

Prescott Lakes Home Value Report – Neighborhoods

Closed sales for the six months ending Feb 28, 2026

The Prescott "Pickle Lady", EXP Realty, LLC
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Summary (Prescott Lakes Neighborhoods)

Neighborhood	Sales	Med Price	Med \$/SF	Med Months	Med Sq Ft	Med Acres
Estates	7	\$1,575,000	345	3.9	4,455	0.96
Lakeside	4	\$672,450	336	1.6	2,003	0.17
Parkside	1	\$1,094,000	346	3.2	3,162	0.43
Pinnacle Views	6	\$657,500	361	3.3	1,800	0.17
Solstice Ridge	13	\$1,380,000	543	9.7	2,544	0.30
Summit I&II	3	\$610,000	310	0.9	2,118	0.29
The Cottages	11	\$482,500	308	2.9	1,682	0.12
The Retreat	1	\$544,500	345	2.0	1,580	0.14

Estates

Sales: 7 Med Price: \$1,575,000 Med \$/SF: 345 Med Months: 3.9 Med Sq Ft: 4,455 Med Acres: 0.96

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
186	7.2	6,032	2005	2.0	0.57	No	\$1,120,000	09/22/25	1591 Northridge Drive
323	1.9	5,873	2006	2.0	1.12	Yes	\$1,895,000	11/07/25	1161 Northridge Drive
332	5.8	5,040	2005	2.0	1.25	Yes	\$1,675,000	10/14/25	1098 Northridge Drive
345	3.0	2,866	2006	1.0	0.61	No	\$989,925	11/20/25	1353 Winfield Circle
356	5.5	3,163	2021	1.0	0.59	Yes	\$1,125,000	11/03/25	871 Northridge Drive
463	1.3	3,401	2018	2.0	0.96	Yes	\$1,575,000	01/14/26	854 Northridge Drive
543	3.9	4,455	2021	2.0	1.50	Yes	\$2,420,500	02/27/26	1158 Northridge Drive

Lakeside

Sales: 4 Med Price: \$672,450 Med \$/SF: 336 Med Months: 1.6 Med Sq Ft: 2,003 Med Acres: 0.17

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
282	1.2	1,829	2006	1.0	0.17	No	\$515,000	09/12/25	1227 Sarafina Drive
332	1.9	2,003	2006	1.0	0.17	No	\$665,000	09/02/25	1349 Sabatina Street
339	1.2	2,003	2006	1.0	0.18	Yes	\$679,900	11/19/25	1338 Sabatina Street
364	3.3	2,475	2006	1.0	0.25	No	\$899,900	11/21/25	1371 Divinity Drive

Parkside

Sales: 1 Med Price: \$1,094,000 Med \$/SF: 346 Med Months: 3.2 Med Sq Ft: 3,162 Med Acres: 0.43

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
346	3.2	3,162	2006	1.0	0.43	Yes	\$1,094,000	10/15/25	1498 Commonwealth Street

Pinnacle Views

Sales: 6 Med Price: \$657,500 Med \$/SF: 361 Med Months: 3.3 Med Sq Ft: 1,800 Med Acres: 0.17

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
347	4.9	1,948	2017	1.0	0.18	Yes	\$675,000	02/13/26	829 Royal Tulips Street
349	1.7	2,250	2017	1.0	0.21	Yes	\$786,000	09/22/25	1713 Ascott Street
358	0.5	1,760	2014	1.0	0.17	Yes	\$630,000	10/22/25	1662 Solstice Drive
364	4.8	1,760	2014	1.0	0.17	Yes	\$640,000	09/22/25	1662 Solstice Drive
367	7.6	1,744	2013	1.0	0.17	No	\$640,000	10/29/25	1656 Solstice Drive
372	1.7	1,840	2016	1.0	0.18	Yes	\$685,000	10/20/25	1753 Ascott Street

Solstice Ridge

Sales: 13 Med Price: \$1,380,000 Med \$/SF: 543 Med Months: 9.7 Med Sq Ft: 2,544 Med Acres: 0.30

