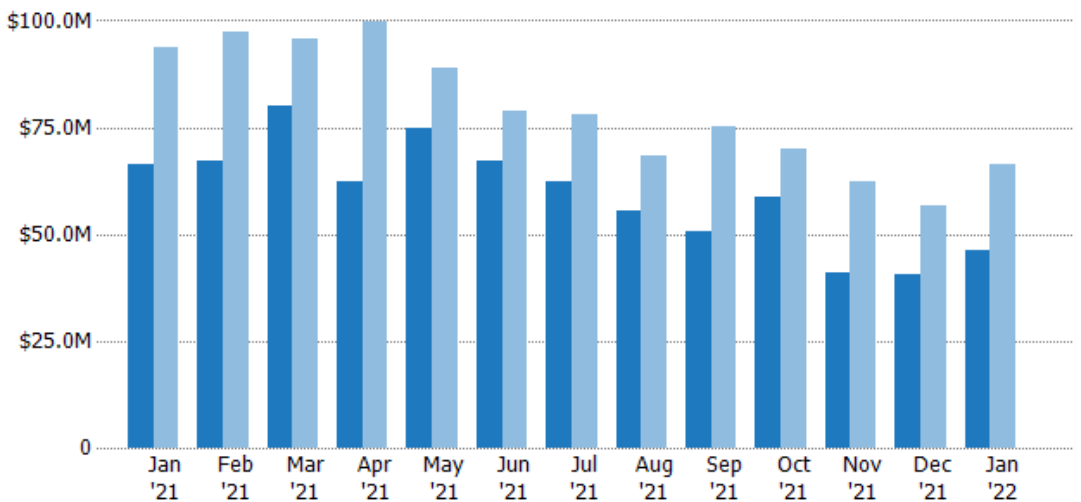
Active Listing Volume

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.
Jan '22	\$46.4M	-30%
Jan '21	\$66.3M	-29.3%
Jan '20	\$93.8M	-7.2%



Current Year	\$66.3M	\$67.1M	\$79.9M	\$62.2M	\$74.8M	\$67.1M	\$62.5M	\$55.6M	\$50.5M	\$58.6M	\$40.9M	\$40.4M	\$46.4M
Prior Year	\$93.8M	\$97.2M	\$95.9M	\$100M	\$89.1M	\$78.8M	\$77.9M	\$68.6M	\$75.3M	\$69.9M	\$62.2M	\$56.8M	\$66.3M
Percent Change from Prior Year	-29%	-31%	-17%	-38%	-16%	-15%	-20%	-19%	-33%	-16%	-34%	-29%	-30%

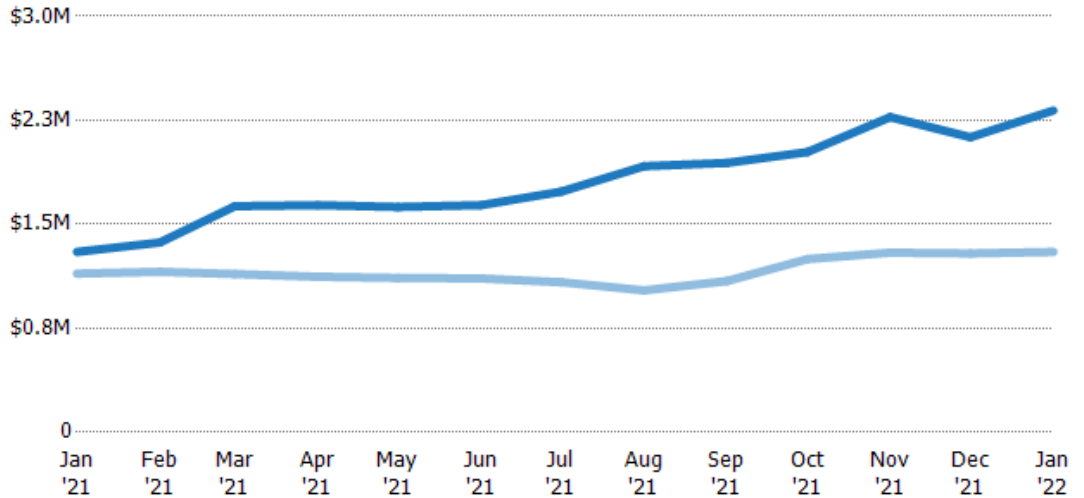
Average Listing Price

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.
Jan '22	\$2.32M	78.4%
Jan '21	\$1.3M	13.7%
Jan '20	\$1.14M	-11.5%



Current Year	\$1.3M	\$1.37M	\$1.63M	\$1.64M	\$1.63M	\$1.64M	\$1.74M	\$1.92M	\$1.94M	\$2.02M	\$2.27M	\$2.13M	\$2.32M
Prior Year	\$1.14M	\$1.16M	\$1.14M	\$1.12M	\$1.11M	\$1.11M	\$1.08M	\$1.02M	\$1.09M	\$1.25M	\$1.3M	\$1.29M	\$1.3M
Percent Change from Prior Year	14%	18%	43%	46%	46%	48%	60%	87%	78%	62%	75%	65%	78%

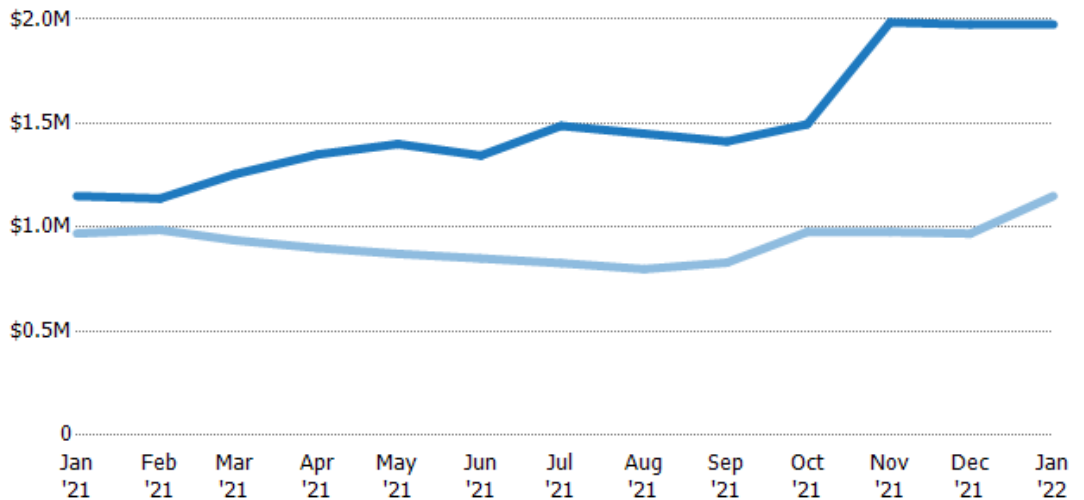
Median Listing Price

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.
Jan '22	\$1.97M	71.7%
Jan '21	\$1.15M	18.6%
Jan '20	\$970K	-17.6%



Current Year	\$1.15M	\$1.14M	\$1.26M	\$1.35M	\$1.4M	\$1.35M	\$1.49M	\$1.45M	\$1.41M	\$1.5M	\$1.99M	\$1.98M	\$1.97M
Prior Year	\$970K	\$987K	\$938K	\$900K	\$872K	\$850K	\$828K	\$799K	\$830K	\$978K	\$978K	\$970K	\$1.15M
Percent Change from Prior Year	19%	15%	34%	50%	60%	58%	80%	81%	70%	53%	103%	104%	72%

