2024

CAVE CREEK

SCOTTSDALE REALTORS®

MARKET REPORT

OCTOBER

Scottsdale REALTORS®
8600 E. Anderson Dr, Ste 200
Scottsdale, AZ 85255
scottsdalerealtors.org | 480.945.2651

RPR

Cave Creek, Arizona

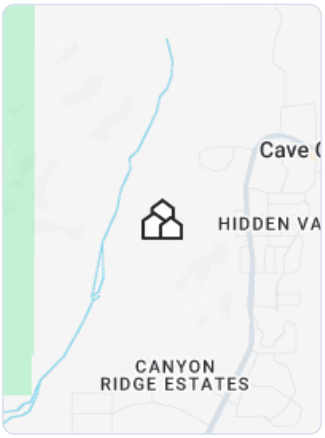
Market Trends

Property Type: SF + Condo/TH/Apt

October 2024

Market Type

Seller's Market | Balanced Market | **Buyer's Market**



Key Details

Months of Inventory	List to Sold Price %	Median Days in RPR	Median Sold Price
8.93	**96.8%**	**60**	**$800,000**
↓ 0.45% MoM	↓ 1.49% MoM	↑ 36.36% MoM	

Realtors Property Resource®, LLC

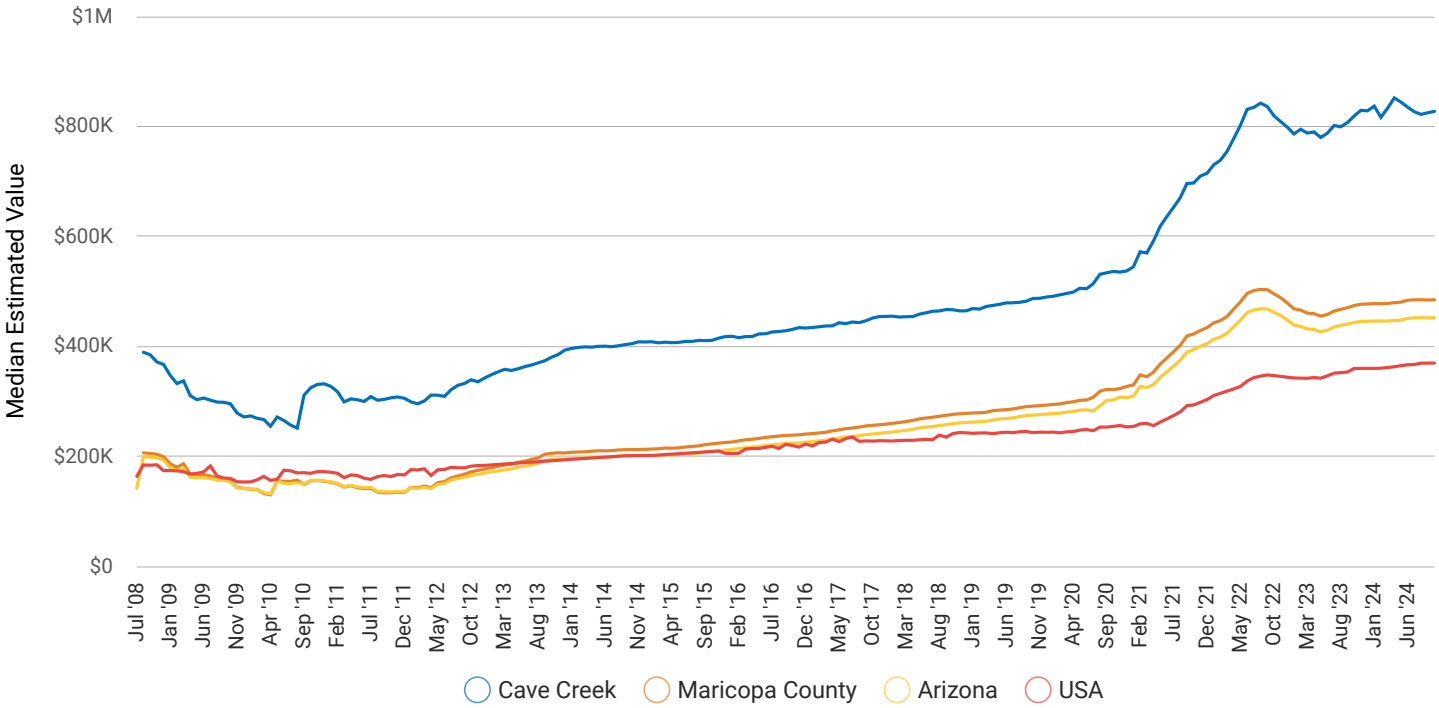
Source: Listings

Median Estimated Property Value

October 2024

Property Type: SF + Condo/TH/Apt

Median Estimated Value	Last Month Change	12 Month Change
$827,280	**+0.3%**	**+1%**



Realtors Property Resource®, LLC

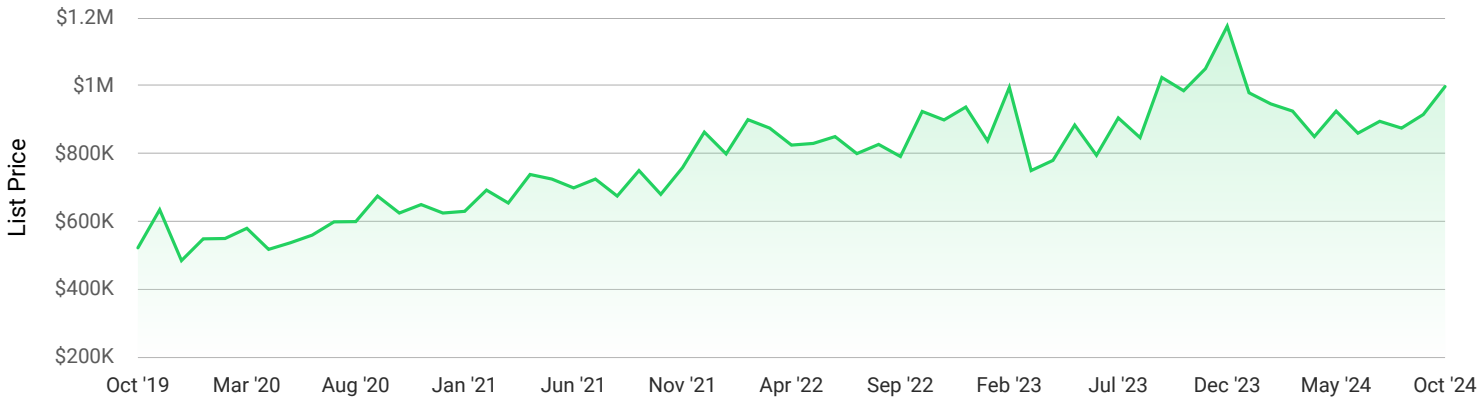
Source: Public Records and Listings

New Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$997,450	74	$403	$88,754,592	2,685
↑ 9% MoM	↓ 16.9% MoM	↑ 7.2% MoM	↓ 21.6% MoM	↑ 9.6% MoM



