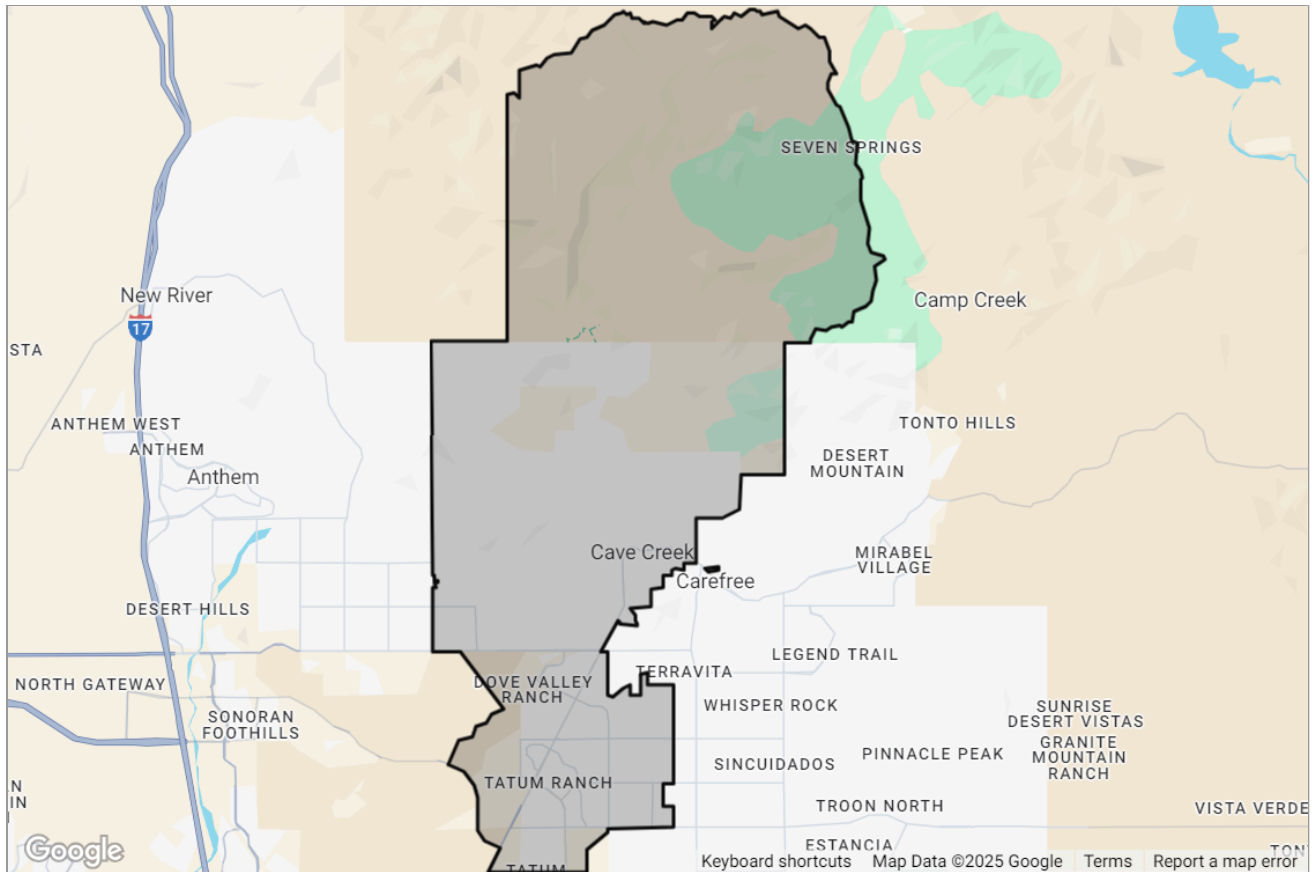




MARKET ACTIVITY REPORT

# Cave Creek, AZ 85331



Presented by

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## Cave Creek, AZ 85331

## Market Snapshot: Estimated Home Values

<b>Median Est. Home Value</b> <b>\$848K</b> Updated: 4/30/2025	<b>Change Over Last Month</b>  <b>1.18%</b>	<b>Change Over Last 3 Months</b>  <b>0.72%</b>	<b>Change Over Last 12 Months</b>  <b>0.47%</b>	<b>Change Over Last 24 Months</b>  <b>7.33%</b>
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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

<b>Median Est. Home Value</b> <b>\$848K</b> Updated: 4/30/2025	<b>Change Over Last 12 Months</b>  <b>0.47%</b>	<b>Change Over Last 24 Months</b>  <b>7.33%</b>	<b>Change Over Last 36 Months</b>  <b>8.98%</b>
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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

<b>Total # of Distressed Properties</b> <b>4</b> Updated: 5/7/2025	<b># of Pre-Foreclosures</b> <b>0</b>	<b># of Foreclosures</b> <b>4</b>	<b># of Foreclosed</b> <b>0</b>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/7/2025.

