

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Feb 28, 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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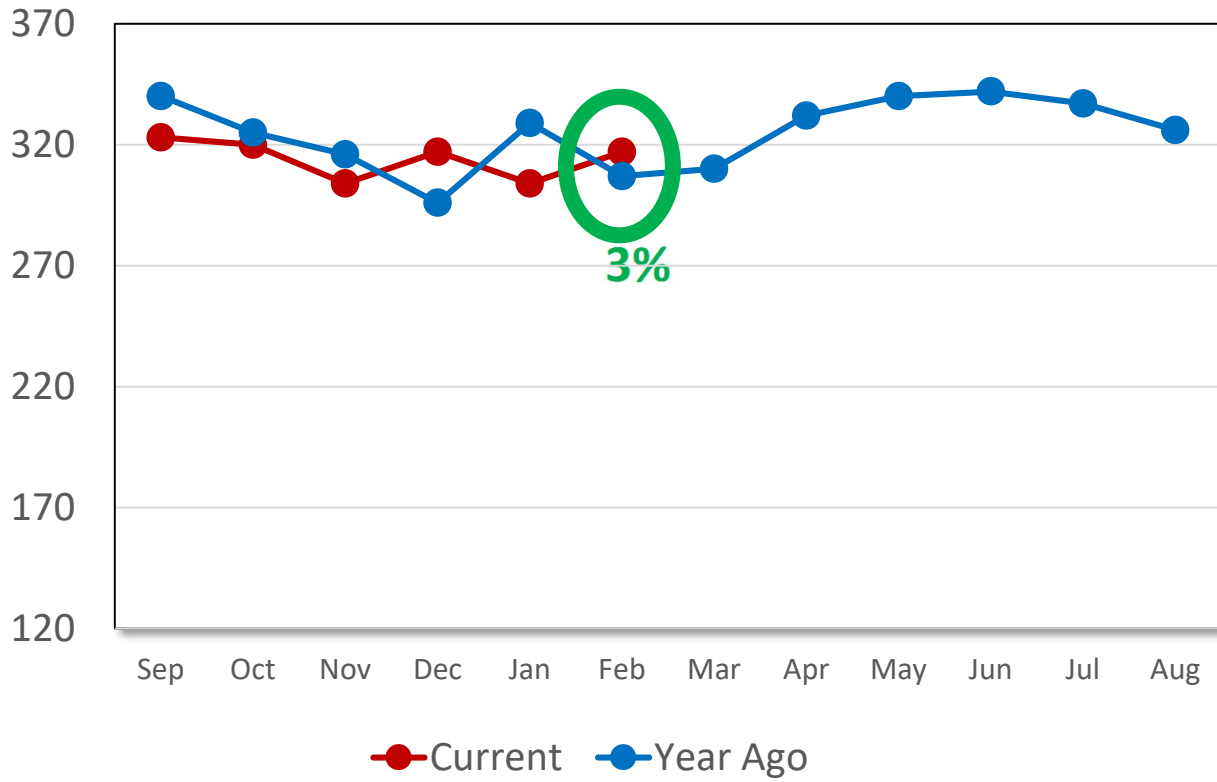


The Prescott "Pickle Lady"