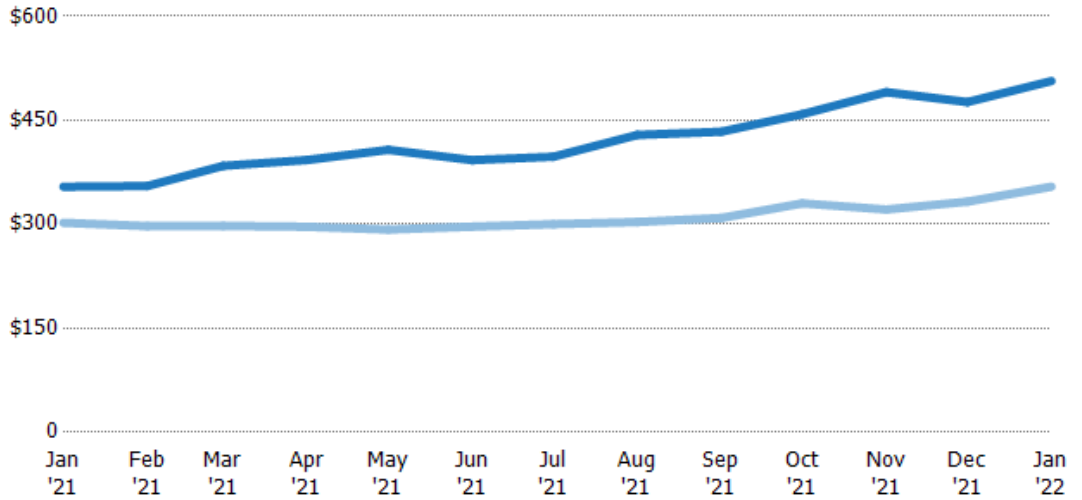
Average Listing Price per Sq Ft

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.
Jan '22	\$507	43.1%
Jan '21	\$354	17.2%
Jan '20	\$302	-8.3%



Current Year	\$354	\$355	\$384	\$393	\$407	\$393	\$397	\$429	\$433	\$459	\$491	\$476	\$507
Prior Year	\$302	\$297	\$298	\$296	\$292	\$297	\$300	\$303	\$309	\$330	\$321	\$333	\$354
Percent Change from Prior Year	17%	19%	29%	32%	39%	32%	32%	41%	40%	39%	53%	43%	43%

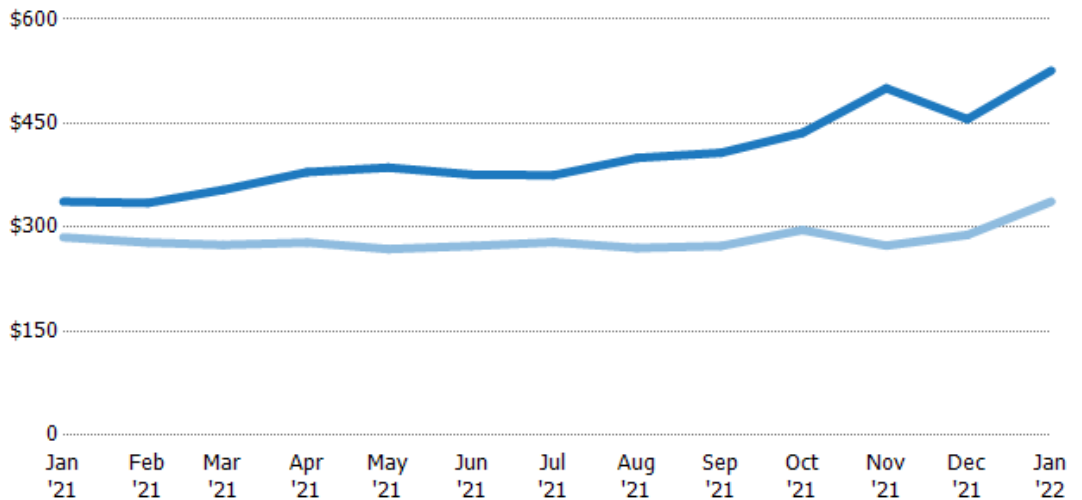
Median Listing Price per Sq Ft

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.
Jan '22	\$526	56.1%
Jan '21	\$337	18%
Jan '20	\$286	-9.5%



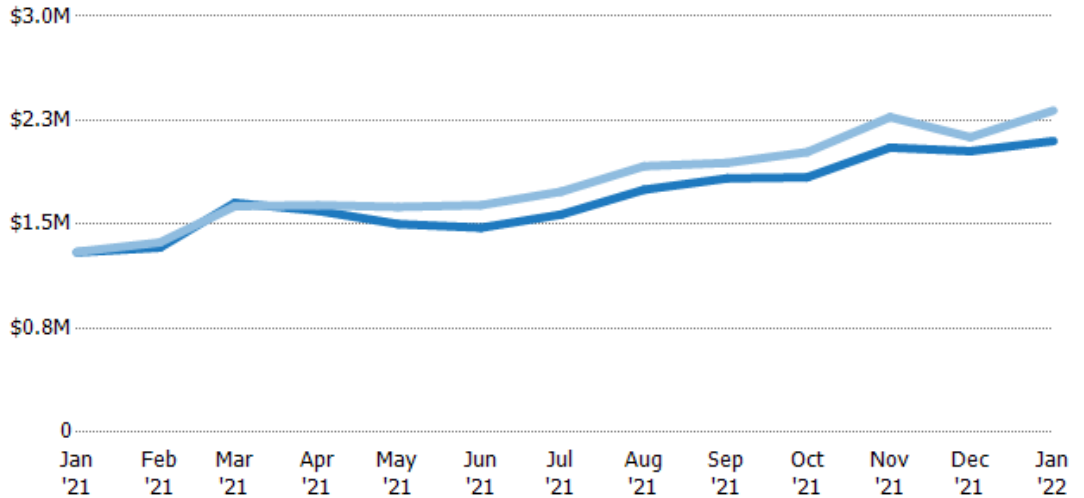
Current Year	\$337	\$335	\$354	\$380	\$386	\$376	\$375	\$400	\$408	\$436	\$501	\$456	\$526
Prior Year	\$286	\$278	\$275	\$278	\$269	\$273	\$279	\$270	\$273	\$296	\$274	\$289	\$337
Percent Change from Prior Year	18%	21%	29%	37%	44%	38%	35%	48%	49%	47%	83%	58%	56%

