

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Apr 30, 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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The "Pickle Lady"

"Never underestimate the power of a good pickle."

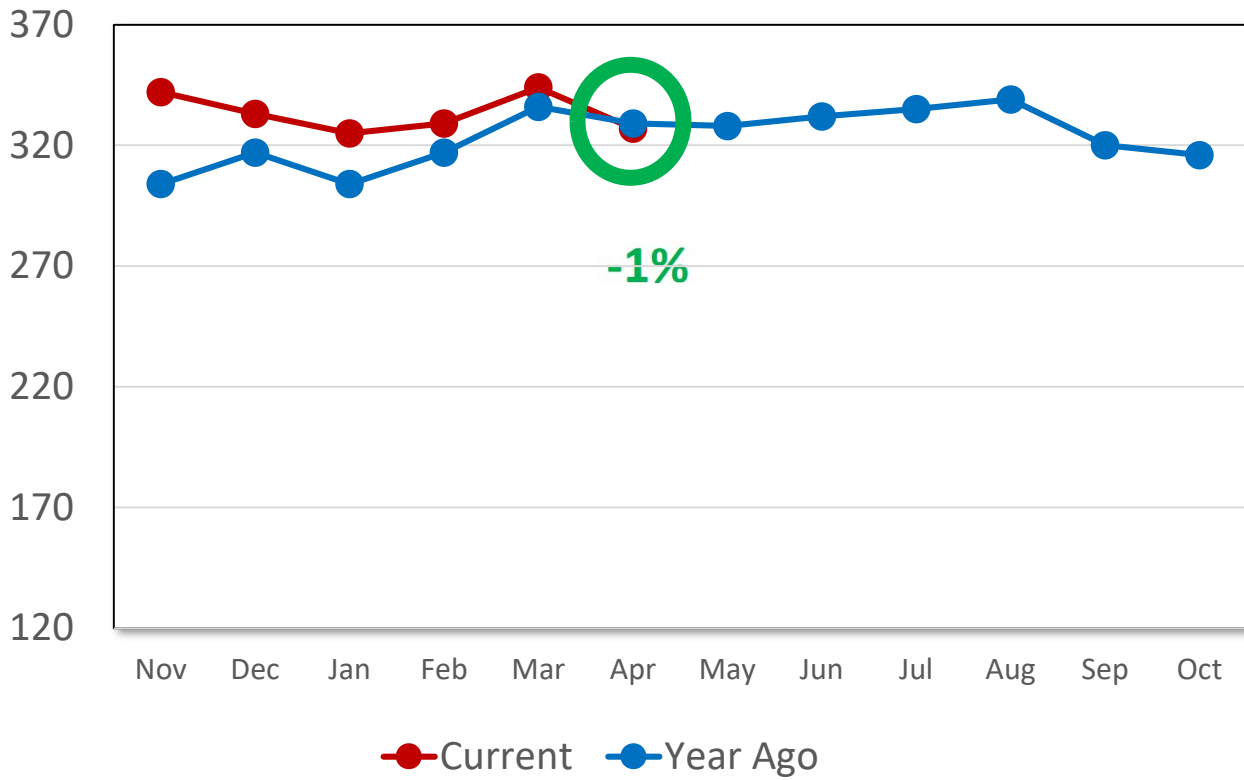


The Prescott "Pickle Lady"

