

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **May 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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The "Pickle Lady"

"Never underestimate the power of a good pickle."

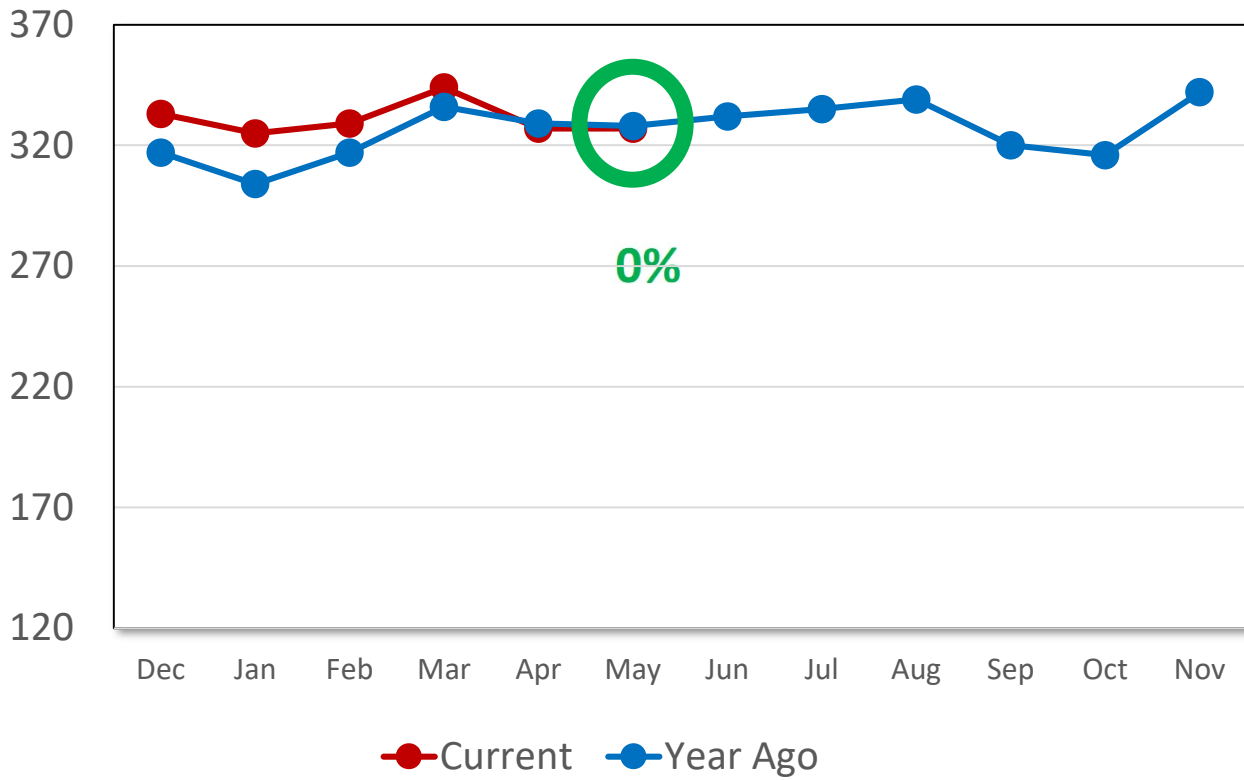


The Prescott "Pickle Lady"