Realtors Property Resource®, LLC

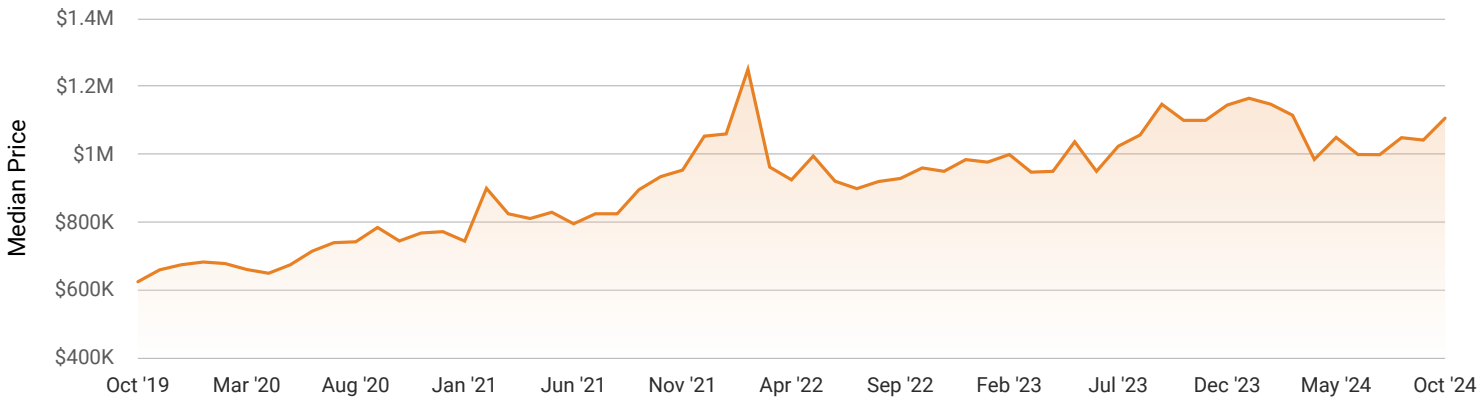
Source: Listings

Active Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$1,106,500	250	74	$389	$365,567,087	2,896
↑ 6.2% MoM	↓ 0.8% MoM	↑ 4.2% MoM	↑ 3.5% MoM	↑ 0.2% MoM	↓ 1% MoM



Realtors Property Resource®, LLC

Source: Listings

New Pending Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$712,400	26	36	$369	$21,831,785	2,163
↓ 13.9% MoM	↓ 13.3% MoM	↑ 9.1% MoM	↑ 14.6% MoM	↓ 17.6% MoM	↓ 7.9% MoM

Realtors Property Resource®, LLC

Source: Listings

Pending Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$760,000	23	30	$371	$21,597,085	2,186
↓ 16.9% MoM	↓ 25.8% MoM	↓ 36.2% MoM	↑ 6.9% MoM	↓ 29.2% MoM	↓ 14.5% MoM

