

# Prescott Area Home Value Report

*For Prescott & Prescott Valley*

Updated: **Aug 31, 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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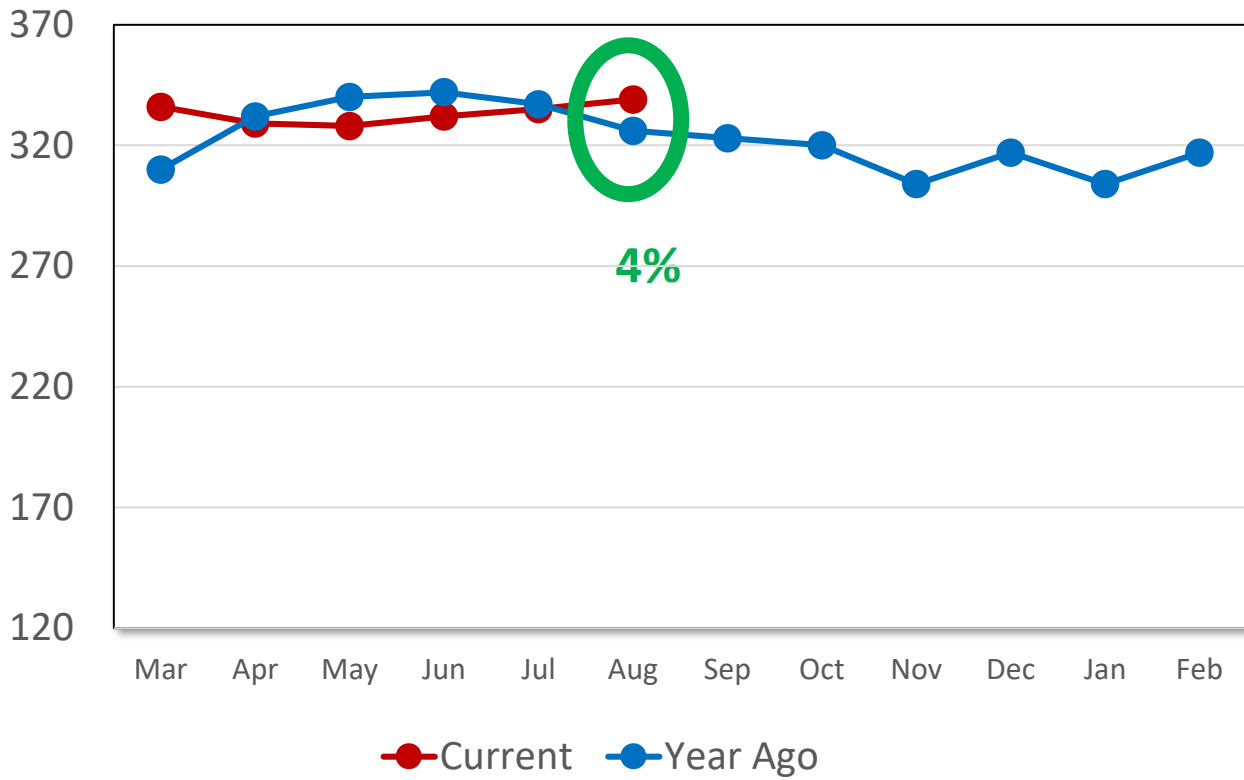


