



# 2022

# CAREFREE



## MARKET REPORT MARCH

Scottsdale Area Association of REALTORS®  
8600 E. Anderson Drive, Suite 200  
Scottsdale, AZ 85255  
[scottsdalerealtors.org](http://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	Mar 2022	Mar 2021	+ / -	YTD 2022	YTD 2021	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	19	22	-13.6%	55	65	-15.4%
New Listing Volume	\$20,751,600	\$34,256,999	-39.4%	\$72,725,447	\$80,524,102	-9.7%
Active Listing Count	16	47	-66%	N/A	N/A	
Active Listing Volume	\$29,429,600	\$77,540,165	-62%	N/A	N/A	
Average Listing Price	\$1,839,350	\$1,649,791	+11.5%	\$2,037,590	\$1,429,830	+42.5%
Median Listing Price	\$1,697,500	\$1,255,000	+35.3%	\$1,769,839	\$1,164,645	+52%
Average Listing Price per Sq Ft	\$509	\$388	+31.1%	\$489	\$366	+33.6%
Median Listing Price per Sq Ft	\$508	\$362	+40.3%	\$489	\$345	+41.9%
Median Days in RPR	29.5	43	-31.4%	30.05	51.88	-42.1%
Months of Inventory	1.3	2.5	-46.1%	1.1	3.8	-69.7%
Absorption Rate	75%	40.43%	+34.6%	87.1%	26.35%	+60.7%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	22	24	-8.3%	61	61	+—
New Pending Sales Volume	\$32,002,000	\$23,512,486	+36.1%	\$86,128,847	\$58,310,086	+47.7%
Pending Sales Count	19	16	+18.8%	N/A	N/A	
Pending Sales Volume	\$27,510,414	\$16,167,318	+70.2%	N/A	N/A	
Closed Sales Count	16	22	-27.3%	39	54	-27.8%
Closed Sales Volume	\$24,350,000	\$21,872,425	+11.3%	\$56,343,150	\$48,830,815	+15.4%
Average Sales Price	\$1,521,875	\$994,201	+53.1%	\$1,444,696	\$904,274	+59.8%
Median Sales Price	\$1,325,000	\$1,087,500	+21.8%	\$1,184,295	\$860,241	+37.7%
Average Sales Price per Sq Ft	\$395	\$354	+11.7%	\$405	\$316	+28.3%
Median Sales Price per Sq Ft	\$387	\$354	+9.3%	\$406	\$314	+29.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	—	—	—	N/A	N/A	

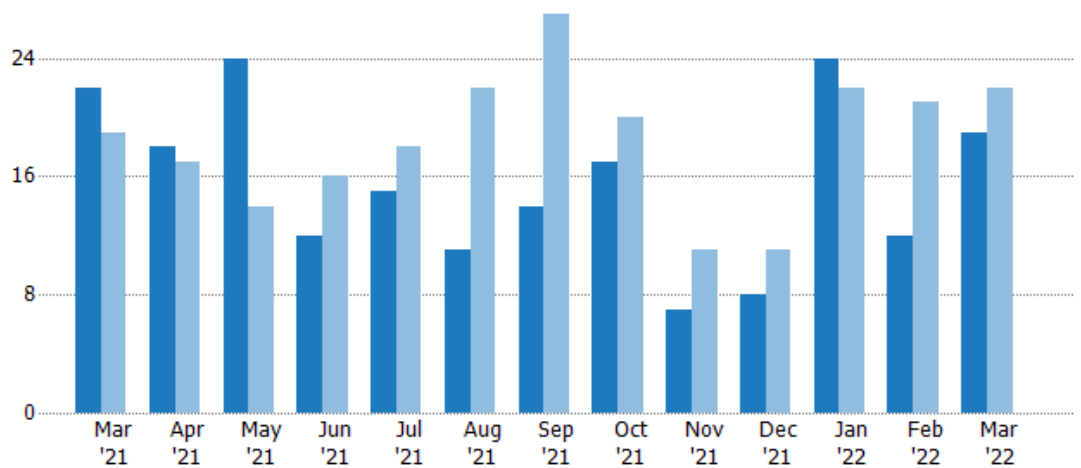
## New Listings

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.
Mar '22	19	-13.6%
Mar '21	22	15.8%
Mar '20	19	15.8%



Current Year	22	18	24	12	15	11	14	17	7	8	24	12	19
Prior Year	19	17	14	16	18	22	27	20	11	11	22	21	22
Percent Change from Prior Year	16%	6%	71%	-25%	-17%	-50%	-48%	-15%	-36%	-27%	9%	-43%	-14%

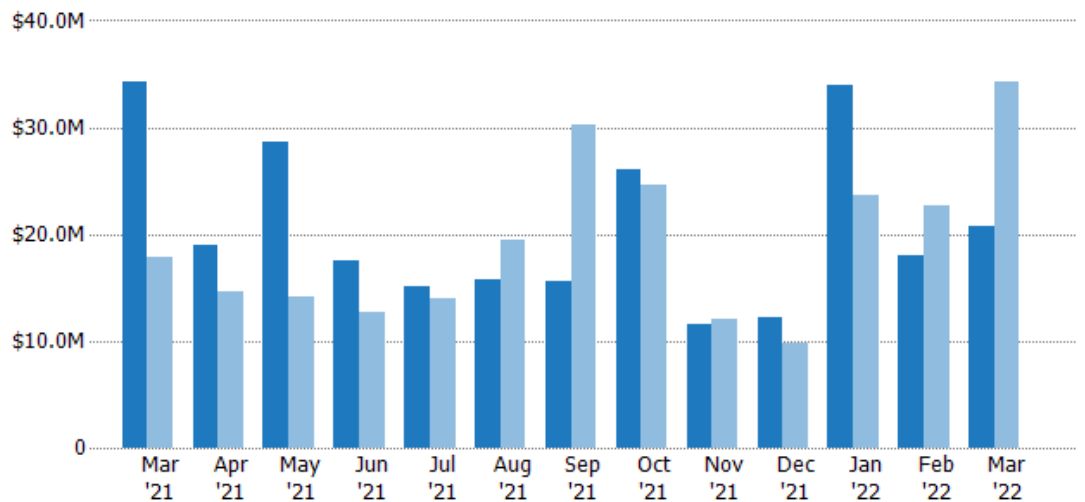
## New Listing Volume

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.
Mar '22	\$20.8M	-39.4%
Mar '21	\$34.3M	91.8%
Mar '20	\$17.9M	18.3%



Current Year	\$34.3M	\$19M	\$28.7M	\$17.6M	\$15.1M	\$15.8M	\$15.5M	\$26.1M	\$11.6M	\$12.2M	\$33.9M	\$18.1M	\$20.8M
Prior Year	\$17.9M	\$14.7M	\$14.2M	\$12.6M	\$13.9M	\$19.5M	\$30.3M	\$24.7M	\$12.1M	\$9.87M	\$23.7M	\$22.6M	\$34.3M
Percent Change from Prior Year	92%	30%	102%	39%	9%	-19%	-49%	6%	-4%	23%	43%	-20%	-39%

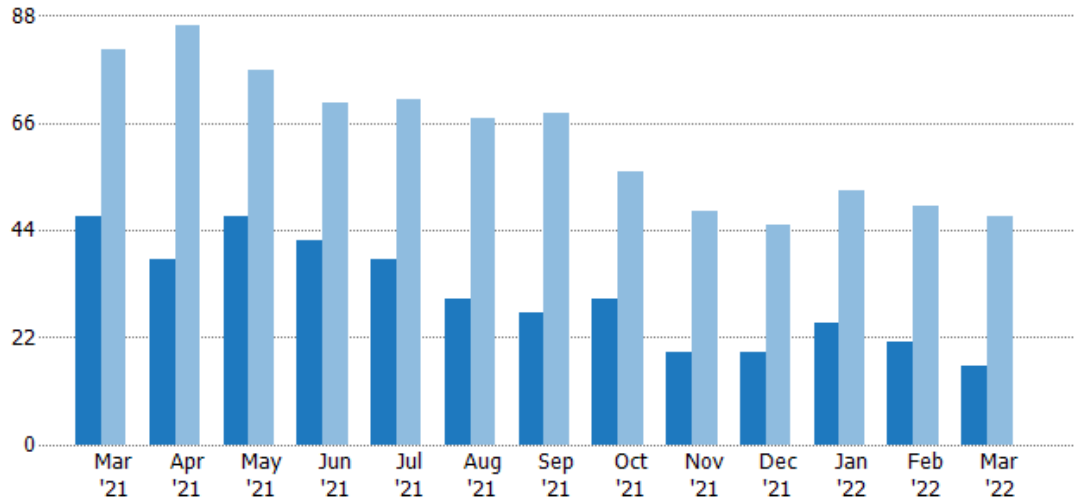
## Active Listings

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.
Mar '22	16	-66%
Mar '21	47	-42%
Mar '20	81	9.9%