Realtors Property Resource®, LLC

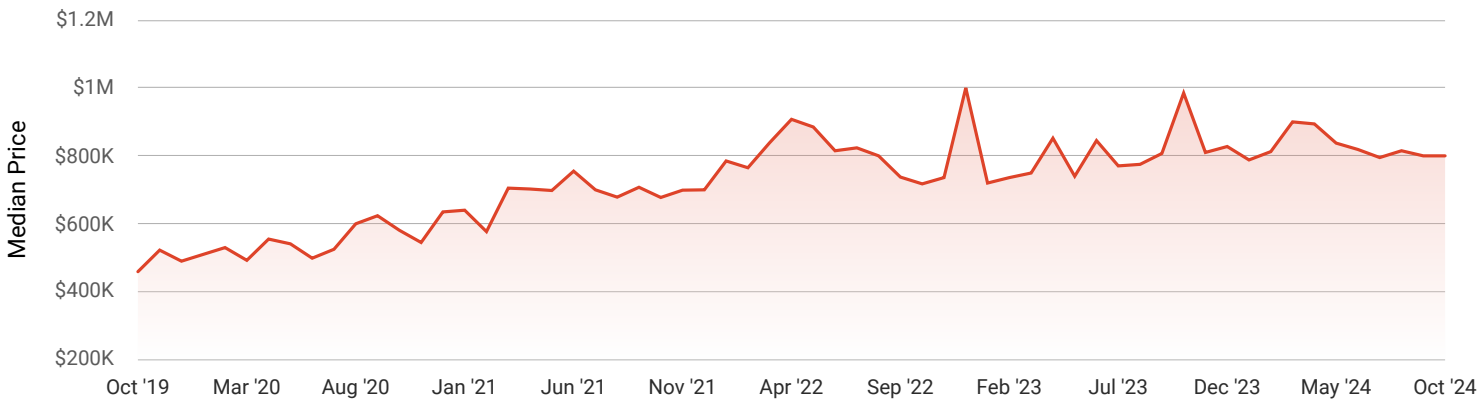
Source: Listings

Sold Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Avg. List to Sale Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$800,000	53	96.81%	60	$319	$45,863,438
	↑ 71% MoM	↓ 1.5% MoM	↑ 36.4% MoM	↓ 7.8% MoM	↑ 51.9% MoM



Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

October 2024

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
8.93	-0.4%	+117.8%

Realtors Property Resource®, LLC

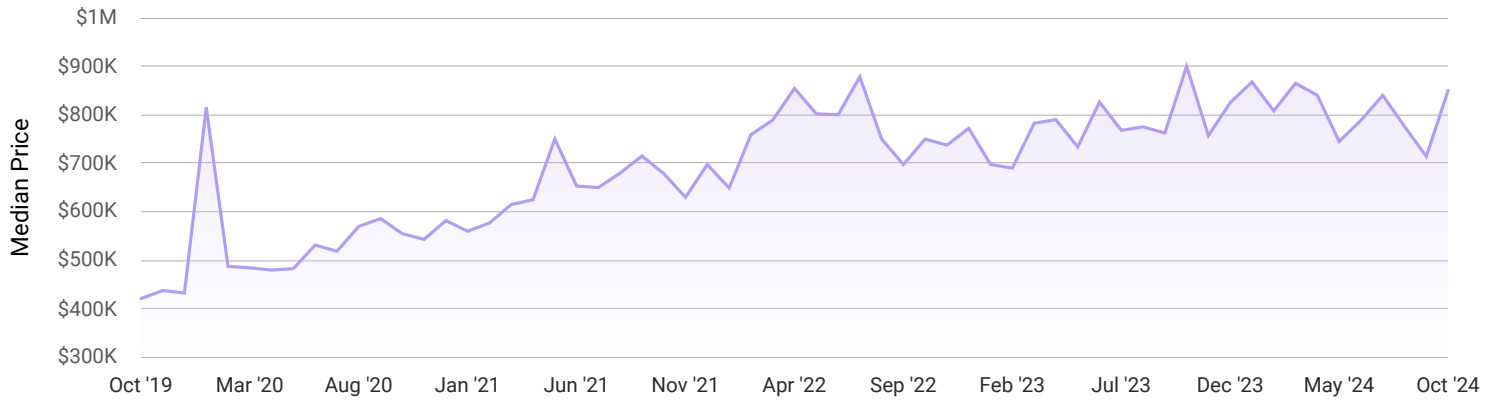
Source: Listings

Sold Public Records

October 2024

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Median $/Sqft	Median Living Area Sqft	Total $ Volume
$850,000	**25**	**$326**	**2,412**	**$22,655,225**
↑ 19% MoM	↓ 46.8% MoM	↑ 4.2% MoM	↑ 13.1% MoM	↓ 43.3% MoM



Realtors Property Resource®, LLC

Source: Public Records

Neighborhood: Housing Stats and Charts

	Cave Creek	Maricopa County	Arizona	USA
Median Estimated Home Value	$827K	$484K	$452K	$370K
Estimated Home Value 12-Month Change	+1%	+3%	+2.5%	+2.7%
Median List Price	$1.11M	$535K	$480K	–
List Price 1-Month Change	+6.2%	+0.4%	0%	–
List Price 12-Month Change	+0.6%	-2.5%	+0.2%	–
Median Home Age	23	31	31	43
Own	92%	64%	66%	65%
Rent	8%	36%	34%	35%
$ Value of All Buildings for which Permits Were Issued	–	$8.7B	$13.6B	$365B
% Change in Permits for All Buildings	–	-12%	-7%	-6%
% Change in $ Value for All Buildings	–	-7%	-7%	-5%

