SCOTTSDALE **REALTORS**®

2025

MARKET
REPORT

CAREFREE

ARMLS® | Carefree, Arizona

Market Trends

Property Type: SF + Condo/TH/Apt

March 2025

Market Type

Seller's Market | Balanced Market | **Buyer's Market**
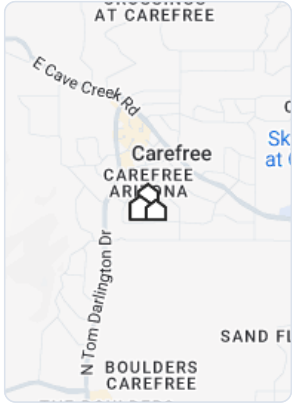
Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
15.96	**96.5%**	**34**	**$1,577,500**
↑ 7.55% MoM	↑ 0.74% MoM	↓ 38.18% MoM	↑ 37.77% MoM

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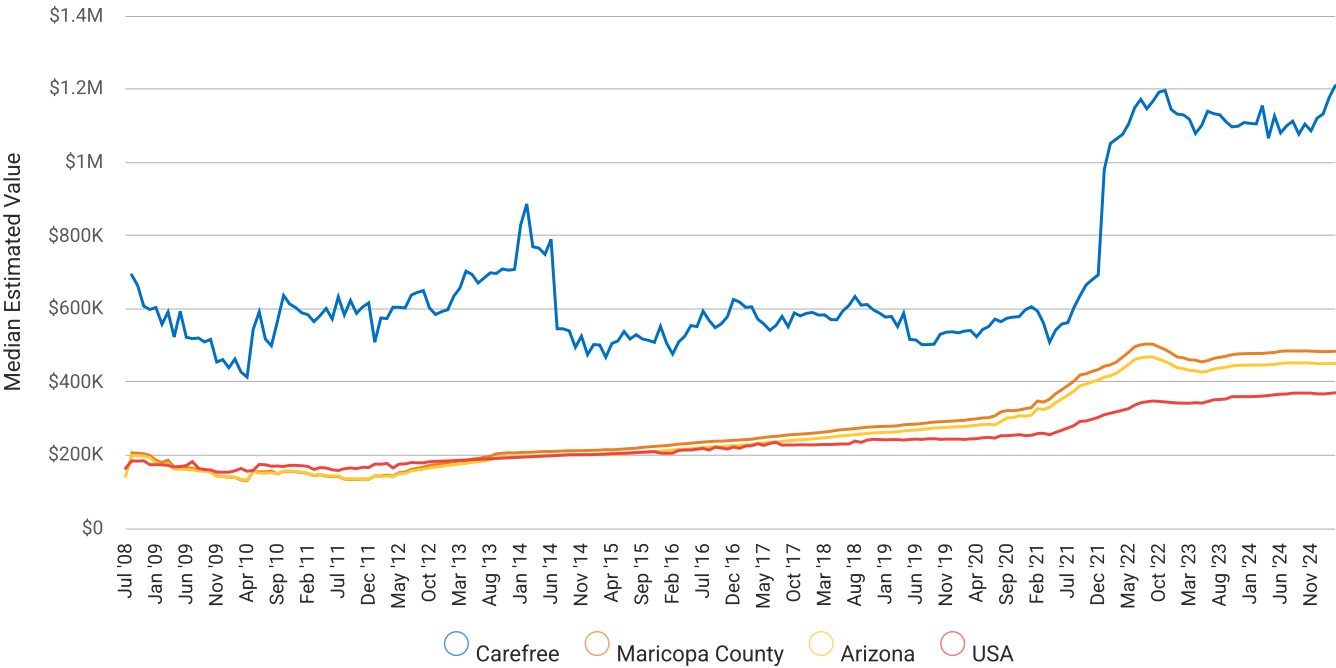Source: Listings

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Median Estimated Property Value

March 2025

Property Type: SF + Condo/TH/Apt

Median Estimated Value	Last Month Change	12 Month Change
$1,209,410	**+2.7%**	**+4.7%**

○ Carefree ○ Maricopa County ○ Arizona ○ USA

Realtors Property Resource®, LLC

Source: Public Records and Listings

New Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$1,247,500	**22**	**$471**	**$34,716,280**	**2,937**
↓ 20.8% MoM	↓ 35.3% MoM	↓ 0.6% MoM	↓ 43.5% MoM	↓ 12.2% MoM