Current Year

Prior Year

Percent Change from Prior Year

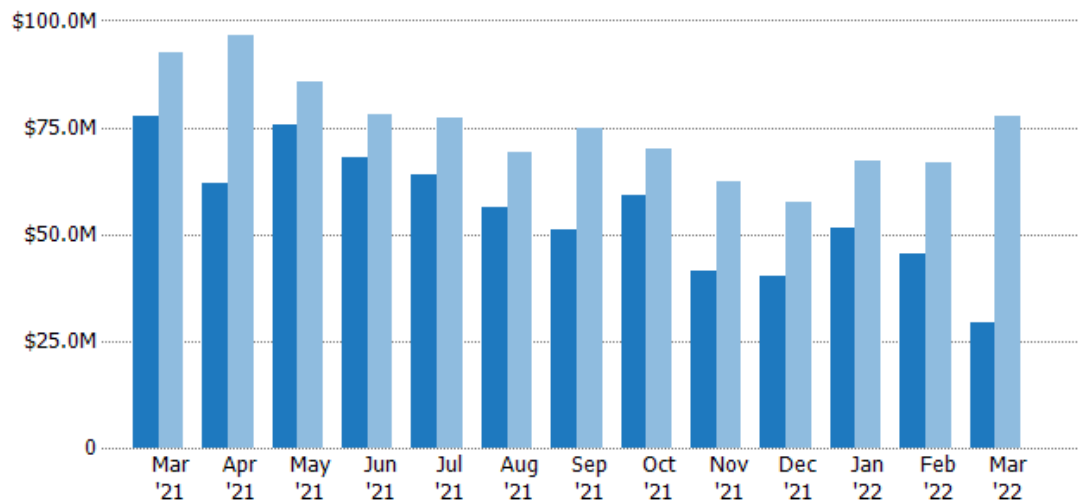
## Active Listing Volume

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.
Mar '22	\$29.4M	-62%
Mar '21	\$77.5M	-16.3%
Mar '20	\$92.7M	1.7%



Current Year

Prior Year

Percent Change from Prior Year

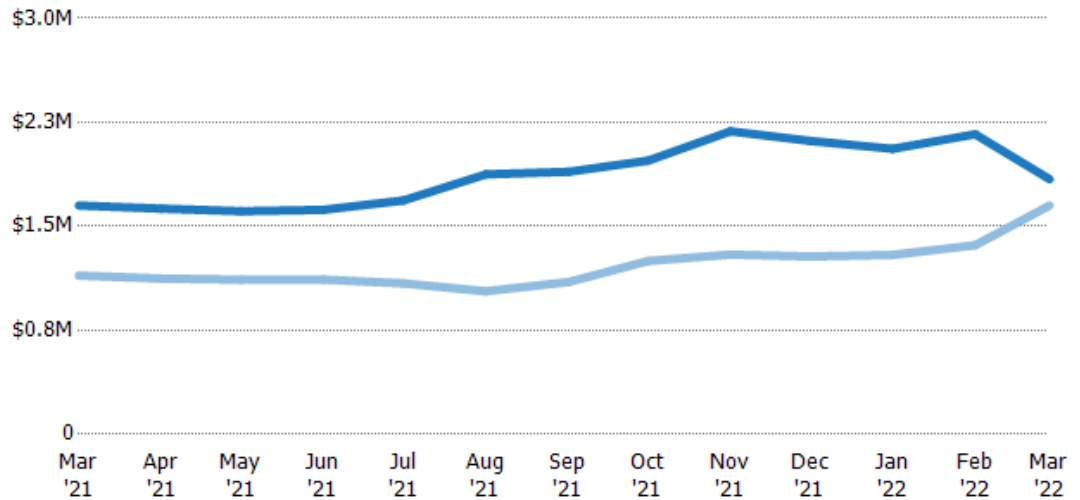
## Average Listing Price

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.
Mar '22	\$1.84M	11.5%
Mar '21	\$1.65M	44.2%
Mar '20	\$1.14M	-7.4%



Current Year	\$1.65M	\$1.63M	\$1.61M	\$1.62M	\$1.69M	\$1.87M	\$1.89M	\$1.97M	\$2.18M	\$2.12M	\$2.06M	\$2.16M	\$1.84M
Prior Year	\$1.14M	\$1.12M	\$1.11M	\$1.12M	\$1.09M	\$1.03M	\$1.1M	\$1.25M	\$1.3M	\$1.28M	\$1.29M	\$1.36M	\$1.65M
Percent Change from Prior Year	44%	45%	44%	45%	55%	82%	72%	58%	69%	65%	59%	59%	11%

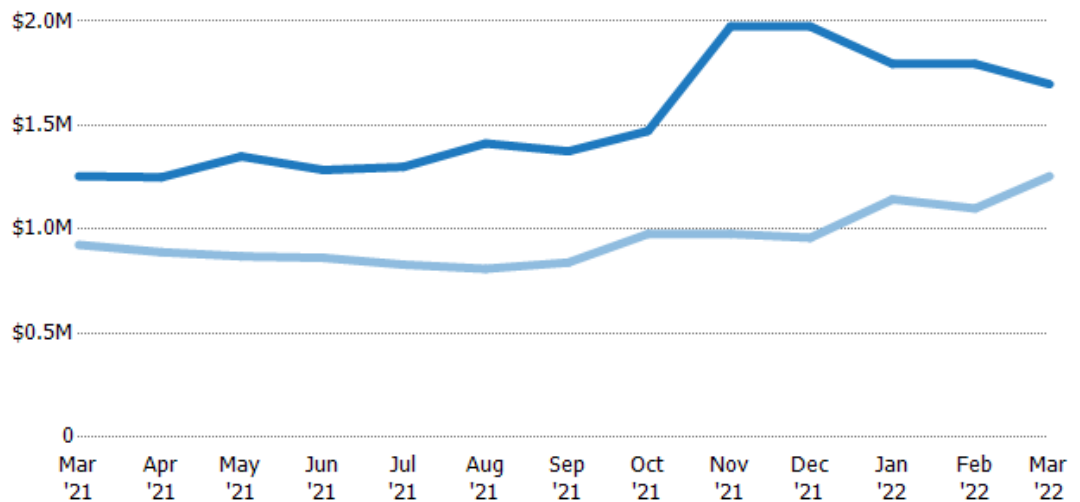
## Median Listing Price

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.
Mar '22	\$1.7M	35.3%
Mar '21	\$1.26M	35.7%
Mar '20	\$925K	-10.5%



Current Year	\$1.26M	\$1.25M	\$1.35M	\$1.29M	\$1.3M	\$1.41M	\$1.38M	\$1.47M	\$1.98M	\$1.98M	\$1.8M	\$1.8M	\$1.7M
Prior Year	\$925K	\$890K	\$870K	\$862K	\$830K	\$810K	\$840K	\$978K	\$978K	\$959K	\$1.14M	\$1.1M	\$1.26M
Percent Change from Prior Year	36%	40%	55%	49%	57%	74%	64%	51%	102%	106%	57%	63%	35%



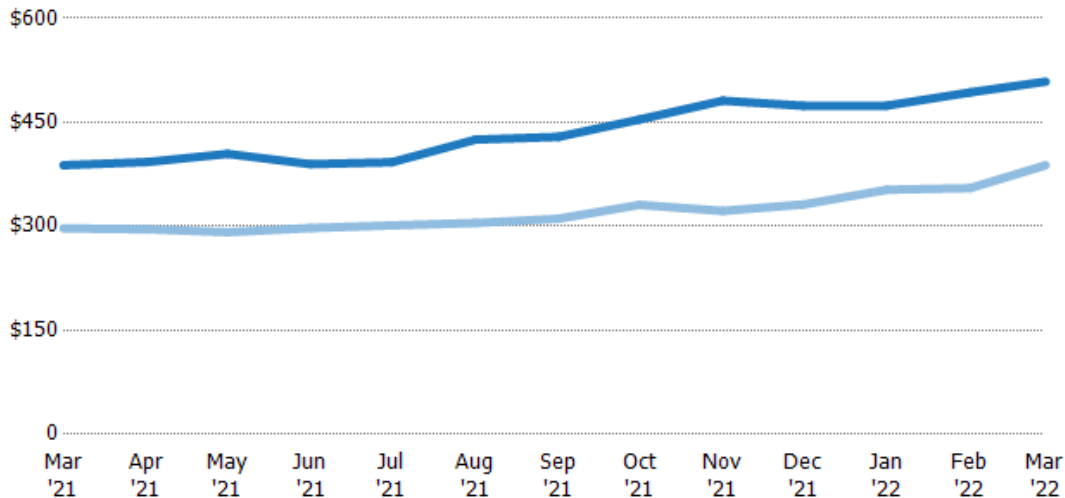
## Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Mar '22	\$509	31.1%
Mar '21	\$388	30.6%
Mar '20	\$297	-5.9%



