



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Copperfield

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
320	1.9	2,468	2024	1.0	4.00	No	789,000	12/20/2024	6829 E Sapphire
320	2.2	3,043	2024	1.0	4.00	No	975,000	7/18/2024	9515 N Copperfield
331	4.2	2,536	2024	1.0	4.00	No	839,000	12/18/2024	6991 E Bourbon
349	3.5	2,796	2024	1.0	4.09	Panoramic	975,000	12/26/2024	6538 E Kona Way
354	0.2	2,539	2024	1.0	4.02	Panoramic	899,000	10/29/2024	6980 E Big Sky
357	8.0	3,038	2024	1.0	6.14	Panoramic	1,085,043	7/31/2024	6084 E Brahman
361	3.4	2,504	2024	1.0	4.00	No	904,139	7/5/2024	6859 Manzella
388	7.5	2,501	2024	1.0	6.12	Panoramic	970,251	7/29/2024	30c E Shasta Daisy
447	1.7	2,799	2022	1.0	4.02	No	1,250,000	12/3/2024	6626 E Angelina
Avg:	3.6	2,692			4.49		965,159		Property Count: 9

Deep Well Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
247	6.5	2,170	2021	1.0	0.17	Panoramic	535,000	11/12/2024	6819 Gables
261	2.3	2,811	2024	1.0	0.54	No	734,999	12/20/2024	7004 Sterling
269	2.2	1,936	2024	1.0	0.16	No	520,000	10/10/2024	7071 Turquoise
272	1.6	2,346	2024	1.0	0.25	No	639,000	12/11/2024	7009 Turquoise
273	3.4	2,346	2024	1.0	0.27	No	640,000	12/13/2024	7008 Sterling
276	3.4	2,375	2021	1.0	0.22	No	655,000	7/25/2024	6941 Sienna
281	3.9	2,135	2024	1.0	0.16	No	599,000	8/22/2024	7020 Palomino
292	0.1	1,800	2024	1.0	0.20	No	526,000	11/27/2024	7118 Turquoise
293	1.0	2,116	2024	1.0	0.24	No	620,000	12/27/2024	7065 Wallflower
295	5.2	2,116	2024	1.0	0.34	No	624,000	8/15/2024	7021 Turquoise
298	0.7	1,895	2021	1.0	0.17	No	564,900	9/27/2024	6823 Golden Tree
301	0.8	2,135	2024	1.0	0.16	No	643,369	9/5/2024	7058 Turquoise
304	3.1	1,936	2024	1.0	0.18	Panoramic	588,000	11/14/2024	7070 Turquoise
320	2.8	2,010	2021	1.0	0.21	No	644,000	7/12/2024	6987 Sienna
321	0.7	1,800	2024	1.0	0.19	No	578,000	10/29/2024	7094 Turquoise
323	0.2	1,854	2024	1.0	0.16	No	599,000	12/18/2024	7066 Turquoise
Avg:	2.4	2,111			0.23		606,892		Property Count: 16



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Diamond Valley

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
179	4.2	2,352	1984	2.0	0.40	Panoramic	420,000	12/20/2024	1912 N Moonstone
181	0.0	1,936	1965	1.0	0.21	Yes	349,900	12/3/2024	1848 N Emerald
190	4.0	2,058	1995	2.0	0.39	No	392,000	9/23/2024	1715 N Lapis
228	5.1	1,535	2024	1.0	0.23	No	350,000	7/30/2024	1812 Rose Quartz
238	2.9	1,683	1982	2.0	0.50	Yes	400,000	11/14/2024	1152 N Turquoise
239	0.3	1,588	2006	1.0	0.16	No	380,000	9/17/2024	4590 E Joan
240	0.2	1,680	1985	2.0	0.69	No	402,500	11/6/2024	1021 N Opal
324	0.7	1,263	2021	2.0	0.21	Yes	409,000	10/25/2024	5006 E Sapphire
Avg:	2.2	1,762			0.35		387,925		Property Count: 8

Eagle Ridge

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
208	0.7	3,828	1994	2.0	0.33	Panoramic	795,000	8/23/2024	1496 Eagle Crest
230	1.0	3,003	1997	2.0	0.57	Panoramic	690,000	10/31/2024	1514 Eagle Crest
232	5.9	3,638	1992	2.0	0.30	No	843,000	9/18/2024	1533 Eagle Ridge
267	0.5	2,243	1993	2.0	0.28	No	599,900	8/5/2024	1537 Eagle Crest
280	0.2	1,876	2001	1.0	0.28	No	525,000	10/3/2024	1552 Eagle Crest
313	6.6	1,898	2002	1.0	0.46	No	595,000	7/12/2024	199 E Rosser
317	2.2	2,457	2001	1.0	0.42	No	779,000	9/5/2024	1640 Eagle Point
384	3.0	1,405	1994	1.0	0.28	No	540,000	12/2/2024	1411 Eagle Ridge
Avg:	2.5	2,544			0.37		670,863		Property Count: 8



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Granite Dells Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
273	6.6	2,453	2023	1.0	0.21	No	669,480	10/30/2024	3308 Iron King
275	6.6	2,719	2024	1.0	0.23	No	747,000	12/23/2024	5254 Iron Vine
275	5.8	2,636	2024	1.0	0.23	No	725,000	8/26/2024	5250 Iron Vine
275	4.6	2,719	2024	1.0	0.37	No	747,840	9/30/2024	5211 Dells Rail
303	1.5	2,636	2024	1.0	0.30	No	800,000	8/26/2024	5266 Iron Vine
305	3.3	3,173	2024	1.0	0.24	No	967,495	8/26/2024	3285 Jagged Spire
315	4.8	2,907	2024	1.0	0.30	No	916,900	9/26/2024	3217 Willow Butte
318	8.4	2,258	2024	1.0	0.18	No	719,000	9/30/2024	5209 Meandering
347	8.5	2,929	2023	1.0	0.25	Panoramic	1,015,000	8/26/2024	3297 Jagged Spire
353	1.9	2,268	2019	1.0	0.18	No	800,000	8/28/2024	5359 Crescent Edge
355	4.7	2,140	2015	1.0	0.21	Panoramic	759,000	11/19/2024	5234 Scenic Crest
376	1.8	1,664	2019	1.0	0.12	No	625,000	9/12/2024	3988 Crown Rock
377	3.0	2,374	2020	1.0	0.29	No	895,000	11/14/2024	5328 Rocky Vista
399	2.6	1,957	2017	1.0	0.17	No	780,000	10/28/2024	5370 Stoney Crest
399	1.8	1,981	2019	1.0	0.28	No	790,000	8/7/2024	5365 Rocky Vista
416	1.4	2,404	2016	1.0	0.29	Panoramic	1,001,000	7/26/2024	5244 Peavine View
423	0.8	2,839	2019	1.0	0.39	No	1,200,000	10/23/2024	5221 Silver Bell
Avg:	4.0	2,474			0.25		832,807		Property Count: 17

Granite Oaks

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
281	0.3	2,929	2003	1.0	1.81	No	824,500	11/25/2024	2525 W Live Oak
303	2.3	3,052	1994	1.0	2.07	No	925,000	10/21/2024	8850 N Valley Oak
311	10.3	2,650	2000	1.0	1.49	No	825,000	7/19/2024	2840 W Glen Haven
346	1.3	2,300	1992	1.0	1.61	No	795,000	12/3/2024	8360 N Live Oak
349	0.2	1,947	1992	1.0	1.79	No	680,000	11/22/2024	2495 W Willow Oak
360	3.9	3,336	1993	1.0	2.00	No	1,200,000	7/16/2024	8675 N Oak Forest
362	2.5	3,302	1998	1.0	2.11	Panoramic	1,195,000	8/6/2024	2490 W Live Oak
363	0.9	3,206	1992	2.0	2.03	Yes	1,165,000	10/11/2024	2600 W Bard Ranch
404	1.2	3,588	2000	1.0	2.14	No	1,450,000	8/1/2024	8780 N Live Oak
Avg:	2.5	2,923			1.89		1,006,611		Property Count: 9



