



FEBRUARY



2025

MARKET REPORT

CAREFREE



Carefree, Arizona

Market Trends

Property Type: SF + Condo/TH/Apt

February 2025

Market Type



Key Details

Months of Inventory

14.69
↑ 10.62% MoM

Sold to List Price %

95.8%
↓ 3.03% MoM

Median Days in RPR

55
↑ 30.95% MoM

Median Sold Price

\$1,145,000
↓ 34.57% MoM


Realtors Property Resource®, LLC

Source: Listings

Median Estimated Property Value

February 2025

Property Type: SF + Condo/TH/Apt

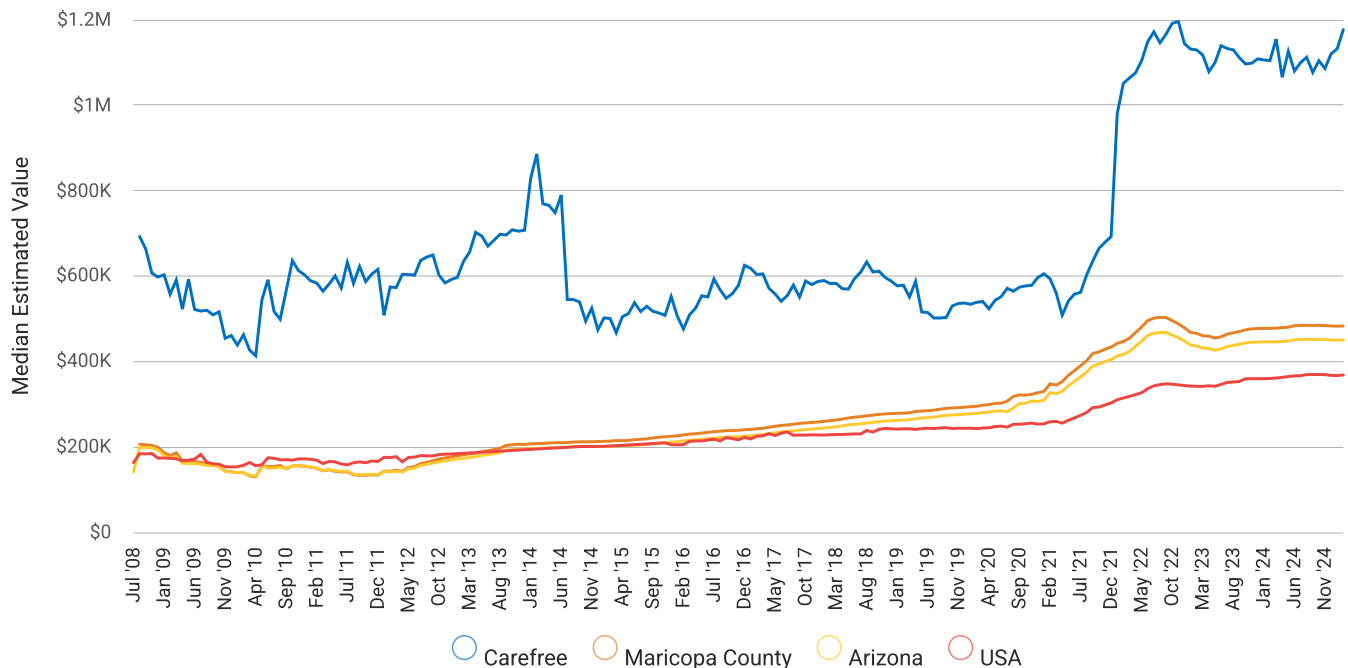