Current Year	\$388	\$393	\$404	\$390	\$392	\$425	\$429	\$454	\$481	\$474	\$474	\$493	\$509
Prior Year	\$297	\$296	\$291	\$298	\$301	\$305	\$311	\$331	\$322	\$331	\$353	\$355	\$388
Percent Change from Prior Year	31%	33%	39%	31%	30%	39%	38%	37%	49%	43%	34%	39%	31%

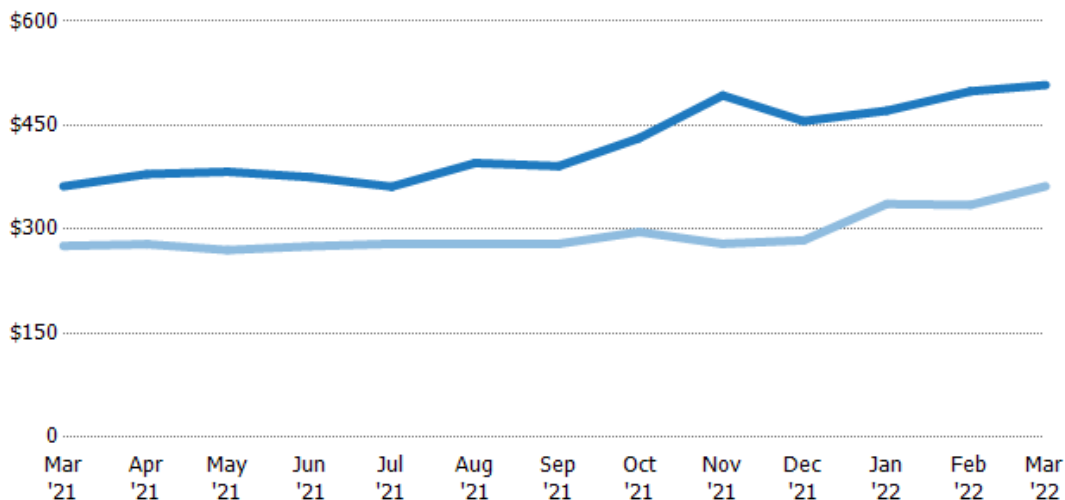
## Median Listing Price per Sq Ft

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.
Mar '22	\$508	40.3%
Mar '21	\$362	31.2%
Mar '20	\$276	-4.3%



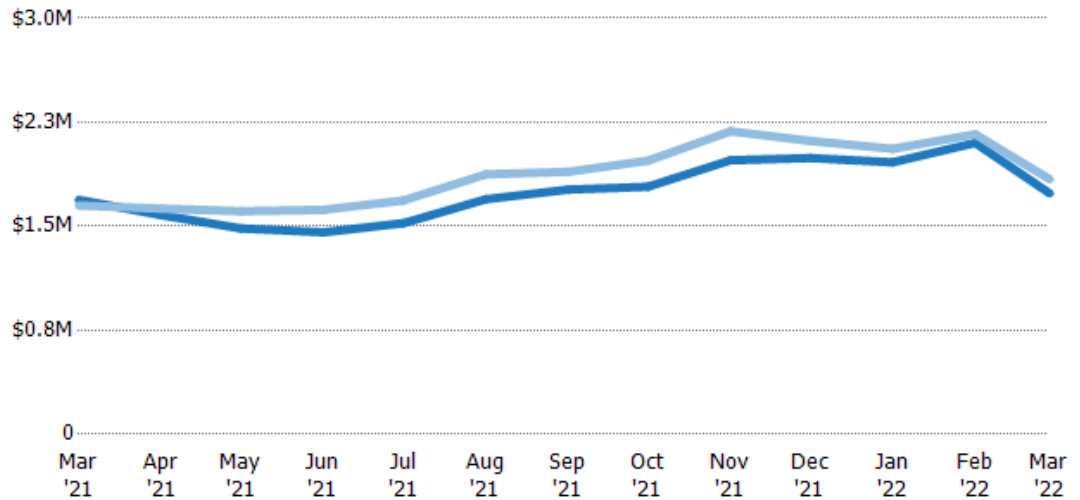
Current Year	\$362	\$380	\$383	\$375	\$362	\$396	\$391	\$432	\$493	\$456	\$471	\$499	\$508
Prior Year	\$276	\$279	\$270	\$276	\$279	\$279	\$279	\$296	\$279	\$284	\$337	\$335	\$362
Percent Change from Prior Year	31%	36%	42%	36%	30%	42%	40%	46%	77%	61%	40%	49%	40%

## 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



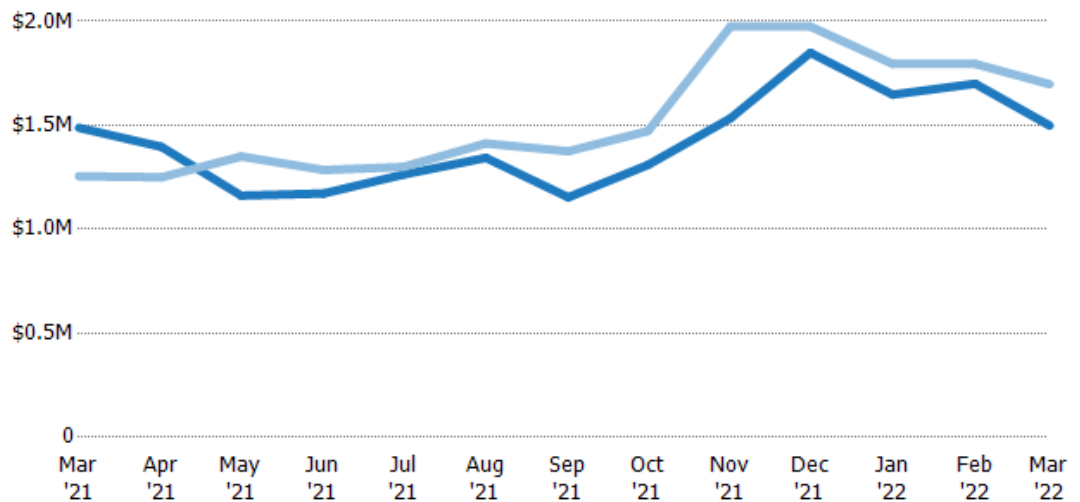
Avg Est Value	\$1.69M	\$1.58M	\$1.48M	\$1.46M	\$1.52M	\$1.7M	\$1.76M	\$1.79M	\$1.98M	\$1.99M	\$1.96M	\$2.1M	\$1.74M
Avg Listing Price	\$1.65M	\$1.63M	\$1.61M	\$1.62M	\$1.69M	\$1.87M	\$1.89M	\$1.97M	\$2.18M	\$2.12M	\$2.06M	\$2.16M	\$1.84M
Avg Listing Price as a % of Avg Est Value	98%	103%	108%	111%	111%	111%	107%	111%	111%	106%	105%	103%	106%

## 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	\$1.49M	\$1.4M	\$1.16M	\$1.17M	\$1.26M	\$1.34M	\$1.15M	\$1.31M	\$1.53M	\$1.85M	\$1.65M	\$1.7M	\$1.5M
Median Listing Price	\$1.26M	\$1.25M	\$1.35M	\$1.29M	\$1.3M	\$1.41M	\$1.38M	\$1.47M	\$1.98M	\$1.98M	\$1.8M	\$1.8M	\$1.7M
Med Listing Price as a % of Med Est Value	84%	90%	116%	110%	103%	105%	119%	112%	129%	107%	109%	106%	113%

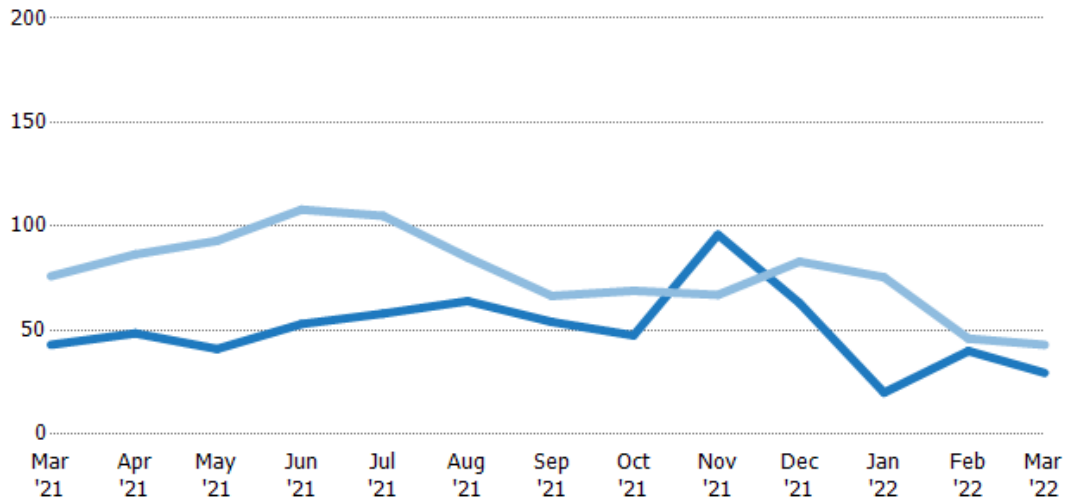
## Median Days in RPR

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.
Mar '22	29.5	-31.4%
Mar '21	43	-43.4%
Mar '20	76	5.3%