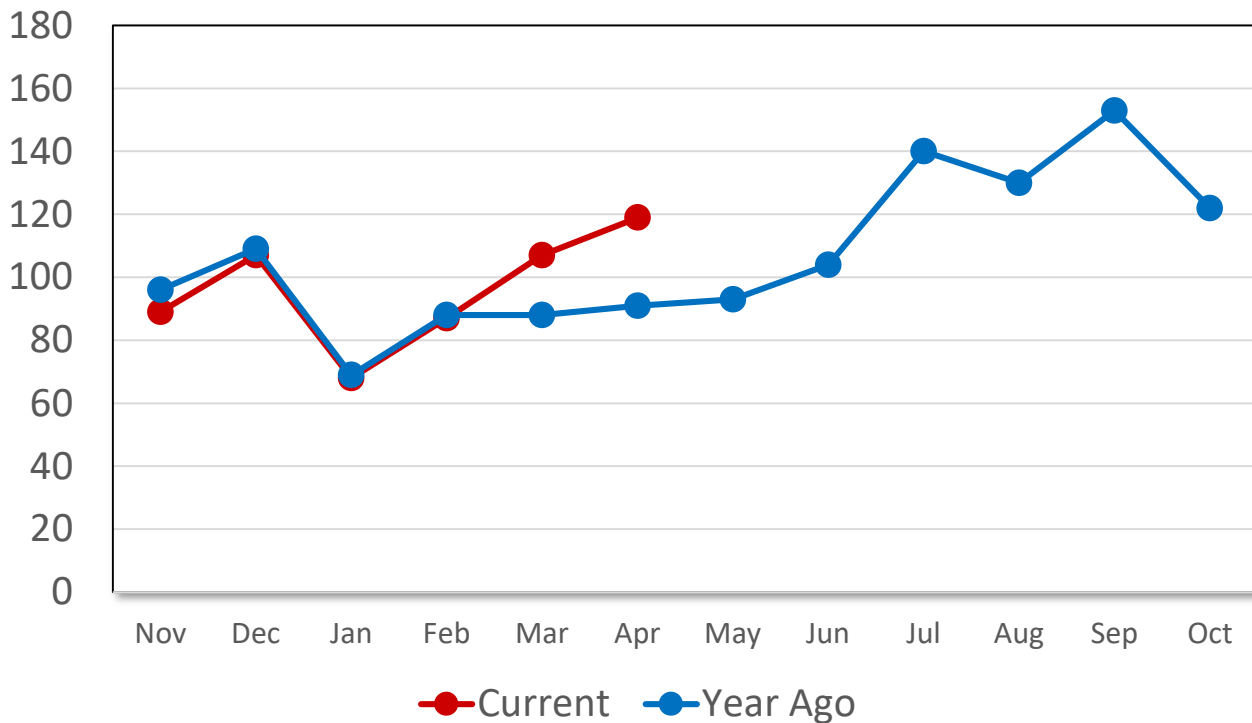
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Prescott