Realtors Property Resource®, LLC

Source: Listings

Active Listings

March 2025
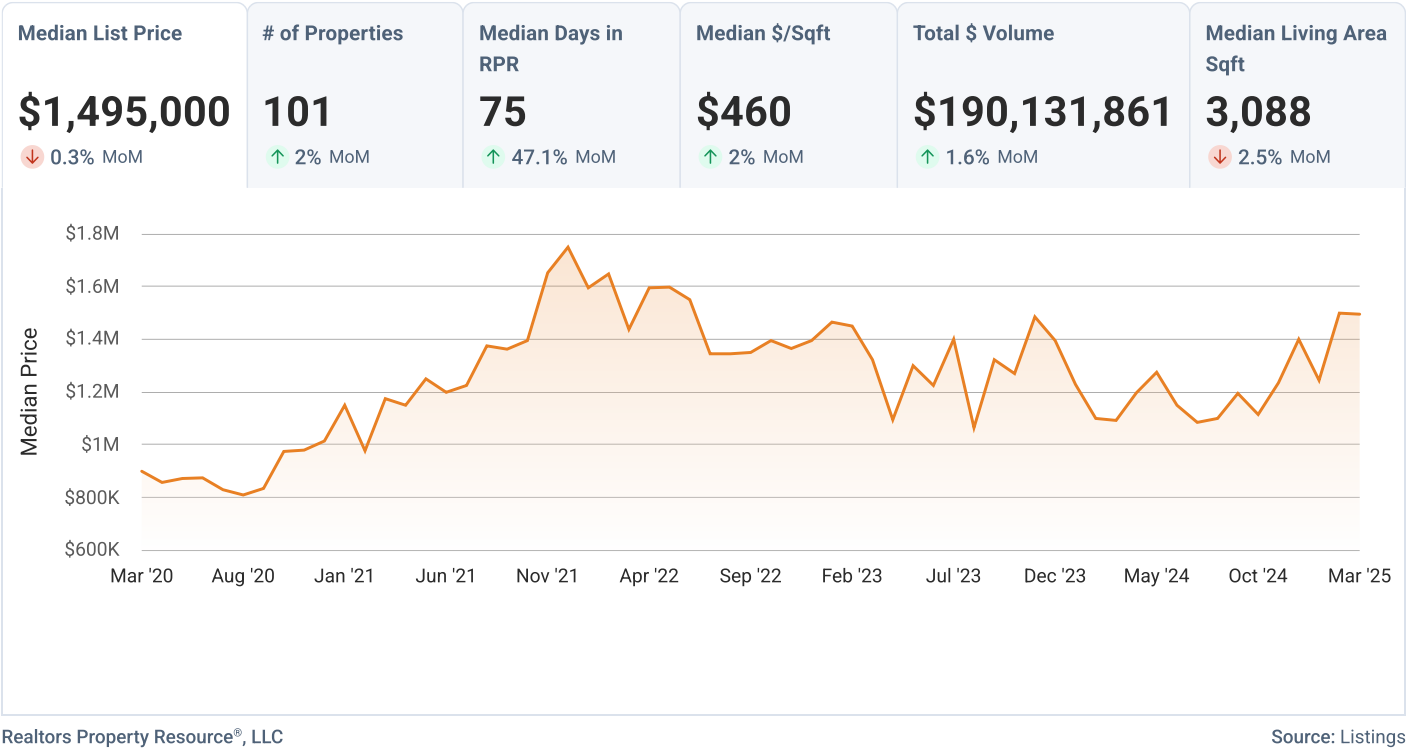
Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$1,495,000	**101**	**75**	**$460**	**$190,131,861**	**3,088**
↓ 0.3% MoM	↑ 2% MoM	↑ 47.1% MoM	↑ 2% MoM	↑ 1.6% MoM	↓ 2.5% MoM

Realtors Property Resource®, LLC

Source: Listings

New Pending Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$999,000	9	47	$352	$10,969,400	2,520
↓ 41.1% MoM	↑ 12.5% MoM	↑ 14.6% MoM	↓ 33% MoM	↓ 28.6% MoM	↓ 11.1% MoM