Median Estimated Value

\$1,177,130

Last Month Change

+4%

12 Month Change

+6.6%


Realtors Property Resource®, LLC

Source: Public Records and Listings

New Listings

February 2025

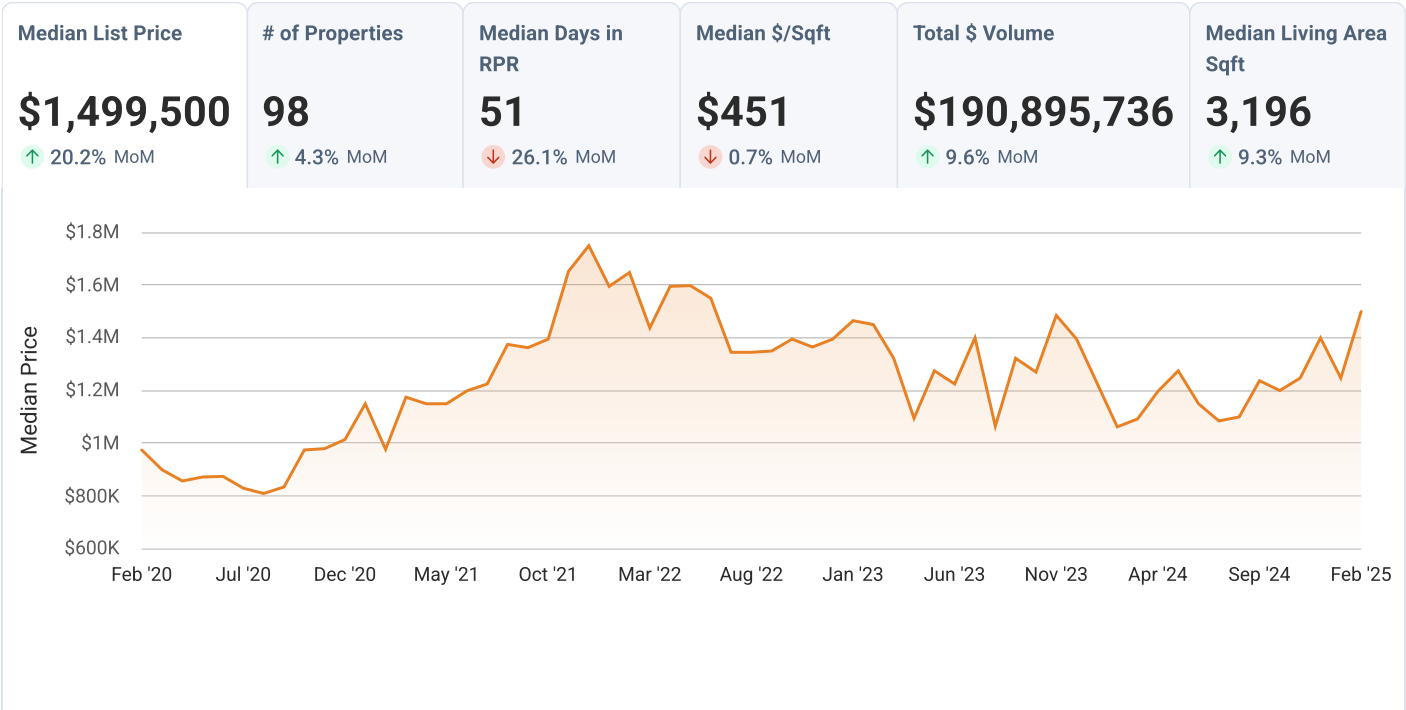
Property Type: SF + Condo/TH/Apt



Active Listings

February 2025

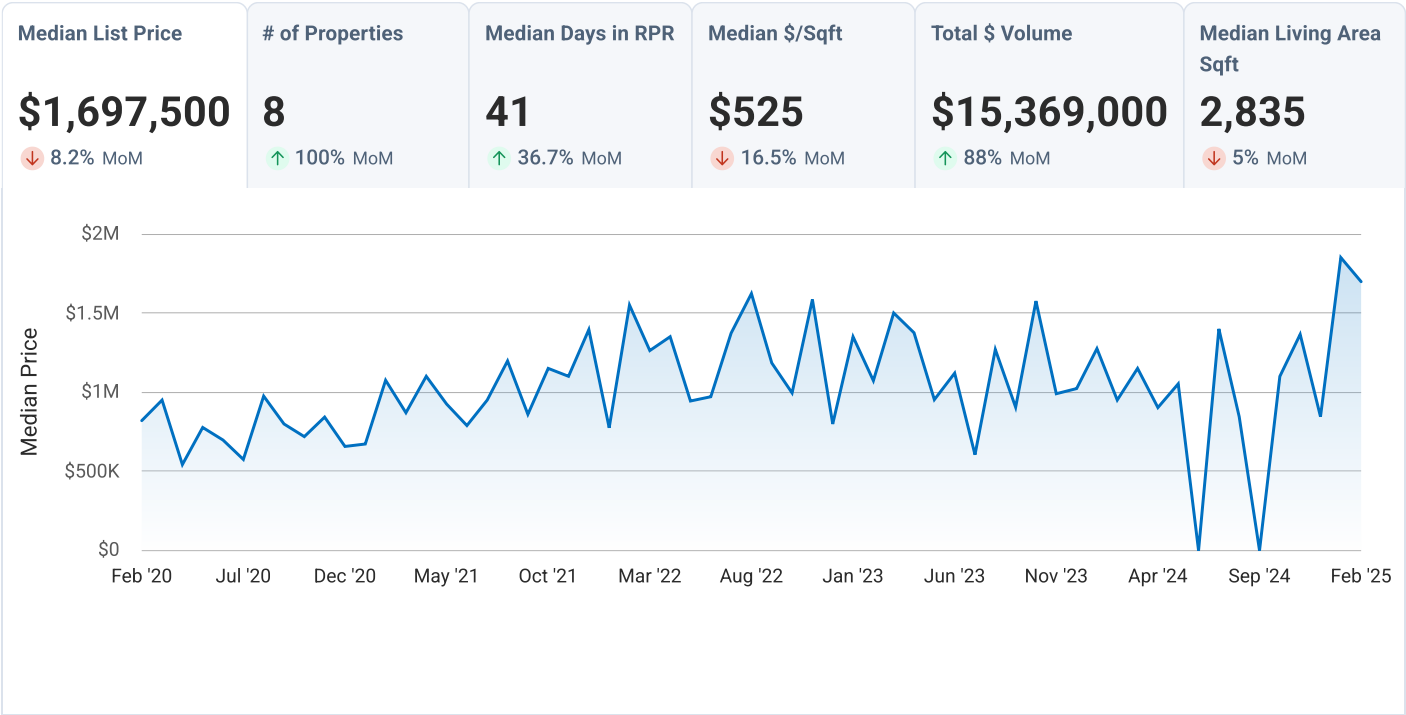
Property Type: SF + Condo/TH/Apt



New Pending Listings

February 2025

Property Type: SF + Condo/TH/Apt



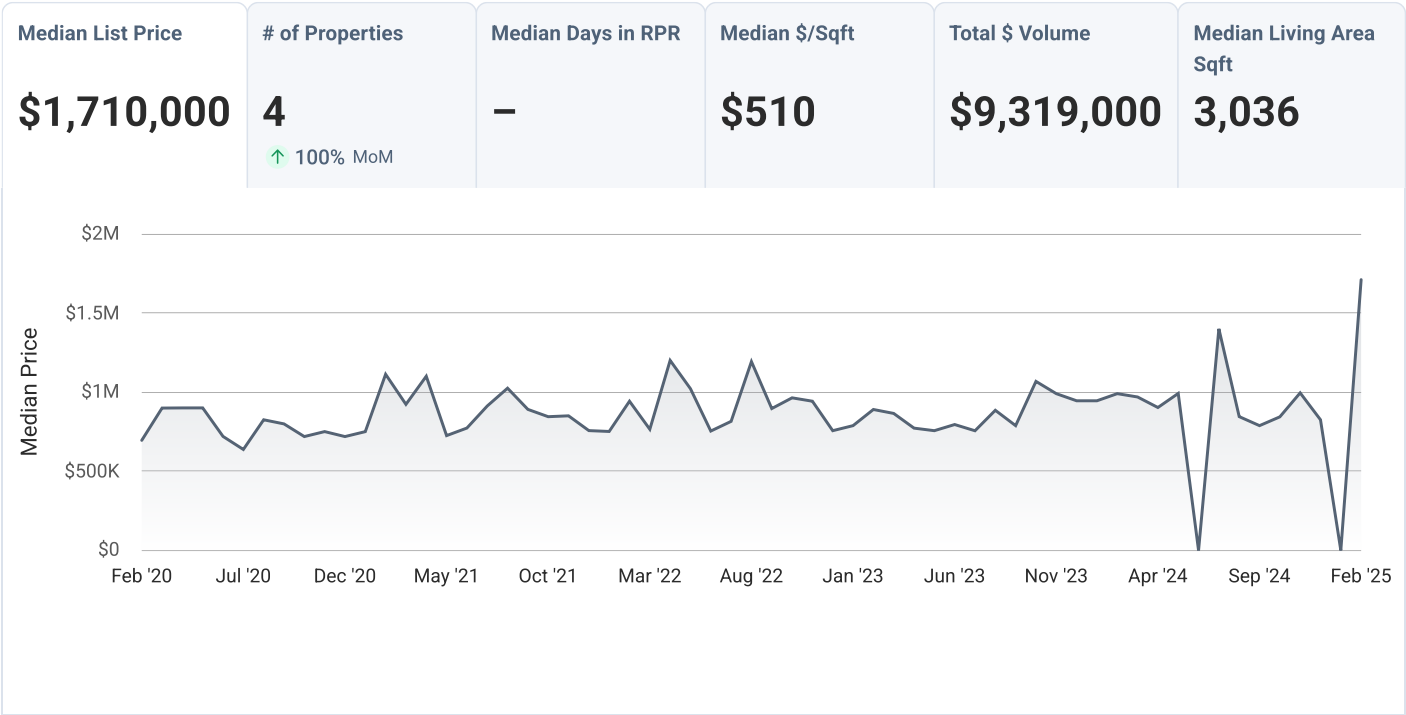