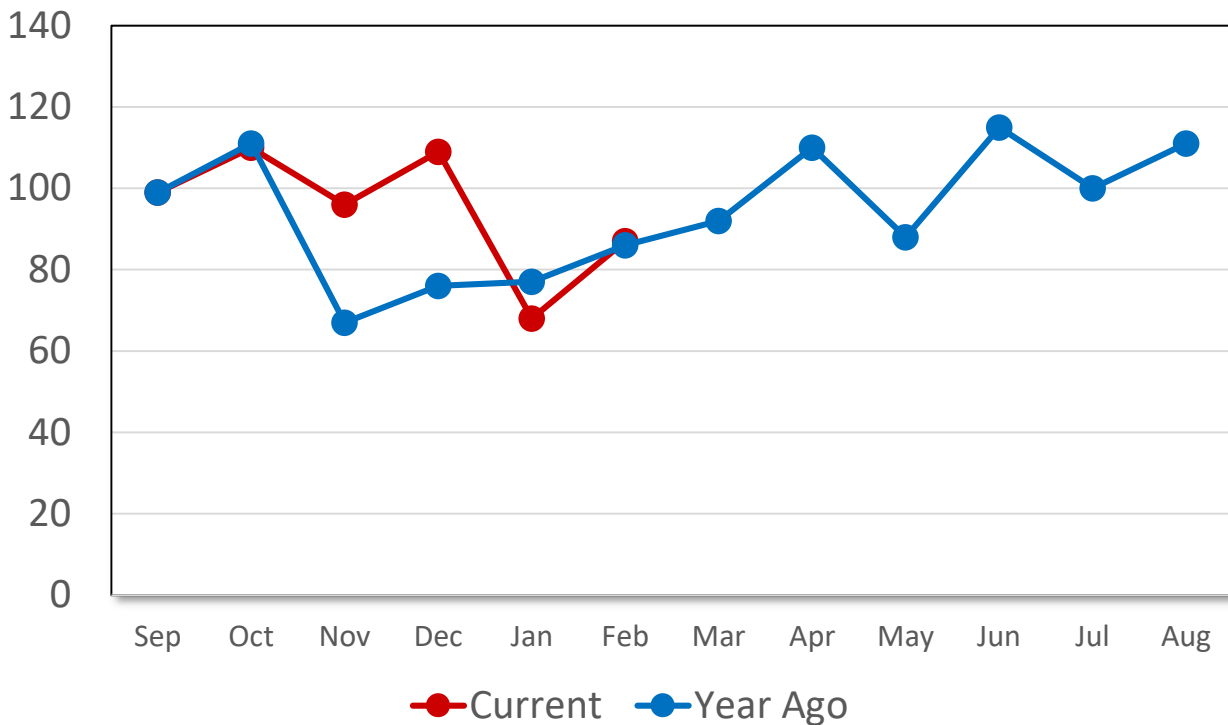
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Prescott

Prescott Median Sales Price / SqFt



Prescott Transactions



The Prescott "Pickle Lady"

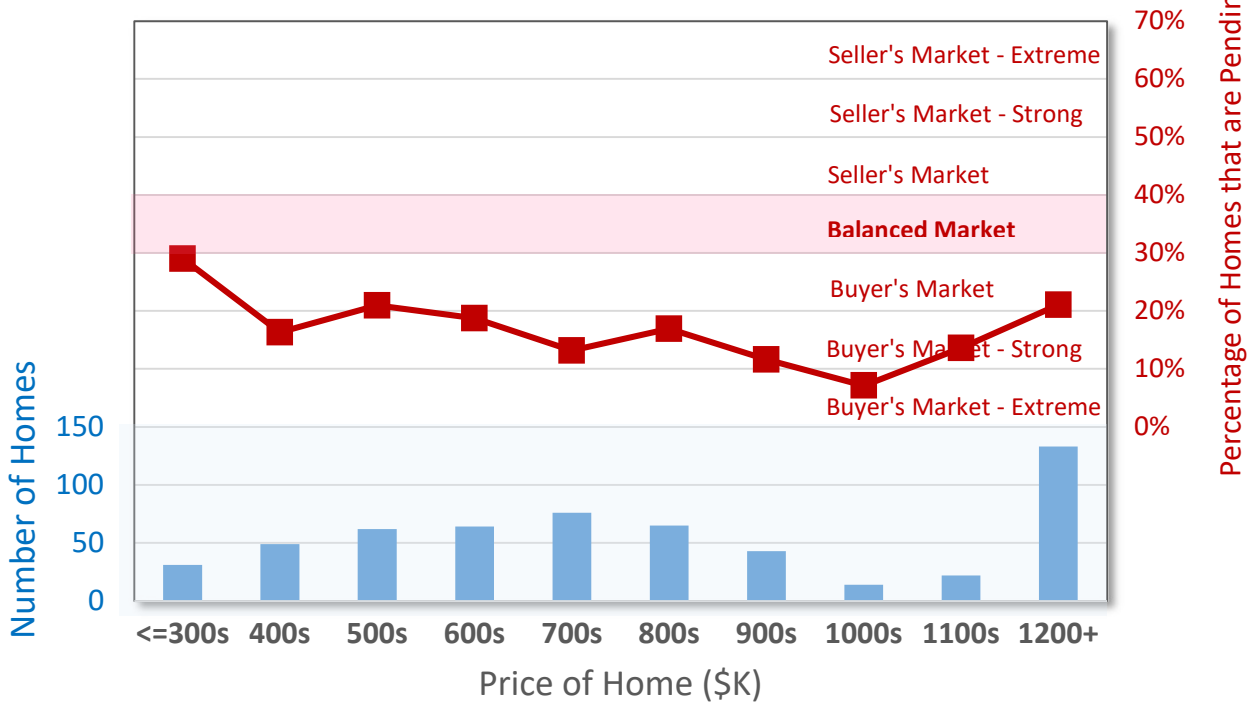
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Prescott Pending Ratio Analysis