Realtors Property Resource®, LLC

Source: Listings

Pending Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$850,000	5	67	$346	$4,955,400	2,520
↓ 50.3% MoM	↑ 25% MoM	↑ 191.3% MoM	↓ 32.2% MoM	↓ 46.8% MoM	↓ 17% MoM
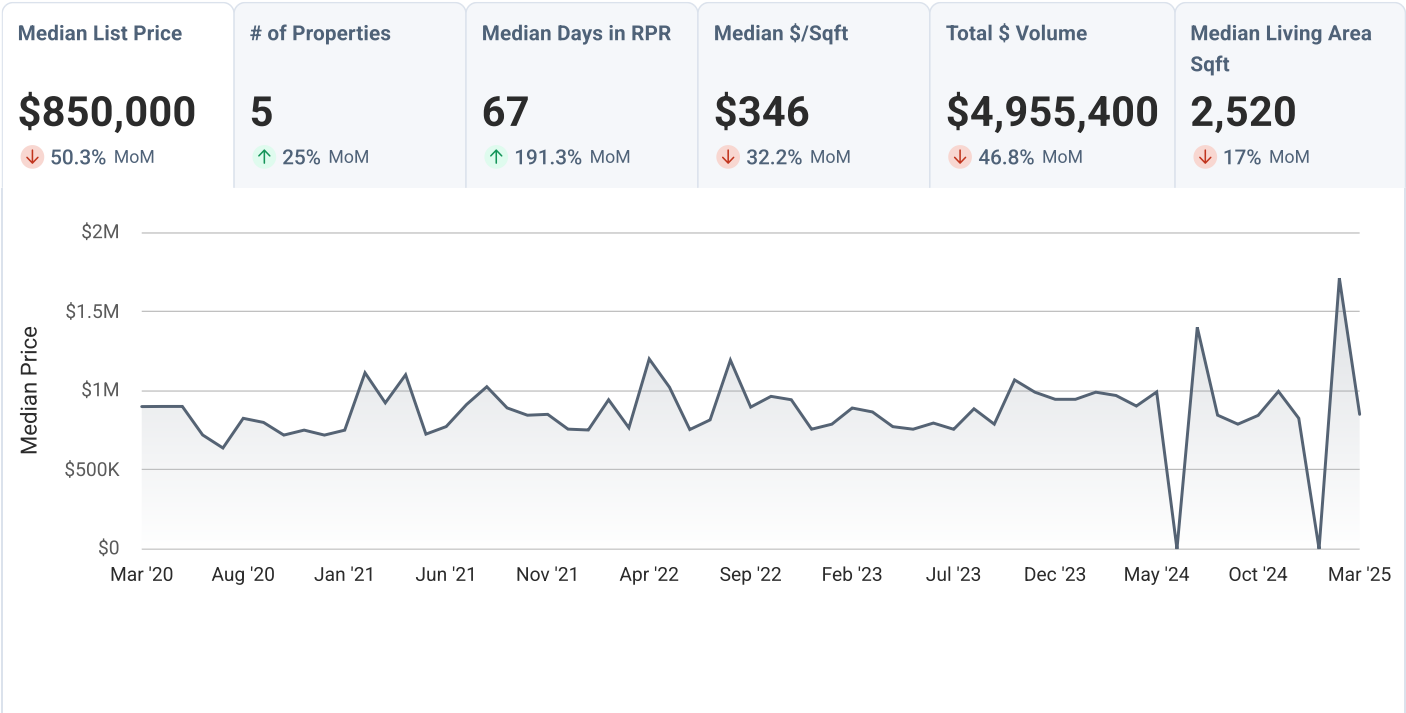
Realtors Property Resource®, LLC

Source: Listings

Sold Listings

March 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Sold to List Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$1,577,500	**12**	**96.48%**	**34**	**$439**	**$22,276,500**
↑ 37.8% MoM	↑ 33.3% MoM	↑ 0.7% MoM	↓ 38.2% MoM	↓ 5.4% MoM	↑ 94% MoM

Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

March 2025

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
15.96	**+7.5%**	**+107.8%**

Realtors Property Resource®, LLC

Source: Listings

Sold Public Records

March 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Median $/Sqft	Median Living Area Sqft	Total $ Volume
$1,775,000	**9**	**$492**	**2,974**	**$16,920,000**
↑ 10.6% MoM	↑ 12.5% MoM	↑ 13.4% MoM	↓ 5.7% MoM	↑ 41.9% MoM

