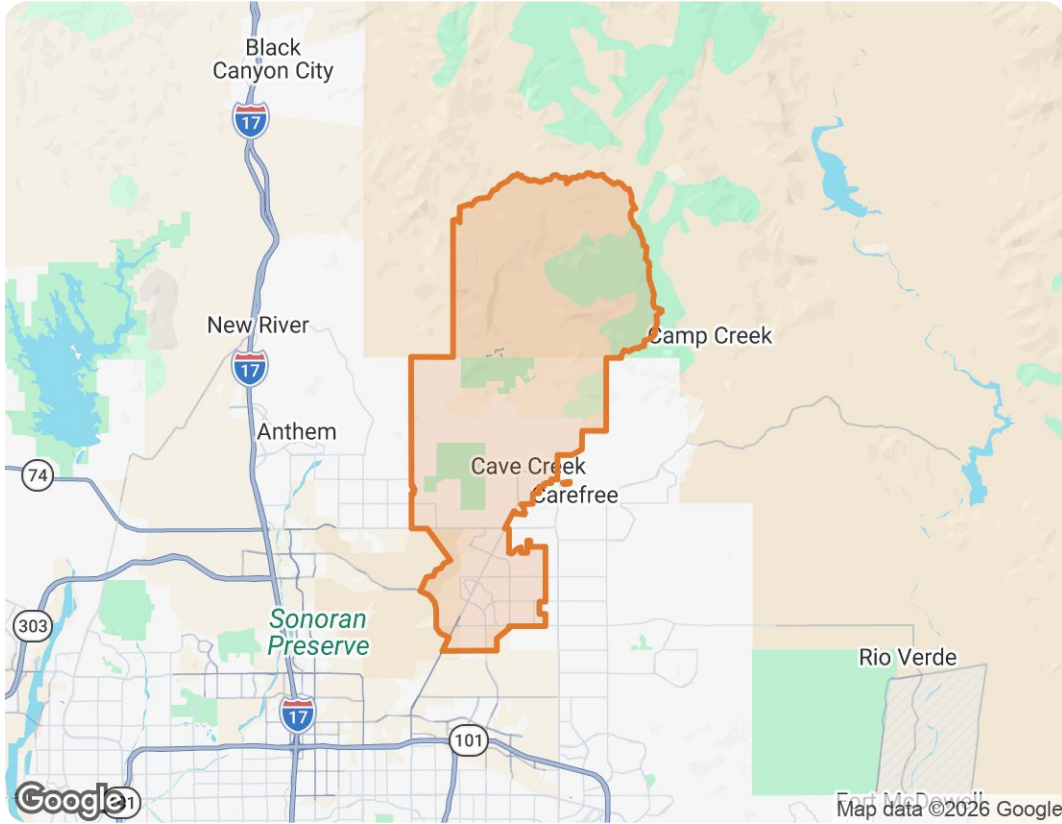


Cave Creek, AZ 85331



Associate Broker

<https://www.LiveBetterInScottsdale.com>

eXp Realty

6991 E. Camelback Road

Scottsdale, AZ 85251

Market Trends

Market Trends for Cave Creek, AZ 85331

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

5.02

↑ 19.52% MoM

Sold to List Price %

96.2%

↓ 0.47% MoM

Median Days in RPR

83

↑ 18.57% MoM

Median Sold Price

\$999,000

↑ 15.49% MoM

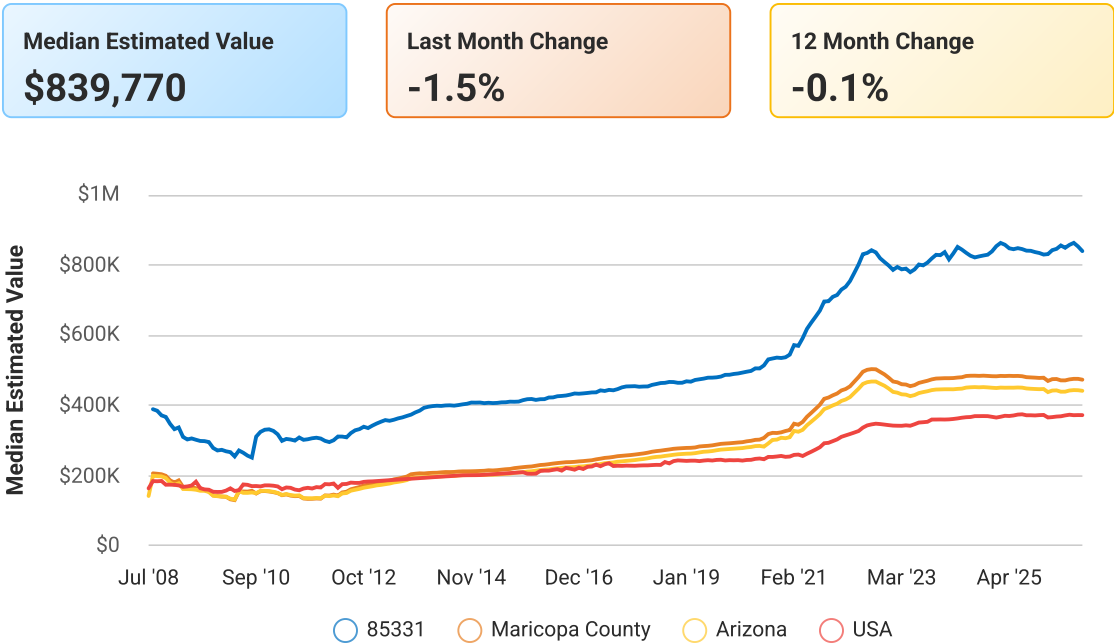
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Cave Creek, AZ 85331

September 2026 Active Listings

Cave Creek, AZ 85331

Single Family + Condo/Townhouse/Apt.