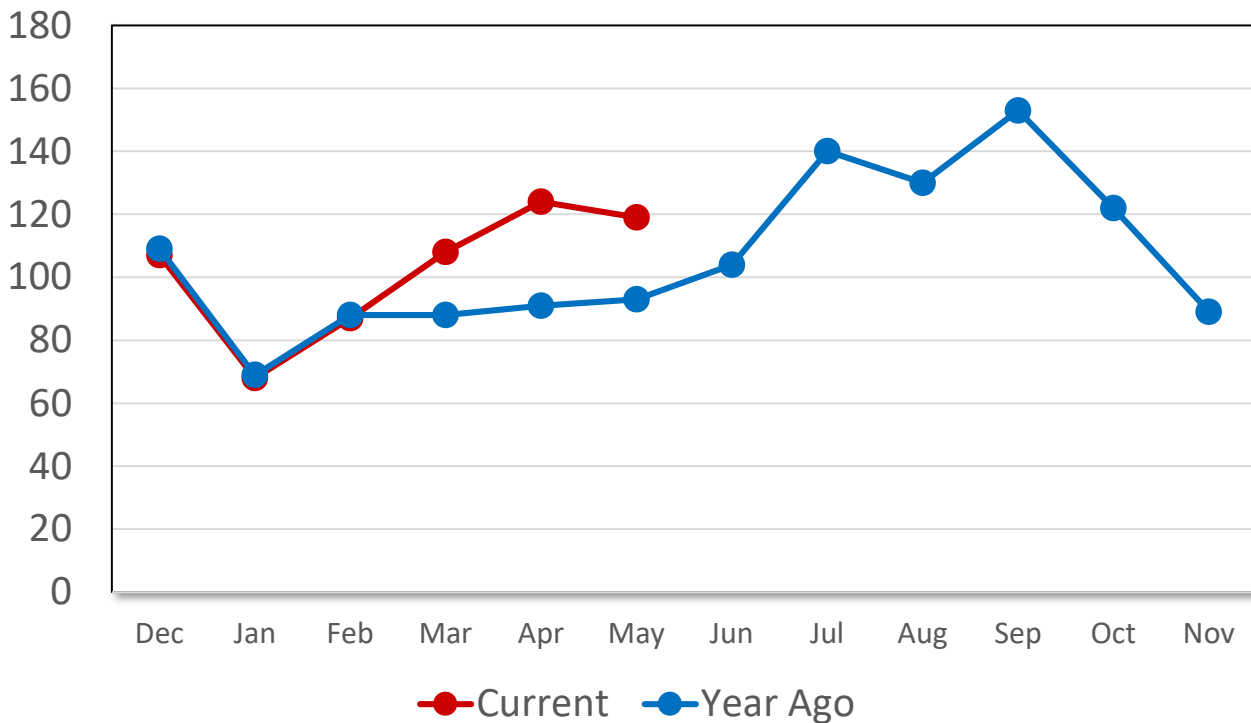
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Prescott