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Granville

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
209	3.2	2,483	2005	1.0	0.33	No	520,000	8/12/2024	6518 E Brighton
244	4.2	2,216	2006	1.0	0.18	Panoramic	540,000	10/21/2024	6646 E Dalton
255	2.2	2,045	2005	1.0	0.17	No	521,500	7/18/2024	4494 N Reston
256	1.9	2,577	2012	1.0	0.26	No	660,000	9/6/2024	4389 N Kirkwood
261	0.3	1,358	2003	1.0	0.19	No	355,000	8/14/2024	5233 N Celestine
262	2.4	1,852	2003	1.0	0.22	No	485,000	12/4/2024	6608 E Colbert
264	3.0	1,967	2020	1.0	0.17	Panoramic	519,000	11/26/2024	6576 E Beckett
266	1.5	2,703	2023	1.0	0.23	No	719,900	10/16/2024	6106 E Shetland
266	2.0	2,590	2006	1.0	0.32	No	690,000	12/26/2024	4501 N Kirkwood
274	3.3	1,679	2003	1.0	0.22	No	460,000	8/15/2024	5492 N Bremont
277	4.8	1,989	2018	1.0	0.19	No	550,000	10/11/2024	6189 E Belton
280	3.4	1,617	2005	1.0	0.18	No	453,000	9/4/2024	6620 E Margam
281	0.2	1,531	2004	1.0	0.20	Panoramic	430,000	9/26/2024	6788 E Kilkenny
281	0.2	2,311	2017	1.0	0.23	No	650,200	10/4/2024	5420 N Dolan
282	4.0	2,305	2017	1.0	0.20	Panoramic	651,000	8/20/2024	4095 N Wynnwood
283	0.0	2,580	2017	1.0	0.26	No	729,900	9/26/2024	5448 N Dolan
286	0.2	1,677	2019	1.0	0.18	No	480,000	8/29/2024	6195 E Beecher
287	3.9	1,934	2012	1.0	0.21	No	555,000	12/12/2024	4428 N Kirkwood
287	0.2	1,635	2013	1.0	0.20	No	470,000	7/9/2024	3982 N Gower
288	0.4	1,440	2024	1.0	0.13	No	414,080	7/16/2024	6466 E Hereford
289	0.1	1,545	2024	1.0	0.13	No	445,900	7/10/2024	6478 E Hereford
289	0.7	1,545	2024	1.0	0.17	No	445,900	10/3/2024	6503 E Hereford
289	1.1	1,690	2012	1.0	0.22	No	488,000	10/25/2024	3943 Wakefield
289	1.3	1,471	2005	1.0	0.15	No	425,000	12/6/2024	6409 E Andover
291	0.8	1,664	2007	1.0	0.16	No	484,150	8/21/2024	4766 N Wycliffe
291	0.4	1,787	2005	1.0	0.24	No	520,000	8/15/2024	6635 E Margam
294	1.5	1,971	2020	1.0	0.18	Panoramic	580,000	9/19/2024	6451 E Hope Well
295	1.2	1,794	2016	1.0	0.19	No	529,999	11/25/2024	4811 N Salem
297	1.6	2,202	2016	1.0	0.31	No	655,000	8/26/2024	6218 E Claremont
298	0.7	1,645	2006	1.0	0.18	No	490,000	10/11/2024	4798 N Edgemont
298	1.6	1,782	2019	1.0	0.20	No	531,500	10/25/2024	6633 E Sandpiper
300	0.0	1,358	2024	1.0	0.16	No	406,900	7/17/2024	6511 E Hereford
300	5.7	1,668	2016	1.0	0.22	Panoramic	499,900	7/26/2024	6182 E Colby
300	0.3	1,968	2019	1.0	0.19	No	590,000	7/29/2024	6619 E Sandpiper
301	1.9	1,492	2020	1.0	0.17	Panoramic	449,000	12/6/2024	6080 E Beecher
301	0.6	1,358	2024	1.0	0.15	No	408,900	11/5/2024	6465 E Hereford
301	0.2	1,594	2016	1.0	0.19	No	480,000	9/30/2024	4407 N Dryden



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Granville

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301	0.8	1,677	2019	1.0	0.20	No	505,000	11/15/2024	6573 E Bay Point
301	2.5	1,440	2024	1.0	0.14	No	433,900	11/6/2024	6477 E Hereford
302	1.1	1,440	2024	1.0	0.17	No	434,900	8/17/2024	6495 E Hereford
303	0.4	1,445	2006	1.0	0.15	Panoramic	438,000	12/19/2024	4843 Wycliffe
304	2.1	1,563	2020	1.0	0.14	No	475,000	7/15/2024	6079 Greer
304	2.6	1,661	2016	1.0	0.36	No	505,000	12/20/2024	4346 N Dryden
304	0.6	1,661	2016	1.0	0.27	No	505,000	9/14/2024	6192 Dutton
304	0.4	1,542	2016	1.0	0.15	No	469,000	8/30/2024	4387 N Chadds Ford
305	3.4	1,690	2022	1.0	0.21	No	515,000	9/12/2024	6225 E Walden
307	1.1	1,645	2014	1.0	0.17	No	504,900	8/28/2024	4051 N Fairfax
307	1.2	1,661	2018	1.0	0.18	No	510,000	7/16/2024	6037 E Bower
307	0.0	2,295	2022	1.0	0.24	Panoramic	705,000	11/5/2024	6269 E Empire
310	1.6	1,356	2005	1.0	0.21	No	420,000	12/23/2024	6351 Andover
310	1.8	1,501	2003	1.0	0.20	No	465,000	11/7/2024	5503 N Ardmore
311	1.6	1,335	2012	1.0	0.14	No	415,000	7/24/2024	6249 E Boothwyn
311	0.1	1,543	2016	1.0	0.16	No	479,900	9/13/2024	4502 N Dryden
312	0.7	1,223	2004	1.0	0.15	No	382,000	7/26/2024	5928 N Talbot
313	0.2	1,358	2004	1.0	0.18	No	425,500	11/13/2024	5910 N Brindle
314	0.6	1,449	2021	1.0	0.14	No	455,000	8/13/2024	5169 N Elliot
316	0.1	1,223	2004	1.0	0.13	No	386,000	11/13/2024	5861 N Talbot
318	0.1	1,653	2015	1.0	0.28	Panoramic	525,000	10/23/2024	6034 E Tanridge
319	1.3	2,066	2020	1.0	0.25	No	660,000	9/12/2024	6134 E Buxton
320	1.6	1,095	2004	1.0	0.15	No	350,000	9/4/2024	5926 N Talbot
323	0.3	1,358	2023	1.0	0.14	Panoramic	439,000	11/8/2024	4934 N Medford
324	2.7	1,437	2022	1.0	0.13	No	464,950	12/27/2024	6347 E Marley
324	1.6	1,358	2022	1.0	0.13	Panoramic	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
333	1.1	1,231	2018	1.0	0.15	No	410,000	8/2/2024	5776 N Elton
Avg:	1.4	1,705			0.19		497,822		Property Count: 66



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Haisley Homestead

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
192	0.2	2,008	1977	1.0	0.27	No	385,000	9/5/2024	1225 Tanglewood
202	3.3	2,816	1978	2.0	0.21	No	568,000	7/17/2024	1289 Pinecone Terrace
221	2.6	2,494	1979	3.0	0.26	Yes	550,300	9/25/2024	1345 Solar Heights
253	0.1	2,139	1977	1.0	0.25	No	542,000	12/5/2024	1325 Tanglewood
266	2.3	1,825	1977	1.0	0.26	Panoramic	485,000	10/11/2024	1141 Tanglewood
293	0.1	2,508	1982	2.0	0.30	Panoramic	735,000	7/19/2024	1370 Solar Heights
319	0.2	2,008	1977	1.0	0.27	Yes	640,000	12/31/2024	1225 Tanglewood
322	0.4	1,739	1998	1.0	0.25	Yes	560,000	12/13/2024	1260 Haisley
335	0.3	1,999	1977	2.0	0.24	No	670,000	7/19/2024	1290 Haisley
Avg:	1.1	2,171			0.26		570,589		Property Count: 9

Hassayampa Village Community

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
280	3.2	5,881	2000	3.0	0.54	Panoramic	1,647,750	9/20/2024	1949 Trailwood
281	0.7	3,734	1998	3.0	0.65	Yes	1,050,000	10/4/2024	2270 Lichen Ridge
322	5.4	3,690	1999	2.0	0.72	Panoramic	1,187,000	10/21/2024	2240 Lichen Ridge
361	6.6	6,918	2001	2.0	0.76	Panoramic	2,495,000	10/23/2024	948 Winding Spruce
394	1.3	2,409	2023	1.0	0.28	Yes	950,000	9/10/2024	1860 Rustling Oaks
397	4.0	2,269	2006	1.0	0.23	No	900,000	8/15/2024	1640 Stoney
403	6.0	2,949	2003	2.0	0.24	Panoramic	1,187,500	11/15/2024	1624 Stoney
433	2.1	5,422	2004	2.0	0.57	Yes	2,350,000	10/15/2024	2236 Golf Club
459	0.1	2,505	2003	1.0	0.58	Yes	1,150,000	11/7/2024	2050 Rustic Timbers
Avg:	3.3	3,975			0.51		1,435,250		Property Count: 9