## Market Snapshot: Sales Price

Median Sales Price

**\$790K**

Updated: 4/30/2025

Change Over  
Last Month



**14.59%**

Change Over  
Last 3 Months



**5.39%**

Change Over  
Last 12 Months



**11.63%**

Change Over  
Last 24 Months



**7.28%**

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

## Market Snapshot: List Price

Median List Price

**\$950K**

Updated: 4/30/2025

Change Over  
Last Month



**8.39%**

Change Over  
Last 3 Months



**5%**

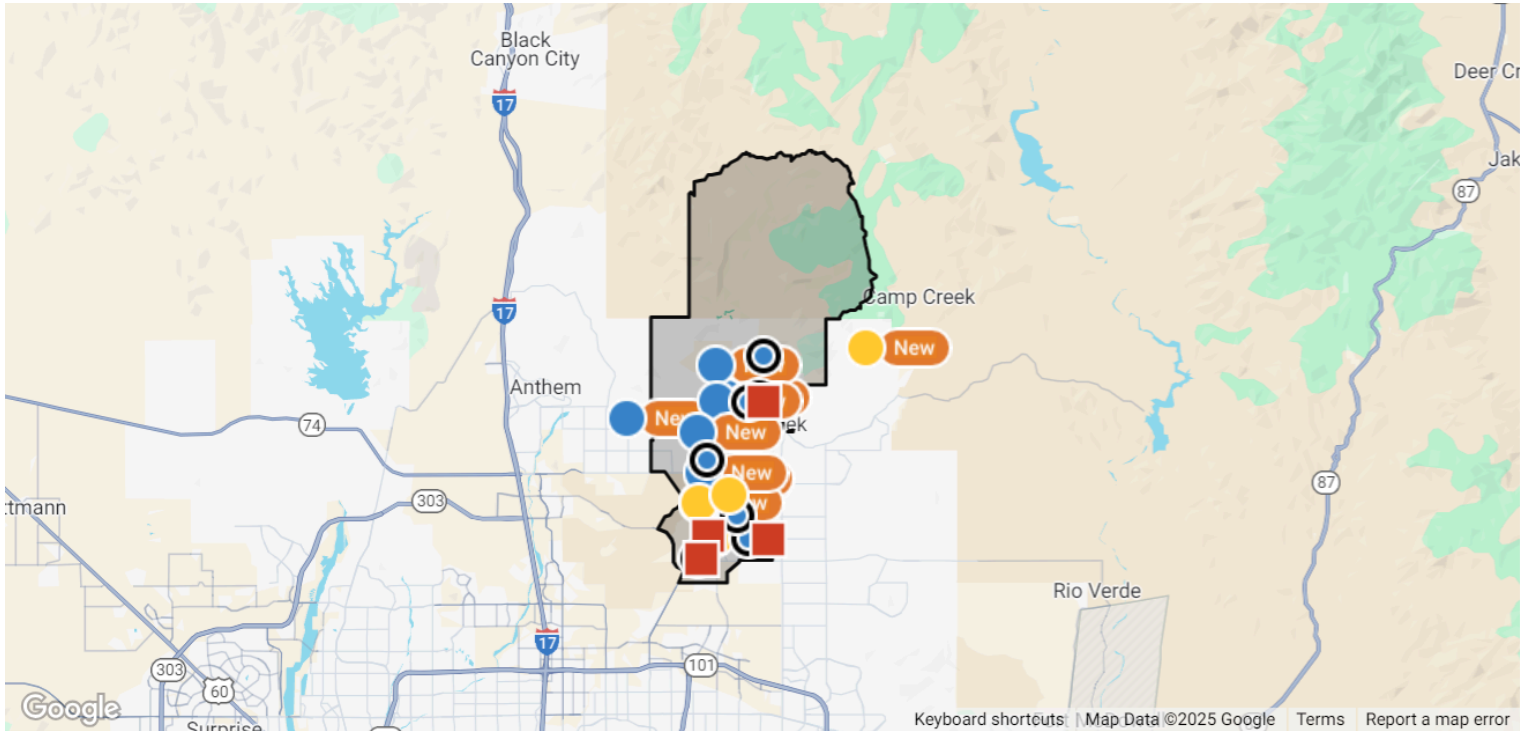
Change Over  
Last 12 Months






**3.55%**

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

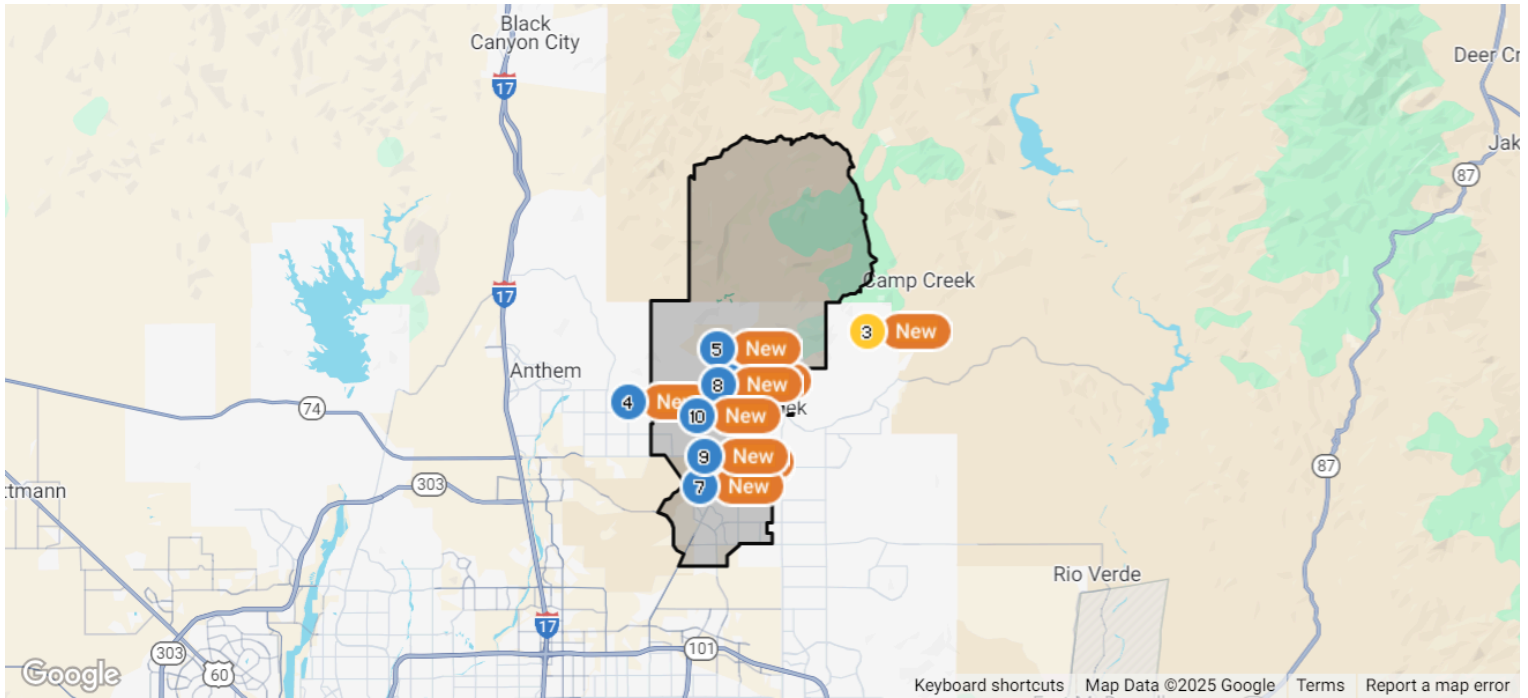
# Market Activity Summary Stats





**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	4
Low Price / Value	\$5,500	\$2,600	\$333,000
Median Price / Value	\$912,500	\$689,950	\$916,025
High Price / Value	\$2,250,000	\$3,500,000	\$1,734,000
Average Price / Sq. Ft.	\$403	\$350	\$437
Median Price / Sq. Ft.	\$436	\$377	\$390
Average Days in RPR	25	91	—
Median Days in RPR	7	41	—
Total Volume	\$11,317,400	\$10,451,850	\$3,899,050

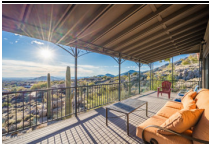


## Cave Creek, AZ 85331



### 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.
	1 ● Active	*New, Active: 4/26/2025 MLS ID: 6857782							
	<b>5621 E Lonesome Trl</b>	Single Family	3/2	2,173 sq ft	7,206	2012	4/26/2025	\$950,000	\$437
<p>Stunning Home in Sought-After Gated Community of Lone Mountain Impeccably maintained 3-bedrm, 2-bath home offers both style &amp; comfort. Features spacious greatroom, fantastic kitchen designed for entertaining. Home is in pristine condition w/hard surface flooring t/o. Kitchen w/granite countertops, SS-Appls &amp; large island opens to greatroom—complete with a cozy fireplace. Generous primary suite includes a luxurious bath, a large walk-in closet, private access to the backyard patio. Split floorplan provides added privacy, from secondary bedrms. Step outside into your private backyard oasis, featuring a sparkling pool &amp; spa, built-in BBQ grill &amp; cozy firepit—perfect for enjoying Arizona's gorgeous sunny days &amp; beautiful sunsets. This is truly a hidden gem you won't want to miss!..CONTINUE.. Ideally situated close to North Scottsdale, Carefree &amp; Cave Creek premier golf courses, upscale shopping, dining, and hiking trails. Perfect as a primary residence, vacation retreat, or lock-and-leave getaway, this home blends style, comfort, and convenience.</p> <p><i>Listing Courtesy of Re/max Fine Properties</i></p>									
	2 ● Active	*New, Active: 2/27/2025 MLS ID: 6830064							
	<b>38500 N School House Rd</b>	Single Family	2/3	2,109 sq ft	4,463	2023	2/27/2025	\$799,000	\$379
<p>Pickleball Paradise!! Nestled in the heart of Cave Creek. This 2022 single-level home features 2 bedrooms plus a home office, 2.5 baths and is move-in ready. Well appointed with neutral colors and tile flooring in all the right areas. Spacious island kitchen open to a great room, a custom bar perfect for entertaining, and a low maintenance landscaped yard just steps from the fun! This community offers a resort carefree active lifestyle! Walking distance to shopping, dining and entertainment, with access to outdoor activities like golf, walking/biking &amp; horseback riding. Galloway Ridge amenities include pool, fitness room, BBQ, pickleball court, dog park—all ideal for a primary residence or vacation getaway.</p> <p><i>Listing Courtesy of Homesmart</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.
	3 ● Active	• New, Active: 5/6/2025 MLS ID: 6862566							
	11426 E Cottontail Rd	Single Family	4/4	3,950 sq ft	103,144	1985	5/6/2025	\$5,500 mo.	\$1