Realtors Property Resource®, LLC

Source: Listings

Pending Listings

February 2025

Property Type: SF + Condo/TH/Apt



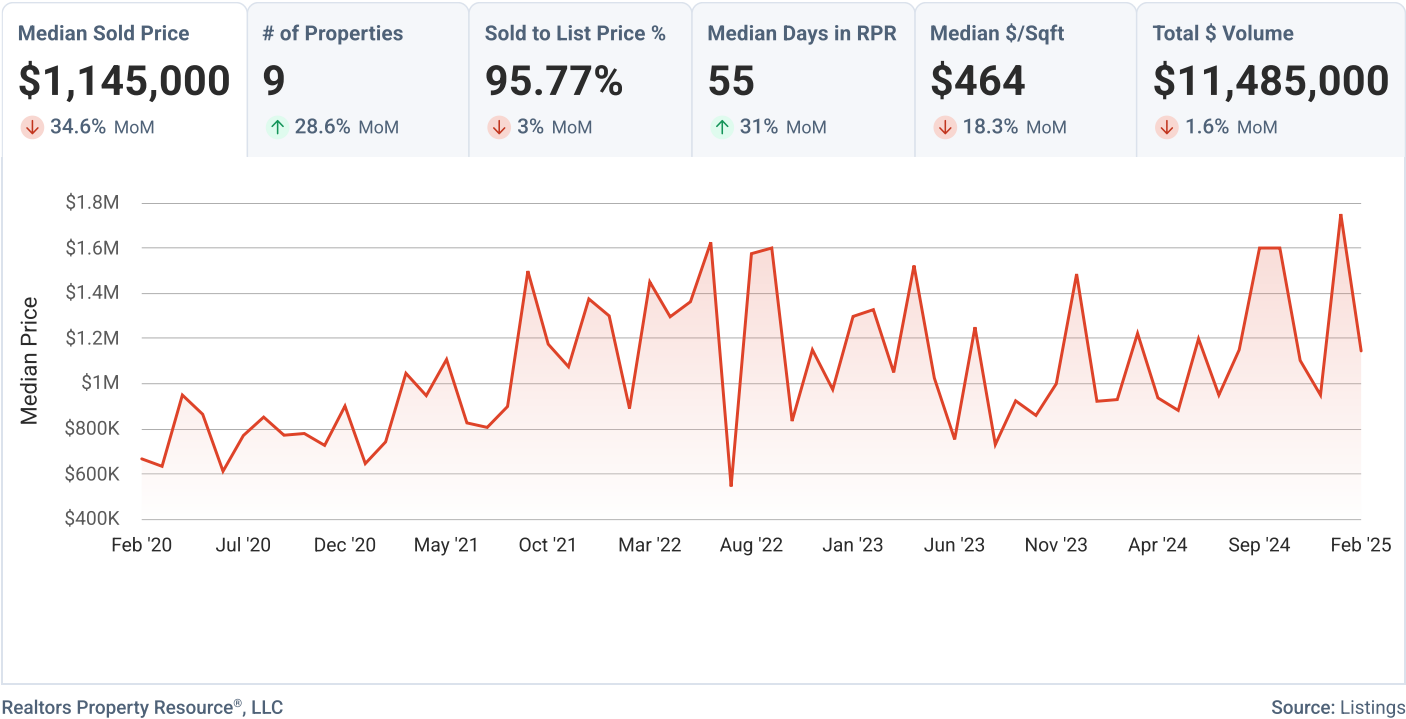
Realtors Property Resource®, LLC

Source: Listings

Sold Listings

February 2025

Property Type: SF + Condo/TH/Apt



Months Supply of Inventory

February 2025

Property Type: SF + Condo/TH/Apt



Sold Public Records

February 2025

Property Type: SF + Condo/TH/Apt



Neighborhood: Housing Stats and Charts

	Carefree	Maricopa County	Arizona	USA
Median Estimated Home Value	\$1.18M	\$483K	\$450K	\$368K
Estimated Home Value 12-Month Change	+6.6%	+1.1%	+0.9%	+2.3%
Median List Price	\$1.5M	\$530K	\$480K	—
List Price 1-Month Change	+20.2%	+1%	+1.1%	—
List Price 12-Month Change	+41.1%	-3.6%	—	—
Median Home Age	32	32	32	44
Own	88%	64%	66%	65%
Rent	12%	36%	34%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$8.7B	\$13.6B	\$365B
% Change in Permits for All Buildings	—	-12%	-7%	-6%
% Change in \$ Value for All Buildings	—	-7%	-7%	-5%

