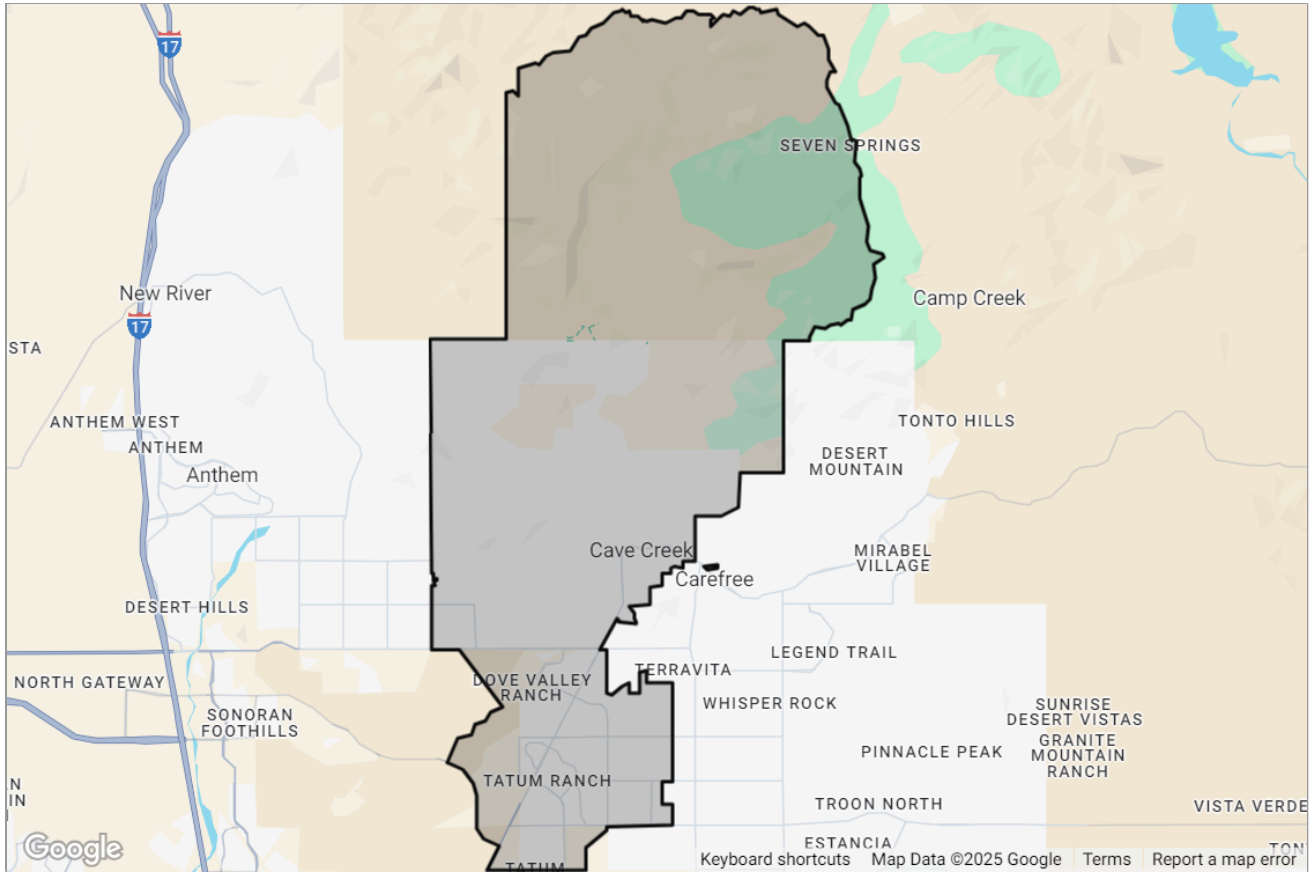


Cave Creek, AZ 85331



Presented by

Heather Tawes Nelson | ABR, CRS

Arizona Real Estate License: BR565091000

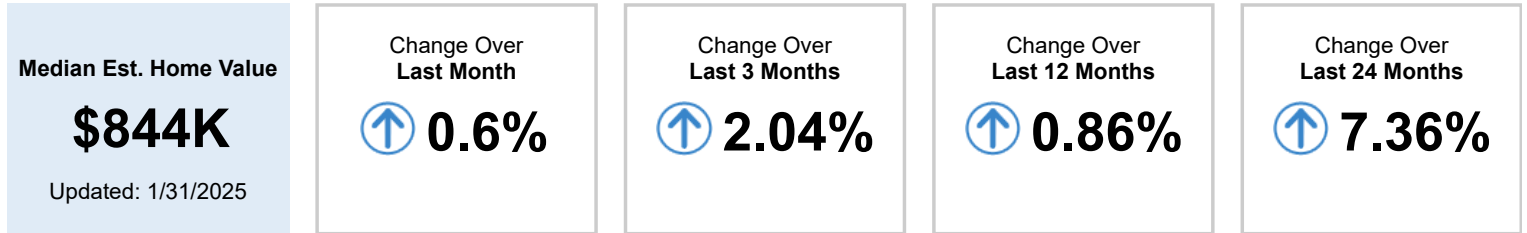
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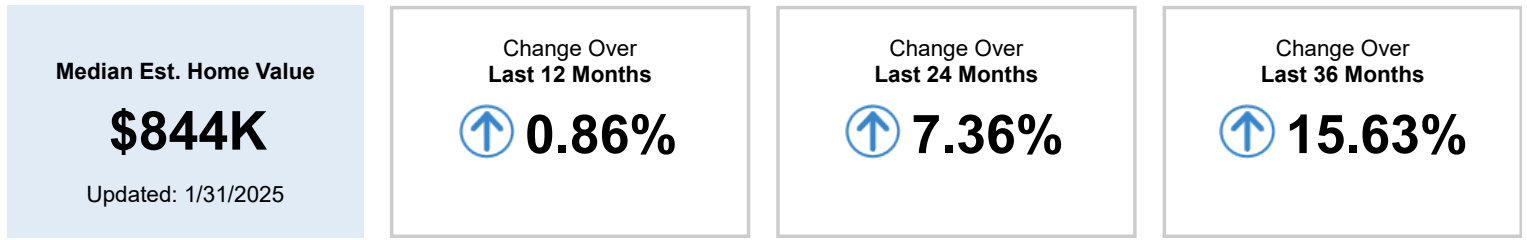
Cave Creek, AZ 85331

