Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Oct 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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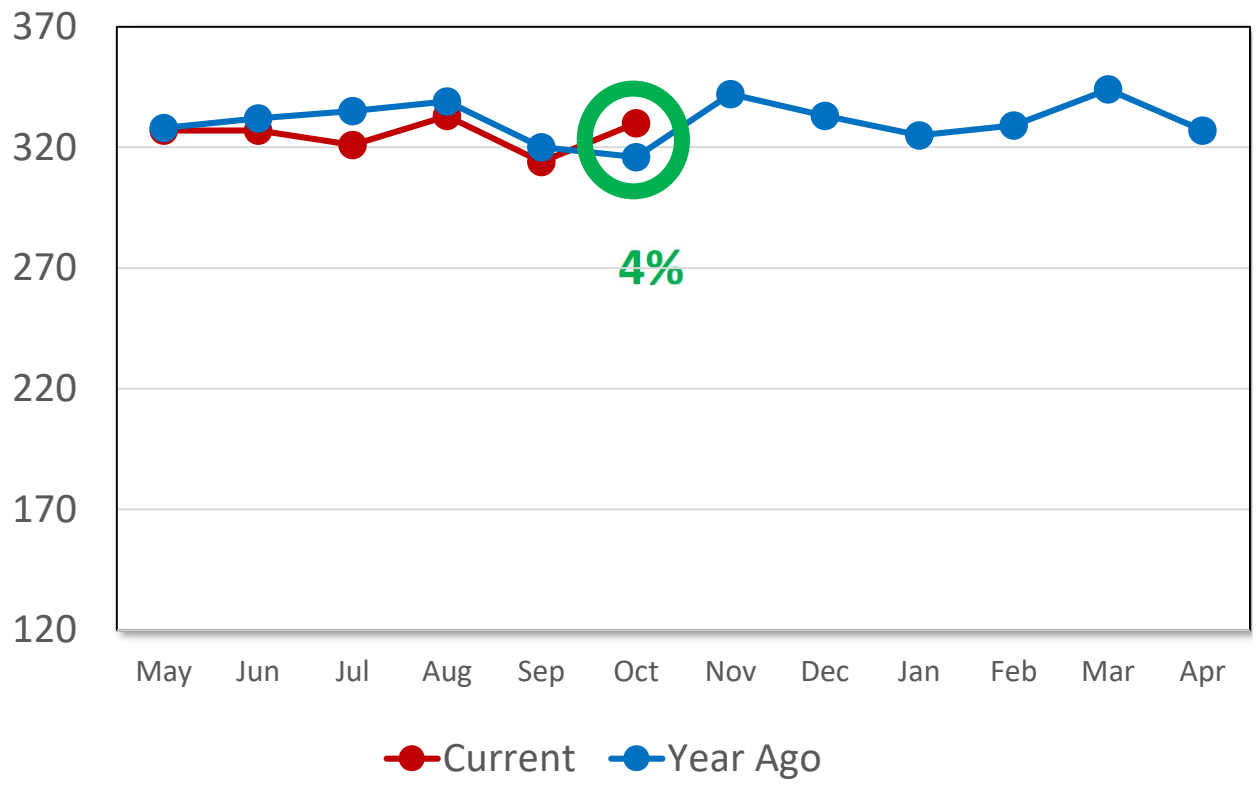
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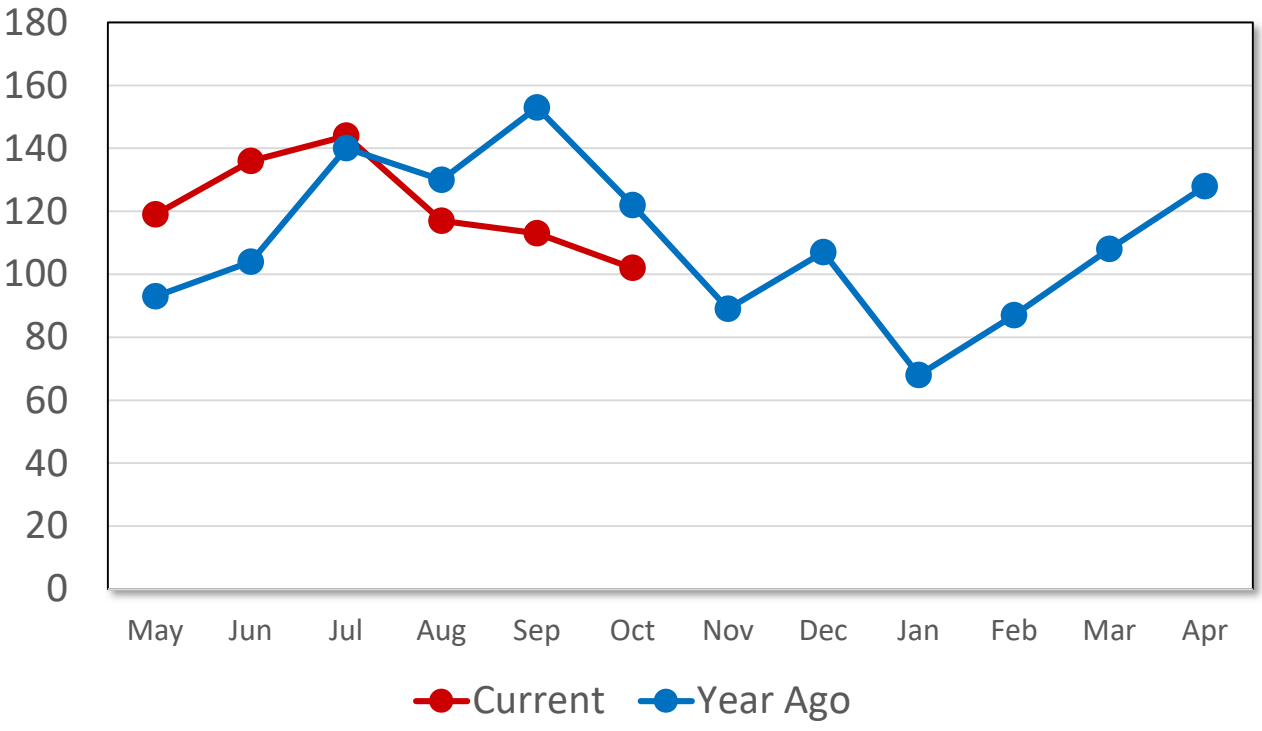
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Prescott