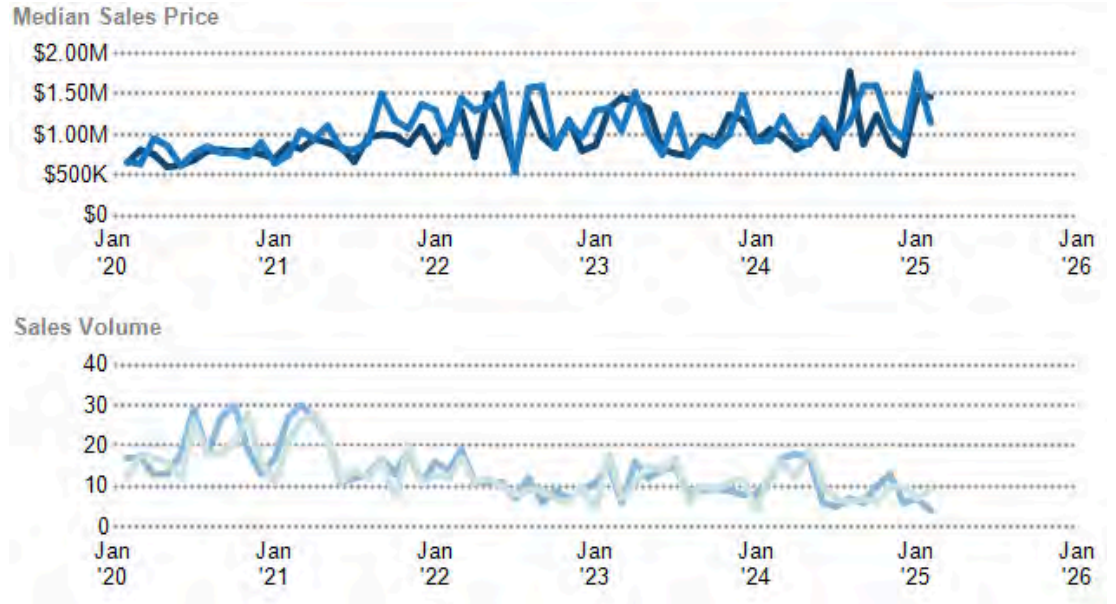
Median Sales Price vs. Sales Volume

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

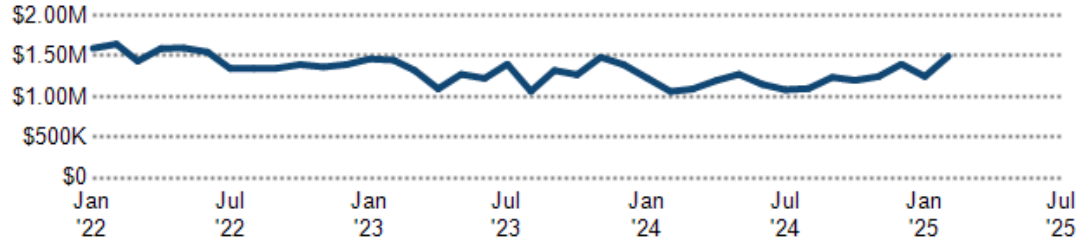
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

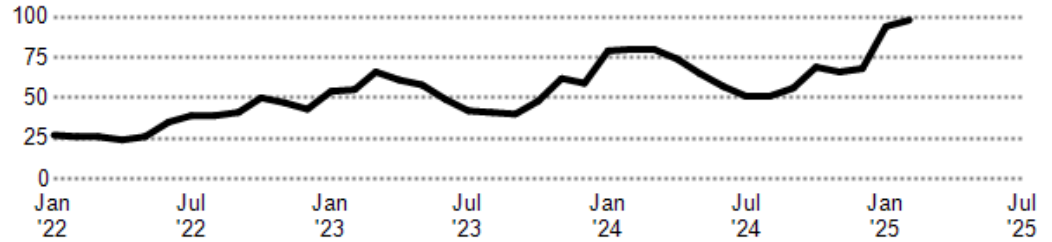
Update Frequency: Monthly

■ 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 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

