CITY GUIDE

Carefree, Arizona

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.





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WELCOME

Thinking about Carefree?

Carefree lives up to its name: a walkable little town center built around the famous sundial and the Desert Gardens, with Black Mountain and the high desert all around. As a third-generation Phoenix native with 12+ years in Arizona real estate, I'd love to help you find your spot here.

Rebecca Medrano

CAREFREE AT A GLANCE

$1.0M
Median sale price, June to August 2026 (Redfin, small sample)

140 days
Median time on market, June to August 2026 (Redfin)

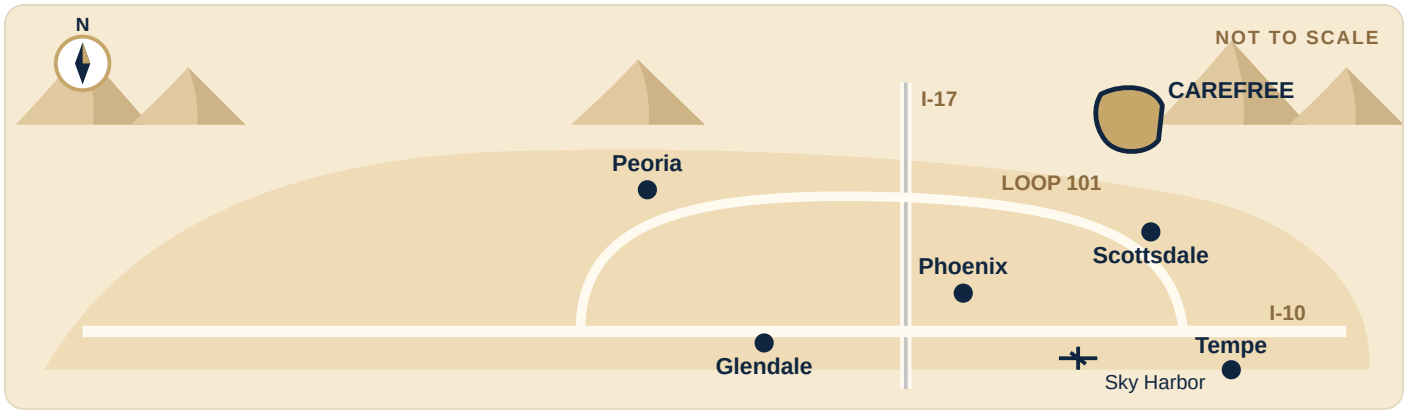
3,690
Residents at the 2020 Census

1959
The year the Carefree Sundial was built

90 feet
Across the Carefree Sundial, one of the largest in the Western Hemisphere

14 places
On the illustrated Carefree map on page 5

WHERE CAREFREE SITS IN THE VALLEY



Town center: Easy Street, the Spanish Village, the Desert Gardens and the Sundial, all within a short walk.

Around town: The Boulders by Carefree Highway, CIVANA off Mule Train Road, and Black Mountain on the west side toward Cave Creek.

WHERE TO LIVE

Living in Carefree

Carefree is mostly custom homes on large lots rather than master-planned communities. Here's what that means when you buy.

Custom homes

LARGE LOTS AMONG THE BOULDERS



Custom | Large lots | Views

- Carefree's zoning includes large-lot districts, and many homesites are an acre or more.
- Homes are often designed around the boulders and washes, with views of Black Mountain and the desert.
- Some neighborhoods have HOAs and some don't; check each one.

The Boulders

CAREFREE HIGHWAY & TOM DARLINGTON DR



Gated | Golf

- Homes around The Boulders Resort and its two Jay Morrish golf courses.
- The South course is open to the public; the North course is for members.

Town center living

NEAR EASY STREET



Walkable | Dining

- Homes near the town center are a short walk from Easy Street, the Desert Gardens and the Sundial.
- The Friday morning farmers market is held in the Desert Gardens.

