

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Jun 30, 2025**



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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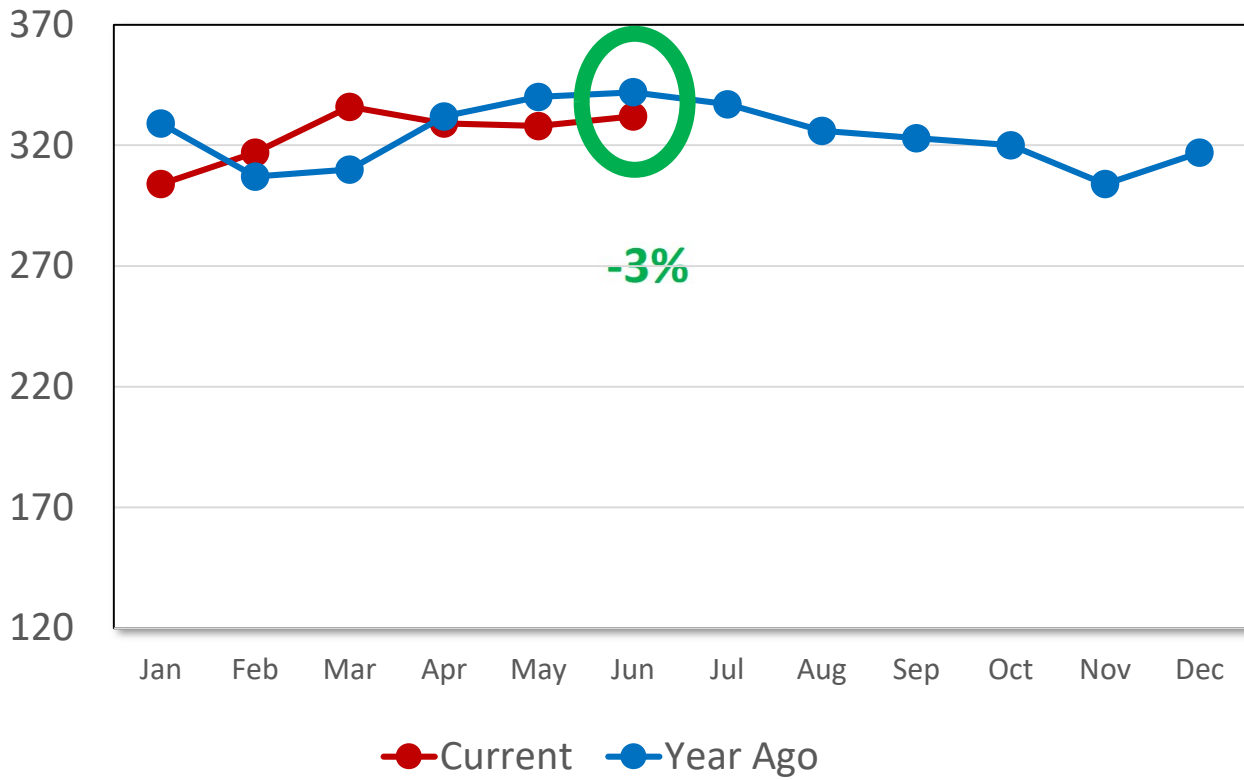


The Prescott "Pickle Lady"

