



Carefree, Arizona.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

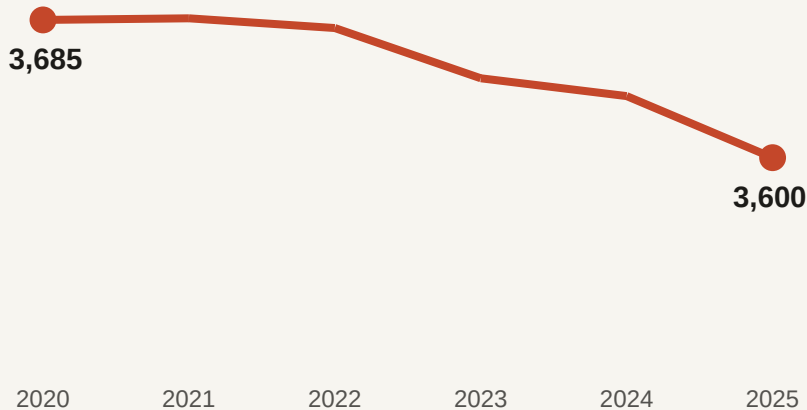


POPULATION

Down 2.3% since 2020.

3,600

people, the 67th-largest of Arizona's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.2%

of 2,528 jobs located in Carefree are filled by in-commuters.



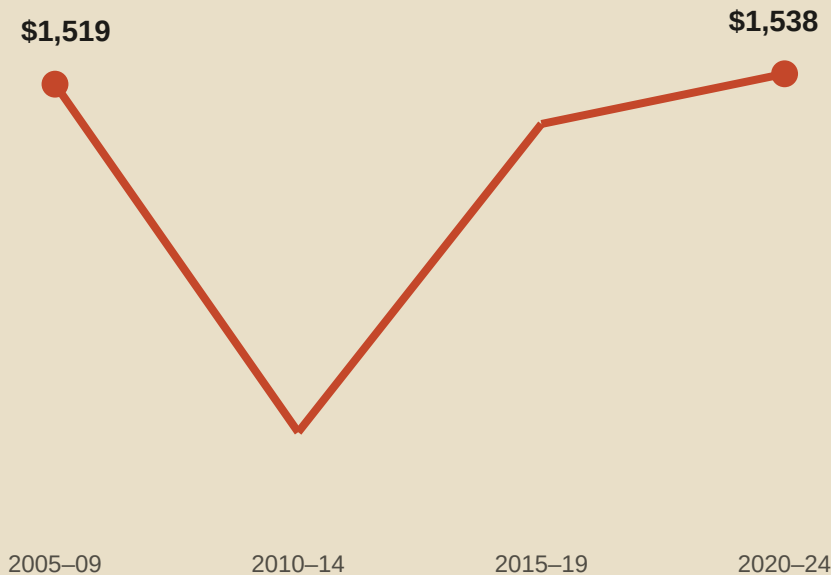
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 1%
since the 2005–2009
survey, before inflation.

\$1,538

a month. Arizona's median is \$1,543.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,730 gap between neighbors, the sharpest rent edge between adjacent tracts in Maricopa County.

TRACT 9413

\$771

TRACT 4202.07

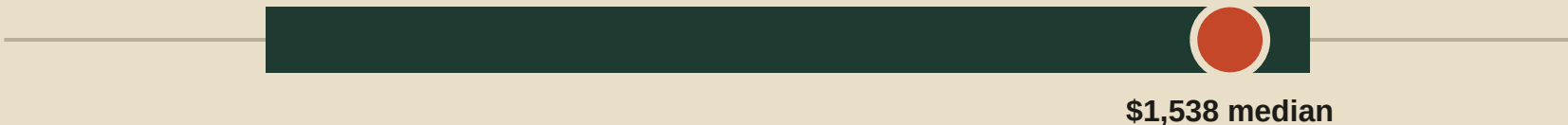
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,052–\$1,578



is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

186

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

75%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0–1.1% to the 2,315 homes here.

1–25

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
176% more than Arizona's.

\$1,088,100

median home value in Carefree.

Carefree



\$1,088,100

Arizona



\$394,500

U.S.



\$332,700

THAT WAS CAREFREE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/az/carefree/**](https://almanacdata.ai/e/az/carefree/)

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