2023

CAREFREE

SCOTTSDALE REALTORS®

MARKET REPORT
MARCH

RPR
Realtors Property Resource, LLC

Neighborhood: Housing Stats and Charts

|	Carefree	Maricopa County	Arizona	USA
Median Estimated Home Value	$1.14M	$462K	$433K	$341K
Estimated Home Value 12-Month Change	+7.6%	+1.6%	+2.1%	+7.2%
Median List Price	$1.27M	$544K	$481K	–
List Price 1-Month Change	-15.7%	+4.9%	+4.6%	–
List Price 12-Month Change	-12.1%	+1.4%	+2.6%	–
Median Home Age	31	30	31	43
Own	89%	64%	66%	65%
Rent	11%	36%	34%	35%
$ Value of All Buildings for which Permits Were Issued	–	$9.55B	$13.8B	$307B
% Change in Permits for All Buildings	–	+28%	+25%	+13%
% Change in $ Value for All Buildings	–	+29%	+27%	+10%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings
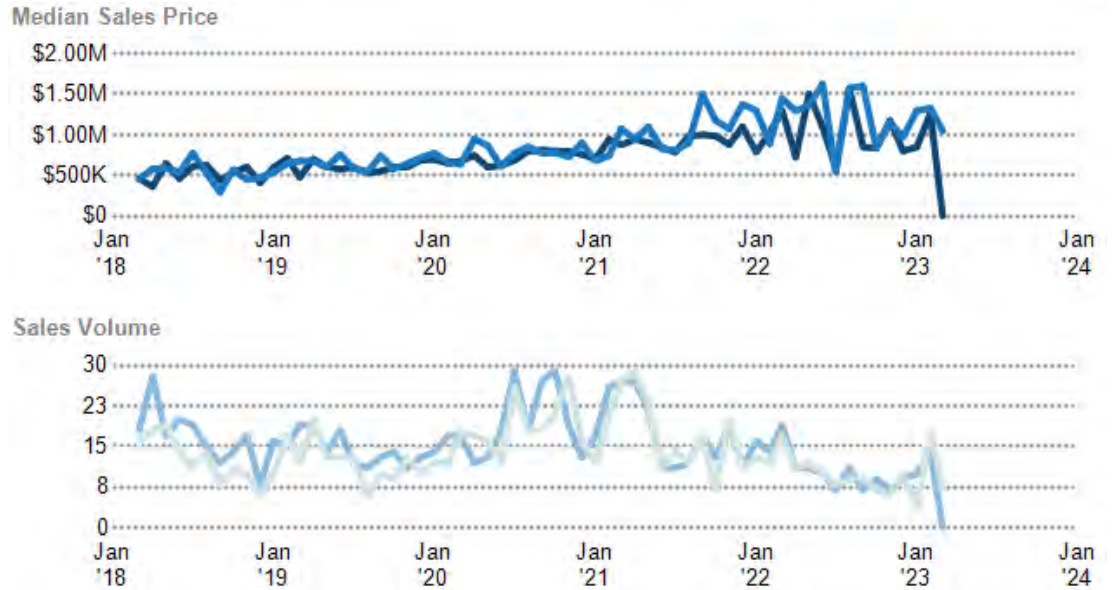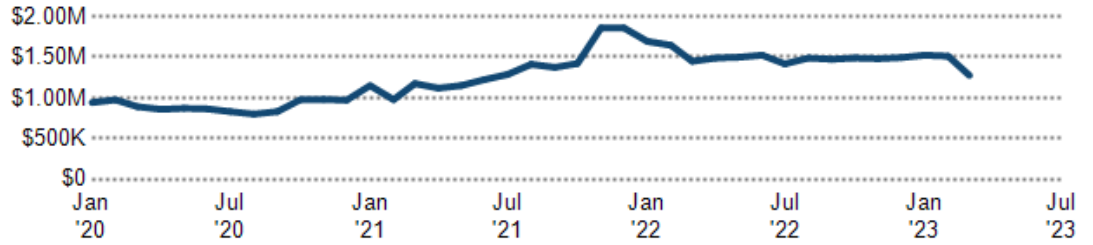
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
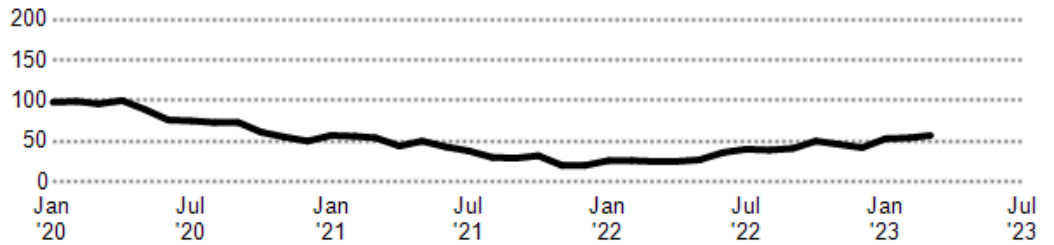
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume
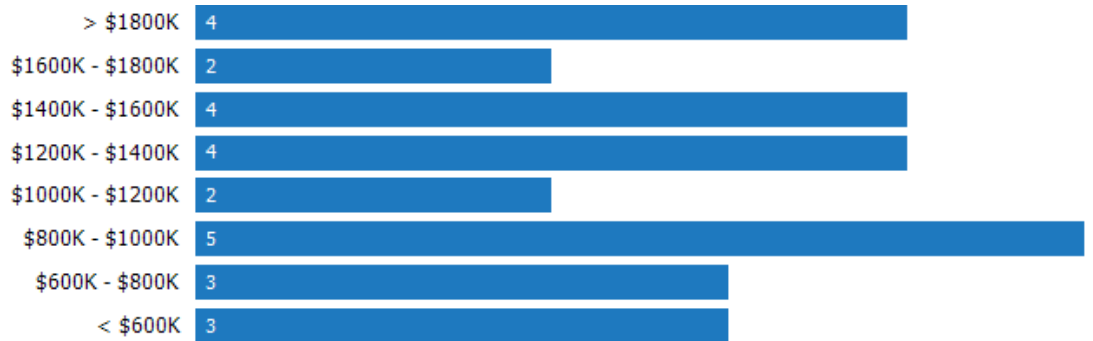
Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