**The Prescott "Pickle Lady"**

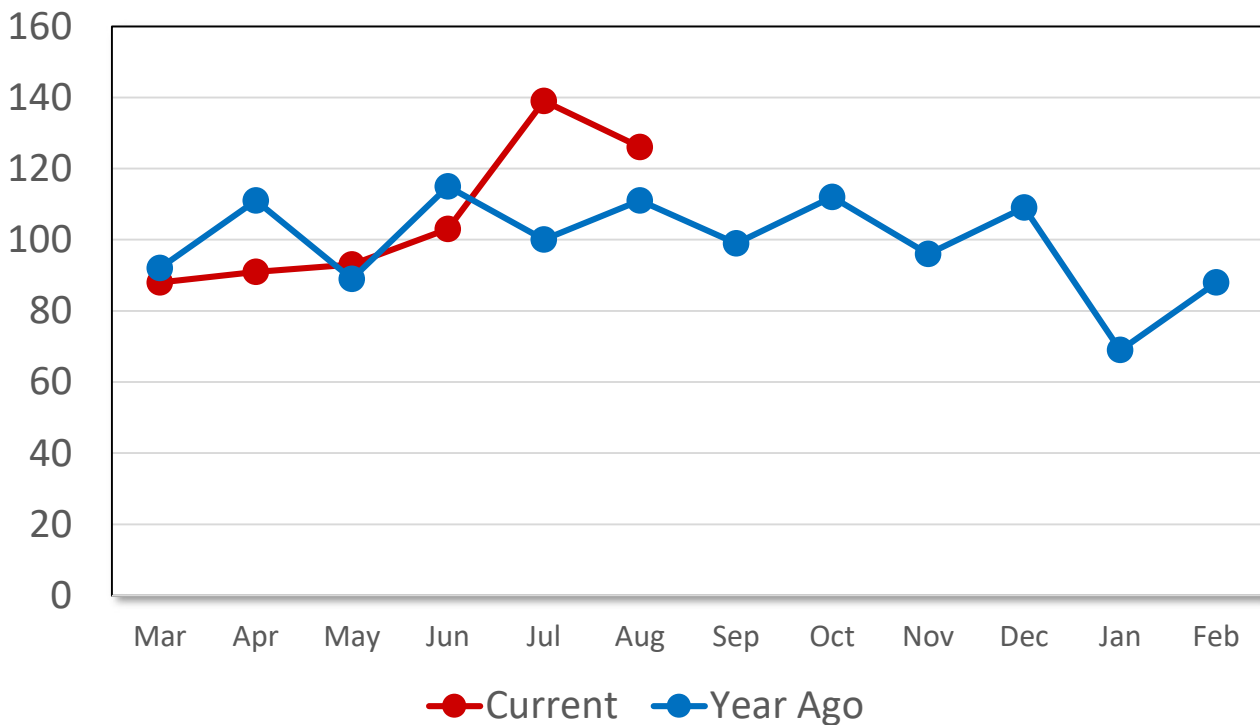
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Prescott

