



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Cliff Rose

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------|
| 294 | 0.0 | 2,175 | 1998 | 1.0 | 0.25 | No | 640,000 | 2/25/2025 | 1998 St James |
| 299 | 0.0 | 1,456 | 1992 | 1.0 | 0.17 | No | 435,000 | 11/7/2024 | 1817 Reading |
| 301 | 0.0 | 1,564 | 1995 | 1.0 | 0.17 | No | 470,000 | 2/14/2025 | 1882 Boardwalk |
| 320 | 0.0 | 1,445 | 1994 | 1.0 | 0.17 | No | 463,000 | 10/10/2024 | 1864 Boardwalk |
| 330 | 0.0 | 1,502 | 1994 | 1.0 | 0.22 | No | 495,000 | 2/26/2025 | 1784 Boardwalk |
| 331 | 0.0 | 1,660 | 1998 | 1.0 | 0.27 | No | 550,000 | 2/5/2025 | 1957 Putnam |
| 338 | 0.0 | 1,412 | 2014 | 1.0 | 0.15 | No | 477,000 | 2/20/2025 | 1539 Mediterranean |
| 365 | 0.0 | 1,575 | 2012 | 1.0 | 0.26 | No | 574,900 | 9/12/2024 | 1692 States |
| Avg: | 0.0 | 1,599 | | | 0.21 | | 513,113 | | Property Count: 8 |

Deep Well Ranch

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------|
| 247 | 0.0 | 2,170 | 2021 | 1.0 | 0.17 | No | 535,000 | 11/12/2024 | 6819 Gables |
| 261 | 0.0 | 2,811 | 2024 | 1.0 | 0.54 | No | 734,999 | 12/20/2024 | 7004 Sterling |
| 269 | 0.0 | 1,936 | 2024 | 1.0 | 0.16 | No | 520,000 | 10/10/2024 | 7071 Turquoise |
| 270 | 0.0 | 2,346 | 2024 | 1.0 | 0.23 | No | 634,000 | 1/30/2025 | 7012 Sterling |
| 271 | 0.0 | 2,170 | 2024 | 1.0 | 0.19 | No | 589,000 | 2/26/2025 | 7114 Turquoise |
| 272 | 0.0 | 2,346 | 2024 | 1.0 | 0.25 | No | 639,000 | 12/11/2024 | 7009 Turquoise |
| 273 | 0.0 | 2,346 | 2024 | 1.0 | 0.27 | No | 640,000 | 12/13/2024 | 7008 Sterling |
| 274 | 0.0 | 2,346 | 2024 | 1.0 | 0.24 | No | 642,000 | 2/18/2025 | 7057 Wallflower |
| 277 | 0.0 | 2,346 | 2024 | 1.0 | 0.21 | No | 650,000 | 2/21/2025 | 7020 Sterling |
| 279 | 0.0 | 2,148 | 2024 | 1.0 | 0.21 | No | 599,000 | 12/31/2024 | 7016 Sterling |
| 290 | 0.0 | 2,145 | 2022 | 1.0 | 0.20 | No | 622,000 | 1/17/2025 | 7051 Sienna |
| 292 | 0.0 | 1,800 | 2024 | 1.0 | 0.20 | No | 526,000 | 11/27/2024 | 7118 Turquoise |
| 293 | 0.0 | 2,116 | 2024 | 1.0 | 0.24 | No | 620,000 | 12/27/2024 | 7065 Wallflower |
| 298 | 0.0 | 1,895 | 2021 | 1.0 | 0.17 | No | 564,900 | 9/27/2024 | 6823 Golden Tree |
| 301 | 0.0 | 2,135 | 2024 | 1.0 | 0.16 | No | 643,369 | 9/5/2024 | 7058 Turquoise |
| 304 | 0.0 | 1,936 | 2024 | 1.0 | 0.18 | No | 588,000 | 11/14/2024 | 7070 Turquoise |
| 308 | 0.0 | 1,620 | 2024 | 1.0 | 0.17 | No | 499,000 | 2/13/2025 | 7087 Turquoise |
| 321 | 0.0 | 1,800 | 2024 | 1.0 | 0.19 | No | 578,000 | 10/29/2024 | 7094 Turquoise |
| 323 | 0.0 | 1,854 | 2024 | 1.0 | 0.16 | No | 599,000 | 12/18/2024 | 7066 Turquoise |
| Avg: | 0.0 | 2,119 | | | 0.22 | | 601,225 | | Property Count: 19 |



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Top 40 Subdivisions 2/28/2025

Diamond Valley

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|-------------------|
| 179 | 0.0 | 2,352 | 1984 | 2.0 | 0.40 | No | 420,000 | 12/20/2024 | 1912 N Moonstone |
| 181 | 0.0 | 1,936 | 1965 | 1.0 | 0.21 | No | 349,900 | 12/3/2024 | 1848 N Emerald |
| 190 | 0.0 | 2,058 | 1995 | 2.0 | 0.39 | No | 392,000 | 9/23/2024 | 1715 N Lapis |
| 238 | 0.0 | 1,683 | 1982 | 2.0 | 0.50 | No | 400,000 | 11/14/2024 | 1152 N Turquoise |
| 239 | 0.0 | 1,588 | 2006 | 1.0 | 0.16 | No | 380,000 | 9/17/2024 | 4590 E Joan |
| 240 | 0.0 | 1,680 | 1985 | 2.0 | 0.69 | No | 402,500 | 11/6/2024 | 1021 N Opal |
| 324 | 0.0 | 1,263 | 2021 | 2.0 | 0.21 | No | 409,000 | 10/25/2024 | 5006 E Sapphire |
| 338 | 0.0 | 1,043 | 2005 | 1.0 | 0.18 | No | 353,000 | 1/17/2025 | 1905 N Quartz |
| Avg: | 0.0 | 1,700 | | | 0.34 | | 388,300 | | Property Count: 8 |

Eagle Ridge

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|-------------------|
| 230 | 0.0 | 3,003 | 1997 | 2.0 | 0.57 | No | 690,000 | 10/31/2024 | 1514 Eagle Crest |
| 232 | 0.0 | 3,638 | 1992 | 2.0 | 0.30 | No | 843,000 | 9/18/2024 | 1533 Eagle Ridge |
| 280 | 0.0 | 1,876 | 2001 | 1.0 | 0.28 | No | 525,000 | 10/3/2024 | 1552 Eagle Crest |
| 281 | 0.0 | 2,279 | 2001 | 1.0 | 0.42 | No | 640,000 | 2/13/2025 | 1676 Birdsong |
| 295 | 0.0 | 1,847 | 2000 | 1.0 | 0.42 | No | 545,000 | 1/8/2025 | 185 W Rosser |
| 317 | 0.0 | 2,457 | 2001 | 1.0 | 0.42 | No | 779,000 | 9/5/2024 | 1640 Eagle Point |
| 384 | 0.0 | 1,405 | 1994 | 1.0 | 0.28 | No | 540,000 | 12/2/2024 | 1411 Eagle Ridge |
| Avg: | 0.0 | 2,358 | | | 0.38 | | 651,714 | | Property Count: 7 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Granite Dells Estates

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|---------------------------|
| 273 | 0.0 | 2,453 | 2023 | 1.0 | 0.21 | No | 669,480 | 10/30/2024 | 3308 Iron King |
| 275 | 0.0 | 2,719 | 2024 | 1.0 | 0.23 | No | 747,000 | 12/23/2024 | 5254 Iron Vine |
| 275 | 0.0 | 2,719 | 2024 | 1.0 | 0.37 | No | 747,840 | 9/30/2024 | 5211 Dells Rail |
| 290 | 0.0 | 2,325 | 2016 | 1.0 | 0.16 | No | 675,000 | 2/14/2025 | 5395 Rainbow Cliff |
| 315 | 0.0 | 3,206 | 2025 | 1.0 | 0.25 | No | 1,009,000 | 2/13/2025 | 3271 Jagged Spire |
| 315 | 0.0 | 2,907 | 2024 | 1.0 | 0.30 | No | 916,900 | 9/26/2024 | 3217 Willow Butte |
| 317 | 0.0 | 1,892 | 2024 | 1.0 | 0.18 | No | 600,000 | 2/28/2025 | 5221 Meandering |
| 318 | 0.0 | 2,258 | 2024 | 1.0 | 0.18 | No | 719,000 | 9/30/2024 | 5209 Meandering |
| 355 | 0.0 | 2,140 | 2015 | 1.0 | 0.21 | No | 759,000 | 11/19/2024 | 5234 Scenic Crest |
| 374 | 0.0 | 3,240 | 2025 | 1.0 | 0.24 | No | 1,211,233 | 2/25/2025 | 3235 Jagged Spire |
| 375 | 0.0 | 2,772 | 2016 | 1.0 | 0.22 | No | 1,040,000 | 12/31/2024 | 5249 Vista Overlook |
| 376 | 0.0 | 1,664 | 2019 | 1.0 | 0.12 | No | 625,000 | 9/12/2024 | 3988 Crown Rock |
| 376 | 0.0 | 1,981 | 2019 | 1.0 | 0.19 | No | 745,000 | 2/5/2025 | 5304 Crescent Edge |
| 377 | 0.0 | 2,374 | 2020 | 1.0 | 0.29 | No | 895,000 | 11/14/2024 | 5328 Rocky Vista |
| 399 | 0.0 | 1,957 | 2017 | 1.0 | 0.17 | No | 780,000 | 10/28/2024 | 5370 Stoney Crest |
| 423 | 0.0 | 2,839 | 2019 | 1.0 | 0.39 | No | 1,200,000 | 10/23/2024 | 5221 Silver Bell |
| Avg: | 0.0 | 2,465 | | | 0.23 | | 833,716 | | Property Count: 16 |

Granite Oaks

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|--------------------------|
| 281 | 0.0 | 2,929 | 2003 | 1.0 | 1.81 | No | 824,500 | 11/25/2024 | 2525 W Live Oak |
| 287 | 0.0 | 2,438 | 1992 | 1.0 | 2.08 | No | 700,000 | 2/25/2025 | 2568 W Post Oak |
| 303 | 0.0 | 3,052 | 1994 | 1.0 | 2.07 | No | 925,000 | 10/21/2024 | 8850 N Valley Oak |
| 346 | 0.0 | 2,300 | 1992 | 1.0 | 1.61 | No | 795,000 | 12/3/2024 | 8360 N Live Oak |
| 349 | 0.0 | 1,947 | 1992 | 1.0 | 1.79 | No | 680,000 | 11/22/2024 | 2495 W Willow Oak |
| 363 | 0.0 | 3,206 | 1992 | 2.0 | 2.03 | No | 1,165,000 | 10/11/2024 | 2600 W Bard Ranch |
| 440 | 0.0 | 1,818 | 1995 | 1.0 | 1.62 | No | 800,000 | 2/5/2025 | 2735 W Willow Oak |
| Avg: | 0.0 | 2,527 | | | 1.86 | | 841,357 | | Property Count: 7 |



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Top 40 Subdivisions 2/28/2025