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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
271	3.4	3,966	1995	2.0	0.55	Panoramic	1,075,000	11/25/2024	270 Long Branch East
289	2.4	2,610	1992	1.0	0.28	Panoramic	755,000	8/30/2024	147 Valley Ranch N
289	2.5	2,497	1992	2.0	0.54	No	722,500	7/8/2024	390 Long Branch W
290	0.7	2,493	1990	2.0	0.35	Panoramic	723,000	9/9/2024	165 High Chaparral
306	8.3	1,880	1988	1.0	0.26	No	575,000	8/14/2024	285 Edgewood
322	1.1	2,112	1998	2.0	0.38	Yes	680,000	9/18/2024	1820 Coyote
328	2.2	2,057	1998	1.0	0.21	Yes	675,000	8/5/2024	1550 Kaibab N
335	0.0	2,300	1988	1.0	0.27	Yes	770,000	12/3/2024	1815 Coyote
337	0.1	2,856	1990	2.0	0.35	No	962,500	7/16/2024	340 Long Branch West
345	0.1	1,687	1992	1.0	0.25	No	582,500	8/20/2024	885 Northwood
361	0.5	1,274	1985	1.0	0.09	No	460,000	10/22/2024	1449 Coyote
362	0.1	1,645	1982	1.0	0.21	Yes	595,000	11/6/2024	1530 Roadrunner N
382	0.2	1,909	1983	1.0	0.24	Panoramic	730,000	7/29/2024	1175 Northwood
396	1.0	1,377	1986	1.0	0.20	No	545,000	9/20/2024	900 Northwood
Avg:	1.5	2,261			0.30		705,700		Property Count: 15

Inscription Canyon Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
279	1.5	2,853	1998	1.0	2.31	Panoramic	795,000	10/2/2024	13905 N Spotted Eagle
322	2.2	2,808	2002	1.0	1.30	Yes	905,000	10/7/2024	5635 W Deer Spring
331	0.8	3,780	2007	1.0	2.32	Yes	1,250,000	8/27/2024	5701 W Indian Camp
337	1.9	4,782	1997	1.0	4.13	Yes	1,610,000	11/7/2024	13702 Black Elk
347	0.1	3,434	2007	1.0	1.24	Yes	1,190,000	8/29/2024	5040 W Indian Camp
391	0.1	2,786	1998	1.0	2.32	No	1,090,702	7/19/2024	5490 Indian Camp
396	4.9	2,082	2001	1.0	1.21	No	825,000	11/1/2024	5115 W Sinagua
398	0.5	2,348	1998	1.0	2.19	Yes	935,000	11/22/2024	13709 N Forked
455	3.7	2,527	2021	1.0	2.52	Panoramic	1,150,000	12/31/2024	6575 W Singing Wolf
458	3.6	3,350	2005	1.0	5.48	Yes	1,535,000	12/31/2024	13871 N Grey Bears
515	1.7	2,873	2015	1.0	2.42	Panoramic	1,480,000	7/26/2024	6000 W Almosta Ranch
579	0.0	2,592	2015	1.0	2.93	Panoramic	1,500,000	9/6/2024	5950 W Almosta Ranch
Avg:	1.8	3,018			2.53		1,188,809		Property Count: 12



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Jasper

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
286	8.5	2,219	2020	1.0	0.21	No	635,000	10/21/2024	5760 E Tyler
296	0.2	2,741	2023	1.0	0.24	Panoramic	810,000	10/11/2024	4995 N Mclaury
311	6.6	1,965	2024	1.0	0.13	No	610,296	10/18/2024	5075 N Atwood
317	4.6	1,671	2022	1.0	0.16	No	530,000	10/24/2024	4543 N Freeman
322	0.2	1,511	2022	1.0	0.14	No	486,000	12/23/2024	4506 Garrett
330	0.1	1,765	2024	1.0	0.17	No	582,000	12/20/2024	5150 N Kingsley
330	4.4	2,090	2024	1.0	0.25	No	689,990	9/2/2024	5067 N Jeffers
331	0.1	1,886	2024	1.0	0.20	No	624,990	11/6/2024	5771 E Hahn
332	4.6	1,765	2024	1.0	0.17	No	585,559	8/30/2024	5047 N Kingsley
336	0.4	1,712	2024	1.0	0.13	No	575,000	12/20/2024	5040 N Atwood
337	1.0	1,765	2023	1.0	0.13	No	595,000	8/30/2024	5016 N Atwood
340	3.9	2,023	2024	1.0	0.20	No	688,790	11/22/2024	5790 E Hahn
343	0.8	1,868	2020	1.0	0.19	No	640,000	7/12/2024	5693 E Tyler
344	3.8	1,395	2021	1.0	0.18	No	480,000	12/11/2024	5763 E Richmond
345	0.3	1,765	2024	1.0	0.14	No	608,129	11/26/2024	5913 E Finch
361	3.4	1,664	2024	1.0	0.25	No	599,990	11/13/2024	5083 N Jeffers
361	3.5	1,664	2024	1.0	0.17	No	599,990	10/23/2024	5776 E Hahn
361	0.7	2,109	2022	1.0	0.26	No	762,000	7/16/2024	5784 E Bart
365	1.1	2,203	2024	1.0	0.19	No	803,000	11/4/2024	4991 N Blake
365	5.1	1,307	2024	1.0	0.13	No	477,232	8/9/2024	5069 N Atwood
366	0.6	1,942	2024	1.0	0.23	No	709,890	7/26/2024	5085 N Hugo
369	0.9	1,505	2022	1.0	0.16	No	555,000	7/25/2024	5088 N Atwood
370	0.0	1,885	2024	1.0	0.20	No	696,600	11/20/2024	5141 N Hugo
371	2.8	1,847	2024	1.0	0.23	Panoramic	684,990	8/5/2024	5071 N Hugo
371	0.0	2,667	2024	1.0	0.25	Panoramic	990,071	8/5/2024	5501 E Edgar
385	4.3	1,894	2024	1.0	0.21	No	729,990	9/23/2024	5056 N Jeffers
427	0.4	1,664	2023	1.0	0.19	No	709,988	10/1/2024	4979 N Blake
434	8.4	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
548	0.1	2,672	2024	1.0	0.36	No	1,464,618	8/14/2024	5048 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:	2.2	1,980			0.22		770,135		Property Count: 32



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Legend Hills

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
261	5.1	5,770	2014	1.0	5.13	Panoramic	1,505,000	8/12/2024	14500 E Territory
301	7.3	2,820	2018	2.0	2.01	Panoramic	850,000	7/16/2024	9620 N Legend Hills
334	6.8	3,145	2024	1.0	2.00	Panoramic	1,050,000	10/8/2024	14084 E Cassidy
342	7.2	2,995	2024	1.0	2.40	Panoramic	1,025,000	10/9/2024	9845 N Heartland
394	3.1	2,500	2016	1.0	2.00	No	985,000	8/1/2024	14073 E Hat
397	1.0	2,480	2016	1.0	2.74	No	985,000	11/7/2024	14399 Explorer
Avg:	5.1	3,285			2.71		1,066,667		Property Count: 6

Lonesome Valley

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
262	7.4	2,668	2024	1.0	2.03	No	700,000	7/15/2024	8037 N Open Prairie
314	5.1	1,878	2019	1.0	2.06	No	590,000	9/13/2024	8843 N Cimarron
343	5.7	2,450	2014	1.0	2.01	Panoramic	840,000	9/30/2024	9635 E Blazing Star
347	2.2	2,524	2023	1.0	2.01	Panoramic	874,900	9/6/2024	8848 N Crimson Canyon
348	1.8	2,288	2015	1.0	2.03	No	797,000	11/25/2024	8280 Covered Wagon
360	3.6	2,445	2023	1.0	2.01	Panoramic	880,000	12/23/2024	8576 N Crimson Canyon
398	1.4	3,140	2021	1.0	2.01	Panoramic	1,250,000	7/17/2024	8051 N Clayton
Avg:	3.9	2,485			2.02		847,414		Property Count: 7

Lynx Lake Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
167	0.2	4,825	2003	2.0	0.50	No	807,500	11/21/2024	3075 N Pleasant View
176	6.1	1,530	1969	1.0	0.47	No	269,900	8/2/2024	6533 E Sunset
296	0.1	2,046	2006	1.0	0.50	No	606,000	10/16/2024	3121 N Lynx Lake
305	0.1	1,801	1991	1.0	0.50	No	549,000	9/27/2024	3075 N Valley View
319	0.1	1,600	1995	1.0	0.50	No	510,000	8/27/2024	3250 N Pine View
319	2.8	1,878	1999	1.0	0.51	No	599,000	7/31/2024	2933 N Lynx Lake
Avg:	1.6	2,280			0.50		556,900		Property Count: 6



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Mingus West

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
284	3.1	1,867	2002	1.0	0.41	No	530,000	9/18/2024	13118 E Wrangler
312	1.0	2,486	2024	1.0	0.42	No	775,000	8/6/2024	13061 E Musket
359	2.3	2,311	2022	1.0	0.64	Yes	830,000	9/25/2024	13285 E Musket
371	5.7	2,280	2021	1.0	0.47	No	845,000	10/24/2024	13138 E Rifle
378	17.7	2,420	2023	1.0	0.86	Yes	915,000	11/8/2024	13135 E Rifle
383	3.9	2,491	2020	1.0	0.42	Panoramic	955,000	10/12/2024	13134 E Musket
408	2.5	2,207	2019	1.0	0.62	No	900,000	8/16/2024	13330 E Belgian
Avg:	5.2	2,295			0.55		821,429		Property Count: 7