<p>Situated on an exceptional lot, this home offers sweeping vistas that stretch as far as the eye can see. Whether you're enjoying sunrise coffee on the porch or entertaining guests against the backdrop of a stunning sunset, your panoramic views are infused with natural beauty. Step through the front door into an inviting living space that effortlessly flows into the master bedroom and kitchen, all conveniently located on one level. The layout is designed for both ease of living and ensuring that every corner of this home has remarkable views. Upstairs, discover a guest ensuite and two additional bedrooms connected by a Jack and Jill bathroom, providing comfortable accommodations for family and visitors alike with wrap around patio access. Each room offers its own unique charm, views, and ample space for relaxation. Embrace the Arizona lifestyle with easy access to outdoor activities, including the nearby Bartlett Lake and a myriad of hiking trails. Whether you're a water sports enthusiast or a nature lover, this location offers endless opportunities for adventure and exploration. Beyond its scenic surroundings, this property also boasts practical amenities, including air-conditioned storage space downstairs that can easily be transformed to suit your needs. Whether you dream of a home gym, a wine cellar, or a cozy home office, the possibilities are endless. Conveniently located just past Desert Mountain, this home offers a serene retreat while still being within reach of urban conveniences. Whether you're seeking tranquility or adventure, this Tonto Hills gem offers the best of both worlds.</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	4 ● Active	• New, Active: 3/10/2025 MLS ID: 6833336							
	37015 N 27th Pl	Single Family	4/5	3,870 sq ft	37,067	2007	3/10/2025	\$1,299,000	\$336
<p>This custom-built home is nestled in an exclusive gated community backing the Preserve. The impressive stone entryway invites you in via a grand 8-ft custom door where luxury &amp; craftsmanship meet. Soaring ceilings &amp; expansive windows/sliders create an airy, inviting ambiance. At the same time, the gourmet chef's kitchen features dual dishwashers, custom cabinetry, granite countertops, bar seating &amp; a wine fridge/wet bar for entertaining. The primary suite is a private retreat on its own side for privacy. All bedrooms have ensuite baths w/ stone designs. The oversized backyard offers equestrian-friendly space, mountain views &amp; endless possibilities! There are travertine floors &amp; baseboards throughout, a 4-car garage &amp; a separate entrance to the guest casita. A true masterpiece of design!</p> <p><i>Listing Courtesy of Homesmart</i></p>									
	5 ● Active	• New, Active: 5/1/2025 MLS ID: 6860107							
	5978 E Chuckwalla Trl	Single Family	4/3	2,520 sq ft	68,168	1996	5/1/2025	\$1,400,000	\$556
<p>Wow, just wow! Outstanding Santa Fe-style home on a 1.5-acre corner lot at Red Dog Ranch has all the bells &amp; whistles! This beauty showcases a colorful, mature desert landscape, 3 car garage, and a flagstone walkway. The interior boasts a spacious living/dining room bathed in natural light. Discover elegant light fixtures, wood flooring, a warm-tone palette, and in-ceiling speakers. The sophisticated gourmet kitchen features off-white cabinetry, copper backsplash, granite countertops, a copper farmhouse sink, high-end SS appliances, a pantry, and a dry bar. The open family/dining room has a wide sliding glass door, allowing an easy transition to the outdoors for effortless entertaining. The main bedroom has outdoor access, a sitting area, and a walk-in closet. Full length covered patio and a lavish ensuite bathroom with tiled walls, a large glass block window, a copper freestanding tub, a frameless glass shower, and an oversized double vanity with copper sinks. The spacious laundry room has attached cabinetry &amp; a utility sink. The expansive backyard offers jaw-dropping Mts. views from every corner!! Enjoy a resort-like lifestyle on this stunning desert oasis offering a full-length covered patio, stone tile flooring, pergola with built-in grill, fire pit, pool, and spa. Words don't make this unique gem justice. You must see it!</p> <p><i>Listing Courtesy of Meka Realty</i></p>									