Current Year	43	48.5	41	53	58	64	54	47.5	96	63	20	40	29.5
Prior Year	76	86.5	93	108	105	85	66.5	69	67	83	75.5	46	43
Percent Change from Prior Year	-43%	-44%	-56%	-51%	-45%	-25%	-19%	-31%	43%	-24%	-74%	-13%	-31%

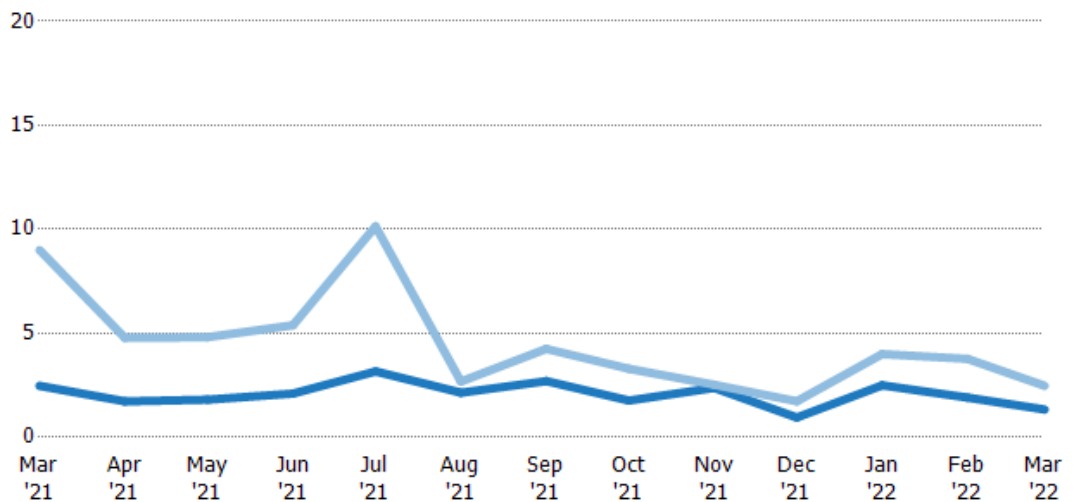
## Months of Inventory

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.
Mar '22	1.33	-46.1%
Mar '21	2.47	-72.5%
Mar '20	9	-23.9%



Current Year	2.47	1.73	1.81	2.1	3.17	2.14	2.7	1.76	2.38	0	2.5	1.91	1.33
Prior Year	9	4.78	4.81	5.38	10.1	2.68	4.25	3.29	2.53	1.73	4	3.77	2.47
Percent Change from Prior Year	-73%	-64%	-62%	-61%	-69%	-20%	-36%	-46%	-6%	-45%	-38%	-49%	-46%



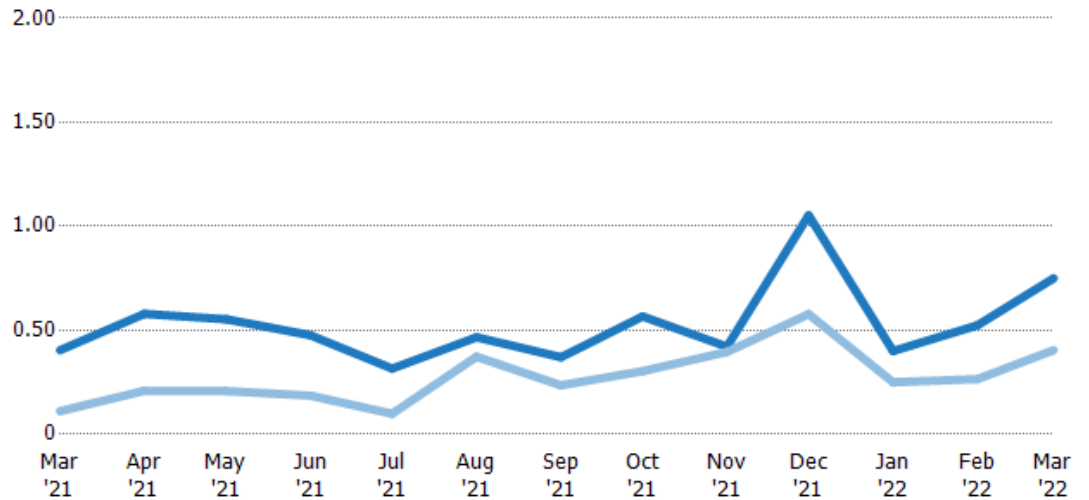
## Absorption Rate

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.
Mar '22	75%	-34.6%
Mar '21	40%	-29.3%
Mar '20	11%	31.4%



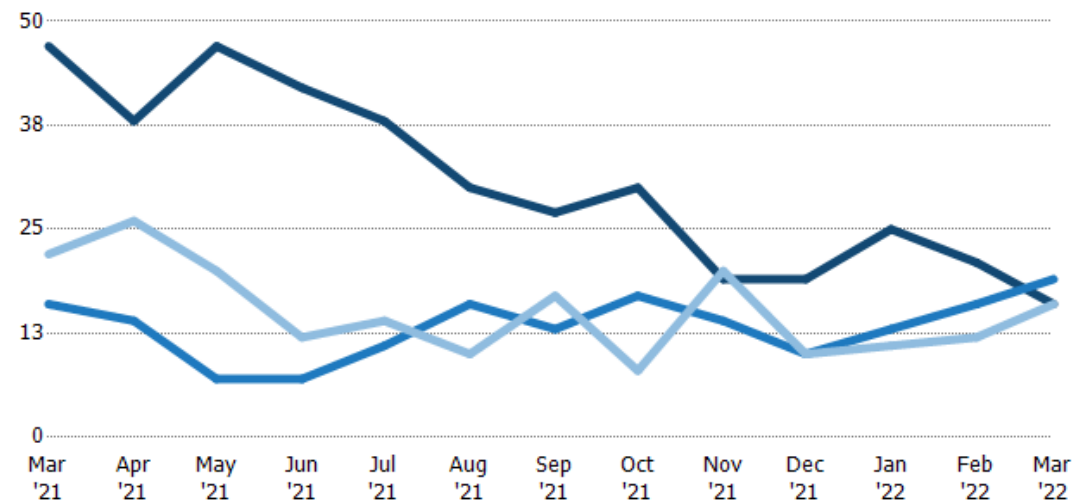
Current Year	40%	58%	55%	48%	32%	47%	37%	57%	42%	105%	40%	52%	75%
Prior Year	11%	21%	21%	19%	10%	37%	24%	30%	40%	58%	25%	27%	40%
Change from Prior Year	-29%	-37%	-35%	-29%	-22%	-9%	-14%	-26%	-3%	-47%	-15%	-26%	-35%

## 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	47	38	47	42	38	30	27	30	19	19	25	21	16
Pending	16	14	7	7	11	16	13	17	14	10	13	16	19
Sold	22	26	20	12	14	10	17	8	20	10	11	12	16

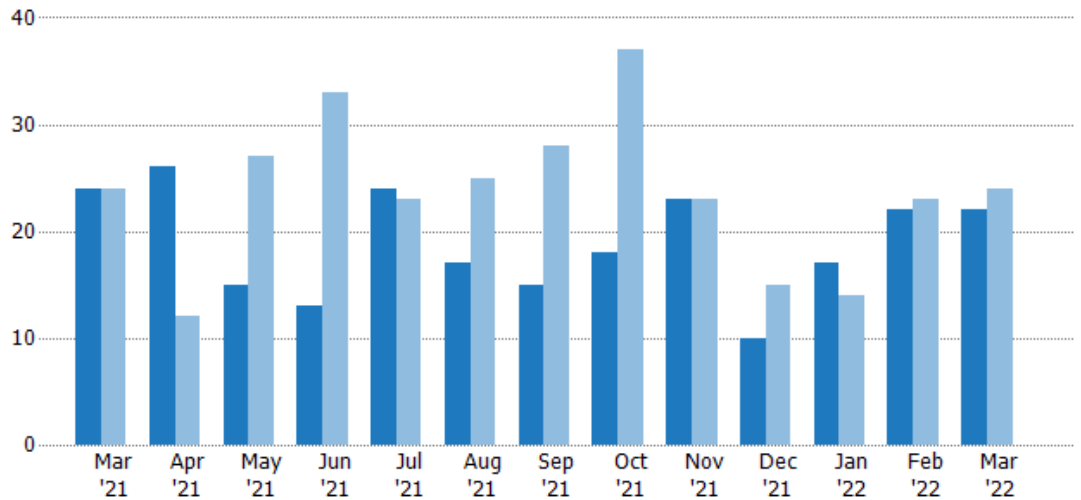
## New Pending Sales

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.
Mar '22	22	-8.3%
Mar '21	24	0%
Mar '20	24	-12.5%



