

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Mar 31, 2026**



Analysis of Sold Homes

The latest market statistics for the Prescott area and its Top 5 subdivisions, with long-term benchmarks



Home Value Trends & Ratios

Long-term and seasonal sales price trends for houses in the Prescott area, plus Pending Ratio Analysis

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"Never underestimate the power of a good pickle."

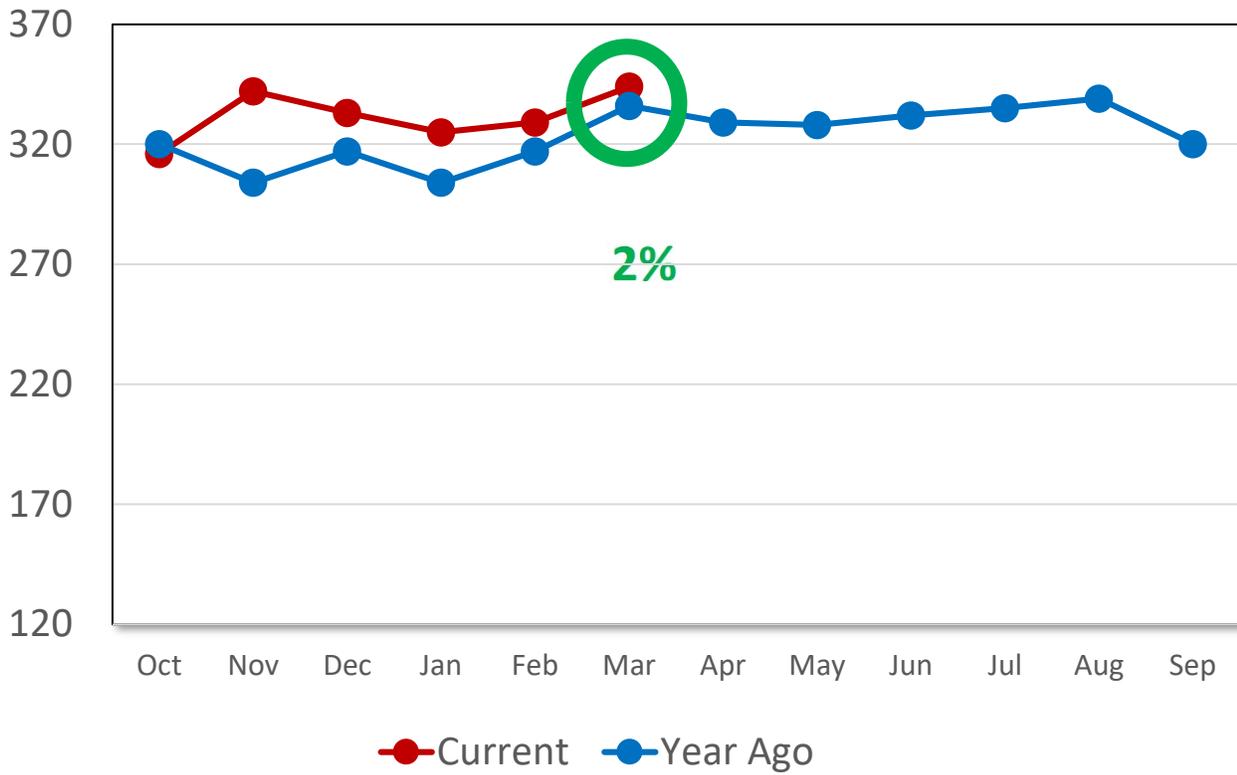


The Prescott "Pickle Lady"