Granville

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|-------------------|
| 244 | 0.0 | 2,216 | 2006 | 1.0 | 0.18 | No | 540,000 | 10/21/2024 | 6646 E Dalton |
| 256 | 0.0 | 2,577 | 2012 | 1.0 | 0.26 | No | 660,000 | 9/6/2024 | 4389 N Kirkwood |
| 258 | 0.0 | 1,921 | 2007 | 1.0 | 0.17 | No | 496,500 | 1/2/2025 | 3883 N Fairfax |
| 260 | 0.0 | 2,040 | 2003 | 1.0 | 0.23 | No | 530,000 | 2/3/2025 | 6675 E Desperado |
| 262 | 0.0 | 1,852 | 2003 | 1.0 | 0.22 | No | 485,000 | 12/4/2024 | 6608 E Colbert |
| 264 | 0.0 | 1,967 | 2020 | 1.0 | 0.17 | No | 519,000 | 11/26/2024 | 6576 E Beckett |
| 266 | 0.0 | 2,703 | 2023 | 1.0 | 0.23 | No | 719,900 | 10/16/2024 | 6106 E Shetland |
| 266 | 0.0 | 2,590 | 2006 | 1.0 | 0.32 | No | 690,000 | 12/26/2024 | 4501 N Kirkwood |
| 277 | 0.0 | 1,989 | 2018 | 1.0 | 0.19 | No | 550,000 | 10/11/2024 | 6189 E Belton |
| 280 | 0.0 | 1,617 | 2005 | 1.0 | 0.18 | No | 453,000 | 9/4/2024 | 6620 E Margam |
| 281 | 0.0 | 1,531 | 2004 | 1.0 | 0.20 | No | 430,000 | 9/26/2024 | 6788 E Kilkenny |
| 281 | 0.0 | 2,311 | 2017 | 1.0 | 0.23 | No | 650,200 | 10/4/2024 | 5420 N Dolan |
| 283 | 0.0 | 2,580 | 2017 | 1.0 | 0.26 | No | 729,900 | 9/26/2024 | 5448 N Dolan |
| 287 | 0.0 | 1,934 | 2012 | 1.0 | 0.21 | No | 555,000 | 12/12/2024 | 4428 N Kirkwood |
| 289 | 0.0 | 1,545 | 2024 | 1.0 | 0.17 | No | 445,900 | 10/3/2024 | 6503 E Hereford |
| 289 | 0.0 | 1,690 | 2012 | 1.0 | 0.22 | No | 488,000 | 10/25/2024 | 3943 Wakefield |
| 289 | 0.0 | 1,471 | 2005 | 1.0 | 0.15 | No | 425,000 | 12/6/2024 | 6409 E Andover |
| 292 | 0.0 | 1,659 | 2021 | 1.0 | 0.20 | No | 485,000 | 2/12/2025 | 6110 E Cottage |
| 294 | 0.0 | 1,971 | 2020 | 1.0 | 0.18 | No | 580,000 | 9/19/2024 | 6451 E Hope Well |
| 295 | 0.0 | 1,794 | 2016 | 1.0 | 0.19 | No | 529,999 | 11/25/2024 | 4811 N Salem |
| 298 | 0.0 | 1,645 | 2006 | 1.0 | 0.18 | No | 490,000 | 10/11/2024 | 4798 N Edgemont |
| 298 | 0.0 | 1,460 | 2003 | 1.0 | 0.18 | No | 435,000 | 3/4/2025 | 6760 E Sandhurst |
| 298 | 0.0 | 1,782 | 2019 | 1.0 | 0.20 | No | 531,500 | 10/25/2024 | 6633 E Sandpiper |
| 300 | 0.0 | 1,416 | 2003 | 1.0 | 0.25 | No | 425,000 | 12/26/2024 | 6864 E Yellowglen |
| 301 | 0.0 | 1,492 | 2020 | 1.0 | 0.17 | No | 449,000 | 12/6/2024 | 6080 E Beecher |
| 301 | 0.0 | 1,358 | 2024 | 1.0 | 0.15 | No | 408,900 | 11/5/2024 | 6465 E Hereford |
| 301 | 0.0 | 1,594 | 2016 | 1.0 | 0.19 | No | 480,000 | 9/30/2024 | 4407 N Dryden |
| 301 | 0.0 | 1,677 | 2019 | 1.0 | 0.20 | No | 505,000 | 11/15/2024 | 6573 E Bay Point |
| 301 | 0.0 | 1,440 | 2024 | 1.0 | 0.14 | No | 433,900 | 11/6/2024 | 6477 E Hereford |
| 302 | 0.0 | 1,436 | 2017 | 1.0 | 0.14 | No | 434,000 | 2/12/2025 | 5716 N Thornberry |
| 303 | 0.0 | 1,445 | 2006 | 1.0 | 0.15 | No | 438,000 | 12/19/2024 | 4843 Wycliffe |
| 304 | 0.0 | 1,661 | 2016 | 1.0 | 0.36 | No | 505,000 | 12/20/2024 | 4346 N Dryden |
| 304 | 0.0 | 1,661 | 2016 | 1.0 | 0.27 | No | 505,000 | 9/14/2024 | 6192 Dutton |
| 304 | 0.0 | 1,501 | 2004 | 1.0 | 0.18 | No | 457,000 | 2/20/2025 | 5883 N Bronco |
| 305 | 0.0 | 1,690 | 2022 | 1.0 | 0.21 | No | 515,000 | 9/12/2024 | 6225 E Walden |
| 305 | 0.0 | 2,000 | 2022 | 1.0 | 0.19 | No | 610,000 | 1/13/2025 | 6194 E Stafford |
| 306 | 0.0 | 1,536 | 2022 | 1.0 | 0.13 | No | 470,000 | 1/17/2025 | 6339 E Marley |



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Top 40 Subdivisions 2/28/2025

Granville

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|---------------------------|
| 307 | 0.0 | 2,295 | 2022 | 1.0 | 0.24 | No | 705,000 | 11/5/2024 | 6269 E Empire |
| 308 | 0.0 | 1,475 | 2020 | 1.0 | 0.18 | No | 455,000 | 2/28/2025 | 6381 E Beckett |
| 310 | 0.0 | 1,356 | 2005 | 1.0 | 0.21 | No | 420,000 | 12/23/2024 | 6351 Andover |
| 310 | 0.0 | 1,501 | 2003 | 1.0 | 0.20 | No | 465,000 | 11/7/2024 | 5503 N Ardmore |
| 310 | 0.0 | 1,468 | 2023 | 1.0 | 0.13 | No | 455,000 | 1/13/2025 | 4985 N Stratton |
| 311 | 0.0 | 1,543 | 2016 | 1.0 | 0.16 | No | 479,900 | 9/13/2024 | 4502 N Dryden |
| 313 | 0.0 | 1,358 | 2004 | 1.0 | 0.18 | No | 425,500 | 11/13/2024 | 5910 N Brindle |
| 316 | 0.0 | 1,223 | 2004 | 1.0 | 0.13 | No | 386,000 | 11/13/2024 | 5861 N Talbot |
| 317 | 0.0 | 1,358 | 2021 | 1.0 | 0.17 | No | 430,000 | 2/24/2025 | 6142 E Oliver |
| 318 | 0.0 | 1,653 | 2015 | 1.0 | 0.28 | No | 525,000 | 10/23/2024 | 6034 E Tanridge |
| 319 | 0.0 | 2,066 | 2020 | 1.0 | 0.25 | No | 660,000 | 9/12/2024 | 6134 E Buxton |
| 320 | 0.0 | 1,095 | 2004 | 1.0 | 0.15 | No | 350,000 | 9/4/2024 | 5926 N Talbot |
| 323 | 0.0 | 1,358 | 2023 | 1.0 | 0.14 | No | 439,000 | 11/8/2024 | 4934 N Medford |
| 324 | 0.0 | 1,437 | 2022 | 1.0 | 0.13 | No | 464,950 | 12/27/2024 | 6347 E Marley |
| 324 | 0.0 | 1,358 | 2022 | 1.0 | 0.13 | No | 440,000 | 12/30/2024 | 4874 N Pemberley |
| 326 | 0.0 | 1,379 | 2019 | 1.0 | 0.14 | No | 449,500 | 10/17/2024 | 6082 Livingston |
| 331 | 0.0 | 1,223 | 2004 | 1.0 | 0.14 | No | 405,000 | 11/5/2024 | 6735 E Kilkenny |
| 339 | 0.0 | 1,223 | 2002 | 1.0 | 0.16 | No | 415,000 | 2/18/2025 | 6905 E Yellowglen |
| Avg: | 0.0 | 1,693 | | | 0.19 | | 498,628 | | Property Count: 55 |

Haisley Homestead

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 192 | 0.0 | 2,008 | 1977 | 1.0 | 0.27 | No | 385,000 | 9/5/2024 | 1225 Tanglewood |
| 221 | 0.0 | 2,494 | 1979 | 3.0 | 0.26 | No | 550,300 | 9/25/2024 | 1345 Solar Heights |
| 253 | 0.0 | 2,139 | 1977 | 1.0 | 0.25 | No | 542,000 | 12/5/2024 | 1325 Tanglewood |
| 266 | 0.0 | 1,825 | 1977 | 1.0 | 0.26 | No | 485,000 | 10/11/2024 | 1141 Tanglewood |
| 273 | 0.0 | 2,071 | 1976 | 2.0 | 0.34 | No | 565,000 | 1/6/2025 | 481 Turtleback |
| 319 | 0.0 | 2,008 | 1977 | 1.0 | 0.27 | No | 640,000 | 12/31/2024 | 1225 Tanglewood |
| 322 | 0.0 | 1,739 | 1998 | 1.0 | 0.25 | No | 560,000 | 12/13/2024 | 1260 Haisley |
| Avg: | 0.0 | 2,041 | | | 0.27 | | 532,471 | | Property Count: 7 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Hassayampa Village Community

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|---------------------------|
| 280 | 0.0 | 5,881 | 2000 | 3.0 | 0.54 | No | 1,647,750 | 9/20/2024 | 1949 Trailwood |
| 281 | 0.0 | 3,734 | 1998 | 3.0 | 0.65 | No | 1,050,000 | 10/4/2024 | 2270 Lichen Ridge |
| 322 | 0.0 | 3,690 | 1999 | 2.0 | 0.72 | No | 1,187,000 | 10/21/2024 | 2240 Lichen Ridge |
| 353 | 0.0 | 3,184 | 2000 | 2.0 | 0.41 | No | 1,125,000 | 2/27/2025 | 745 Crosscreek |
| 361 | 0.0 | 6,918 | 2001 | 2.0 | 0.76 | No | 2,495,000 | 10/23/2024 | 948 Winding Spruce |
| 394 | 0.0 | 2,409 | 2023 | 1.0 | 0.28 | No | 950,000 | 9/10/2024 | 1860 Rustling Oaks |
| 403 | 0.0 | 2,949 | 2003 | 2.0 | 0.24 | No | 1,187,500 | 11/15/2024 | 1624 Stoney |
| 433 | 0.0 | 5,422 | 2004 | 2.0 | 0.57 | No | 2,350,000 | 10/15/2024 | 2236 Golf Club |
| 459 | 0.0 | 2,505 | 2003 | 1.0 | 0.58 | No | 1,150,000 | 11/7/2024 | 2050 Rustic Timbers |
| 481 | 0.0 | 2,341 | 2018 | 1.0 | 0.42 | No | 1,125,000 | 1/7/2025 | 1615 Stoney |
| Avg: | 0.0 | 3,903 | | | 0.52 | | 1,426,725 | | Property Count: 10 |