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



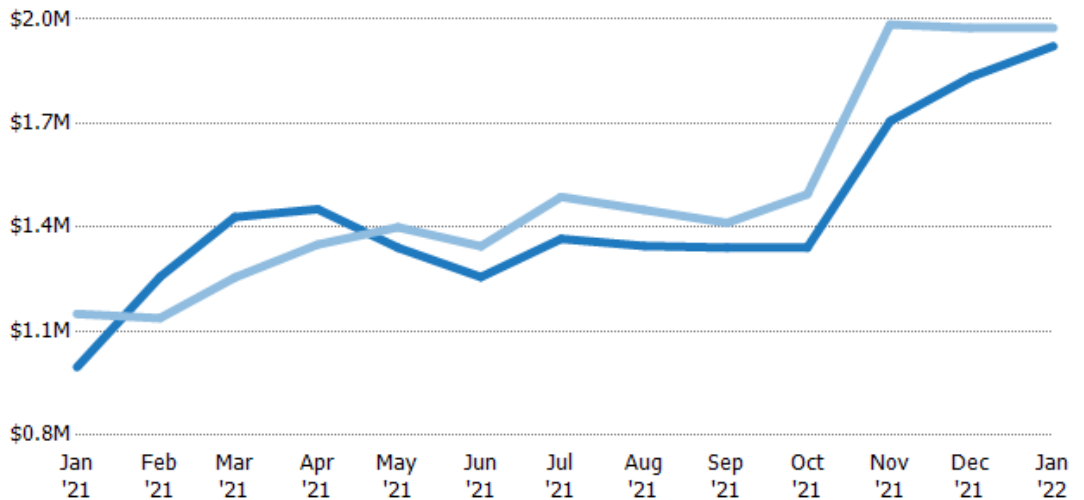
Avg Est Value	\$1.3M	\$1.33M	\$1.65M	\$1.6M	\$1.5M	\$1.48M	\$1.57M	\$1.75M	\$1.83M	\$1.84M	\$2.05M	\$2.03M	\$2.1M
Avg Listing Price	\$1.3M	\$1.37M	\$1.63M	\$1.64M	\$1.63M	\$1.64M	\$1.74M	\$1.92M	\$1.94M	\$2.02M	\$2.27M	\$2.13M	\$2.32M
Avg Listing Price as a % of Avg Est Value	100%	103%	99%	103%	108%	111%	111%	110%	106%	110%	111%	105%	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



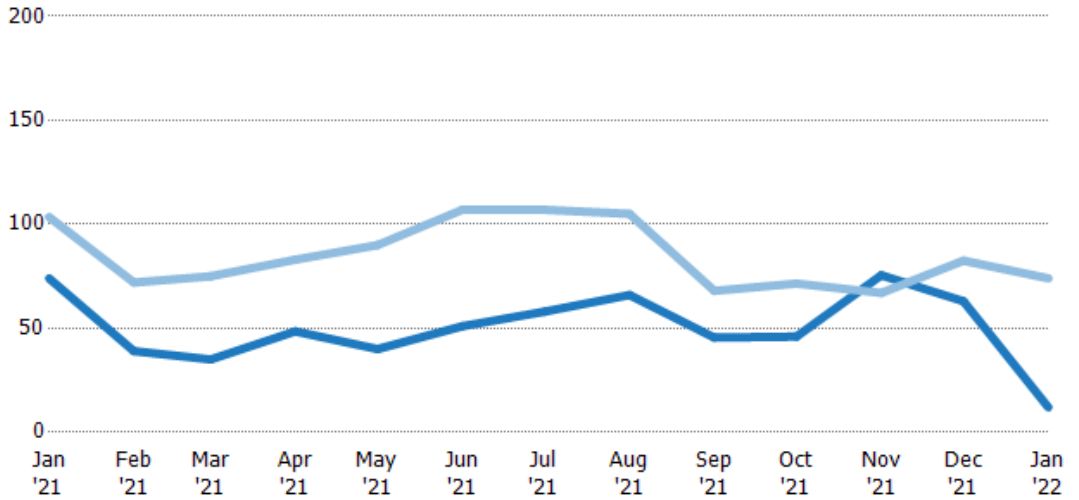
Median Est Value	\$996K	\$1.26M	\$1.43M	\$1.45M	\$1.34M	\$1.26M	\$1.37M	\$1.35M	\$1.34M	\$1.34M	\$1.71M	\$1.83M	\$1.92M
Median Listing Price	\$1.15M	\$1.14M	\$1.26M	\$1.35M	\$1.4M	\$1.35M	\$1.49M	\$1.45M	\$1.41M	\$1.5M	\$1.99M	\$1.98M	\$1.97M
Med Listing Price as a % of Med Est Value	115%	91%	88%	93%	104%	107%	109%	108%	105%	111%	116%	108%	103%

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



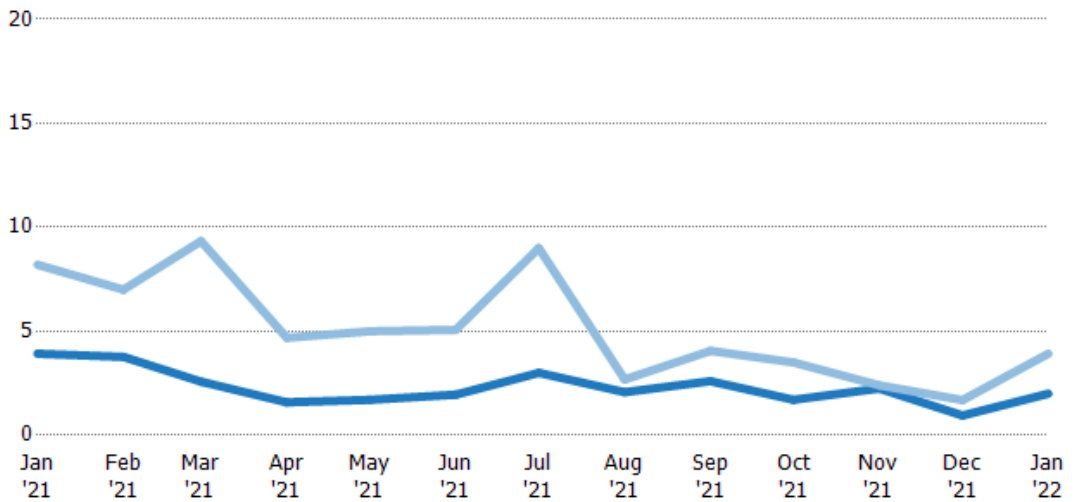
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	74	39	35	48.5	40	51	58	66	45.5	46	75.5	63	12
Prior Year	104	72	75	83	90	107	107	105	68	71.5	67	82.5	74
Percent Change from Prior Year	-29%	-46%	-53%	-42%	-56%	-52%	-46%	-37%	-33%	-36%	13%	-24%	-84%

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



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	3.92	3.77	2.58	1.58	1.7	1.95	3	2.07	2.6	1.71	2.25	0	2
Prior Year	8.2	7	9.33	4.68	5	5.07	9	2.68	4.06	3.5	2.4	1.69	3.92
Percent Change from Prior Year	-52%	-46%	-72%	-66%	-66%	-62%	-67%	-23%	-36%	-51%	-6%	-44%	-49%

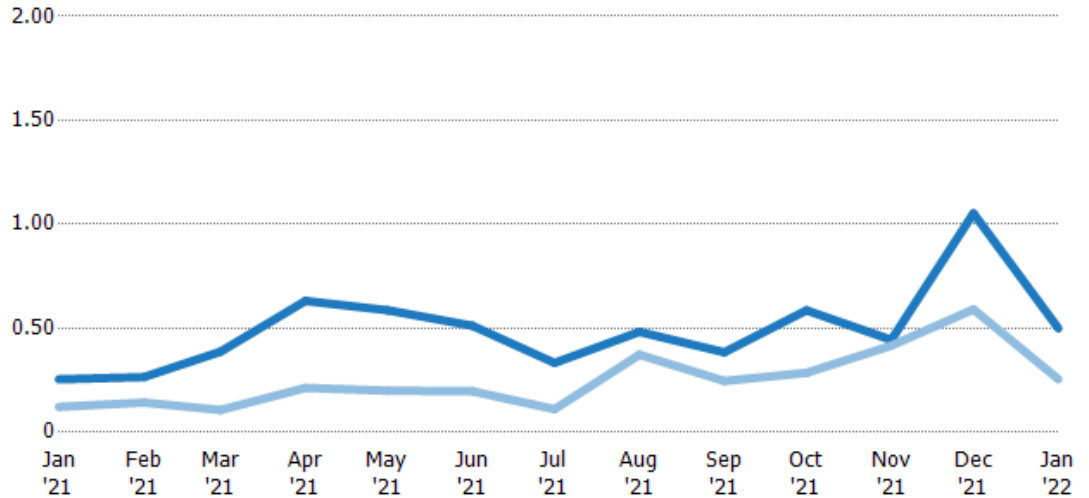
Absorption Rate

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.
Jan '22	50%	-24.5%
Jan '21	25%	-13.3%
Jan '20	12%	-52.3%