## Prescott Median Sales Price / SqFt



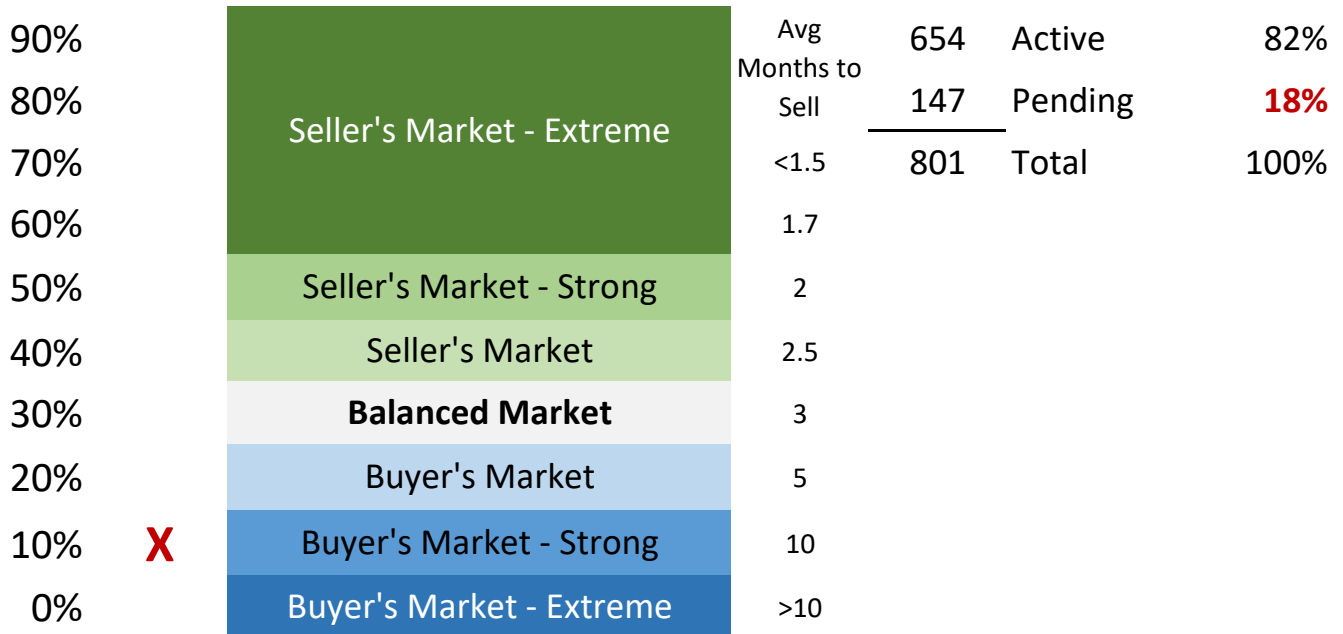
## Prescott Transactions



The Prescott "Pickle Lady"

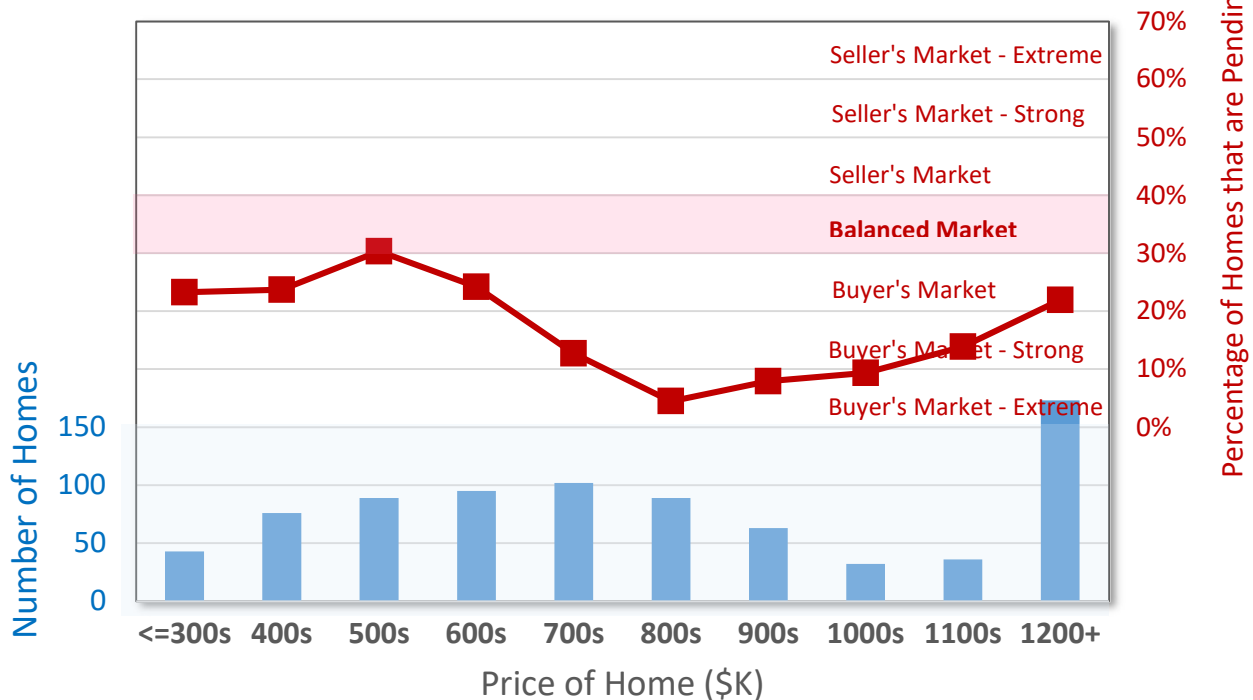
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# Prescott Pending Ratio Analysis