Realtors Property Resource®, LLC

Source: Public Records
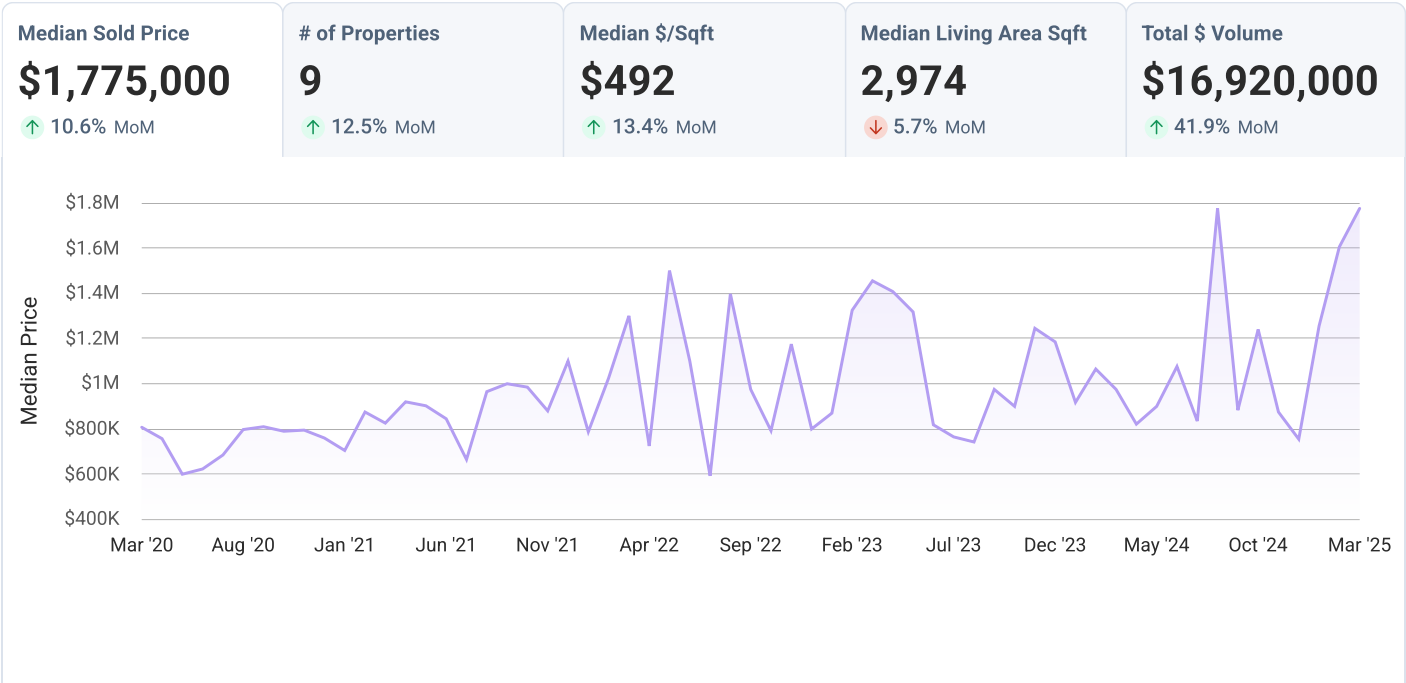
Neighborhood: Housing Stats and Charts

|	Carefree	Maricopa County	Arizona	USA
Median Estimated Home Value	$1.18M	$483K	$450K	$370K
Estimated Home Value 12-Month Change	+6.6%	+1.1%	+0.9%	+2.5%
Median List Price	$1.5M	$535K	$485K	–
List Price 1-Month Change	-0.3%	+1.9%	+2.1%	–
List Price 12-Month Change	+36.8%	-2.7%	+0.4%	–
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
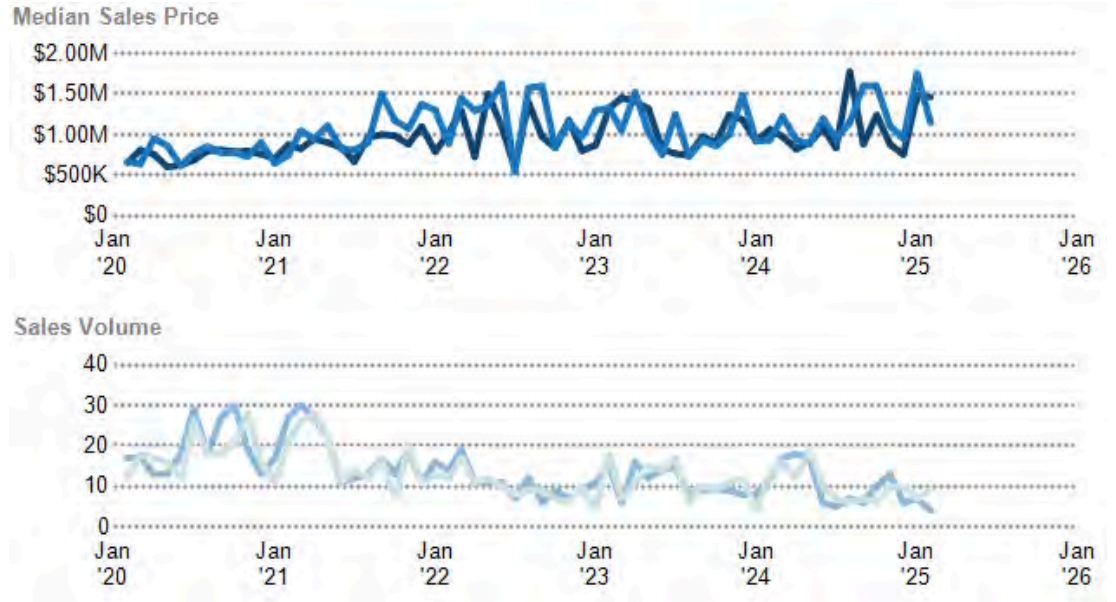
Median Listing Price vs. Listing Volume