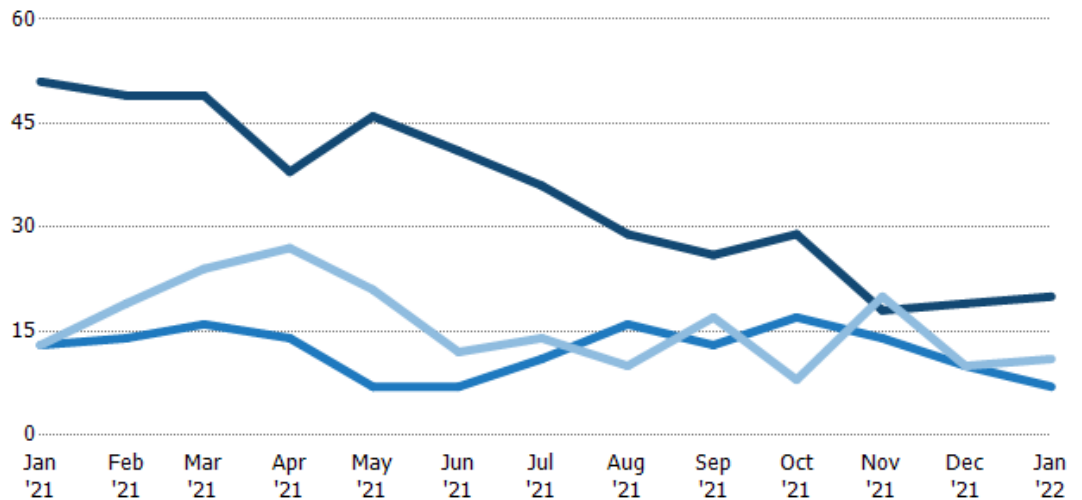
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	25%	27%	39%	63%	59%	51%	33%	48%	38%	59%	44%	105%	50%
Prior Year	12%	14%	11%	21%	20%	20%	11%	37%	25%	29%	42%	59%	25%
Change from Prior Year	-13%	-12%	-28%	-42%	-39%	-32%	-22%	-11%	-14%	-30%	-3%	-46%	-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



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Active	51	49	49	38	46	41	36	29	26	29	18	19	20
Pending	13	14	16	14	7	7	11	16	13	17	14	10	7
Sold	13	19	24	27	21	12	14	10	17	8	20	10	11

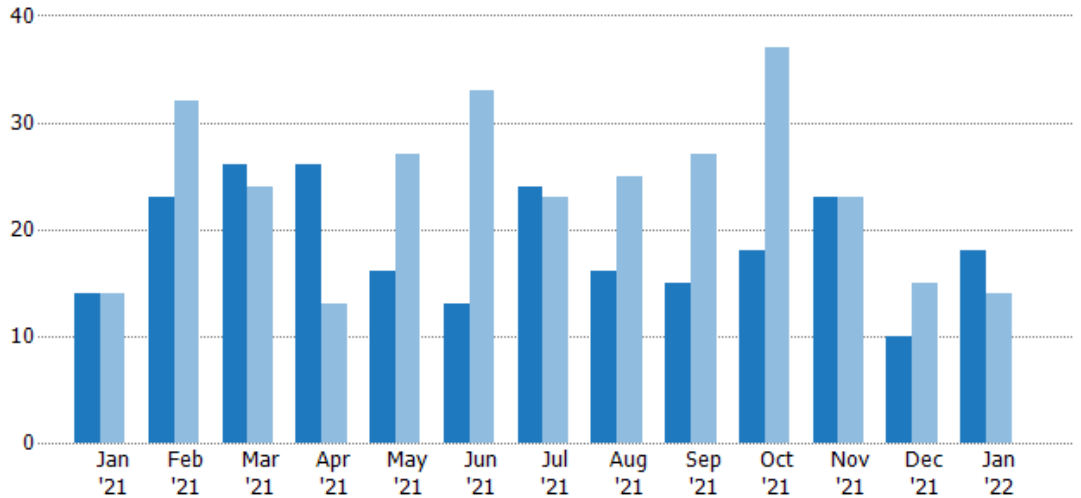
New Pending Sales

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.
Jan '22	18	28.6%
Jan '21	14	0%
Jan '20	14	0%



Current Year	14	23	26	26	16	13	24	16	15	18	23	10	18
Prior Year	14	32	24	13	27	33	23	25	27	37	23	15	14
Percent Change from Prior Year	0%	-28%	8%	100%	-41%	-61%	4%	-36%	-44%	-51%	0%	-33%	29%

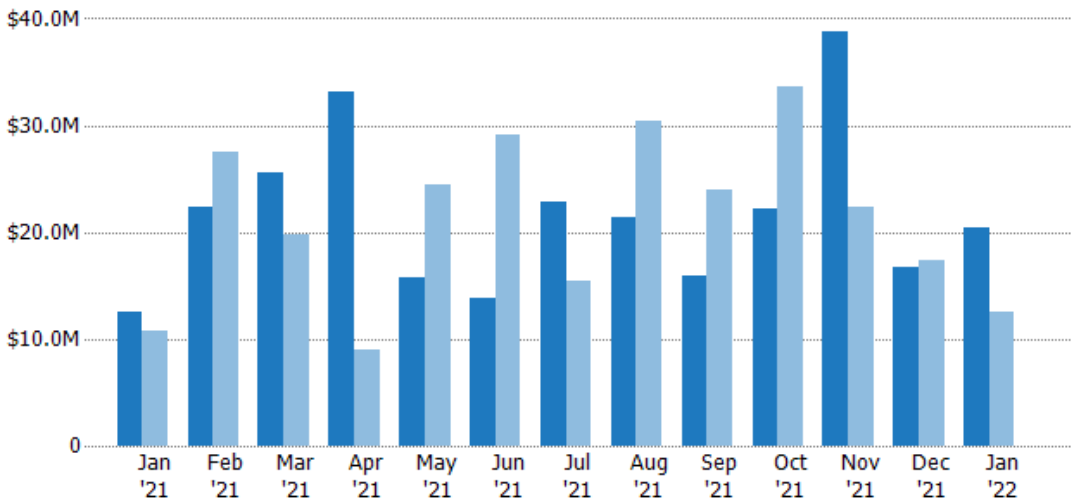
New Pending Sales Volume

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.
Jan '22	\$20.3M	62.5%
Jan '21	\$12.5M	17.2%
Jan '20	\$10.7M	38.2%



Current Year	\$12.5M	\$22.3M	\$25.6M	\$33.1M	\$15.8M	\$13.9M	\$22.8M	\$21.4M	\$16M	\$22.2M	\$38.8M	\$16.8M	\$20.3M
Prior Year	\$10.7M	\$27.6M	\$19.7M	\$8.93M	\$24.5M	\$29.2M	\$15.4M	\$30.4M	\$24M	\$33.7M	\$22.4M	\$17.3M	\$12.5M
Percent Change from Prior Year	17%	-19%	30%	271%	-36%	-52%	48%	-29%	-33%	-34%	73%	-3%	62%