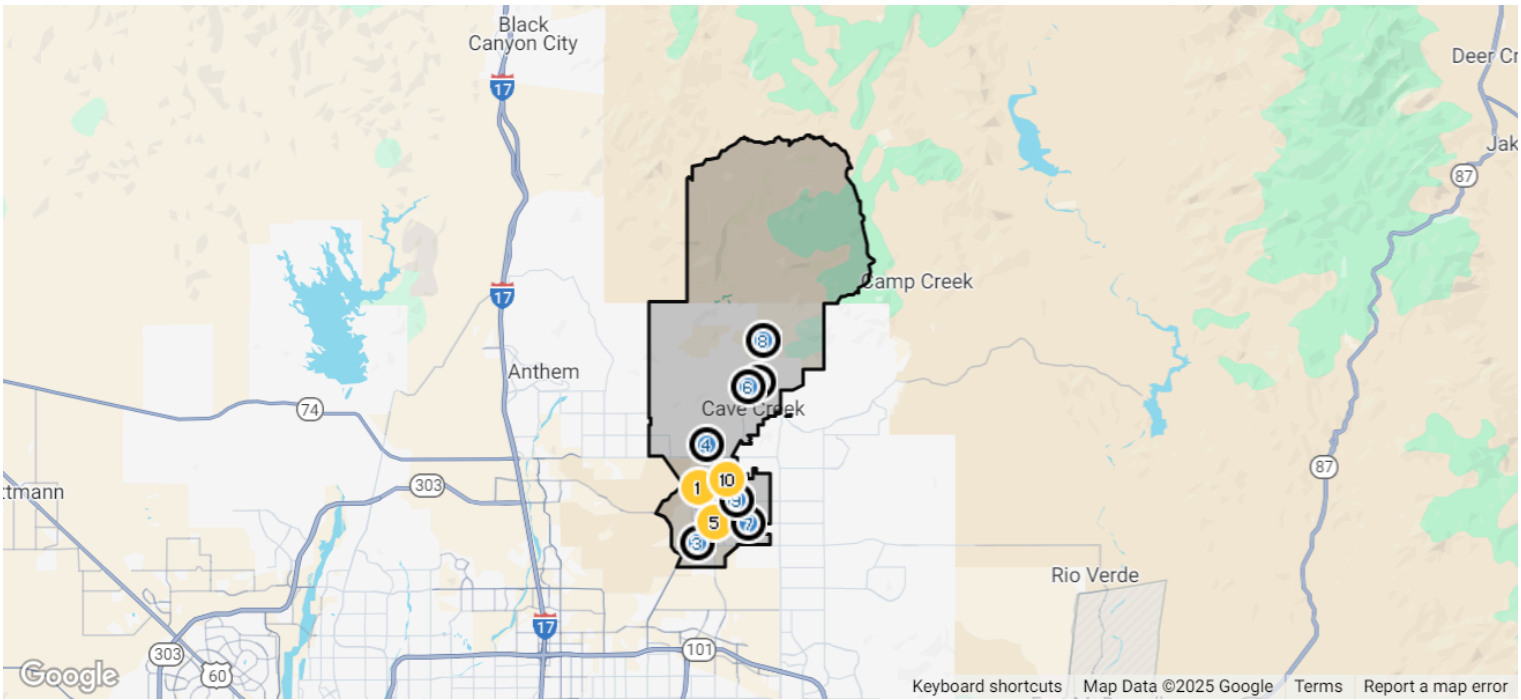
## New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	6	<b>Active</b> •New, Coming Soon: 5/7/2025 MLS ID: 6862519							
	<b>5649 E Desert Forest Trl</b>	Single Family	3/2	1,938 sq ft	7,324	2013	5/7/2025	\$875,000	\$451
Charmingly maintained 3bd/2bth corner lot home adjacent to a serene natural wash in the desirable gated community of Lone Mountain invites you to experience modern living with exceptional energy efficiency. If 2 Tesla Powerwalls, a Supercharger station, owned solar panels, and smart features haven't caught your attention, enter into an open floor plan with soaring ceilings and recessed LED lighting. A chef's dream kitchen with granite island/ countertops, gas cooktop and convection oven make for easy entertaining. The great room offers a cozy gas fireplace and surround sound for peaceful nights or for larger gatherings. Peaceful primary suite offers a spa-like en suite with a generous walk-in closet. 2 additional bedrooms provide versatility - one is currently transformed into a home gym/office complete with rubber floor tiles, professionally installed workout wall and complete with a Murphy bed. Step outside to your private backyard oasis, where mature citrus and apple trees, a covered patio ideal for al fresco dining, a gas fireplace, and low-maintenance landscaping create the ultimate space for enjoying Arizona's beautiful weather. Whether you're searching for a full-time residence or the perfect second home, this rare find offers luxury, functionality, and peace of mind, all while enjoying the community amenities and natural beauty that make Lone Mountain such a sought-after neighborhood.									
Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties									
	7	<b>Active</b> •New, Coming Soon: 5/7/2025 MLS ID: 6862535							
	<b>30920 N Sunrise Ranch Rd</b>	Single Family	3/2	1,818 sq ft	51,225	2025	5/7/2025	\$789,000	\$434
Step into luxury with this stunning brand-new home, thoughtfully designed with a modern split-floor plan and high-end finishes throughout. The open-concept great room welcomes you with a built-in fireplace, and a custom TV niche—Finished with designer accent walls that create a warm, inviting atmosphere. The chef-inspired kitchen features premium Forno appliances, crisp white cabinetry, a dramatic waterfall-edge granite island, and an expansive walk-in pantry with built-in cabinetry, pull-out shelves, and abundant storage. Natural wood flooring flows throughout the home, offering timeless elegance and easy maintenance. Retreat to the spacious primary suite, where relaxation awaits with a jetted soaking tub, custom accent tilework, and statement walls. The oversize walk-in closet boasts custom shelving for effortless organization. Situated on a large, flat lot with endless potential for customization, this home offers the perfect blend of comfort, style, and functionality.									
Listing Courtesy of Homesmart									
	8	<b>Active</b> •New, Active: 4/30/2025 MLS ID: 6859279							
	<b>39017 N Habitat Cir</b>	Single Family	3/3	2,152 sq ft	17,051	2000	4/30/2025	\$700,000	\$325
Gorgeous home in a desirable, gated community, & just steps away from downtown Cave Creek, where you will find unique shops, restaurants, & art galleries! Expansive outdoor living includes huge patios, a beehive fireplace, mature gardens, & an upper balcony deck with mountain views! This home offers a Great Room with high ceilings, viga beams, wood shutters, and a gas fireplace. One primary suite is located on the main level, & the 2nd floor offers a large flex room (used as a 2nd primary suite) walk-in closet, full bathroom, & outdoor balcony deck! Spacious kitchen with granite counters, stainless appliances, breakfast bar & dining nook with access to the outdoor patio and lush gardens. Most furnishings convey. Hiking, biking, boating, and golf are within minutes of this community!									
Listing Courtesy of Coldwell Banker Realty									
	9	<b>Active</b> •New, Active: 2/7/2025 MLS ID: 6817385							
	<b>5468 E Dove Valley Rd</b>	Single Family	5/4	4,100 sq ft	52,007	2025	2/7/2025	\$2,249,900	\$549
Immerse yourself in desert luxury. This stunning new build estate boasts 5 beds, 3.5 baths on an expansive acre + lot. Inside, discover a haven of custom design, a chef's kitchen with top-of-the-line appliances & a grand island. Unwind in the spa-like Primary suite featuring a walk-in shower tub wet room with an oversized closet. Entertain in style! Expansive travertine patios surround the sparkling negative edge pool, creating an idyllic oasis under endless skies. Gated entry ensures privacy, while the 4-car garage offers ample storage.									
Listing Courtesy of My Home Group Real Estate									