Hidden Valley Ranch

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|---------------------------|
| 226 | 0.0 | 3,250 | 1989 | 2.0 | 0.37 | No | 735,000 | 10/11/2024 | 1030 Northwood |
| 267 | 0.0 | 2,431 | 1989 | 2.0 | 0.26 | No | 650,000 | 1/16/2025 | 865 Northwood |
| 268 | 0.0 | 2,594 | 1991 | 1.0 | 0.20 | No | 695,000 | 1/8/2025 | 170 Falcon |
| 271 | 0.0 | 3,966 | 1995 | 2.0 | 0.55 | No | 1,075,000 | 11/25/2024 | 270 Long Branch East |
| 286 | 0.0 | 2,200 | 1987 | 1.0 | 0.38 | No | 630,000 | 3/4/2025 | 370 W Long Branch W |
| 290 | 0.0 | 2,493 | 1990 | 2.0 | 0.35 | No | 723,000 | 9/9/2024 | 165 High Chaparral |
| 317 | 0.0 | 2,400 | 1990 | 1.0 | 0.36 | No | 760,000 | 1/21/2025 | 130 Laurel |
| 322 | 0.0 | 2,112 | 1998 | 2.0 | 0.38 | No | 680,000 | 9/18/2024 | 1820 Coyote |
| 335 | 0.0 | 2,300 | 1988 | 1.0 | 0.27 | No | 770,000 | 12/3/2024 | 1815 Coyote |
| 351 | 0.0 | 1,651 | 1986 | 1.0 | 0.35 | No | 580,000 | 2/6/2025 | 1490 Valley Ranch |
| 361 | 0.0 | 1,274 | 1985 | 1.0 | 0.09 | No | 460,000 | 10/22/2024 | 1449 Coyote |
| 362 | 0.0 | 1,645 | 1982 | 1.0 | 0.21 | No | 595,000 | 11/6/2024 | 1530 Roadrunner N |
| 396 | 0.0 | 1,377 | 1986 | 1.0 | 0.20 | No | 545,000 | 9/20/2024 | 900 Northwood |
| Avg: | 0.0 | 2,284 | | | 0.31 | | 684,462 | | Property Count: 13 |



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Top 40 Subdivisions 2/28/2025

Inscription Canyon Ranch

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|-----------------------|
| 279 | 0.0 | 2,853 | 1998 | 1.0 | 2.31 | No | 795,000 | 10/2/2024 | 13905 N Spotted Eagle |
| 322 | 0.0 | 2,808 | 2002 | 1.0 | 1.30 | No | 905,000 | 10/7/2024 | 5635 W Deer Spring |
| 337 | 0.0 | 4,782 | 1997 | 1.0 | 4.13 | No | 1,610,000 | 11/7/2024 | 13702 Black Elk |
| 396 | 0.0 | 2,082 | 2001 | 1.0 | 1.21 | No | 825,000 | 11/1/2024 | 5115 W Sinagua |
| 398 | 0.0 | 2,348 | 1998 | 1.0 | 2.19 | No | 935,000 | 11/22/2024 | 13709 N Forked |
| 455 | 0.0 | 2,527 | 2021 | 1.0 | 2.52 | No | 1,150,000 | 12/31/2024 | 6575 W Singing Wolf |
| 458 | 0.0 | 3,350 | 2005 | 1.0 | 5.48 | No | 1,535,000 | 12/31/2024 | 13871 N Grey Bears |
| 579 | 0.0 | 2,592 | 2015 | 1.0 | 2.93 | No | 1,500,000 | 9/6/2024 | 5950 W Almosta Ranch |
| Avg: | 0.0 | 2,918 | | | 2.76 | | 1,156,875 | | Property Count: 8 |



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Top 40 Subdivisions 2/28/2025

Jasper

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|---------------------------|
| 286 | 0.0 | 2,219 | 2020 | 1.0 | 0.21 | No | 635,000 | 10/21/2024 | 5760 E Tyler |
| 296 | 0.0 | 2,741 | 2023 | 1.0 | 0.24 | No | 810,000 | 10/11/2024 | 4995 N Mclaury |
| 311 | 0.0 | 1,965 | 2024 | 1.0 | 0.13 | No | 610,296 | 10/18/2024 | 5075 N Atwood |
| 317 | 0.0 | 1,671 | 2022 | 1.0 | 0.16 | No | 530,000 | 10/24/2024 | 4543 N Freeman |
| 322 | 0.0 | 1,511 | 2022 | 1.0 | 0.14 | No | 486,000 | 12/23/2024 | 4506 Garrett |
| 323 | 0.0 | 1,886 | 2024 | 1.0 | 0.17 | No | 610,000 | 1/17/2025 | 5762 E Hahn |
| 330 | 0.0 | 1,765 | 2024 | 1.0 | 0.17 | No | 582,000 | 12/20/2024 | 5150 N Kingsley |
| 330 | 0.0 | 2,090 | 2024 | 1.0 | 0.25 | No | 689,990 | 9/2/2024 | 5067 N Jeffers |
| 331 | 0.0 | 1,886 | 2024 | 1.0 | 0.20 | No | 624,990 | 11/6/2024 | 5771 E Hahn |
| 336 | 0.0 | 1,712 | 2024 | 1.0 | 0.13 | No | 575,000 | 12/20/2024 | 5040 N Atwood |
| 340 | 0.0 | 2,023 | 2024 | 1.0 | 0.20 | No | 688,790 | 11/22/2024 | 5790 E Hahn |
| 344 | 0.0 | 1,395 | 2021 | 1.0 | 0.18 | No | 480,000 | 12/11/2024 | 5763 E Richmond |
| 345 | 0.0 | 1,765 | 2024 | 1.0 | 0.14 | No | 608,129 | 11/26/2024 | 5913 E Finch |
| 345 | 0.0 | 1,837 | 2024 | 1.0 | 0.20 | No | 633,000 | 1/23/2025 | 5720 E Hahn |
| 351 | 0.0 | 2,023 | 2024 | 1.0 | 0.22 | No | 710,000 | 3/4/2025 | 5064 N Jeffers |
| 361 | 0.0 | 1,664 | 2024 | 1.0 | 0.25 | No | 599,990 | 11/13/2024 | 5083 N Jeffers |
| 361 | 0.0 | 1,664 | 2024 | 1.0 | 0.17 | No | 599,990 | 10/23/2024 | 5776 E Hahn |
| 365 | 0.0 | 2,203 | 2024 | 1.0 | 0.19 | No | 803,000 | 11/4/2024 | 4991 N Blake |
| 370 | 0.0 | 1,885 | 2024 | 1.0 | 0.20 | No | 696,600 | 11/20/2024 | 5141 N Hugo |
| 385 | 0.0 | 1,894 | 2024 | 1.0 | 0.21 | No | 729,990 | 9/23/2024 | 5056 N Jeffers |
| 391 | 0.0 | 1,664 | 2024 | 1.0 | 0.22 | No | 650,000 | 2/18/2025 | 5508 Edgar |
| 427 | 0.0 | 1,664 | 2023 | 1.0 | 0.19 | No | 709,988 | 10/1/2024 | 4979 N Blake |
| 434 | 0.0 | 2,189 | 2024 | 1.0 | 0.36 | No | 949,900 | 12/20/2024 | 4753 E Cheshire |
| 515 | 0.0 | 2,672 | 2023 | 1.0 | 0.37 | No | 1,376,734 | 10/28/2024 | 5054 E Frost |
| 571 | 0.0 | 2,189 | 2024 | 1.0 | 0.34 | No | 1,249,734 | 2/5/2025 | 5013 E Frost |
| 628 | 0.0 | 2,672 | 2024 | 1.0 | 0.34 | No | 1,678,007 | 11/27/2024 | 5030 E Frost |
| 642 | 0.0 | 2,672 | 2024 | 1.0 | 0.34 | No | 1,715,552 | 12/20/2024 | 5024 E Frost |
| Avg: | 0.0 | 1,982 | | | 0.22 | | 778,988 | | Property Count: 27 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Lynx Lake Estates

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 167 | 0.0 | 4,825 | 2003 | 2.0 | 0.50 | No | 807,500 | 11/21/2024 | 3075 N Pleasant View |
| 210 | 0.0 | 2,497 | 1995 | 1.0 | 0.47 | No | 525,000 | 2/27/2025 | 3275 N Meadowlark |
| 296 | 0.0 | 2,046 | 2006 | 1.0 | 0.50 | No | 606,000 | 10/16/2024 | 3121 N Lynx Lake |
| 305 | 0.0 | 1,801 | 1991 | 1.0 | 0.50 | No | 549,000 | 9/27/2024 | 3075 N Valley View |
| 325 | 0.0 | 1,778 | 2017 | 1.0 | 0.50 | No | 577,500 | 12/31/2024 | 3100 N Pine View |
| 363 | 0.0 | 1,999 | 2020 | 1.0 | 0.50 | No | 725,000 | 2/18/2025 | 3524 N Mountain View |
| Avg: | 0.0 | 2,491 | | | 0.50 | | 631,667 | | Property Count: 6 |

Mingus West

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|---------------------------|
| 261 | 0.0 | 2,578 | 2024 | 1.0 | 0.41 | No | 674,000 | 9/18/2024 | 8582 N Suzanna |
| 262 | 0.0 | 2,346 | 2024 | 1.0 | 0.49 | No | 615,000 | 9/25/2024 | 13599 E Palomino |
| 277 | 0.0 | 2,346 | 2024 | 1.0 | 0.48 | No | 649,000 | 11/5/2024 | 8613 N Suzanna |
| 280 | 0.0 | 2,175 | 2024 | 1.0 | 0.42 | No | 609,000 | 12/27/2024 | 13471 E Palomino |
| 284 | 0.0 | 1,867 | 2002 | 1.0 | 0.41 | No | 530,000 | 9/18/2024 | 13118 E Wrangler |
| 311 | 0.0 | 2,119 | 2004 | 1.0 | 0.42 | No | 660,000 | 1/16/2025 | 13288 E Goldmine |
| 359 | 0.0 | 2,311 | 2022 | 1.0 | 0.64 | No | 830,000 | 9/25/2024 | 13285 E Musket |
| 371 | 0.0 | 2,280 | 2021 | 1.0 | 0.47 | No | 845,000 | 10/24/2024 | 13138 E Rifle |
| 378 | 0.0 | 2,420 | 2023 | 1.0 | 0.86 | No | 915,000 | 11/8/2024 | 13135 E Rifle |
| 383 | 0.0 | 2,491 | 2020 | 1.0 | 0.42 | No | 955,000 | 10/12/2024 | 13134 E Musket |
| Avg: | 0.0 | 2,293 | | | 0.50 | | 728,200 | | Property Count: 10 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Pinon Oaks

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|---------------------------|
| 293 | 0.0 | 2,205 | 1999 | 1.0 | 0.67 | No | 645,000 | 11/27/2024 | 5712 Goldenrod |
| 329 | 0.0 | 2,244 | 2001 | 1.0 | 0.42 | No | 739,000 | 9/12/2024 | 979 Panicum |
| 335 | 0.0 | 2,385 | 2005 | 1.0 | 0.41 | No | 799,900 | 11/1/2024 | 905 Malva |
| 339 | 0.0 | 2,389 | 2003 | 1.0 | 0.42 | No | 810,000 | 9/30/2024 | 951 Panicum |
| 351 | 0.0 | 1,964 | 2001 | 1.0 | 0.58 | No | 688,760 | 11/8/2024 | 935 Pinon Oak |
| 356 | 0.0 | 2,315 | 2001 | 1.0 | 0.60 | No | 823,000 | 10/11/2024 | 5758 Columbine |
| 356 | 0.0 | 2,353 | 2004 | 1.0 | 0.41 | No | 838,000 | 9/10/2024 | 784 Grapevine |
| 358 | 0.0 | 2,000 | 2003 | 1.0 | 0.50 | No | 715,000 | 12/20/2024 | 885 Grapevine |
| 366 | 0.0 | 1,774 | 2001 | 1.0 | 0.42 | No | 649,000 | 12/6/2024 | 919 Panicum |
| 368 | 0.0 | 2,176 | 2004 | 1.0 | 0.63 | No | 799,900 | 1/30/2025 | 744 Peppermint |
| Avg: | 0.0 | 2,181 | | | 0.51 | | 750,756 | | Property Count: 10 |