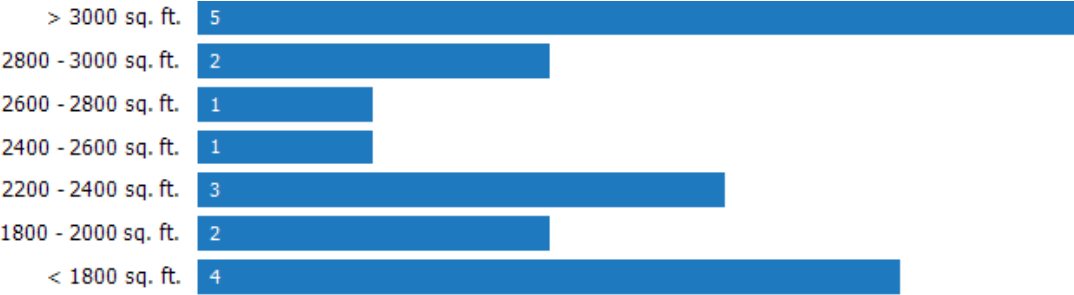


Size of Homes Sold

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

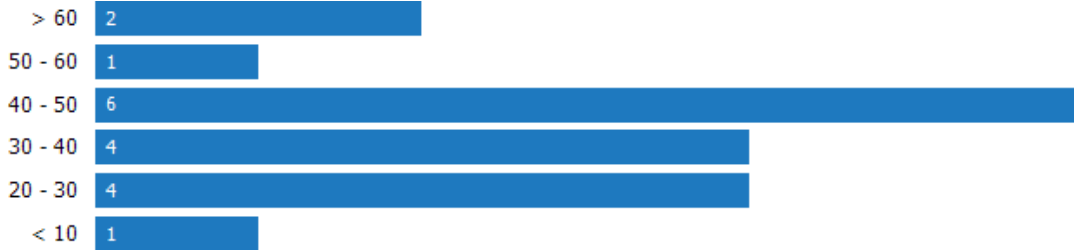


Age Range of Comps Sold

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



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Daily

Sales Count by Bedroom



Neighborhood: People Stats and Charts

	Carefree	Maricopa County	Arizona	USA
Population	3.67K	4.43M	7.17M	331M
Population Density per Sq Mi	417	482	63.1	93.6
Population Change since 2020	+0.6%	+4.4%	+3.9%	0%
Median Age	65	37	38	39
Male / Female Ratio	48%	50%	50%	50%

Education Levels of Population

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

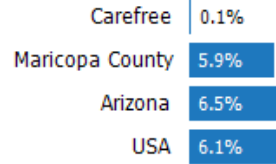
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

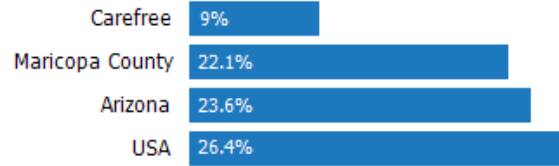
Less Than 9th Grade



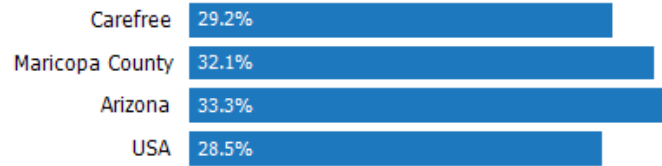
9-12th Grade/No Diploma



High School Graduate



Associate Degree



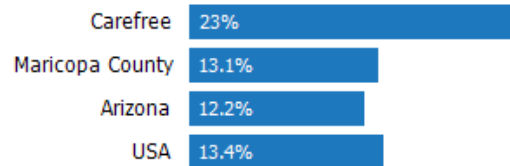
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