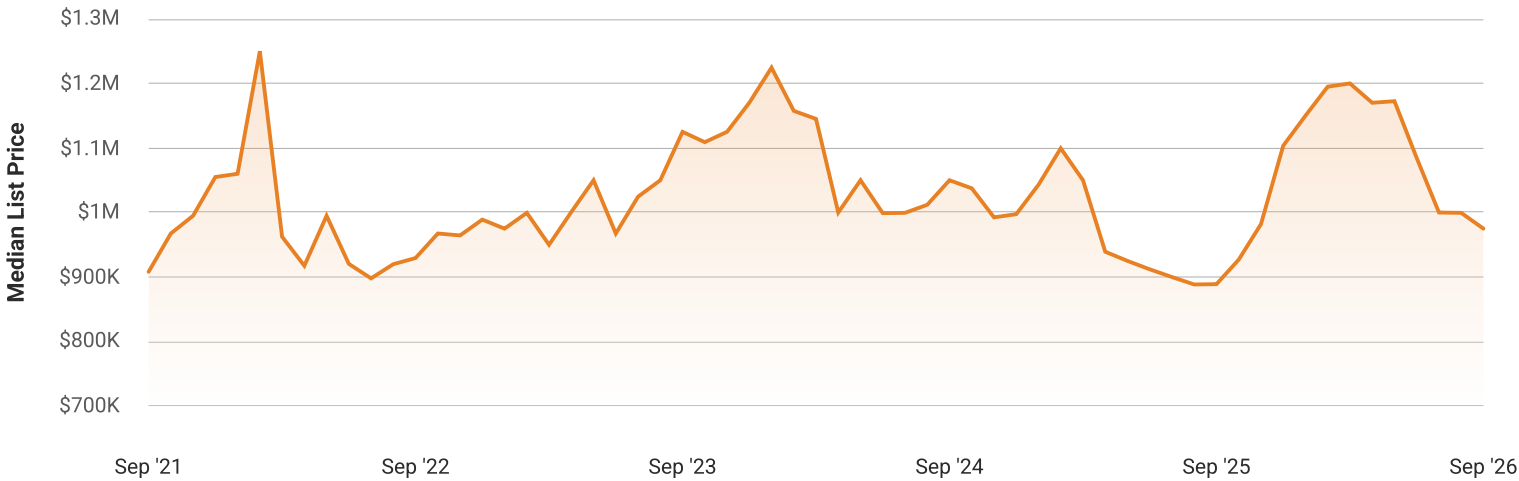
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$975,000

↓ 2.5% Month over Month



September 2026 Sold Listings

Cave Creek, AZ 85331

Single Family + Condo/Townhouse/Apt.

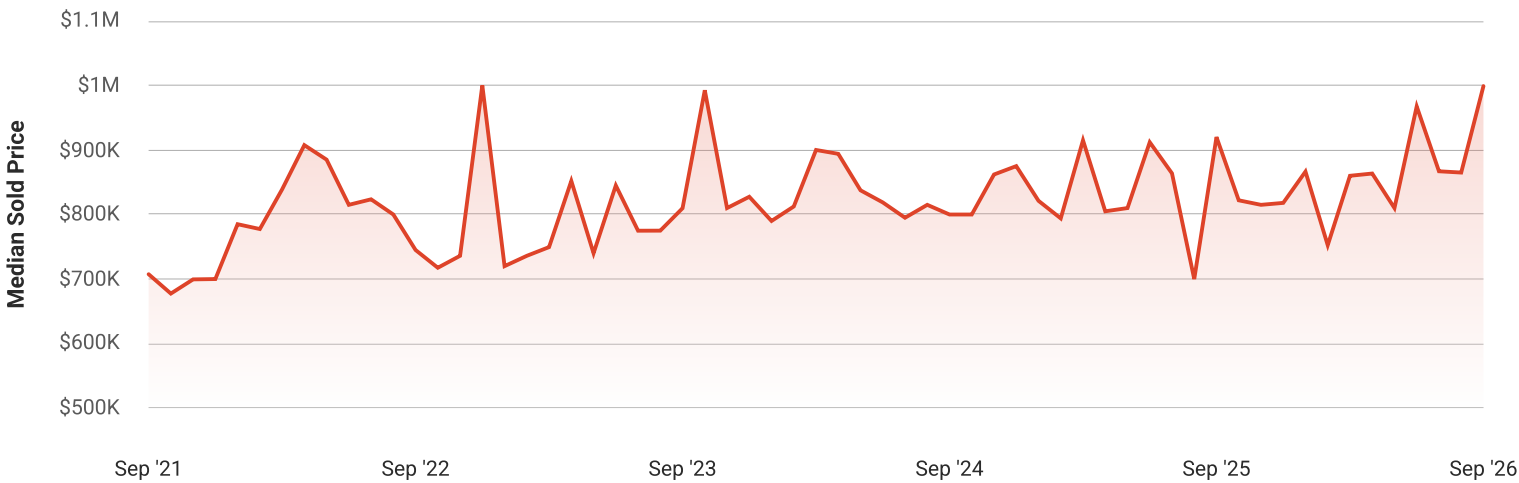
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$999,000