18% = 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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Prescott

How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:		Days	Months
	Until Contract	160	5.3
	In Escrow	35	1.2
	Total (To Close)	195	6.5

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	8.4	22	2.6	1.2	3.8
400s	13.3	41	3.1	1.2	4.3
500s	16.9	49	2.9	1.2	4.1
600s	16.8	52	3.1	1.2	4.3
700s	10.5	66	6.3	1.2	7.5
800s	8.0	54	6.8	1.2	7.9
900s	6.4	38	5.9	1.2	7.1
1000s	3.7	13	3.5	1.2	4.7
1100s	3.8	19	5.0	1.2	6.1
1200+	11.0	105	9.5	1.2	10.7

Statistics for Top 5 Prescott Subdivisions

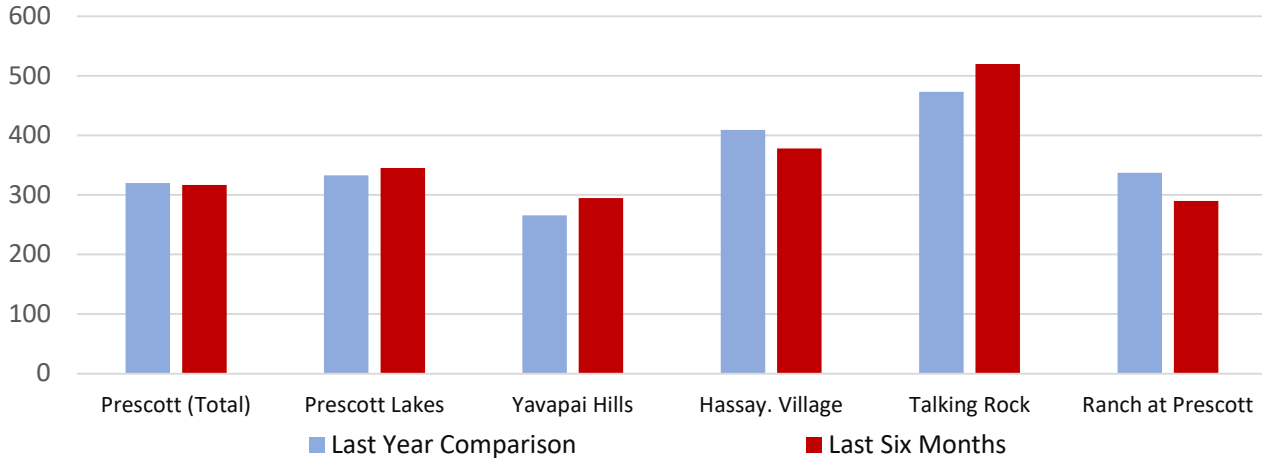
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