Pinon Oaks

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
293	1.5	2,205	1999	1.0	0.67	No	645,000	11/27/2024	5712 Goldenrod
312	0.0	2,079	2000	1.0	0.41	No	649,000	8/9/2024	941 Lupine
329	2.2	2,244	2001	1.0	0.42	No	739,000	9/12/2024	979 Panicum
335	1.0	2,385	2005	1.0	0.41	Panoramic	799,900	11/1/2024	905 Malva
338	1.9	1,995	2004	1.0	0.62	No	675,000	7/12/2024	5698 Spearmint
339	2.6	2,389	2003	1.0	0.42	Yes	810,000	9/30/2024	951 Panicum
343	0.5	2,040	2005	1.0	0.92	Panoramic	700,000	8/15/2024	5989 Symphony
351	1.4	1,964	2001	1.0	0.58	No	688,760	11/8/2024	935 Pinon Oak
351	1.8	2,013	1998	1.0	0.42	No	706,000	8/28/2024	1192 Dandelion
356	0.7	2,315	2001	1.0	0.60	No	823,000	10/11/2024	5758 Columbine
356	3.9	2,353	2004	1.0	0.41	Yes	838,000	9/10/2024	784 Grapevine
358	1.0	2,000	2003	1.0	0.50	Panoramic	715,000	12/20/2024	885 Grapevine
364	2.0	2,138	2001	1.0	0.41	No	779,000	8/20/2024	5655 Lemonmint
366	1.1	1,774	2001	1.0	0.42	Yes	649,000	12/6/2024	919 Panicum
Avg:	1.5	2,135			0.52		729,761		Property Count: 14



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Ponderosa Park

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
251	2.6	1,034	1967	2.0	0.19	Yes	260,000	9/26/2024	4875 S Juniper Loop
261	0.2	1,323	1974	2.0	1.30	No	345,000	7/8/2024	1299 W Boulder
384	2.8	1,134	1979	1.0	0.36	Yes	435,000	11/12/2024	4830 S Kaibab
413	0.2	1,489	2005	1.0	0.32	No	615,000	11/14/2024	4678 S Libby Loop
454	1.5	1,008	1987	1.0	0.22	Panoramic	458,000	9/11/2024	4903 S Deer Trail
495	0.3	768	1988	1.0	0.36	Yes	380,000	10/11/2024	4939 S Juniper Loop
Avg:	1.3	1,126			0.46		415,500		Property Count: 6

Prescott Lakes - Astoria

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
241	2.6	3,034	2016	2.0	0.12	Panoramic	730,000	10/25/2024	1486 Varsity
278	2.4	2,479	2016	2.0	0.12	No	688,000	7/24/2024	2212 E Calgary
Avg:	2.5	2,757			0.12		709,000		Property Count: 2

Prescott Lakes - Brookside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
370	2.8	2,461	2012	1.0	0.24	No	910,000	9/27/2024	468 Casa De Campo
373	0.6	2,220	2012	1.0	0.29	No	829,000	7/17/2024	1508 Pocono
421	0.4	2,173	2012	1.0	0.32	Panoramic	915,000	10/17/2024	442 Cabaret
Avg:	1.3	2,285			0.28		884,667		Property Count: 3



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Lakes - Creekside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
302	2.1	2,213	2016	1.0	0.21	No	667,500	12/9/2024	1275 Pebble Springs
310	1.9	2,378	2012	1.0	0.21	No	737,000	9/3/2024	1217 Pebble Springs
342	2.9	1,899	2012	1.0	0.18	No	648,800	7/31/2024	1243 Pebble Springs
352	1.3	1,889	2004	1.0	0.17	No	665,000	8/7/2024	1208 Pebble Springs
371	0.5	1,929	2006	1.0	0.15	Panoramic	715,000	12/19/2024	1232 Pebble Springs
398	4.9	1,985	2005	1.0	0.17	Panoramic	790,000	11/6/2024	1256 Pebble Springs
413	0.0	1,961	2005	1.0	0.19	Panoramic	810,000	8/5/2024	1274 Pebble Springs
425	1.2	2,139	2024	1.0	0.14	No	909,000	10/1/2024	1234 Pebble Springs
Avg:	1.8	2,049			0.18		742,788		Property Count: 8

Prescott Lakes - Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
333	1.5	3,270	2006	2.0	0.78	Panoramic	1,090,000	11/7/2024	860 Northridge
356	0.1	3,931	2004	2.0	0.68	No	1,400,000	7/15/2024	1037 Northridge
638	0.0	3,447	2022	2.0	1.53	Panoramic	2,200,000	9/27/2024	1136 Northridge
Avg:	0.5	3,549			1.00		1,563,333		Property Count: 3

Prescott Lakes - Lakeside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
312	3.0	2,003	2006	1.0	0.17	No	625,000	8/27/2024	1349 Sabatina
348	3.5	2,443	2006	1.0	0.21	No	850,000	12/11/2024	1346 Derby
374	1.5	1,834	2013	1.0	0.18	No	685,000	8/30/2024	1696 Constable
450	2.3	2,443	2006	1.0	0.21	No	1,100,000	11/13/2024	1251 Sarafina
Avg:	2.6	2,181			0.19		815,000		Property Count: 4



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Lakes - Parkside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
304	2.2	4,607	2007	1.0	0.54	No	1,400,000	12/9/2024	1575 Commonwealth
422	3.4	2,545	2013	1.0	0.35	Panoramic	1,075,000	12/2/2024	1748 Commonwealth
Avg:	2.8	3,576			0.45		1,237,500		Property Count: 2

Prescott Lakes - Pinnacle I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
339	1.0	3,682	2018	2.0	0.26	Panoramic	1,250,000	9/30/2024	1217 S Lakeview
433	2.0	2,417	2023	1.0	0.25	No	1,047,251	8/30/2024	1154 S Lakeview (Lot 33)
434	9.4	2,417	2024	1.0	0.27	No	1,050,000	12/2/2024	1136 S Lakeview
437	0.0	3,420	2023	1.0	0.33	Panoramic	1,495,000	9/30/2024	1103 S Lakeview (Lot 41)
437	0.5	3,420	2023	1.0	0.33	Panoramic	1,495,000	10/31/2024	1153 S Lakeview (Lot 49)
512	0.0	2,544	2023	1.0	0.29	Panoramic	1,303,668	7/9/2024	1173 S Lakeview (Lot 52)
536	5.6	2,417	2023	1.0	0.29	Panoramic	1,295,000	8/16/2024	1141 S Lakeview
Avg:	2.6	2,902			0.29		1,276,560		Property Count: 7

Prescott Lakes - Pinnacle Views

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
379	0.2	2,574	2014	1.0	0.21	No	975,000	8/19/2024	1736 Trinity Rose
396	2.5	2,208	2018	1.0	0.21	Panoramic	875,000	10/1/2024	602 St Enodoc
400	1.0	1,726	2017	1.0	0.17	No	690,000	8/27/2024	814 Chureo
497	0.7	2,566	2016	1.0	0.24	Panoramic	1,275,000	10/28/2024	617 St Enodoc
Avg:	1.1	2,269			0.21		953,750		Property Count: 4

Prescott Lakes - Stoney Creek

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
323	2.4	2,355	1998	1.0	0.31	No	760,000	8/21/2024	122 Darby Creek
Avg:	2.4	2,355			0.31		760,000		Property Count: 1



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Lakes - Summit 3

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
240	0.9	3,331	2005	2.0	0.48	No	799,000	10/23/2024	2973 Noble Star
306	0.6	3,660	2021	2.0	0.24	Panoramic	1,121,499	7/9/2024	800 N Lakeview
318	0.2	1,924	2003	1.0	0.30	No	612,000	9/11/2024	866 Mines
341	2.2	2,623	2019	1.0	0.35	No	895,000	10/7/2024	2949 Noble Star
Avg:	1.0	2,885			0.34		856,875		Property Count: 4

Prescott Lakes - Summit I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
263	3.9	2,034	2001	1.0	0.24	No	535,000	10/2/2024	815 Hoosier Pass
393	0.7	2,260	2022	1.0	0.39	No	889,000	10/15/2024	2800 Brooks Range
Avg:	2.3	2,147			0.32		712,000		Property Count: 2

Prescott Lakes - The Cottages

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
294	0.7	1,803	2002	1.0	0.10	No	530,000	8/2/2024	1448 Kwana
Avg:	0.7	1,803			0.10		530,000		Property Count: 1

Prescott Lakes - The Retreat

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
355	5.1	1,550	2015	1.0	0.12	Panoramic	549,900	7/24/2024	2410 Alberta Way
Avg:	5.1	1,550			0.12		549,900		Property Count: 1



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Prairie

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
180	0.7	4,386	2007	2.0	1.95	Panoramic	790,000	7/31/2024	11690 N Lady Dove
296	3.2	2,887	2022	1.0	2.01	No	855,000	8/29/2024	11655 N Desha
320	4.2	2,336	2016	1.0	2.00	No	748,000	12/2/2024	10900 E Angies
325	1.1	2,151	2008	1.0	1.99	No	699,000	11/22/2024	11786 Tevy
335	8.4	2,506	2024	1.0	2.03	Panoramic	840,000	8/19/2024	11630 N Seneca Pt
354	5.0	2,219	2016	1.0	1.99	No	785,000	11/4/2024	11350 N Retriever
Avg:	3.8	2,748			2.00		786,167		Property Count: 6