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
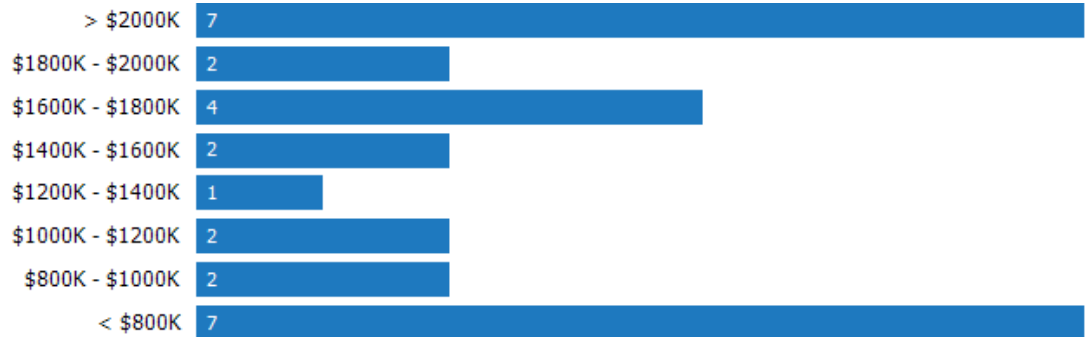
Median List Price
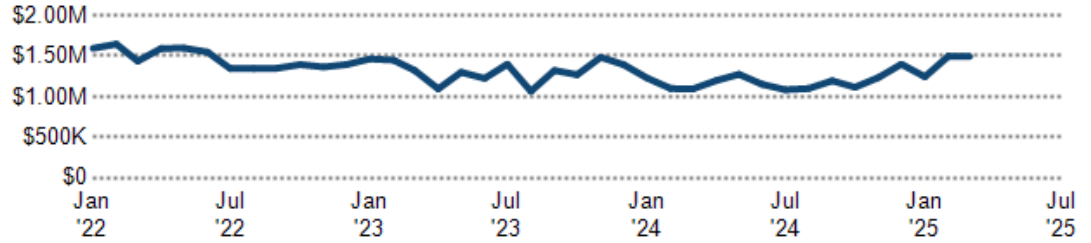
Listing Volume
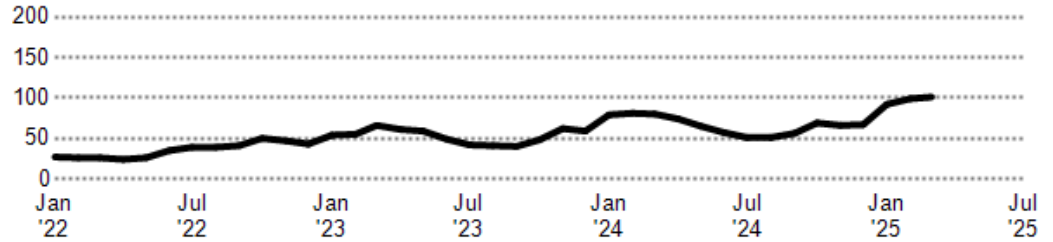
Price Range of Comps Sold