Prescott Median Sales Price / SqFt



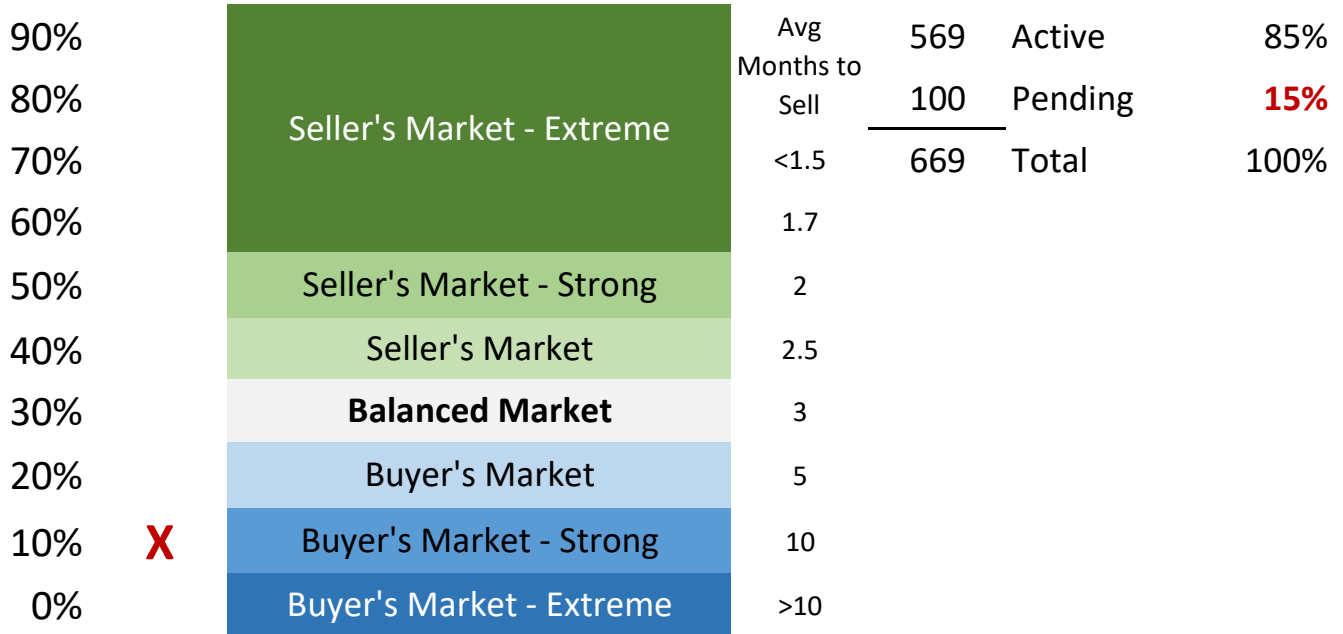
Prescott Transactions



The Prescott "Pickle Lady"

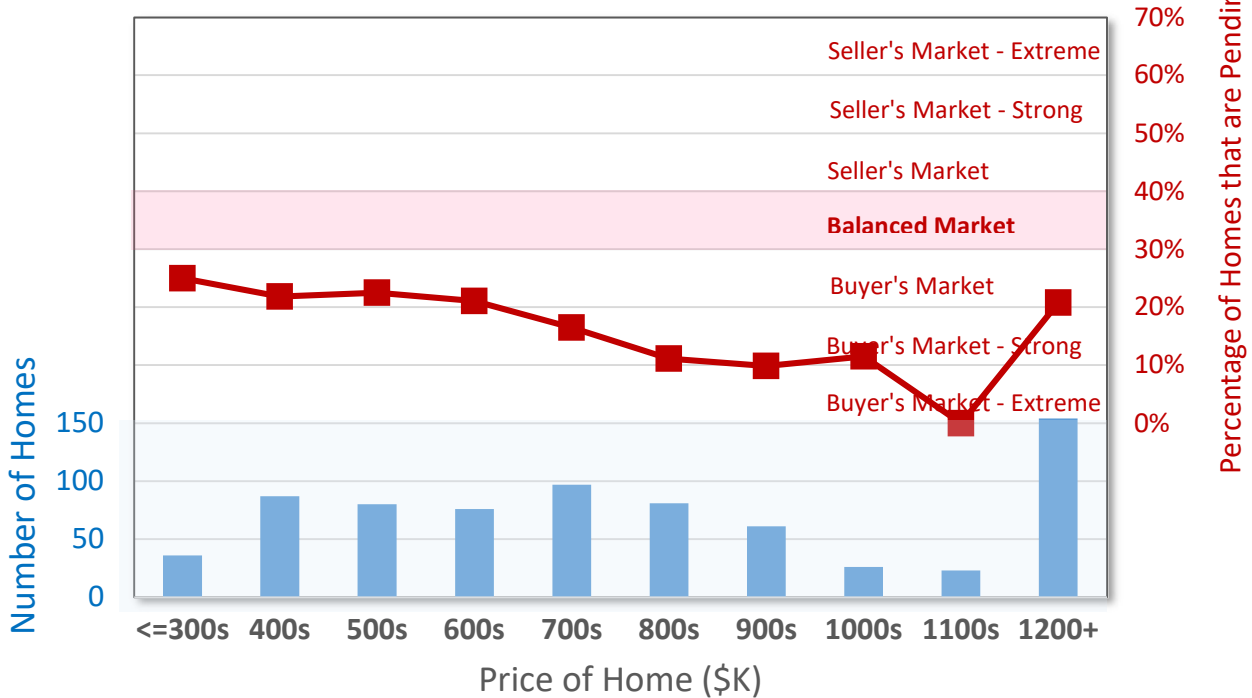
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Prescott Pending Ratio Analysis