↑ 15.5% Month over Month



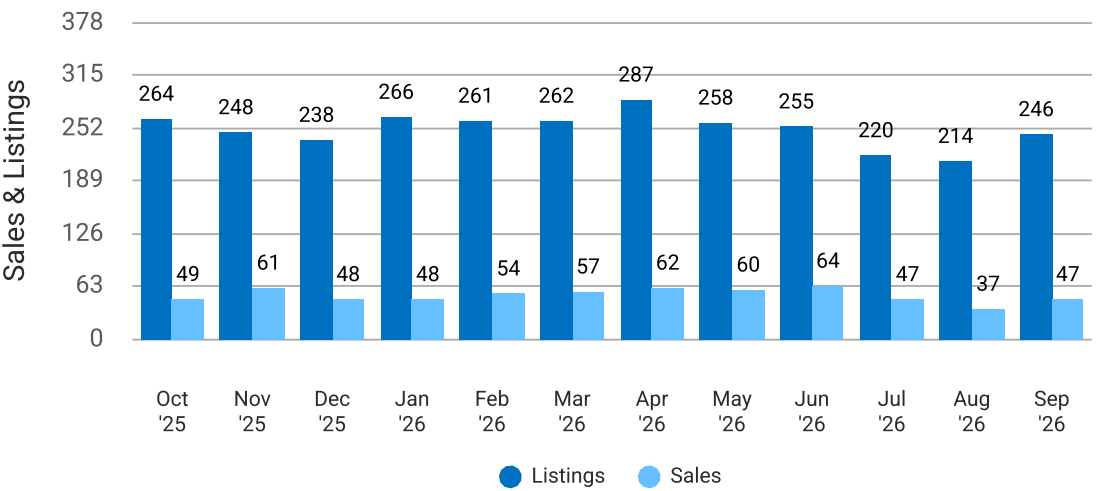
Total Sales and Active Listings in Cave Creek, AZ 85331

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Cave Creek, AZ 85331

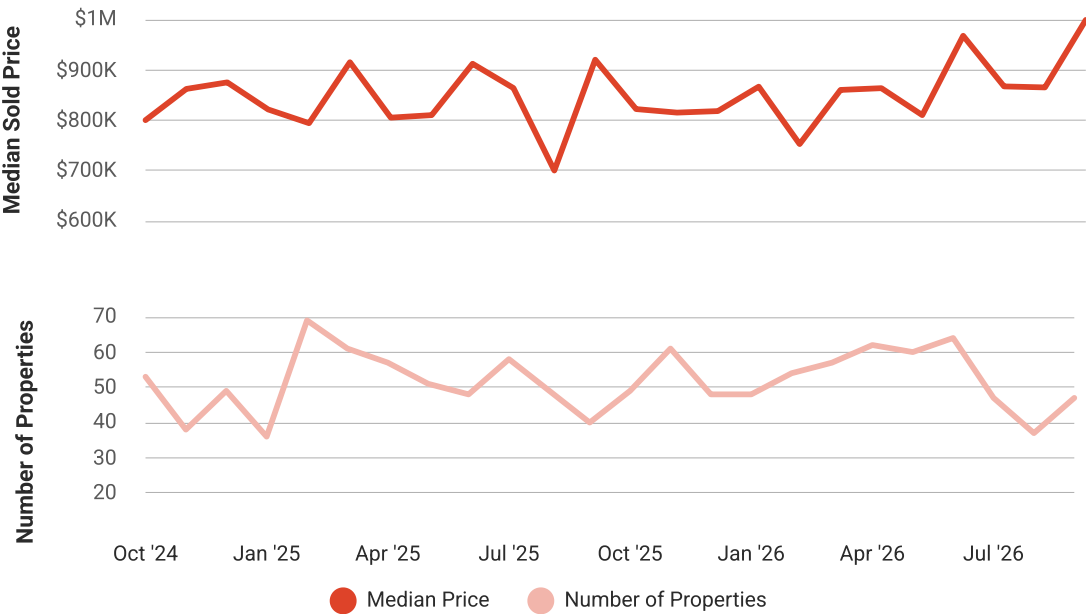
Median Sold Price vs Sold Listings in Cave Creek, AZ 85331