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

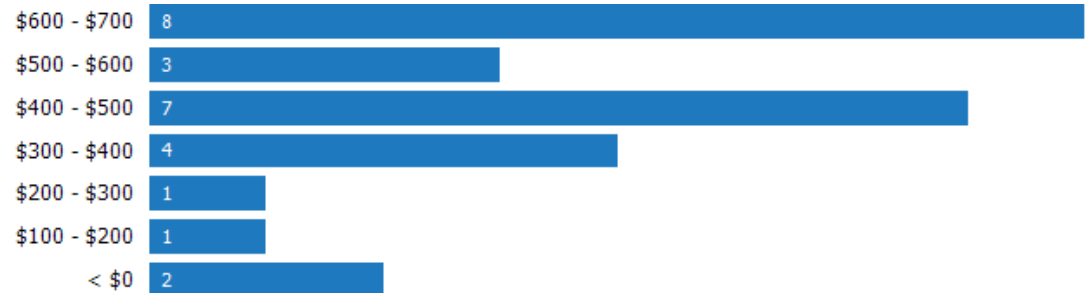| Price Range	Count
> $2000K	7
$1800K - $2000K	2
$1600K - $1800K	4
$1400K - $1600K	2
$1200K - $1400K	1
$1000K - $1200K	2
$800K - $1000K	2
< $800K	7

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

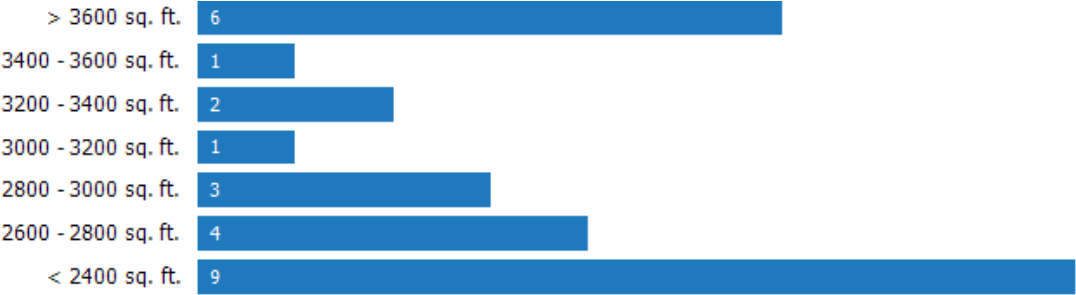| Price per Sq Ft	Count
$600 - $700	8
$500 - $600	3
$400 - $500	7
$300 - $400	4
$200 - $300	1
$100 - $200	1
< $0	2

4/7/2025

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
> 3600 sq. ft.	6
3400 - 3600 sq. ft.	1
3200 - 3400 sq. ft.	2
3000 - 3200 sq. ft.	1
2800 - 3000 sq. ft.	3
2600 - 2800 sq. ft.	4
< 2400 sq. ft.	9

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
> 60	2
50 - 60	2
40 - 50	9
30 - 40	6
20 - 30	3
10 - 20	2
< 10	2
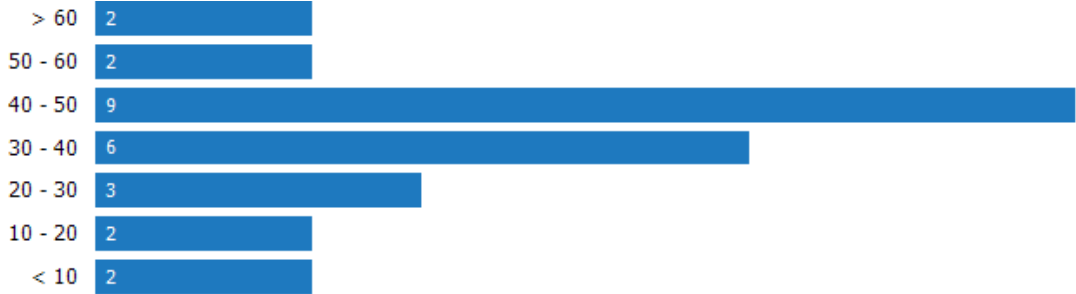
Number of Bedrooms in Homes Sold

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

Bedrooms	Count
0	27

Neighborhood: People Stats and Charts

	Carefree	Maricopa County	Arizona	USA
Population	3.67K	4.43M	7.17M	332M
Population Density per Sq Mi	417	482	63.1	94
Population Change since 2020	+0.6%	+4.4%	+3.9%	+1.8%
Median Age	65	37	38	39
Male / Female Ratio	48%	50%	50%	50%

4/7/2025

Education Levels of Population

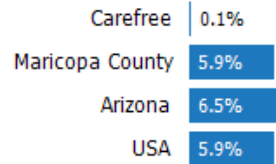This chart shows the educational achievement levels of adults in an area, compared with other geographies.