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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How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:		Days	Months
	Until Contract	143	4.8
	In Escrow	25	0.8
	Total (To Close)	<u>169</u>	<u>5.6</u>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	10.7	27	2.5	0.8	3.4
400s	16.2	68	4.2	0.8	5.0
500s	18.5	62	3.4	0.8	4.2
600s	15.5	60	3.9	0.8	4.7
700s	10.6	81	7.7	0.8	8.5
800s	11.7	72	6.2	0.8	7.0
900s	7.6	55	7.3	0.8	8.1
1000s	4.3	23	5.4	0.8	6.3
1100s	5.3	23	4.3	0.8	5.2
1200+	12.3	122	9.9	0.8	10.7

Statistics for Top 5 Prescott Subdivisions

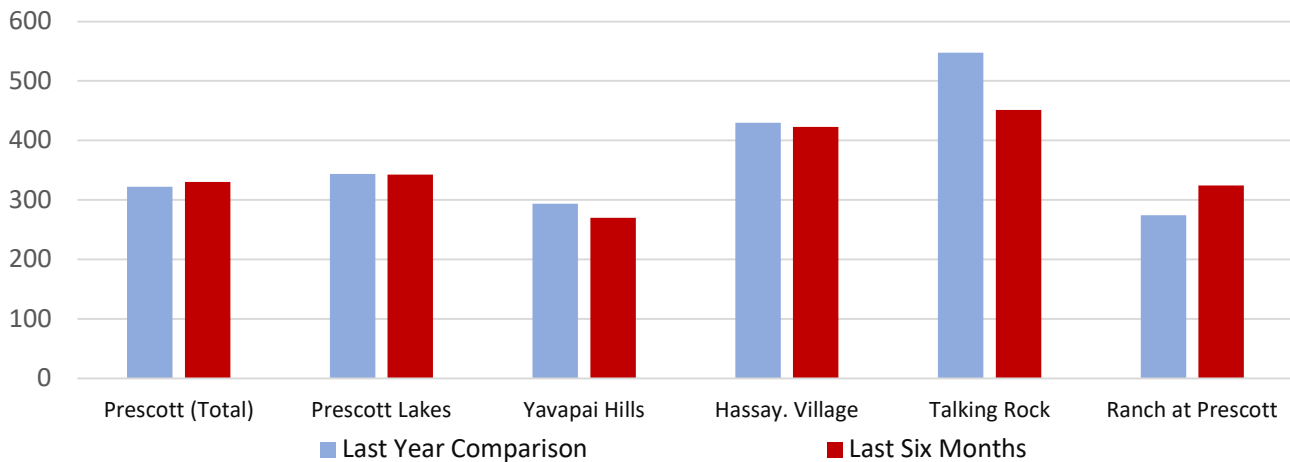
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