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

## Prescott Pending Ratio Analysis by Price Point



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

Overall Avg Time on Market:		Days	Months
	Until Contract	156	5.2
	In Escrow	35	1.2
	Total (To Close)	191	6.4

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	9.1	33	3.6	1.2	4.8
400s	14.4	58	4.0	1.2	5.2
500s	17.5	62	3.5	1.2	4.7
600s	14.5	72	5.0	1.2	6.1
700s	10.0	89	8.9	1.2	10.1
800s	9.8	85	8.6	1.2	9.8
900s	6.8	58	8.6	1.2	9.8
1000s	3.4	29	8.5	1.2	9.7
1100s	4.3	31	7.2	1.2	8.3
1200+	11.3	135	12.0	1.2	13.2

# Statistics for Top 5 Prescott Subdivisions

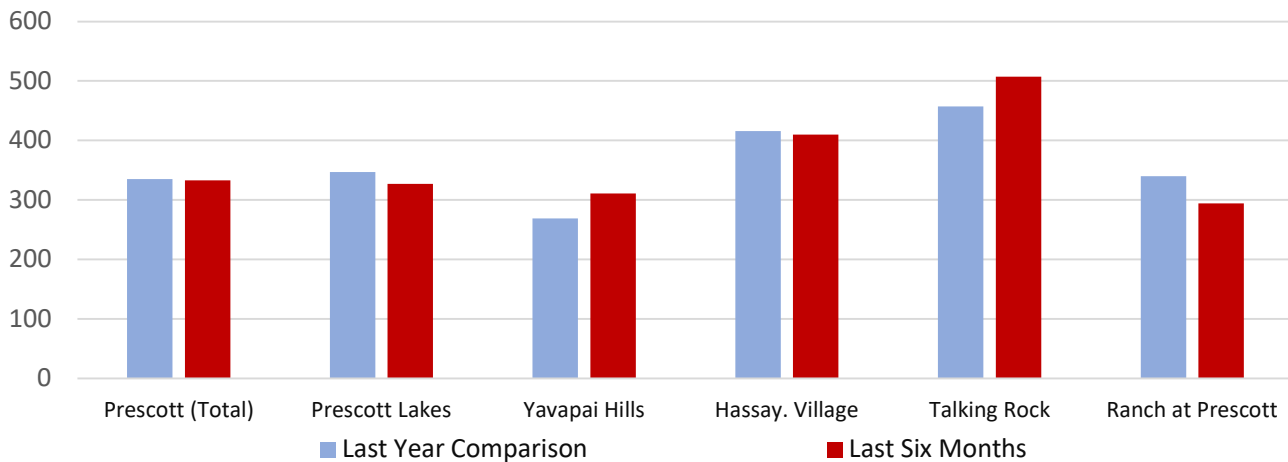
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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## Market Characteristics

