

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Feb 29, 2024**



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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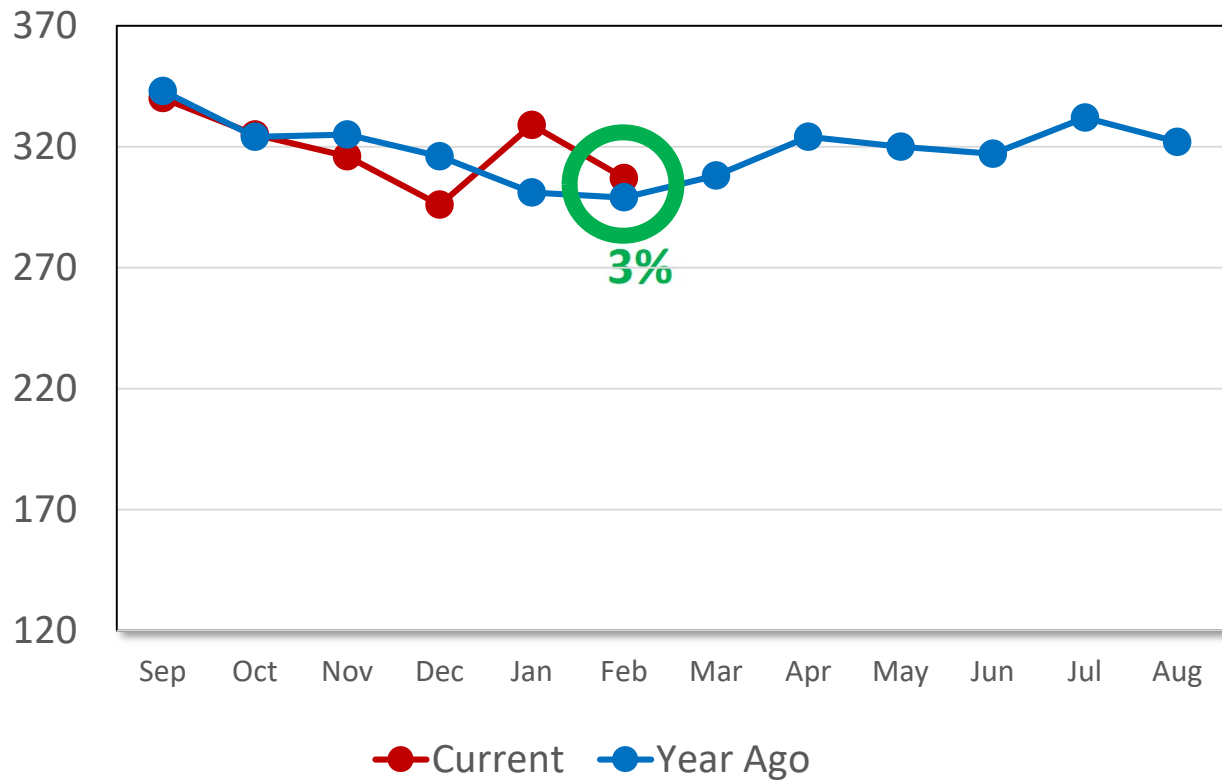


The Prescott "Pickle Lady"