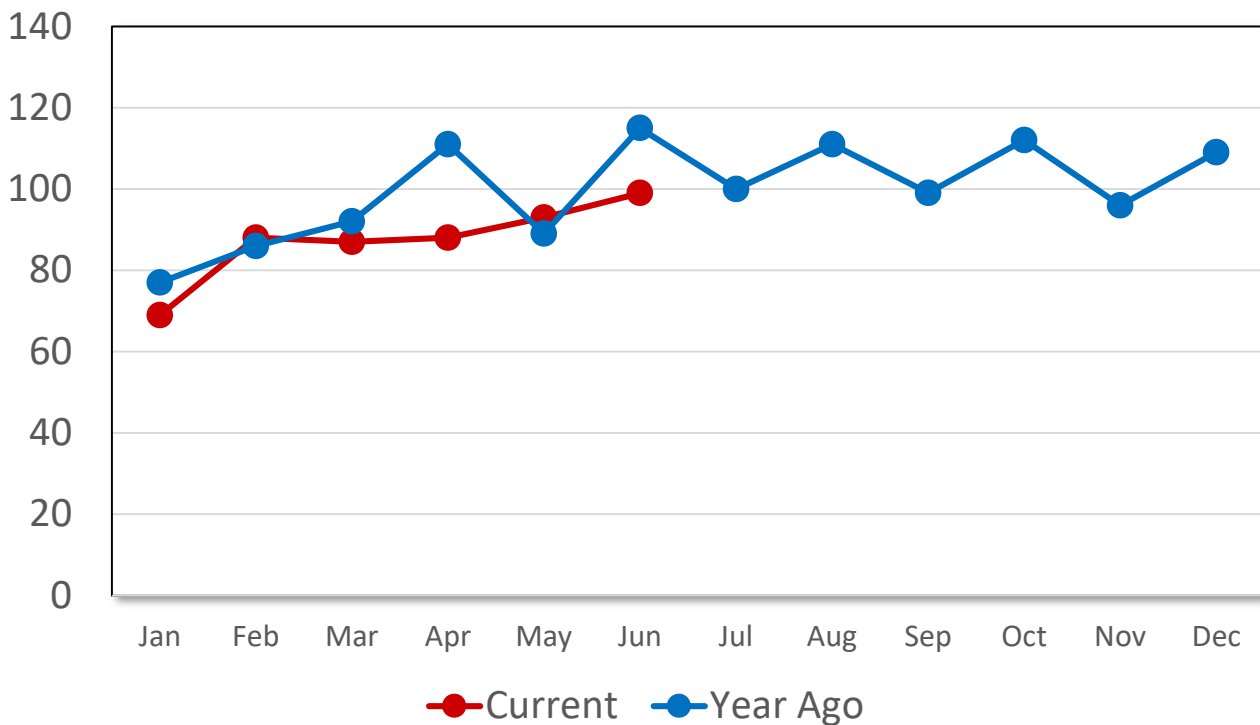
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Prescott

Prescott Median Sales Price / SqFt



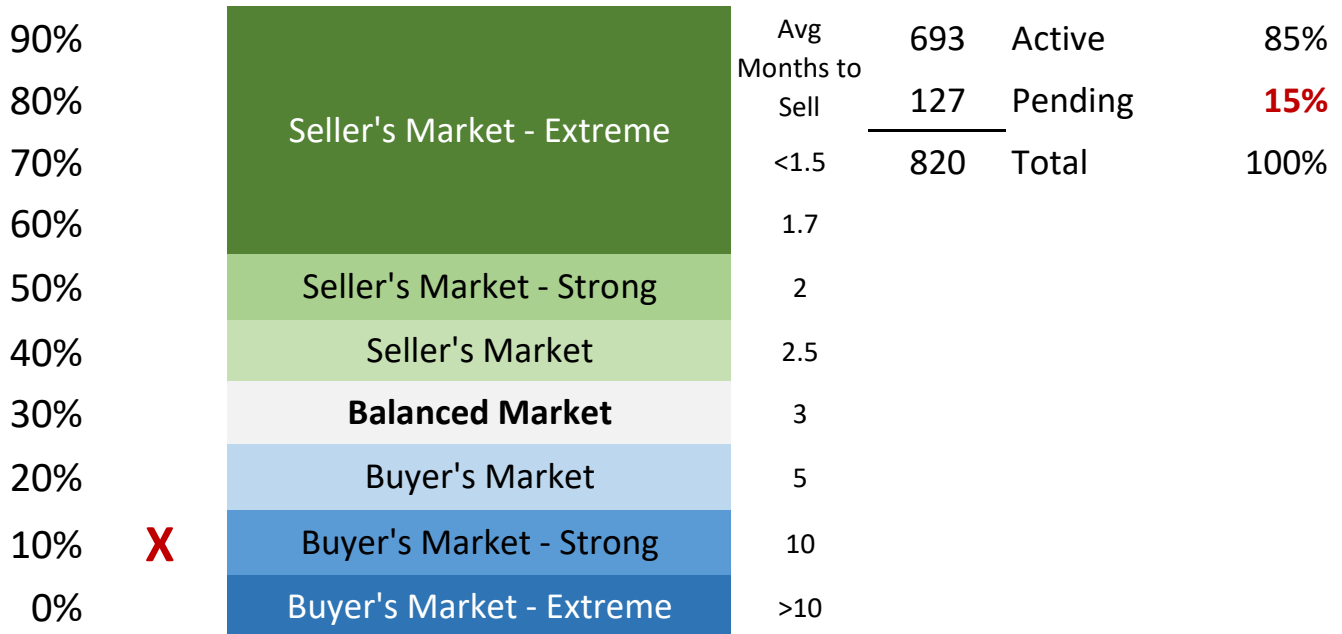
Prescott Transactions



The Prescott "Pickle Lady"