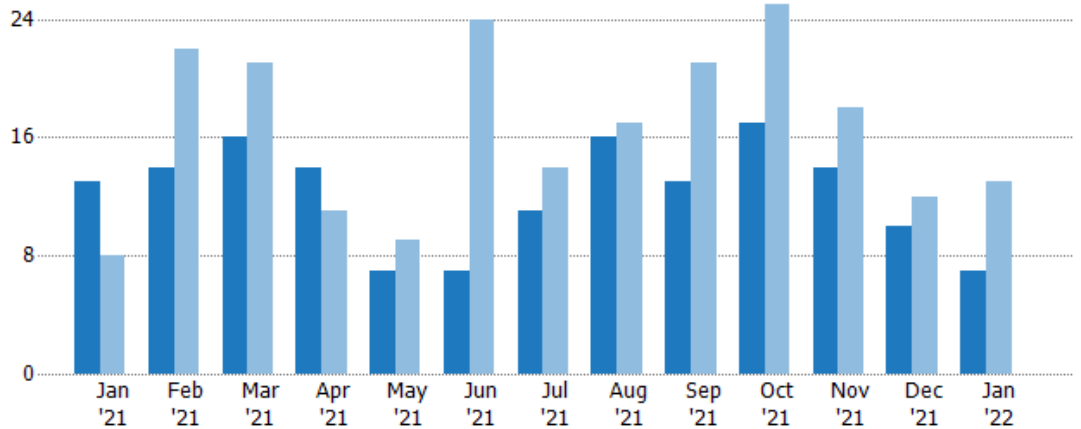
Pending Sales

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.
Jan '22	7	-46.2%
Jan '21	13	62.5%
Jan '20	8	87.5%



Current Year	13	14	16	14	7	7	11	16	13	17	14	10	7
Prior Year	8	22	21	11	9	24	14	17	21	25	18	12	13
Percent Change from Prior Year	63%	-36%	-24%	27%	-22%	-71%	-21%	-6%	-38%	-32%	-22%	-17%	-46%

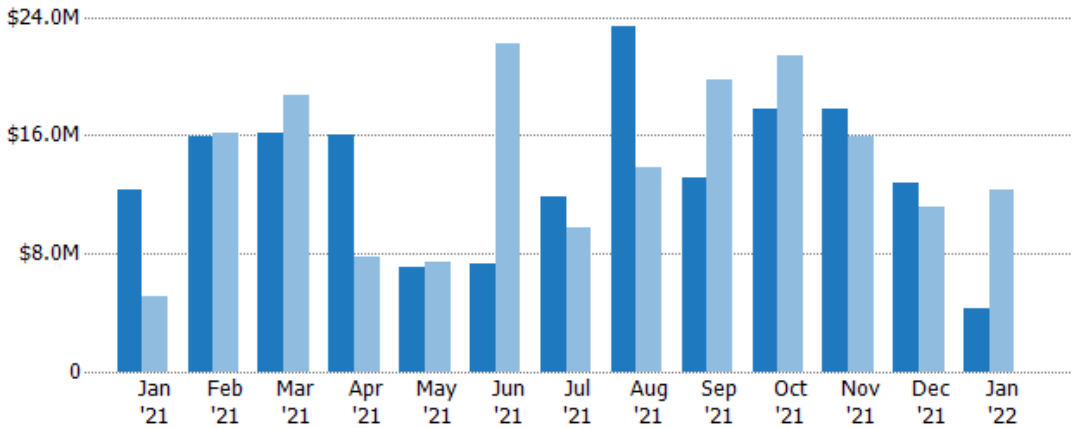
Pending Sales Volume

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.
Jan '22	\$4.34M	-64.8%
Jan '21	\$12.3M	139.8%
Jan '20	\$5.15M	195.8%



Current Year	\$12.3M	\$15.9M	\$16.2M	\$16M	\$7.05M	\$7.32M	\$11.9M	\$23.3M	\$13.1M	\$17.7M	\$17.8M	\$12.8M	\$4.34M
Prior Year	\$5.15M	\$16.2M	\$18.8M	\$7.77M	\$7.38M	\$22.2M	\$9.72M	\$13.8M	\$19.8M	\$21.4M	\$16M	\$11.1M	\$12.3M
Percent Change from Prior Year	140%	-2%	-14%	106%	-4%	-67%	22%	69%	-34%	-17%	11%	15%	-65%

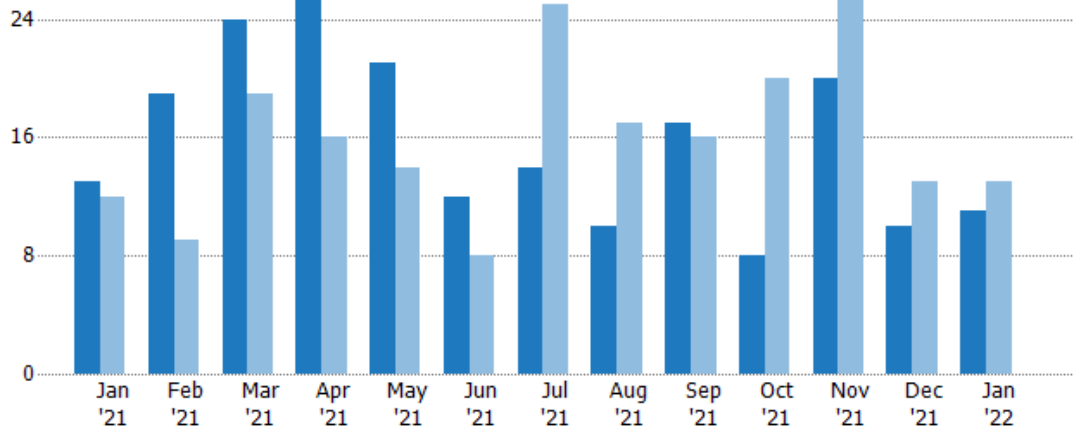
Closed Sales

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.
Jan '22	11	-15.4%
Jan '21	13	8.3%
Jan '20	12	-25%



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	13	19	24	27	21	12	14	10	17	8	20	10	11
Prior Year	12	9	19	16	14	8	25	17	16	20	26	13	13
Percent Change from Prior Year	8%	111%	26%	69%	50%	50%	-44%	-41%	6%	-60%	-23%	-23%	-15%