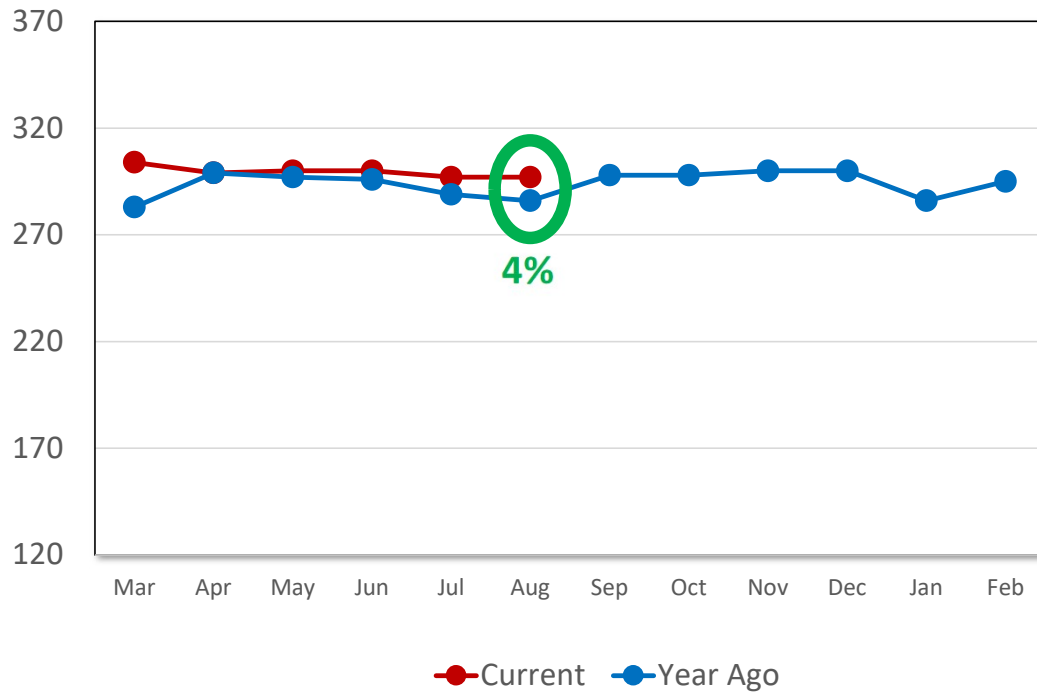
Homes Closed Over Last 12 Months	1,213	95	57	16	24	18
Avg Homes Sold Per Month	101	8	5	1	2	2
Homes on Market - Active	654	32	21	4	21	44
Homes on Market - Pending	147	15	5	-	5	7
Avg Months Until Contract	6.5	4.0	4.4	3.0	10.5	29.3
Avg Months in Escrow	1.5	1.9	1.1	-	2.5	4.7
Avg Months Until Close	7.9	5.9	5.5	3.0	13.0	34.0
Pending Ratio	18%	32%	19%	0%	19%	14%
Negotiation Advantage	Buyer - Strong	Balanced	Buyer - Strong	Buyer - Extreme	Buyer - Strong	Buyer - Strong

## Median Sales Price Per Square Foot

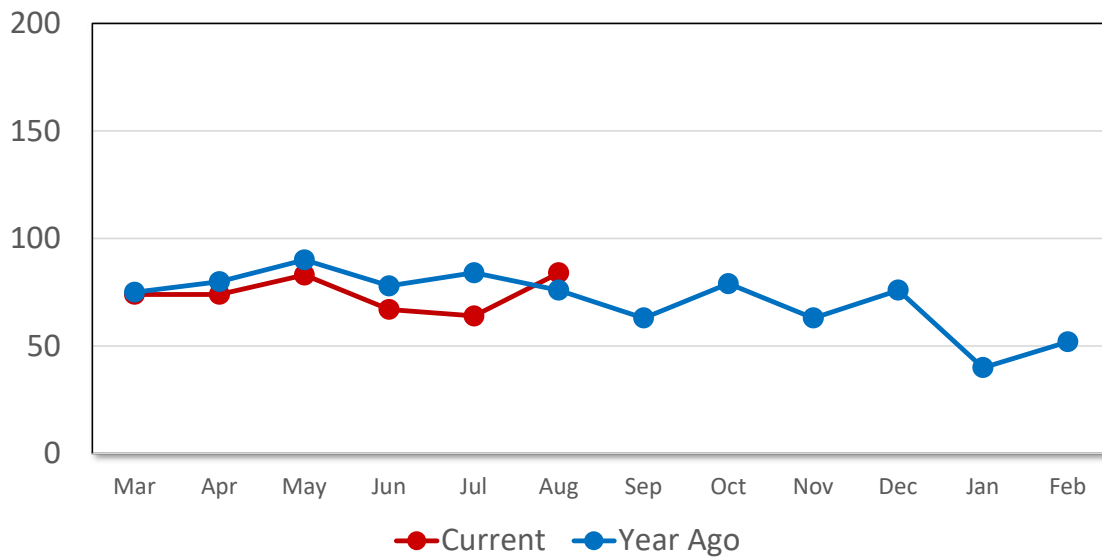
Last Year Comparison	335	347	269	416	457	340
Last Six Months	333	327	311	410	507	294
% Change - Year Over Year	-0.6%	-5.8%	15.6%	-1.4%	10.9%	-13.5%