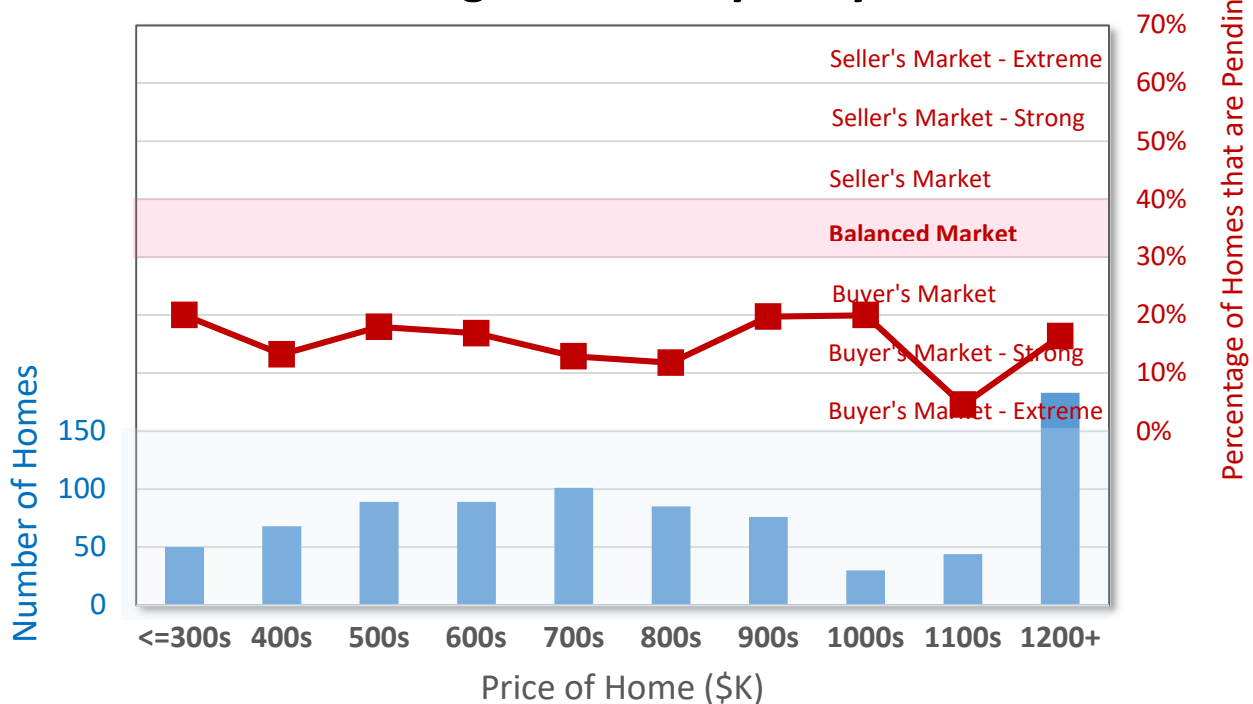
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Prescott Pending Ratio Analysis



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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How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:		Days	Months
	Until Contract	210	7.0
	In Escrow	38	1.3
	Total (To Close)	248	8.3

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	8.9	40	4.5	1.3	5.8
400s	13.1	59	4.5	1.3	5.8
500s	16.4	73	4.4	1.3	5.7
600s	14.4	74	5.1	1.3	6.4
700s	10.7	88	8.3	1.3	9.5
800s	8.1	75	9.3	1.3	10.6
900s	6.3	61	9.6	1.3	10.9
1000s	3.1	24	7.8	1.3	9.1
1100s	4.0	42	10.5	1.3	11.8
1200+	10.9	153	14.0	1.3	15.3