Prescott Median Sales Price / SqFt



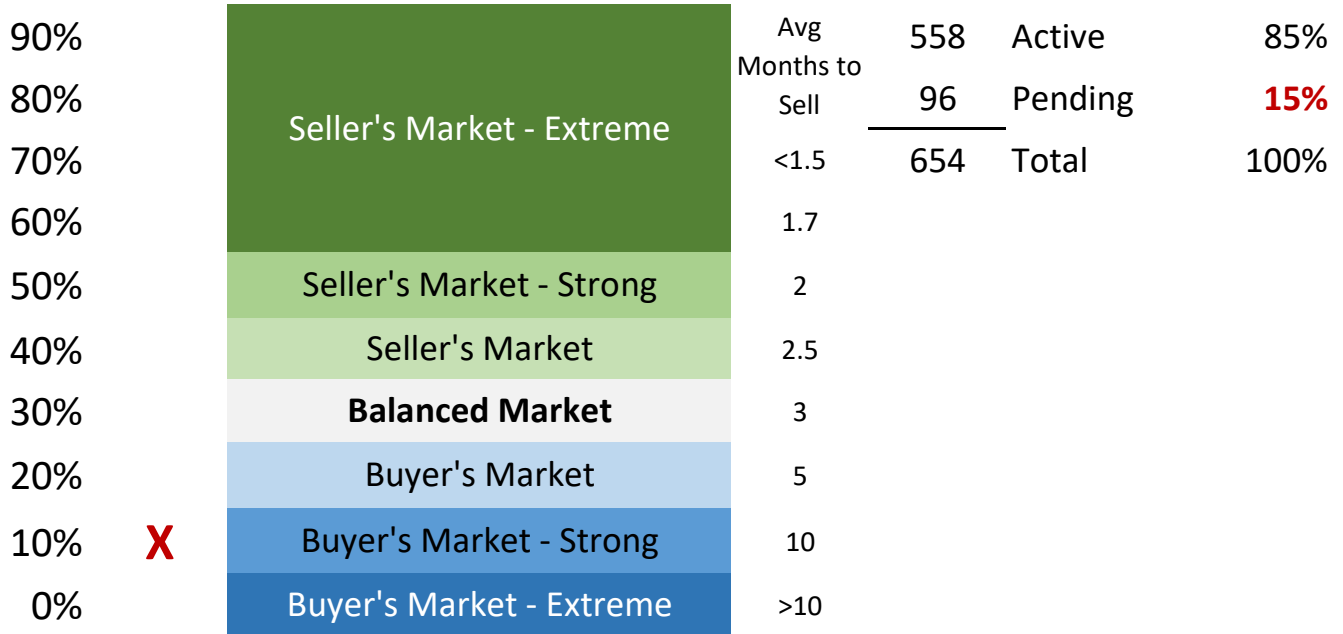
Prescott Transactions



The Prescott "Pickle Lady"

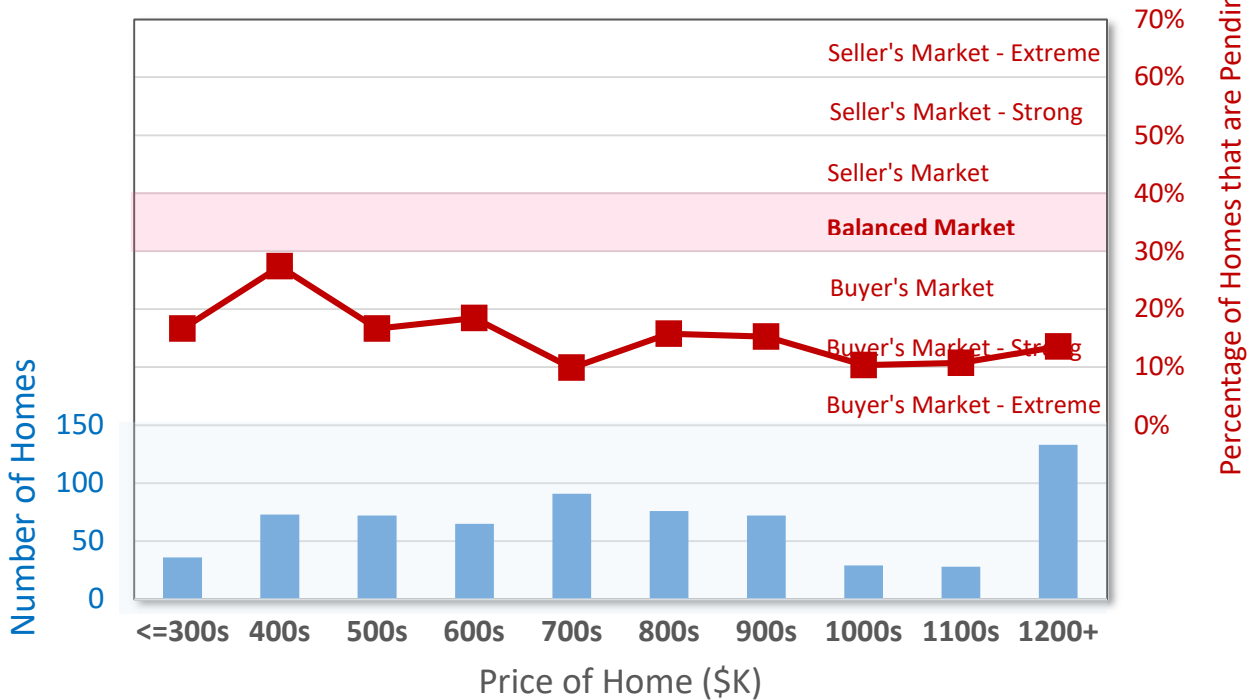
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Prescott Pending Ratio Analysis



15% = Percent of active listings that are already pending.