Current Year	24	26	15	13	24	17	15	18	23	10	17	22	22
Prior Year	24	12	27	33	23	25	28	37	23	15	14	23	24
Percent Change from Prior Year	0%	117%	-44%	-61%	4%	-32%	-46%	-51%	0%	-33%	21%	-4%	-8%

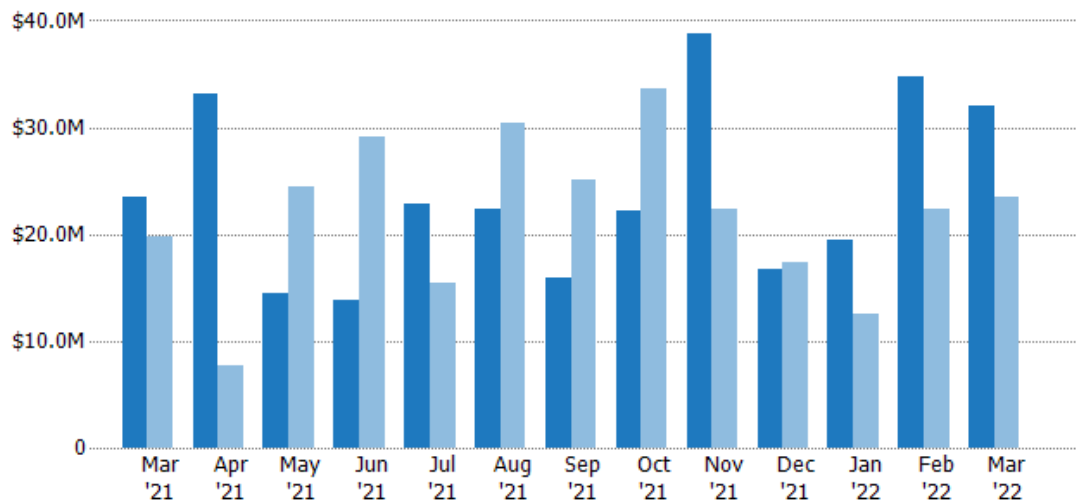
## New Pending Sales Volume

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.
Mar '22	\$32M	36.1%
Mar '21	\$23.5M	19.3%
Mar '20	\$19.7M	-16.4%



Current Year	\$23.5M	\$33.1M	\$14.4M	\$13.9M	\$22.8M	\$22.4M	\$16M	\$22.2M	\$38.8M	\$16.8M	\$19.4M	\$34.7M	\$32M
Prior Year	\$19.7M	\$7.75M	\$24.5M	\$29.2M	\$15.4M	\$30.4M	\$25.1M	\$33.7M	\$22.4M	\$17.3M	\$12.5M	\$22.3M	\$23.5M
Percent Change from Prior Year	19%	327%	-41%	-52%	48%	-26%	-36%	-34%	73%	-3%	55%	56%	36%

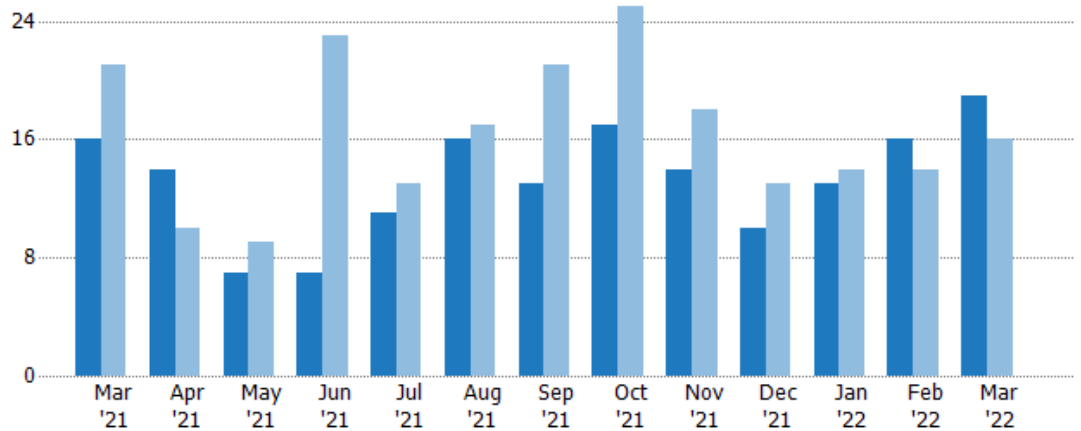
## Pending Sales

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.
Mar '22	19	18.8%
Mar '21	16	-23.8%
Mar '20	21	-19%



Current Year	16	14	7	7	11	16	13	17	14	10	13	16	19
Prior Year	21	10	9	23	13	17	21	25	18	13	14	14	16
Percent Change from Prior Year	-24%	40%	-22%	-70%	-15%	-6%	-38%	-32%	-22%	-23%	-7%	14%	19%

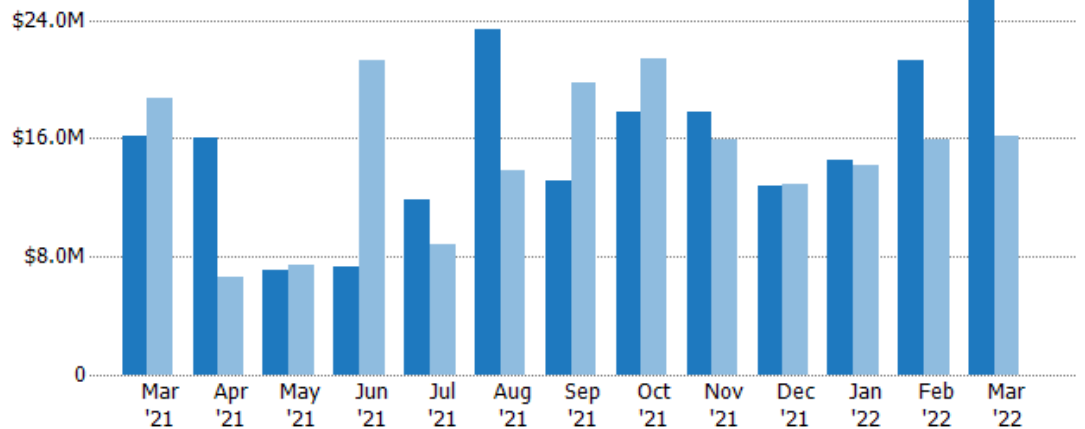
## Pending Sales Volume

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.
Mar '22	\$27.5M	70.2%
Mar '21	\$16.2M	-13.8%
Mar '20	\$18.8M	-42%



Current Year	\$16.2M	\$16M	\$7.05M	\$7.32M	\$11.9M	\$23.3M	\$13.1M	\$17.7M	\$17.8M	\$12.8M	\$14.5M	\$21.2M	\$27.5M
Prior Year	\$18.8M	\$6.61M	\$7.38M	\$21.3M	\$8.77M	\$13.8M	\$19.8M	\$21.4M	\$16M	\$12.9M	\$14.1M	\$15.9M	\$16.2M
Percent Change from Prior Year	-14%	143%	-4%	-66%	36%	69%	-34%	-17%	11%	-1%	3%	34%	70%

