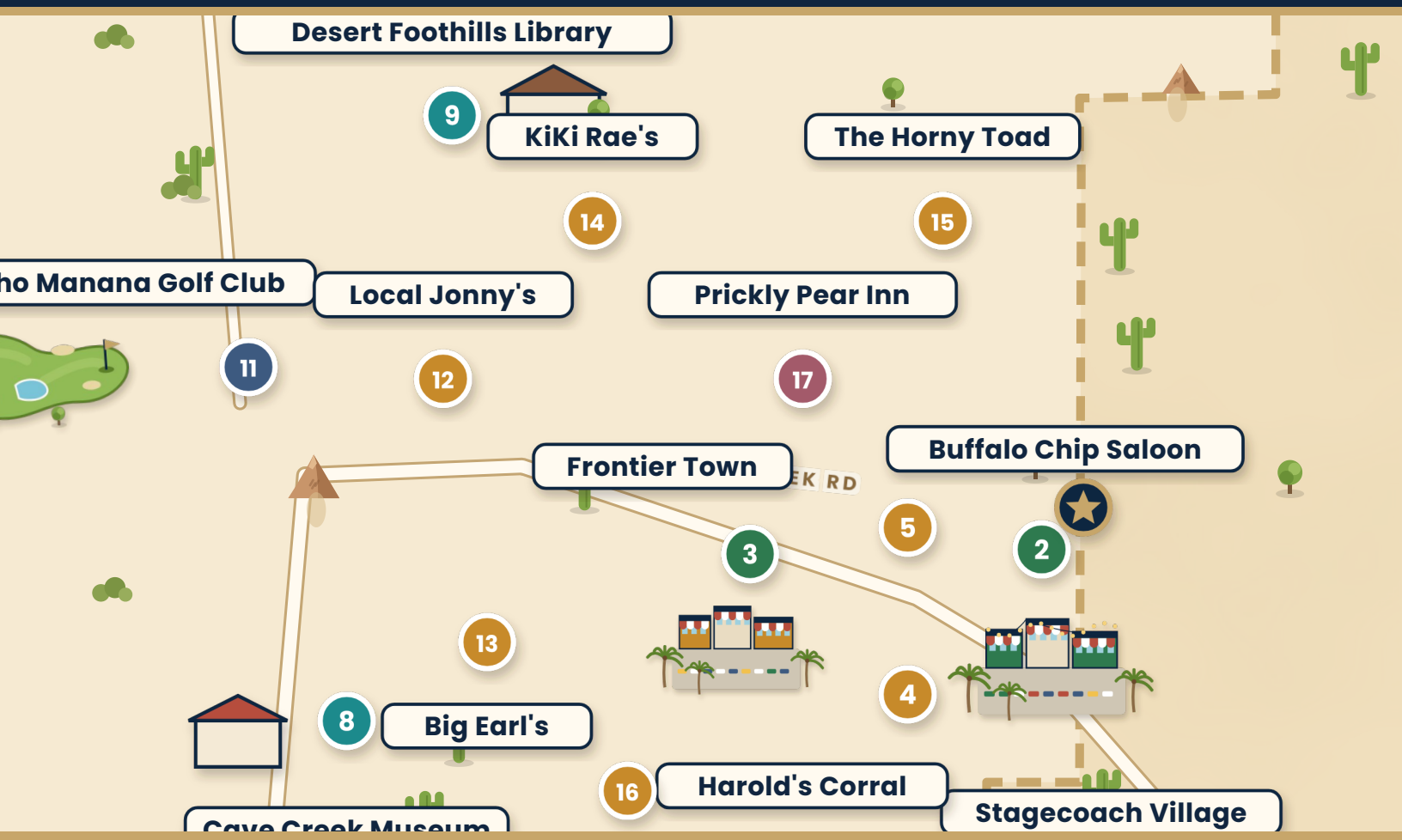
CITY GUIDE

Cave Creek, Arizona

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.





REBECCA MEDRANO

eXp Realty, Peoria office

(602) 509-1099 | medranoaz.com

UPDATED OCTOBER 2026

WELCOME

Thinking about Cave Creek?