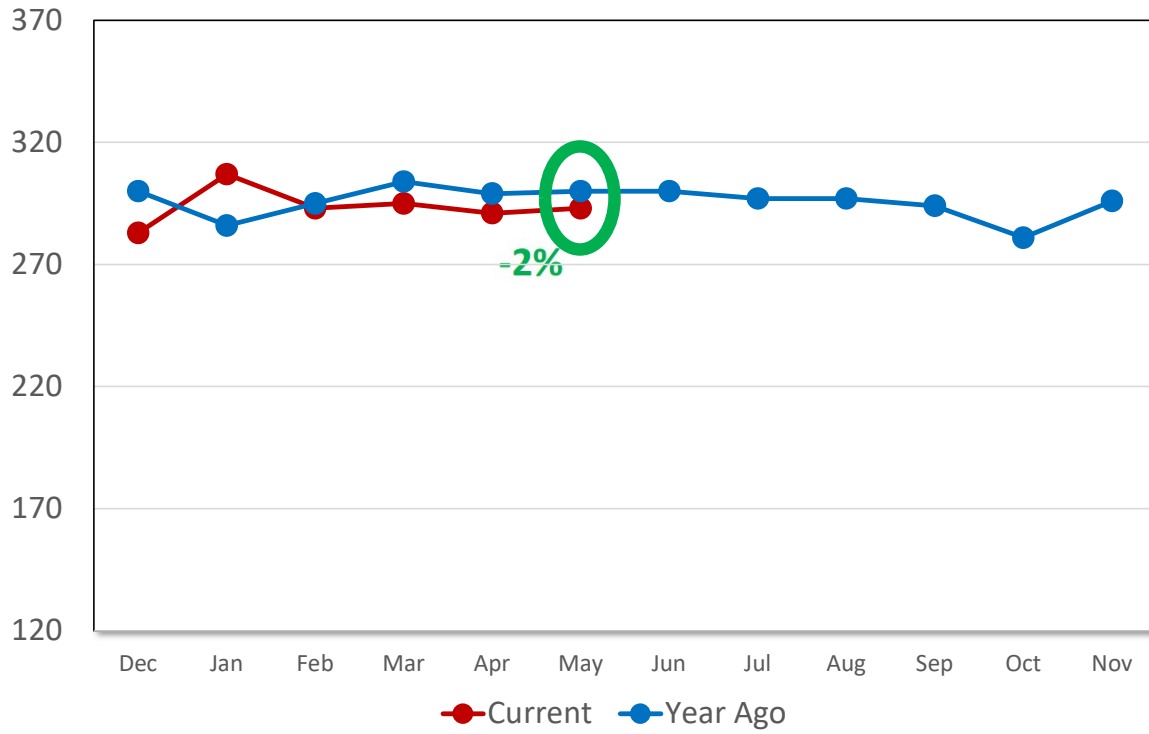
Homes Closed Over Last 12 Months	90	40	19	7	11	13
Avg Homes Sold Per Month	8	3	2	1	1	1
Homes on Market - Active	569	35	18	6	18	33
Homes on Market - Pending	100	10	2	-	2	4
Avg Months Until Contract	75.9	10.5	11.4	10.3	19.6	30.5
Avg Months in Escrow	13.3	3.0	1.3	-	2.2	3.7
Avg Months Until Close	89.2	13.5	12.6	10.3	21.8	34.2
Pending Ratio	15%	22%	10%	0%	10%	11%
Negotiation Advantage	Buyer - Strong	Buyer	Buyer - Extreme	Buyer - Extreme	Buyer - Extreme	Buyer - Extreme

Median Sales Price Per Square Foot

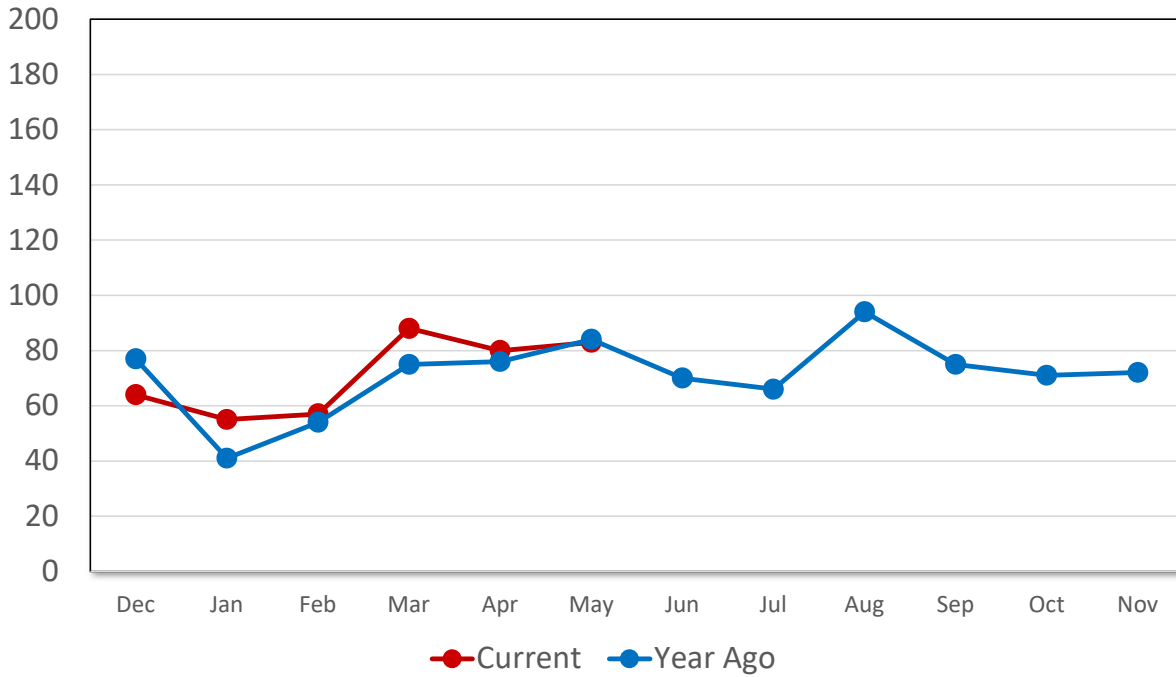
Last Year Comparison	322	344	294	430	547	274
Last Six Months	330	343	270	423	451	325
% Change - Year Over Year	2.5%	-0.2%	-7.9%	-1.6%	-17.5%	18.4%