Prescott Pending Ratio Analysis by Price Point



PAAR MLS - Prescott

■ Number of Homes ■ Pending %

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The Prescott "Pickle Lady"

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How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:		Days	Months
	Until Contract	141	4.7
	In Escrow	24	0.8
	Total (To Close)	<u>165</u>	<u>5.5</u>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	10.8	30	2.8	0.8	3.6
400s	15.2	53	3.5	0.8	4.3
500s	18.6	60	3.2	0.8	4.0
600s	15.3	53	3.5	0.8	4.3
700s	9.7	82	8.5	0.8	9.3
800s	10.9	64	5.9	0.8	6.7
900s	7.4	61	8.2	0.8	9.0
1000s	3.8	26	6.8	0.8	7.6
1100s	5.4	25	4.6	0.8	5.4
1200+	12.8	115	9.0	0.8	9.8

Statistics for Top 5 Prescott Subdivisions

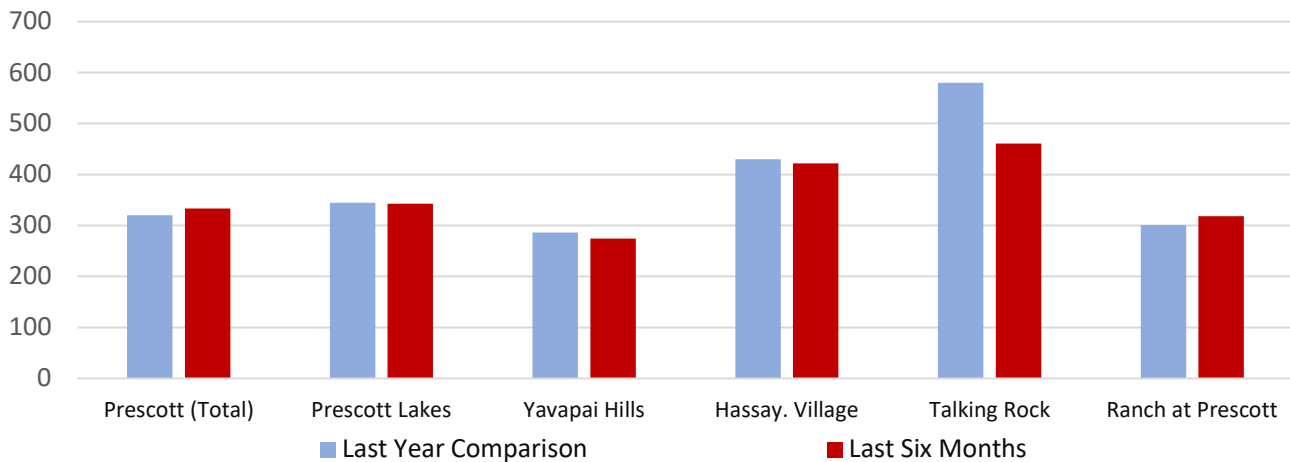
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