Ponderosa Park

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 204 | 0.0 | 1,468 | 1969 | 1.0 | 0.26 | No | 300,000 | 1/27/2025 | 1361 W Quartz |
| 251 | 0.0 | 1,034 | 1967 | 2.0 | 0.19 | No | 260,000 | 9/26/2024 | 4875 S Juniper Loop |
| 384 | 0.0 | 1,134 | 1979 | 1.0 | 0.36 | No | 435,000 | 11/12/2024 | 4830 S Kaibab |
| 413 | 0.0 | 1,489 | 2005 | 1.0 | 0.32 | No | 615,000 | 11/14/2024 | 4678 S Libby Loop |
| 454 | 0.0 | 1,008 | 1987 | 1.0 | 0.22 | No | 458,000 | 9/11/2024 | 4903 S Deer Trail |
| 495 | 0.0 | 768 | 1988 | 1.0 | 0.36 | No | 380,000 | 10/11/2024 | 4939 S Juniper Loop |
| Avg: | 0.0 | 1,150 | | | 0.29 | | 408,000 | | Property Count: 6 |

Prescott Lakes - Astoria

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 241 | 0.0 | 3,034 | 2016 | 2.0 | 0.12 | No | 730,000 | 10/25/2024 | 1486 Varsity |
| 271 | 0.0 | 2,456 | 2015 | 2.0 | 0.15 | No | 665,000 | 2/19/2025 | 1501 Varsity |
| Avg: | 0.0 | 2,745 | | | 0.14 | | 697,500 | | Property Count: 2 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Prescott Lakes - Brookside

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 370 | 0.0 | 2,461 | 2012 | 1.0 | 0.24 | No | 910,000 | 9/27/2024 | 468 Casa De Campo |
| 421 | 0.0 | 2,173 | 2012 | 1.0 | 0.32 | No | 915,000 | 10/17/2024 | 442 Cabaret |
| Avg: | 0.0 | 2,317 | | | 0.28 | | 912,500 | | Property Count: 2 |

Prescott Lakes - Creekside

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 302 | 0.0 | 2,213 | 2016 | 1.0 | 0.21 | No | 667,500 | 12/9/2024 | 1275 Pebble Springs |
| 310 | 0.0 | 2,378 | 2012 | 1.0 | 0.21 | No | 737,000 | 9/3/2024 | 1217 Pebble Springs |
| 371 | 0.0 | 1,929 | 2006 | 1.0 | 0.15 | No | 715,000 | 12/19/2024 | 1232 Pebble Springs |
| 398 | 0.0 | 1,985 | 2005 | 1.0 | 0.17 | No | 790,000 | 11/6/2024 | 1256 Pebble Springs |
| 425 | 0.0 | 2,139 | 2024 | 1.0 | 0.14 | No | 909,000 | 10/1/2024 | 1234 Pebble Springs |
| Avg: | 0.0 | 2,129 | | | 0.18 | | 763,700 | | Property Count: 5 |

Prescott Lakes - Estates

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|-----------|--------------------------|
| 333 | 0.0 | 3,270 | 2006 | 2.0 | 0.78 | No | 1,090,000 | 11/7/2024 | 860 Northridge |
| 398 | 0.0 | 2,382 | 2016 | 1.0 | 0.56 | No | 949,000 | 1/30/2025 | 1563 Donamire |
| 638 | 0.0 | 3,447 | 2022 | 2.0 | 1.53 | No | 2,200,000 | 9/27/2024 | 1136 Northridge |
| Avg: | 0.0 | 3,033 | | | 0.96 | | 1,413,000 | | Property Count: 3 |

Prescott Lakes - Lakeside

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|--------------------------|
| 340 | 0.0 | 2,445 | 2005 | 1.0 | 0.24 | No | 832,000 | 3/3/2025 | 1670 Constable |
| 348 | 0.0 | 2,443 | 2006 | 1.0 | 0.21 | No | 850,000 | 12/11/2024 | 1346 Derby |
| 450 | 0.0 | 2,443 | 2006 | 1.0 | 0.21 | No | 1,100,000 | 11/13/2024 | 1251 Sarafina |
| Avg: | 0.0 | 2,444 | | | 0.22 | | 927,333 | | Property Count: 3 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Prescott Lakes - N/A

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|--------------------------|
| 437 | 0.0 | 3,420 | 2023 | 1.0 | 0.33 | No | 1,495,000 | 9/30/2024 | 1103 S Lakeview (Lot 41) |
| 437 | 0.0 | 3,420 | 2023 | 1.0 | 0.33 | No | 1,495,000 | 10/31/2024 | 1153 S Lakeview (Lot 49) |
| Avg: | 0.0 | 3,420 | | | 0.33 | | 1,495,000 | | Property Count: 2 |

Prescott Lakes - Parkside

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|-----------|--------------------------|
| 304 | 0.0 | 4,607 | 2007 | 1.0 | 0.54 | No | 1,400,000 | 12/9/2024 | 1575 Commonwealth |
| 392 | 0.0 | 2,805 | 2001 | 1.0 | 0.41 | No | 1,100,000 | 2/11/2025 | 1534 Belle Meade |
| 422 | 0.0 | 2,545 | 2013 | 1.0 | 0.35 | No | 1,075,000 | 12/2/2024 | 1748 Commonwealth |
| Avg: | 0.0 | 3,319 | | | 0.43 | | 1,191,667 | | Property Count: 3 |

Prescott Lakes - Pinnacle I&II

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|-----------|--------------------------|
| 339 | 0.0 | 3,682 | 2018 | 2.0 | 0.26 | No | 1,250,000 | 9/30/2024 | 1217 S Lakeview |
| 409 | 0.0 | 3,727 | 2024 | 2.0 | 0.35 | No | 1,525,000 | 2/28/2025 | 1165 S Lakeview |
| 434 | 0.0 | 2,417 | 2024 | 1.0 | 0.27 | No | 1,050,000 | 12/2/2024 | 1136 S Lakeview |
| Avg: | 0.0 | 3,275 | | | 0.29 | | 1,275,000 | | Property Count: 3 |

Prescott Lakes - Pinnacle Views

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|--------------------------|
| 339 | 0.0 | 2,578 | 2016 | 1.0 | 0.22 | No | 875,000 | 3/3/2025 | 1757 Ascott |
| 396 | 0.0 | 2,208 | 2018 | 1.0 | 0.21 | No | 875,000 | 10/1/2024 | 602 St Enodoc |
| 497 | 0.0 | 2,566 | 2016 | 1.0 | 0.24 | No | 1,275,000 | 10/28/2024 | 617 St Enodoc |
| Avg: | 0.0 | 2,451 | | | 0.22 | | 1,008,333 | | Property Count: 3 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Prescott Lakes - Summit 3

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 240 | 0.0 | 3,331 | 2005 | 2.0 | 0.48 | No | 799,000 | 10/23/2024 | 2973 Noble Star |
| 318 | 0.0 | 1,924 | 2003 | 1.0 | 0.30 | No | 612,000 | 9/11/2024 | 866 Mines |
| 341 | 0.0 | 2,623 | 2019 | 1.0 | 0.35 | No | 895,000 | 10/7/2024 | 2949 Noble Star |
| Avg: | 0.0 | 2,626 | | | 0.38 | | 768,667 | | Property Count: 3 |

Prescott Lakes - Summit I&II

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 263 | 0.0 | 2,034 | 2001 | 1.0 | 0.24 | No | 535,000 | 10/2/2024 | 815 Hoosier Pass |
| 313 | 0.0 | 2,015 | 2003 | 1.0 | 0.26 | No | 630,000 | 3/3/2025 | 3075 Trail Walk |
| 345 | 0.0 | 2,204 | 2014 | 1.0 | 0.47 | No | 760,000 | 1/16/2025 | 3074 Brooks Range |
| 393 | 0.0 | 2,260 | 2022 | 1.0 | 0.39 | No | 889,000 | 10/15/2024 | 2800 Brooks Range |
| Avg: | 0.0 | 2,128 | | | 0.34 | | 703,500 | | Property Count: 4 |

Prescott Lakes - The Cottages

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|-----------|--------------------------|
| 288 | 0.0 | 1,781 | 2001 | 1.0 | 0.11 | No | 512,500 | 1/13/2025 | 1459 Kwana |
| 327 | 0.0 | 1,859 | 2003 | 1.0 | 0.14 | No | 607,300 | 1/27/2025 | 1402 Kwana |
| 376 | 0.0 | 1,782 | 2003 | 1.0 | 0.16 | No | 670,000 | 1/30/2025 | 1382 Kwana |
| Avg: | 0.0 | 1,807 | | | 0.14 | | 596,600 | | Property Count: 3 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Prescott Valley 15

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|---------------------------|
| 156 | 0.0 | 3,582 | 1999 | 2.0 | 0.21 | No | 559,900 | 10/28/2024 | 5219 N Saddleback |
| 221 | 0.0 | 1,628 | 1982 | 1.0 | 0.22 | No | 360,000 | 2/5/2025 | 5536 N Wickiup |
| 243 | 0.0 | 1,500 | 1992 | 1.0 | 0.20 | No | 365,000 | 12/13/2024 | 5301 N Saddleback |
| 250 | 0.0 | 1,597 | 1995 | 1.0 | 0.24 | No | 400,000 | 12/4/2024 | 5009 N Desert |
| 255 | 0.0 | 1,372 | 1981 | 1.0 | 0.24 | No | 350,000 | 10/21/2024 | 5311 N Stetson |
| 262 | 0.0 | 1,639 | 1994 | 1.0 | 0.24 | No | 430,000 | 1/10/2025 | 8020 E Tranquil |
| 268 | 0.0 | 1,276 | 1997 | 1.0 | 0.25 | No | 342,000 | 10/21/2024 | 5360 N Robert |
| 273 | 0.0 | 1,446 | 1993 | 1.0 | 0.20 | No | 395,000 | 2/14/2025 | 5090 N Long Rifle |
| 277 | 0.0 | 1,215 | 2003 | 1.0 | 0.25 | No | 336,000 | 2/26/2025 | 5290 N Robert |
| 291 | 0.0 | 1,418 | 2000 | 1.0 | 0.28 | No | 413,000 | 1/22/2025 | 5101 N Desert |
| 297 | 0.0 | 1,408 | 1993 | 1.0 | 0.20 | No | 418,400 | 9/12/2024 | 5069 N Long Rifle |
| 304 | 0.0 | 1,583 | 2019 | 1.0 | 0.20 | No | 482,000 | 10/3/2024 | 5442 N Long Rifle |
| 308 | 0.0 | 1,512 | 2024 | 1.0 | 0.24 | No | 465,000 | 11/5/2024 | 5201 N Pinto |
| Avg: | 0.0 | 1,629 | | | 0.23 | | 408,946 | | Property Count: 13 |

Prescott Valley 17

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 236 | 0.0 | 1,612 | 1978 | 1.0 | 0.32 | No | 380,000 | 2/14/2025 | 6081 N Little Papoose |
| 257 | 0.0 | 1,274 | 1993 | 1.0 | 0.32 | No | 327,000 | 12/19/2024 | 6060 N Bridge |
| 287 | 0.0 | 1,188 | 2003 | 1.0 | 0.20 | No | 341,000 | 2/3/2025 | 6100 N Reata |
| 295 | 0.0 | 1,374 | 1994 | 1.0 | 0.25 | No | 405,000 | 2/10/2025 | 6200 N Little Papoose |
| 306 | 0.0 | 1,240 | 1996 | 1.0 | 0.24 | No | 379,900 | 9/20/2024 | 6090 N Viewpoint |
| 322 | 0.0 | 1,088 | 1993 | 1.0 | 0.20 | No | 350,000 | 2/24/2025 | 6241 N Old Mcdonald |
| 345 | 0.0 | 1,014 | 1977 | 1.0 | 0.24 | No | 350,000 | 11/14/2024 | 6041 N Rim |
| Avg: | 0.0 | 1,256 | | | 0.25 | | 361,843 | | Property Count: 7 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Prescott Valley 19