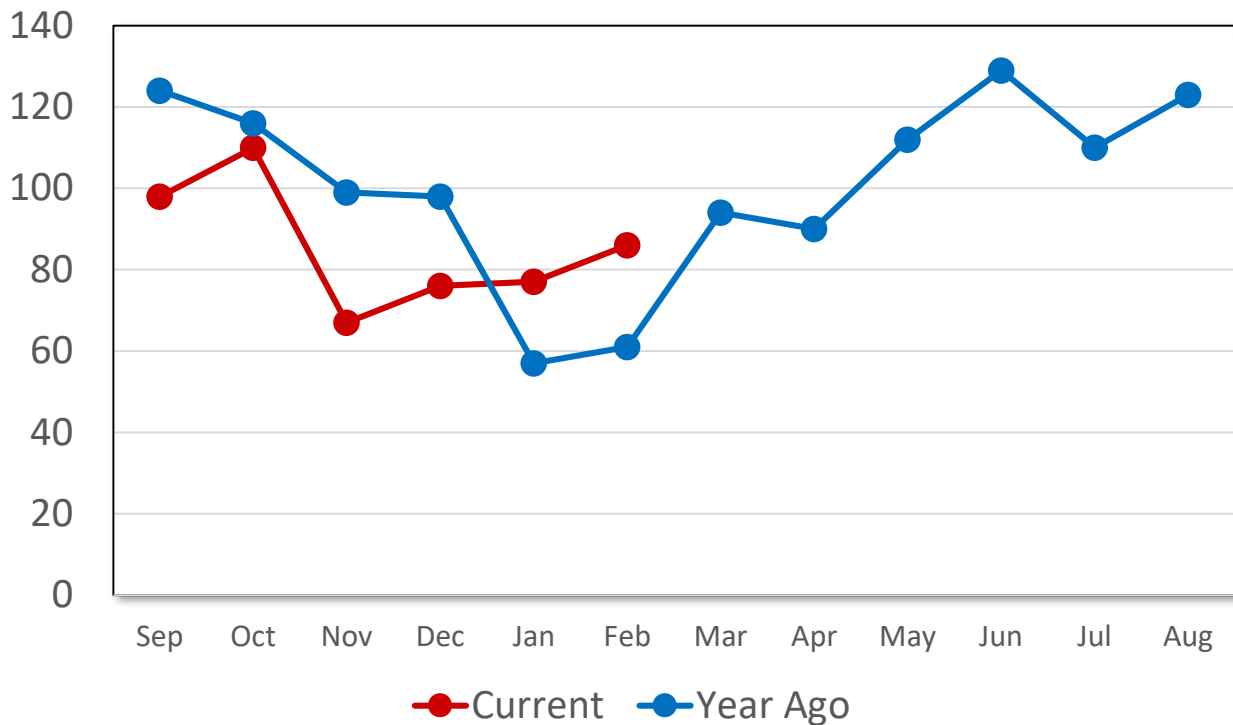
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Prescott

Prescott Median Sales Price / SqFt



Prescott Transactions



The Prescott "Pickle Lady"