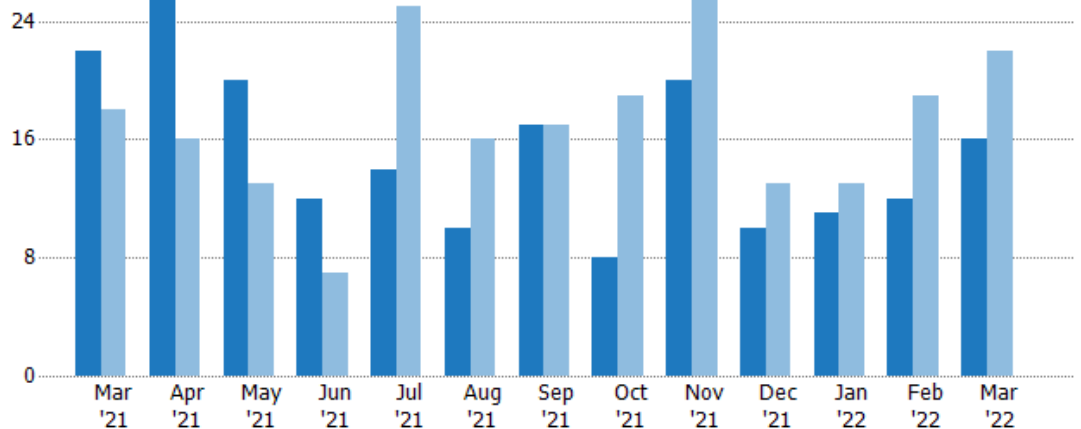
## Closed Sales

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.
Mar '22	16	-27.3%
Mar '21	22	22.2%
Mar '20	18	-44.4%



Current Year	22	26	20	12	14	10	17	8	20	10	11	12	16
Prior Year	18	16	13	7	25	16	17	19	26	13	13	19	22
Percent Change from Prior Year	22%	63%	54%	71%	-44%	-38%	0%	-58%	-23%	-23%	-15%	-37%	-27%

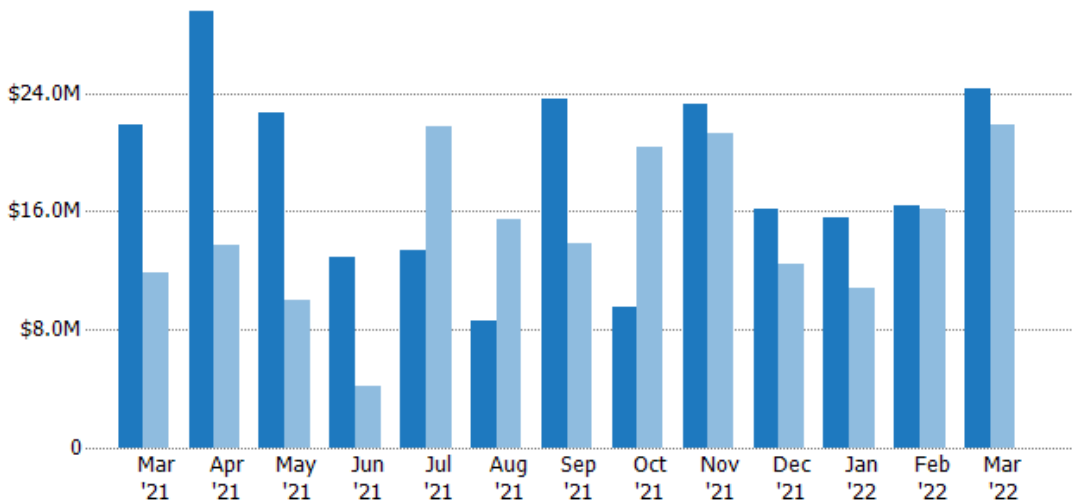
## Closed Sales Volume

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.
Mar '22	\$24.4M	11.3%
Mar '21	\$21.9M	83.8%
Mar '20	\$11.9M	-40.9%



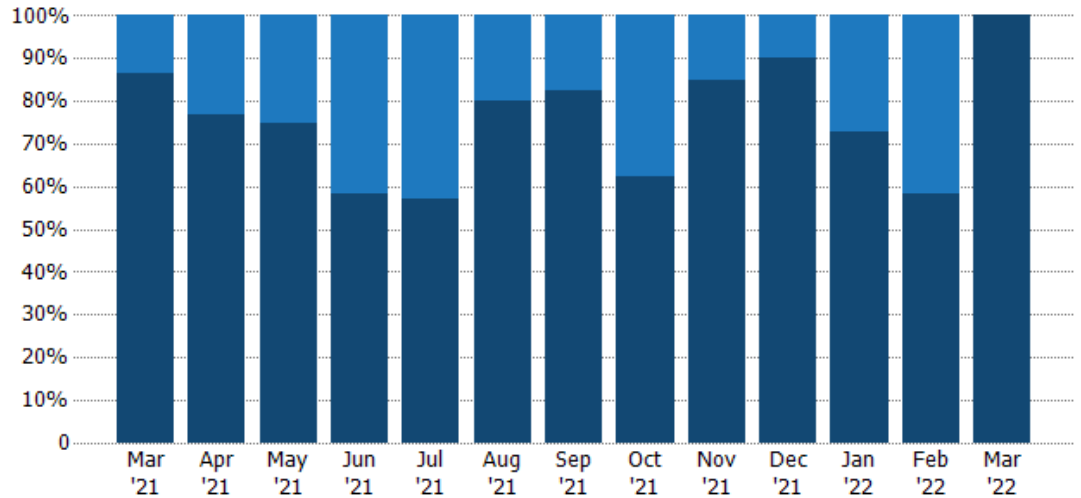
Current Year	\$21.9M	\$29.6M	\$22.7M	\$12.9M	\$13.4M	\$8.59M	\$23.7M	\$9.53M	\$23.3M	\$16.2M	\$15.6M	\$16.4M	\$24.4M
Prior Year	\$11.9M	\$13.7M	\$9.93M	\$4.18M	\$21.7M	\$15.5M	\$13.8M	\$20.3M	\$21.3M	\$12.5M	\$10.8M	\$16.1M	\$21.9M
Percent Change from Prior Year	84%	116%	128%	210%	-39%	-45%	71%	-53%	9%	30%	44%	2%	11%

## 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



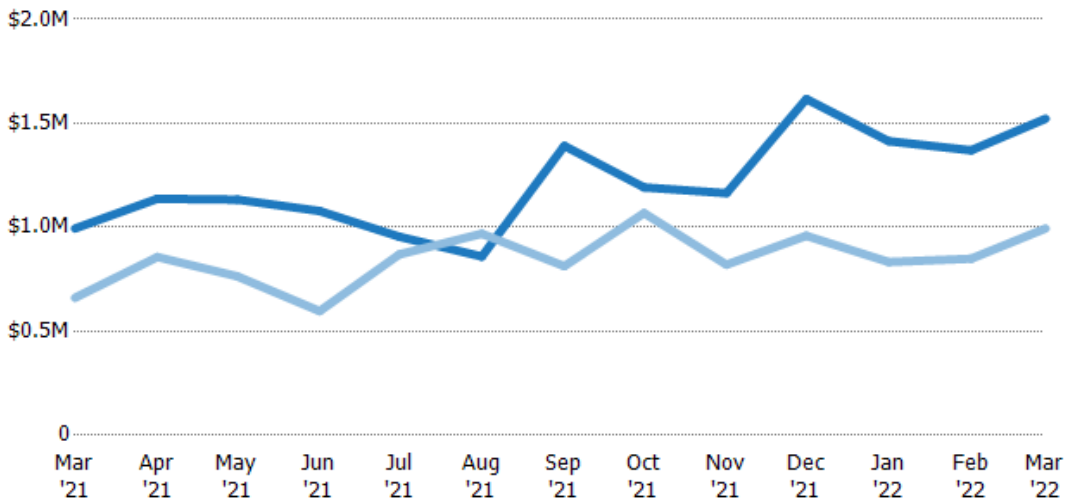
Condo/Townhouse	14%	23%	25%	42%	43%	20%	18%	38%	15%	10%	27%	42%	-
Single Family Residence	86%	77%	75%	58%	57%	80%	82%	63%	85%	90%	73%	58%	100%

## 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	\$994K	\$1.14M	\$1.13M	\$1.08M	\$954K	\$859K	\$1.39M	\$1.19M	\$1.16M	\$1.62M	\$1.41M	\$1.37M	\$1.52M
Prior Year	\$661K	\$857K	\$764K	\$597K	\$870K	\$969K	\$813K	\$1.07M	\$820K	\$959K	\$833K	\$849K	\$994K
Percent Change from Prior Year	50%	33%	48%	81%	10%	-11%	71%	12%	42%	69%	70%	61%	53%