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



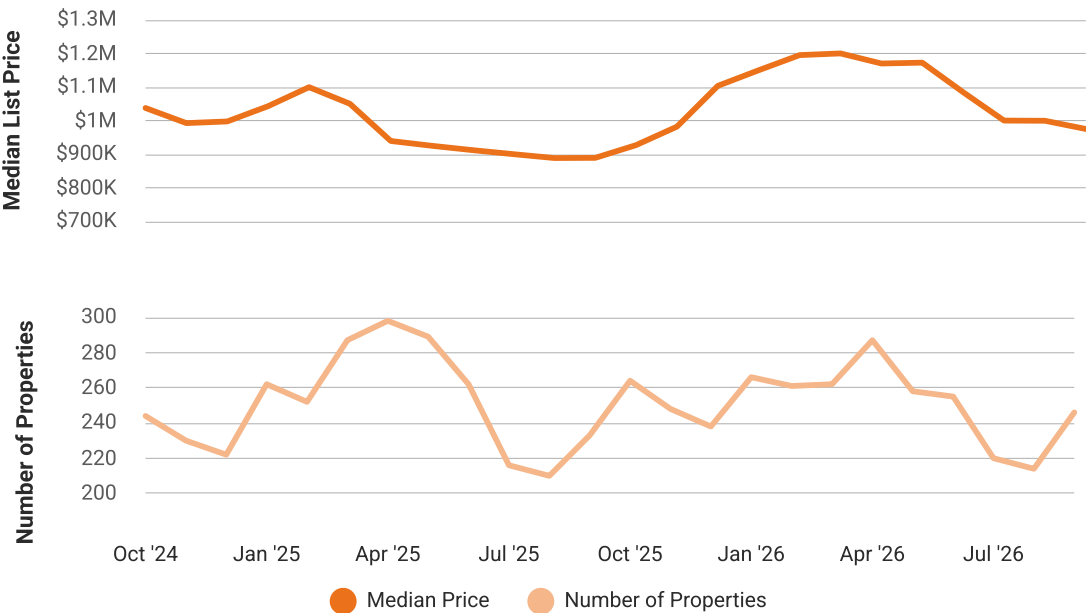
Median List Price vs Active Listings in Cave Creek, AZ 85331

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$839,770	\$852,960 -1.55%	\$857,570 -2.08%	\$840,650 -0.1%	\$824,730 +1.82%	\$806,940 +4.07%
Median Sold Price Last Updated: 9/30/2026	\$999,000	\$865,000 +15.49%	\$967,500 +3.26%	\$920,000 +8.59%	\$800,000 +24.88%	\$809,750 +23.37%
Median List Price Last Updated: 9/30/2026	\$975,000	\$999,495 -2.45%	\$1,084,483 -10.1%	\$889,000 +9.67%	\$1,050,000 -7.14%	\$1,125,000 -13.33%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property 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 displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

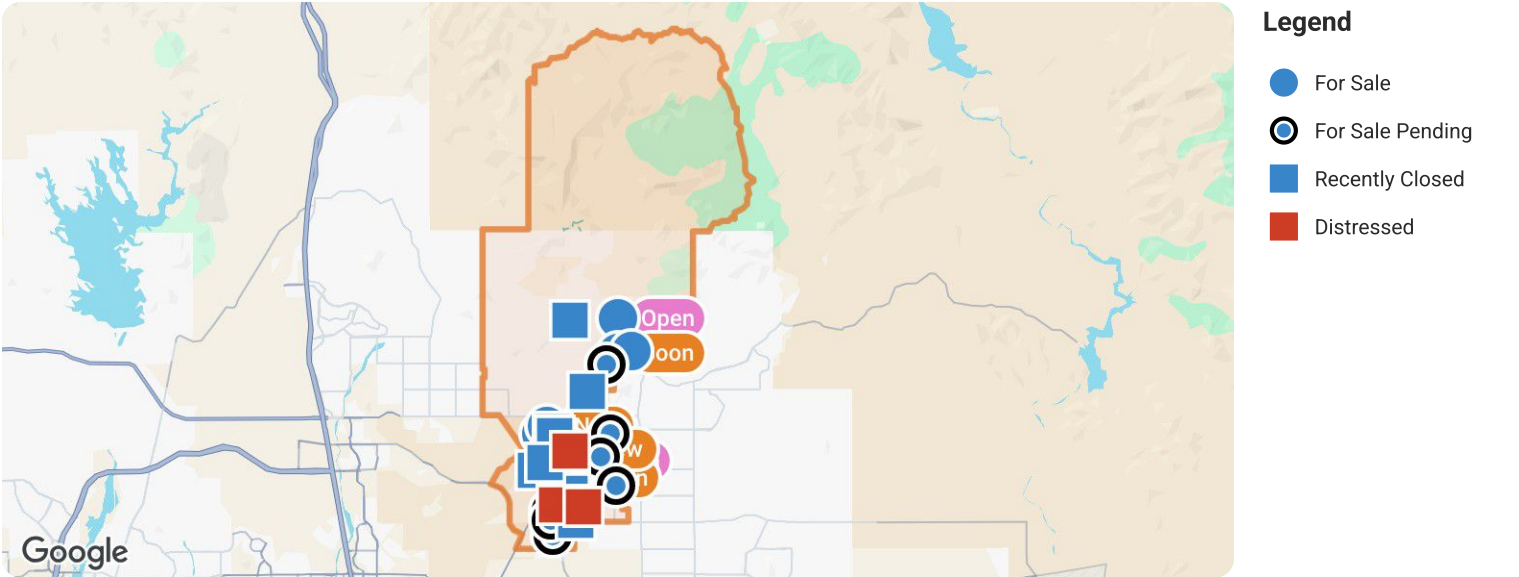
Change Types: New Listings, Price Change, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months