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|---------------------------|
| 182 | 0.0 | 1,708 | 1990 | 1.0 | 0.56 | No | 310,172 | 1/28/2025 | 4200 N Covina |
| 195 | 0.0 | 1,943 | 1994 | 1.0 | 0.26 | No | 378,000 | 9/12/2024 | 4351 N Verde Vista |
| 241 | 0.0 | 1,450 | 1993 | 1.0 | 0.25 | No | 350,000 | 1/3/2025 | 4940 N Spring |
| 248 | 0.0 | 1,818 | 1990 | 1.0 | 0.25 | No | 450,000 | 2/12/2025 | 7220 E Manley |
| 248 | 0.0 | 1,756 | 1990 | 1.0 | 0.25 | No | 435,000 | 12/3/2024 | 7547 E Buena Vista |
| 249 | 0.0 | 1,664 | 1985 | 1.0 | 0.25 | No | 415,000 | 1/24/2025 | 7620 E Cocopah |
| 253 | 0.0 | 1,718 | 1985 | 1.0 | 0.26 | No | 435,000 | 12/19/2024 | 7366 E Conestoga |
| 258 | 0.0 | 1,801 | 1991 | 1.0 | 0.25 | No | 465,000 | 10/8/2024 | 4839 N Spring |
| 262 | 0.0 | 1,496 | 1990 | 1.0 | 0.27 | No | 392,500 | 11/26/2024 | 7800 E Larkspur |
| 265 | 0.0 | 1,773 | 1995 | 1.0 | 0.25 | No | 469,000 | 10/15/2024 | 4929 N Spring |
| 265 | 0.0 | 1,639 | 1992 | 1.0 | 0.28 | No | 435,000 | 10/28/2024 | 4659 N Spring |
| 269 | 0.0 | 1,640 | 1989 | 1.0 | 0.25 | No | 441,000 | 9/10/2024 | 7632 E Cocopah |
| 273 | 0.0 | 1,776 | 1993 | 1.0 | 0.26 | No | 485,000 | 10/8/2024 | 7350 E Conestoga |
| 278 | 0.0 | 1,618 | 1995 | 1.0 | 0.24 | No | 450,000 | 10/25/2024 | 7901 E Paseo Hermoso |
| 280 | 0.0 | 1,551 | 1998 | 1.0 | 0.24 | No | 435,000 | 2/10/2025 | 4225 N Kachina |
| 283 | 0.0 | 1,597 | 1999 | 1.0 | 0.25 | No | 452,500 | 9/23/2024 | 4941 N Tonto |
| 288 | 0.0 | 1,390 | 1982 | 1.0 | 0.26 | No | 399,900 | 11/8/2024 | 7521 E Las Flores |
| 295 | 0.0 | 1,525 | 1983 | 1.0 | 0.25 | No | 450,000 | 12/20/2024 | 4559 N Stage Way |
| 298 | 0.0 | 1,460 | 1986 | 1.0 | 0.25 | No | 435,000 | 10/10/2024 | 4461 N Lone Cactus |
| 302 | 0.0 | 1,492 | 1994 | 1.0 | 0.27 | No | 450,000 | 9/13/2024 | 4490 N Agua Fria |
| 304 | 0.0 | 1,501 | 1991 | 1.0 | 0.25 | No | 457,000 | 12/23/2024 | 7560 E Long Look |
| 313 | 0.0 | 1,408 | 1986 | 1.0 | 0.26 | No | 440,000 | 10/4/2024 | 4242 N Kachina |
| 316 | 0.0 | 1,488 | 1987 | 1.0 | 0.32 | No | 470,000 | 12/20/2024 | 4681 N Granada |
| 328 | 0.0 | 1,200 | 1991 | 1.0 | 0.25 | No | 394,000 | 1/31/2025 | 7580 E Long Look |
| Avg: | 0.0 | 1,601 | | | 0.27 | | 428,920 | | Property Count: 24 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Prescott Valley 20

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|---------------------------|
| 189 | 0.0 | 2,191 | 1979 | 1.0 | 0.25 | No | 415,000 | 12/5/2024 | 9060 E Longhorn |
| 199 | 0.0 | 2,517 | 2005 | 2.0 | 0.25 | No | 500,000 | 1/24/2025 | 4480 N Lodgepole |
| 212 | 0.0 | 2,865 | 2001 | 2.0 | 0.56 | No | 608,250 | 9/6/2024 | 4281 N Papago |
| 230 | 0.0 | 1,941 | 1997 | 1.0 | 0.26 | No | 446,000 | 10/8/2024 | 4230 Bonita |
| 240 | 0.0 | 1,920 | 1991 | 1.0 | 0.30 | No | 461,000 | 1/31/2025 | 9924 E Arrowhead |
| 245 | 0.0 | 2,529 | 1986 | 1.0 | 0.92 | No | 618,500 | 2/25/2025 | 9981 E Spur |
| 247 | 0.0 | 1,601 | 1991 | 1.0 | 0.25 | No | 396,000 | 11/27/2024 | 4041 N Papago |
| 255 | 0.0 | 1,487 | 1987 | 1.0 | 0.25 | No | 379,900 | 12/19/2024 | 4390 N Cypress |
| 259 | 0.0 | 1,536 | 1986 | 1.0 | 0.26 | No | 398,500 | 9/12/2024 | 4184 N Kearny |
| 260 | 0.0 | 1,598 | 1988 | 1.0 | 0.25 | No | 415,000 | 2/13/2025 | 9480 E Towago |
| 261 | 0.0 | 1,916 | 2002 | 1.0 | 0.25 | No | 500,000 | 11/12/2024 | 4016 N Bonita |
| 264 | 0.0 | 1,592 | 1991 | 1.0 | 0.30 | No | 420,000 | 10/28/2024 | 4161 N Sheridan |
| 266 | 0.0 | 1,676 | 1990 | 1.0 | 0.25 | No | 445,000 | 12/10/2024 | 9885 E Sagebrush |
| 266 | 0.0 | 1,748 | 1990 | 1.0 | 0.25 | No | 465,000 | 11/20/2024 | 4940 N Badger |
| 267 | 0.0 | 1,762 | 1980 | 2.0 | 0.66 | No | 470,000 | 2/20/2025 | 9934 E Superstition |
| 268 | 0.0 | 1,597 | 1990 | 1.0 | 0.30 | No | 427,500 | 12/17/2024 | 9401 Serpentine |
| 282 | 0.0 | 1,579 | 1994 | 1.0 | 0.26 | No | 445,000 | 11/27/2024 | 9560 E Magma |
| 289 | 0.0 | 1,710 | 1994 | 1.0 | 0.23 | No | 494,500 | 10/16/2024 | 9160 E Longhorn |
| 295 | 0.0 | 1,475 | 1993 | 1.0 | 0.31 | No | 435,000 | 1/17/2025 | 4324 N Kearny |
| 298 | 0.0 | 1,468 | 2024 | 1.0 | 0.25 | No | 437,900 | 9/30/2024 | 9286 E Manzanita |
| 305 | 0.0 | 1,408 | 1999 | 1.0 | 0.26 | No | 429,000 | 10/21/2024 | 9540 E Magma |
| 307 | 0.0 | 1,497 | 2024 | 1.0 | 0.36 | No | 460,000 | 10/9/2024 | 9881 E Reavis |
| 309 | 0.0 | 1,286 | 1996 | 1.0 | 0.23 | No | 397,500 | 2/12/2025 | 9021 E Bighorn |
| 313 | 0.0 | 1,810 | 2024 | 1.0 | 0.34 | No | 566,000 | 12/6/2024 | 9641 E Rancho Vista |
| 314 | 0.0 | 1,431 | 2002 | 1.0 | 0.27 | No | 449,000 | 10/21/2024 | 4430 N Sheridan |
| 321 | 0.0 | 1,558 | 1984 | 1.0 | 0.26 | No | 500,000 | 12/18/2024 | 9665 E Catalina |
| 329 | 0.0 | 1,560 | 1992 | 1.0 | 0.26 | No | 514,000 | 11/6/2024 | 4350 N Cinnabar |
| Avg: | 0.0 | 1,750 | | | 0.32 | | 462,724 | | Property Count: 27 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Prescott Valley 8

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|-------------------|
| 222 | 0.0 | 1,778 | 2001 | 1.0 | 0.18 | No | 395,000 | 11/19/2024 | 4760 N Columbine |
| 225 | 0.0 | 1,704 | 1993 | 1.0 | 0.20 | No | 383,000 | 11/5/2024 | 8614 E Apache |
| 232 | 0.0 | 1,380 | 1998 | 1.0 | 0.18 | No | 320,000 | 12/9/2024 | 4701 N Stallion |
| 254 | 0.0 | 1,397 | 2002 | 1.0 | 0.21 | No | 355,000 | 1/7/2025 | 4850 N Columbine |
| 306 | 0.0 | 963 | 1998 | 1.0 | 0.18 | No | 295,000 | 1/30/2025 | 4730 N Wagon |
| 365 | 0.0 | 1,040 | 1996 | 1.0 | 0.18 | No | 380,000 | 12/19/2024 | 8900 E Manley |
| Avg: | 0.0 | 1,377 | | | 0.19 | | 354,667 | | Property Count: 6 |

Prescott Valley 9

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|-------------------|
| 263 | 0.0 | 2,076 | 1996 | 1.0 | 0.26 | No | 545,000 | 2/24/2025 | 5450 N Concho |
| 273 | 0.0 | 1,429 | 1989 | 1.0 | 0.25 | No | 389,900 | 9/20/2024 | 5293 N Hondo |
| 273 | 0.0 | 1,596 | 1996 | 1.0 | 0.27 | No | 436,000 | 10/18/2024 | 8833 E Volcano |
| 275 | 0.0 | 1,707 | 1997 | 1.0 | 0.24 | No | 470,000 | 10/31/2024 | 5080 N Roadrunner |
| 290 | 0.0 | 1,412 | 1994 | 1.0 | 0.24 | No | 410,000 | 1/16/2025 | 5221 N Roadrunner |
| 298 | 0.0 | 1,733 | 1995 | 1.0 | 0.25 | No | 516,500 | 11/18/2024 | 5244 N Pinto |
| 314 | 0.0 | 1,257 | 1998 | 1.0 | 0.24 | No | 395,000 | 2/26/2025 | 5680 N Cattlemen |
| 319 | 0.0 | 1,520 | 1997 | 1.0 | 0.25 | No | 485,000 | 9/20/2024 | 5181 N Cattlemen |
| 330 | 0.0 | 1,240 | 1996 | 1.0 | 0.39 | No | 409,000 | 9/20/2024 | 5677 N Pawnee |
| Avg: | 0.0 | 1,552 | | | 0.27 | | 450,711 | | Property Count: 9 |

Preserve at Prescott

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|-------------------|
| 417 | 0.0 | 2,276 | 2021 | 1.0 | 0.42 | No | 950,000 | 11/19/2024 | 1349 Rockwood |
| 425 | 0.0 | 2,882 | 2017 | 1.0 | 1.14 | No | 1,225,000 | 10/11/2024 | 1327 Westridge |
| 434 | 0.0 | 1,466 | 2024 | 1.0 | 0.14 | No | 636,000 | 12/31/2024 | 1310 Rockwood |
| 451 | 0.0 | 1,466 | 2024 | 1.0 | 0.12 | No | 660,680 | 3/4/2025 | 1312 Rockwood |
| 475 | 0.0 | 2,925 | 2020 | 1.0 | 0.68 | No | 1,390,000 | 9/9/2024 | 1365 Rockwood |
| 476 | 0.0 | 2,113 | 2016 | 1.0 | 1.00 | No | 1,005,000 | 10/24/2024 | 1420 Ridgewood |
| 540 | 0.0 | 3,151 | 2011 | 1.0 | 0.81 | No | 1,700,000 | 2/24/2025 | 901 Ivy Glen |
| Avg: | 0.0 | 2,326 | | | 0.62 | | 1,080,954 | | Property Count: 7 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Pronghorn Ranch