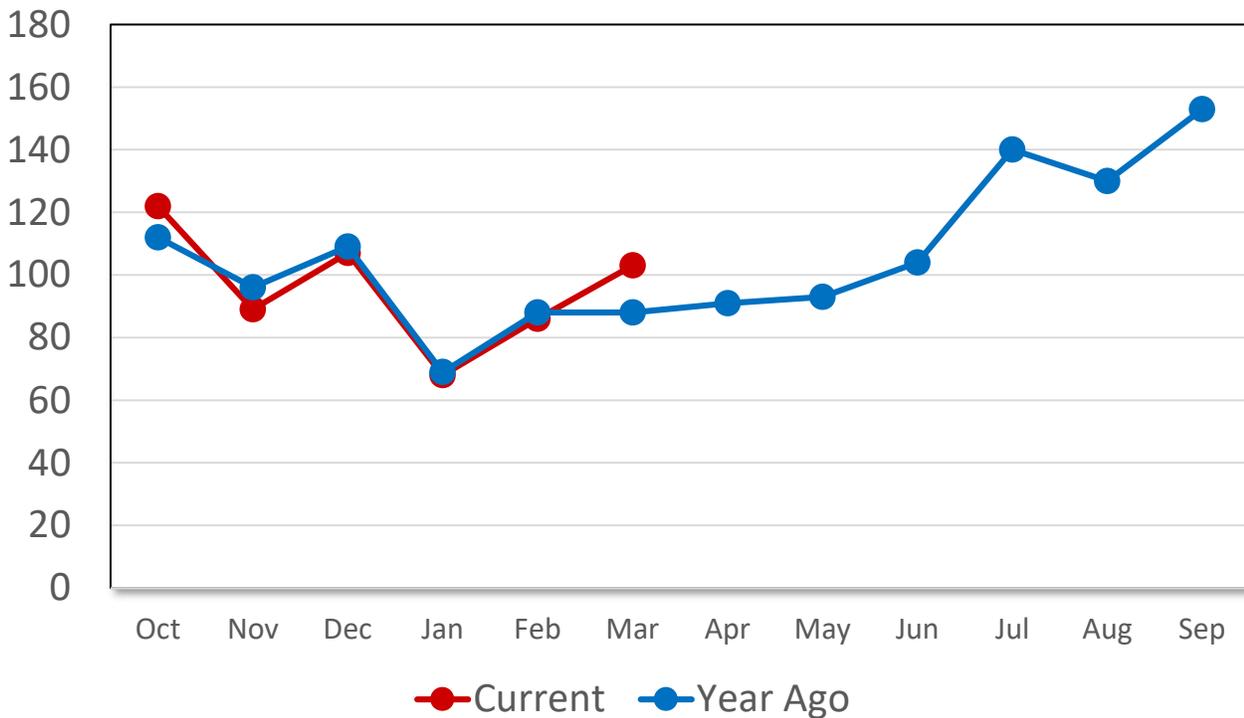
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Prescott

Prescott Median Sales Price / SqFt



Prescott Transactions



The Prescott "Pickle Lady"

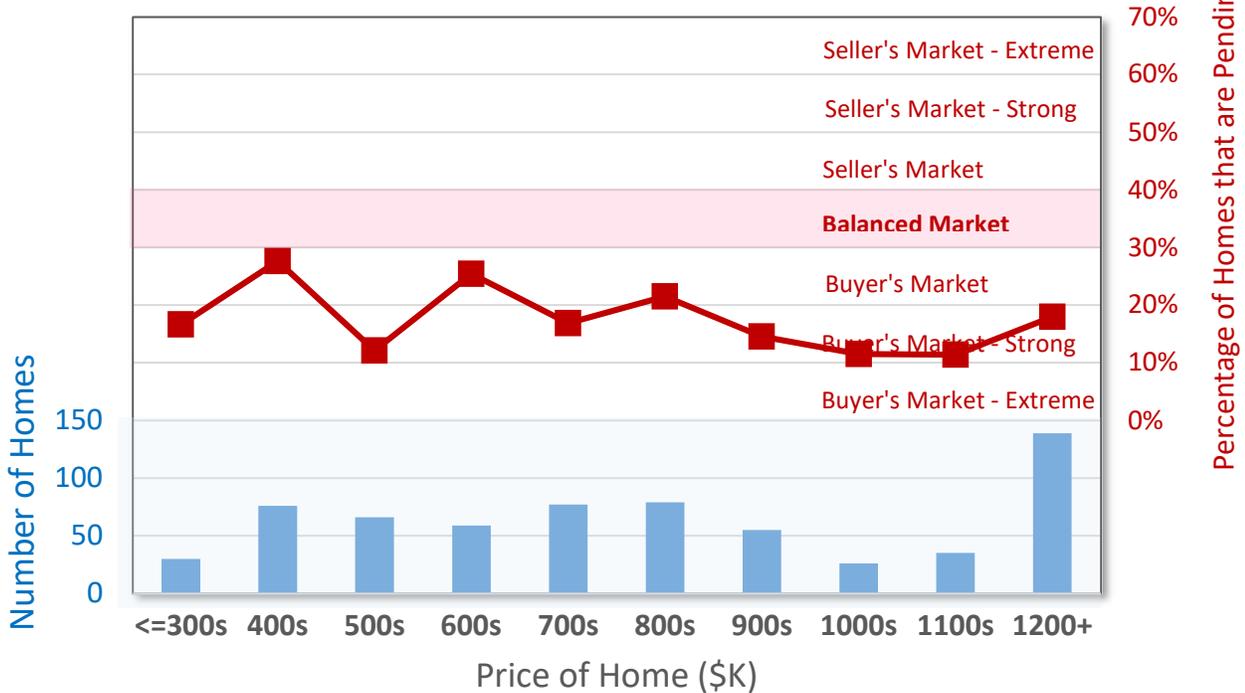
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Prescott Pending Ratio Analysis