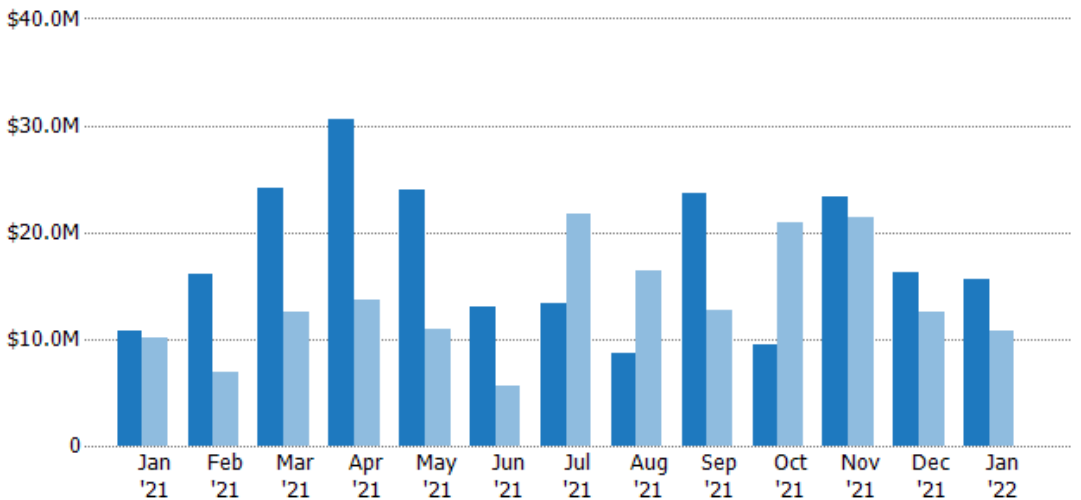
Closed Sales Volume

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.
Jan '22	\$15.6M	43.6%
Jan '21	\$10.8M	6.5%
Jan '20	\$10.2M	-44.7%



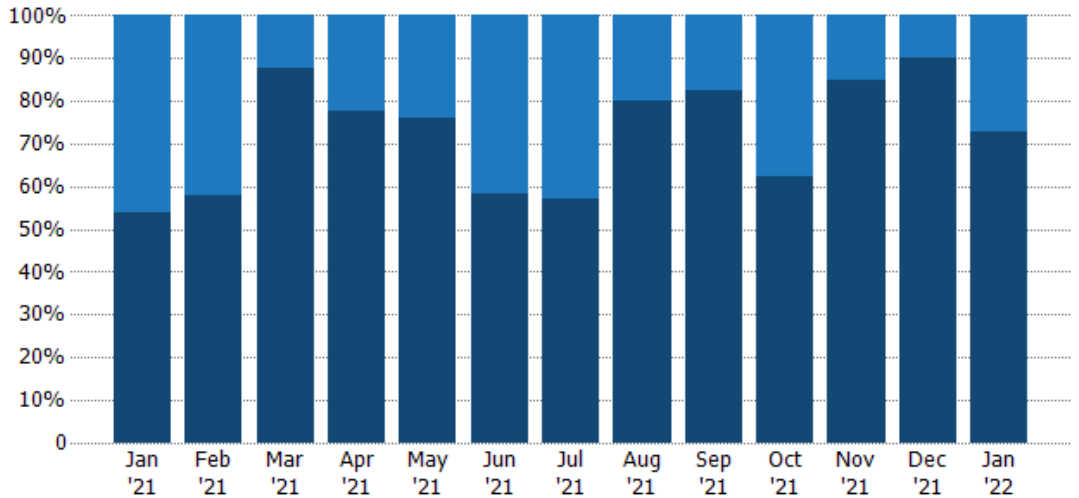
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$10.8M	\$16.1M	\$24.1M	\$30.5M	\$24M	\$12.9M	\$13.4M	\$8.59M	\$23.7M	\$9.53M	\$23.3M	\$16.2M	\$15.6M
Prior Year	\$10.2M	\$6.82M	\$12.6M	\$13.7M	\$11M	\$5.6M	\$21.7M	\$16.4M	\$12.7M	\$21M	\$21.3M	\$12.5M	\$10.8M
Percent Change from Prior Year	6%	136%	92%	123%	118%	131%	-39%	-48%	87%	-55%	9%	30%	44%

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



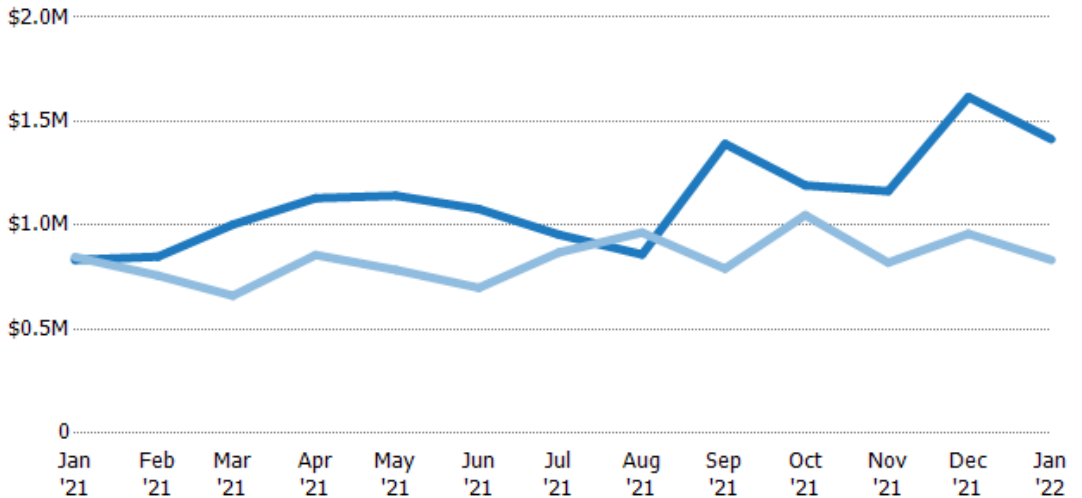
Property Type	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Condo/Townhouse	46%	42%	13%	22%	24%	42%	43%	20%	18%	38%	15%	10%	27%
Single Family Residence	54%	58%	88%	78%	76%	58%	57%	80%	82%	63%	85%	90%	73%

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.
Jan '22	\$1.41M	69.7%
Jan '21	\$833K	-1.7%
Jan '20	\$848K	-26.3%

Property Type	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$833K	\$849K	\$1M	\$1.13M	\$1.14M	\$1.08M	\$954K	\$859K	\$1.39M	\$1.19M	\$1.16M	\$1.62M	\$1.41M
Prior Year	\$848K	\$758K	\$661K	\$857K	\$785K	\$699K	\$870K	\$965K	\$792K	\$1.05M	\$820K	\$959K	\$833K
Percent Change from Prior Year	-2%	12%	52%	32%	45%	54%	10%	-11%	76%	14%	42%	69%	70%

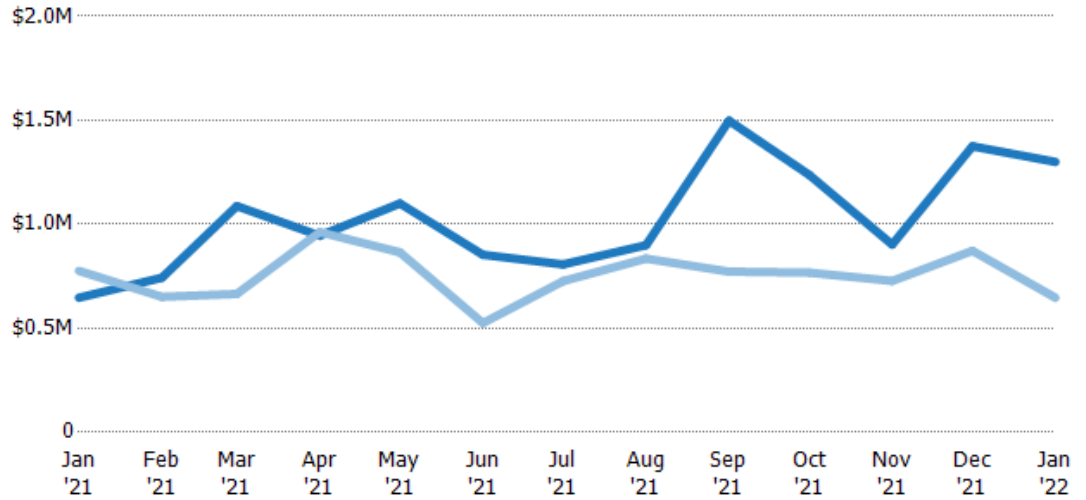
Median Sales Price

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.
Jan '22	\$1.3M	100.9%
Jan '21	\$647K	-16.6%
Jan '20	\$776K	-32.3%