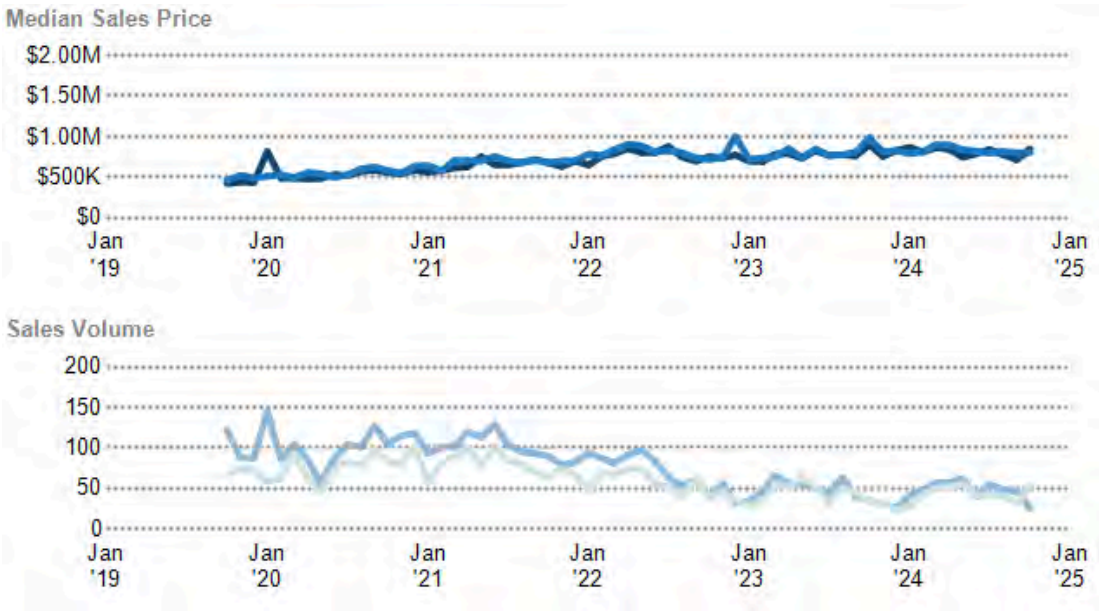
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



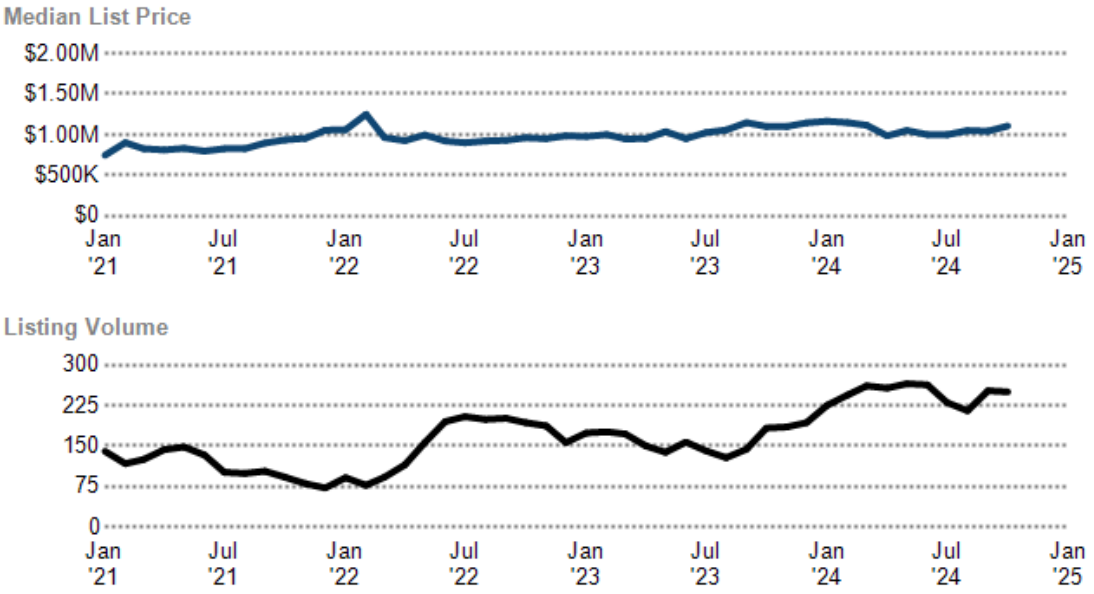
Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly