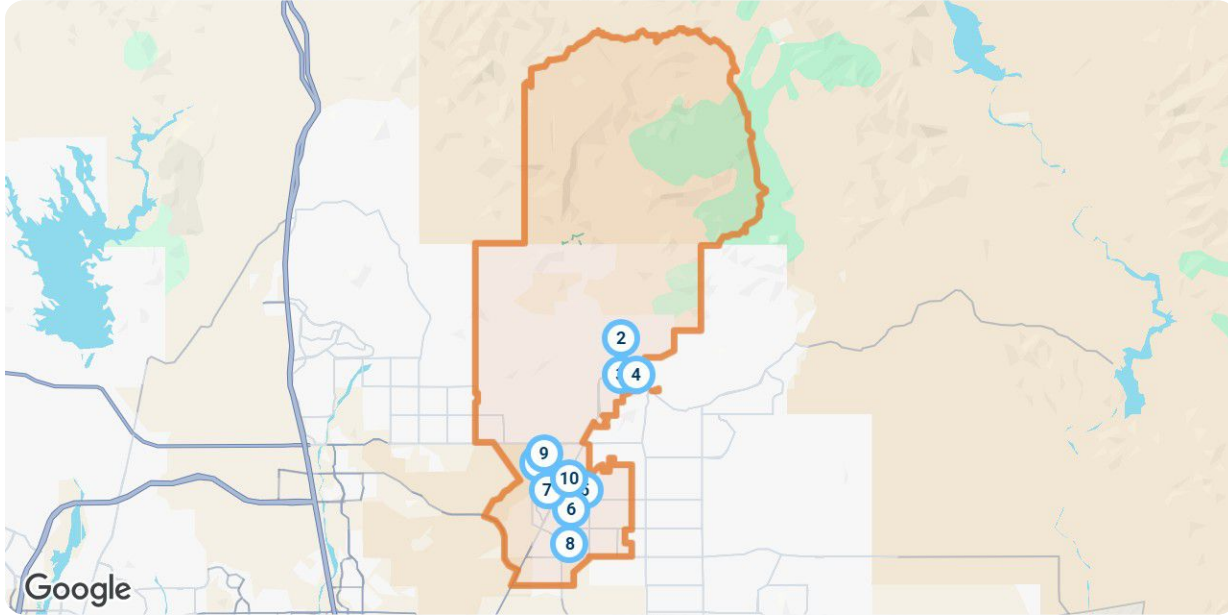


	New	Pending	Closed	Distressed
Number of Properties	10	10	10	3
Lowest Listing Price / Est.Value	\$440,000	\$325,000	\$450,000	\$713,500
Median Listing Price / Est.Value	\$887,000	\$1,111,728	\$937,500	\$807,520
Highest Listing Price / Est.Value	\$2,750,000	\$2,100,000	\$1,900,000	\$1,065,450
Average Price / sqft	\$360	\$373	\$339	\$339
Median Price / sqft	\$316	\$375	\$321	\$339
Average Days in RPR	22	88	124	–
Median Days in RPR	13	68	110	–
Total Volume	\$10,590,000	\$12,282,446	\$10,221,703	\$2,586,470
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