Prescott Median Sales Price / SqFt



Prescott Transactions



Prescott

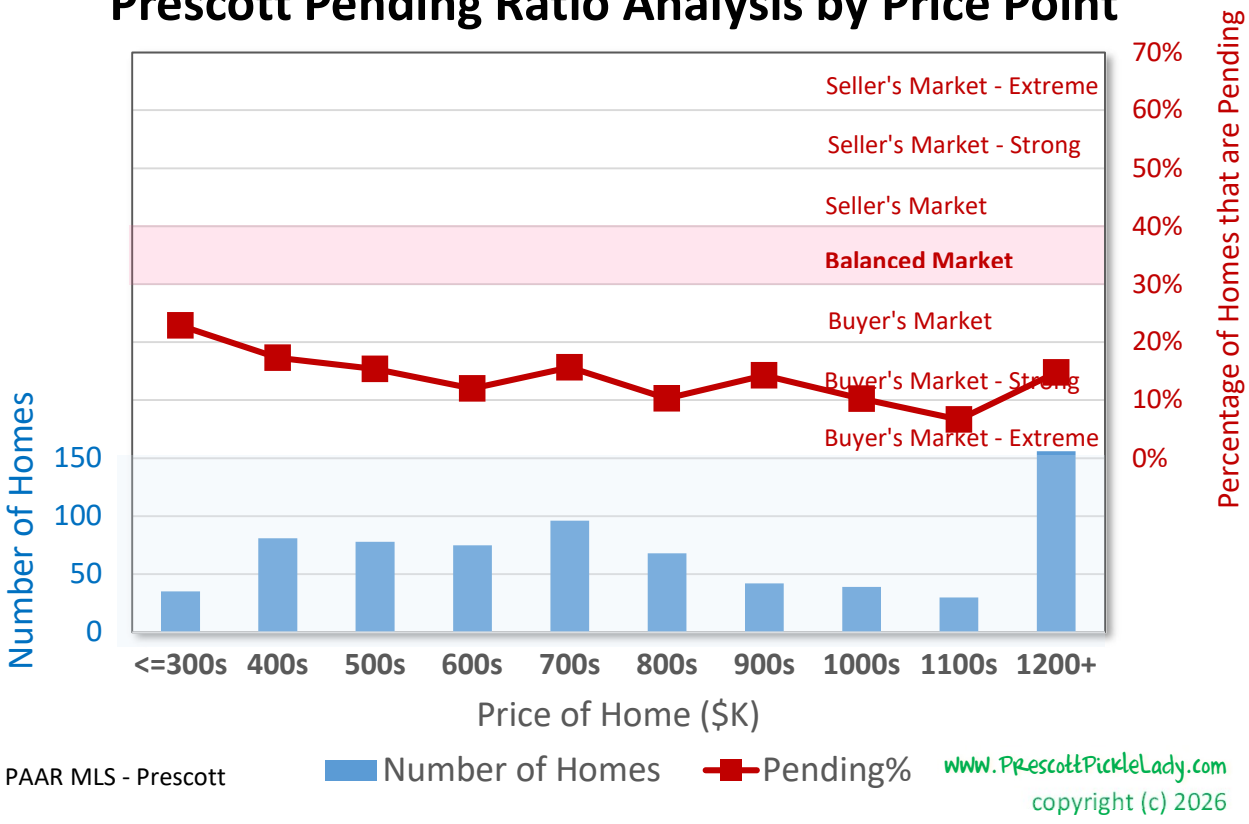
Prescott Pending Ratio Analysis

			Avg Months to Sell
90%		Seller's Market - Extreme	<1.5
80%			
70%			
60%			1.7
50%		Seller's Market - Strong	2
40%		Seller's Market	2.5
30%		**Balanced Market**	3
20%		Buyer's Market	5
10%	X	Buyer's Market - Strong	10
0%		Buyer's Market - Extreme	>10

567	Active	85%
102	Pending	**15%**
669	Total	100%

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

Prescott Pending Ratio Analysis by Price Point



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Prescott