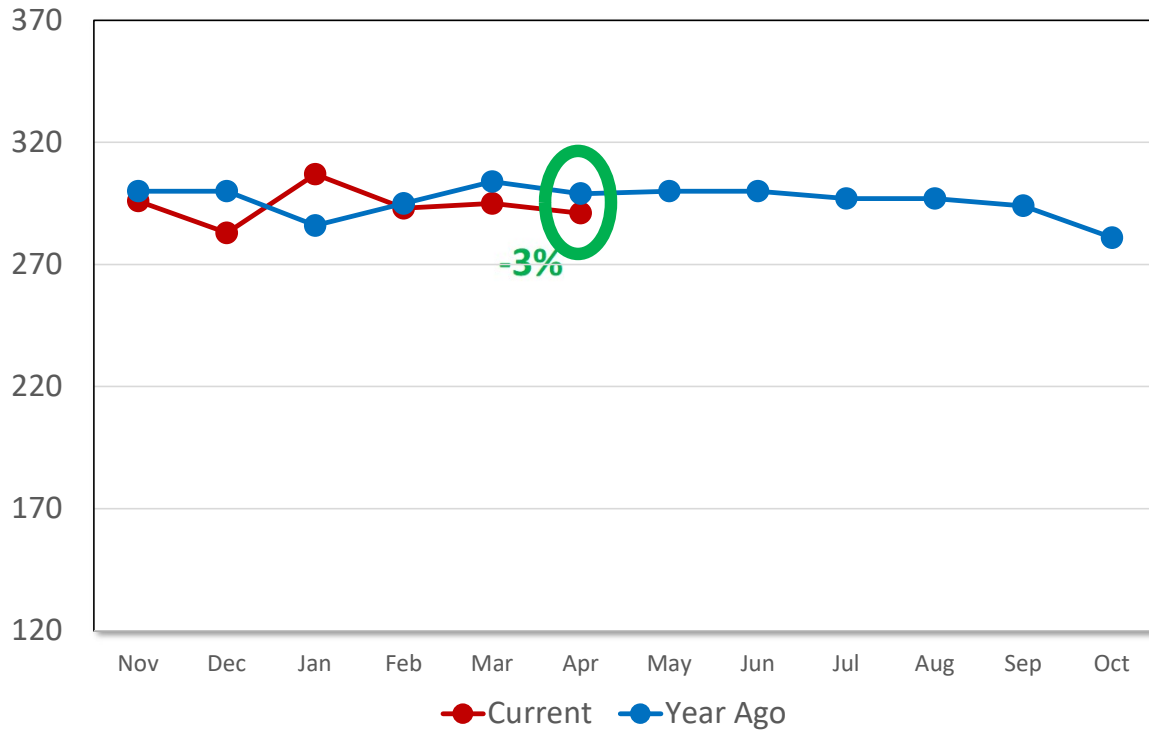
Homes Closed Over Last 12 Months	93	41	20	6	12	14
Avg Homes Sold Per Month	8	3	2	1	1	1
Homes on Market - Active	558	30	18	4	18	29
Homes on Market - Pending	96	11	1	-	1	1
Avg Months Until Contract	72.0	8.8	10.8	8.0	18.0	24.9
Avg Months in Escrow	12.4	3.2	0.6	-	1.0	0.9
Avg Months Until Close	84.4	12.0	11.4	8.0	19.0	25.7
Pending Ratio	15%	27%	5%	0%	5%	3%
Negotiation Advantage	Buyer - Strong	Buyer	Buyer - Extreme	Buyer - Extreme	Buyer - Extreme	Buyer - Extreme

Median Sales Price Per Square Foot

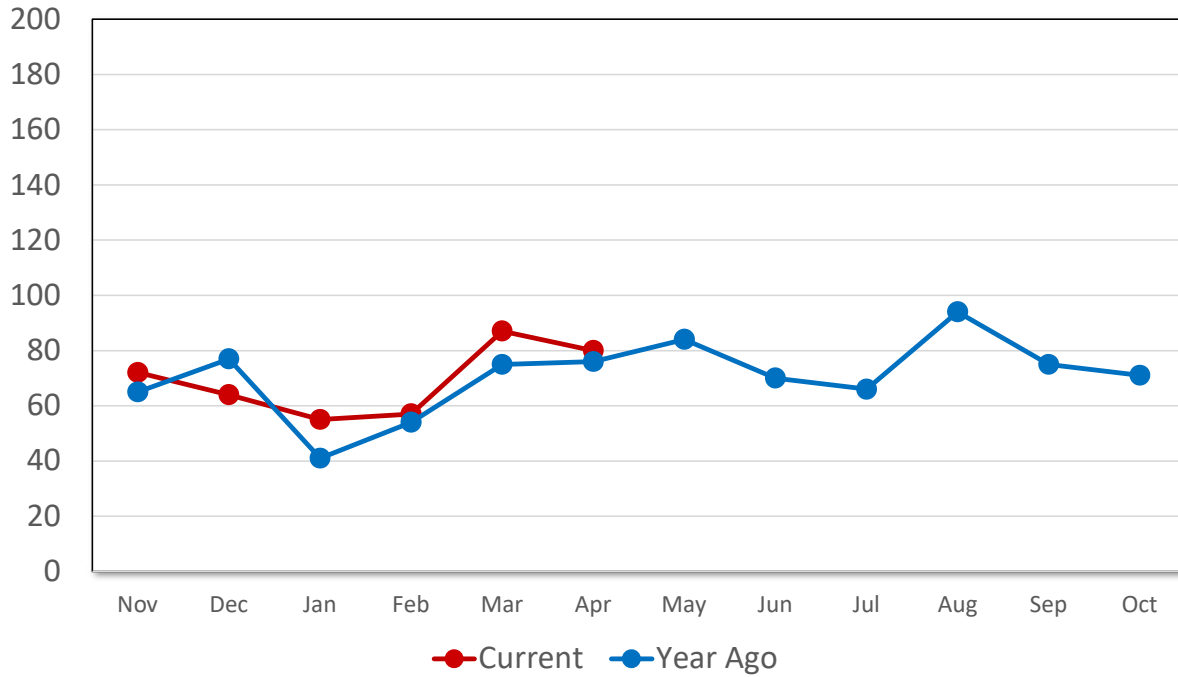
Last Year Comparison	320	345	286	430	580	301
Last Six Months	333	343	274	422	461	318
% Change - Year Over Year	4.1%	-0.5%	-4.0%	-1.9%	-20.5%	5.8%