Cave Creek is a Western town with real character. Stroll the old main street and Frontier Town, then catch an art show at Stagecoach Village, one of my favorite spots. When the weather is good, Cave Creek Regional Park is a fantastic place to hike, and Spur Cross Ranch has miles of desert trails north of downtown. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

CAVE CREEK AT A GLANCE

$1.2M
Median sale price, June to August 2026 (Redfin, small sample)

105 days
Median time on market, June to August 2026 (Redfin)

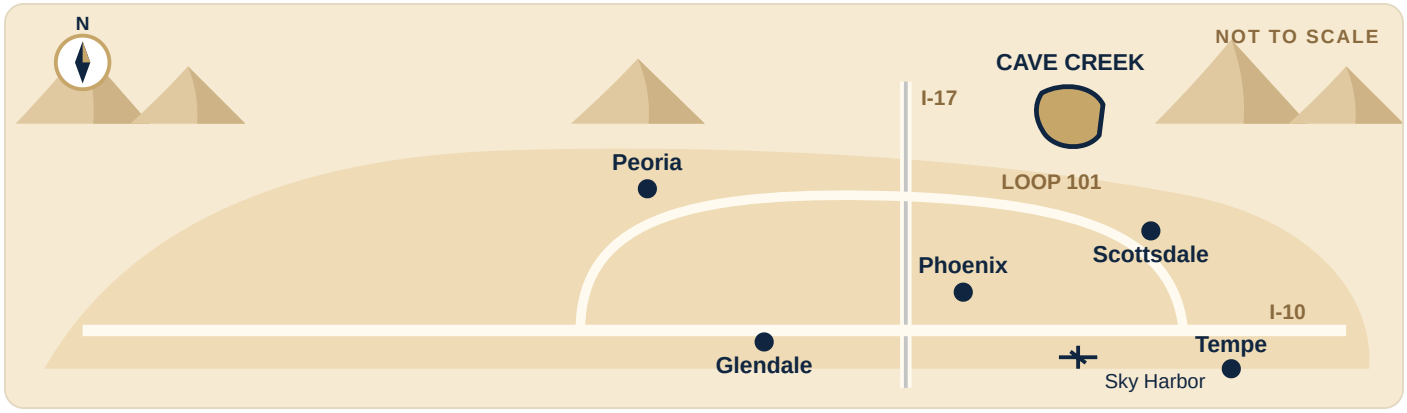
4,892
Residents at the 2020 Census

1986
The year Cave Creek incorporated as a town

2,922 acres
At Cave Creek Regional Park, run by Maricopa County Parks

17 places
On the illustrated Cave Creek map on page 5

WHERE CAVE CREEK SITS IN THE VALLEY



Downtown: Cave Creek Road is the main street, with Frontier Town, Harold's, the Buffalo Chip and Stagecoach Village.

Around town: Spur Cross Ranch to the north, Cave Creek Regional Park to the west and Black Mountain in the middle of town.

WHERE TO LIVE

Living in Cave Creek

Cave Creek is mostly custom homes on larger lots rather than master-planned communities. Here's what that means when you buy.

Homes on acreage

DESERT RURAL ZONING

Custom **Large lots** **Horses**

- Cave Creek's Desert Rural zoning districts have minimum lot sizes from about an acre to more than four acres.
- Private ranch uses, such as keeping horses, are allowed on parcels of at least two contiguous acres.
- Check the zoning and any HOA for the exact address.

Roads, water and sewer

BEFORE YOU FALL IN LOVE

Private roads **Septic** **Wells**

- Many roads are private and not maintained by the Town.
- Sewer isn't available everywhere in town, and homes outside the Cave Creek Water Company area may need a well permit.

Trails and open space

AROUND TOWN

Trails **Open space**

- Many properties touch or are crossed by public trails, and riders can use the Town's trails.
- A large share of the town is open space that can't be developed.

Rancho Manana and Dove Valley Ranch

MASTER-PLANNED POCKETS

Rancho Manana: HOA **Dove Valley Ranch: 850 acres**

- Rancho Manana, around the golf club, has an HOA of about 100 units.
- Dove Valley Ranch, near Carefree Hwy, is an 850-acre master-planned community. Ask about its HOA.

Touring a community? Ask these questions

- Is the home in an HOA, and what does it cover?
- What zoning applies, and can I keep horses on the lot?
- Is the home on sewer or septic?
- Is the road public or private, and who maintains it?
- Is the home served by the Cave Creek Water Company or a well?
- Which schools are assigned to this address?

Sources: Town of Cave Creek, U.S. Census Bureau. Confirm zoning, HOA and utility details before you buy.

THE MARKET

What homes cost right now



Cave Creek had only 32 sales in August, so treat these numbers as a rough guide rather than a trend.