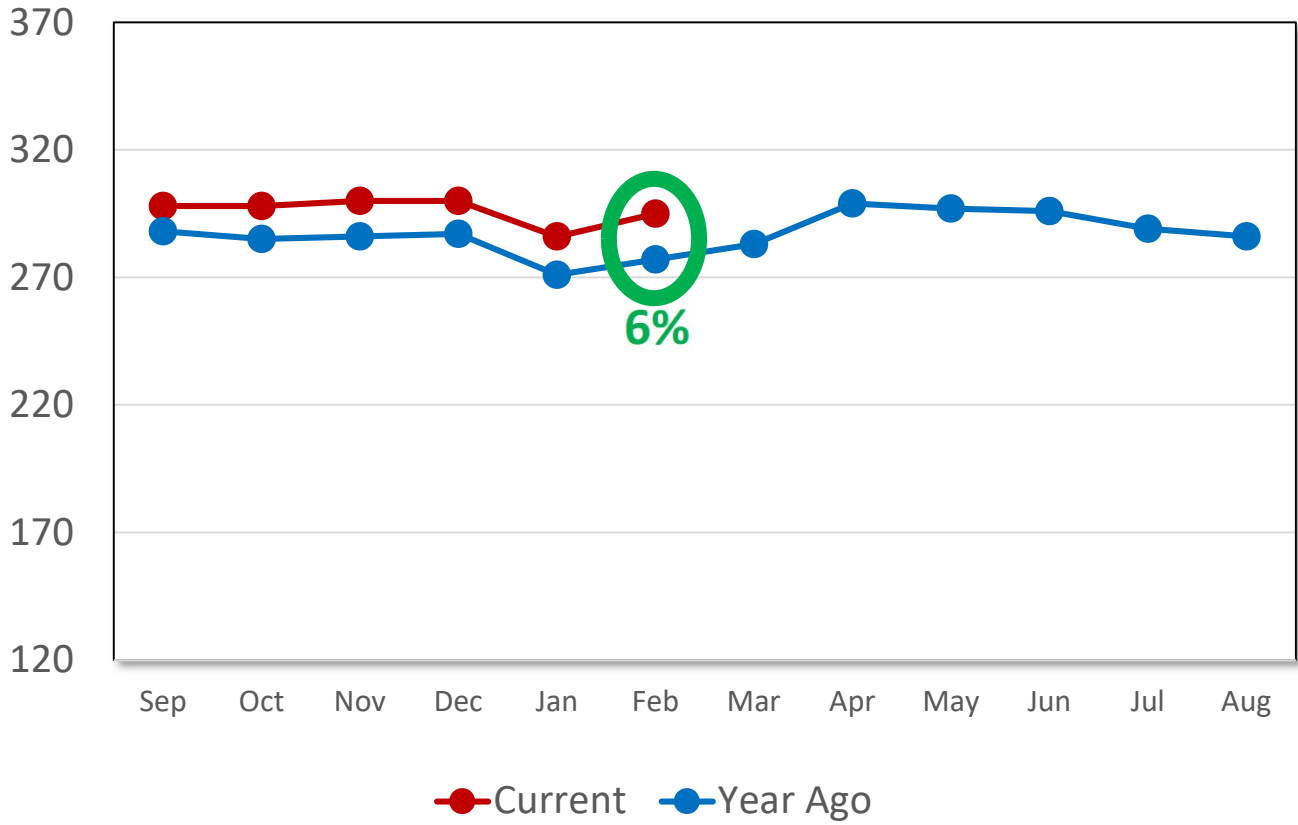
Homes Closed Over Last 12 Months	1,185	86	47	14	36	19
Avg Homes Sold Per Month	99	7	4	1	3	2
Homes on Market - Active	463	33	11	4	11	35
Homes on Market - Pending	102	18	3	2	3	2
Avg Months Until Contract	4.7	4.6	2.8	3.4	3.7	22.1
Avg Months in Escrow	1.0	2.5	0.8	1.7	1.0	1.3
Avg Months Until Close	5.7	7.1	3.6	5.1	4.7	23.4
Pending Ratio	18%	35%	21%	33%	21%	5%
Negotiation Advantage	Buyer - Strong	Balanced	Buyer	Balanced	Buyer	Buyer - Extreme