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



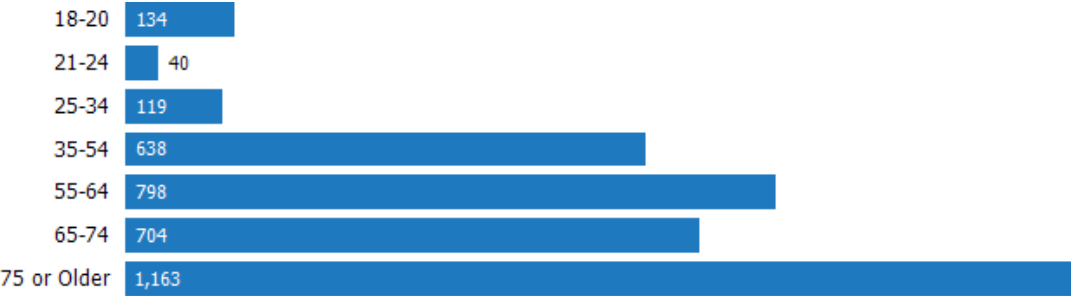
Population of Adults by Age Group

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



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



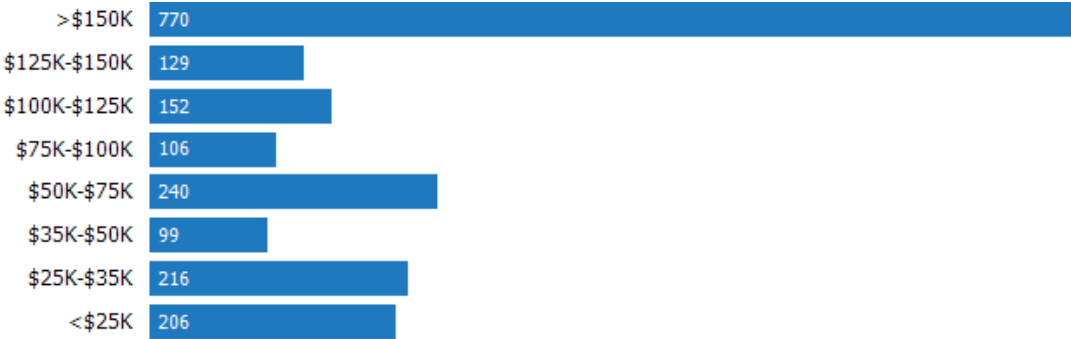
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Carefree



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

Neighborhood: Economic Stats and Charts

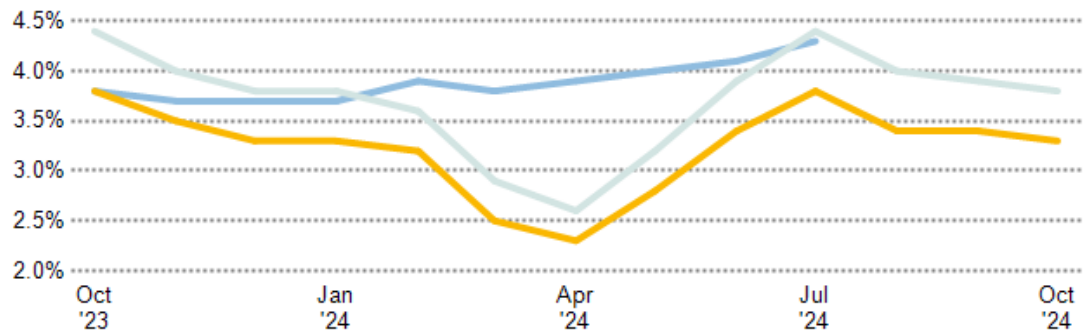
	Carefree	Maricopa County	Arizona	USA
Income Per Capita	\$91,416	\$41,533	\$38,334	\$41,261
Median Household Income	\$122,328	\$80,675	\$72,581	\$75,149
Unemployment Rate	—	3.3%	3.8%	4.3%
Unemployment Number	—	80.7K	140K	7.16M
Employment Number	—	2.39M	3.59M	—
Labor Force Number	—	2.47M	3.73M	168M

