

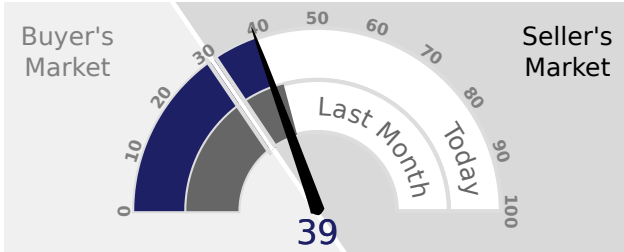


**CAREFREE, AZ**  
Single-Family Homes

This week the median list price for Carefree, AZ is \$1,780,000 with the market action index hovering around 39. This is less than last month's market action index of 42. Inventory has decreased to 34.

**MARKET ACTION INDEX**

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



**Slight Seller's Advantage**

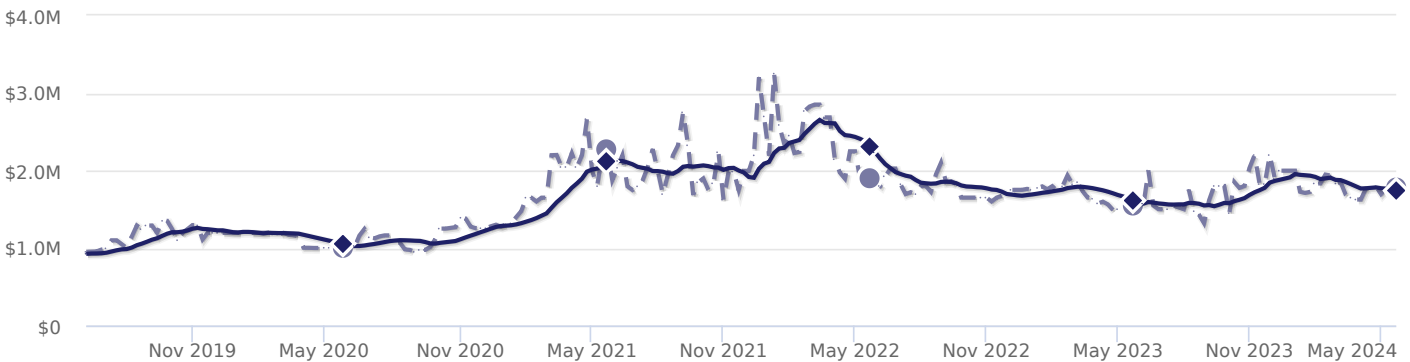
The market has started cooling and prices have recently plateaued. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

**REAL-TIME MARKET PROFILE**

Median List Price	\$1,780,000
Median Price of New Listings	\$665,000
Per Square Foot	\$485
Average Days on Market	112
Median Days on Market	95
Price Decreased	50%
Price Increased	6%
Relisted	9%
Inventory	34
Median Rent	\$6,500
Market Action	39

**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
\$3,877,500	5,974	1 - 2.5 acres	4	5	28	0	0	126
\$2,024,000	4,408	1 - 2.5 acres	4	4.5	32	0	1	80
\$1,600,000	3,347	0.5 - 1 acre	3	3	27	0	1	63
\$850,000	2,282	0.25 - 0.5 acre	3	2	37	1	1	91