Median Sales Price Per Square Foot

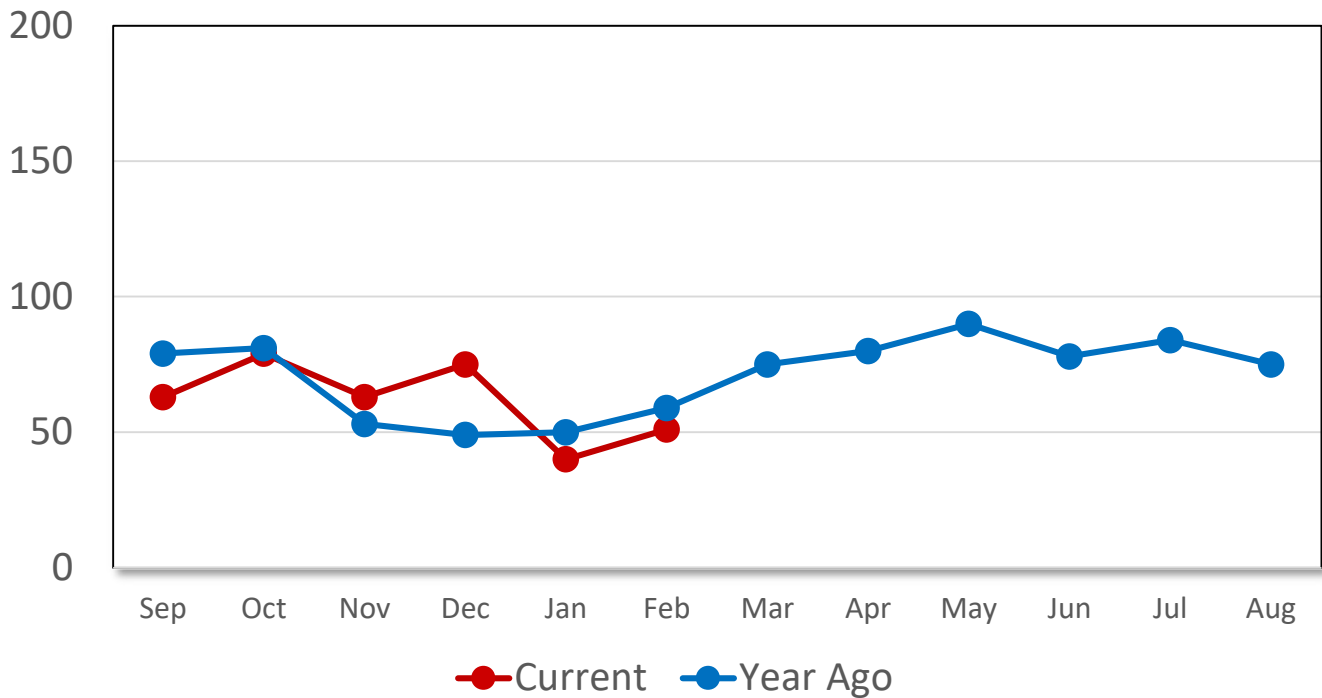
Last Year Comparison	320	333	266	409	473	337
Last Six Months	317	345	295	378	520	290
% Change - Year Over Year	-0.9%	3.6%	10.9%	-7.6%	9.9%	-13.9%



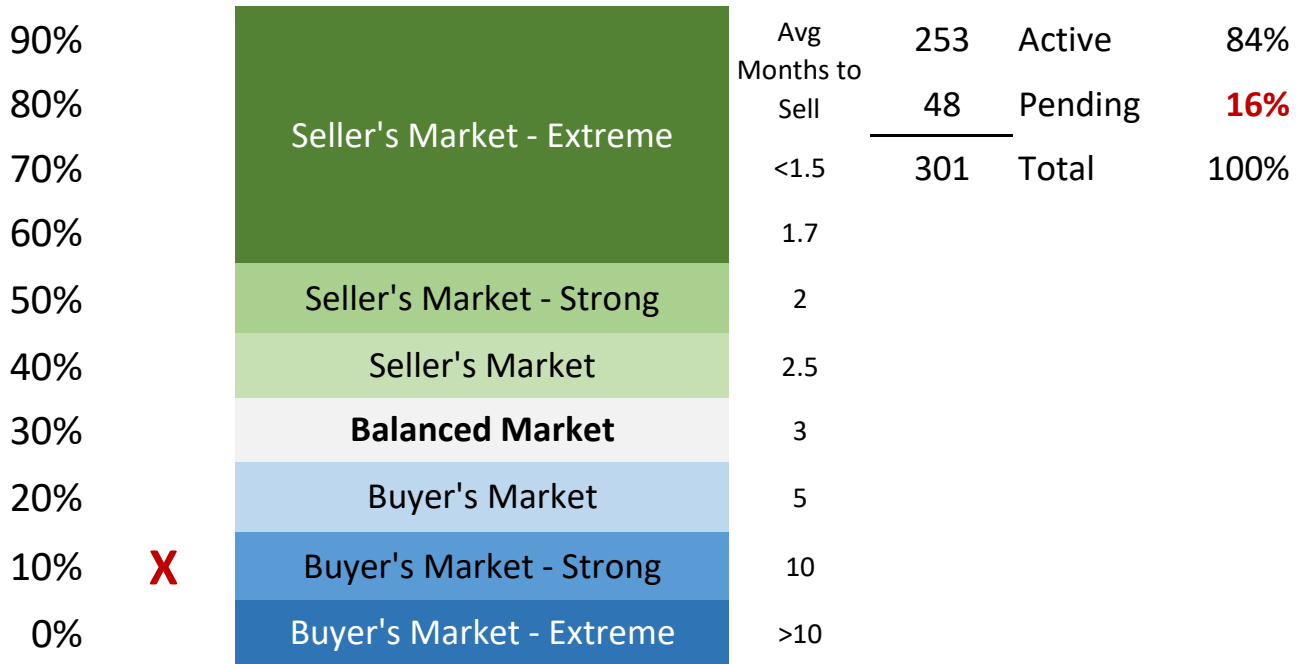
Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions

