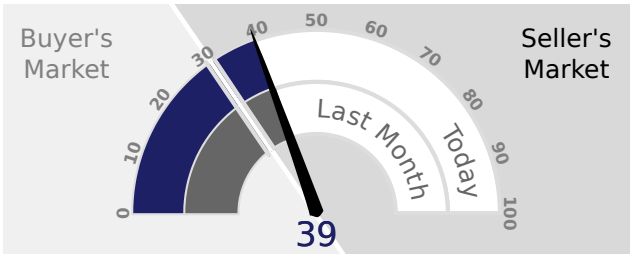


CAREFREE, AZ
Single-Family Homes

This week the median list price for Carefree, AZ is \$1,765,000 with the market action index hovering around 39. This is less than last month's market action index of 40. Inventory has decreased to 37.

MARKET ACTION INDEX

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



Slight Seller's Advantage

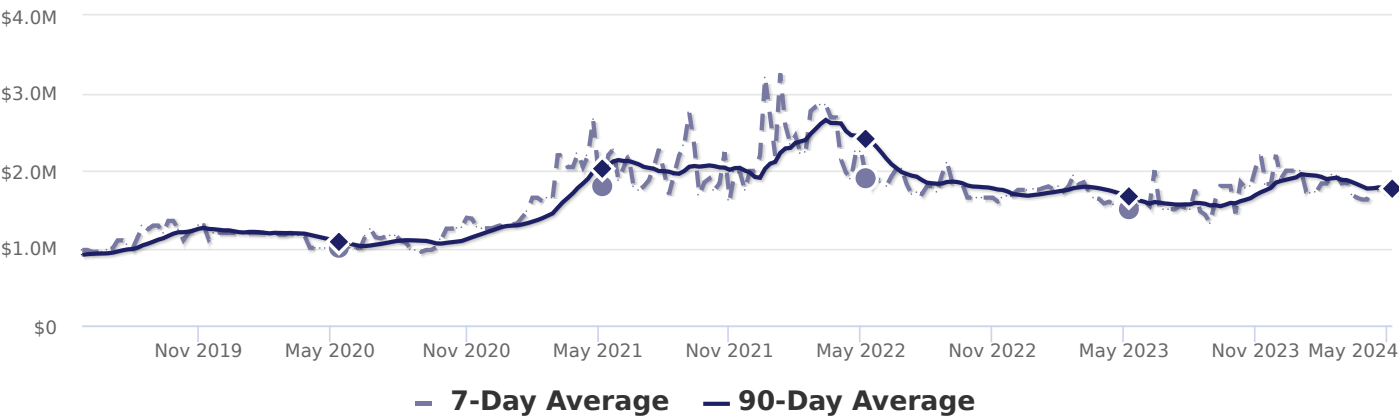
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price	\$1,765,000
Median Price of New Listings	\$1,650,000
Per Square Foot	\$486
Average Days on Market	103
Median Days on Market	84
Price Decreased	49%
Price Increased	5%
Relisted	5%
Inventory	37
Median Rent	\$6,500
Market Action	39

Slight Seller's Advantage

MEDIAN LIST PRICE



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
\$3,860,000	5,663	1 - 2.5 acres	4	5	38	1	0	91
\$2,050,000	4,019	1 - 2.5 acres	4	4	26	0	0	105
\$1,625,000	3,488	0.5 - 1 acre	3	3	29	0	2	49
\$894,500	2,383	0.25 - 0.5 acre	3	2	38	1	2	98