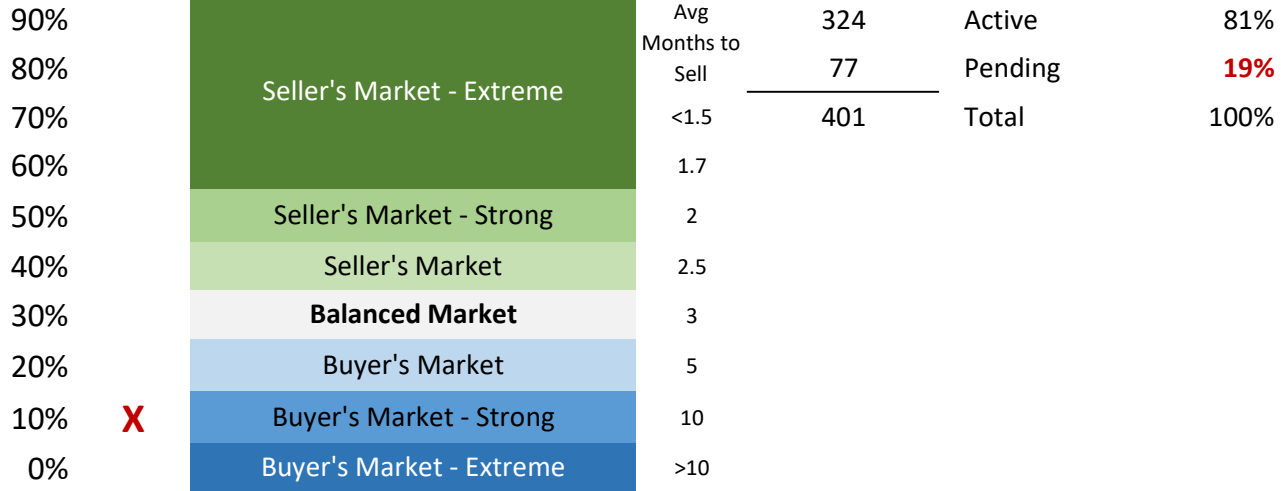
Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions