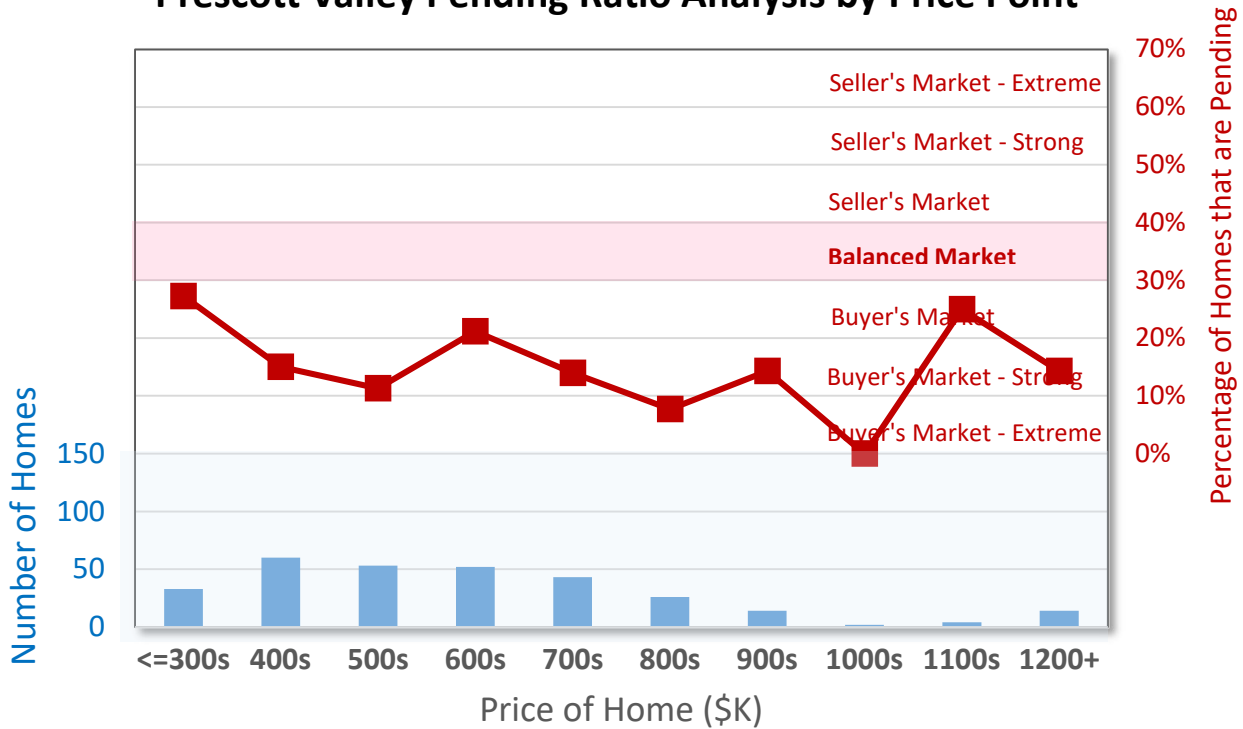


Prescott Valley Pending Ratio Analysis



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

Prescott Valley Pending Ratio Analysis by Price Point



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	28	0.9
	Total (To Close)	<u>177</u>	<u>5.9</u>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	11.5	24	2.1	0.9	3.0
400s	24.7	51	2.1	0.9	3.0
500s	16.3	47	2.9	0.9	3.8
600s	7.4	41	5.5	0.9	6.5
700s	3.3	37	11.4	0.9	12.3
800s	3.7	24	6.5	0.9	7.5
900s	1.9	12	6.3	0.9	7.2
1000s	0.4	2	4.8	0.9	5.7
1100s	0.4	3	7.2	0.9	8.1
1200s	1.5	12	8.0	0.9	8.9

Statistics for Top 5 Prescott Valley Subdivisions

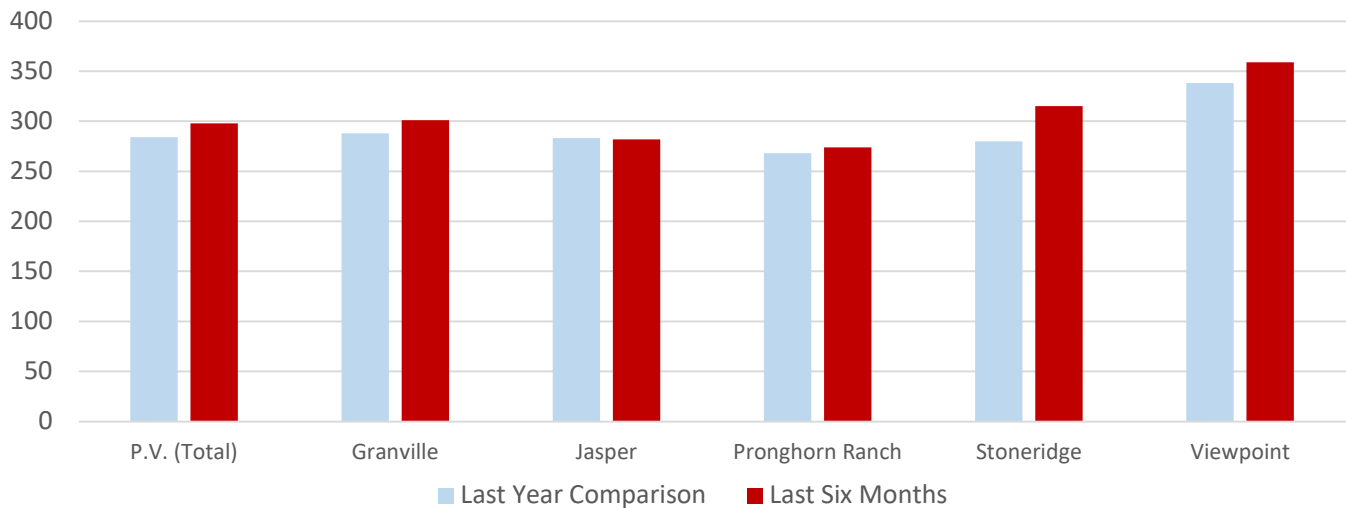
Subdivision	P.V. (Total)	Granville	Jasper	Pronghorn Ranch	Stoneridge	Viewpoint
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Market Characteristics

Homes Closed Over Last 12 Months	835	156	74	45	60	45
Avg Homes Sold Per Month	70	13	6	4	5	4
Homes on Market - Active	253	28	18	15	21	21
Homes on Market - Pending	48	6	4	4	3	5
Avg Months Until Contract	3.6	2.2	2.9	4.0	4.2	5.6
Avg Months in Escrow	0.7	0.5	0.6	1.1	0.6	1.3
Avg Months Until Close	4.3	2.6	3.6	5.1	4.8	6.9
Pending Ratio	16%	18%	18%	21%	13%	19%
Negotiation Advantage	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer	Buyer - Strong	Buyer - Strong

Median Sales Price Per Square Foot

Last Year Comparison	284	288	283	268	280	338
Last Six Months	298	301	282	274	315	359
% Change - Year Over Year	4.9%	4.5%	-0.4%	2.2%	12.5%	6.2%



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!"

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