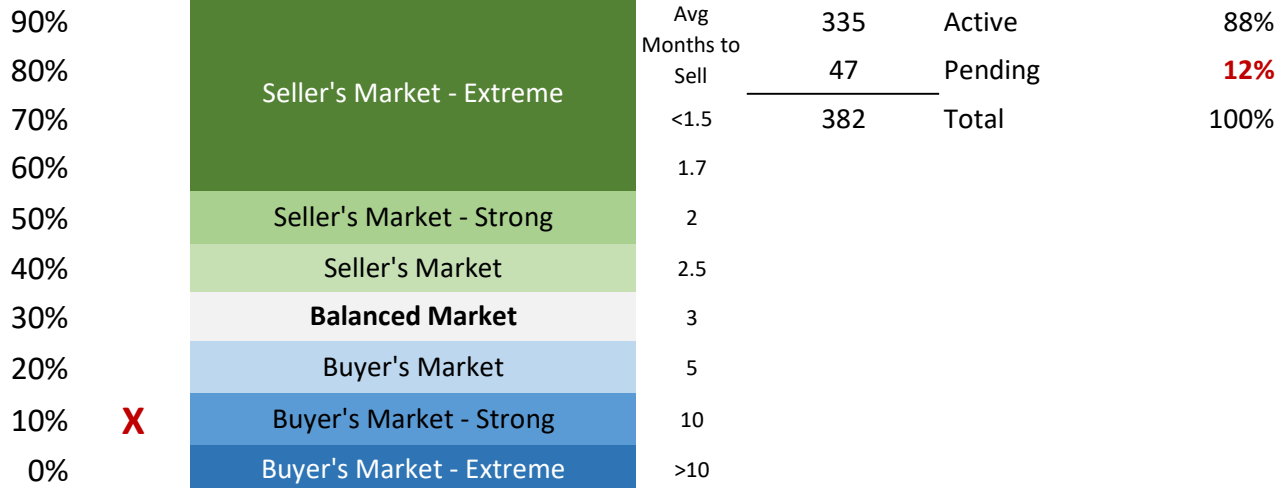
## Prescott Valley Median Sales Price / SqFt