How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:

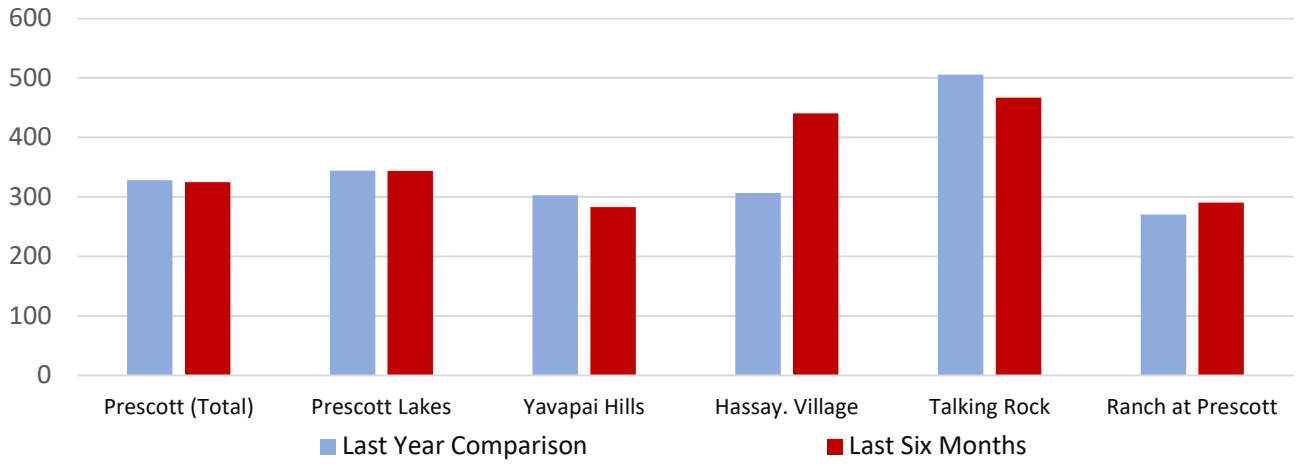
	Days	Months
Until Contract	167	5.6
In Escrow	30	1.0
Total (To Close)	197	6.6

Price Point	Sold Per Month	Currently On Market	Months to Sell: To Contract	Months to Sell: Contract To Close	Months to Sell: Total
300s	9.6	27	2.8	1.0	3.8
400s	16.6	67	4.0	1.0	5.0
500s	16.5	66	4.0	1.0	5.0
600s	14.5	66	4.6	1.0	5.6
700s	12.2	81	6.7	1.0	7.7
800s	11.1	61	5.5	1.0	6.5
900s	6.4	36	5.6	1.0	6.6
1000s	3.9	35	8.9	1.0	9.9
1100s	4.8	28	5.8	1.0	6.8
1200+	14.3	133	9.3	1.0	10.3