16% = Percent of active listings that are already pending.

Prescott Pending Ratio Analysis by Price Point



How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:		Days	Months
	Until Contract	163	5.4
	In Escrow	30	1.0
	Total (To Close)	<u>193</u>	<u>6.4</u>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	10.8	25	2.3	1.0	3.3
400s	14.8	55	3.7	1.0	4.7
500s	17.7	58	3.3	1.0	4.3
600s	15.3	44	2.9	1.0	3.9
700s	9.8	64	6.6	1.0	7.6
800s	10.6	62	5.9	1.0	6.9
900s	7.5	47	6.3	1.0	7.3
1000s	3.7	23	6.3	1.0	7.3
1100s	5.0	31	6.2	1.0	7.2
1200+	12.2	114	9.4	1.0	10.4

Statistics for Top 5 Prescott Subdivisions

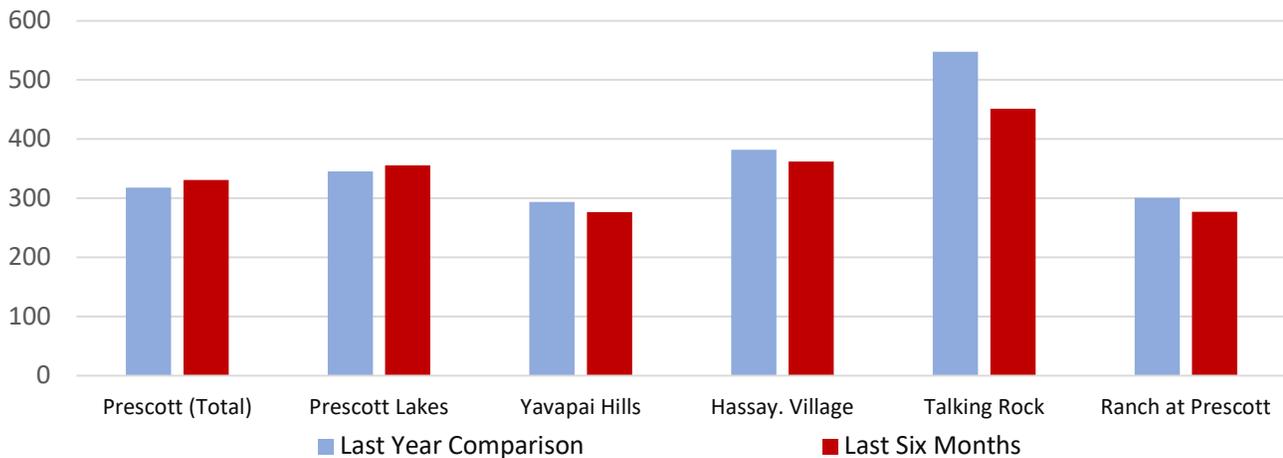
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