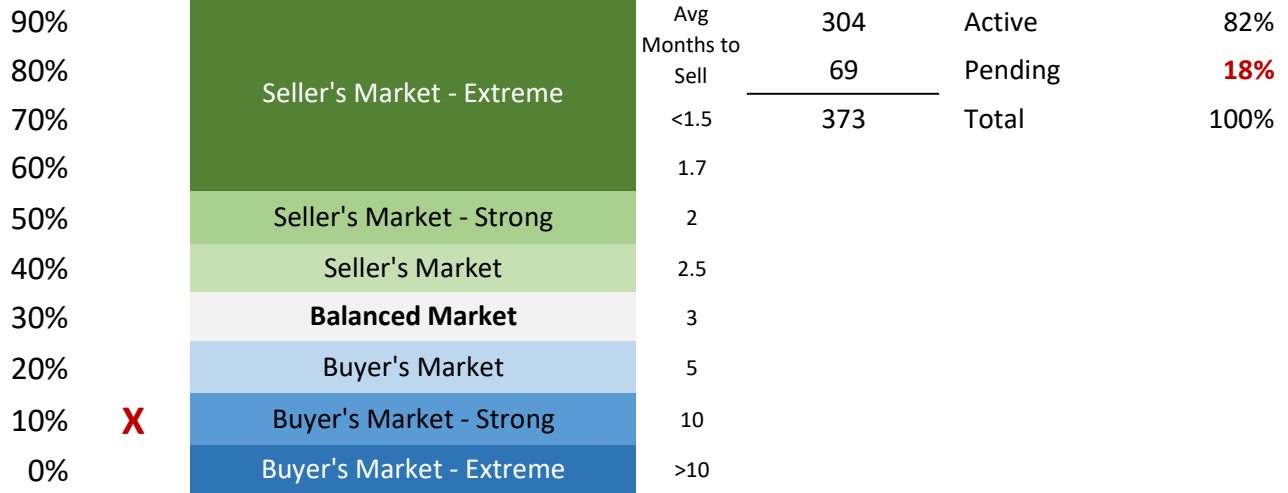
Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions