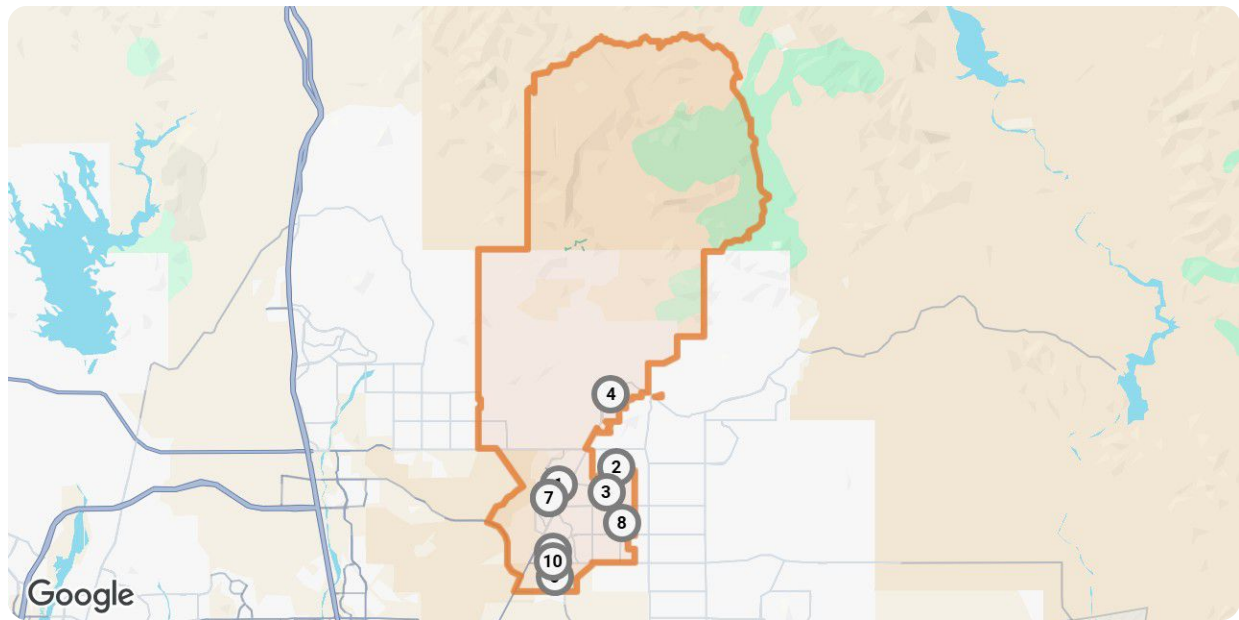
New: 10 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 33838 N 43rd St Cave Creek, AZ 85331 MLS ID: 7088801 ● Active / For Sale <i>Listing Courtesy of Trillium Properties</i>	Single Family	4/3	3,141	6,599 sqft	2002	10/2/2026 20 days	\$925,000 \$294/sq ft
2	 6525 E Cave Creek Rd, Unit 16 Cave Creek, AZ 85331 MLS ID: 7077565 ● Active / For Sale <i>Listing Courtesy of My Home Group Real Estate</i>	Single Family	3/4	3,070	4,558 sqft	2019	9/8/2026 44 days	\$1,400,000 \$456/sq ft
3	 5015 E Desert Forest Trl Cave Creek, AZ 85331 MLS ID: 7094964 ● Active / For Sale <i>Listing Courtesy of Opendoor Brokerage, LLC</i>	Single Family	3/3	1,944	2,442 sqft	2018	10/16/2026 6 days	\$482,000 \$248/sq ft
4	 5027 E Lucia Dr Cave Creek, AZ 85331 MLS ID: 7088552 ● Active / For Sale <i>Listing Courtesy of exp Realty</i>	Single Family	4/4	3,988	0.26 acres	2004	10/2/2026 20 days	\$1,250,000 \$313/sq ft
5	 5840 E Sierra Sunset Trl Cave Creek, AZ 85331 MLS ID: 7067523 ● Active / For Sale <i>Listing Courtesy of HomeSmart</i>	Single Family	4/3	3,037	9,868 sqft	2013	8/16/2026 67 days	\$1,295,000 \$426/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 27621 N 47th St Cave Creek, AZ 85331 MLS ID: 7096182 ● Active / For Sale Listing Courtesy of Redfin Corporation	Single Family	5/3	3,203	9,977 sqft	1999	10/20/2026 2 days	\$700,000 \$219/sq ft
7	 6407 E Lowden Rd Cave Creek, AZ 85331 MLS ID: 7095895 ● Active / For Sale Listing Courtesy of Cambridge Properties	Single Family	4/4	3,919	1 acre	2025	10/19/2026 3 days	\$2,750,000 \$702/sq ft
8	 4708 E Casey Ln Cave Creek, AZ 85331 MLS ID: 7071881 ● Active / For Sale Listing Courtesy of Embarc Realty	Condo/Townhouse/Apt.	2/2	1,841	3,806 sqft	1995	8/26/2026 57 days	\$499,000 \$271/sq ft
9	 33550 N Dove Lakes Dr, Unit 20 Cave Creek, AZ 85331 MLS ID: 7097043 ● Active / For Sale Listing Courtesy of Bliss Realty & Investments	Condo/Townhouse/Apt.	2/2	1,383	1,362 sqft	2007	10/21/2026 1 day	\$440,000 \$318/sq ft
10	 5617 E Lonesome Trl Cave Creek, AZ 85331 MLS ID: 7097012 ● Active / For Sale Listing Courtesy of Realty ONE Group	Single Family	4/3	2,443	7,996 sqft	2012	10/19/2026 3 days	\$849,000 \$348/sq ft