## Prescott Valley Transactions

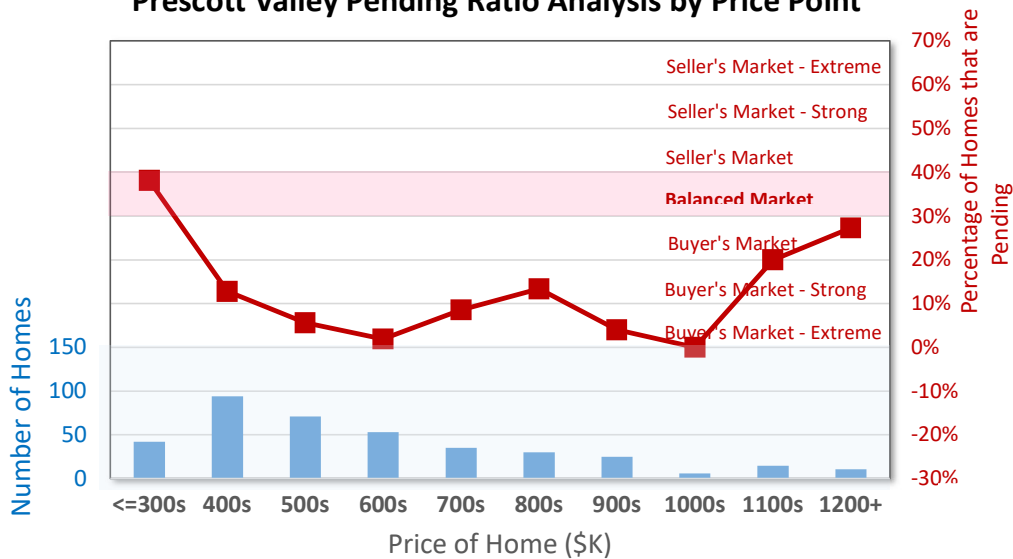


## Prescott Valley Pending Ratio Analysis



**12%** = Percent of active listings that are already pending.

### Prescott Valley Pending Ratio Analysis by Price Point



PAAR MLS - Prescott

■ Number of Homes ■ Pending %

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

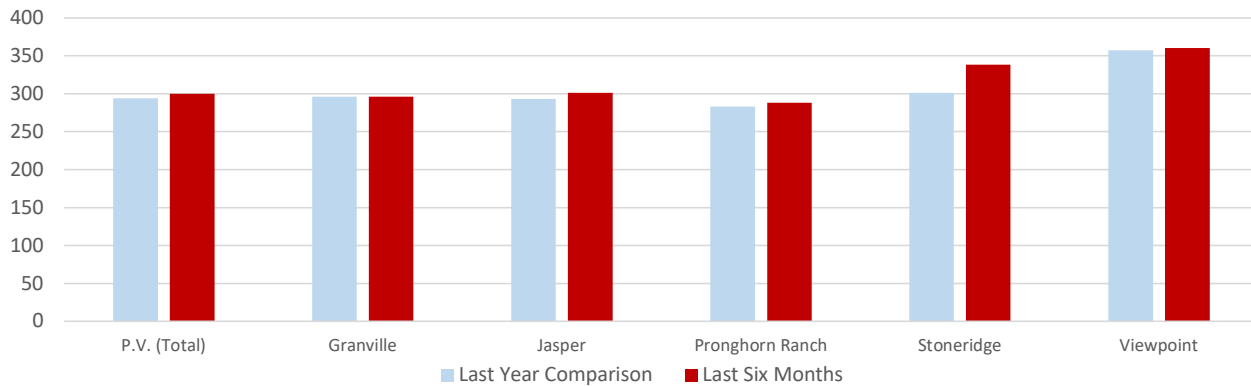
Overall Avg Time on Market:		Days	Months
		120	4.0
	Until Contract	17	0.6
	In Escrow	136	4.5
	Total (To Close)		

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	11.3	26	2.3	0.6	2.9
400s	23.3	82	3.5	0.6	4.1
500s	12.8	67	5.3	0.6	5.8
600s	7.2	52	7.3	0.6	7.8
700s	5.2	32	6.2	0.6	6.8
800s	3.5	26	7.4	0.6	8.0
900s	2.1	24	11.5	0.6	12.1
1000s	0.6	6	10.3	0.6	10.8
1100s	0.4	12	28.8	0.6	29.4
1200s	2.0	8	4.0	0.6	4.6



## Statistics for Top 5 Prescott Valley Subdivisions

Subdivision	P.V. (Total)	Granville	Jasper	Pronghorn Ranch	Stoneridge	Viewpoint
<b>Market Characteristics</b>						
Homes Closed Over Last 12 Months	824	127	62	58	65	58
Avg Homes Sold Per Month	69	11	5	5	5	5
Homes on Market - Active	335	53	31	20	33	31
Homes on Market - Pending	47	3	2	-	4	5
Avg Months Until Contract	4.9	5.0	6.0	4.1	6.1	6.4
Avg Months in Escrow	0.7	0.3	0.4	-	0.7	1.0
Avg Months Until Close	5.6	5.3	6.4	4.1	6.8	7.4
Pending Ratio	12%	5%	6%	0%	11%	14%
Negotiation Advantage	Buyer - Strong	Buyer - Extreme	Buyer - Extreme	Buyer - Extreme	Buyer - Extreme	Buyer - Strong
<b>Median Sales Price Per Square Foot</b>						
Last Year Comparison	294	296	293	283	301	357
Last Six Months	300	296	301	288	338	360
% Change - Year Over Year	2.0%	0.0%	2.7%	1.8%	12.3%	0.8%



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.



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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!"