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$647K	\$743K	\$1.09M	\$945K	\$1.1M	\$853K	\$807K	\$900K	\$1.5M	\$1.24M	\$903K	\$1.38M	\$1.3M
Prior Year	\$776K	\$651K	\$665K	\$963K	\$865K	\$525K	\$727K	\$835K	\$773K	\$768K	\$728K	\$873K	\$647K
Percent Change from Prior Year	-17%	14%	64%	-2%	27%	63%	11%	8%	94%	61%	24%	58%	101%

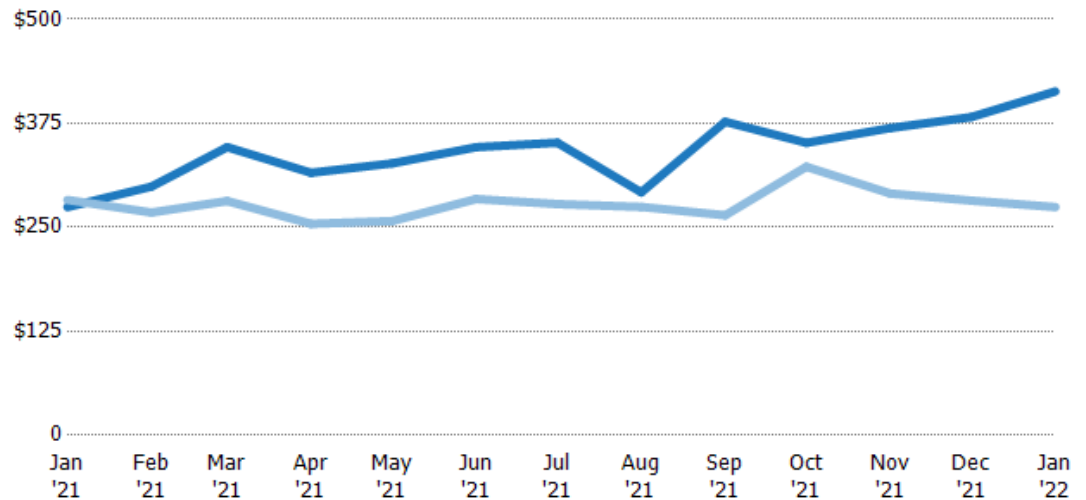
Average Sales Price per Sq Ft

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.
Jan '22	\$413	50.7%
Jan '21	\$274	-3%
Jan '20	\$283	-16.8%



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$274	\$299	\$346	\$315	\$327	\$346	\$352	\$292	\$377	\$352	\$369	\$383	\$413
Prior Year	\$283	\$268	\$282	\$254	\$258	\$284	\$278	\$274	\$264	\$323	\$291	\$282	\$274
Percent Change from Prior Year	-3%	12%	23%	24%	27%	22%	27%	6%	43%	9%	27%	36%	51%

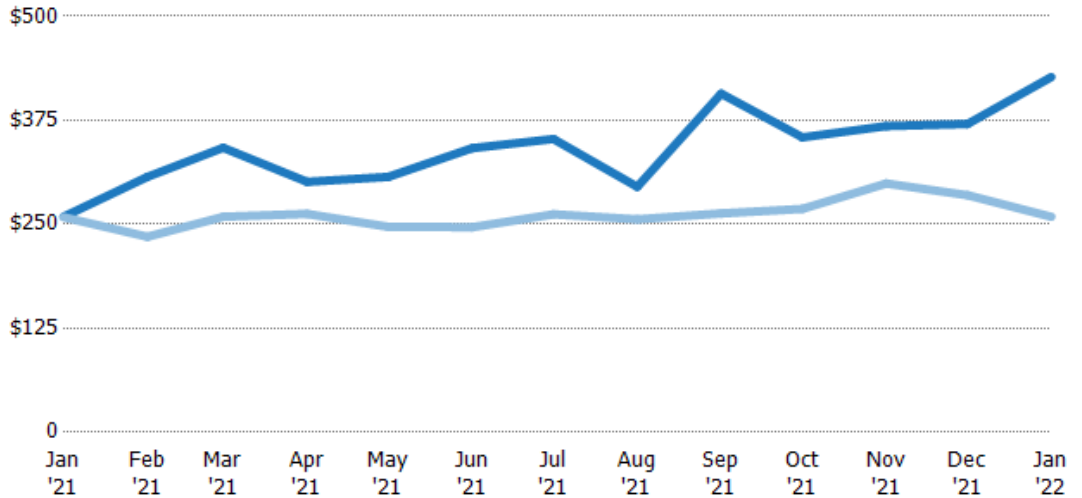
Median Sales Price per Sq Ft

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.
Jan '22	\$427	64.9%
Jan '21	\$259	0.2%
Jan '20	\$259	-10.3%



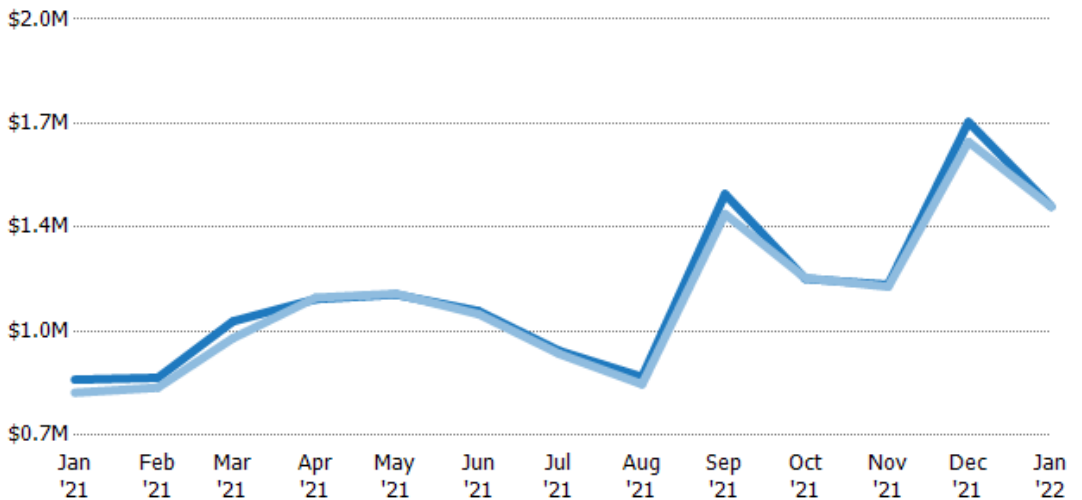
Current Year	\$259	\$307	\$342	\$301	\$307	\$342	\$353	\$295	\$407	\$355	\$368	\$371	\$427
Prior Year	\$259	\$235	\$259	\$263	\$247	\$247	\$262	\$256	\$263	\$269	\$299	\$285	\$259
Percent Change from Prior Year	0%	31%	32%	15%	24%	39%	35%	15%	55%	32%	23%	30%	65%