Price Range	Count
> $1800K	4
$1600K - $1800K	2
$1400K - $1600K	4
$1200K - $1400K	4
$1000K - $1200K	2
$800K - $1000K	5
$600K - $800K	3
< $600K	3

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

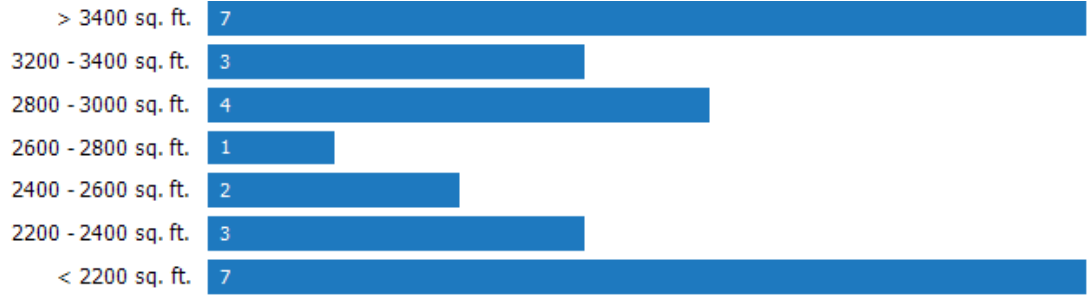| Price Per Sq Ft	Count
> $700	1
$500 - $600	7
$400 - $500	4
$300 - $400	11
$200 - $300	3
< $0	1

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Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

| Size	Count
> 3400 sq. ft.	7
3200 - 3400 sq. ft.	3
2800 - 3000 sq. ft.	4
2600 - 2800 sq. ft.	1
2400 - 2600 sq. ft.	2
2200 - 2400 sq. ft.	3
< 2200 sq. ft.	7