## 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.
	10	●	<b>Active</b> • New, Active: 5/3/2025 <i>MLS ID: 6861303</i>					
<b>35971 N Prickley Pear Rd</b>	Single Family	5/5	4,000 sq ft	43,637	2017	5/3/2025	\$2,250,000	\$563
<p>If you like privacy, generous living space both inside and out, and big mountain views, you are going to love this home. Single level, no steps, the builder spared no expense with cabinetry as this house is fully loaded and designed for entertaining. The open concept floorplan includes a massive great room, gourmet kitchen and casual dining area with 4 panel stackable glass door that provides mountain views and opens to the resort like backyard for seamless indoor/outdoor living. The primary suite is split and oversized with easy access to the laundry. There are 3 secondary bedrooms on one hallway and an attached guest casita with a 4th bed/bath as well as a living area with kitchenette. The casita can be accessed through the main home or outside. There are 2 additional rooms that can be used as an office, exercise room or formal dining. Desirable 4 car garage, split with 3 on the front and 1 to the side next to the Attached Guest Casita and an oversized paver motorcourt for guest parking. The dream backyard is a true oasis in the desert with an outdoor kitchen/entertainment area with TV and sitting area under roof, pool, spa, fire-pit, synthetic grass, and large travertine paver patio. This home is a 10 out of 10 for livable floorplan, resort style backyard and views.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								