Median List Price

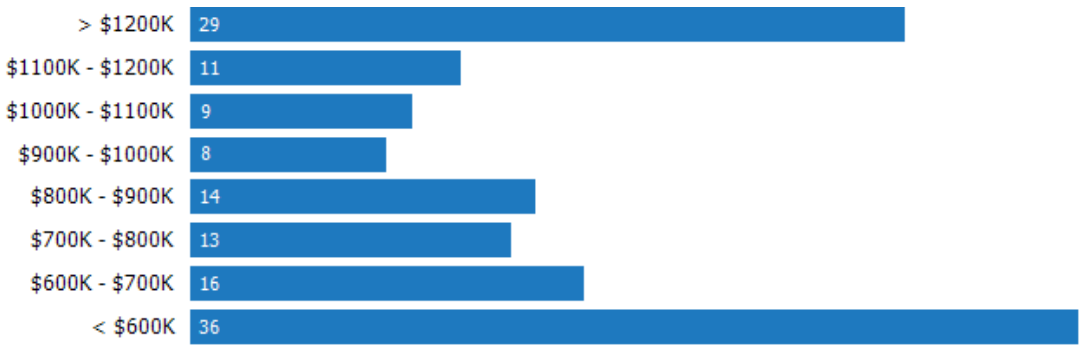
Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily



Sales Count By Price Range

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Price Per Sq Ft

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Living Area

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Age of House

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Bedroom

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Neighborhood: People Stats and Charts

	Cave Creek	Maricopa County	Arizona	USA
Population	4.97K	4.43M	7.17M	331M
Population Density per Sq Mi	132	482	63.1	93.6
Population Change since 2020	+5.7%	+4.4%	+3.9%	+1.8%
Median Age	58	37	38	39
Male / Female Ratio	48%	50%	50%	50%