Market Snapshot: Estimated Home Values



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



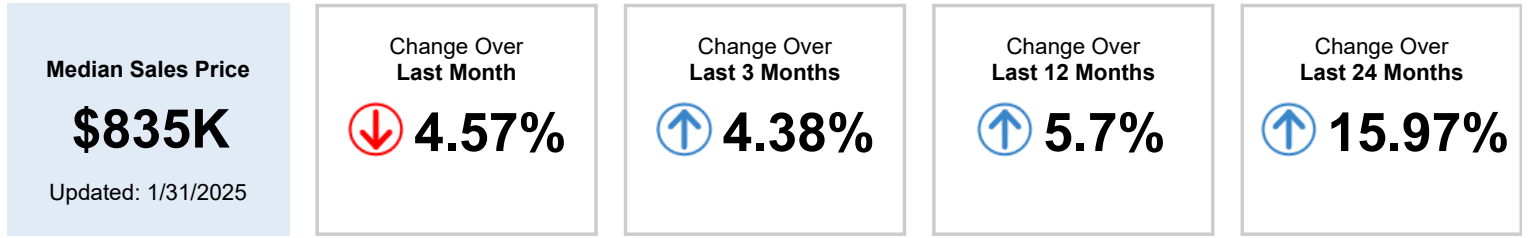
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



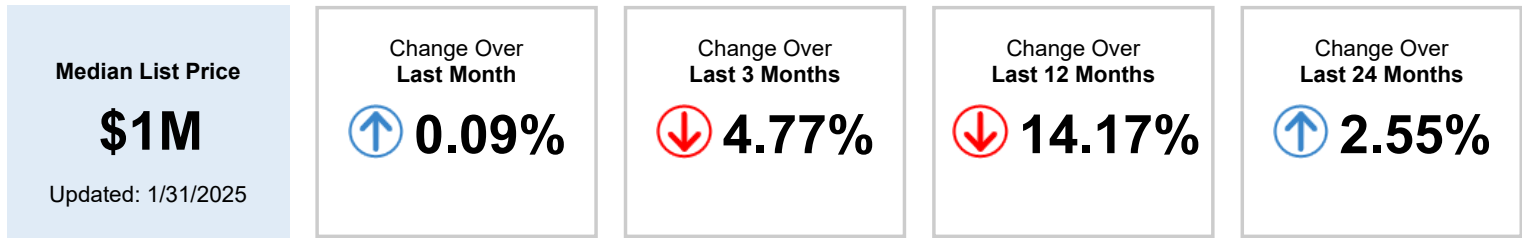
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/19/2025.

Market Snapshot: Sales Price



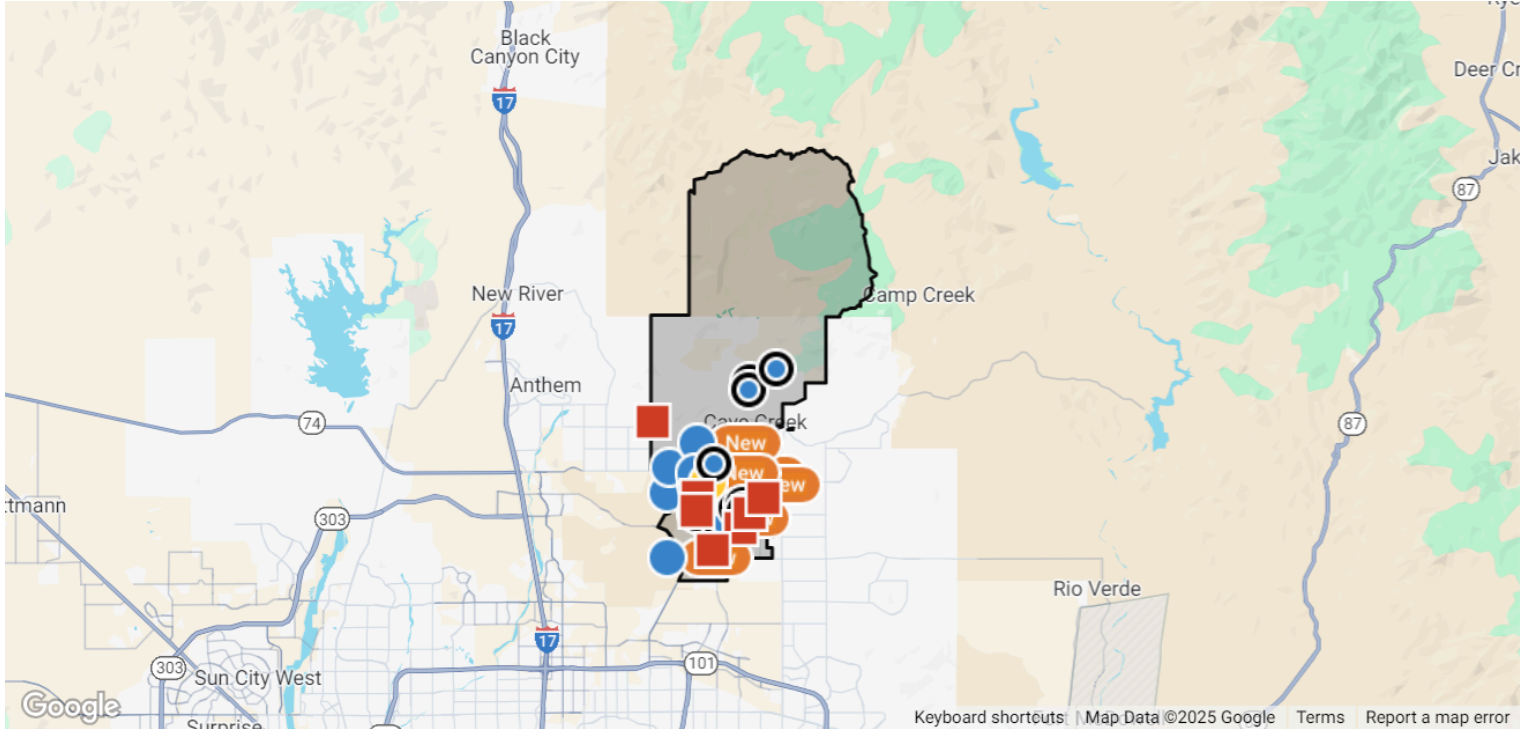
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