Statistics for Top 5 Prescott Subdivisions

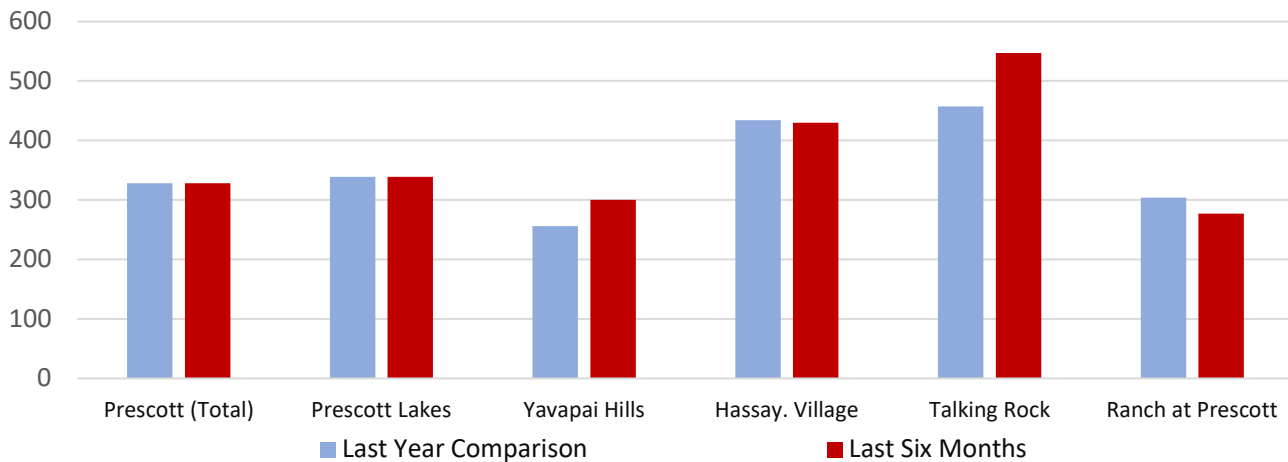
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

Homes Closed Over Last 12 Months	1,151	88	53	17	26	15
Avg Homes Sold Per Month	96	7	4	1	2	1
Homes on Market - Active	693	38	23	5	23	43
Homes on Market - Pending	127	21	2	1	2	5
Avg Months Until Contract	7.2	5.2	5.2	3.5	10.6	34.4
Avg Months in Escrow	1.3	2.9	0.5	0.7	0.9	4.0
Avg Months Until Close	8.5	8.0	5.7	4.2	11.5	38.4
Pending Ratio	15%	36%	8%	17%	8%	10%
Negotiation Advantage	Buyer - Strong	Balanced	Buyer - Extreme	Buyer - Strong	Buyer - Extreme	Buyer - Extreme