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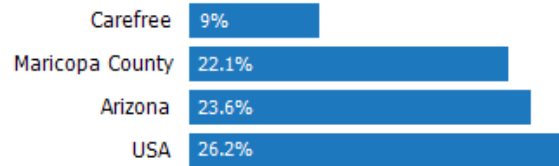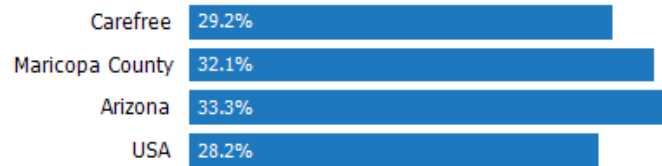
Update Frequency: Annually

Less Than 9th Grade

Geography	Value
Carefree	0.5%
Maricopa County	4.9%
Arizona	4.8%
USA	4.7%

9-12th Grade/No Diploma

Geography	Value
Carefree	0.1%
Maricopa County	5.9%
Arizona	6.5%
USA	5.9%

High School Graduate

Geography	Value
Carefree	9%
Maricopa County	22.1%
Arizona	23.6%
USA	26.2%

Associate Degree

Geography	Value
Carefree	29.2%
Maricopa County	32.1%
Arizona	33.3%
USA	28.2%

Bachelor's Degree

Geography	Value
Carefree	38.3%
Maricopa County	21.9%
Arizona	19.6%
USA	21.3%

At Least a College Education

Geography	Value
Carefree	61.3%
Maricopa County	35%
Arizona	31.8%
USA	35%

Grad/Professional Degree

Geography	Value
Carefree	23%
Maricopa County	13.1%
Arizona	12.2%
USA	13.7%

4/7/2025
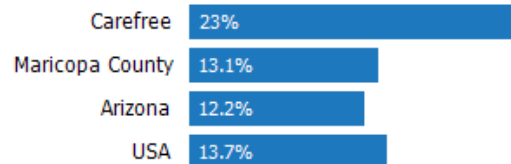
Population of Children by Age Group

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	16
Middle School	0
High School	59

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	134
21-24	40
25-34	119
35-54	638
55-64	798
65-74	704
75 or Older	1,163
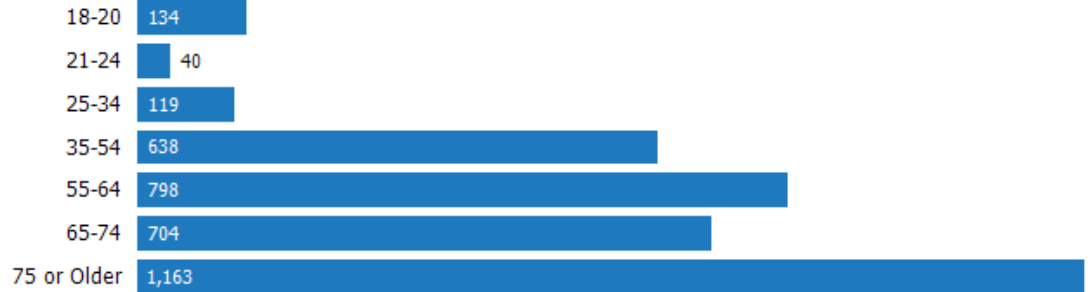
Households With Children

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

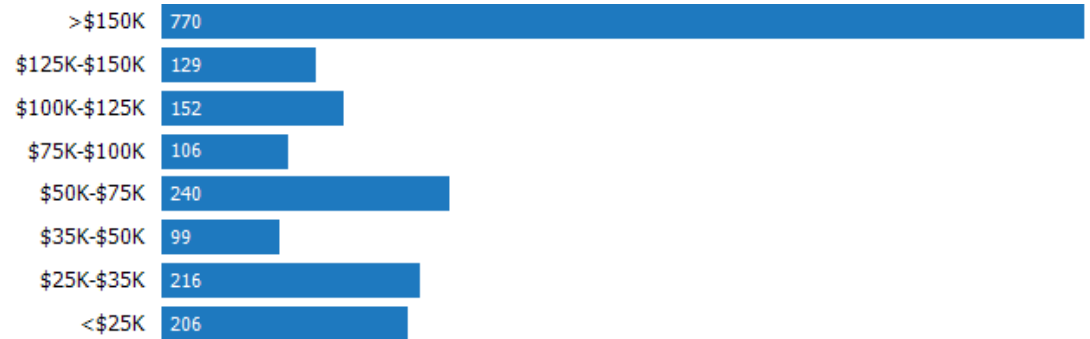| Category	Value
Married with Children	40
Married without Children	1,018
Single with Children	38