Touring a community? Ask these questions

- Is the home in an HOA, and what does it cover?
- What zoning applies, and what are the setbacks?
- Is the home on sewer or septic?
- Is the lot on a hillside or in a wash area?
- Is any new building planned nearby?
- Which schools are assigned to this address?

Sources: Town of Carefree, U.S. Census Bureau, ARMLS. Confirm zoning, HOA and club details before you buy.

THE MARKET

What homes cost right now



Carefree had only 27 sales in August, so treat these numbers as a rough guide rather than a trend.

$1.0M
Median sale price
Small sample: 27 in August

$375
Median price per sq. ft.
No reliable year-over-year

140
Median days on market
About four and a half months

27
homes sold in August

6.1
months of supply

About 6.1 months of supply means it would take about six months to sell every home now listed, if no new homes came on the market.

Redfin, Carefree, AZ, June to August 2026. Small sample; Redfin did not report a reliable year-over-year change.

How Carefree compares: median price per square foot

Paradise Valley	**$869.43**
Scottsdale	**$463.14**
Carefree	**$437.79**
Rio Verde	**$382.81**
Fountain Hills	**$361.11**
Cave Creek	**$360.30**

The Cromford Report, single-family detached homes, October 2026. Carefree ranks 3rd of 41 Valley cities and is down 5.4% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking several months to sell, there's usually room to compare and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- Every home here is different, so I'll pull the closest true comparables for any home you're serious about.

If you're selling

- With so few sales, pricing takes careful comparables, not an average.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby, not an algorithm.

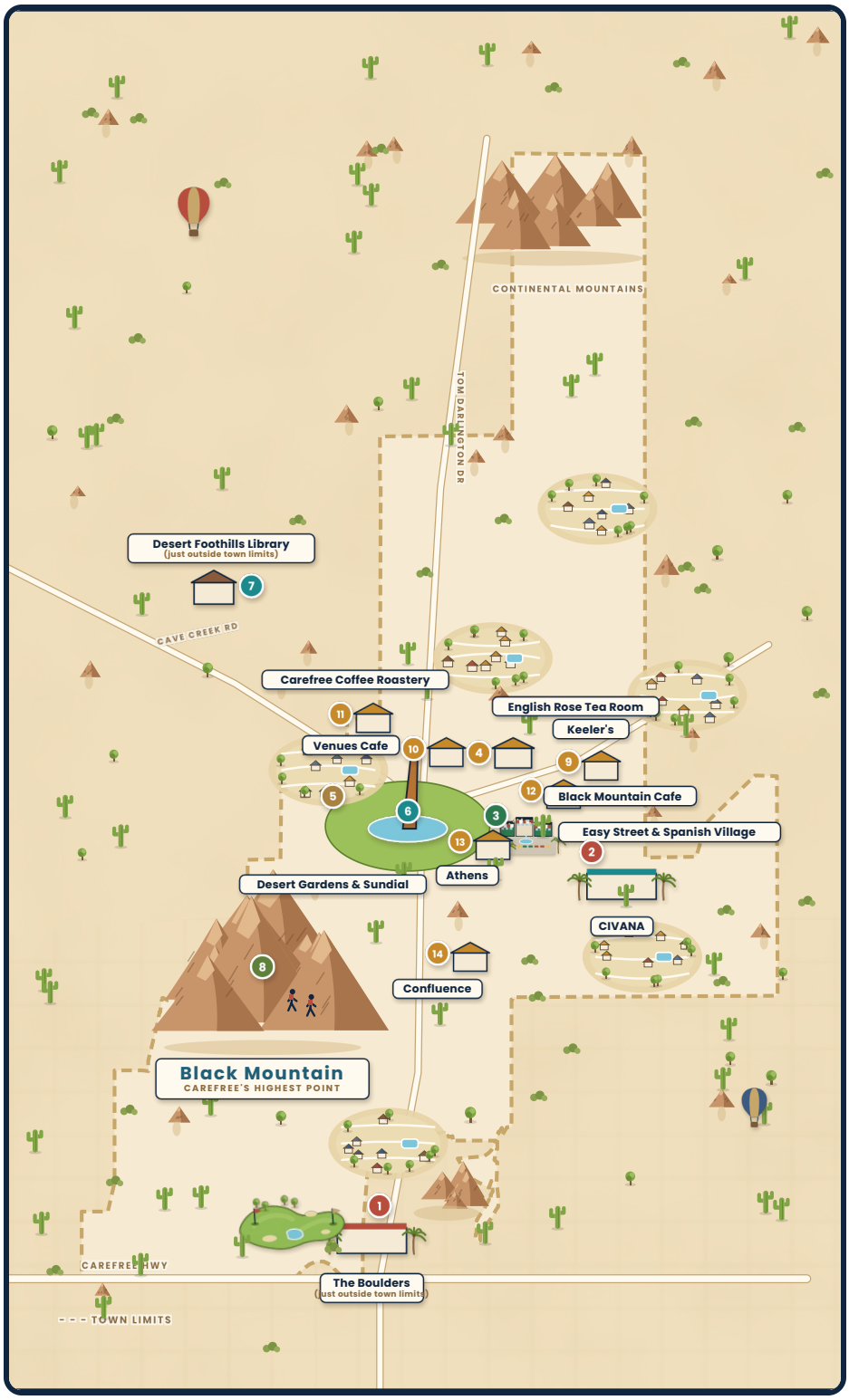
Want the numbers for one specific home?

Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**
Home value: **medranoaz.com/sell.html**

THE MAP

Carefree, illustrated



SPORTS & ENTERTAINMENT

1. The Boulders Resort & Golf Club *
2. CIVANA Wellness Resort & Spa

SHOPPING

3. Easy Street & Spanish Village

DINING

4. English Rose Tea Room
9. Keeler's Neighborhood Steakhouse
10. Venues Cafe
11. Carefree Coffee Roastery
12. Black Mountain Cafe
13. Athens on Easy Street
14. Confluence

PARKS & RECREATION

5. Carefree Desert Gardens

CULTURE & HISTORY

6. Carefree Sundial
7. Desert Foothills Library *

TRAILS & PRESERVES

8. Black Mountain

* Just outside town limits. Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Carefree



The Sundial & Desert Gardens

The 90-foot sundial, built in 1959, anchors the town center beside the free Desert Gardens.

Friday farmers market

A Friday morning market in the Desert Gardens, plus art walks and the Carefree Fine Art & Wine Festival.

Black Mountain

About 1.1 miles and 1,200 feet up to Carefree's highest point. The trail starts on School House Road in Cave Creek.

The Boulders

A resort with a spa and two golf courses among giant boulder formations, just over the town line in Scottsdale. The South course is open to the public.

CIVANA

A wellness resort and spa off Mule Train Road.

Desert Foothills Library

Founded in 1954 and privately funded, just over the line in Cave Creek.

Sources: Town of Carefree, The Boulders, CIVANA, Desert Foothills Library, Town of Cave Creek. Check hours and event dates before you go.

BEFORE YOU BUY

Know before you buy in Carefree



Lots and zoning

Lot sizes vary by zoning district. Before you plan a pool, guest house or addition, check the Town's setbacks and limits.

HOAs vary

Some Carefree homes are in an HOA and some aren't. Ask what applies to the home you're considering, and review the CC&Rs if there are any.

Schools

Carefree is served by Cave Creek Unified. Confirm the assigned schools for any address with the district.

Getting around

Cave Creek Road and Scottsdale Road run south toward Loop 101. Downtown Phoenix is around 45 minutes on average, longer at rush hour.

Septic and washes

Ask whether a home is on sewer or septic, and have your inspector check drainage on lots near washes.

Arizona summers

During inspection, pay close attention to the age of the A/C system and, if there is one, the pool equipment. Both are expensive to replace.

Wondering whether Carefree fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.

Rebecca Medrano

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Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.