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|-------------------------|
| 190 | 0.0 | 3,157 | 2007 | 1.0 | 0.27 | No | 600,000 | 9/20/2024 | 8220 N Sable |
| 221 | 0.0 | 2,607 | 2003 | 1.0 | 0.29 | No | 575,000 | 9/16/2024 | 7553 E Circle Wagons |
| 229 | 0.0 | 2,729 | 2007 | 1.0 | 0.24 | No | 625,000 | 10/17/2024 | 8006 N Sable |
| 231 | 0.0 | 2,249 | 2004 | 1.0 | 0.27 | No | 520,000 | 1/17/2025 | 7628 N Paradise Found |
| 236 | 0.0 | 2,242 | 2002 | 1.0 | 0.25 | No | 529,000 | 12/6/2024 | 7652 E Shimmer |
| 256 | 0.0 | 2,146 | 2024 | 1.0 | 0.17 | No | 549,000 | 10/28/2024 | 7644 E Turnberry` |
| 262 | 0.0 | 1,967 | 2021 | 1.0 | 0.16 | No | 515,000 | 1/10/2025 | 7846 Bella Vista |
| 267 | 0.0 | 1,459 | 2004 | 1.0 | 0.13 | No | 390,000 | 12/13/2024 | 7327 N Bird Song |
| 268 | 0.0 | 1,886 | 2014 | 1.0 | 0.13 | No | 505,000 | 9/20/2024 | 7554 E Roaring Canyon |
| 268 | 0.0 | 1,940 | 2020 | 1.0 | 0.15 | No | 520,000 | 11/12/2024 | 7865 E Hearthstone |
| 269 | 0.0 | 1,617 | 2004 | 1.0 | 0.18 | No | 435,000 | 10/9/2024 | 7277 N Bird Song |
| 273 | 0.0 | 2,146 | 2024 | 1.0 | 0.16 | No | 586,110 | 12/20/2024 | 7642 E Last Way |
| 274 | 0.0 | 1,927 | 2020 | 1.0 | 0.18 | No | 527,500 | 2/18/2025 | 8703 N Lightning |
| 275 | 0.0 | 2,284 | 2005 | 1.0 | 0.25 | No | 629,000 | 9/19/2024 | 7851 E Prickly Pear |
| 277 | 0.0 | 1,910 | 2024 | 1.0 | 0.16 | No | 529,000 | 1/31/2025 | 7618 E Last Trail Way |
| 280 | 0.0 | 1,910 | 2024 | 1.0 | 0.17 | No | 535,000 | 9/27/2024 | 7687 E Turnberry |
| 280 | 0.0 | 1,910 | 2024 | 1.0 | 0.17 | No | 535,000 | 11/8/2024 | 7694 E Fieldstone |
| 281 | 0.0 | 2,206 | 2006 | 1.0 | 0.24 | No | 620,000 | 11/12/2024 | 7836 E Gazelle |
| 282 | 0.0 | 1,705 | 2005 | 1.0 | 0.17 | No | 480,000 | 10/18/2024 | 7582 E Dusty Boot |
| 287 | 0.0 | 2,598 | 2015 | 1.0 | 0.28 | No | 745,000 | 10/2/2024 | 7257 N Crimson Sky |
| 287 | 0.0 | 1,910 | 2024 | 1.0 | 0.16 | No | 549,000 | 9/23/2024 | 7749 E Turnberry |
| 288 | 0.0 | 1,457 | 2007 | 1.0 | 0.13 | No | 419,000 | 12/16/2024 | 8240 N Whistling Acres |
| 294 | 0.0 | 1,836 | 2003 | 1.0 | 0.31 | No | 540,000 | 10/2/2024 | 7531 E Circle Wagons |
| 301 | 0.0 | 1,890 | 2003 | 1.0 | 0.32 | No | 569,000 | 9/10/2024 | 7917 E Sleepy Owl |
| 303 | 0.0 | 1,946 | 2020 | 1.0 | 0.17 | No | 589,000 | 10/30/2024 | 7833 E Hearthstone |
| 304 | 0.0 | 1,599 | 2022 | 1.0 | 0.18 | No | 486,000 | 9/9/2024 | 7926 E Hideaway Falls |
| 305 | 0.0 | 1,589 | 2024 | 1.0 | 0.16 | No | 484,000 | 12/18/2024 | 7718 E Fieldstone |
| 305 | 0.0 | 1,474 | 2002 | 1.0 | 0.25 | No | 450,000 | 9/17/2024 | 7664 E Shimmer |
| 309 | 0.0 | 1,782 | 2023 | 1.0 | 0.17 | No | 549,900 | 10/3/2024 | 7775 E Talking Iron |
| 314 | 0.0 | 1,589 | 2024 | 1.0 | 0.22 | No | 499,000 | 10/1/2024 | 7701 E Fieldstone |
| 314 | 0.0 | 1,589 | 2024 | 1.0 | 0.16 | No | 499,000 | 9/26/2024 | 7675 E Turnberry |
| 317 | 0.0 | 1,955 | 2021 | 1.0 | 0.17 | No | 620,000 | 12/6/2024 | 7903 E Bella Vista Lane |
| 329 | 0.0 | 2,004 | 2017 | 1.0 | 0.26 | No | 658,500 | 10/16/2024 | 8461 N Wandering Creek |
| 329 | 0.0 | 2,183 | 2014 | 1.0 | 0.40 | No | 717,500 | 10/21/2024 | 8551 N Pepperbox |
| 329 | 0.0 | 1,800 | 2014 | 1.0 | 0.30 | No | 593,000 | 2/25/2025 | 7707 E Dagoon |
| 336 | 0.0 | 2,587 | 2017 | 1.0 | 0.40 | No | 870,000 | 9/12/2024 | 7827 E Reindeer |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Pronghorn Ranch

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|--|--------|-------|-------|---------|-------|-------|-------|---------|---------|
| Avg: 0.0 1,994 0.22 556,736 Property Count: 36 | | | | | | | | | |

Ranch at Prescott

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|--|--------|-------|-------|---------|-------|-------|-----------|------------|-------------------|
| 215 | 0.0 | 3,262 | 1988 | 2.0 | 0.43 | No | 700,000 | 9/12/2024 | 124 N Murphy |
| 227 | 0.0 | 6,716 | 1994 | 1.0 | 1.02 | No | 1,525,000 | 12/16/2024 | 581 Windspirit |
| 272 | 0.0 | 2,647 | 1989 | 1.0 | 0.29 | No | 720,000 | 12/20/2024 | 49 Dressage |
| 277 | 0.0 | 2,476 | 1992 | 2.0 | 0.37 | No | 685,750 | 2/18/2025 | 388 Fox Hollow |
| 287 | 0.0 | 4,351 | 2020 | 2.0 | 0.37 | No | 1,250,000 | 11/13/2024 | 409 Brandywine |
| 292 | 0.0 | 1,612 | 1997 | 2.0 | 0.07 | No | 470,000 | 9/6/2024 | 221 Seville |
| 294 | 0.0 | 3,668 | 1999 | 2.0 | 1.40 | No | 1,080,000 | 9/12/2024 | 2652 Lookover |
| 348 | 0.0 | 4,166 | 1995 | 2.0 | 0.74 | No | 1,450,000 | 2/14/2025 | 473 Glen Echo |
| 474 | 0.0 | 2,003 | 2017 | 1.0 | 0.45 | No | 950,000 | 11/26/2024 | 3253 Bar Circle A |
| 496 | 0.0 | 2,519 | 2024 | 1.0 | 0.39 | No | 1,250,000 | 12/30/2024 | 10 S Woodridge |
| Avg: 0.0 3,342 0.55 1,008,075 Property Count: 10 | | | | | | | | | |

Saddlewood

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|---|--------|-------|-------|---------|-------|-------|---------|------------|-------------------|
| 240 | 0.0 | 2,185 | 2019 | 2.0 | 0.14 | No | 525,000 | 10/16/2024 | 6148 Harvest Moon |
| 252 | 0.0 | 1,709 | 2021 | 1.0 | 0.10 | No | 430,000 | 11/27/2024 | 6288 Harvest Moon |
| 286 | 0.0 | 1,709 | 2021 | 1.0 | 0.11 | No | 489,000 | 11/20/2024 | 6275 Harvest Moon |
| 295 | 0.0 | 1,795 | 2019 | 1.0 | 0.10 | No | 530,000 | 11/22/2024 | 1382 Woodpecker |
| 315 | 0.0 | 1,697 | 2018 | 1.0 | 0.11 | No | 535,000 | 12/13/2024 | 6236 Barn Owl |
| 319 | 0.0 | 1,380 | 2021 | 1.0 | 0.14 | No | 440,000 | 2/10/2025 | 6297 Harvest Moon |
| 322 | 0.0 | 1,589 | 2021 | 1.0 | 0.12 | No | 512,000 | 9/19/2024 | 6254 Harvest Moon |
| Avg: 0.0 1,723 0.12 494,429 Property Count: 7 | | | | | | | | | |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Sandretto Hills

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 177 | 0.0 | 2,463 | 1984 | 2.0 | 0.24 | No | 435,150 | 1/21/2025 | 1081 Canary |
| 245 | 0.0 | 2,000 | 1993 | 1.0 | 0.22 | No | 490,000 | 11/12/2024 | 3250 Sunflower |
| 277 | 0.0 | 1,790 | 1991 | 1.0 | 0.22 | No | 495,000 | 1/2/2025 | 3201 Marigold |
| 283 | 0.0 | 1,394 | 1996 | 1.0 | 0.23 | No | 395,000 | 10/18/2024 | 3321 Aster |
| 286 | 0.0 | 2,049 | 1995 | 1.0 | 0.21 | No | 585,000 | 11/21/2024 | 3280 Aster |
| 288 | 0.0 | 1,738 | 1992 | 1.0 | 0.23 | No | 500,000 | 12/13/2024 | 3220 Aster |
| 296 | 0.0 | 2,097 | 2001 | 1.0 | 0.21 | No | 620,000 | 12/30/2024 | 3251 Marigold |
| 359 | 0.0 | 1,422 | 2001 | 1.0 | 0.21 | No | 510,000 | 10/16/2024 | 3365 Marigold |
| Avg: | 0.0 | 1,869 | | | 0.22 | | 503,769 | | Property Count: 8 |

Skyview

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 301 | 0.0 | 2,002 | 2024 | 1.0 | 0.18 | No | 602,447 | 2/12/2025 | 7591 E Louie |
| 311 | 0.0 | 2,254 | 2024 | 1.0 | 0.20 | No | 701,218 | 1/15/2025 | 6963 N Full Quiver |
| 317 | 0.0 | 1,846 | 2024 | 1.0 | 0.21 | No | 585,990 | 10/17/2024 | 7588 E Louie |
| 318 | 0.0 | 1,846 | 2024 | 1.0 | 0.18 | No | 587,495 | 2/7/2025 | 7528 E Louie |
| 321 | 0.0 | 1,653 | 2024 | 1.0 | 0.22 | No | 530,325 | 12/4/2024 | 7600 E Louie |
| 335 | 0.0 | 1,653 | 2024 | 1.0 | 0.18 | No | 554,000 | 10/22/2024 | 7636 E Louie |
| 361 | 0.0 | 2,254 | 2024 | 1.0 | 0.18 | No | 812,603 | 12/20/2024 | 7495 E Louie |
| Avg: | 0.0 | 1,930 | | | 0.19 | | 624,868 | | Property Count: 7 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Stoneridge

