

CAVE CREEK | REAL ESTATE MARKET REPORT

March 2025

Our local real estate market values continue to hold steady. Available housing inventory sits at an **8.76 months' supply**, which indicates we are in a **Buyer's Market**. What this means for Cave Creek, is we're seeing higher-end luxury home values trending downwards. Homes are selling at **97.7%** of their **List Price**. This is due to the bulk of homes being listed are in the **\$1M+ price range** and there is currently more supply than demand in this market range. Despite being in a Buyer's Market, **home values** continue to be stable overall and show a year-over-year **increase of 3.0%** as we progress through our busy season.

As always, **Thank You** for all that you do in keeping us included in the growth and development of our great community!

I have attached a copy of our most recent **Monthly Market Report** for **Cave Creek** and **Maricopa County** (as of **03/31/2025**).

	Month	Median Sold Price	MoM Change	Median Estimated Property Value	MoM Change	YoY Change
Maricopa County	January	\$ 495,000	+ 1.02%	\$ 482,710	- 0.10%	+ 1.10%
	February	\$ 495,000	0 0.00%	\$ 483,040	+ 0.10%	+ 1.10%
	March	\$ 494,990	0 0.00%	\$ 483,590	+ 0.10%	+ 1.20%
	Month	Median Sold Price	MoM Change	Median Estimated Property Value	MoM Change	YoY Change
Cave Creek	January	\$ 835,000	- 4.57%	\$ 844,120	+ 0.60%	+ 0.90%
	February	\$ 794,000	- 4.91%	\$ 855,500	+ 1.30%	+ 4.80%
	March	\$ 925,000	+ 16.50%	\$ 858,060	+ 0.30%	+ 3.00%

Any time you need the most accurate real estate market statistics and information; we are here to be your source.

Also, check out the latest edition of **On Common Ground - COMMUNITIES FOR ALL AGES** for examples of what other communities have successfully done to address community issues.

For information on other topics, check out the complete [On Common Ground – Issues Library](#).

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