Prescott Valley 10

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
200	3.1	1,646	1979	1.0	0.24	No	330,000	7/10/2024	3784 N Greg
228	0.5	1,340	1984	1.0	0.18	No	305,000	7/8/2024	8321 E Sommer
263	1.4	1,519	1997	1.0	0.25	No	400,000	8/23/2024	3785 N Greg
266	0.2	1,366	1997	1.0	0.18	No	363,000	7/9/2024	3841 N Dale
269	0.9	1,638	1994	1.0	0.23	No	440,000	8/22/2024	3664 N Etheridge
278	0.1	1,152	1980	1.0	0.18	No	320,000	8/9/2024	3501 N Sharon
289	0.1	1,160	1985	1.0	0.18	No	335,000	10/1/2024	3570 N Tani
296	0.7	1,241	1999	1.0	0.18	No	367,000	8/7/2024	3512 N Dale
305	0.5	1,248	1993	1.0	0.25	No	381,000	11/7/2024	8440 E Yavapai
Avg:	0.8	1,368			0.21		360,111		Property Count: 9



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Valley 15

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
156	4.0	3,582	1999	2.0	0.21	No	559,900	10/28/2024	5219 N Saddleback
243	1.3	1,500	1992	1.0	0.20	No	365,000	12/13/2024	5301 N Saddleback
250	12.5	1,597	1995	1.0	0.24	No	400,000	12/4/2024	5009 N Desert
255	2.1	1,372	1981	1.0	0.24	No	350,000	10/21/2024	5311 N Stetson
268	3.8	1,276	1997	1.0	0.25	No	342,000	10/21/2024	5360 N Robert
297	1.0	1,408	1993	1.0	0.20	No	418,400	9/12/2024	5069 N Long Rifle
304	3.2	1,583	2019	1.0	0.20	No	482,000	10/3/2024	5442 N Long Rifle
308	0.1	1,512	2024	1.0	0.24	No	465,000	11/5/2024	5201 N Pinto
319	0.8	1,364	1996	1.0	0.24	No	435,000	8/8/2024	5274 N Desert
Avg:	3.2	1,688			0.22		424,144		Property Count: 9



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Valley 19

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
175	0.3	1,718	1985	1.0	0.26	No	300,000	7/19/2024	7366 E Conestoga
195	0.5	1,943	1994	1.0	0.26	No	378,000	9/12/2024	4351 N Verde Vista
197	1.9	1,551	1983	1.0	0.27	No	305,000	8/30/2024	4472 N Agua Fria
202	0.4	1,736	1988	1.0	0.25	Panoramic	350,000	8/23/2024	4481 N Lone Cactus
230	1.1	1,773	1995	1.0	0.25	Panoramic	407,000	7/15/2024	7100 E Manley
246	0.1	1,621	1993	1.0	0.24	No	398,500	7/12/2024	7815 E Las Palmas
248	2.1	1,756	1990	1.0	0.25	No	435,000	12/3/2024	7547 E Buena Vista
253	2.5	1,718	1985	1.0	0.26	No	435,000	12/19/2024	7366 E Conestoga
254	0.6	1,300	1993	1.0	0.26	No	330,000	8/23/2024	7351 E Paseo Escondido
258	0.2	1,801	1991	1.0	0.25	No	465,000	10/8/2024	4839 N Spring
259	2.7	1,658	1994	1.0	0.25	No	430,000	7/10/2024	7400 E Long Look
262	0.3	1,704	1994	1.0	0.24	No	445,900	8/16/2024	7819 E Paseo Hermoso
262	7.1	1,496	1990	1.0	0.27	No	392,500	11/26/2024	7800 E Larkspur
263	0.1	1,578	1993	1.0	0.39	Panoramic	415,000	7/16/2024	7101 E Manley
265	3.5	1,773	1995	1.0	0.25	No	469,000	10/15/2024	4929 N Spring
265	0.5	1,639	1992	1.0	0.28	No	435,000	10/28/2024	4659 N Spring
269	1.8	1,640	1989	1.0	0.25	No	441,000	9/10/2024	7632 E Cocopah
271	0.2	1,533	2001	1.0	0.25	No	415,000	8/23/2024	4649 N Calle Santa Cruz
273	3.1	1,776	1993	1.0	0.26	Panoramic	485,000	10/8/2024	7350 E Conestoga
278	0.1	1,618	1995	1.0	0.24	No	450,000	10/25/2024	7901 E Paseo Hermoso
283	3.1	1,626	1995	1.0	0.35	No	460,000	7/30/2024	4260 N Verde Vista
283	0.2	1,597	1999	1.0	0.25	No	452,500	9/23/2024	4941 N Tonto
286	4.3	1,557	1989	1.0	0.25	No	445,000	8/21/2024	4539 N Stage Way
288	0.1	1,390	1982	1.0	0.26	No	399,900	11/8/2024	7521 E Las Flores
295	0.6	1,525	1983	1.0	0.25	No	450,000	12/20/2024	4559 N Stage Way
298	0.2	1,460	1986	1.0	0.25	Panoramic	435,000	10/10/2024	4461 N Lone Cactus
302	1.0	1,492	1994	1.0	0.27	No	450,000	9/13/2024	4490 N Agua Fria
304	2.4	1,501	1991	1.0	0.25	No	457,000	12/23/2024	7560 E Long Look
313	0.4	1,408	1986	1.0	0.26	No	440,000	10/4/2024	4242 N Kachina
316	0.9	1,488	1987	1.0	0.32	No	470,000	12/20/2024	4681 N Granada
Avg:	1.4	1,613			0.26		421,377		Property Count: 30



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Valley 20

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
189	0.7	2,191	1979	1.0	0.25	No	415,000	12/5/2024	9060 E Longhorn
199	7.5	2,955	1999	2.0	0.22	Panoramic	589,000	7/26/2024	9540 E Serpentine
203	3.5	3,000	2005	2.0	0.57	No	610,000	8/12/2024	9221 E Spouse
212	0.5	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
255	1.9	1,487	1987	1.0	0.25	No	379,900	12/19/2024	4390 N Cypress
259	5.0	1,536	1986	1.0	0.26	No	398,500	9/12/2024	4184 N Kearny
261	2.1	1,916	2002	1.0	0.25	No	500,000	11/12/2024	4016 N Bonita
264	3.6	1,592	1991	1.0	0.30	No	420,000	10/28/2024	4161 N Sheridan
266	7.9	1,748	1990	1.0	0.25	Panoramic	465,000	11/20/2024	4940 N Badger
268	0.1	1,597	1990	1.0	0.30	No	427,500	12/17/2024	9401 Serpentine
282	0.1	1,579	1994	1.0	0.26	Panoramic	445,000	11/27/2024	9560 E Magma
289	3.9	1,710	1994	1.0	0.23	No	494,500	10/16/2024	9160 E Longhorn
298	2.4	1,468	2024	1.0	0.25	No	437,900	9/30/2024	9286 E Manzanita
305	0.1	1,408	1999	1.0	0.26	No	429,000	10/21/2024	9540 E Magma
307	0.7	1,497	2024	1.0	0.36	No	460,000	10/9/2024	9881 E Reavis
313	2.2	1,810	2024	1.0	0.34	No	566,000	12/6/2024	9641 E Rancho Vista
314	0.1	1,431	2002	1.0	0.27	No	449,000	10/21/2024	4430 N Sheridan
329	0.8	1,560	1992	1.0	0.26	No	514,000	11/6/2024	4350 N Cinnabar
Avg:	2.3	1,857			0.30		476,555		Property Count: 19

Prescott Valley 8

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
222	3.7	1,778	2001	1.0	0.18	No	395,000	11/19/2024	4760 N Columbine
225	4.1	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
284	0.5	1,387	1994	1.0	0.18	No	394,000	7/25/2024	8670 E Apache
312	0.4	1,249	1999	1.0	0.29	No	390,000	7/9/2024	8614 E Spouse
365	1.8	1,040	1996	1.0	0.18	No	380,000	12/19/2024	8900 E Manley
Avg:	1.7	1,423			0.20		377,000		Property Count: 6



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Prescott Valley 9

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
218	0.2	1,489	2000	1.0	0.24	No	325,000	8/14/2024	5041 N Cattlemen
253	0.4	1,956	1999	1.0	0.30	No	494,934	7/19/2024	5359 N Desert
267	0.1	1,440	1978	1.0	0.28	No	385,000	7/24/2024	8848 E Rowel
273	2.7	1,429	1989	1.0	0.25	No	389,900	9/20/2024	5293 N Hondo
273	0.8	1,596	1996	1.0	0.27	No	436,000	10/18/2024	8833 E Volcano
275	2.6	1,707	1997	1.0	0.24	No	470,000	10/31/2024	5080 N Roadrunner
276	1.5	1,522	1998	1.0	0.25	No	420,000	8/14/2024	5421 N Lone
279	1.1	1,476	1990	1.0	0.25	No	411,500	8/30/2024	8539 E Tranquil
298	1.0	1,733	1995	1.0	0.25	No	516,500	11/18/2024	5244 N Pinto
310	0.5	1,240	1995	1.0	0.25	No	385,000	7/31/2024	5401 N Robert
317	0.6	1,149	2002	1.0	0.26	No	364,590	8/30/2024	5700 N Cattlemen
319	1.4	1,520	1997	1.0	0.25	No	485,000	9/20/2024	5181 N Cattlemen
330	0.2	1,240	1996	1.0	0.39	No	409,000	9/20/2024	5677 N Pawnee
Avg:	1.0	1,500			0.27		422,494		Property Count: 13