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|--------------------|
| 193 | 0.0 | 2,918 | 2005 | 2.0 | 0.18 | No | 562,000 | 9/27/2024 | 1026 N Cloud Cliff |
| 214 | 0.0 | 5,364 | 2004 | 3.0 | 0.47 | No | 1,150,000 | 12/20/2024 | 1785 N Bluff Top |
| 224 | 0.0 | 2,257 | 2005 | 2.0 | 0.12 | No | 505,000 | 9/13/2024 | 7260 E Night Watch |
| 228 | 0.0 | 3,307 | 2004 | 2.0 | 0.20 | No | 755,000 | 11/8/2024 | 7584 E Bravo |
| 239 | 0.0 | 1,897 | 2005 | 2.0 | 0.01 | No | 454,010 | 11/4/2024 | 7242 Night Watch |
| 243 | 0.0 | 2,655 | 2003 | 2.0 | 0.25 | No | 645,000 | 1/14/2025 | 7008 E Lynx Wagon |
| 269 | 0.0 | 2,532 | 2005 | 1.0 | 0.20 | No | 680,000 | 1/31/2025 | 7519 E Traders |
| 271 | 0.0 | 3,296 | 2004 | 2.0 | 0.22 | No | 893,700 | 12/6/2024 | 1839 N Bluff Top |
| 275 | 0.0 | 1,985 | 2002 | 2.0 | 0.13 | No | 545,000 | 1/17/2025 | 7005 E Encampment |
| 288 | 0.0 | 1,684 | 2003 | 1.0 | 0.14 | No | 485,000 | 12/5/2024 | 1881 Wander |
| 292 | 0.0 | 1,864 | 2006 | 1.0 | 0.14 | No | 545,000 | 12/4/2024 | 1292 N Goose Flat |
| 293 | 0.0 | 1,776 | 2009 | 1.0 | 0.17 | No | 520,000 | 10/10/2024 | 1147 Rusty Nail |
| 298 | 0.0 | 1,847 | 2014 | 1.0 | 0.13 | No | 549,900 | 12/13/2024 | 1110 N Tin Whip |
| 299 | 0.0 | 2,123 | 2005 | 1.0 | 0.18 | No | 635,000 | 1/14/2025 | 7315 E Night Watch |
| 299 | 0.0 | 2,118 | 2005 | 1.0 | 0.17 | No | 634,000 | 11/13/2024 | 7314 E Night Watch |
| 299 | 0.0 | 1,536 | 2002 | 1.0 | 0.13 | No | 460,000 | 2/26/2025 | 7086 Lynx Wagon |
| 303 | 0.0 | 1,684 | 2004 | 1.0 | 0.13 | No | 510,000 | 2/3/2025 | 1857 N Thimble |
| 312 | 0.0 | 1,536 | 2003 | 1.0 | 0.13 | No | 479,900 | 9/4/2024 | 7071 E Lantern |
| 317 | 0.0 | 2,211 | 2007 | 1.0 | 0.20 | No | 700,000 | 12/13/2024 | 1157 N Tin Whip |
| 317 | 0.0 | 1,388 | 2007 | 1.0 | 0.10 | No | 440,000 | 12/20/2024 | 1100 Fence Post |
| 324 | 0.0 | 1,390 | 2005 | 1.0 | 0.13 | No | 450,000 | 1/15/2025 | 7714 E Bravo |
| 324 | 0.0 | 4,240 | 2007 | 2.0 | 0.80 | No | 1,375,000 | 9/23/2024 | 6479 E Slow Cattle |
| 327 | 0.0 | 1,207 | 2005 | 1.0 | 0.10 | No | 395,000 | 12/23/2024 | 7283 E Night Watch |
| 332 | 0.0 | 1,519 | 2005 | 1.0 | 0.13 | No | 505,000 | 10/21/2024 | 7722 E Bravo |
| 333 | 0.0 | 1,635 | 2015 | 1.0 | 0.12 | No | 545,000 | 11/18/2024 | 1569 N Range View |
| 334 | 0.0 | 1,525 | 2004 | 1.0 | 0.13 | No | 510,000 | 1/31/2025 | 7997 E Thistle |
| 335 | 0.0 | 1,819 | 2002 | 1.0 | 0.22 | No | 610,000 | 10/15/2024 | 7194 E Grass Land |
| 337 | 0.0 | 2,520 | 2012 | 1.0 | 0.20 | No | 849,000 | 12/2/2024 | 1204 N Stillness |
| 340 | 0.0 | 1,528 | 2005 | 1.0 | 0.22 | No | 520,000 | 11/14/2024 | 1347 Kettle Hill |
| 343 | 0.0 | 1,716 | 2016 | 1.0 | 0.11 | No | 588,345 | 10/11/2024 | 1549 N Range View |
| 347 | 0.0 | 1,870 | 2014 | 1.0 | 0.17 | No | 649,000 | 10/15/2024 | 1104 N Rusty Nail |
| 353 | 0.0 | 1,201 | 2006 | 1.0 | 0.10 | No | 424,000 | 10/31/2024 | 1115 Hobble Strap |
| 353 | 0.0 | 2,317 | 2009 | 1.0 | 0.23 | No | 818,000 | 10/21/2024 | 1249 N Stack Rock |
| 356 | 0.0 | 1,894 | 2013 | 1.0 | 0.18 | No | 675,000 | 1/7/2025 | 1025 N Wide Open |
| 362 | 0.0 | 2,624 | 2018 | 1.0 | 0.51 | No | 950,000 | 2/21/2025 | 1548 N Home Fire |
| 370 | 0.0 | 2,110 | 2009 | 1.0 | 0.20 | No | 780,000 | 10/17/2024 | 1219 N Stack Rock |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Stoneridge

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|---|--------|-------|-------|---------|-------|-------|-------|---------|---------|
| Avg: 0.0 2,141 0.19 633,107 Property Count: 36 | | | | | | | | | |

Talking Rock

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|---|--------|-------|-------|---------|-------|-------|-----------|------------|----------------------------|
| 447 | 0.0 | 2,639 | 2019 | 1.0 | 0.74 | No | 1,180,000 | 12/30/2024 | 15500 N Talking Rock Ranch |
| 453 | 0.0 | 2,318 | 2021 | 1.0 | 0.20 | No | 1,050,000 | 9/19/2024 | 15077 N Carlson |
| 481 | 0.0 | 3,427 | 2024 | 1.0 | 2.04 | No | 1,650,000 | 1/21/2025 | 5053 Billy Jack |
| 498 | 0.0 | 2,773 | 2024 | 1.0 | 0.52 | No | 1,380,000 | 9/6/2024 | 5255 W Bruno Canyon |
| 512 | 0.0 | 2,072 | 2021 | 1.0 | 0.21 | No | 1,060,000 | 1/15/2025 | 5672 W Bruno Canyon |
| 520 | 0.0 | 2,717 | 2019 | 1.0 | 1.06 | No | 1,412,500 | 1/31/2025 | 15255 N Double Adobe |
| 537 | 0.0 | 2,049 | 2017 | 1.0 | 0.19 | No | 1,100,000 | 12/30/2024 | 15025 N Forever View |
| 547 | 0.0 | 3,224 | 2024 | 1.0 | 2.38 | No | 1,764,460 | 2/24/2025 | 5455 W Vengeance |
| 638 | 0.0 | 3,370 | 2016 | 1.0 | 1.06 | No | 2,150,000 | 12/9/2024 | 15200 N Fort Apache |
| 647 | 0.0 | 3,506 | 2018 | 1.0 | 0.51 | No | 2,270,000 | 11/27/2024 | 15425 N Badlands |
| 826 | 0.0 | 2,771 | 2023 | 1.0 | 1.00 | No | 2,290,000 | 2/26/2025 | 15455 N Talking Rock Ranch |
| Avg: 0.0 2,806 0.90 1,573,360 Property Count: 11 | | | | | | | | | |

Timber Ridge

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|--|--------|-------|-------|---------|-------|-------|-----------|-----------|--------------------|
| 201 | 0.0 | 2,746 | 1983 | 1.0 | 0.35 | No | 551,267 | 2/7/2025 | 1825 Copper Basin |
| 266 | 0.0 | 3,104 | 2001 | 2.0 | 0.31 | No | 825,000 | 10/4/2024 | 2098 Summer Breeze |
| 289 | 0.0 | 2,332 | 1997 | 2.0 | 0.16 | No | 675,000 | 11/7/2024 | 1151 Trails End |
| 312 | 0.0 | 3,000 | 1994 | 2.0 | 0.32 | No | 937,000 | 9/19/2024 | 1723 Rolling Hills |
| 344 | 0.0 | 2,036 | 1988 | 2.0 | 0.33 | No | 699,999 | 9/12/2024 | 1798 Pine Country |
| 400 | 0.0 | 2,999 | 2019 | 2.0 | 0.41 | No | 1,200,000 | 12/2/2024 | 1758 Rolling Hills |
| 415 | 0.0 | 1,820 | 1982 | 1.0 | 0.29 | No | 755,000 | 12/4/2024 | 1104 Blue Granite |
| Avg: 0.0 2,577 0.31 806,181 Property Count: 7 | | | | | | | | | |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Viewpoint (Prescott Valley)

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|---------------------------|
| 227 | 0.0 | 1,804 | 2005 | 1.0 | 0.12 | No | 410,000 | 12/27/2024 | 8032 N Command Point |
| 234 | 0.0 | 2,133 | 2001 | 1.0 | 0.18 | No | 500,000 | 10/16/2024 | 7492 N Summit View |
| 237 | 0.0 | 1,804 | 2006 | 1.0 | 0.11 | No | 428,000 | 2/26/2025 | 8168 N Command Point |
| 241 | 0.0 | 1,804 | 2006 | 1.0 | 0.12 | No | 435,000 | 9/10/2024 | 8152 N Command Point |
| 242 | 0.0 | 1,861 | 2004 | 1.0 | 0.14 | No | 450,000 | 2/25/2025 | 7615 N Winding |
| 252 | 0.0 | 1,605 | 2005 | 1.0 | 0.12 | No | 405,000 | 2/21/2025 | 8081 N Command Point |
| 257 | 0.0 | 1,569 | 2003 | 1.0 | 0.12 | No | 402,500 | 12/3/2024 | 7377 E Mountain |
| 264 | 0.0 | 1,839 | 2000 | 1.0 | 0.20 | No | 485,000 | 12/17/2024 | 7486 E Peak |
| 264 | 0.0 | 2,085 | 2015 | 1.0 | 0.22 | No | 549,900 | 9/10/2024 | 8220 N Sunset Ridge |
| 266 | 0.0 | 2,163 | 2016 | 1.0 | 0.18 | No | 574,900 | 11/4/2024 | 8353 N Rainbow |
| 266 | 0.0 | 1,673 | 2000 | 1.0 | 0.22 | No | 445,000 | 9/6/2024 | 7223 N Viewscape |
| 269 | 0.0 | 1,823 | 2001 | 1.0 | 0.19 | No | 490,000 | 2/13/2025 | 7434 N Viewscape |
| 269 | 0.0 | 1,614 | 2003 | 1.0 | 0.20 | No | 434,900 | 11/27/2024 | 7789 N Rambling |
| 278 | 0.0 | 1,672 | 2015 | 1.0 | 0.13 | No | 465,000 | 2/4/2025 | 8144 N Ancient |
| 283 | 0.0 | 1,800 | 2000 | 1.0 | 0.28 | No | 510,000 | 12/4/2024 | 6905 N Sunset View |
| 284 | 0.0 | 1,828 | 1999 | 1.0 | 0.28 | No | 520,000 | 9/25/2024 | 7127 E Granite Peaks |
| 290 | 0.0 | 1,923 | 1999 | 1.0 | 0.32 | No | 557,000 | 10/21/2024 | 7446 E Scenic |
| 294 | 0.0 | 1,528 | 1998 | 1.0 | 0.22 | No | 449,000 | 10/29/2024 | 7437 Granite |
| 298 | 0.0 | 1,894 | 2004 | 1.0 | 0.24 | No | 564,900 | 9/12/2024 | 7726 N Sage Vista |
| 299 | 0.0 | 1,587 | 2002 | 1.0 | 0.22 | No | 474,900 | 10/7/2024 | 7837 N Sage Vista |
| 301 | 0.0 | 1,547 | 2002 | 1.0 | 0.23 | No | 465,000 | 9/26/2024 | 7827 N Sunset Ridge |
| 305 | 0.0 | 1,425 | 2002 | 1.0 | 0.21 | No | 434,000 | 2/3/2025 | 7760 N Sage Vista |
| 312 | 0.0 | 1,597 | 2002 | 1.0 | 0.22 | No | 499,000 | 10/31/2024 | 7878 N Sage Vista |
| 316 | 0.0 | 1,342 | 2000 | 1.0 | 0.20 | No | 424,000 | 9/20/2024 | 7185 N Summit View |
| 319 | 0.0 | 1,437 | 2004 | 1.0 | 0.19 | No | 458,500 | 12/30/2024 | 7698 N Winding |
| 326 | 0.0 | 1,376 | 2001 | 1.0 | 0.28 | No | 449,000 | 1/17/2025 | 7225 E Pinnacle Pass |
| Avg: | 0.0 | 1,721 | | | 0.20 | | 472,327 | | Property Count: 26 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Whispering Canyon