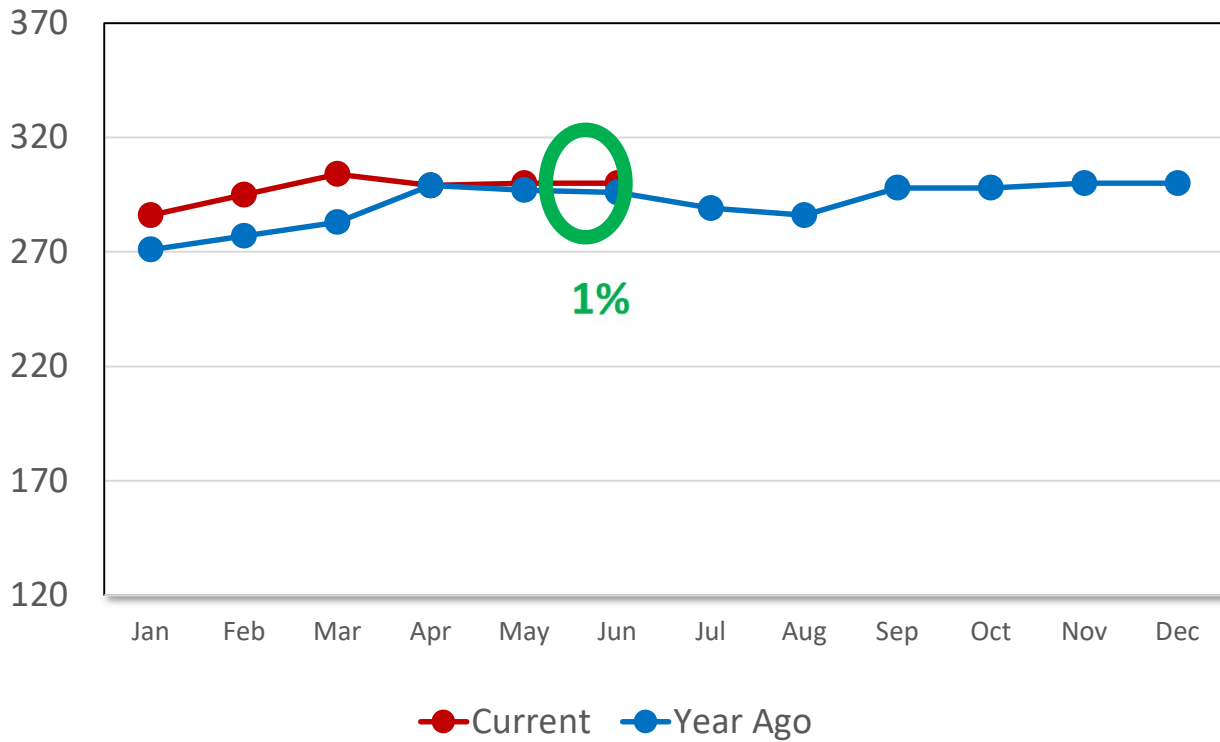
Median Sales Price Per Square Foot

Last Year Comparison	328	339	256	434	457	304
Last Six Months	328	339	300	430	547	277
% Change - Year Over Year	0.0%	0.0%	17.2%	-0.9%	19.7%	-8.9%