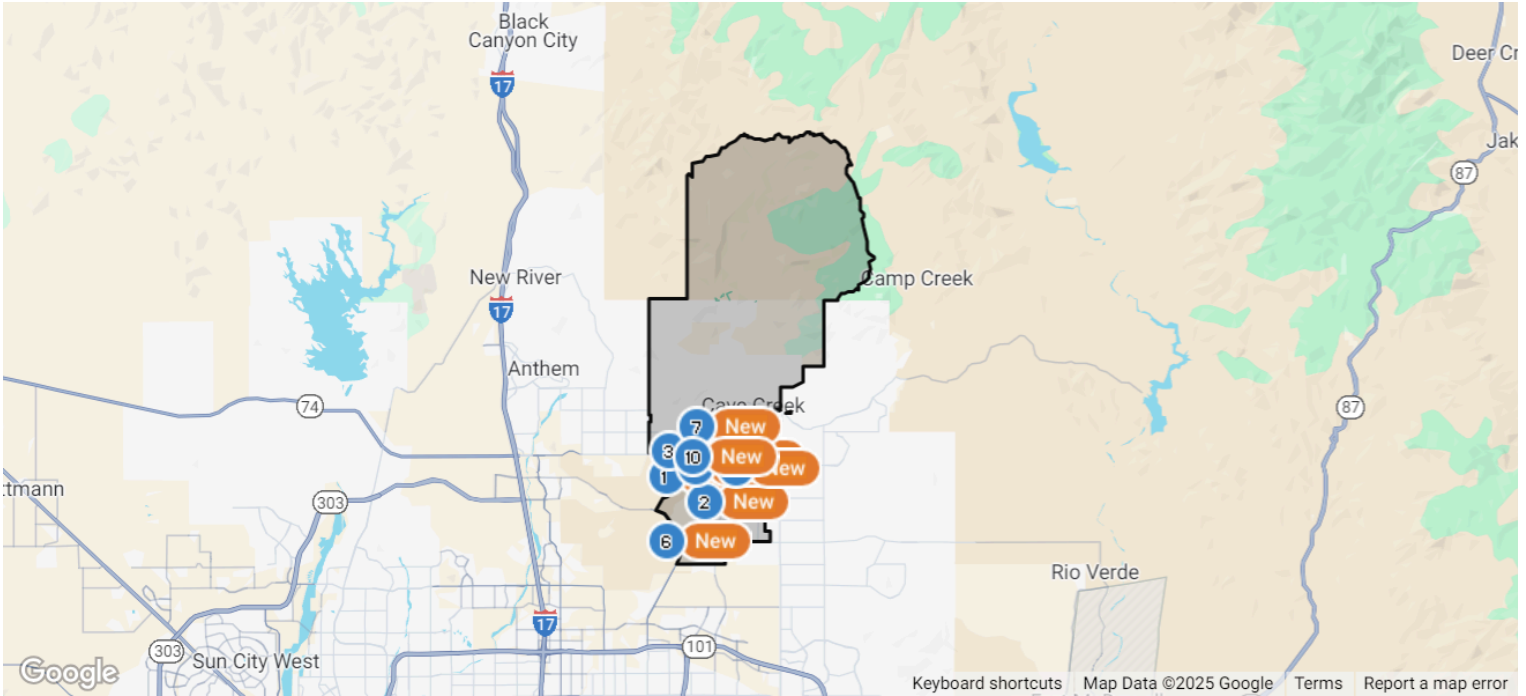
Market Activity Summary Stats



Search Criteria | **Location:** Cave Creek, AZ 85331; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Distressed
Number of Properties	10	10	7
Low Price / Value	\$499,900	\$3,225	\$510,000
Median Price / Value	\$1,162,000	\$1,062,000	\$882,470
High Price / Value	\$3,100,000	\$1,890,000	\$2,742,820
Average Price / Sq. Ft.	\$445	\$384	\$413
Median Price / Sq. Ft.	\$410	\$424	\$387
Average Days in RPR	23	37	—
Median Days in RPR	28	35	—
Total Volume	\$13,631,900	\$10,076,947	\$7,709,290

Cave Creek, AZ 85331



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● Active • New, Active: 1/30/2025 *MLS ID: 6812863*

31419 N 41st PI

Single Family 3/3 2,806 sq ft 11,700 2019 1/30/2025 \$1,225,000 \$437

Step into a home unlike anything you've ever seen—this one-of-a-kind masterpiece is the ultimate blend of luxury, functionality, and jaw-dropping features! Built in 2019, this property boasts an unprecedented 5 garage spaces, including a rare RV garage that's perfect for your RV or all the toys you've been dreaming of. The thoughtfully designed split floorplan is as practical as it is stunning, offering an office, a teen bonus room, and the ultimate convenience of a laundry room right off the primary bathroom. The wow-factor doesn't stop indoors. Slide open the expansive living room doors to reveal your very own outdoor paradise! Imagine entertaining in your custom outdoor kitchen, featuring a 36" iron skillet, pizza oven, grill, and more, or unwinding on the sprawling covered patio

Listing Courtesy of Citiea



2 ● Active • New, Active: 1/15/2025 *MLS ID: 6805355*




29615 N 55th PI

Single Family 3/4 2,943 sq ft 18,400 2017 1/15/2025 \$1,849,000 \$628

Welcome to this stunning 3-bedroom, 3.5-bathroom home located in the prestigious, gated Bellissima community, where luxury living meets modern elegance. This highly upgraded property features over \$35k in custom enhancements, offering unparalleled style and comfort. Step inside and immediately be captivated by the open floor plan that effortlessly blends the kitchen, dining, and living spaces—creating an ideal flow for both relaxation and entertainment. Towering ceilings and expansive windows flood the home with natural light, enhancing the airy and spacious feel throughout. A separate office provides the perfect quiet retreat, ideal for work or study. The chef's kitchen is a showstopper, complete with top-tier finishes, ample storage, and sleek countertops, making it as functional as it is beautiful. All bedrooms come with their own private ensuite baths, offering ultimate convenience and privacy. Step outside into the entertainer's dream backyard, where you'll find a stunning modern pool, covered patio and firepit that invites you to relax or host guests in style. With plenty of space for outdoor dining and lounging, it's an oasis that extends your living space into the outdoors. This home offers the perfect combination of luxury, function, and location, nestled in a fabulous area that provides privacy and convenience. Don't miss your opportunity to own this exceptional home in one of the most desirable communities!