Pending

Source: Listings



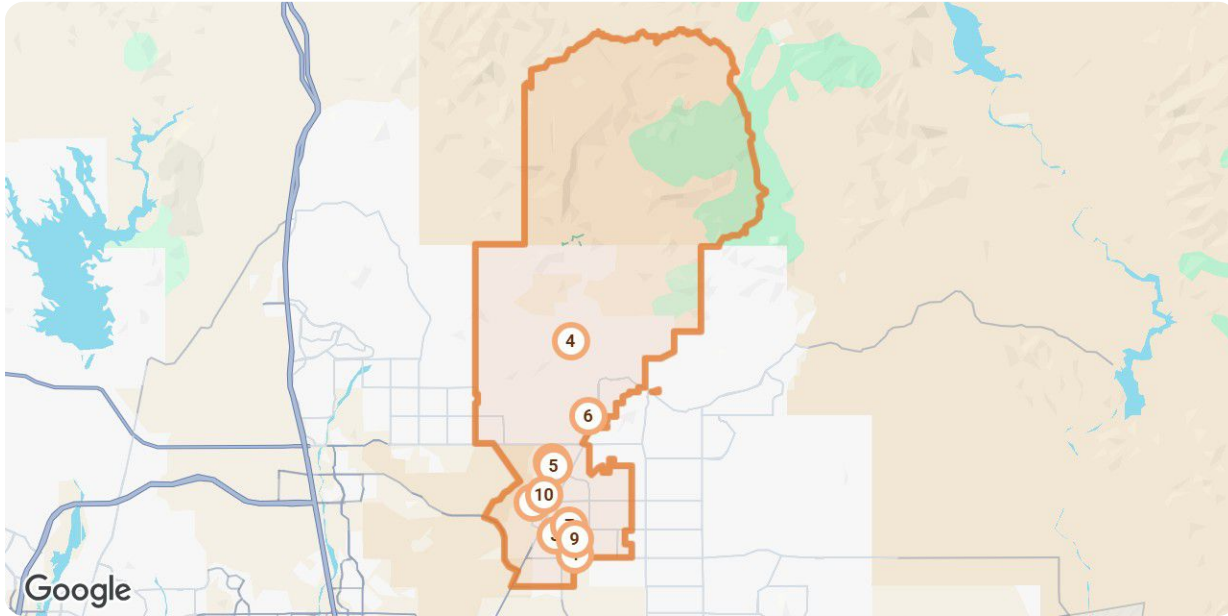
Legend

● Pending

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 29606 N Tatum Blvd, Apt 279 Cave Creek, AZ 85331 MLS ID: 7085724 🕒 Pending / For Sale <i>Listing Courtesy of RE/MAX Excalibur</i>	Single Family	2/2	1,056	1,011 sqft 1999	9/26/2026	\$325,000 \$308/sq ft	10/22/2026 26 days
2	 4033 E Roy Rogers Rd Cave Creek, AZ 85331 MLS ID: 7044881 🕒 Pending / For Sale <i>Listing Courtesy of Fathom Realty Elite</i>	Single Family	5/3	2,211	5,873 sqft 2018	6/21/2026	\$699,990 \$317/sq ft	10/21/2026 122 days
3	 5019 E Lucia Dr Cave Creek, AZ 85331 MLS ID: 7073506 🕒 Pending / For Sale <i>Listing Courtesy of J. P. Kush & Associates, LLC</i>	Single Family	5/5	4,068	10,016 sqft 2004	8/31/2026	\$1,359,000 \$334/sq ft	10/3/2026 33 days
4	 32006 N 44th Pl Cave Creek, AZ 85331 MLS ID: 7078693 🕒 Pending / For Sale <i>Listing Courtesy of eXp Realty</i>	Single Family	4/3	2,679	1.03 acres 2003	9/10/2026	\$1,050,000 \$392/sq ft	10/20/2026 40 days
5	 6029 E Calle De Pompas Cave Creek, AZ 85331 MLS ID: 6970637 🕒 Pending / For Sale <i>Listing Courtesy of HomeSmart</i>	Single Family	4/4	3,990	0.4 acres 2017	1/18/2026	\$2,100,000 \$526/sq ft	10/16/2026 271 days
6	 6406 E Milton Dr Cave Creek, AZ 85331 MLS ID: 7089139 🕒 Pending / For Sale <i>Listing Courtesy of Compass</i>	Single Family	4/3	3,050	1.1 acres 2003	10/3/2026	\$1,100,000 \$361/sq ft	10/13/2026 10 days
7	 4516 E Pinnacle Vista Dr Cave Creek, AZ 85331 MLS ID: 7025314 🕒 Pending / For Sale <i>Listing Courtesy of HomeSmart</i>	Single Family	4/3	2,658	1.1 acres 1978	5/7/2026	\$750,000 \$282/sq ft	10/15/2026 161 days
8	 4340 E Forest Pleasant Pl Cave Creek, AZ 85331 MLS ID: 7030827 🕒 Pending / For Sale <i>Listing Courtesy of Realty ONE Group</i>	Single Family	5/5	4,581	1.08 acres 2026	5/20/2026	\$1,900,000 \$415/sq ft	8/24/2026 96 days
9	 4362 E Forest Pleasant Pl Cave Creek, AZ 85331 MLS ID: 7075865 🕒 Pending / For Sale <i>Listing Courtesy of Realty ONE Group</i>	Single Family	5/5	4,581	1.08 acres 2026	9/4/2026	\$1,875,000 \$409/sq ft	9/17/2026 13 days
10	 4428 E Roy Rogers Rd Cave Creek, AZ 85331 MLS ID: 7044973 🕒 Pending / For Sale <i>Listing Courtesy of HomeSmart</i>	Single Family	3/3	2,887	9,937 sqft 2020	6/22/2026	\$1,123,456 \$389/sq ft	10/9/2026 109 days