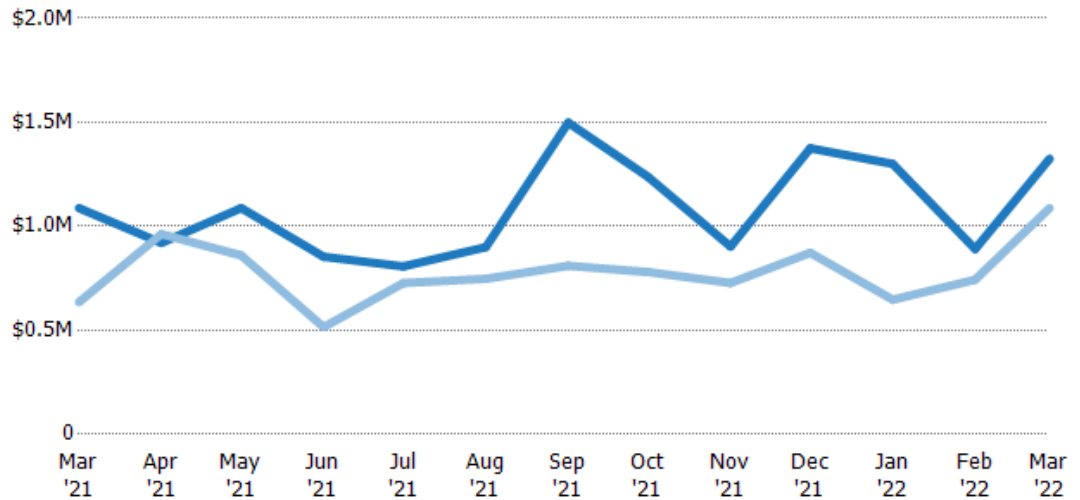
## Median Sales Price

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.
Mar '22	\$1.33M	21.8%
Mar '21	\$1.09M	71.3%
Mar '20	\$635K	-1.2%



Current Year	\$1.09M	\$920K	\$1.09M	\$853K	\$807K	\$900K	\$1.5M	\$1.24M	\$903K	\$1.38M	\$1.3M	\$891K	\$1.33M
Prior Year	\$635K	\$963K	\$860K	\$515K	\$727K	\$748K	\$810K	\$780K	\$728K	\$873K	\$647K	\$743K	\$1.09M
Percent Change from Prior Year	71%	-4%	26%	66%	11%	20%	85%	59%	24%	58%	101%	20%	22%

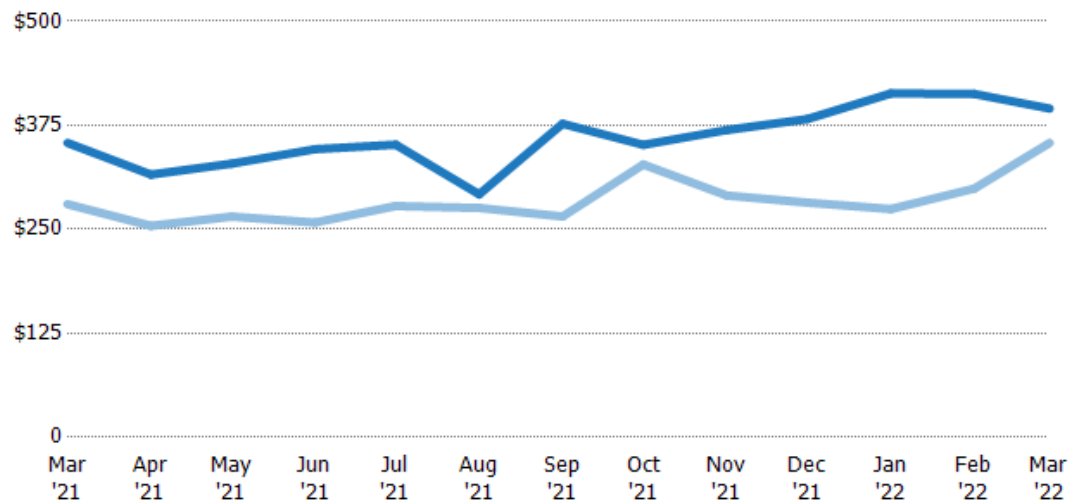
## Average Sales Price per Sq Ft

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.
Mar '22	\$395	11.7%
Mar '21	\$354	26.3%
Mar '20	\$280	-18.3%



Current Year	\$354	\$316	\$329	\$346	\$352	\$292	\$377	\$352	\$369	\$383	\$413	\$413	\$395
Prior Year	\$280	\$254	\$265	\$258	\$278	\$276	\$265	\$328	\$291	\$282	\$274	\$299	\$354
Percent Change from Prior Year	26%	24%	24%	34%	27%	6%	42%	7%	27%	36%	51%	38%	12%



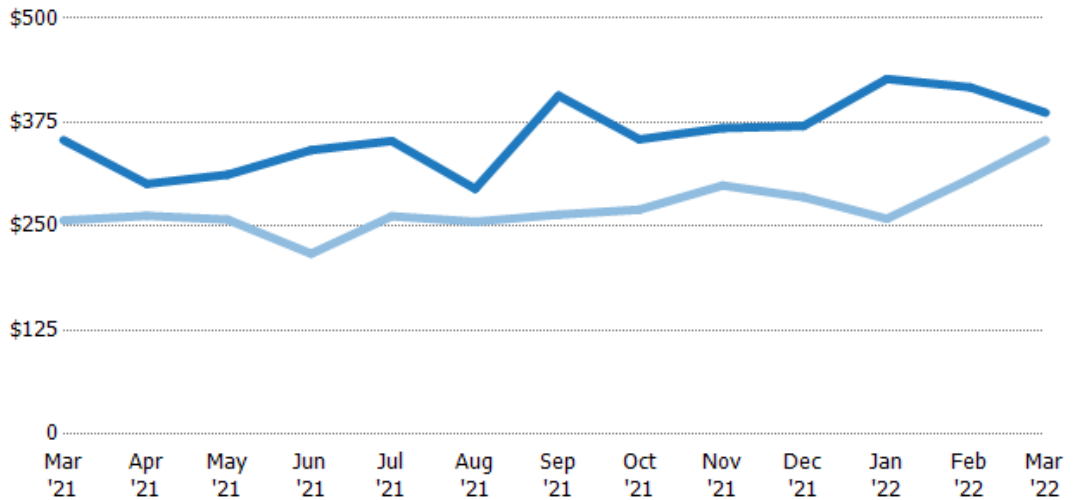
## Median Sales Price per Sq Ft

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.
Mar '22	\$387	9.3%
Mar '21	\$354	37.5%
Mar '20	\$257	-7.8%



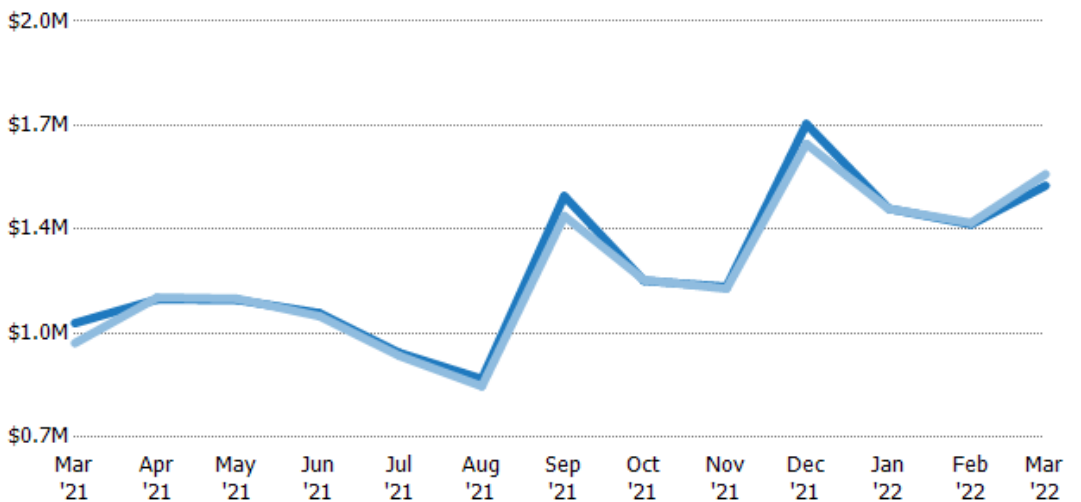
Current Year	\$354	\$301	\$312	\$342	\$353	\$295	\$407	\$355	\$368	\$371	\$427	\$417	\$387
Prior Year	\$257	\$263	\$258	\$217	\$262	\$256	\$264	\$270	\$299	\$285	\$259	\$307	\$354
Percent Change from Prior Year	38%	15%	21%	57%	35%	15%	54%	31%	23%	30%	65%	36%	9%