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

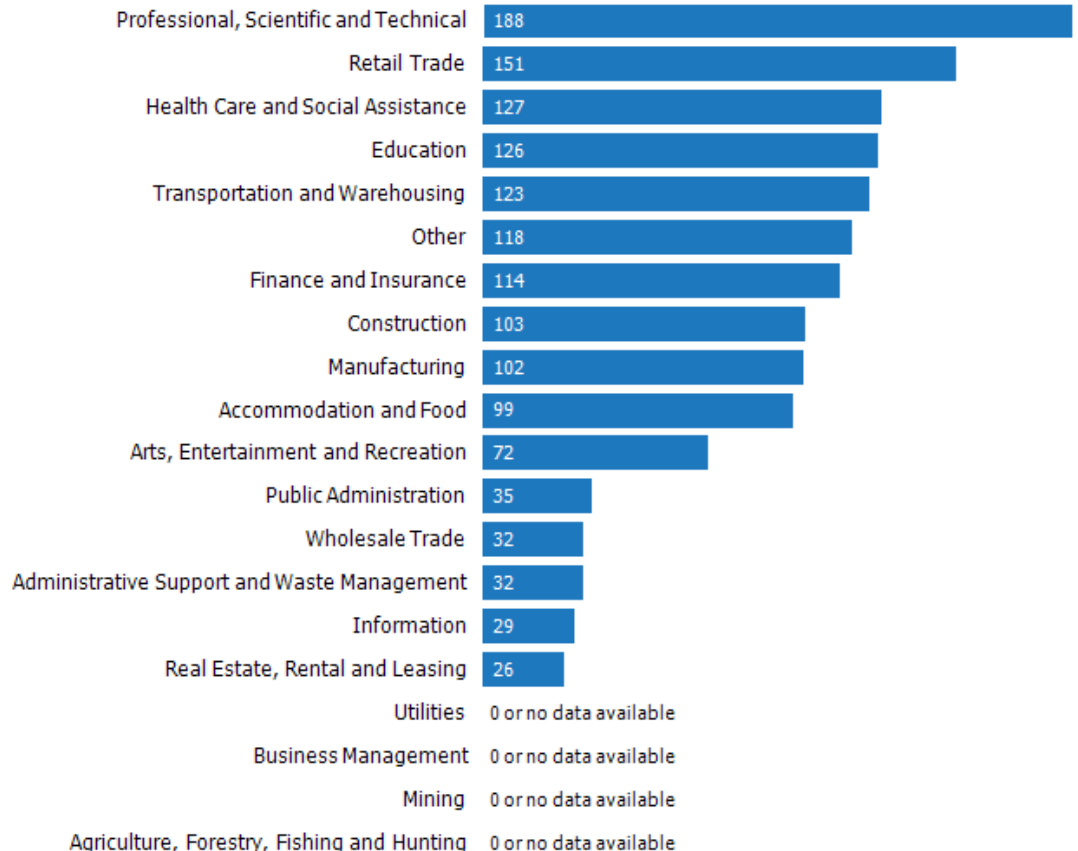


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85377

	Carefree	Maricopa County	Arizona	USA
Elevation (in feet)	2,308	1,634	4,214	—
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)	38	26	26	27
Water Quality - Health Violations	—	0	—	—
Water Quality - Monitoring and Report Violations	—	11.37	—	—
Superfund Sites	0	12	22	2,466
Brownfield Sites	No	Yes	Yes	—

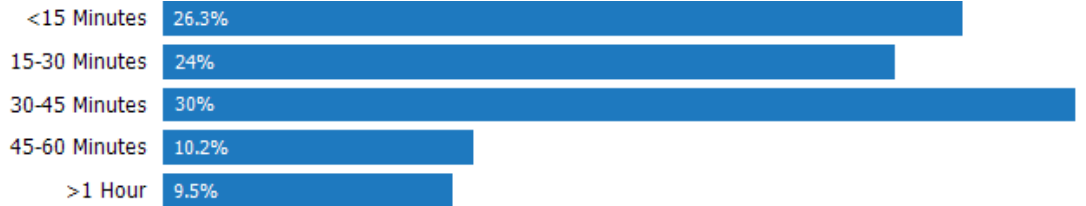
Average Commute Time

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



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



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

Carefree

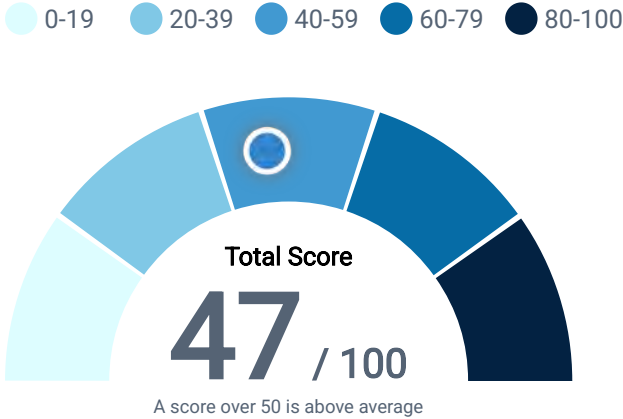


AARP Livability™ Index for 85377

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



Housing	55
Affordability & Access	
Neighborhood	37
Access to Life, Work & Play	
Transportation	39
Safe & Convenient Options	
Environment	27
Clean Air & Water	
Health	65
Prevention, Access & Quality	
Engagement	62
Civic & Social Involvement	
Opportunity	45
Inclusion & Possibilities	

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>