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|----------------------------|
| 199 | 0.0 | 5,539 | 2006 | 2.0 | 0.54 | No | 1,100,000 | 1/17/2025 | 5605 W Darius |
| 284 | 0.0 | 3,030 | 2023 | 2.0 | 0.59 | No | 860,000 | 2/11/2025 | 12845 Stella (Lot 167) |
| 297 | 0.0 | 2,557 | 2024 | 1.0 | 0.52 | No | 760,000 | 11/26/2024 | 6226 W Omar (Lot 206) |
| 348 | 0.0 | 2,486 | 2023 | 1.0 | 0.56 | No | 865,000 | 10/30/2024 | 5990 W Frederick (Lot 161) |
| 352 | 0.0 | 2,557 | 2020 | 1.0 | 0.71 | No | 900,000 | 1/7/2025 | 5925 W Harmony |
| 400 | 0.0 | 2,557 | 2024 | 1.0 | 1.03 | No | 1,023,981 | 2/24/2025 | 12310 N Thrine (Lot 226) |
| 418 | 0.0 | 2,081 | 2024 | 1.0 | 0.80 | No | 870,037 | 12/17/2024 | 12305 N Petra (Lot 242) |
| 452 | 0.0 | 2,324 | 2022 | 1.0 | 0.84 | No | 1,050,000 | 2/26/2025 | 12700 N Stella |
| 466 | 0.0 | 2,486 | 2024 | 1.0 | 1.00 | No | 1,159,485 | 10/10/2024 | 6287 W Omar |
| 490 | 0.0 | 2,315 | 2024 | 1.0 | 1.57 | No | 1,133,286 | 12/19/2024 | 12340 N Thrine (Lot 225) |
| Avg: | 0.0 | 2,793 | | | 0.82 | | 972,179 | | Property Count: 10 |

Wildwood Estates

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 205 | 0.0 | 3,321 | 1967 | 2.0 | 1.12 | No | 680,000 | 12/23/2024 | 29 W Glen Oaks |
| 244 | 0.0 | 1,636 | 1994 | 1.0 | 0.33 | No | 400,000 | 12/9/2024 | 58 Woodside |
| 334 | 0.0 | 1,794 | 1989 | 1.0 | 0.29 | No | 599,000 | 11/19/2024 | 2 Broadmoor |
| 337 | 0.0 | 1,780 | 1969 | 1.0 | 0.42 | No | 600,000 | 10/17/2024 | 163 Wildwood |
| 367 | 0.0 | 2,066 | 1984 | 1.0 | 0.32 | No | 758,000 | 11/4/2024 | 42 Woodside |
| 399 | 0.0 | 1,416 | 1987 | 1.0 | 0.32 | No | 565,000 | 9/24/2024 | 30 Wildwood |
| Avg: | 0.0 | 2,002 | | | 0.47 | | 600,333 | | Property Count: 6 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Williamson Valley Ranch

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|------------------------------|
| 186 | 0.0 | 5,587 | 2003 | 2.0 | 3.98 | No | 1,040,000 | 12/7/2024 | 10580 N Patina |
| 263 | 0.0 | 5,706 | 2004 | 1.0 | 7.00 | No | 1,500,000 | 11/7/2024 | 3900 W Orions Belt |
| 367 | 0.0 | 1,865 | 2024 | 1.0 | 2.76 | No | 685,000 | 9/26/2024 | 4432 W Copper Star |
| 389 | 0.0 | 3,594 | 2005 | 1.0 | 3.01 | No | 1,399,500 | 12/3/2024 | 11345 N Williamson Valley Ra |
| 422 | 0.0 | 2,521 | 2022 | 1.0 | 7.64 | No | 1,065,000 | 10/4/2024 | 11975 N Cowboy |
| 501 | 0.0 | 2,724 | 2024 | 1.0 | 3.10 | No | 1,365,000 | 12/12/2024 | 3505 W Friendly Meadow |
| 897 | 0.0 | 864 | 2001 | 1.0 | 6.02 | No | 774,900 | 11/27/2024 | 3325 W L Bar L |
| Avg: | 0.0 | 3,266 | | | 4.79 | | 1,118,486 | | Property Count: 7 |

Willow Hills

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|---------|------------|--------------------------|
| 291 | 0.0 | 1,992 | 2002 | 1.0 | 0.14 | No | 579,000 | 12/19/2024 | 880 Baywood |
| 296 | 0.0 | 2,022 | 2004 | 1.0 | 0.23 | No | 599,500 | 11/7/2024 | 2775 Brooks Range |
| 299 | 0.0 | 1,760 | 2008 | 1.0 | 0.14 | No | 527,000 | 11/7/2024 | 1017 Bridgewater |
| 305 | 0.0 | 1,870 | 2002 | 1.0 | 0.21 | No | 570,000 | 10/15/2024 | 3074 Adobe Springs |
| 306 | 0.0 | 1,648 | 2004 | 1.0 | 0.15 | No | 505,000 | 2/26/2025 | 991 Louie |
| 325 | 0.0 | 1,936 | 2015 | 1.0 | 0.20 | No | 630,000 | 12/13/2024 | 3023 Portside |
| 326 | 0.0 | 1,778 | 2003 | 1.0 | 0.15 | No | 579,000 | 12/20/2024 | 872 Baywood |
| Avg: | 0.0 | 1,858 | | | 0.17 | | 569,929 | | Property Count: 7 |



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 2/28/2025

Yavapai Hills

| Price / SF | Months | Sq Ft | Built | Stories | Acres | Views | Price | Sold On | Address |
|------------|--------|-------|-------|---------|-------|-------|-----------|------------|---------------------------|
| 185 | 0.0 | 2,595 | 1998 | 2.0 | 0.50 | No | 479,900 | 11/27/2024 | 4865 Comanche |
| 196 | 0.0 | 2,929 | 2005 | 2.0 | 0.31 | No | 575,000 | 12/16/2024 | 4835 Butterfly |
| 210 | 0.0 | 4,045 | 2001 | 3.0 | 0.39 | No | 850,000 | 12/16/2024 | 3945 Twisted |
| 213 | 0.0 | 3,053 | 1993 | 2.0 | 0.29 | No | 650,000 | 12/13/2024 | 4911 Hornet |
| 213 | 0.0 | 4,174 | 2016 | 2.0 | 0.32 | No | 890,300 | 2/19/2025 | 4955 Bear |
| 228 | 0.0 | 2,136 | 1982 | 2.0 | 0.31 | No | 486,000 | 11/6/2024 | 4983 Hornet |
| 252 | 0.0 | 2,763 | 1996 | 1.0 | 0.23 | No | 695,000 | 12/30/2024 | 669 Star Rock |
| 254 | 0.0 | 1,787 | 1977 | 1.0 | 0.29 | No | 453,700 | 2/7/2025 | 4976 Hornet Drive |
| 261 | 0.0 | 2,603 | 1982 | 2.0 | 0.45 | No | 680,000 | 12/12/2024 | 650 Coal |
| 265 | 0.0 | 3,643 | 1997 | 1.0 | 0.49 | No | 965,000 | 1/15/2025 | 1026 Yavapai Hills |
| 265 | 0.0 | 2,830 | 2007 | 2.0 | 0.50 | No | 750,000 | 9/3/2024 | 765 Tom Mix |
| 272 | 0.0 | 2,787 | 1997 | 2.0 | 0.35 | No | 758,150 | 12/6/2024 | 3896 Twisted |
| 278 | 0.0 | 2,488 | 1985 | 2.0 | 0.35 | No | 692,000 | 2/6/2025 | 4964 N Cactus |
| 294 | 0.0 | 2,347 | 2003 | 1.0 | 0.43 | No | 689,000 | 1/23/2025 | 1024 Rough Diamond |
| 295 | 0.0 | 1,577 | 1983 | 1.0 | 0.27 | No | 465,000 | 10/31/2024 | 640 Dragonfly |
| 298 | 0.0 | 2,282 | 2004 | 1.0 | 0.63 | No | 680,000 | 1/6/2025 | 1005 Studebaker |
| 300 | 0.0 | 3,336 | 1996 | 2.0 | 0.42 | No | 1,000,000 | 2/20/2025 | 525 Shadow Mountain |
| 300 | 0.0 | 1,497 | 1990 | 1.0 | 0.28 | No | 449,000 | 2/12/2025 | 645 Dragonfly |
| 303 | 0.0 | 2,683 | 2005 | 1.0 | 0.82 | No | 812,000 | 10/3/2024 | 4689 Sharp Shooter |
| 303 | 0.0 | 2,065 | 1995 | 2.0 | 0.33 | No | 625,000 | 11/26/2024 | 763 Yavapai Hills |
| 318 | 0.0 | 1,774 | 1992 | 1.0 | 0.26 | No | 565,000 | 12/9/2024 | 542 Lotus |
| 325 | 0.0 | 2,707 | 2005 | 1.0 | 0.48 | No | 880,000 | 3/4/2025 | 4558 Prairie |
| 328 | 0.0 | 1,721 | 1990 | 1.0 | 0.29 | No | 565,000 | 11/15/2024 | 678 Star Rock |
| 335 | 0.0 | 1,707 | 2002 | 1.0 | 0.48 | No | 572,000 | 10/10/2024 | 1034 Sunrise |
| 336 | 0.0 | 1,132 | 1984 | 1.0 | 0.36 | No | 380,000 | 9/10/2024 | 4985 Cactus |
| 336 | 0.0 | 1,950 | 1976 | 1.0 | 0.33 | No | 655,000 | 2/28/2025 | 4986 Hornet |
| 386 | 0.0 | 1,356 | 1984 | 1.0 | 0.34 | No | 524,000 | 9/20/2024 | 772 Sunrise |
| 399 | 0.0 | 2,436 | 2018 | 1.0 | 0.45 | No | 973,000 | 12/20/2024 | 1029 Picket |
| Avg: | 0.0 | 2,443 | | | 0.39 | | 669,966 | | Property Count: 28 |



The Appraiser's Eye

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Top 40 Subdivisions 2/28/2025

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