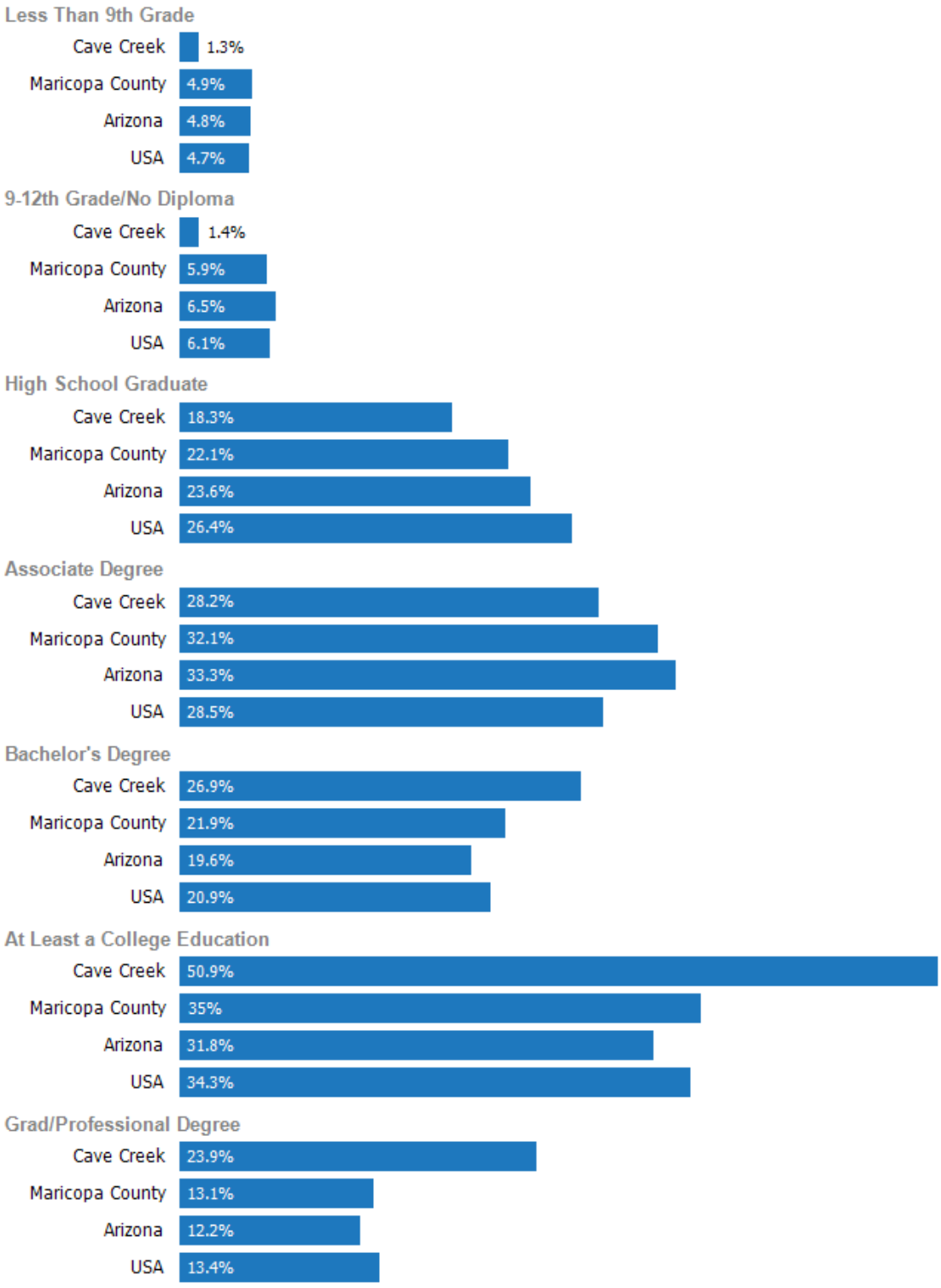
Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

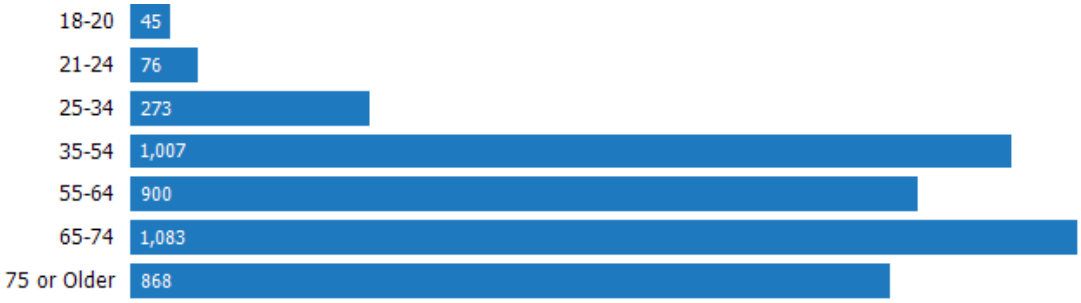
Cave Creek

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



Cave Creek

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Cave Creek

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Cave Creek

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Maricopa County

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Neighborhood: Economic Stats and Charts