$1.2M
Median sale price
Small sample: 32 in August

$417
Median price per sq. ft.
No reliable year-over-year

105
Median days on market
About three and a half months

32	3.7	
homes sold in August	months of supply	About 3.7 months of supply means it would take about four months to sell every home now listed, if no new homes came on the market.

Redfin, Cave Creek, AZ, June to August 2026. Small sample; Redfin did not report a reliable year-over-year change.

How Cave Creek compares: median price per square foot

Paradise Valley	**$869.43**
Scottsdale	**$463.14**
Carefree	**$437.79**
Rio Verde	**$382.81**
Fountain Hills	**$361.11**
Cave Creek	**$360.30**

The Cromford Report, single-family detached homes, October 2026. Cave Creek ranks 6th of 41 Valley cities and is up 0.6% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking over three months to sell, there's usually room to compare and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- Every property here is different, so I'll pull the closest true comparables for any home you're serious about.

If you're selling

- With so few sales, pricing takes careful comparables, not an average.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby, not an algorithm.

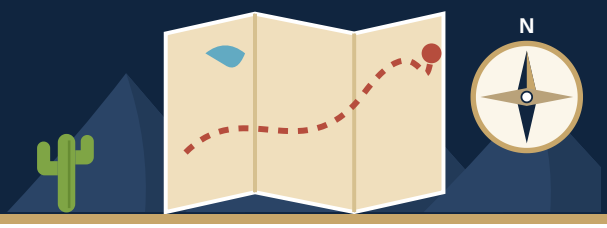
Want the numbers for one specific home?

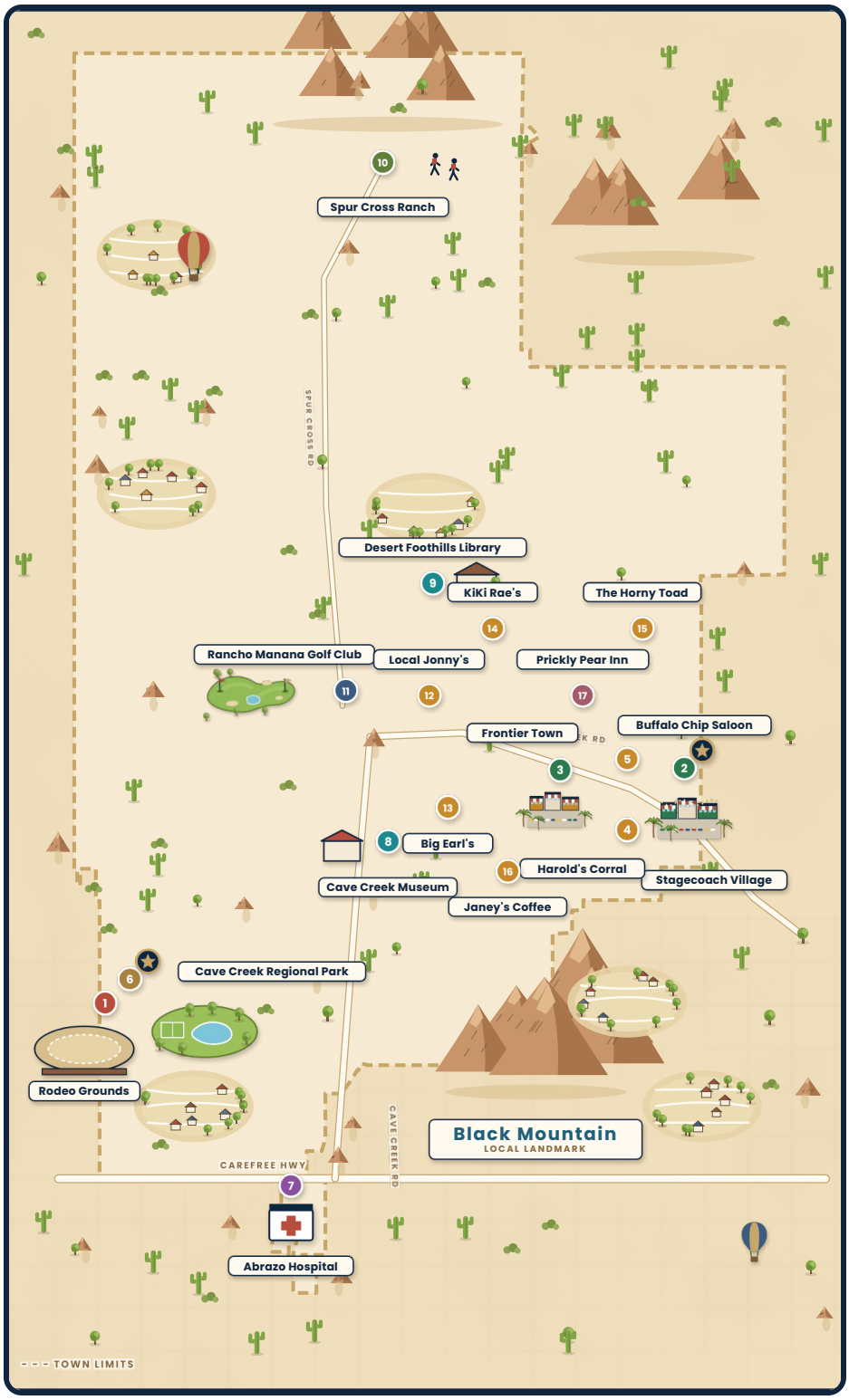
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**
Home value: **medranoaz.com/sell.html**