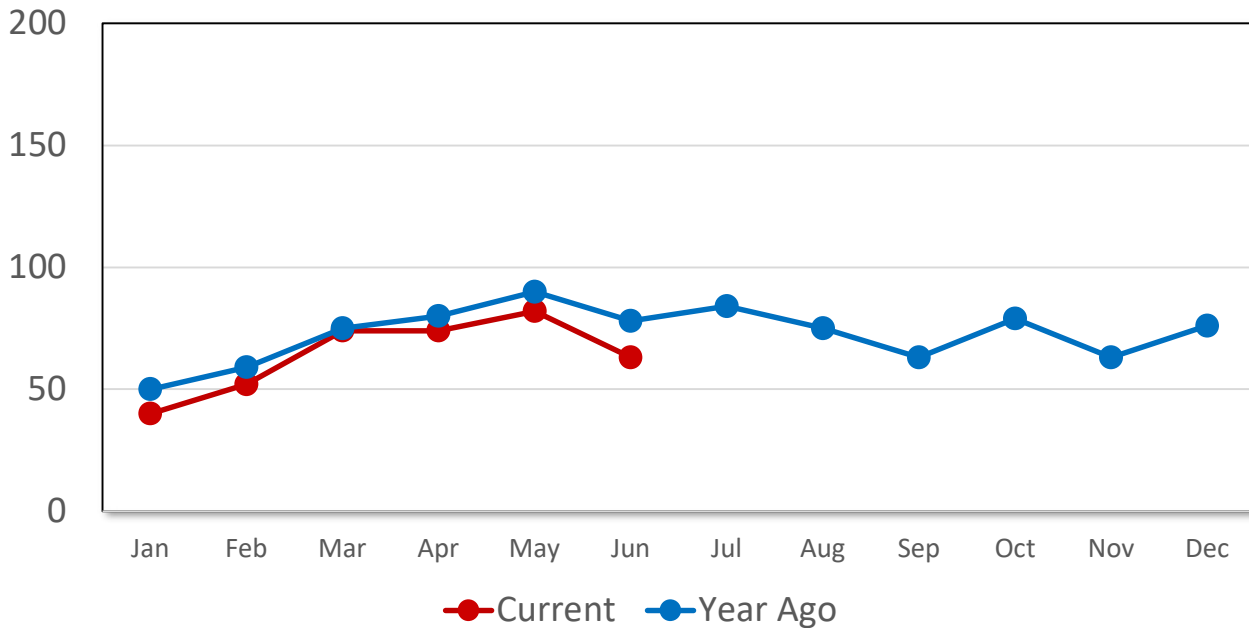


Prescott Valley

Prescott Valley Median Sales Price / SqFt

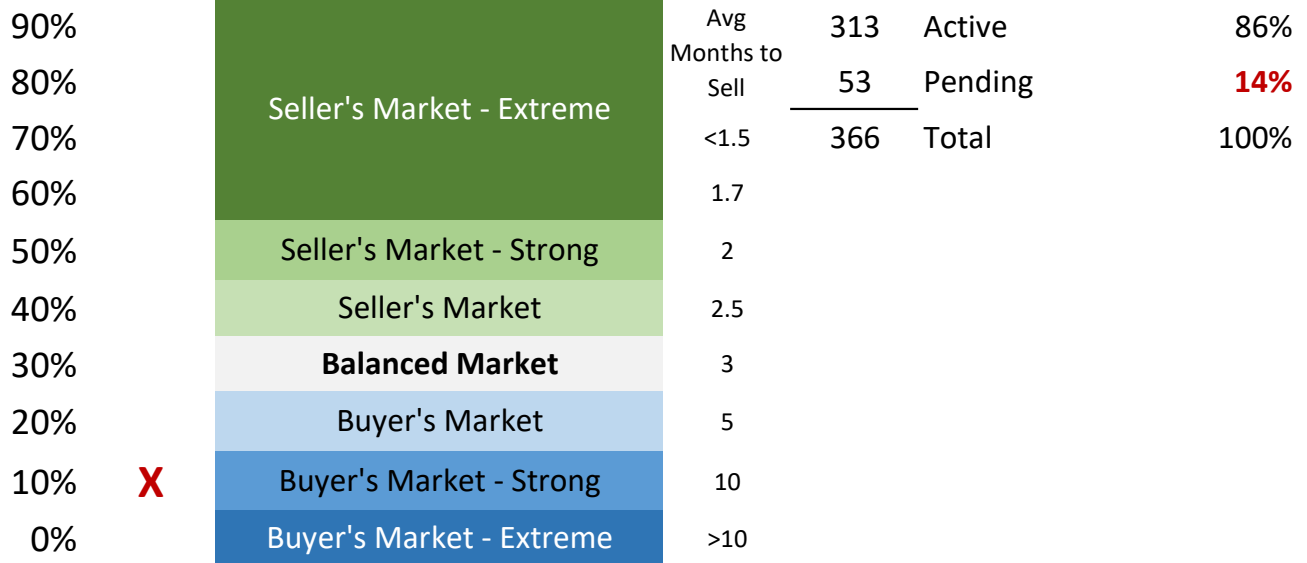


Prescott Valley Transactions



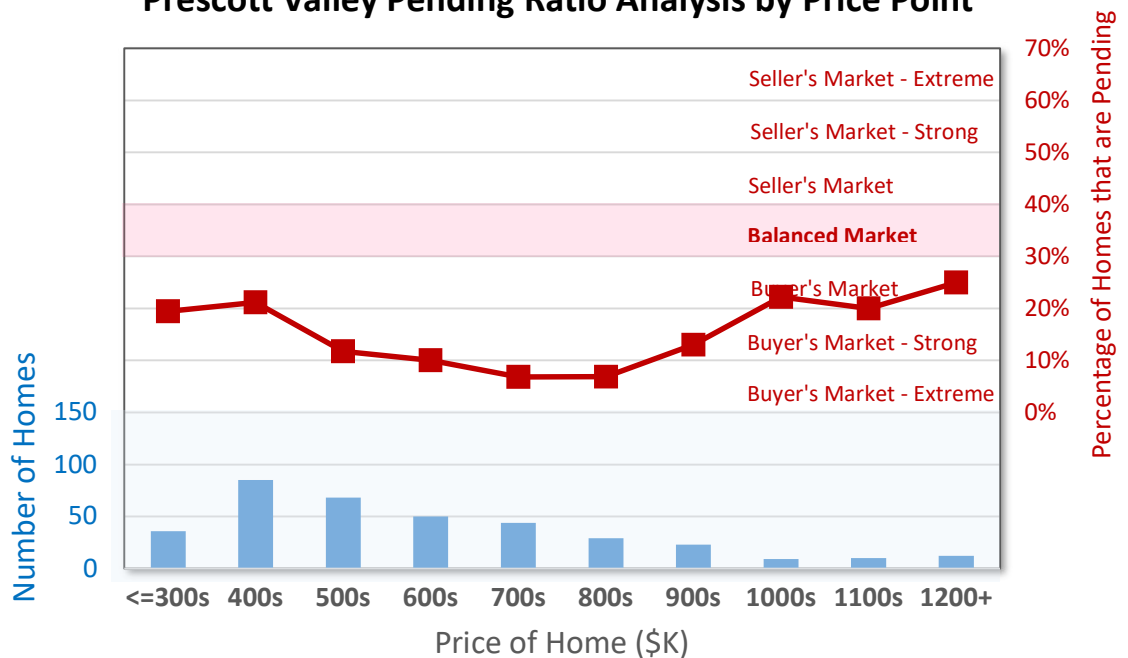
Prescott Valley

Prescott Valley Pending Ratio Analysis



14% = Percent of active listings that are already pending.

Prescott Valley Pending Ratio Analysis by Price Point



PAAR MLS - Prescott

Number of Homes Pending % PrescottPickleLady.com

Prescott Valley

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

		Days	Months
Overall Avg Time on Market:	Until Contract	149	5.0
	In Escrow	25	0.8
	Total (To Close)	174	5.8

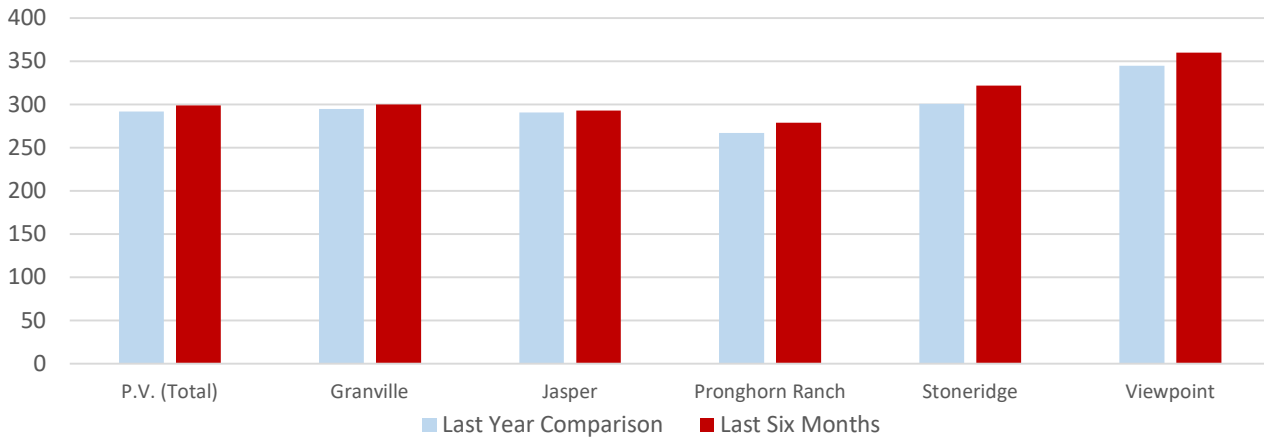
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Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	12.1	29	2.4	0.8	3.2
400s	22.7	67	3.0	0.8	3.8
500s	13.8	60	4.4	0.8	5.2
600s	7.2	45	6.3	0.8	7.1
700s	4.6	41	8.9	0.8	9.8
800s	3.5	27	7.7	0.8	8.6
900s	2.3	20	8.9	0.8	9.7
1000s	0.5	7	14.0	0.8	14.8
1100s	0.3	8	24.0	0.8	24.8
1200s	1.9	9	4.7	0.8	5.5

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	836	122	69	62	64	62
Avg Homes Sold Per Month	70	10	6	5	5	5
Homes on Market - Active	313	49	26	13	30	27
Homes on Market - Pending	53	4	5	2	4	6
Avg Months Until Contract	4.5	4.8	4.5	2.5	5.6	5.2
Avg Months in Escrow	0.8	0.4	0.9	0.4	0.8	1.2
Avg Months Until Close	5.3	5.2	5.4	2.9	6.4	6.4
Pending Ratio	14%	8%	16%	13%	12%	18%
Negotiation Advantage	Buyer - Strong	Buyer - Extreme	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer - Strong
Median Sales Price Per Square Foot						
Last Year Comparison	292	295	291	267	301	345
Last Six Months	299	300	293	279	322	360
% Change - Year Over Year	2.4%	1.7%	0.7%	4.5%	7.0%	4.3%



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.

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