Pending: 10







1 <span style="color: orange;">●</span> Pending									
*Pending: 5/7/2025    MLS ID: 6826672									
4163 E Wildcat Dr	Single Family	3/2	1,996 sq ft	7,785	2/26/2025	\$2,750 mo.	5/7/2025	\$1	
THREE BEDROOM TWO BATH HOME ON LARGE CORNER LOT. CUSTOM CABINETRY, GRANITE COUNTER TOPS IN KITCHEN AND BATHROOMS. BOTH BATHROOM SHOWERS, AND MASTER BATH TUB HAVE BEEN REMODELED WITH TRAVERTINE AND MARBLE ALL FIXTURES ARE OIL RUBBED BRONZE. KITCHEN APPLIANCES KITCHEN AID STAINLESS STEEL. VERY NICE HOME WITH PUBLIC PARK WITHIN IN 150 YDS.									
Courtesy of West Usa Realty									

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.
	<b>2 Pending</b> • Pending as of 5/7/2025 MLS ID: 6852220							
	<b>38500 N School House Rd</b>	Single Family	3/2	2,125 sq ft	4,698	4/16/2025	\$923,000	5/7/2025 \$434
<p>This home is a 10+! GORGEOUS inside plus has the BEST location &amp; views in the subdivision! You'll enjoy SPECTACULAR MOUNTAIN VIEWS from the backyard &amp; everywhere in the home you spend the most time. Live everyday like you are on vacation with the community's resort-style amenities! Enjoy the heated pool and spa, pickleball courts, fitness center, dog park, BBQ's &amp; gas fire pit, walking trails, etc. Plus, you are just a few minutes walk to the most popular places in downtown Cave Creek! Great dining, entertainment, bars &amp; nightlife, shopping, hiking trails &amp; other recreation, plus the Foothills library is right across the street! Truly something for everyone. This popular Capstone floor plan has an open great room with an entertainer's DREAM kitchen. The chef in the family will ... especially appreciate the HUGE island, GE Monogram appliances including a 5 burner gas cooktop, warmer lights on the vent hood, dual wall ovens, abundance of counter space &amp; cabinet storage, HUGE walk-in pantry, etc. The Bosch french door/freezer bottom refrigerator is included. GORGEOUS quartz counters with stylish backsplash, oversized pendant lights - all the latest looks &amp; finishes! The primary suite is split from the secondary bedrooms making it a true retreat. And wait until you see the mountain views from there as well! You will love the spa-like bathroom - spacious vanity with dual sinks, large shower, private toilet room, &amp; a large walk-in closet. The separate den can be used as a home office or whatever suits your needs. The second bathroom is smartly located between the two secondary bedrooms for easy access from either one, but also from the hall for visitors. Huge laundry room and though the current dryer is electric, there is a gas stub too in case you prefer a gas dryer. Another gigantic storage closet too! A real quality-built home - see the builder information sheet under the documents tab for all the details. Truly a MUST SEE! Come visit this house &amp; you will want to call it home!</p> <p><i>Listing Courtesy of Homesmart</i></p>								
	<b>3 Pending</b> • Pending as of 5/6/2025 MLS ID: 6842208							
	<b>4131 E Maya Way</b>	Single Family	4/2	1,925 sq ft	7,150	3/27/2025	\$780,000	5/6/2025 \$405
<p>Welcome to this stylish &amp; meticulously maintained home featuring a South Facing pool &amp; outdoor living space that offers all day sunshine. Lush turf &amp; covered dining area is perfect for entertaining . Inside, a neutral color palette creates a warm &amp; inviting atmosphere, complementing the spacious, open-concept layout. The kitchen boasts new appliances &amp; modern finishes that flow seamlessly into the living and dining areas. The lofty &amp; expansive primary suite has a relaxing seated area, a large barn door to the spa like bathroom &amp; walk in closet. Epoxied garage floors, EV Charging availability &amp; attached overhead storage create a streamlined &amp; functional garage. Located in Tatum Highlands, this home is minutes away from shopping, dining, golf, great schools, the 101 &amp; 51.</p> <p><i>Listing Courtesy of The Noble Agency</i></p>								
	<b>4 Pending</b> • Pending as of 5/6/2025 MLS ID: 6842844							
	<b>4415 E High Point Dr</b>	Single Family	4/3	2,024 sq ft	5,519	3/28/2025	\$599,900	5/6/2025 \$296
<p>Welcome home to this beautifully updated 4-bedroom, 2.5-bath, two-story residence located on a desirable corner lot in the sought-after Dove Valley Ranch community of Cave Creek. Enjoy an expansive open great room with soaring ceilings, ideal for entertaining and comfortable living. The upgraded kitchen features granite countertops, 42-inch raised-panel cabinetry with convenient pull-out shelves, a 5 burner gas stove, pantry, separate laundry room. The spacious primary suite boasts dual closets, a relaxing garden tub, and a sep. walk-in shower. New roof, updated Trane AC (2019), new carpet, new paint, new appliances. RV gate w/ 32ft concrete pad. Move-in ready, this home is just a short distance from community parks, playgrounds, and basketball courts, perfect for active lifestyles.</p> <p><i>Listing Courtesy of Homesmart</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.
	5		<b>Pending</b> • Pending: 5/6/2025 MLS ID: 6843019						
	<b>4611 E Juana Ct</b>	Single Family	3/2	1,732 sq ft	5,479	3/27/2025	\$2,600 mo.	5/6/2025	\$2
Recently remodeled Tatum Ranch home backing to wash, with desert front landscaping and garage with built-in cabinets. Impeccable interior is complete of 3 bed, 2 bath, vaulted ceilings, neutral color palette, and living/dining room. You will absolutely love this kitchen offering sparkling stainless steel appliances, centered island with breakfast bar, recessed lighting, granite counter-tops, white cabinetry, and walk-in pantry. Take a look at this double-door master suite featuring a lavish full bath with dual sinks, soaking tub, step-in shower, and walk-in closet. Perfect sized backyard has a covered patio <i>Courtesy of Homesmart</i>									
	6		<b>Pending</b> • Pending as of 5/6/2025 MLS ID: 6846245						
	<b>39006 N Habitat Cir</b>	Single Family	2/2	1,323 sq ft	9,610	4/1/2025	\$540,000	5/6/2025	\$408
Fabulous location, just minutes from trails, golf, and the heart of Cave Creek, in a gated community is where you'll find this charming, single level, move-in ready 2 Bdrm 2 Bath home. Bright, open great room with gas fireplace flows into the eating area with desert views. The generous primary bedroom features large walk-in closet and ensuite bathroom with double vanity, separate shower and soaking tub. Kitchen showcases gas range, granite counter tops and a generous pantry. NEW paint inside AND out, NEW HVAC system and NEWLY resealed roof! Attached 2 car garage and private, covered back patio. \$500 PER YEAR HOA fees complete this must see home!! <i>Listing Courtesy of Homesmart</i>									
	7		<b>Pending</b> • Pending as of 5/5/2025 MLS ID: 6746829						
	<b>5921 E Silver Sage Ln</b>	Single Family	4/4	4,315 sq ft	15,191	8/21/2024	\$3,500,000	5/5/2025	\$811
Top-of-the-line model home, ready to move in! Fully landscaped front and backyard on a generously sized lot in Cave Creek. This gated community is a must-see! Step into your dream home, featuring accent beams, a waterfall island, walk-in pantry, and an open-concept floor plan—we've thought of everything! The kitchen boasts Wolf appliances and flows into the great room with stunning backyard views. The extended covered patio overlooks a sparkling pool with remarkable water features. Enjoy the beautiful backyard from the spacious primary bedroom with ample windows. The primary also offers dual vanities, a soaking tub, separate shower, and a large closet. The additional bedrooms provide plenty of space to make anyone feel right at home. Make this home yours today! <i>Listing Courtesy of Toll Brothers Real Estate</i>									
	8		<b>Pending</b> • Pending as of 5/4/2025 MLS ID: 6703214						
	<b>6501 E Willow Springs Ln</b>	Single Family	4/3	3,400 sq ft	198,104	5/9/2024	\$2,700,000	5/4/2025	\$794
A GREAT BUY, this stunning contemporary Home on 4.5 ac is nestled amidst picturesque mountain ranges. Was completed in 2023, with both luxury and serenity in a Premium area with no HOA restrictions. Collectors and hobbyists will love the 56' pull-through RV GARAGE and 4 large car bays. Modern finishes, abundant natural light, and thoughtful design elements extend throughout. FURNISHINGS are available separately, for easy lock & leave. Enjoy indoor-outdoor living with a telescoping wall of glass in the Great room & a well-appointed kitchen with a waterfall quartz island. The Owner's suite is a luxurious retreat, featuring a spa-like bathroom and private patio. Outside, a large covered patio provides shade for entertaining, while the expansive land offers endless possibilities to customize. Would you add a guest casita, pool, spa, pickleball, an arena, or a barn? Relish the peaceful small-town lifestyle while still enjoying city water and paved roads. Nearby Cave Creek offers shopping, dining, and entertainment. Don't miss this extraordinary opportunity to make this property your own and start living the life you've always dreamed of. Permit for extravagant pool/spa and landscape is approved by the town. Those plans and engineering will convey to Buyers at zero cost. Pool construction is not included. <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>									