THE MAP

Cave Creek, illustrated





SPORTS & ENTERTAINMENT

1. Cave Creek Rodeo Grounds

SHOPPING

2. Stagecoach Village
3. Frontier Town

DINING

4. Harold's Cave Creek Corral
5. Buffalo Chip Saloon
12. Local Jonny's Tavern & Cafe
13. Big Earl's Greasy Eats
14. KiKi Rae's
15. The Horny Toad
16. Janey's Coffee Co. & Bodega

PARKS & RECREATION

6. Cave Creek Regional Park

HEALTHCARE

7. Abrazo Cave Creek Hospital

CULTURE & HISTORY

8. Cave Creek Museum
9. Desert Foothills Library

TRAILS & PRESERVES

10. Spur Cross Ranch

GOLF

11. Rancho Manana Golf Club

HOTELS & RESORTS

17. Prickly Pear Inn

REBECCA'S PICKS

- ★ Stagecoach Village
- ★ Cave Creek Regional Park

Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Cave Creek



Cave Creek Regional Park

2,922 acres of desert park north of Phoenix, where the Go John Trail loops around a mountain.

Stagecoach Village

A shopping center that hosts art shows, including the Cave Creek Fine Art & Wine Festival in January.

Frontier Town

A recreated Old West town on Cave Creek Road with shops, a restaurant and weekend gunfights.

Harold's and the Buffalo Chip

Two Cave Creek Road saloons: country dancing at Harold's, bull riding Wednesday and Friday nights at the Buffalo Chip.

Cave Creek Museum

Outdoor exhibits include a stamp mill and the first church of Cave Creek. Open October through May.

Rodeo Days

Cave Creek Rodeo Days and other rodeos are held at the Town's Rodeo Grounds.

★ Rebecca's picks

Stagecoach Village
7100 E Cave Creek Rd
“I love when they have art shows in the cute shopping center!”

Cave Creek Regional Park
37019 N Lava Lane
“When the weather is good, this is a fantastic place to hike!”

Sources: Town of Cave Creek, Maricopa County Parks, Cave Creek Museum, Harold's Cave Creek Corral, Buffalo Chip Saloon, Visit Arizona. Check hours and event dates before you go.

BEFORE YOU BUY

Know before you buy in Cave Creek

Lots and zoning

Lot sizes vary by zoning district, and ranch uses with horses need at least two contiguous acres in a Desert Rural zone. Check the Town's zoning for any home you're considering.

Schools

Cave Creek is served by Cave Creek Unified. Confirm the assigned schools for any address with the district.

Getting around

Cave Creek Road and Carefree Highway are the main routes. Downtown Phoenix is around 45 minutes on average, longer at rush hour.

Sewer, water and roads

Sewer isn't available everywhere, homes outside the Cave Creek Water Company area may need a well permit, and many roads are private. Ask about each.

Arizona summers

During inspection, pay close attention to the age of the A/C system and, if there is one, the pool equipment. Both are expensive to replace.

Wondering whether Cave Creek fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.

Rebecca Medrano

Text or call: **(602) 509-1099**

Email: **rebecca@medranoaz.com**

Web: **medranoaz.com**

Rebecca Medrano, eXp Realty | 16165 N 83rd Ave, Ste 200, Peoria, AZ 85382 | AZ License #SA652445000 | Equal Housing Opportunity.

Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.