

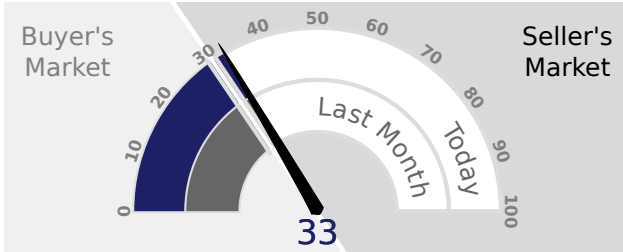


**CAREFREE, AZ**  
Single-Family Homes

This week the median list price for Carefree, AZ is \$1,687,500 with the market action index hovering around 33. This is less than last month's market action index of 34. Inventory has decreased to 26.

**MARKET ACTION INDEX**

This answers "How's the Market?" by comparing rate of sales versus inventory.



**Slight Seller's Advantage**

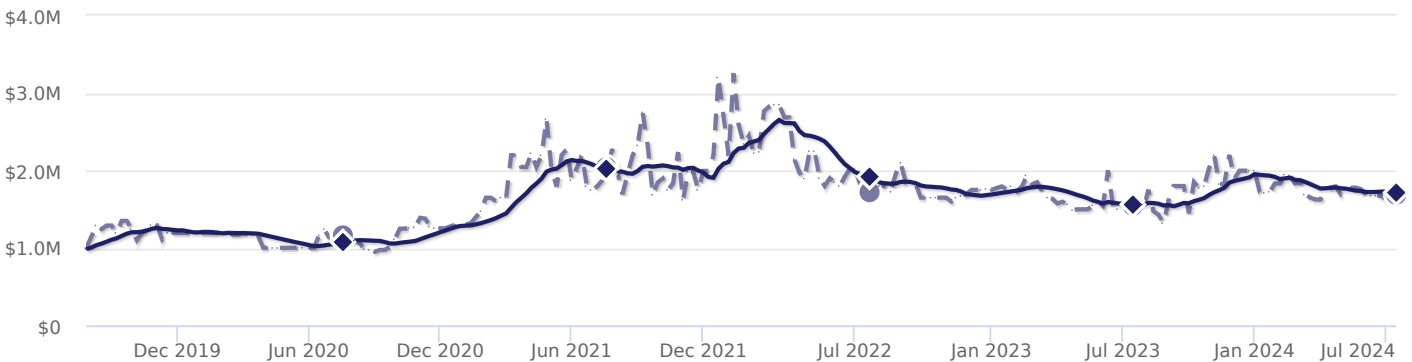
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

**REAL-TIME MARKET PROFILE**

Median List Price		\$1,687,500
Median Price of New Listings		\$939,500
Per Square Foot		\$464
Average Days on Market		153
Median Days on Market		116
Price Decreased		46%
Price Increased		8%
Relisted		4%
Inventory		26
Median Rent		\$5,750
Market Action		33

**Slight Seller's Advantage**

**MEDIAN LIST PRICE**



— 7-Day Average — 90-Day Average

**MARKET SEGMENTS**

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$4,585,000	5,974	1 - 2.5 acres	4	5	35	0	1	182
\$1,987,000	4,249	1 - 2.5 acres	5	4.5	25	0	0	136
\$1,549,999	3,570	0.5 - 1 acre	3	3	29	1	2	84
\$759,800	2,087	0.25 - 0.5 acre	2	2	37	1	1	112