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
326	3.9	3,267	1999	2.0	0.45	Yes	\$1,066,000	02/24/26	844 S Lakeview Drive
411	9.7	2,544	2023	1.0	0.27	Yes	\$1,045,000	01/08/26	1148 S Lakeview Drive
415	1.6	3,727	2025	2.0	0.28	Yes	\$1,545,000	10/17/25	1183 Irwin Way
496	9.8	2,544	2025	1.0	0.23	Yes	\$1,261,620	09/30/25	1127 Irwin Way
538	8.9	2,417	2025	1.0	0.26	Yes	\$1,299,533	10/20/25	1123 Irwin Way
542	9.7	2,417	2025	1.0	0.31	Yes	\$1,310,125	11/12/25	1131 Irwin Way
543	1.0	2,544	2025	1.0	0.36	Yes	\$1,382,291	09/12/25	1135 Irwin Way
545	9.5	2,544	2025	1.0	0.29	Yes	\$1,385,370	11/20/25	1179 Irwin Way
546	12.1	2,544	2025	1.0	0.30	Yes	\$1,389,152	11/17/25	1197 Sassaby Circle
552	10.1	2,417	2025	1.0	0.31	Yes	\$1,333,741	09/17/25	1139 Irwin Way
571	9.9	2,417	2025	1.0	0.32	Yes	\$1,380,000	02/19/26	1147 Irwin Way
576	9.7	2,544	2025	1.0	0.27	Yes	\$1,465,082	11/05/25	1187 Sassaby Circle
622	8.4	2,417	2025	1.0	0.30	Yes	\$1,503,684	12/12/25	1167 Irwin Way

Summit I&II;

Sales: 3 Med Price: \$610,000 Med \$/SF: 310 Med Months: 0.9 Med Sq Ft: 2,118 Med Acres: 0.29

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
288	2.7	2,118	2021	1.0	0.31	Yes	\$610,000	09/12/25	889 Trail Head Circle
310	0.6	2,584	2004	1.0	0.29	Yes	\$800,000	12/04/25	806 Hoosier Pass
354	0.9	1,666	2005	1.0	0.24	Yes	\$590,000	02/12/26	2902 Brooks Range

The Cottages

Sales: 11 Med Price: \$482,500 Med \$/SF: 308 Med Months: 2.9 Med Sq Ft: 1,682 Med Acres: 0.12

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
250	12.9	1,780	2001	1.0	0.12	No	\$445,000	10/30/25	1465 Kwana Court
270	4.3	1,516	2003	1.0	0.09	No	\$410,000	10/15/25	1644 Addington Drive
271	1.1	1,781	2002	1.0	0.12	No	\$482,500	10/08/25	1479 Kwana Court
291	2.5	1,407	2003	1.0	0.12	No	\$410,000	09/10/25	1634 Addington Drive
303	1.6	1,516	2003	1.0	0.10	Yes	\$460,000	02/27/26	1613 Addington Drive
308	11.6	1,706	2003	1.0	0.12	Yes	\$525,000	10/06/25	1623 Addington Drive
321	4.4	1,402	2001	1.0	0.11	No	\$450,000	10/15/25	1467 Kwana Court
321	6.9	1,682	2002	1.0	0.12	Yes	\$540,000	09/05/25	1432 Kwana Court
325	1.1	1,597	2003	1.0	0.09	Yes	\$519,500	12/11/25	1643 Addington Drive
339	2.9	1,782	2002	1.0	0.14	Yes	\$604,900	12/30/25	1400 St George
387	1.3	1,783	2002	1.0	0.20	Yes	\$689,900	11/07/25	1402 St. George Cir.

The Retreat

Sales: 1 Med Price: \$544,500 Med \$/SF: 345 Med Months: 2.0 Med Sq Ft: 1,580 Med Acres: 0.14

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
345	2.0	1,580	2016	1.0	0.14	No	\$544,500	10/01/25	1628 Bonavista Place