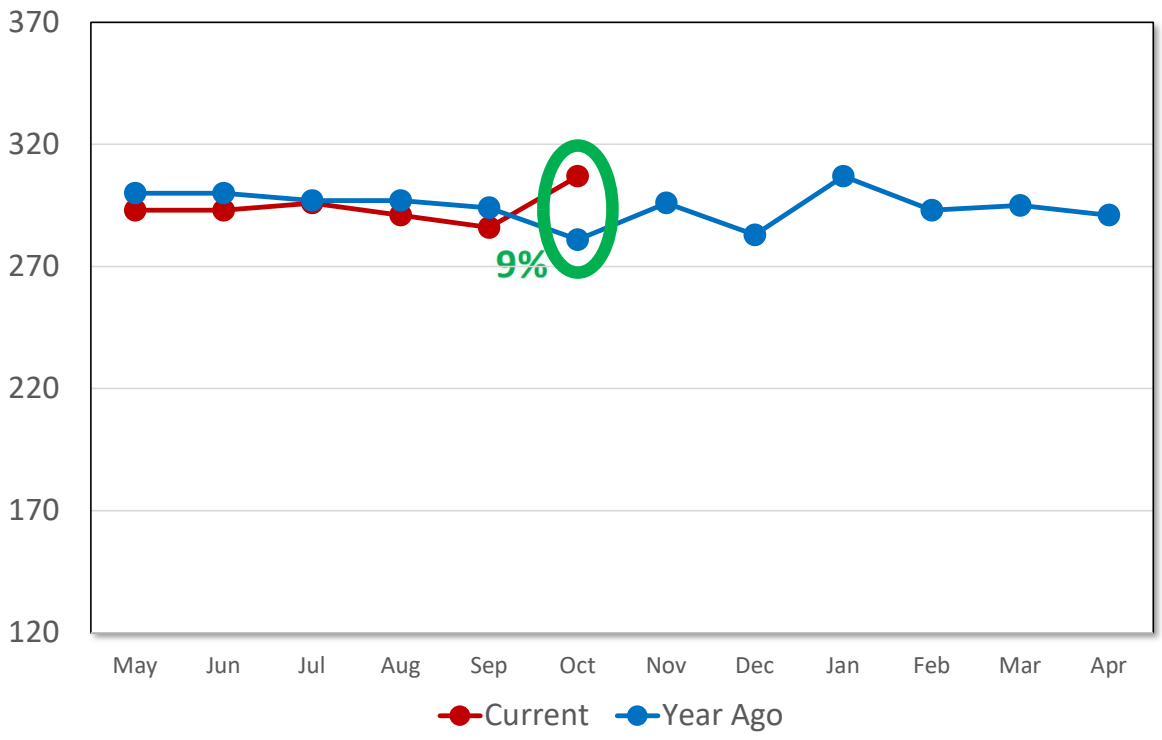
Prescott

Statistics for Top 5 Prescott Subdivisions

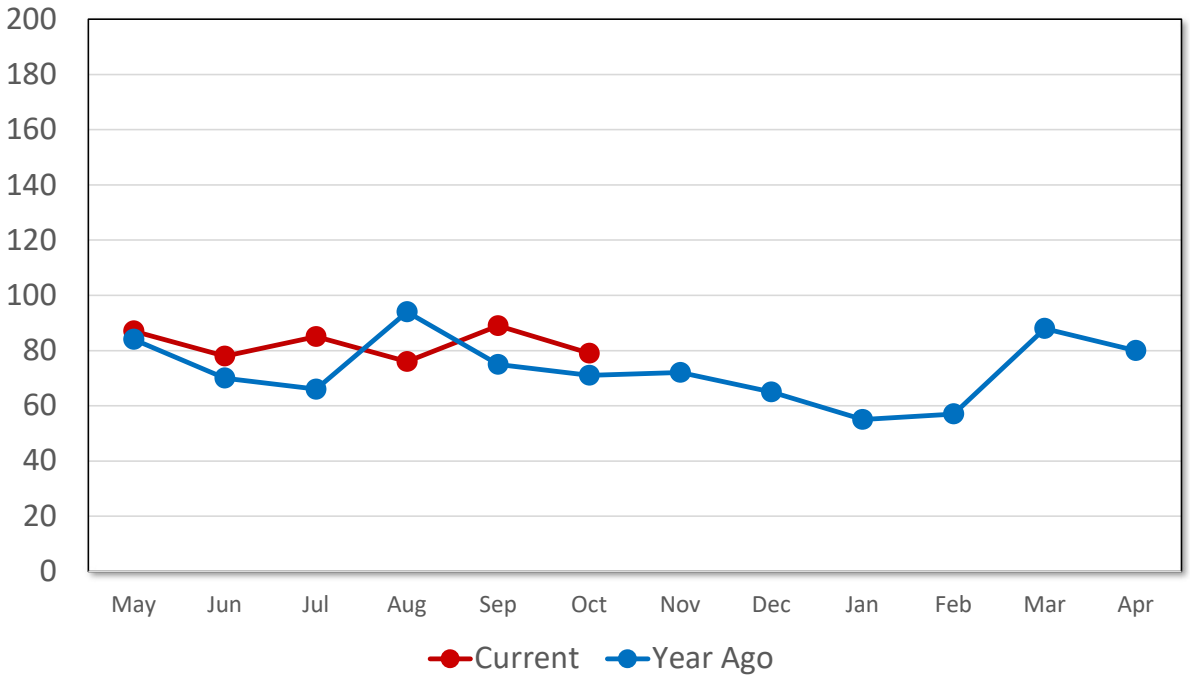
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
Market Characteristics						
Homes Closed Over Last 12 Months	124	56	24	13	20	11
Avg Homes Sold Per Month	10	5	2	1	2	1
Homes on Market - Active	567	35	22	2	22	27
Homes on Market - Pending	102	5	6	1	6	2
Avg Months Until Contract	54.9	7.5	11.0	1.8	13.2	29.5
Avg Months in Escrow	9.9	1.1	3.0	0.9	3.6	2.2
Avg Months Until Close	64.7	8.6	14.0	2.8	16.8	31.6
Pending Ratio	15%	13%	21%	33%	21%	7%
Negotiation Advantage	Buyer - Strong	Buyer - Strong	Buyer	Balanced	Buyer	Buyer - Extreme
Median Sales Price Per Square Foot						
Last Year Comparison	328	344	303	306	506	271
Last Six Months	325	344	283	440	467	291
% Change - Year Over Year	-0.9%	-0.1%	-6.5%	43.7%	-7.7%	7.3%



Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions



Prescott Valley

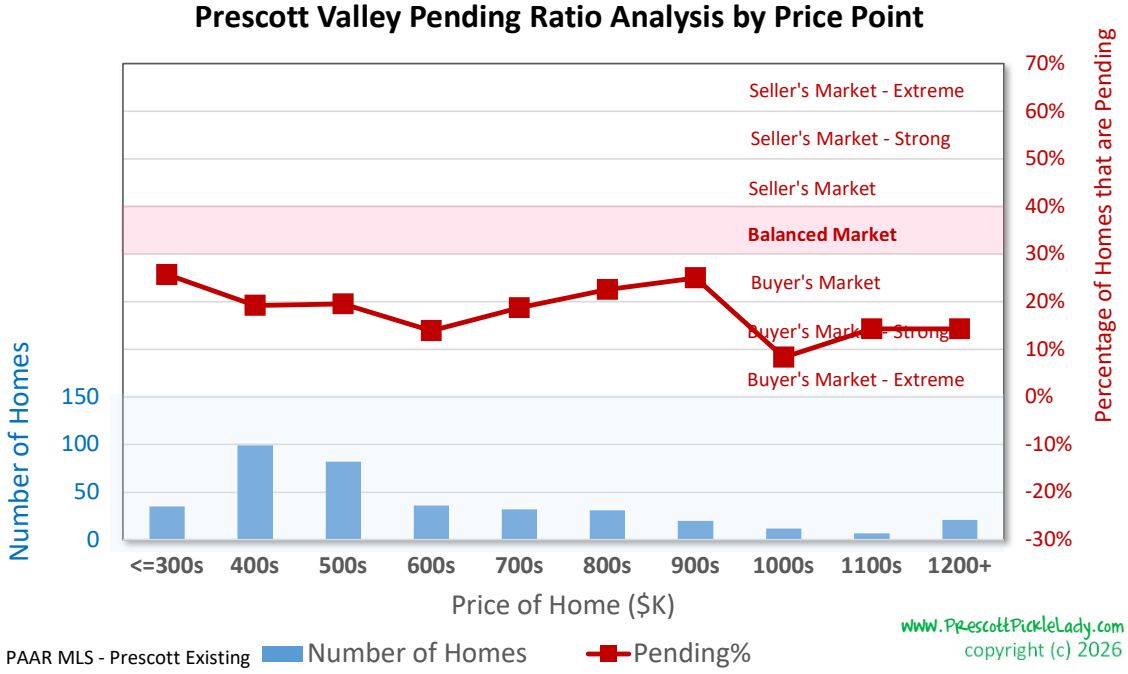
Prescott Valley Pending Ratio Analysis

			Avg Months to Sell
90%		Seller's Market - Extreme	<1.5
80%			
70%			
60%			1.7
50%		Seller's Market - Strong	2
40%		Seller's Market	2.5
30%		**Balanced Market**	3
20%		Buyer's Market	5
10%	X	Buyer's Market - Strong	10
0%		Buyer's Market - Extreme	>10

315	Active	81%
76	Pending	**19%**
391	Total	100%

19% = Percent of active listings that are already pending.

Prescott Valley Pending Ratio Analysis by Price Point



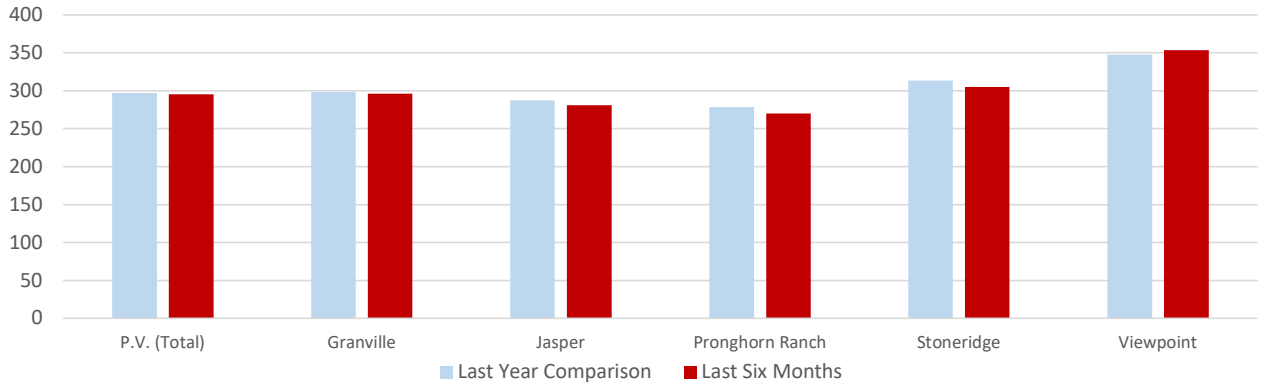
How Long Does It Take for Prescott Valley Homes to Sell?

		Days	Months
Overall Avg Time on Market:	Until Contract	120	4.0
	In Escrow	29	1.0
	Total (To Close)	148	4.9

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	**Total**
300s	12.1	26	2.2	1.0	3.1
400s	25.8	80	3.1	1.0	4.1
500s	14.8	66	4.4	1.0	5.4
600s	9.1	31	3.4	1.0	4.4
700s	5.3	26	5.0	1.0	5.9
800s	3.4	24	7.0	1.0	8.0
900s	2.6	15	5.8	1.0	6.8
1000s	0.8	11	13.2	1.0	14.2
1100s	0.8	6	7.2	1.0	8.2
1200s	1.2	18	15.4	1.0	16.4

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	231	93	37	35	31	35
Avg Homes Sold Per Month	19	8	3	3	3	3
Homes on Market - Active	315	43	29	20	18	60
Homes on Market - Pending	76	11	3	6	4	24
Avg Months Until Contract	16.4	5.5	9.4	6.9	7.0	20.6
Avg Months in Escrow	3.9	1.4	1.0	2.1	1.5	8.2
Avg Months Until Close	20.3	7.0	10.4	8.9	8.5	28.8
Pending Ratio	19%	20%	9%	23%	18%	29%
Negotiation Advantage	Buyer - Strong	Buyer - Strong	Buyer - Extreme	Buyer	Buyer - Strong	Buyer
Median Sales Price Per Square Foot						
Last Year Comparison	297	298	287	278	314	347
Last Six Months	295	296	281	270	305	353
% Change - Year Over Year	-0.7%	-0.8%	-2.2%	-3.0%	-2.7%	1.7%



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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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!"