## Pending: 10 (cont.)

Pending: 10 (cont.)



9

Pending

\*Pending as of 5/3/2025

MLS ID: 6856192

5512 E Barwick Dr

Single Family

4/4

4,009 sq  
ft

13,487

4/24/2025


\$1,400,000

5/3/2025

\$349

Experience elevated living in the exclusive gated community of Montevista, ideally located with convenient access to Carefree, Cave Creek, North Scottsdale, and North Phoenix. This stunning Toll Brothers home offers a seamless blend of luxury, comfort, and functionality, with thoughtfully designed spaces both inside and out. Enter through a beautiful gated courtyard with a cozy outdoor fireplace and step into a home that immediately showcases its many high-end upgrades. From the minute you walk in, you'll notice the attention to detail and quality craftsmanship throughout. The popular great room floorplan features split bedrooms, an expansive formal dining area, a large den/office, and an attached guest casita with a private entrance—perfect for multigenerational living or hosting guests in style. At the heart of the home, the gourmet kitchen is a chef's dream. Outfitted with a six-burner gas stove, double ovens, wine refrigerator, multiple sinks, and two oversized islands, the kitchen opens seamlessly into the spacious great room~creating an ideal space for both everyday living and entertaining. A full room-length sliding glass wall connects the indoors to an extended covered patio, enhancing the home's open, airy feel. The beautifully designed backyard sits on a generously sized lot and offers a true resort-like experience. Enjoy a large heated, salt water pool perfect for both lounging and lap swimming, a raised outdoor kitchen complete with built-in grill, 50,000 BTU burner, and pizza oven, plus multiple shaded areas for all-day comfort. The peaceful side yards include a grassy play area, herb garden, tranquil water feature, and three mature citrus trees~lime, lemon, and tangelo~that provide fresh fruit and delightful springtime aromas. The master suite is a true retreat, featuring a spa-like bath and a spacious walk-in closet. The private study, tucked between the courtyard and the serene side yard, offers built-in shelving and cabinetry~ideal for a home office or additional flex space. Throughout the home, elegant hardwood floors pair beautifully with Italian tile accents, adding timeless sophistication to every room. Wine enthusiasts will love the third garage bay conversion into a climate-controlled wine cellar with hardwood floors, accent lighting, and storage for approximately 800 bottles. A fully owned solar system, thoughtfully integrated and grandfathered into APS's metering program, provides energy efficiency and allows for substantial savings on utility costs year after year. Montevista is a prestigious gated community known for its beautifully landscaped entrances, scenic walking trails, and resort-style amenities~including parks, basketball and pickleball courts, and playgrounds. Set against a backdrop of stunning desert landscapes and mountain views, it offers a tranquil lifestyle just minutes from the upscale shopping, dining, and entertainment of North Scottsdale, and the charm and character of Cave Creek and Carefree. Blending luxury, comfort, and thoughtful design, this exceptional home is a rare opportunity to enjoy refined living in one of the most desirable communities in the Valley.