Listing Courtesy of Retsy

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	<i>*New, Active: 2/17/2025 MLS ID: 6822032</i> 4252 E Desert Sky Ct						
	Single Family	3/2	1,782 sq ft	5,785	1999	2/17/2025	\$639,000	\$359
<p>Your new home in the gated community of Ocotillo at Dove Valley Ranch is sure to check all the boxes! Move-in ready, this single-level gem has a private pool, three bedrooms, a versatile den option, a split-great room floor plan, and beautiful desert wash & sunset views from the back. Interior features include neutral tile flooring & carpet in the bedrooms, granite kitchen countertops, stainless appliances, a pantry, and vaulted ceilings. The backyard is perfect for entertaining with a sparkling pool, a covered patio, and views of the natural area open space. The home's exterior was painted April 2024; plus, there are no two-story homes around for ultimate privacy! Beyond your new home, enjoy all Dove Valley Ranch has to offer: one of North Phoenix's finest public golf courses, a clubhouse bar/lounge, and easy access to first-rate schools, parks, hiking, shopping, & more.</p> <p><i>Listing Courtesy of Re/max Cornerstone</i></p>								
	4 ● Active	<i>*New, Active: 1/10/2025 MLS ID: 6803269</i> 5927 E Sienna Bouquet PI						
	Single Family	4/3	2,636 sq ft	7,532	2014	1/10/2025	\$875,000	\$332
<p>Beautiful home with modern upgrades in the sought-after gated Lone Mountain community. The meticulously manicured front landscaping and paver walkway create a welcoming first impression. The chef's eat-in kitchen features a large island with a breakfast bar, a stylish tile backsplash, granite countertops, a gas range, and stainless steel Whirlpool appliances. A double-sided fireplace connects the living room and family room, offering a cozy yet spacious layout perfect for entertaining or relaxing. The family room also includes surround sound for an enhanced experience. Additional highlights include newer interior paint, plantation shutters, ceramic tile flooring, 8-foot doors, an art niche with glass shelving, a large laundry room with extra storage, and a 2-car epoxy garage with a water softener and storage cabinets. The luxurious master suite boasts a bay window, an oversized walk-in closet designed by Closet Factory, and a full en-suite bathroom with dual sinks, a private toilet room, a soaking tub, and a frameless glass shower. The private backyard features an extended covered paver patio with ceiling fans, a wrought iron fence with stunning views of the adjacent NAOS land, tranquil fountains, and newly added gutters for functionality. This home offers the perfect blend of comfort, style, and a serene natural setting, making it an ideal retreat.</p> <p><i>Listing Courtesy of Exp Realty</i></p>								
	5 ● Active	<i>*New, Active: 1/21/2025 MLS ID: 6811416</i> 6201 E Sienna Bouquet PI						
	Single Family	5/3	2,945 sq ft	9,375	2015	1/21/2025	\$1,295,000	\$440
<p>Your dream backyard oasis awaits*Featuring an enormous, heated play pool and an above ground heated therapeutic spa, situated between an elongated gas fire pit and a mammoth sized outdoor kitchen furnished with misters for the summer, and built in heaters for the winter, all within line of sight from the 2nd outdoor kitchen next to the attached guest home/casita*The main home's highlights include a chef's gourmet kitchen, walk in pantry, spacious laundry room, walk-in linen closet, two-car garage, office/4th bedroom, and more*The attached guest house(&#8776;652sqft) features a full kitchen, family room, laundry room, large linen closet, 1 car garage, and more*Whether you are hosting large parties, or need space for guests or the in-laws, this home can do it all!</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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6 ● **Active** • *New, Active: 1/23/2025* *MLS ID: 6809838*

26645 N 42nd St Single Family 3/3 2,350 sq ft 6,325 1999 1/23/2025 \$875,000 \$372

This stunning home welcomes you with soaring ceilings and elegant formal living and dining areas, and built-in curio cabinet. The upgraded kitchen boasts subway tiles, modern appliances, including a unique double faucet with temperature indicators. The adjoining family room features built-in niches while glass barn doors lead to a private office with an executive desk. Step through French doors to the serene backyard, complete with a sparkling dive pool, a built-in BBQ, and artificial turf. Inside, you'll love the updated powder room with floating vanity. Don't miss the hidden room behind the coat closet, perfect as a wine cellar or storage space. The luxurious primary suite includes plantation shutters, a soaking tub, a frameless shower, and spa-like finishes. Roof replaced in 2022 Welcome to Tatum Highlands. Upon entering, you'll be struck by the soaring ceilings, creating an open and airy ambiance. The formal living and dining areas welcome you and your guests with warmth and elegance. A built-in curio cabinet awaits to showcase your cherished art or collectibles. The heart of the home is the upgraded kitchen and adjoining family room. The kitchen, updated in 2023, features stunning subway tiles, modern appliances, and a unique double faucet that indicates water temperature at a glance. The family room includes thoughtfully designed niches for your TV and accessories, creating a cozy yet functional space. Adjacent to the family room, double glass barn doors open to a private office, complete with a grand executive desk, ideal for working from home. When you glance outside the family room, you'll notice a French door leading to a stunning backyard that instantly transports you to a tranquil oasis. Here, you can relax, put your feet up, and savor the serene ambiance surrounded by palm trees and peaceful scenery. Complete with a refreshing dive pool and built in BBQ and gas burner, that has been updated for your outdoor meals. Also, you will notice a large area of artificial turf for your children and pets, play time. Back inside, you'll find a beautifully updated powder room featuring a floating vanity and a functional laundry room leading to the epoxied-floor garage. Don't miss the hidden room tucked behind the coat closet, it's perfect as a wine cellar or additional storage space. Upstairs, new carpeting guides you to a versatile loft area, ideal for a playroom, reading nook, or media space. Two guest bedrooms, also newly carpeted, share a renovated bathroom with a swivel faucet that doubles as a water fountain and cutting-edge technology to display water temperature. Across the hall, your luxurious primary suite awaits. This sanctuary boasts new carpeting, plantation shutters, and a spa-like ensuite. The stunning bathroom features a freestanding soaking tub, a frameless glass shower with a waterfall showerhead, and modern finishes that exude relaxation. Additional Features Include: "Washer, dryer, refrigerator, and executive desk included " Roof replaced in 2022 " Shutters on all windows for privacy and style This home seamlessly combines modern updates with thoughtful design, making it perfect for comfortable living and entertaining. Don't miss this incredible opportunity!