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House

Age	Count
> 50	1
40 - 50	5
30 - 40	4
20 - 30	12
10 - 20	3
< 10	2

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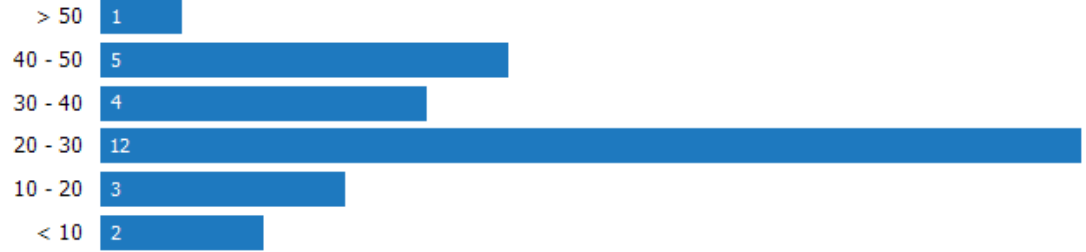
Neighborhood: People Stats and Charts

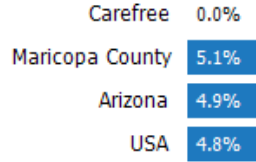|	Carefree	Maricopa County	Arizona	USA
Population	3.64K	4.37M	7.08M	330M
Population Density per Sq Mi	413	475	62.3	–
Population Change since 2010	+13.5%	+19.7%	+15%	+8.7%
Median Age	67	37	38	38
Male / Female Ratio	50%	50%	50%	50%

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Education Levels of Population

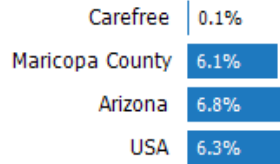This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade

Carefree	0.0%
Maricopa County	5.1%
Arizona	4.9%
USA	4.8%

9-12th Grade/No Diploma

Carefree	0.1%
Maricopa County	6.1%
Arizona	6.8%
USA	6.3%

High School Graduate

Carefree	13.9%
Maricopa County	22.0%
Arizona	23.5%
USA	26.5%

Associate Degree

Carefree	26.3%
Maricopa County	32.5%
Arizona	33.6%
USA	28.7%

Bachelor's Degree

Carefree	37.7%
Maricopa County	21.6%
Arizona	19.3%
USA	20.6%
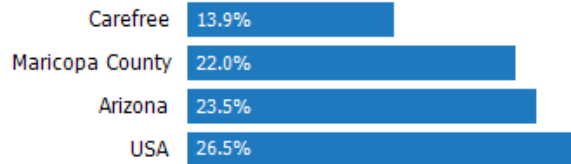
At Least a College Education

Carefree	59.7%
Maricopa County	34.4%
Arizona	31.2%
USA	33.7%

Grad/Professional Degree

Carefree	22.0%
Maricopa County	12.8%
Arizona	11.9%
USA	13.1%
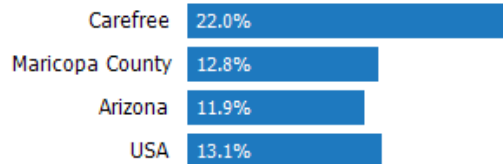
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Carefree

Age Group	Value
Toddlers	0
Elementary School	0
Middle School	0
High School	71

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Carefree

Age Group	Value
18-20	119
21-24	48
25-34	93
35-54	593
55-64	723
65-74	836
75 or Older	1,159

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Carefree

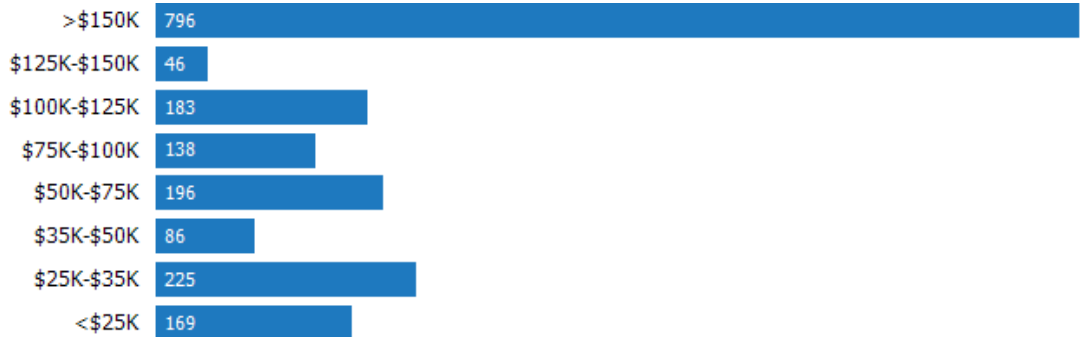| Category	Value
Married with Children	47
Married without Children	1,127
Single with Children	24