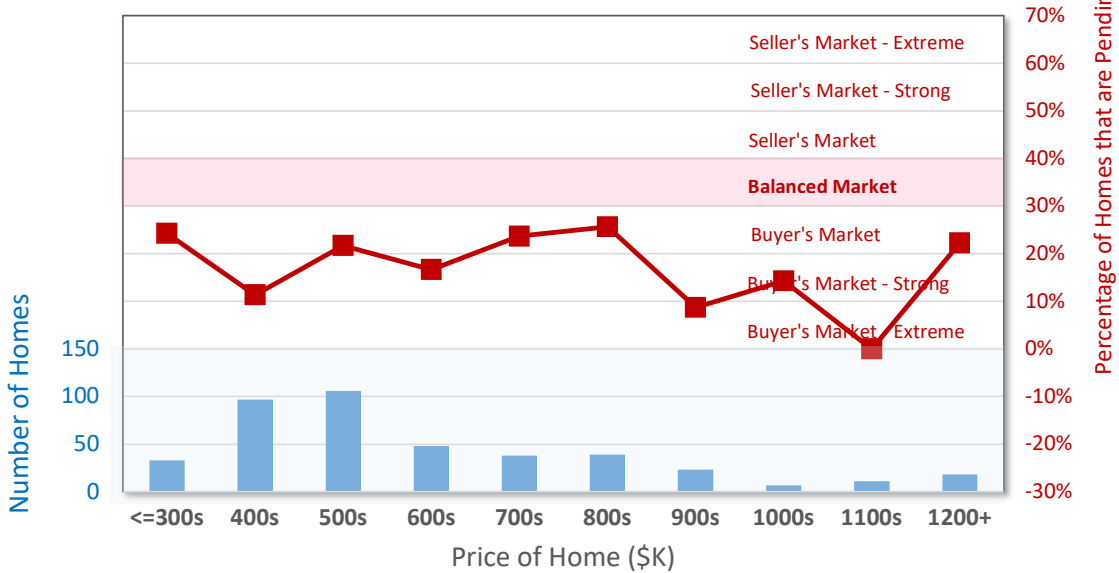


Prescott Valley Pending Ratio Analysis



19% = 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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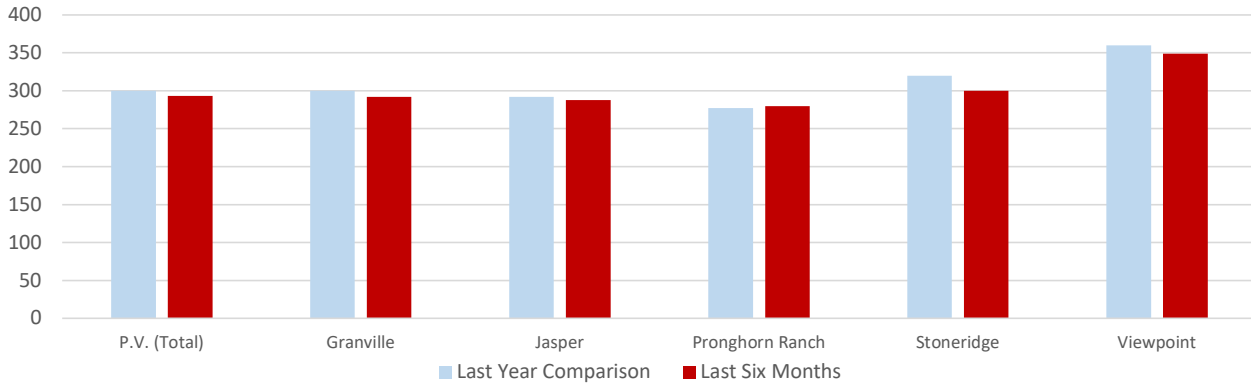
How Long Does It Take for Prescott Valley Homes to Sell?

	Days	Months
Overall Avg Time on Market:		
Until Contract	117	3.9
In Escrow	28	0.9
Total (To Close)	<u>145</u>	<u>4.8</u>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	12.5	25	2.0	0.9	2.9
400s	26.1	86	3.3	0.9	4.2
500s	12.1	83	6.9	0.9	7.8
600s	8.3	40	4.8	0.9	5.7
700s	5.0	29	5.8	0.9	6.7
800s	3.5	29	8.3	0.9	9.2
900s	2.3	21	9.0	0.9	9.9
1000s	0.4	6	14.4	0.9	15.3
1100s	0.8	11	14.7	0.9	15.6
1200s	1.9	14	7.3	0.9	8.2

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	203	95	30	23	32	23
Avg Homes Sold Per Month	17	8	3	2	3	2
Homes on Market - Active	324	51	26	22	25	55
Homes on Market - Pending	77	8	4	4	2	31
Avg Months Until Contract	19.2	6.4	10.4	11.5	9.4	28.7
Avg Months in Escrow	4.6	1.0	1.6	2.1	0.8	16.2
Avg Months Until Close	23.7	7.5	12.0	13.6	10.1	44.9
Pending Ratio	19%	14%	13%	15%	7%	36%
Negotiation Advantage	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer - Extreme	Balanced
Median Sales Price Per Square Foot						
Last Year Comparison	300	300	292	277	320	360
Last Six Months	293	292	288	280	300	349
% Change - Year Over Year	-2.3%	-2.7%	-1.4%	0.9%	-6.2%	-3.1%



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!"