## 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



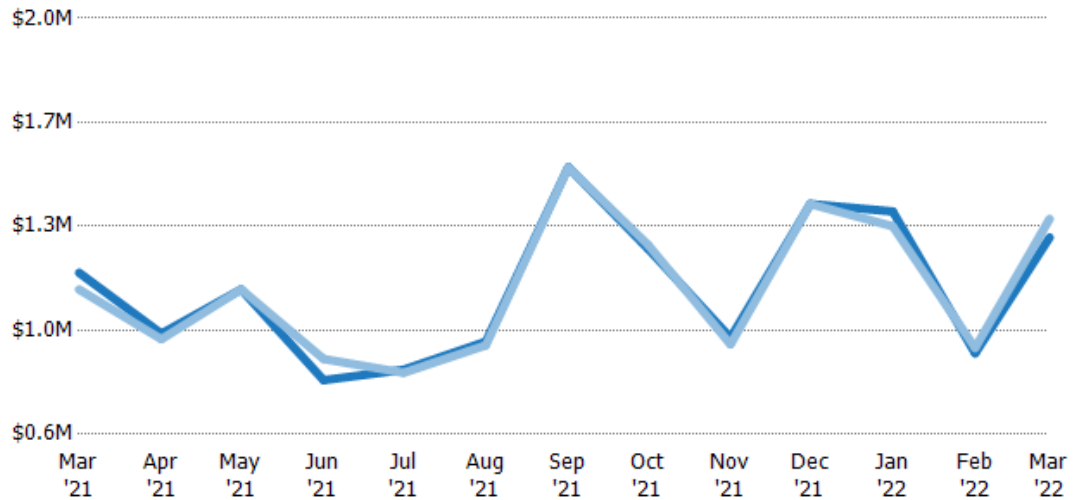
Avg List Price	\$1.06M	\$1.13M	\$1.13M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.17M	\$1.68M	\$1.41M	\$1.37M	\$1.49M
Avg Sales Price	\$994K	\$1.14M	\$1.13M	\$1.08M	\$954K	\$859K	\$1.39M	\$1.19M	\$1.16M	\$1.62M	\$1.41M	\$1.37M	\$1.52M
Avg Sales Price as a % of Avg List Price	94%	101%	100%	99%	99%	97%	96%	100%	99%	96%	100%	100%	102%

## 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



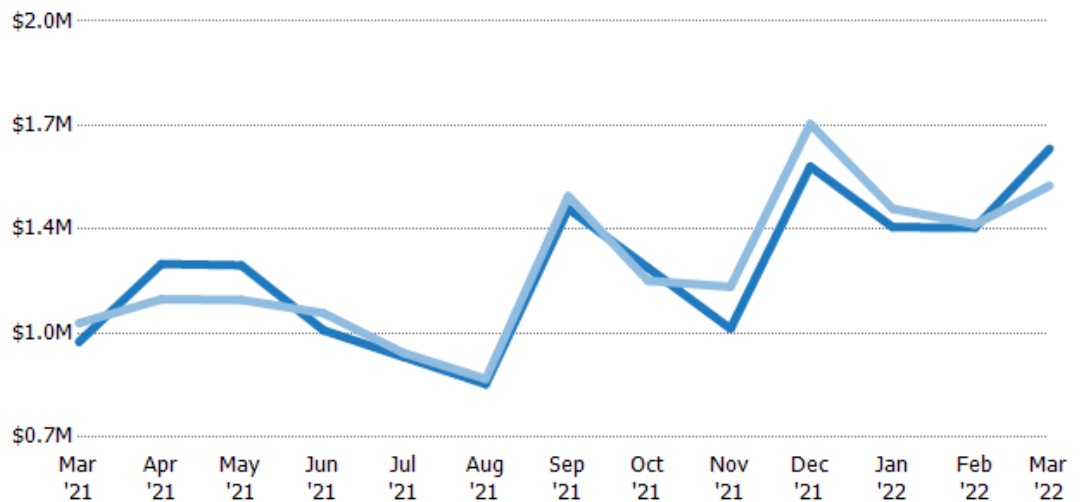
Median List Price	\$1.14M	\$939K	\$1.09M	\$782K	\$817K	\$912K	\$1.5M	\$1.22M	\$925K	\$1.38M	\$1.35M	\$873K	\$1.26M
Median Sales Price	\$1.09M	\$920K	\$1.09M	\$853K	\$807K	\$900K	\$1.5M	\$1.24M	\$903K	\$1.38M	\$1.3M	\$891K	\$1.33M
Med Sales Price as a % of Med List Price	95%	98%	100%	109%	99%	99%	100%	101%	98%	100%	96%	102%	105%

## 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



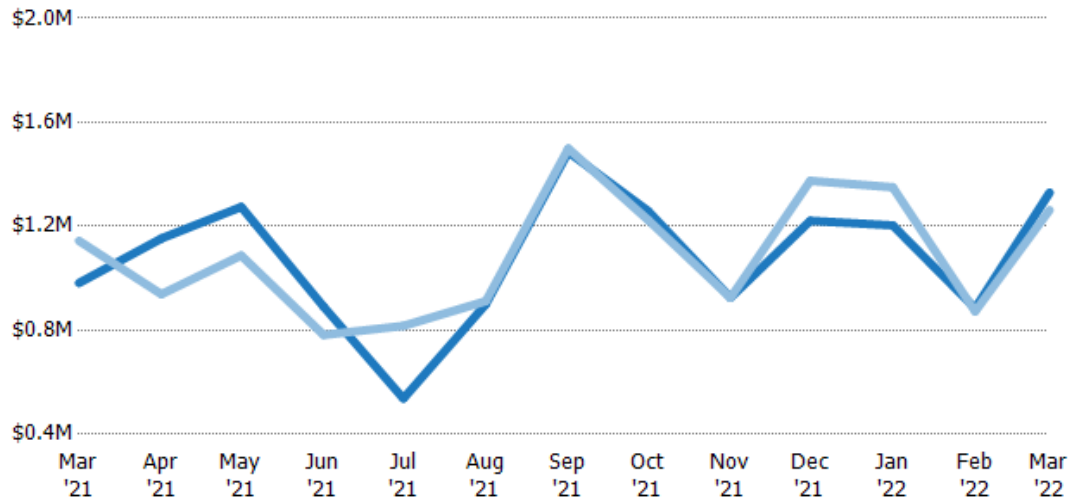
Avg Est Value	\$998K	\$1.24M	\$1.24M	\$1.03M	\$951K	\$866K	\$1.41M	\$1.23M	\$1.04M	\$1.55M	\$1.36M	\$1.36M	\$1.6M
Avg Sales Price	\$1.06M	\$1.13M	\$1.13M	\$1.09M	\$964K	\$882K	\$1.45M	\$1.19M	\$1.17M	\$1.68M	\$1.41M	\$1.37M	\$1.49M
Avg Sales Price as a % of Avg Est Value	106%	91%	91%	105%	101%	102%	103%	97%	113%	109%	104%	101%	93%

## 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



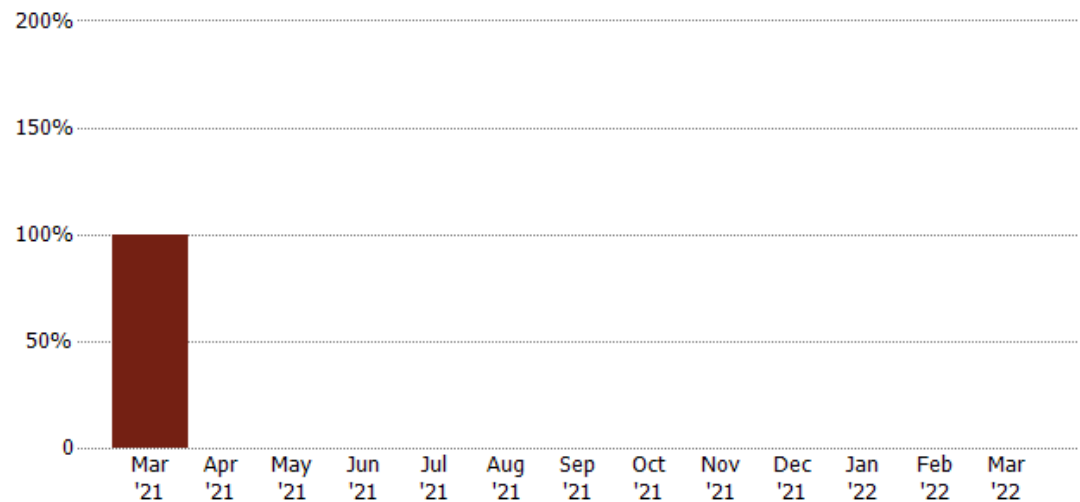
Median Est Value	\$982K	\$1.15M	\$1.27M	\$891K	\$537K	\$901K	\$1.49M	\$1.26M	\$926K	\$1.22M	\$1.2M	\$884K	\$1.33M
Median Sales Price	\$1.14M	\$939K	\$1.09M	\$782K	\$817K	\$912K	\$1.5M	\$1.22M	\$925K	\$1.38M	\$1.35M	\$873K	\$1.26M
Med Sales Price as a % of Med Est Value	116%	81%	85%	88%	152%	101%	101%	97%	100%	113%	112%	99%	95%

## 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



Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-
--------------	---	---	---	---	---	---	---	---	---	---	---	---	---



## Sales Activity by ZIP

Mar 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	19	\$27,510,414	16	\$24,350,000	\$1,521,875	\$1,325,000	\$409	\$400	26