Listing Courtesy of Real Broker



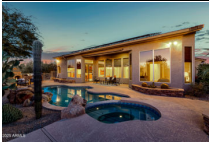


7 ● **Active** • *New, Active: 2/18/2025* *MLS ID: 6822750*

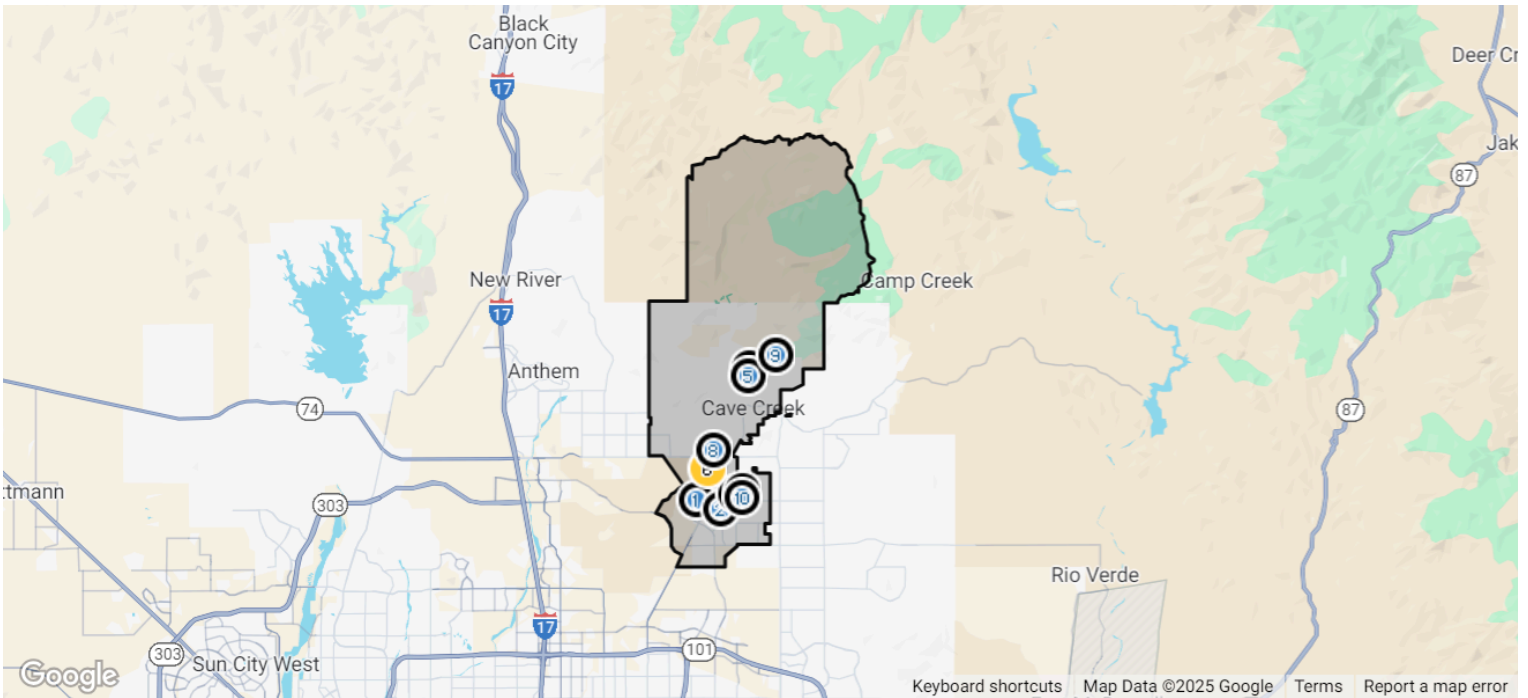
35045 N 52nd PI Single Family 4/5 4,607 sq ft 94,195 2017 2/18/2025 \$3,100,000 \$673

One of Cave Creek's most sought after properties for auto enthusiasts in a Western setting, Tin Lizzy Outpost was thoughtfully designed to showcase the sprawling mountain views from every angle while providing a retreat for your personalized collection. A winding drive leads to this ranch-style residence with an open floor plan, warm interior finishes, large kitchen, dedicated office and game room. A spacious primary suite and three guest bedrooms and baths offer all of the creature comforts you'd expect. The main garage offers built-in storage and room for 4 cars plus room for lifts while the detached RV garage offers a drive-through bay with 14' double garage doors, another bay with a 12' double door, loft with balcony, half bath, and seating area with 8' garage door to the backyard.