Preserve at Prescott

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
403	4.0	3,354	2018	2.0	0.66	Panoramic	1,350,000	7/16/2024	1343 Boulder Glen
404	3.5	2,081	2016	1.0	0.42	Yes	840,000	7/11/2024	1383 Rockwood
417	1.4	2,276	2021	1.0	0.42	Panoramic	950,000	11/19/2024	1349 Rockwood
425	2.3	2,882	2017	1.0	1.14	Yes	1,225,000	10/11/2024	1327 Westridge
434	4.1	1,466	2024	1.0	0.14	No	636,000	12/31/2024	1310 Rockwood
475	0.1	2,925	2020	1.0	0.68	Panoramic	1,390,000	9/9/2024	1365 Rockwood
476	0.8	2,113	2016	1.0	1.00	Panoramic	1,005,000	10/24/2024	1420 Ridgewood
479	1.1	1,649	2024	1.0	0.13	No	790,000	7/26/2024	1322 Rockwood
Avg:	2.2	2,343			0.57		1,023,250		Property Count: 8



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Pronghorn Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
99	0.0	1,983	2002	1.0	0.29	No	197,000	7/25/2024	7844 E Ramblin Ranch
190	0.0	3,157	2007	1.0	0.27	No	600,000	9/20/2024	8220 N Sable
213	1.8	2,567	2015	1.0	0.28	No	545,700	7/19/2024	7927 E Charolais
221	0.7	2,607	2003	1.0	0.29	No	575,000	9/16/2024	7553 E Circle Wagons
229	9.8	2,729	2007	1.0	0.24	Yes	625,000	10/17/2024	8006 N Sable
230	5.5	1,758	2003	1.0	0.22	No	405,000	7/29/2024	7673 E Circle Wagons
236	-0.6	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	3.2	1,944	2006	1.0	0.20	No	509,000	8/22/2024	7930 N Paradise Canyon
267	2.3	1,459	2004	1.0	0.13	No	390,000	12/13/2024	7327 N Bird Song
268	5.0	1,886	2014	1.0	0.13	No	505,000	9/20/2024	7554 E Roaring Canyon
268	3.5	1,940	2020	1.0	0.15	No	520,000	11/12/2024	7865 E Hearthstone
269	5.1	1,617	2004	1.0	0.18	No	435,000	10/9/2024	7277 N Bird Song
273	2.7	2,146	2024	1.0	0.16	No	586,110	12/20/2024	7642 E Last Way
275	0.2	2,284	2005	1.0	0.25	No	629,000	9/19/2024	7851 E Prickly Pear
276	0.4	1,945	2021	1.0	0.16	No	537,000	8/6/2024	8765 N Auster
277	1.9	2,146	2024	1.0	0.17	No	593,893	7/25/2024	7699 E Turnberry`
280	4.9	1,910	2024	1.0	0.17	No	535,000	9/27/2024	7687 E Turnberry
280	2.4	1,910	2024	1.0	0.17	No	535,000	11/8/2024	7694 E Fieldstone
281	2.0	2,206	2006	1.0	0.24	No	620,000	11/12/2024	7836 E Gazelle
282	1.1	1,705	2005	1.0	0.17	No	480,000	10/18/2024	7582 E Dusty Boot
287	2.2	2,598	2015	1.0	0.28	Yes	745,000	10/2/2024	7257 N Crimson Sky
287	0.4	1,479	2006	1.0	0.22	No	425,000	7/9/2024	7631 E Sedalia
287	1.3	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
291	0.3	2,855	2017	1.0	0.31	No	830,000	7/12/2024	7812 E Ramblin Ranch
294	0.2	1,870	2015	1.0	0.13	No	549,000	7/29/2024	7982 N Music Mountain
294	3.8	1,513	2004	1.0	0.24	No	444,500	7/10/2024	7753 E Melody Ranch
294	0.8	1,836	2003	1.0	0.31	No	540,000	10/2/2024	7531 E Circle Wagons
295	0.4	2,151	2021	1.0	0.24	No	635,000	7/30/2024	7784 Bella Vista
301	0.0	1,890	2003	1.0	0.32	No	569,000	9/10/2024	7917 E Sleepy Owl
303	2.1	1,946	2020	1.0	0.17	No	589,000	10/30/2024	7833 E Hearthstone
303	1.5	2,294	2014	1.0	0.35	No	695,000	8/12/2024	8486 N Cyclone
303	0.1	2,161	2020	1.0	0.27	No	655,000	7/23/2024	7922 Bella Vista
304	0.8	1,599	2022	1.0	0.18	No	486,000	9/9/2024	7926 E Hideaway Falls
305	1.2	1,589	2024	1.0	0.16	No	484,000	12/18/2024	7718 E Fieldstone
305	3.9	1,474	2002	1.0	0.25	No	450,000	9/17/2024	7664 E Shimmer



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Pronghorn Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
309	1.7	1,782	2023	1.0	0.17	No	549,900	10/3/2024	7775 E Talking Iron
314	2.3	2,153	2021	1.0	0.23	No	675,000	7/15/2024	7855 Bella Vista
314	3.6	1,589	2024	1.0	0.16	No	499,000	9/26/2024	7675 E Turnberry
314	4.7	1,589	2024	1.0	0.30	No	499,000	8/21/2024	7718 E Turnberry
314	5.2	1,589	2024	1.0	0.22	No	499,000	10/1/2024	7701 E Fieldstone
317	1.1	1,955	2021	1.0	0.17	Panoramic	620,000	12/6/2024	7903 E Bella Vista Lane
329	0.2	2,004	2017	1.0	0.26	Panoramic	658,500	10/16/2024	8461 N Wandering Creek
329	3.3	2,183	2014	1.0	0.40	No	717,500	10/21/2024	8551 N Pepperbox
330	0.2	1,976	2018	1.0	0.27	No	652,850	8/6/2024	7776 E Shooting Star
336	0.0	2,587	2017	1.0	0.40	No	870,000	9/12/2024	7827 E Reindeer
Avg:	2.0	2,007			0.23		557,573		Property Count: 47

Ranch at Prescott

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
215	0.6	3,262	1988	2.0	0.43	Panoramic	700,000	9/12/2024	124 N Murphy
227	0.7	6,716	1994	1.0	1.02	Panoramic	1,525,000	12/16/2024	581 Windspirit
272	2.6	2,647	1989	1.0	0.29	No	720,000	12/20/2024	49 Dressage
287	0.1	4,351	2020	2.0	0.37	No	1,250,000	11/13/2024	409 Brandywine
292	5.5	1,612	1997	2.0	0.07	No	470,000	9/6/2024	221 Seville
294	7.9	3,668	1999	2.0	1.40	Panoramic	1,080,000	9/12/2024	2652 Lookover
391	1.3	2,453	1991	2.0	0.55	No	960,000	8/23/2024	385 Fox Hollow
474	0.6	2,003	2017	1.0	0.45	Panoramic	950,000	11/26/2024	3253 Bar Circle A
496	6.8	2,519	2024	1.0	0.39	Yes	1,250,000	12/30/2024	10 S Woodridge
Avg:	2.9	3,248			0.55		989,444		Property Count: 9



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Saddlewood

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
240	3.9	2,185	2019	2.0	0.14	Panoramic	525,000	10/16/2024	6148 Harvest Moon
252	9.8	1,709	2021	1.0	0.10	No	430,000	11/27/2024	6288 Harvest Moon
286	1.5	1,709	2021	1.0	0.11	No	489,000	11/20/2024	6275 Harvest Moon
295	4.5	1,795	2019	1.0	0.10	No	530,000	11/22/2024	1382 Woodpecker
315	4.0	1,697	2018	1.0	0.11	No	535,000	12/13/2024	6236 Barn Owl
322	0.3	1,589	2021	1.0	0.12	No	512,000	9/19/2024	6254 Harvest Moon
Avg:	4.0	1,781			0.11		503,500		Property Count: 6

Sandretto Hills

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
245	6.6	2,000	1993	1.0	0.22	No	490,000	11/12/2024	3250 Sunflower
275	1.1	2,057	1996	1.0	0.21	Panoramic	565,000	8/23/2024	3310 Aster
283	0.7	1,394	1996	1.0	0.23	No	395,000	10/18/2024	3321 Aster
286	2.1	2,049	1995	1.0	0.21	No	585,000	11/21/2024	3280 Aster
288	2.0	1,738	1992	1.0	0.23	No	500,000	12/13/2024	3220 Aster
359	0.9	1,422	2001	1.0	0.21	No	510,000	10/16/2024	3365 Marigold
Avg:	2.2	1,777			0.22		507,500		Property Count: 6