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	770
$125K-$150K	129
$100K-$125K	152
$75K-$100K	106
$50K-$75K	240
$35K-$50K	99
$25K-$35K	216
<$25K	206

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%

4/7/2025

Neighborhood: Economic Stats and Charts

	Carefree	Maricopa County	Arizona	USA
Income Per Capita	$91,416	$41,533	$38,334	$43,289
Median Household Income	$122,328	$80,675	$72,581	$78,538
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

■ Maricopa County
■ Arizona
■ USA
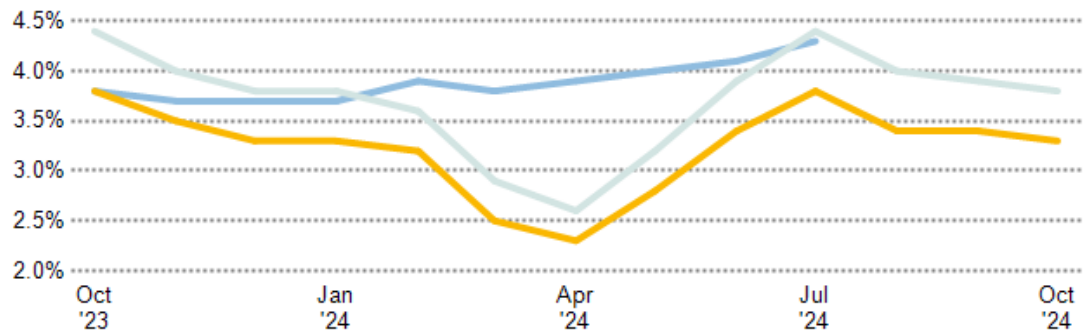
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Carefree

Category	Value
Professional, Scientific and Technical	188
Retail Trade	151
Health Care and Social Assistance	127
Education	126
Transportation and Warehousing	123
Other	118
Finance and Insurance	114
Construction	103
Manufacturing	102
Accommodation and Food	99
Arts, Entertainment and Recreation	72
Public Administration	35
Wholesale Trade	32
Administrative Support and Waste Management	32
Information	29
Real Estate, Rental and Leasing	26
Utilities	0 or no data available
Business Management	0 or no data available
Mining	0 or no data available
Agriculture, Forestry, Fishing and Hunting	0 or no data available

4/7/2025

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

<15 Minutes	26.3%
15-30 Minutes	24%
30-45 Minutes	30%
45-60 Minutes	10.2%
>1 Hour	9.5%
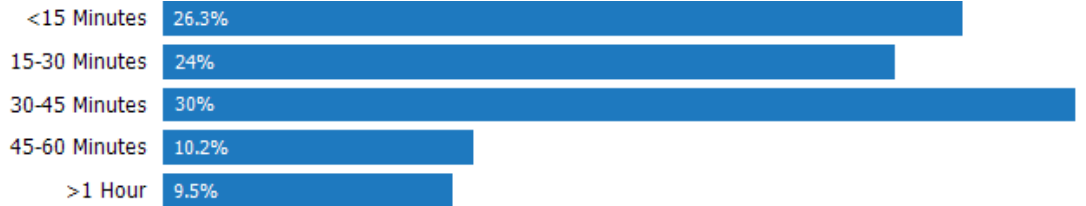
How People Get to Work

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	722
Work at Home	611
Walk	6
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

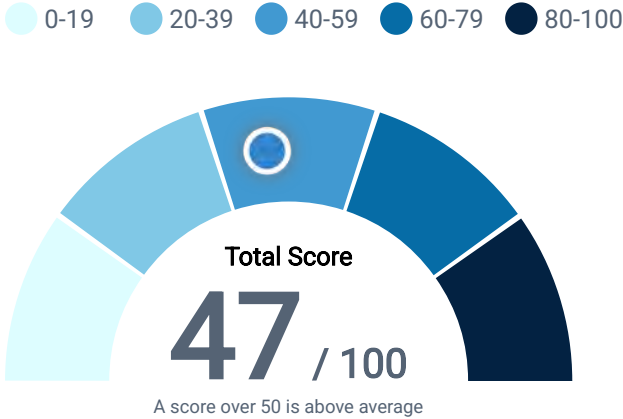|	
Avg. January Min. Temp	36
Avg. January Max. Temp	65
Avg. July Min. Temp	70
Avg. July Max. Temp	100

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

Legend: 0-19 | 20-39 | 40-59 | 60-79 | 80-100

Total Score

47 / 100

A score over 50 is above average

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

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