Listing Courtesy of The Noble Agency

New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● Active • <i>New, Active: 1/15/2025</i> <i>MLS ID: 6805427</i>							
32032 N 52nd Way	Single Family	3/4	2,869 sq ft	33,500	1999	1/15/2025	\$1,099,000	\$383
<p>Energy-efficient property in the gated Desert Wind subdivision! This beautiful home sits on a private cul-de-sac in one of the largest lots in the community. This gem provides a 3 car garage with extended driveway & convenient attached cabinets, a desert landscape, and has been freshly painted inside & out. The interior boasts an open floor plan with 3 beds, 3.5 baths, a den, 12' ceilings, wood-look tile flooring & plantation shutters in the right places, and abundant natural light throughout. Be impressed by the Roman pillars & backyard view the grand living/dining room offers. Have intimate gatherings in the spacious family room with a gas fireplace, a dry bar, & surround sound. The gourmet kitchen is a chef's dream; it opens to the family room & features granite counters, travertine backsplash, Jenn Air SS appliances, electric Viking cooktop, RO system, water softener, wine cooler, an island with breakfast bar, pantry, breakfast nook, and a separate desk area. The split owner's suite has sliding glass doors to the backyard, a bay window, and a spa-like ensuite comprised of a dual vanity, a jetted tub, a tiled shower, and a bountiful walk-in closet. Secondary bedrooms share a Jack & Jill bathroom, spacious powder room with granite vanity, and laundry room has attached cabinetry & a utility sink. The resort-like backyard offers a pebbletec pool, a stone waterfall, a spa, outdoor fireplace & built-in BBQ/refrigerator over a flagstone patio, automatic sunshades on the covered patio, and a fence allowing a view of the colorful sunsets over the desert. The solar panels will help you save money on the bills every month! Over 33,000 SqFt awaits you in this private Oasis. Minutes from Desert Ridge. The property will be featured on ABC 15 Real Estate Essentials on Hulu. Act now!</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p>								
	9 ● Active • <i>New, Active: 1/14/2025</i> <i>MLS ID: 6805312</i>							
6708 E Calle De Las Estrellas	Single Family	4/3	4,548 sq ft	54,587	2006	1/14/2025	\$2,175,000	\$478
<p>Some houses simply have it all! Sprawling custom estate nestled in the heart of Cave Creek which captures the finest luxury finishes, privacy and organic scenery of natural beauty. An abundance of natural light, breathtaking backdrop of Black Mountain, the property boasts beautiful views and a resort-style atmosphere, making it a true desert oasis. As you enter, you'll be greeted by a spacious, open-concept floor plan designed for both luxury living and entertaining. The chef's kitchen features stainless steel appliances, custom cabinetry, granite countertops, and a large island perfect for gathering. The living and dining areas seamlessly flow onto the expansive covered patios, the epitome of maximizing indoor/ outdoor living, complete with a sparkling pool, built in BBQ, fire-pit, and a spiral staircase that leads you to the upstairs deck. The home's four bedrooms include a luxurious primary suite with a spa-like en-suite, walk-in closet, fireplace and private access to the patio. In addition to the main living space, the nearly 900 sq.ft. separate guest casita above the fourth stall garage and generously-sized bonus room offer endless possibilities- whether you need a home office, media room, additional guest suite, or investment opportunity. Fabulous location nearby shopping, dining, and hiking trails!</p> <p style="text-align: right;"><i>Listing Courtesy of Re/max Fine Properties</i></p>								
	10 ● Active • <i>New, Active: 2/14/2025</i> <i>MLS ID: 6820971</i>							
5100 E Rancho Paloma Dr, Unit 2024	Condo/Townhouse/Apt.	2/2	1,420 sq ft	1,363	2020	2/14/2025	\$499,900	\$352
<p>This absolutely gorgeous condo has only been gently used by its original owners a few months out of the year and it truly looks brand new! Designed with a neutral palette in mind, the lovely wood-look tile flooring runs everywhere but the secondary bedroom where you'll find plush carpeting and a tasteful decor. Beautiful white cabinetry adorns the kitchen and baths where you'll find lovely tile surrounds rather than the typical inexpensive cultured marble. Other important features include stainless steel appliances, upgraded lighting fixtures, washer/dryer, water softener, one car garage, and an expansive deck. Located in the most serene part of this resort-like community offering breathtaking views of Black Mountain. Available fully furnished by separate bill of sale. Put this unit at the top of your list!</p> <p style="text-align: right;"><i>Listing Courtesy of Realty Executives</i></p>								







Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Pending as of 2/18/2025 <i>MLS ID: 6803516</i></p> <p>4109 E Barwick Dr</p> <p>If you've been looking for that special property, here it is! Located in Toscana within the desirable community of Tatum Ranch this home is within walking distance of shopping and restaurants. Ideal single level Great Room Floor Plan featuring 2 bedrooms, 2 baths, 2 car garage vaulted ceilings, beautiful tile flooring, updated lighting, ceiling fans, plantation shutters and blinds plus a new AC in 2022. The exterior and interior of the home were painted in 2022. The kitchen features access to the covered patio, updated appliances in 2020 and is open to the great room. Refrigerator, washer and dryer are included. Don't miss this opportunity to make this home your own!</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>	Single Family	2/2	1,109 sq ft	4,338	1/11/2025	\$429,500	2/18/2025	\$387
 <p>2 Pending • Pending as of 2/18/2025 <i>MLS ID: 6817554</i></p> <p>4887 E Armor St</p> <p>Welcome to this beautifully updated three-bedroom, two-bathroom home in the highly sought-after Tatum Ranch community in Cave Creek, AZ. This inviting home boasts a spacious, open-concept floorplan with plenty of natural light, making it perfect for both relaxing and entertaining. Generously sized bedrooms with ample closet space. The primary suite offers a luxurious ensuite bathroom with dual sinks, a soaking tub, and a separate shower. With easy access to the 101, this home is just minutes from hiking trails, golf courses, shopping, dining, and all that Cave Creek, Scottsdale, and Phoenix have to offer.</p> <p><i>Listing Courtesy of Engel & Voelkers Scottsdale</i></p>	Single Family	3/2	1,808 sq ft	9,031	2/1/2025	\$700,000	2/18/2025	\$387