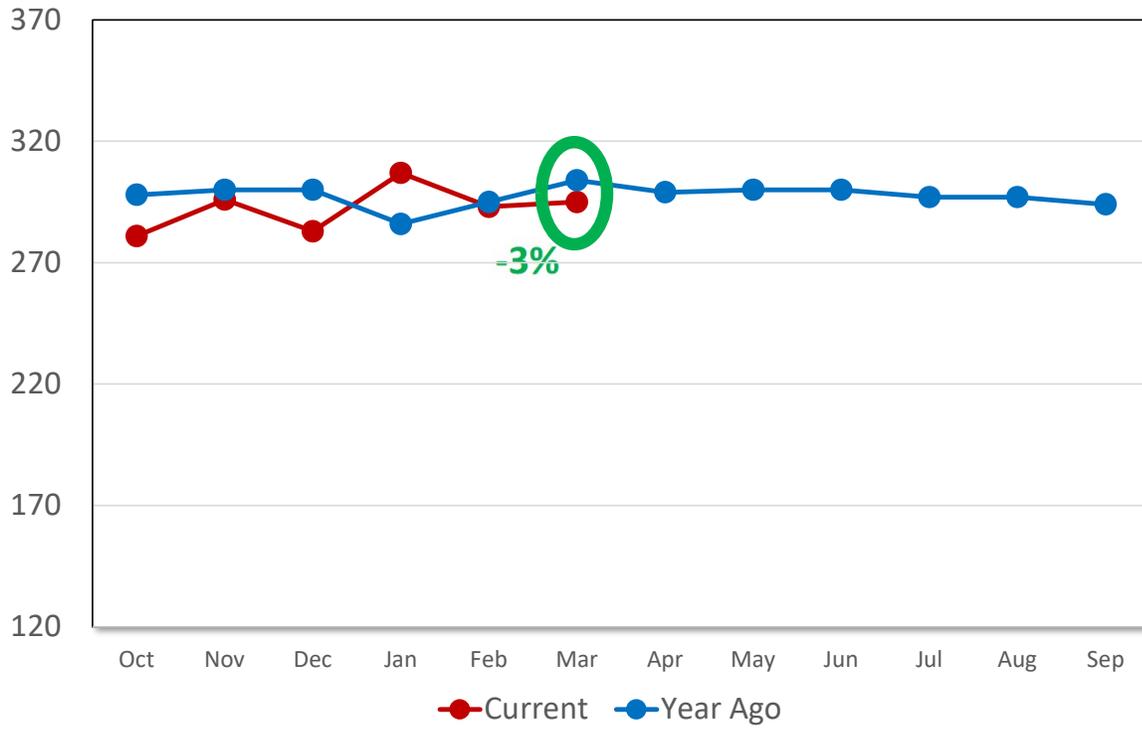
Homes Closed Over Last 12 Months	101	44	21	3	13	20
Avg Homes Sold Per Month	8	4	2	0	1	2
Homes on Market - Active	558	27	16	4	16	36
Homes on Market - Pending	103	15	1	3	1	1
Avg Months Until Contract	66.3	7.4	9.1	16.0	14.8	21.6
Avg Months in Escrow	12.2	4.1	0.6	12.0	0.9	0.6
Avg Months Until Close	78.5	11.5	9.7	28.0	15.7	22.2
Pending Ratio	16%	36%	6%	43%	6%	3%
Negotiation Advantage	Buyer - Strong	Balanced	Buyer - Extreme	Seller	Buyer - Extreme	Buyer - Extreme