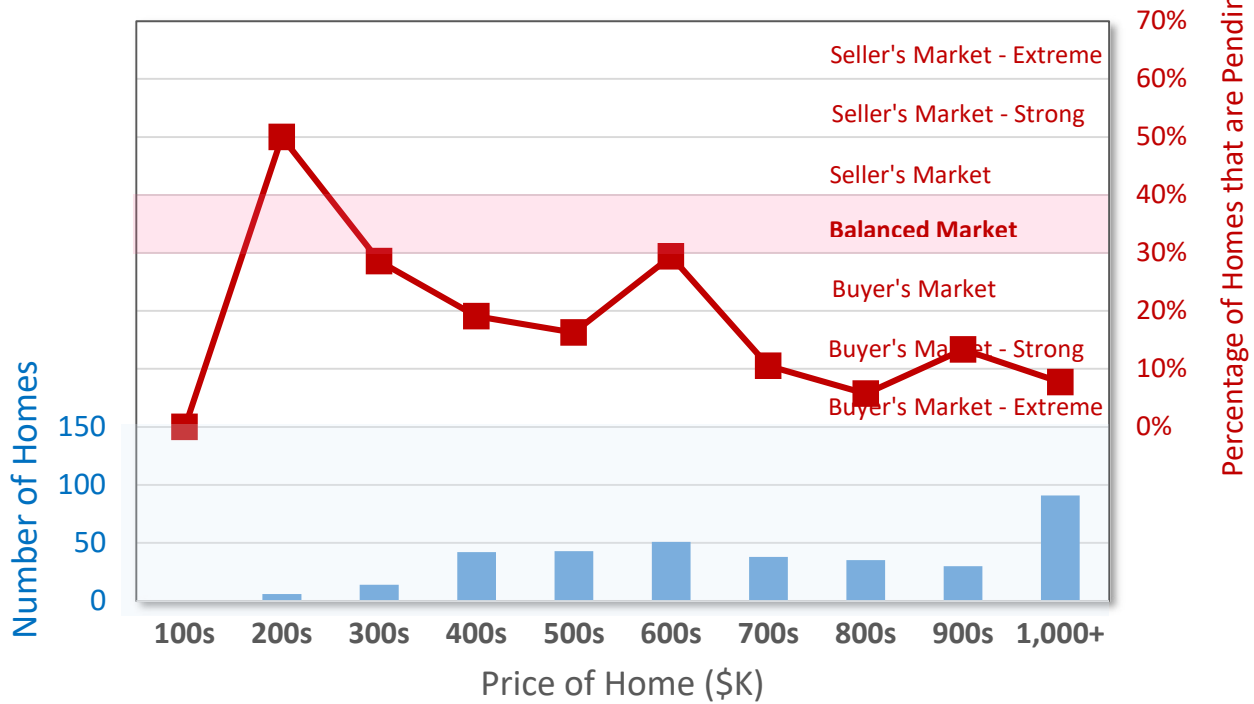
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Prescott Pending Ratio Analysis



16% = 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	142	4.7
	In Escrow	28	0.9
	Total (To Close)	170	5.7

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
200s	1.4	3	2.1	0.9	3.0
300s	6.7	10	1.5	0.9	2.4
400s	17.3	34	2.0	0.9	2.9
500s	15.8	36	2.3	0.9	3.2
600s	15.3	36	2.4	0.9	3.3
700s	12.3	34	2.8	0.9	3.7
800s	8.0	33	4.1	0.9	5.1
900s	4.7	26	5.6	0.9	6.5
1000+	15.5	84	5.4	0.9	6.3

The Prescott "Pickle Lady"

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Statistics for Top 5 Prescott Subdivisions

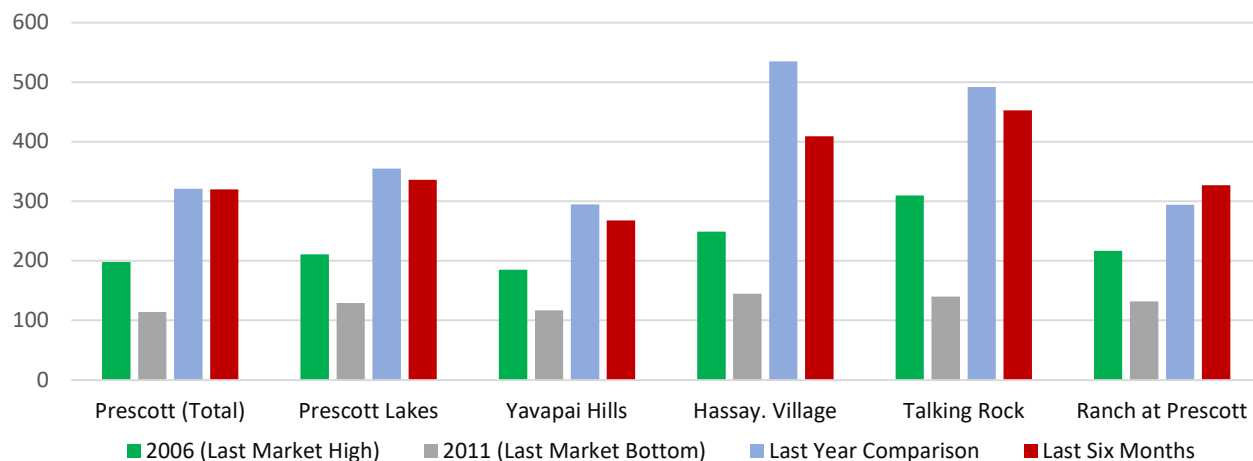
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