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3	⓪ Pending	*Pending as of 2/17/2025		MLS ID: 6780789			
5452 E Windstone Trl	Single Family	4/4	3,944 sq ft	21,681	11/7/2024	\$1,890,000	2/17/2025	\$479
<p>Welcome to Montevista, a highly desirable community in Cave Creek, Arizona. This gated community with impeccably manicured common areas, lush landscaping, and large grassy community park, complete with a playground, basketball/pickleball courts, social events, and covered spaces, creates a welcoming atmosphere. One of the best lots in the community, this home is nestled on a private, premium lot, that backs up to a serene NOAS with mountain views, offering unmatched privacy. As you enter the grand entrance, you'll be greeted by soaring ceilings, stunning chandelier lighting as well as an abundance of natural light. With almost 4,000 square feet of meticulously maintained living space, you will step into a world of elegance. The open concept split floor plan allows for kitchen is a chef's delight, boasting high-end appliances, a prep island, a walk-in pantry, and ample counter and cabinet space. Enjoy casual meals at the breakfast bar or dine in the sunny eat-in kitchen that flows seamlessly into the family room. The luxurious primary suite is a true retreat, offering dual vanities, a step-in shower, two walk-in closets, and a sitting area. Relax in front of the fireplace, soak in the spa-like tub, or step out to your private garden with citrus trees, a grassy area, and a tranquil pathway. The additional bedrooms are equally impressive: Bedrooms 2 and 3 share a stylish bath with dual sinks and a step-in shower, while Bedroom 4 features an ensuite bath for added privacy. A fifth room offers flexibility as a bedroom, office, or workout space. Step outside into your private resort-style backyard, a true oasis. The heated pool and spa with a water feature are surrounded by lush greenery and create an ideal setting for relaxation or entertaining. Gather under the pergola by the fire on cool Arizona evenings, or enjoy the built-in BBQ area with a bar. Other outdoor highlights include a covered patio with motorized shades, an oversized fire pit, a turf area with a soothing fountain, and plenty of spaces to soak in the serene desert views. Montevista's prime location offers easy access to shopping, dining, and the charming towns of Cave Creek and Carefree. This home is more than a residence—it's a harmonious blend of luxury, comfort, and privacy. Recent upgrades include three brand-new HVAC systems, new ductwork, furnace, pool motor, BBQ grill, outdoor lighting, fresh landscaping, and more. Come experience the unmatched beauty and lifestyle that Montevista and Cave Creek have to offer—your dream home awaits!</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
	4	⓪ Pending	*Pending as of 2/17/2025		MLS ID: 6818552			
39424 N Spur Cross Rd	Single Family	3/3	3,208 sq ft	138,608	2/10/2025	\$1,400,000	2/17/2025	\$436
<p>Tranquility awaits at this casual, custom Southwest estate. Situated on over 3 acres of gently rolling hills amid STUNNING 360° MOUNTAIN VIEWS, this home offers a main house with 2 bedrooms and an office plus a separate guest casita. The open floor plan has well defined eating and living areas without obstructing the phenomenal views from every room, in every direction. The pebble-finish pool and rock waterfall feature beckon you out to enjoy the peaceful sunsets, panoramic mountains and spectacular evening skies. The walk-in pantry and oversized laundry room are conveniently located off the kitchen, coming in from the spacious 3 car garage. Close to everything wonderful about Cave Creek, the home was strategically positioned well away from the street while still leaving ample room for an equestrian enthusiast to add a horse set-up. When you visit this home, you will truly feel the majesty of its location.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
	5	⓪ Pending	*Pending as of 2/9/2025		MLS ID: 6810713			
38844 N Spur Cross Rd	Single Family	4/3	3,167 sq ft	34,988	1/25/2025	\$1,450,000	2/9/2025	\$458
<p>Spectacular custom home perched at the end of a private cul-de-sac road features exceptional 360 degree mountain views. Spacious gated courtyard with fireplace and abundant seating. Enter the home through a beautiful custom wood door which immediately draws you to expansive northern mountain views. Beautiful kitchen with island extends to a large family room with beautiful stacked stone fireplace. Primary suite with walk-in closet, large vanity, soaking tub and luxury shower. Outstanding backyard has it all! Oversized covered patio, BBQ, Firepit, Putting Green, Koi Pond w/ water feature, Pool & Spa with spillover rock waterfall. There are breathtaking views from every inch of this home! Very short distance from downtown Cave Creek.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>6 ⦿ Pending <i>*Pending: 2/14/2025</i> <i>MLS ID: 6799091</i></p> <p>4443 E Sierra Sunset Trl</p>	Single Family	3/2	2,437 sq ft	11,600	1/2/2025	\$3,225 mo.	2/14/2025	\$1
<p>BEAUTIFUL CUSTOM HOME ON HUGE LOT WITH NATURAL AREA BEHIND. WONDERFUL OPEN GREAT ROOM FLOOR PLAN, A SPACIOUS OFFICE, HUGE BACK YARD WITH POOL, GAS GRILL, & FIRE PIT FOR ENTERTAINING. NICELY LANDSCAPED WITH AUTOMATIC DRIP IRRIGATION & NIGHT LIGHTING - EVEN AN OUTDOOR SHOWER. CHEF'S KITCHEN WITH BREAKFAST BAR & STAINLESS APPLIANCES PLUS GRANITE COUNTER TOPS THROUGHOUT. THE MASTER SUITE HAS A MASSIVE CUSTOM WALK IN CALIFORNIA CLOSET & DOUBLE VANITIES. HARDWOOD FLOORS & CERAMIC TILE - NO CARPET. 3-CAR GARAGE WITH STORAGE CABINETS, EXTRA PARKING, WORK SINK & EXTRA REFRIGERATOR. GREAT ROOM WILL ACCOMMODATE A LARGE FLAT SCREEN TV. LARGE ROOMS WITH UPSCALE DECOR & UPGRADES PLUS FRESHLY PAINTED INTERIOR. WASHER & DRYER PROVIDED. MOVE-IN READY. NO SMOKERS. OWNER IS A DESIGNATED BROKER IN ARIZONA.</p> <p><i>Courtesy of Reisman Realty</i></p>								
 <p>7 ⦿ Pending <i>*Pending as of 2/14/2025</i> <i>MLS ID: 6801748</i></p> <p>5740 E Moura Dr</p>	Single Family	4/4	3,776 sq ft	11,465	1/8/2025	\$1,555,222	2/14/2025	\$412
<p>This beautifully designed home features an open floor plan centered around an expansive dining and gathering room, seamlessly connected to the outdoors by a 20-foot rolling wall of glass. The gourmet kitchen boasts a large island, stainless steel gas appliances, quartz countertops, and ample storage with a walk-in pantry. The primary suite offers a private retreat with a spa-like bathroom, dual vanities, and a spacious walk-in closet. Three additional bedrooms, two with a shared bathroom, and one with a private bath, provide flexibility and comfort. A private study and a welcoming courtyard entry add charm and functionality, while the covered patio is perfect for entertaining. With upgraded finishes, ample natural light, and a layout designed for modern living, this home is the perfect escape in the prestigious Reserves at Lone Mountain community. Minutes from fine dining, nightlife, golf courses, and outdoor recreation, this home combines upscale living with modern convenience.</p> <p><i>Listing Courtesy of Homelagic Real Estate</i></p>								
 <p>8 ⦿ Pending <i>*Pending as of 2/14/2025</i> <i>MLS ID: 6817886</i></p> <p>33451 N Symer Dr</p>	Single Family	3/2	1,456 sq ft	5,850	2/8/2025	\$525,000	2/14/2025	\$361
<p>Great 3 bedroom, 2 bath home in gated community with open space beside and behind! Backyard features wrought iron fencing to take in the views of Black Mountain, extended paved patio with planters and tiled covered patio. Brand new interior paint! Split floor plan with all walk-in closets! Open great room floor plan with vaulted ceilings & pot shelves. Eat-in kitchen includes maple cabinets, Corian counters, new sink and faucet and electric range. 2-Car Extended Garage with soft water loop.</p> <p><i>Listing Courtesy of Realty Executives</i></p>								
 <p>9 ⦿ Pending <i>*Pending as of 2/13/2025</i> <i>MLS ID: 6811230</i></p> <p>40411 N 69th Pl</p>	Single Family	5/3	2,799 sq ft	108,000	1/17/2025	\$1,275,000	2/13/2025	\$456
<p>2.5 acre horse property. 5 bed/3bath, 3 fireplaces, 3c garage, covered patios, pool, garden area, barn w/2 stalls & walk outs, workshop, covered hay/feed storage, & a round pen & arena, Great location only 2 miles north of the horse-loving western town of Cave Creek. Ride your horses right from your property to horse trails leading to Tonto National Forest &/or Spur Cross Conversation areas or downtown for eats, music, & entertainment. Conveniently located for easy travels to: West World (19 mi) Bartlett Lake (23mi), Lake Pleasant (32mi), Sky Harbor Airport (35mi), Wickenburg (team roping capital of the world) (55mi). Quaint, western town just outside the big city (North of Scottsdale & Phoenix). Your animals will love the winters here in AZ.</p> <p><i>Listing Courtesy of Core Values Realty</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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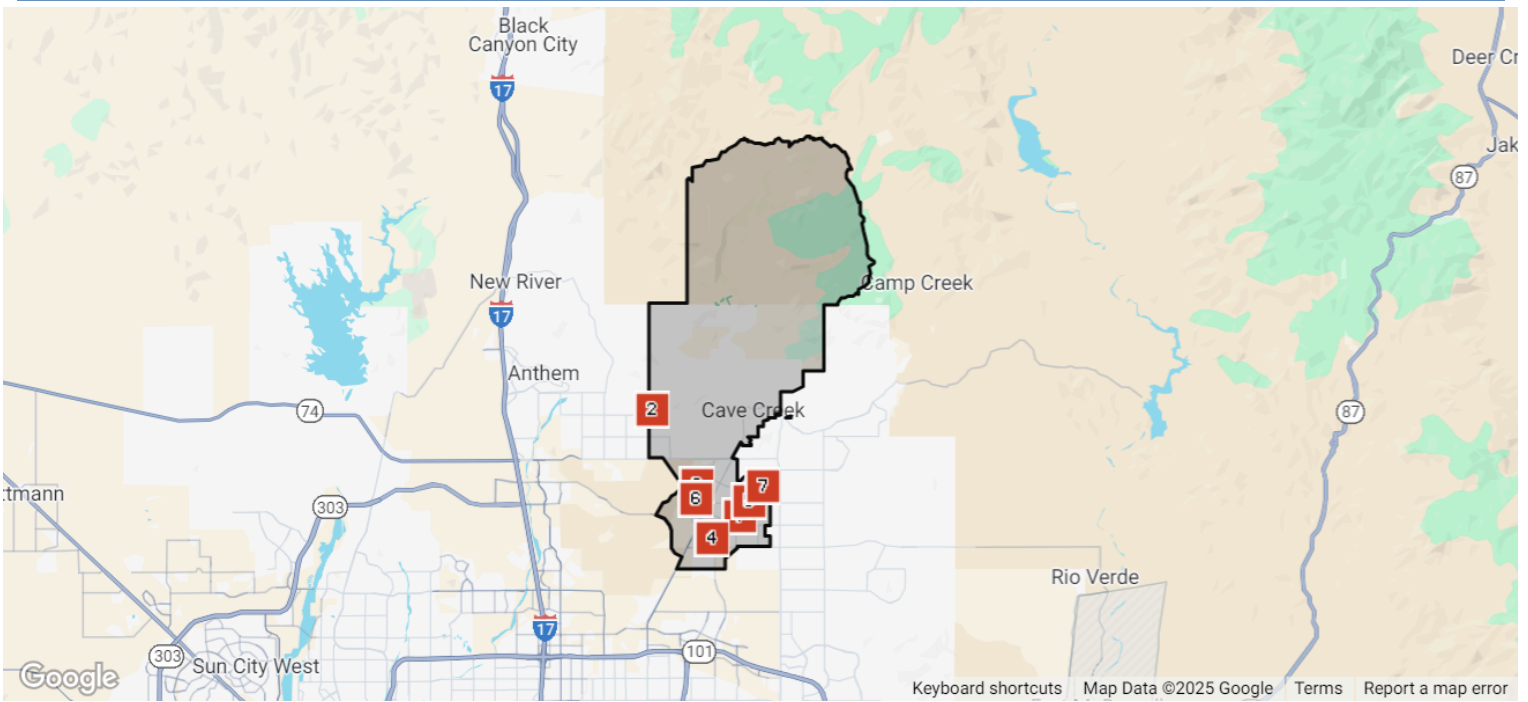
10 **Pending** *Pending as of 2/10/2025 *MLS ID: 6804165*