Median Sales Price Per Square Foot

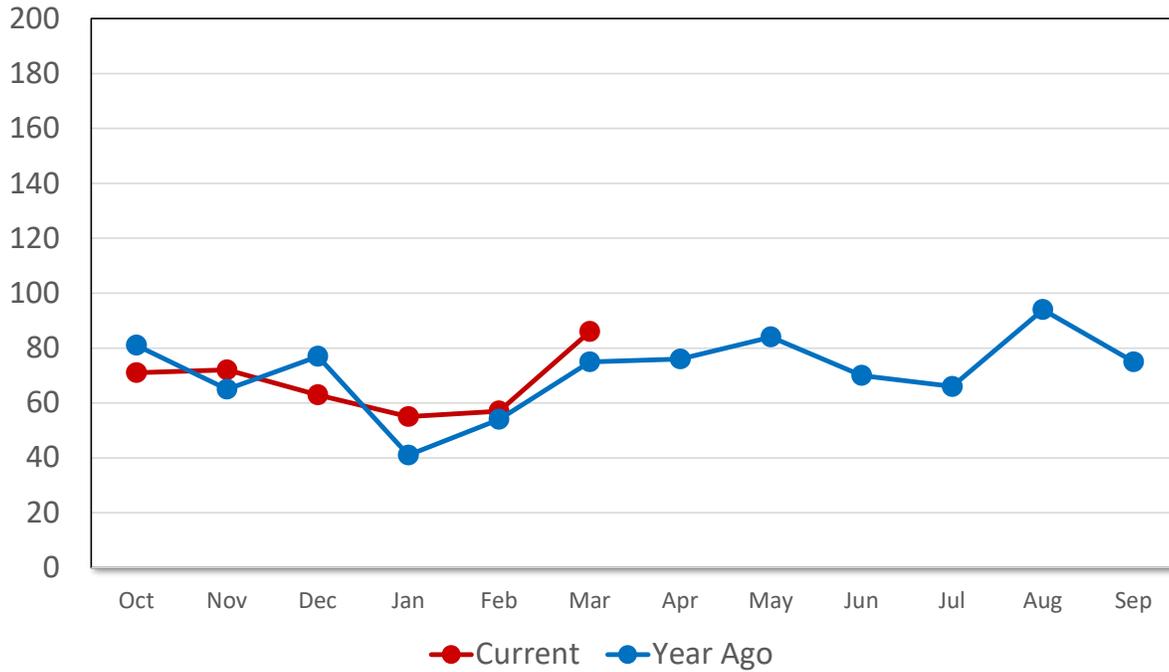
Last Year Comparison	318	345	294	382	547	301
Last Six Months	331	356	277	362	451	277
% Change - Year Over Year	4.1%	3.0%	-5.8%	-5.2%	-17.5%	-7.8%



Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions

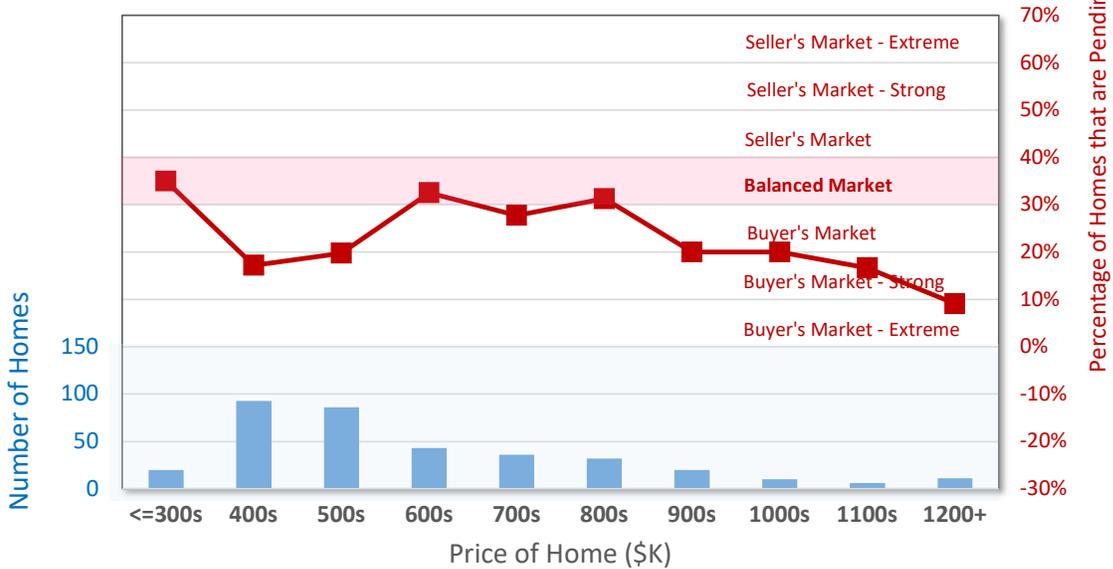


Prescott Valley Pending Ratio Analysis



18% = Percent of active listings that are already pending.

