



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home

10/31/2024

Prescott Lakes: Astoria

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
241	2.6	3,034	2016	2.0	0.12	Panoramic	730,000	10/25/2024	1486 Varsity
278	2.4	2,479	2016	2.0	0.12	No	688,000	7/24/2024	2212 E Calgary
322	3.5	1,707	2017	1.0	0.17	No	550,000	6/12/2024	1521 Varsity
Avg:	2.9	2,407			0.14		656,000		Property Count: 3

Prescott Lakes: Brookside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
370	2.8	2,461	2012	1.0	0.24	No	910,000	9/27/2024	468 Casa De Campo
373	0.6	2,220	2012	1.0	0.29	No	829,000	7/17/2024	1508 Pocono
395	0.3	2,239	2012	1.0	0.30	No	885,000	5/15/2024	1506 Pompey
421	0.4	2,173	2012	1.0	0.32	Panoramic	915,000	10/17/2024	442 Cabaret
Avg:	1.0	2,273			0.29		884,750		Property Count: 4

Prescott Lakes: Creekside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
286	0.0	3,859	2006	2.0	0.21	Panoramic	1,105,000	6/10/2024	1262 Pebble Springs
310	1.9	2,378	2012	1.0	0.21	No	737,000	9/3/2024	1217 Pebble Springs
342	2.9	1,899	2012	1.0	0.18	No	648,800	7/31/2024	1243 Pebble Springs
352	1.3	1,889	2004	1.0	0.17	No	665,000	8/7/2024	1208 Pebble Springs
398	4.9	1,985	2005	1.0	0.17	Panoramic	790,000	11/6/2024	1256 Pebble Springs
413	0.0	1,961	2005	1.0	0.19	Panoramic	810,000	8/5/2024	1274 Pebble Springs
425	1.2	2,139	2024	1.0	0.14	No	909,000	10/1/2024	1234 Pebble Springs
Avg:	1.7	2,301			0.18		809,257		Property Count: 7

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Prescott Lakes: Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
356	0.1	3,931	2004	2.0	0.68	No	1,400,000	7/15/2024	1037 Northridge
638	0.0	3,447	2022	2.0	1.53	Panoramic	2,200,000	9/27/2024	1136 Northridge
Avg:	0.1	3,689			1.11		1,800,000		Property Count: 2

Prescott Lakes: Lakeside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
312	3.0	2,003	2006	1.0	0.17	No	625,000	8/27/2024	1349 Sabatina
321	0.4	2,246	2007	1.0	0.18	Yes	720,000	5/28/2024	1220 Sarafina
374	1.5	1,834	2013	1.0	0.18	No	685,000	8/30/2024	1696 Constable
383	1.1	2,195	2012	1.0	0.23	Panoramic	840,000	6/10/2024	1246 Sarafina
Avg:	1.5	2,070			0.19		717,500		Property Count: 4

Prescott Lakes: Parkside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
314	5.6	2,532	2002	1.0	0.44	No	795,000	6/28/2024	1573 Gettysvue
338	1.1	3,167	2005	1.0	0.51	No	1,070,000	5/15/2024	1560 Gettysvue
365	1.8	2,851	2015	1.0	0.35	No	1,040,000	5/22/2024	1530 Belle Meade
422	0.1	2,843	2017	1.0	0.49	No	1,200,000	5/22/2024	1547 Belle Meade
Avg:	2.1	2,848			0.45		1,026,250		Property Count: 4

Prescott Lakes: Pinnacle I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
339	1.0	3,682	2018	2.0	0.26	Panoramic	1,250,000	9/30/2024	1217 S Lakeview
536	5.6	2,417	2023	1.0	0.29	Panoramic	1,295,000	8/16/2024	1141 S Lakeview
Avg:	3.3	3,050			0.28		1,272,500		Property Count: 2

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Prescott Lakes: Pinnacle Views

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
379	0.2	2,574	2014	1.0	0.21	No	975,000	8/19/2024	1736 Trinity Rose
396	2.5	2,208	2018	1.0	0.21	Panoramic	875,000	10/1/2024	602 St Enodoc
400	1.0	1,726	2017	1.0	0.17	No	690,000	8/27/2024	814 Chureo
497	0.7	2,566	2016	1.0	0.24	Panoramic	1,275,000	10/28/2024	617 St Enodoc
Avg:	1.1	2,269			0.21		953,750		Property Count: 4

Prescott Lakes: Stoney Creek

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
303	0.1	3,067	2014	1.0	0.73	No	930,000	6/17/2024	266 E Smoke Tree
323	2.4	2,355	1998	1.0	0.31	No	760,000	8/21/2024	122 Darby Creek
Avg:	1.3	2,711			0.52		845,000		Property Count: 2

Prescott Lakes: Summit 3

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
240	0.9	3,331	2005	2.0	0.48	No	799,000	10/23/2024	2973 Noble Star
306	0.6	3,660	2021	2.0	0.24	Panoramic	1,121,499	7/9/2024	800 N Lakeview
318	0.2	1,924	2003	1.0	0.30	No	612,000	9/11/2024	866 Mines
341	2.2	2,623	2019	1.0	0.35	No	895,000	10/7/2024	2949 Noble Star
347	0.5	2,692	2003	1.0	0.54	Panoramic	935,000	6/20/2024	887 Mines
Avg:	0.9	2,846			0.38		872,500		Property Count: 5

Prescott Lakes: Summit I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
263	3.9	2,034	2001	1.0	0.24	No	535,000	10/2/2024	815 Hoosier Pass
393	0.7	2,260	2022	1.0	0.39	No	889,000	10/15/2024	2800 Brooks Range
Avg:	2.3	2,147			0.32		712,000		Property Count: 2

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Prescott Lakes: The Cottages

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
255	1.2	1,999	2003	1.0	0.11	No	510,000	5/22/2024	1630 Addington
294	0.7	1,803	2002	1.0	0.10	No	530,000	8/2/2024	1448 Kwana
310	0.1	1,999	2001	1.0	0.11	Panoramic	620,000	6/17/2024	1456 Kwana
314	0.1	1,990	2001	1.0	0.16	Panoramic	625,000	6/28/2024	1567 Addington
336	0.1	1,576	2002	1.0	0.09	No	530,000	5/30/2024	1442 Kwana
348	0.1	1,782	2003	1.0	0.16	Panoramic	620,022	5/8/2024	1382 Kwana
Avg:	0.4	1,858			0.12		572,504		Property Count: 6

Prescott Lakes: The Retreat

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
355	5.1	1,550	2015	1.0	0.12	Panoramic	549,900	7/24/2024	2410 Alberta Way
Avg:	5.1	1,550			0.12		549,900		Property Count: 1

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