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Carefree

Income Bracket	Value
>$150K	796
$125K-$150K	46
$100K-$125K	183
$75K-$100K	138
$50K-$75K	196
$35K-$50K	86
$25K-$35K	225
<$25K	169

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Maricopa County

Votes Democrat	43.6%
Votes Republican	54.3%

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Neighborhood: Economic Stats and Charts

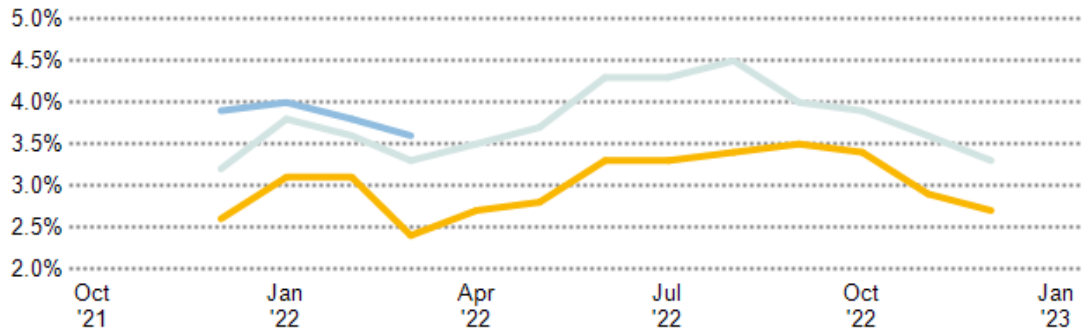|	Carefree	Maricopa County	Arizona	USA
Income Per Capita	$83,205	$37,570	$34,644	$37,638
Median Household Income	$117,813	$72,944	$65,913	$69,021
Unemployment Rate	–	2.7%	3.3%	3.6%
Unemployment Number	–	63.7K	121K	–
Employment Number	–	2.32M	3.52M	–
Labor Force Number	–	2.39M	3.65M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly
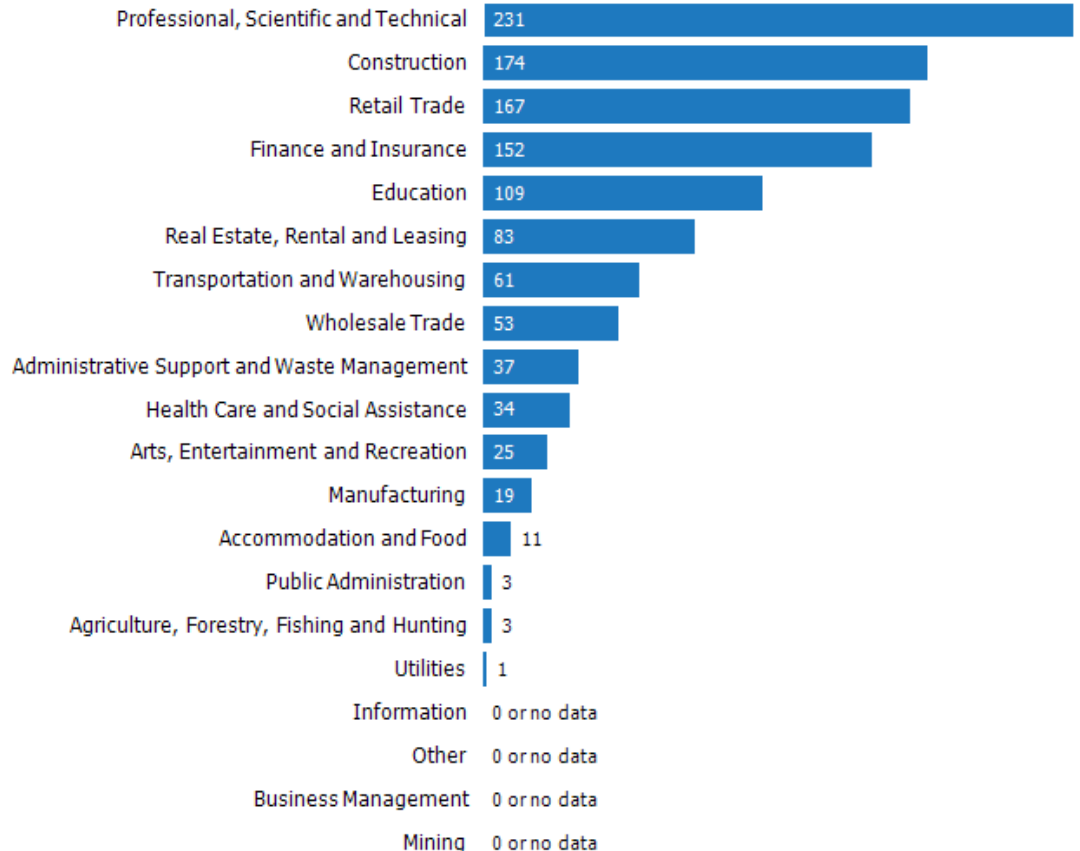
- Maricopa County
- Arizona
- USA

Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Carefree

Category	Carefree
Professional, Scientific and Technical	231
Construction	174
Retail Trade	167
Finance and Insurance	152
Education	109
Real Estate, Rental and Leasing	83
Transportation and Warehousing	61
Wholesale Trade	53
Administrative Support and Waste Management	37
Health Care and Social Assistance	34
Arts, Entertainment and Recreation	25
Manufacturing	19
Accommodation and Food	11
Public Administration	3
Agriculture, Forestry, Fishing and Hunting	3
Utilities	1
Information	0 or no data
Other	0 or no data
Business Management	0 or no data
Mining	0 or no data

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85377

	Carefree	Maricopa County	Arizona	USA
Elevation (in feet)	2,309	1,635	–	–
Annual Rainfall (in inches)	16	10.08	13.11	–
Annual Snowfall (in inches)	1.5	0.76	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	36	26	26	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	12	21	2,438
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census
Update Frequency: Annually

■ Carefree

<15 Minutes	31.9%
15-30 Minutes	21.7%
30-45 Minutes	23.9%
45-60 Minutes	13.5%
>1 Hour	9.0%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census
Update Frequency: Annually

■ Carefree

Drive/Carpool/Motorcycle	814
Work at Home	432
Walk	3
Public Transit	0
Bicycle	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA
Update Frequency: Annually

■ Carefree

|	
Avg. January Min. Temp	36
Avg. January Max. Temp	65
Avg. July Min. Temp	70
Avg. July Max. Temp	100

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AARP Livability™ Index for 85377

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19   ● 20-39   ● 40-59   ● 60-79   ● 80-100

Total Score

47 / 100

A score over 50 is above average
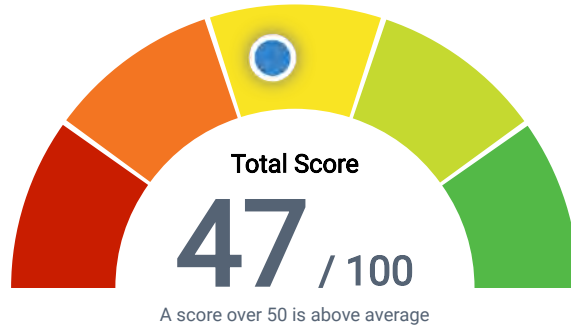
Housing Affordability & Access	**58**
Neighborhood Access to Life, Work & Play	**39**
Transportation Safe & Convenient Options	**41**
Environment Clean Air & Water	**36**
Health Prevention, Access & Quality	**64**
Engagement Civic & Social Involvement	**56**
Opportunity Inclusion & Possibilities	**32**

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com