Closed

Source: Public Records and Listings



Legend

Closed

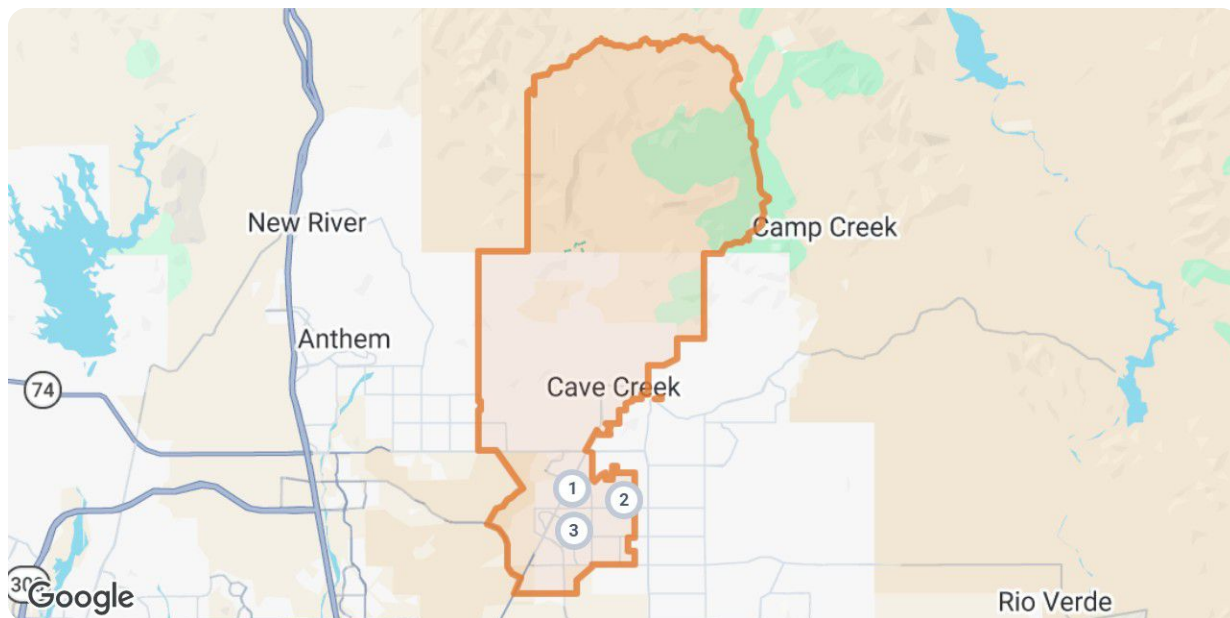
Closed: 10 properties

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 6316 E Lonesome Trl Cave Creek, AZ 85331 MLS ID: 7066098 Closed / For Sale Courtesy of HomeSmart	Single Family	4/3	3,037	0.34 acres 2018	9/21/2026 30 days	\$1,575,000 \$519/sq ft	↓ 1.56%
2	 5823 E Sierra Sunset Trl Cave Creek, AZ 85331 MLS ID: 7055304 Closed / For Sale Courtesy of RE/MAX Fine Properties	Single Family	4/3	3,037	9,375 sqft 2013	9/21/2026 11 days	\$1,200,000 \$395/sq ft	–
3	 33215 N 50th St Cave Creek, AZ 85331 MLS ID: 7012399 Closed / For Sale Courtesy of eXp Realty	Single Family	3/3	2,524	0.28 acres 1998	10/20/2026 193 days	\$699,000 \$277/sq ft	–
4	 4220 E Ashler Hills Dr Cave Creek, AZ 85331 Closed / Public Record	Single Family	–/3	1,713	1.14 acres 1985	10/9/2026 – days	\$450,000 \$383/sq ft	–
5	 6114 E Egret St Cave Creek, AZ 85331 MLS ID: 7046239 Closed / For Sale Courtesy of Arizona Best Real Estate	Single Family	4/3	2,721	0.49 acres 2002	10/20/2026 110 days	\$975,000 \$358/sq ft	↓ 2.5%

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 33520 N 63rd St Cave Creek, AZ 85331 MLS ID: 7011686 Closed / For Sale Courtesy of HomeSmart	Single Family	4/4	4,214	1.16 acres 1999	10/20/2026 191 days	\$1,900,000 \$451/sq ft	↓ 4.76%
7	 4031 E Desert Forest Trl Cave Creek, AZ 85331 MLS ID: 6963548 Closed / For Sale Courtesy of West USA Realty	Single Family	5/3	4,113	8,750 sqft 2003	7/24/2026 202 days	\$880,000 \$214/sq ft	↓ 1.95%
8	 28410 N 52nd Pl Cave Creek, AZ 85331 MLS ID: 6969088 Closed / For Sale Courtesy of Russ Lyon Sotheby's International Realty	Single Family	5/4	4,041	10,080 sqft 2011	9/16/2026 215 days	\$1,150,000 \$285/sq ft	—
9	 4536 E Matt Dillon Trl Cave Creek, AZ 85331 MLS ID: 7033461 Closed / For Sale Courtesy of HomeSmart	Single Family	3/2	1,352	5,625 sqft 2000	9/16/2026 94 days	\$492,703 \$364/sq ft	↓ 2.99%
10	 40522 N 50th St Cave Creek, AZ 85331 MLS ID: 7065316 Closed / For Sale Courtesy of Fathom Realty Elite	Single Family	3/2	3,449	5.03 acres 2001	10/16/2026 66 days	\$900,000 \$261/sq ft	↓ 18.18%

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
1		29223 N 46th Pl Cave Creek, AZ 85331 Off Market / Public Record	Single Family	-/3	2,186	7,408 sqft 1998	- - days	- \$326/sq ft	9/28/2026 Notice of Trustee Sale
2		5443 E Skinner Dr Cave Creek, AZ 85331 Closed / Public Record	Single Family	-/-	-	1.25 acres -	- - days	- -/sq ft	9/23/2026 Notice of Trustee Sale
3		5055 E Sleepy Ranch Rd Cave Creek, AZ 85331 Off Market / Public Record	Single Family	-/3	2,291	10,800 sqft 2000	- - days	- \$352/sq ft	7/31/2026 Notice of Trustee Sale

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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