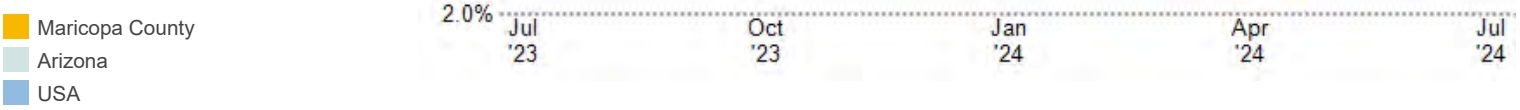
	Cave Creek	Maricopa County	Arizona	USA
Income Per Capita	$58,217	$41,533	$38,334	$41,261
Median Household Income	$90,824	$80,675	$72,581	$75,149
Unemployment Rate	–	3.8%	4.4%	4.3%
Unemployment Number	–	96.2K	167K	7.16M
Employment Number	–	2.42M	3.62M	161M
Labor Force Number	–	2.52M	3.79M	168M

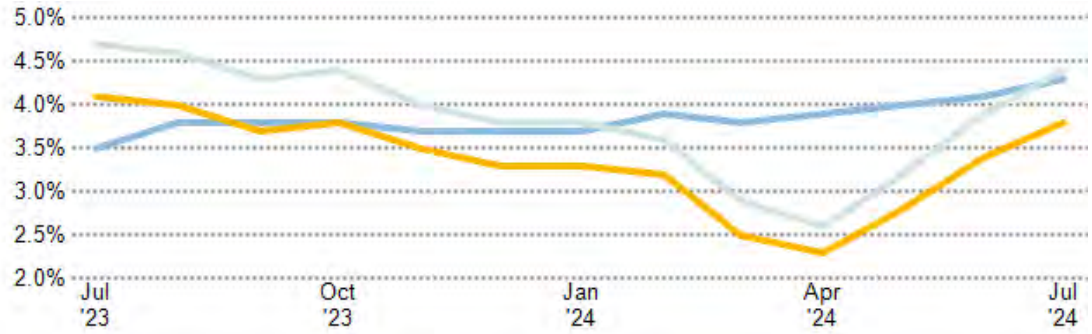
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly





Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85331

	Cave Creek	Maricopa County	Arizona	USA
Elevation (in feet)	2,419	1,634	4,214	–
Annual Rainfall (in inches)	15.89	10.08	13.11	–
Annual Snowfall (in inches)	1.34	0.76	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	31	26	26	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	11.37	–	–
Superfund Sites	0	12	22	2,466
Brownfield Sites	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

Cave Creek

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Cave Creek

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

Cave Creek

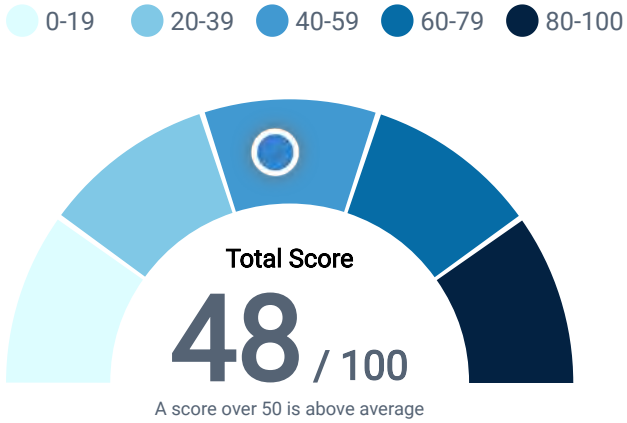
Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

AARP Livability™ Index for 85331

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual



Housing Affordability & Access	44
Neighborhood Access to Life, Work & Play	44
Transportation Safe & Convenient Options	38
Environment Clean Air & Water	24
Health Prevention, Access & Quality	65
Engagement Civic & Social Involvement	61
Opportunity Inclusion & Possibilities	63

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- 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.

About RPR's Data

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.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.