Prescott Valley Pending Ratio Analysis by Price Point



PAAR MLS - Prescott Existing ■ Number of Homes ■ Pending%

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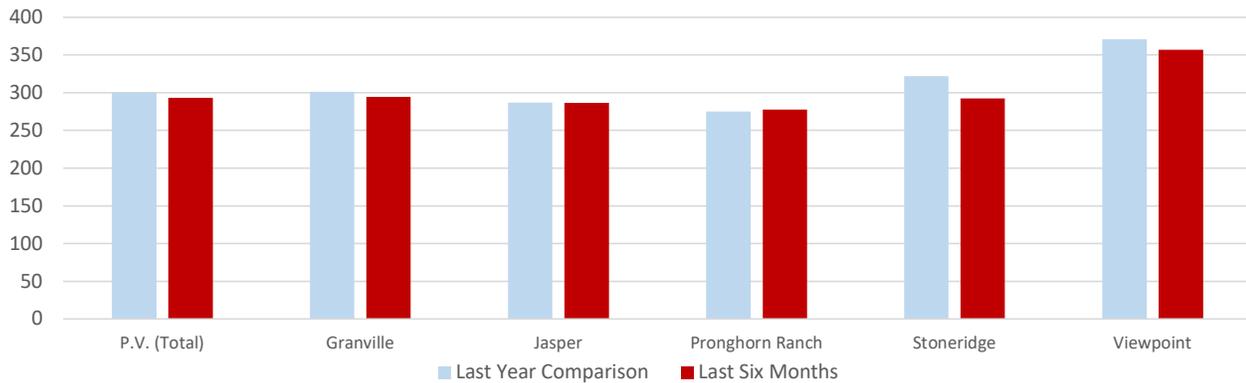
How Long Does It Take for Prescott Valley Homes to Sell?

		Days	Months
Overall Avg Time on Market:	Until Contract	105	3.5
	In Escrow	24	0.8
	Total (To Close)	129	4.3

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	13.8	13	0.9	0.8	1.7
400s	24.5	77	3.1	0.8	3.9
500s	11.8	69	5.9	0.8	6.7
600s	8.1	29	3.6	0.8	4.4
700s	4.9	26	5.3	0.8	6.1
800s	4.0	22	5.5	0.8	6.3
900s	2.1	16	7.7	0.8	8.5
1000s	0.4	8	19.2	0.8	20.0
1100s	0.7	5	7.5	0.8	8.3
1200s	2.2	10	4.6	0.8	5.4

Statistics for Top 5 Prescott Valley Subdivisions

Subdivision	P.V. (Total)	Granville	Jasper	Pronghorn Ranch	Stoneridge	Viewpoint
Market Characteristics						
Homes Closed Over Last 12 Months	197	80	40	26	25	26
Avg Homes Sold Per Month	16	7	3	2	2	2
Homes on Market - Active	302	49	21	16	23	48
Homes on Market - Pending	68	10	4	1	5	20
Avg Months Until Contract	18.4	7.4	6.3	7.4	11.0	22.2
Avg Months in Escrow	4.1	1.5	1.2	0.5	2.4	9.2
Avg Months Until Close	22.5	8.9	7.5	7.8	13.4	31.4
Pending Ratio	18%	17%	16%	6%	18%	29%
Negotiation Advantage	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer - Extreme	Buyer - Strong	Buyer
Median Sales Price Per Square Foot						
Last Year Comparison	300	301	287	275	322	371
Last Six Months	293	295	286	277	293	357
% Change - Year Over Year	-2.3%	-2.2%	-0.1%	0.8%	-9.1%	-3.7%



Want to get a complete analysis of your subdivision?

Or an accurate assessment of your home's current value?

<https://PrescottPickleLady.com/value>



Get an instant market assessment of your home's value, PLUS we'll follow up with a hand-cranked analysis to make sure your estimate is as accurate as possible.



Brought to you by...

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Crazy Delicious!

Why I'm the Pickle Lady

If you see me about town, don't be shy! Make sure to ask for some pickles. You will be glad you did. It's an old Louisiana recipe I've been making for decades. I take them everywhere I go. It's my little way of making the world a better place.

"Never underestimate the power of a good pickle!"