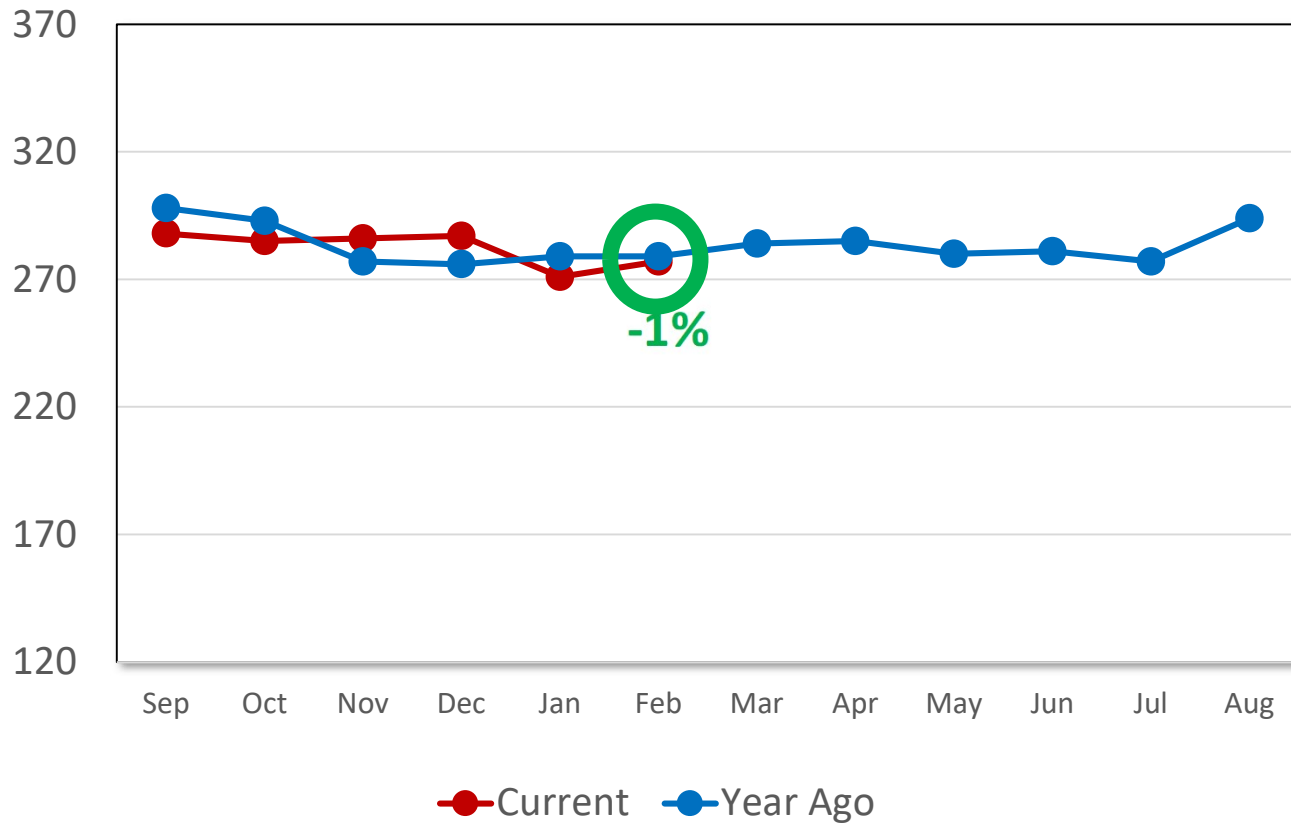
Homes Closed Over Last 12 Months	1,166	92	46	17	36	20
Avg Homes Sold Per Month	97	8	4	1	3	2
Homes on Market - Active	407	19	4	2	15	4
Homes on Market - Pending	80	16	1	1	3	-
Avg Months Until Contract	4.2	2.5	1.0	1.4	5.0	2.4
Avg Months in Escrow	0.8	2.1	0.3	0.7	1.0	-
Avg Months Until Close	5.0	4.6	1.3	2.1	6.0	2.4
Pending Ratio	16%	46%	20%	33%	17%	0%
Negotiation Advantage	Buyer - Strong	Seller	Buyer - Strong	Balanced	Buyer - Strong	Buyer - Extreme