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



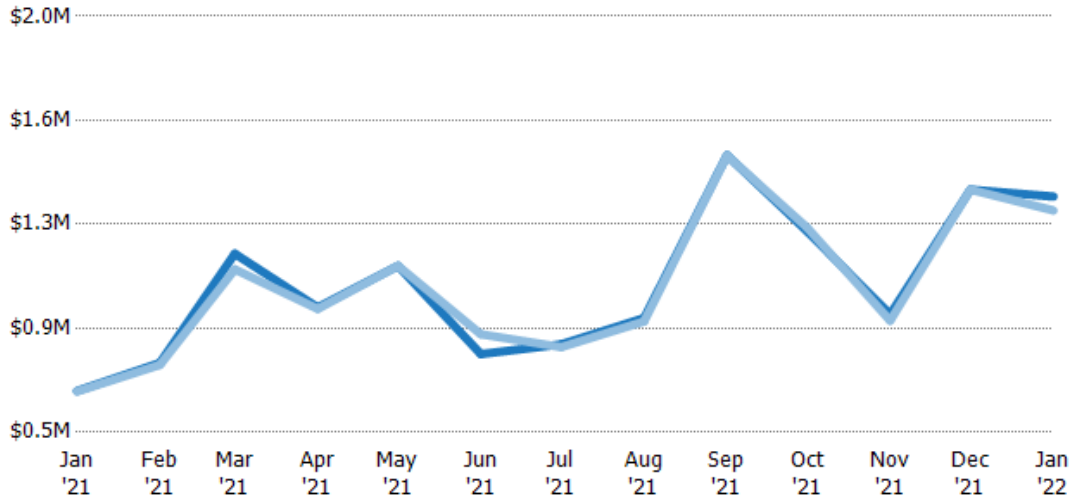
Avg List Price	\$874K	\$880K	\$1.06M	\$1.13M	\$1.14M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.17M	\$1.68M	\$1.41M
Avg Sales Price	\$833K	\$849K	\$1M	\$1.13M	\$1.14M	\$1.08M	\$954K	\$859K	\$1.39M	\$1.19M	\$1.16M	\$1.62M	\$1.41M
Avg Sales Price as a % of Avg List Price	95%	97%	95%	100%	100%	99%	99%	97%	96%	100%	99%	96%	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



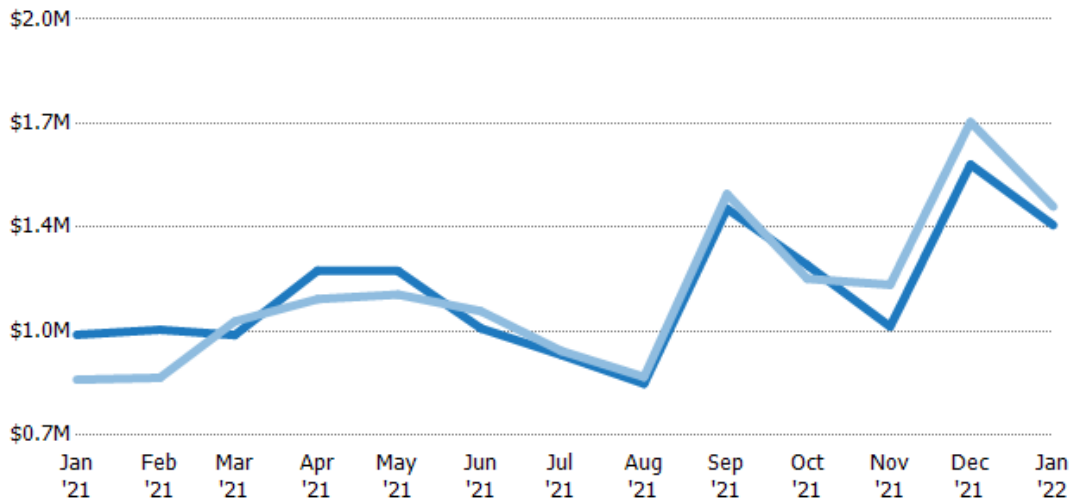
Median List Price	\$649K	\$750K	\$1.14M	\$950K	\$1.1M	\$782K	\$817K	\$912K	\$1.5M	\$1.22M	\$925K	\$1.38M	\$1.35M
Median Sales Price	\$647K	\$743K	\$1.09M	\$945K	\$1.1M	\$853K	\$807K	\$900K	\$1.5M	\$1.24M	\$903K	\$1.38M	\$1.3M
Med Sales Price as a % of Med List Price	100%	99%	95%	99%	100%	109%	99%	99%	100%	101%	98%	100%	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



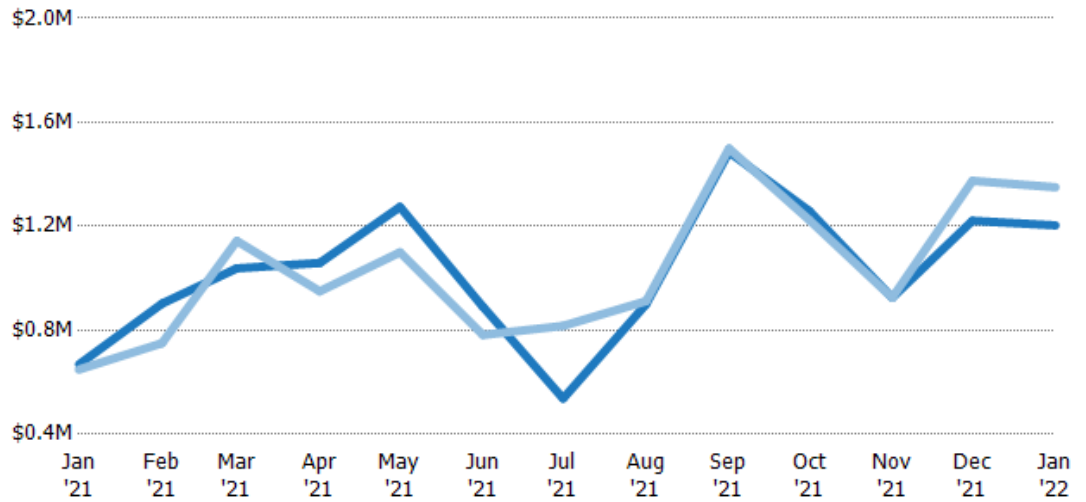
Avg Est Value	\$1.01M	\$1.03M	\$1.01M	\$1.21M	\$1.21M	\$1.03M	\$951K	\$861K	\$1.41M	\$1.23M	\$1.04M	\$1.55M	\$1.36M
Avg Sales Price	\$874K	\$880K	\$1.06M	\$1.13M	\$1.14M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.17M	\$1.68M	\$1.41M
Avg Sales Price as a % of Avg Est Value	86%	85%	104%	93%	94%	105%	101%	102%	103%	97%	113%	109%	104%

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



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Median Est Value	\$668K	\$902K	\$1.04M	\$1.06M	\$1.27M	\$891K	\$537K	\$901K	\$1.49M	\$1.26M	\$926K	\$1.22M	\$1.2M
Median Sales Price	\$649K	\$750K	\$1.14M	\$950K	\$1.1M	\$782K	\$817K	\$912K	\$1.5M	\$1.22M	\$925K	\$1.38M	\$1.35M
Med Sales Price as a % of Med Est Value	97%	83%	110%	90%	86%	88%	152%	101%	101%	97%	100%	113%	112%



Sales Activity by ZIP

Jan 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	7	\$4,338,150	11	\$15,553,400	\$1,413,945	\$1,300,000	\$413	\$410	40

