

Prescott Lakes Home Value Report – Neighborhoods

Closed sales for the six months ending May 31, 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
Astoria	3	\$628,000	323	1.3	1,943	0.12
Creekside	1	\$674,900	350	6.2	1,929	0.18
Estates	5	\$1,235,000	463	1.3	3,005	0.62
Lakeside	2	\$870,000	347	2.2	2,589	0.22
Parkside	1	\$965,000	339	0.9	2,850	0.35
Pinnacle Views	2	\$987,500	427	3.4	2,256	0.22
Solstice Ridge	10	\$1,401,250	449	9.8	2,544	0.30
Stoney Creek	2	\$830,000	367	2.3	2,262	0.44
Summit 3	2	\$1,005,000	319	1.3	3,258	0.27
Summit I&II	5	\$665,000	310	2.5	2,584	0.29
The Cottages	8	\$547,500	314	1.4	1,586	0.11

Astoria

Sales: 3 Med Price: \$628,000 Med \$/SF: 323 Med Months: 1.3 Med Sq Ft: 1,943 Med Acres: 0.12

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
253	0.6	2,798	2016	1.0	0.12	Yes	\$707,000	05/22/26	1476 Varsity Drive
323	1.5	1,943	2016	1.0	0.12	No	\$628,000	04/30/26	2206 Calgary Drive
323	1.3	1,701	2016	1.0	0.15	Yes	\$550,000	03/31/26	1420 Varsity Drive

Creekside

Sales: 1 Med Price: \$674,900 Med \$/SF: 350 Med Months: 6.2 Med Sq Ft: 1,929 Med Acres: 0.18

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
350	6.2	1,929	2005	1.0	0.18	Yes	\$674,900	04/09/26	1220 Pebble Springs

Estates

Sales: 5 Med Price: \$1,235,000 Med \$/SF: 463 Med Months: 1.3 Med Sq Ft: 3,005 Med Acres: 0.62

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
331	0.0	2,569	2005	1.0	0.46	Yes	\$850,000	03/26/26	1576 Winners Circle
411	1.0	3,005	2014	1.0	0.49	Yes	\$1,235,000	03/30/26	920 Northridge Drive
463	1.3	3,401	2018	2.0	0.96	Yes	\$1,575,000	01/14/26	854 Northridge Drive
465	2.7	2,470	2014	1.0	0.62	Yes	\$1,148,000	04/29/26	1067 Northridge Drive
543	3.9	4,455	2021	2.0	1.50	Yes	\$2,420,500	02/27/26	1158 Northridge Drive

Lakeside

Sales: 2 Med Price: \$870,000 Med \$/SF: 347 Med Months: 2.2 Med Sq Ft: 2,589 Med Acres: 0.22

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
296	1.5	3,126	2006	1.0	0.24	Yes	\$925,000	03/02/26	1642 Constable Street
397	2.8	2,052	2009	1.0	0.21	Yes	\$815,000	03/03/26	1240 Sarafina Drive

Parkside

Sales: 1 Med Price: \$965,000 Med \$/SF: 339 Med Months: 0.9 Med Sq Ft: 2,850 Med Acres: 0.35

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
339	0.9	2,850	2003	1.0	0.35	Yes	\$965,000	05/21/26	1456 Commonwealth Street

Pinnacle Views

Sales: 2 Med Price: \$987,500 Med \$/SF: 427 Med Months: 3.4 Med Sq Ft: 2,256 Med Acres: 0.22

\$/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
507	1.9	2,565	2016	1.0	0.26	Yes	\$1,300,000	05/05/26	611 St Enodoc Circle

Solstice Ridge

Sales: 10 Med Price: \$1,401,250 Med \$/SF: 449 Med Months: 9.8 Med Sq Ft: 2,544 Med Acres: 0.30

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
321	2.7	4,827	2013	2.0	0.32	Yes	\$1,550,000	04/28/26	1233 S Lakeview Drive
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
413	4.4	2,544	2025	1.0	0.31	No	\$1,050,000	03/04/26	1124 S Lakeview Drive
417	12.5	3,727	2025	2.0	0.27	Yes	\$1,555,000	04/20/26	1181 Sassaby Circle
480	12.7	3,727	2025	2.0	0.35	Yes	\$1,789,282	05/20/26	1157 Irwin Way
548	12.4	2,417	2025	1.0	0.28	Yes	\$1,325,000	04/16/26	1111 Irwin Way
571	9.9	2,417	2025	1.0	0.32	Yes	\$1,380,000	02/19/26	1147 Irwin Way
589	10.4	2,417	2025	2.0	0.26	Yes	\$1,422,500	03/13/26	1157 Sassaby Circle
622	8.4	2,417	2025	1.0	0.30	Yes	\$1,503,684	12/12/25	1167 Irwin Way

Stoney Creek

Sales: 2 Med Price: \$830,000 Med \$/SF: 367 Med Months: 2.3 Med Sq Ft: 2,262 Med Acres: 0.44

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
348	2.0	2,302	2005	1.0	0.41	No	\$800,000	04/30/26	146 Thoroughbred Drive
387	2.6	2,223	2001	1.0	0.48	No	\$860,000	02/26/26	179 Thoroughbred Drive

Summit 3

Sales: 2 Med Price: \$1,005,000 Med \$/SF: 319 Med Months: 1.3 Med Sq Ft: 3,258 Med Acres: 0.27

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
277	0.9	4,084	2006	2.0	0.29	Yes	\$1,130,000	05/29/26	890 N Lakeview Drive
362	1.7	2,432	2014	1.0	0.25	Yes	\$880,000	03/30/26	869 Mines Pass

Summit I&II;

Sales: 5 Med Price: \$665,000 Med \$/SF: 310 Med Months: 2.5 Med Sq Ft: 2,584 Med Acres: 0.29

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
241	9.0	2,759	1999	2.0	0.24	Yes	\$665,000	03/12/26	830 Hoosier Pass
284	2.8	2,306	2001	1.0	0.39	No	\$655,000	04/24/26	3170 Trail Walk
310	0.6	2,584	2004	1.0	0.29	Yes	\$800,000	12/04/25	806 Hoosier Pass
310	2.5	2,584	2004	1.0	0.29	Yes	\$800,000	05/14/26	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: 8 Med Price: \$547,500 Med \$/SF: 314 Med Months: 1.4 Med Sq Ft: 1,586 Med Acres: 0.11

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
252	1.2	1,407	2003	1.0	0.10	Yes	\$355,000	04/17/26	1617 Addington Drive
264	5.7	2,217	2003	1.0	0.14	Yes	\$585,000	05/07/26	1376 Kwana Court
286	0.7	1,819	2001	1.0	0.11	No	\$520,000	05/29/26	1464 Kwana Court
303	1.6	1,516	2003	1.0	0.10	Yes	\$460,000	02/27/26	1613 Addington Drive
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
365	1.2	1,576	2003	1.0	0.17	Yes	\$575,000	03/11/26	1393 Kwana Court
368	1.6	1,576	2002	1.0	0.09	Yes	\$580,000	04/06/26	1424 Kwana Court