Median Sales Price Per Square Foot

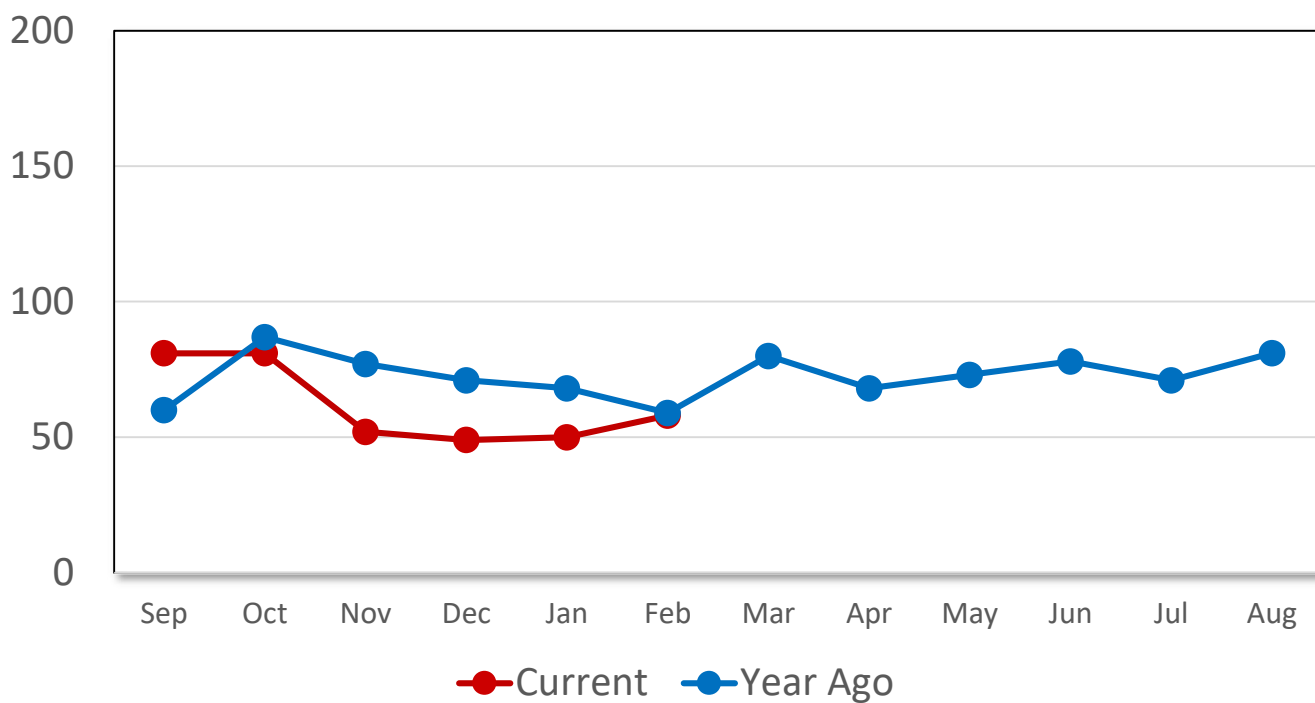
2006 (Last Market High)	198	211	185	249	310	217
2011 (Last Market Bottom)	114	129	117	145	140	132
Last Year Comparison	321	355	295	535	492	294
Last Six Months	320	336	268	409	453	327
% Change - Year Over Year	-0.3%	-5.4%	-9.2%	-23.6%	-7.9%	11.2%



Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions

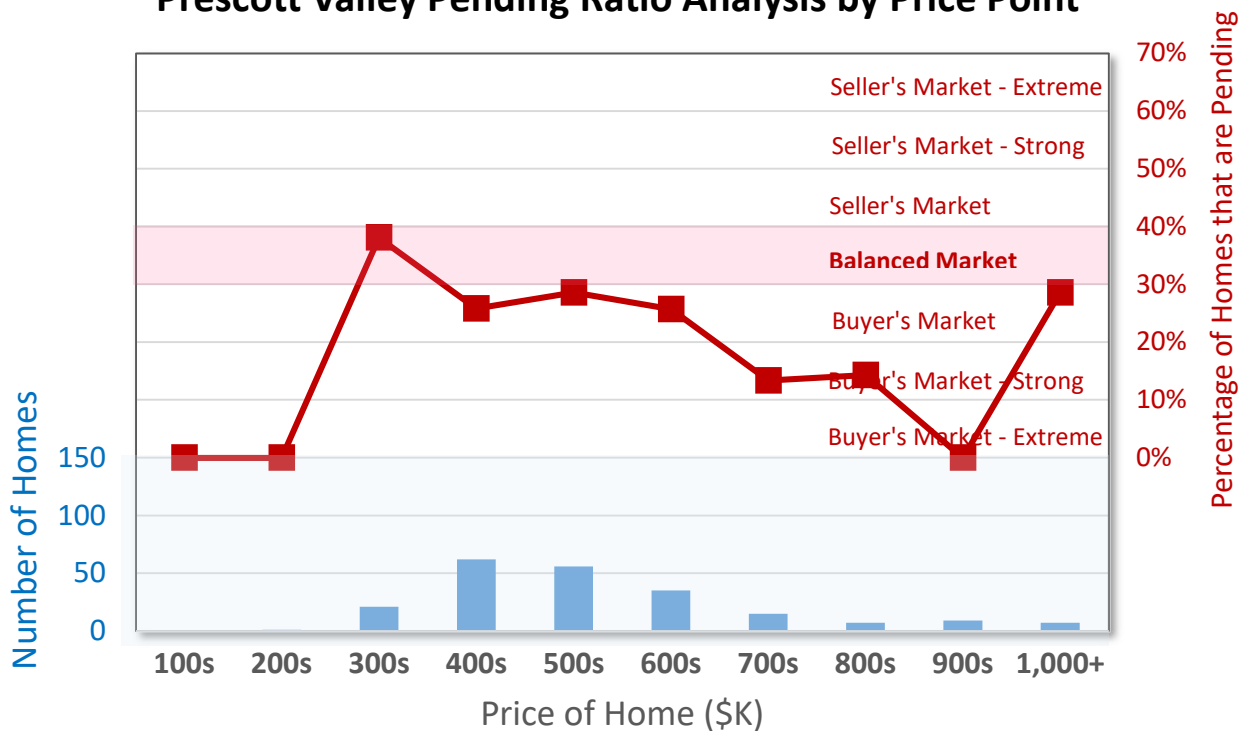


Prescott Valley Pending Ratio Analysis



28% = 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?