Listing Courtesy of Compass



10

Pending

\*Pending: 5/2/2025

MLS ID: 6847410

5227 E Gloria Ln

Single Family

5/4

3,439 sq  
ft

8,400

4/7/2025

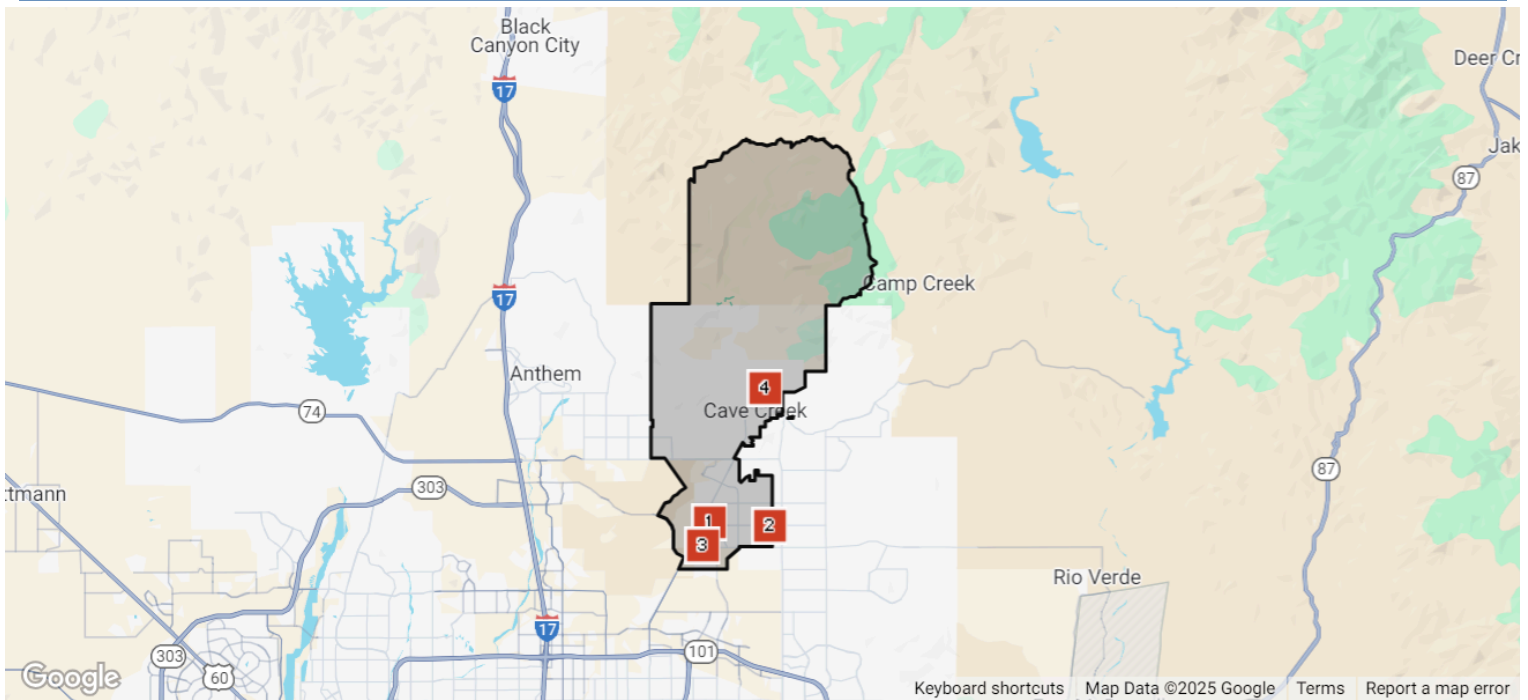
\$3,600 mo.

5/2/2025

\$1

Richmond American 5 bedroom Diamante model in gated community. Beautiful entry with a spiral staircase. The kitchen is perfect for entertaining with lots of maple cabinetry and Corian countertops. The oversized primary bedroom suite is upstairs with a spacious bathroom and his and her closets. One bedroom and bathroom are conveniently located downstairs. Mountain views are visible from several bedrooms upstairs. The pebble tec pool is NOT fenced. Located close to all amenities and minutes to Desert Ridge and the 101 Freeway.

Courtesy of Re/max Excalibur



Distressed: 4

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1	Off Market	• Notice of Rescission    MLS ID: –						
		28615 N 44th St	Single Family	–/3	2,837 sq ft	58,068	–	2/18/2025	Notice of Rescission
	2	Off Market	• Notice of Trustee Sale    MLS ID: –						
		28244 N 67th St	Single Family	–/5	2,696 sq ft	48,787	–	3/10/2025	Notice of Trustee Sale
	3	Off Market	• Notice of Trustee Sale    MLS ID: –						
		4224 E Maya Way	Single Family	–/4	2,181 sq ft	6,089	–	2/27/2025	Notice of Trustee Sale
	4	Off Market	• Notice of Trustee Sale    MLS ID: –						
		6454 E Paso Nuevo Dr, #1	Condo/Townhouse/Apt.	–/1	870 sq ft	66	–	3/17/2025	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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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.

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# ExpressOffers

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## IntroLend First Cloud



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