Skyview

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
317	4.6	1,846	2024	1.0	0.21	No	585,990	10/17/2024	7588 E Louie
320	0.1	1,846	2024	1.0	0.18	No	591,445	7/9/2024	7612 E Louie
321	2.7	1,653	2024	1.0	0.22	No	530,325	12/4/2024	7600 E Louie
335	4.6	1,653	2024	1.0	0.18	No	554,000	10/22/2024	7636 E Louie
349	1.7	1,653	2024	1.0	0.18	No	577,476	7/30/2024	7624 E Louie
361	1.0	2,254	2024	1.0	0.18	No	812,603	12/20/2024	7495 E Louie
Avg:	2.4	1,818			0.19		608,640		Property Count: 6



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Stoneridge

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
193	5.1	2,918	2005	2.0	0.18	No	562,000	9/27/2024	1026 N Cloud Cliff
203	19.2	2,517	2002	2.0	0.17	No	510,000	7/31/2024	7183 E Grass Land
214	4.6	5,364	2004	3.0	0.47	Panoramic	1,150,000	12/20/2024	1785 N Bluff Top
223	0.4	2,196	2005	2.0	0.10	No	490,000	8/29/2024	7272 E Night Watch
224	2.3	2,257	2005	2.0	0.12	Panoramic	505,000	9/13/2024	7260 E Night Watch
228	3.7	3,307	2004	2.0	0.20	No	755,000	11/8/2024	7584 E Bravo
235	3.4	2,547	2003	1.0	0.21	No	598,000	7/8/2024	1951 N Fence Line
239	1.1	1,897	2005	2.0	0.01	No	454,010	11/4/2024	7242 Night Watch
244	9.4	2,655	2003	2.0	0.20	No	649,000	8/15/2024	6985 E Lynx Wagon
271	2.6	3,296	2004	2.0	0.22	Panoramic	893,700	12/6/2024	1839 N Bluff Top
287	3.4	1,972	2016	1.0	0.12	No	565,000	7/9/2024	1478 N Range View
288	0.9	1,684	2003	1.0	0.14	No	485,000	12/5/2024	1881 Wander
292	1.0	1,864	2006	1.0	0.14	Panoramic	545,000	12/4/2024	1292 N Goose Flat
293	0.9	1,776	2009	1.0	0.17	No	520,000	10/10/2024	1147 Rusty Nail
298	0.1	1,847	2014	1.0	0.13	No	549,900	12/13/2024	1110 N Tin Whip
299	6.4	2,118	2005	1.0	0.17	Panoramic	634,000	11/13/2024	7314 E Night Watch
304	0.7	1,580	2005	1.0	0.13	No	480,000	7/19/2024	7761 E Roaming
311	0.1	2,714	2005	1.0	0.32	Panoramic	845,000	8/12/2024	7564 E Bravo
312	3.3	1,536	2003	1.0	0.13	No	479,900	9/4/2024	7071 E Lantern
317	0.1	2,211	2007	1.0	0.20	No	700,000	12/13/2024	1157 N Tin Whip
317	0.1	1,388	2007	1.0	0.10	No	440,000	12/20/2024	1100 Fence Post
319	2.2	1,412	2006	1.0	0.10	No	450,000	7/17/2024	1138 Fence Post
324	0.0	4,240	2007	2.0	0.80	Panoramic	1,375,000	9/23/2024	6479 E Slow Cattle
327	0.8	1,207	2005	1.0	0.10	No	395,000	12/23/2024	7283 E Night Watch
332	3.9	1,519	2005	1.0	0.13	No	505,000	10/21/2024	7722 E Bravo
333	0.4	1,635	2015	1.0	0.12	No	545,000	11/18/2024	1569 N Range View
335	0.1	1,819	2002	1.0	0.22	No	610,000	10/15/2024	7194 E Grass Land
337	1.0	2,520	2012	1.0	0.20	No	849,000	12/2/2024	1204 N Stillness
340	0.1	1,528	2005	1.0	0.22	No	520,000	11/14/2024	1347 Kettle Hill
343	1.1	1,716	2016	1.0	0.11	No	588,345	10/11/2024	1549 N Range View
347	1.9	1,870	2014	1.0	0.17	No	649,000	10/15/2024	1104 N Rusty Nail
353	1.4	1,201	2006	1.0	0.10	No	424,000	10/31/2024	1115 Hobble Strap
353	1.0	2,317	2009	1.0	0.23	Panoramic	818,000	10/21/2024	1249 N Stack Rock
370	1.8	2,110	2009	1.0	0.20	Panoramic	780,000	10/17/2024	1219 N Stack Rock
Avg:	2.5	2,198			0.19		627,025		Property Count: 34



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Talking Rock

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
359	1.3	2,271	2005	1.0	0.22	Panoramic	815,000	8/6/2024	5740 W Johnny Mullins
382	8.2	2,082	2005	1.0	0.27	Yes	795,000	7/11/2024	5671 W Johnny Mullins
414	4.1	1,922	2005	1.0	0.21	Yes	795,000	8/23/2024	5609 W Johnny Mullins
447	2.0	2,639	2019	1.0	0.74	No	1,180,000	12/30/2024	15500 N Talking Rock Ranch
453	0.5	2,318	2021	1.0	0.20	Yes	1,050,000	9/19/2024	15077 N Carlson
484	6.7	2,954	2006	1.0	0.52	Yes	1,430,000	8/9/2024	14821 N Dragons Breath
487	3.2	2,335	2023	1.0	0.21	No	1,137,500	7/17/2024	5596 W Bruno Canyon
498	0.7	2,773	2024	1.0	0.52	Panoramic	1,380,000	9/6/2024	5255 W Bruno Canyon
537	2.7	2,049	2017	1.0	0.19	Yes	1,100,000	12/30/2024	15025 N Forever View
563	25.6	2,070	2023	1.0	0.20	No	1,165,000	8/14/2024	5562 W Bruno Canyon
638	5.0	3,370	2016	1.0	1.06	Panoramic	2,150,000	12/9/2024	15200 N Fort Apache
647	0.2	3,506	2018	1.0	0.51	Panoramic	2,270,000	11/27/2024	15425 N Badlands
Avg:	5.0	2,524			0.40		1,272,292		Property Count: 12

Timber Ridge

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
266	4.5	3,104	2001	2.0	0.31	Panoramic	825,000	10/4/2024	2098 Summer Breeze
289	0.2	2,332	1997	2.0	0.16	Yes	675,000	11/7/2024	1151 Trails End
312	2.1	3,000	1994	2.0	0.32	No	937,000	9/19/2024	1723 Rolling Hills
313	0.1	3,032	1997	1.0	0.28	No	950,000	7/19/2024	1214 Squirrel Run
344	4.3	2,036	1988	2.0	0.33	Yes	699,999	9/12/2024	1798 Pine Country
347	0.0	2,475	1992	2.0	0.25	Yes	860,000	7/25/2024	1708 Rolling Hills
400	2.2	2,999	2019	2.0	0.41	Yes	1,200,000	12/2/2024	1758 Rolling Hills
415	1.0	1,820	1982	1.0	0.29	Yes	755,000	12/4/2024	1104 Blue Granite
Avg:	1.8	2,600			0.29		862,750		Property Count: 8



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Viewpoint (Prescott Valley)