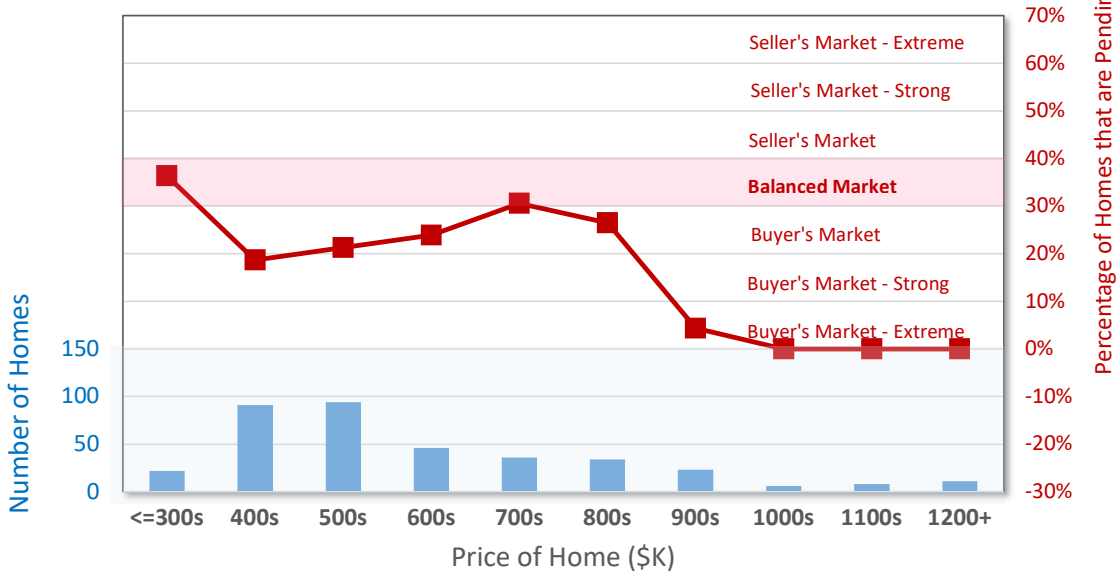


Prescott Valley Pending Ratio Analysis



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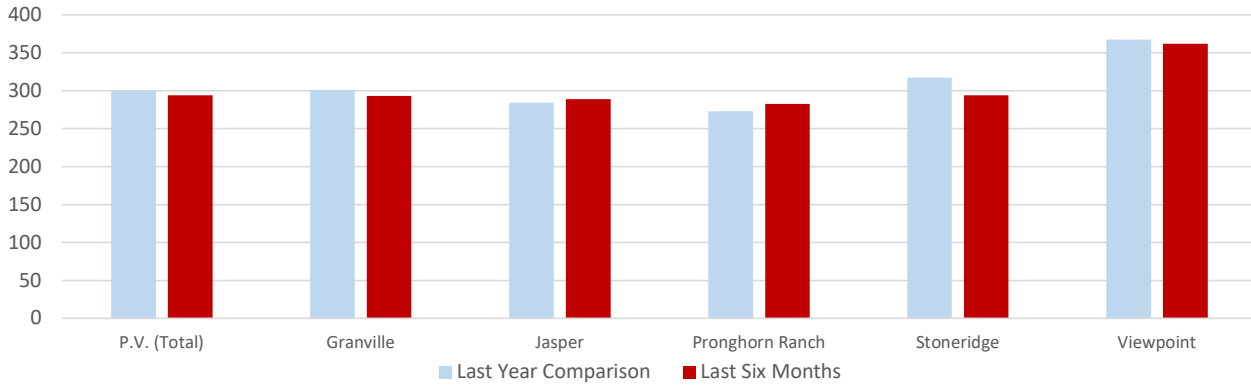
How Long Does It Take for Prescott Valley Homes to Sell?

		Days	Months
Overall Avg Time on Market:	Until Contract	114	3.8
	In Escrow	26	0.9
	Total (To Close)	<u>140</u>	<u>4.7</u>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	13.2	14	1.1	0.9	1.9
400s	25.3	74	2.9	0.9	3.8
500s	11.6	74	6.4	0.9	7.3
600s	8.4	35	4.2	0.9	5.0
700s	5.3	25	4.8	0.9	5.6
800s	3.8	25	6.7	0.9	7.5
900s	2.1	22	10.6	0.9	11.4
1000s	0.5	6	12.0	0.9	12.9
1100s	0.8	8	10.7	0.9	11.5
1200s	2.1	11	5.3	0.9	6.1

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	196	87	37	21	30	21
Avg Homes Sold Per Month	16	7	3	2	3	2
Homes on Market - Active	304	48	23	23	19	46
Homes on Market - Pending	69	12	5	2	3	19
Avg Months Until Contract	18.6	6.6	7.5	13.1	7.6	26.3
Avg Months in Escrow	4.2	1.7	1.6	1.1	1.2	10.9
Avg Months Until Close	22.8	8.3	9.1	14.3	8.8	37.1
Pending Ratio	18%	20%	18%	8%	14%	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	284	273	317	367
Last Six Months	294	293	289	282	294	362
% Change - Year Over Year	-2.0%	-2.7%	1.6%	3.4%	-7.2%	-1.5%



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...

Diane Breaux, Realtor®
The "Pickle Lady"

(713) 302-1964

diane@PrescottPickleLady.com

www.PrescottPickleLady.com

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!"