Overall Avg Time on Market:		Days	Months
	Until Contract	106	3.5
	In Escrow	40	1.3
	Total (To Close)	<u>146</u>	<u>4.9</u>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
200s	1.3	1	0.8	1.3	2.1
300s	11.3	13	1.2	1.3	2.5
400s	23.8	46	1.9	1.3	3.3
500s	14.0	40	2.9	1.3	4.2
600s	6.7	26	3.9	1.3	5.2
700s	5.1	13	2.6	1.3	3.9
800s	3.5	6	1.7	1.3	3.1
900s	1.3	9	7.2	1.3	8.5

Statistics for Top 5 Prescott Valley Subdivisions

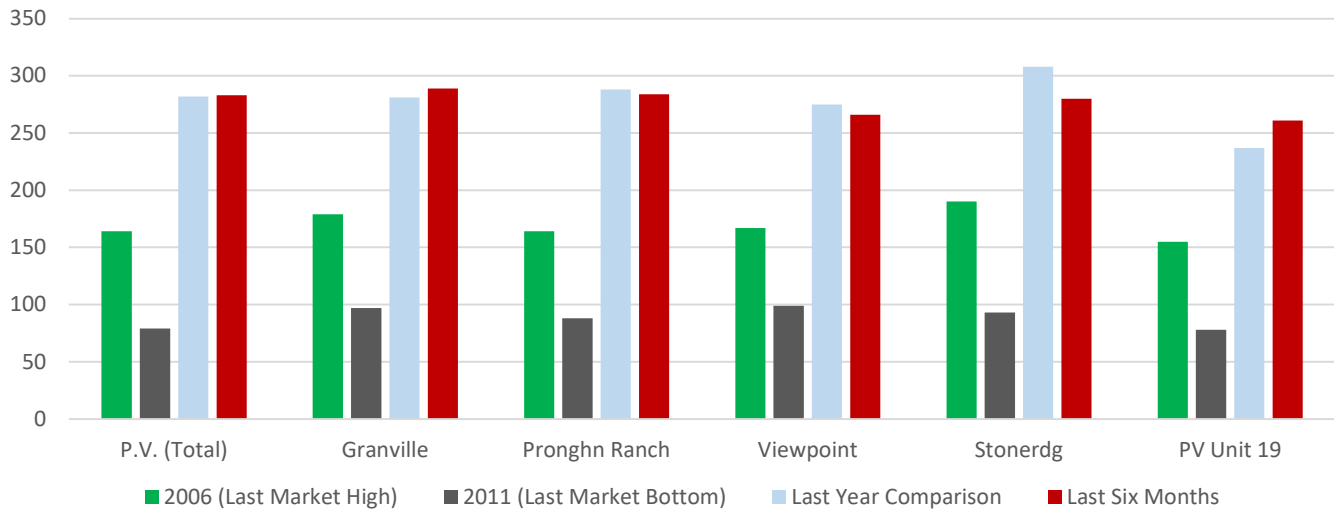
Subdivision	P.V. (Total)	Granville	Pronghn Ranch	Viewpoint	Stonerdg	PV Unit 19
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Market Characteristics

Homes Closed Over Last 12 Months	819	171	53	45	47	46
Avg Homes Sold Per Month	68	14	4	4	4	4
Homes on Market - Active	205	9	2	1	6	1
Homes on Market - Pending	78	4	-	1	3	3
Avg Months Until Contract	3.0	0.6	0.5	0.3	1.5	0.3
Avg Months in Escrow	1.1	0.3	-	0.3	0.8	0.8
Avg Months Until Close	4.1	0.9	0.5	0.5	2.3	1.0
Pending Ratio	28%	31%	0%	50%	33%	75%
Negotiation Advantage	Buyer	Buyer	Buyer - Extreme	Seller	Balanced	Seller - Extreme

Median Sales Price Per Square Foot

2006 (Last Market High)	164	179	164	167	190	155
2011 (Last Market Bottom)	79	97	88	99	93	78
Last Year Comparison	282	281	288	275	308	237
Last Six Months	283	289	284	266	280	261
% Change - Year Over Year	0.4%	2.8%	-1.4%	-3.3%	-9.1%	10.1%



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...

Diane Breaux, Realtor®
The "Pickle Lady"

(713) 302-1964

diane@PrescottPickleLady.com

www.PrescottPickleLady.com

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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.

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