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
227	1.6	1,804	2005	1.0	0.12	No	410,000	12/27/2024	8032 N Command Point
234	3.8	2,133	2001	1.0	0.18	No	500,000	10/16/2024	7492 N Summit View
241	1.3	1,804	2006	1.0	0.12	No	435,000	9/10/2024	8152 N Command Point
257	1.4	1,569	2003	1.0	0.12	No	402,500	12/3/2024	7377 E Mountain
264	0.4	1,839	2000	1.0	0.20	No	485,000	12/17/2024	7486 E Peak
264	0.1	2,085	2015	1.0	0.22	No	549,900	9/10/2024	8220 N Sunset Ridge
266	0.1	2,163	2016	1.0	0.18	No	574,900	11/4/2024	8353 N Rainbow
266	3.4	1,673	2000	1.0	0.22	No	445,000	9/6/2024	7223 N Viewscape
269	0.1	1,614	2003	1.0	0.20	No	434,900	11/27/2024	7789 N Rambling
272	0.1	2,093	2003	1.0	0.24	No	569,000	7/29/2024	7145 E Fire Rock
276	0.6	1,901	2005	1.0	0.19	Panoramic	525,000	8/13/2024	8121 N Sage Vista
280	0.9	1,894	2000	1.0	0.26	No	530,000	7/26/2024	7280 N Pinnacle Pass
283	0.8	1,437	2000	1.0	0.21	No	407,000	7/25/2024	7419 E Mingus
283	3.4	1,800	2000	1.0	0.28	No	510,000	12/4/2024	6905 N Sunset View
284	0.1	1,828	1999	1.0	0.28	No	520,000	9/25/2024	7127 E Granite Peaks
285	0.0	1,425	2002	1.0	0.12	Panoramic	406,000	8/14/2024	7382 E Plateau Ridge
287	0.5	1,392	2001	1.0	0.20	No	400,000	7/10/2024	7350 Summit
290	0.3	1,923	1999	1.0	0.32	No	557,000	10/21/2024	7446 E Scenic
290	2.4	1,950	2000	1.0	0.20	No	564,900	8/5/2024	7213 N Sunrise Vista
294	0.0	1,528	1998	1.0	0.22	No	449,000	10/29/2024	7437 Granite
298	1.7	1,527	2018	1.0	0.14	No	454,900	8/26/2024	7401 E Raywood
298	1.8	1,894	2004	1.0	0.24	No	564,900	9/12/2024	7726 N Sage Vista
299	0.8	1,587	2002	1.0	0.22	No	474,900	10/7/2024	7837 N Sage Vista
301	4.1	1,547	2002	1.0	0.23	No	465,000	9/26/2024	7827 N Sunset Ridge
303	1.6	1,425	2003	1.0	0.12	No	432,000	8/21/2024	7533 N Summit
304	3.0	1,268	2002	1.0	0.12	No	385,000	8/15/2024	7361 E Plateau Ridge
306	0.2	1,379	2000	1.0	0.22	No	422,000	8/21/2024	7264 N Summit View
312	0.0	1,597	2002	1.0	0.22	No	499,000	10/31/2024	7878 N Sage Vista
316	0.2	1,342	2000	1.0	0.20	No	424,000	9/20/2024	7185 N Summit View
319	1.2	1,437	2004	1.0	0.19	No	458,500	12/30/2024	7698 N Winding
Avg:	1.2	1,695			0.20		475,177		Property Count: 30



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



Top 40 Subdivisions 12/31/2024

Walden Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
320	5.0	1,969	2020	1.0	0.17	No	630,000	11/6/2024	5349 Autumn Leaf
340	1.1	1,822	2020	1.0	0.17	Panoramic	620,000	10/8/2024	5249 Autumn Leaf
345	0.7	2,808	2019	1.0	0.27	Panoramic	970,000	8/26/2024	5179 Wellness
348	2.1	1,869	2020	1.0	0.18	No	649,500	8/14/2024	5206 Autumn Leaf
352	1.1	1,822	2019	1.0	0.17	No	642,000	8/7/2024	5267 Autumn Leaf
373	4.7	2,380	2018	1.0	0.28	Panoramic	887,000	11/26/2024	5269 Wellness
419	0.9	2,385	2019	1.0	0.27	Panoramic	999,000	10/3/2024	5171 Wellness
Avg:	2.2	2,151			0.22		771,071		Property Count: 7

Whispering Canyon

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
297	17.9	2,557	2024	1.0	0.52	Yes	760,000	11/26/2024	6226 W Omar (Lot 206)
348	4.4	2,486	2023	1.0	0.56	No	865,000	10/30/2024	5990 W Frederick (Lot 161)
393	2.6	2,081	2024	1.0	0.57	Yes	817,682	8/29/2024	12250 N Thrine (Lot 229)
418	8.9	2,081	2024	1.0	0.80	Yes	870,037	12/17/2024	12305 N Petra (Lot 242)
422	1.9	2,315	2024	1.0	0.54	Yes	976,810	7/18/2024	6207 W Omar (Lot 215)
440	2.6	2,315	2024	1.0	0.82	Yes	1,019,041	7/9/2024	12332 N Otto (Lot 220)
466	0.0	2,486	2024	1.0	1.00	Yes	1,159,485	10/10/2024	6287 W Omar
490	9.2	2,315	2024	1.0	1.57	Yes	1,133,286	12/19/2024	12340 N Thrine (Lot 225)
Avg:	5.9	2,330			0.80		950,168		Property Count: 8

Wildwood Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
190	5.1	3,213	1985	2.0	0.36	No	610,000	8/27/2024	5 Woodside
205	7.9	3,321	1967	2.0	1.12	Yes	680,000	12/23/2024	29 W Glen Oaks
244	0.4	1,636	1994	1.0	0.33	Yes	400,000	12/9/2024	58 Woodside
334	1.3	1,794	1989	1.0	0.29	Yes	599,000	11/19/2024	2 Broadmoor
337	0.1	1,780	1969	1.0	0.42	Yes	600,000	10/17/2024	163 Wildwood
367	0.1	2,066	1984	1.0	0.32	Yes	758,000	11/4/2024	42 Woodside
399	1.6	1,416	1987	1.0	0.32	No	565,000	9/24/2024	30 Wildwood
Avg:	2.4	2,175			0.45		601,714		Property Count: 7



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Williamson Valley Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
186	4.6	5,587	2003	2.0	3.98	Panoramic	1,040,000	12/7/2024	10580 N Patina
263	8.8	5,706	2004	1.0	7.00	Panoramic	1,500,000	11/7/2024	3900 W Orions Belt
337	0.3	2,416	2001	1.0	3.10	No	814,900	7/11/2024	10800 N Patina
367	4.2	1,865	2024	1.0	2.76	Panoramic	685,000	9/26/2024	4432 W Copper Star
389	3.3	3,594	2005	1.0	3.01	No	1,399,500	12/3/2024	11345 N Williamson Valley Ra
422	1.6	2,521	2022	1.0	7.64	Panoramic	1,065,000	10/4/2024	11975 N Cowboy
501	3.9	2,724	2024	1.0	3.10	Panoramic	1,365,000	12/12/2024	3505 W Friendly Meadow
897	0.2	864	2001	1.0	6.02	Yes	774,900	11/27/2024	3325 W L Bar L
Avg:	3.4	3,160			4.58		1,080,538		Property Count: 8

Willow Hills

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
291	7.1	1,992	2002	1.0	0.14	No	579,000	12/19/2024	880 Baywood
296	4.9	2,022	2004	1.0	0.23	No	599,500	11/7/2024	2775 Brooks Range
299	2.1	1,760	2008	1.0	0.14	No	527,000	11/7/2024	1017 Bridgewater
305	3.2	1,870	2002	1.0	0.21	No	570,000	10/15/2024	3074 Adobe Springs
325	2.0	1,936	2015	1.0	0.20	No	630,000	12/13/2024	3023 Portside
326	0.4	1,778	2003	1.0	0.15	No	579,000	12/20/2024	872 Baywood
Avg:	3.3	1,893			0.18		580,750		Property Count: 6



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Yavapai Hills

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
185	4.1	2,595	1998	2.0	0.50	No	479,900	11/27/2024	4865 Comanche
196	3.7	2,929	2005	2.0	0.31	Yes	575,000	12/16/2024	4835 Butterfly
210	4.0	4,045	2001	3.0	0.39	Panoramic	850,000	12/16/2024	3945 Twisted
213	2.4	3,053	1993	2.0	0.29	Panoramic	650,000	12/13/2024	4911 Hornet
228	7.6	2,136	1982	2.0	0.31	No	486,000	11/6/2024	4983 Hornet
252	1.0	2,763	1996	1.0	0.23	Panoramic	695,000	12/30/2024	669 Star Rock
255	2.8	2,434	2005	1.0	0.45	Yes	620,000	8/14/2024	4623 Prairie
261	1.3	2,603	1982	2.0	0.45	Yes	680,000	12/12/2024	650 Coal
265	1.2	2,830	2007	2.0	0.50	Panoramic	750,000	9/3/2024	765 Tom Mix
267	0.5	1,833	1987	1.0	0.24	Panoramic	489,000	8/6/2024	661 Sunrise
272	3.8	2,787	1997	2.0	0.35	Panoramic	758,150	12/6/2024	3896 Twisted
295	1.2	1,577	1983	1.0	0.27	Yes	465,000	10/31/2024	640 Dragonfly
303	2.3	2,683	2005	1.0	0.82	Panoramic	812,000	10/3/2024	4689 Sharp Shooter
303	1.2	2,065	1995	2.0	0.33	No	625,000	11/26/2024	763 Yavapai Hills
305	1.4	1,753	1993	1.0	0.31	No	535,000	8/28/2024	4756 Hornet
318	0.3	1,774	1992	1.0	0.26	Panoramic	565,000	12/9/2024	542 Lotus
328	0.1	1,721	1990	1.0	0.29	Panoramic	565,000	11/15/2024	678 Star Rock
335	3.3	1,707	2002	1.0	0.48	No	572,000	10/10/2024	1034 Sunrise
336	2.8	1,132	1984	1.0	0.36	No	380,000	9/10/2024	4985 Cactus
384	3.5	2,471	2024	1.0	0.58	Panoramic	950,000	8/20/2024	1105 Sunrise
386	2.0	1,356	1984	1.0	0.34	Yes	524,000	9/20/2024	772 Sunrise
399	0.9	2,436	2018	1.0	0.45	Yes	973,000	12/20/2024	1029 Picket
Avg:	2.3	2,304			0.39		636,320		Property Count: 22



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