5743 E Windstone Trl





Single Family 3/2 1,849 sq ft 59,416 1/13/2025 \$849,000 2/10/2025 \$459

Set on 1.3 acres, this beautifully maintained home offers the perfect combination of charm, thoughtful design, and outdoor living. The well-planned layout includes three spacious bedrooms and two bathrooms, along with an open living area that seamlessly connects the kitchen, dining, and entertainment spaces—ideal for both everyday comfort and hosting gatherings. The home is rich with character, featuring tile floors and wooden beams that add warmth and elegance throughout. Step outside to find your own private paradise, complete with a private pool and a viewing deck—perfect for soaking in stunning sunsets and panoramic mountain views. For equestrian enthusiasts, this property is also horse-friendly, offering ample space for your four-legged companions. A recently added detached garage provides extra functionality, blending convenience with the property's rustic appeal. Whether you're seeking a peaceful retreat or a space to embrace outdoor living, this home offers it all. Don't miss the opportunity to experience this unique slice of paradise!




Listing Courtesy of Compass



Distressed: 7

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i>	Single Family	-/1	3,354 sq ft	43,210	-	1/31/2025	Notice of Trustee Sale	
	2 ■ Closed • Notice of Trustee Sale <i>MLS ID: -</i>	Single Family	-/3	2,350 sq ft	69,957	-	12/18/2024	Notice of Trustee Sale	
	3 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i>	Single Family	-/4	2,001 sq ft	7,348	-	1/21/2025	Notice of Trustee Sale	
	4 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i>	Single Family	-/4	3,203 sq ft	8,162	-	1/6/2025	Notice of Trustee Sale	

Distressed: 7 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Off Market • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i>								
	30040 N 60th St	Single Family	-/3	2,347 sq ft	59,416	-	12/4/2024	Notice of Trustee Sale	
	-								
	6 ■ Off Market • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i>								
	4037 E Milton Dr	Single Family	-/3	1,803 sq ft	8,012	-	12/19/2024	Notice of Trustee Sale	
	-								
	7 ■ Off Market • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i>								
	31206 N 65th St	Single Family	-/4	2,811 sq ft	58,719	-	1/16/2025	Notice of Trustee Sale	
	-								

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- 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.



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



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