Prescott Lakes Home Value Report – Neighborhoods

Closed sales for the six months ending Oct 31, 2026

The Prescott "Pickle Lady", EXP Realty, LLC
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Unmapped Prescott Lakes sales (needs street map update): 1

Summary (Prescott Lakes Neighborhoods)

Neighborhood	Sales	Med Price	Med $/SF	Med Months	Med Sq Ft	Med Acres
Astoria	3	$645,000	331	1.3	1,948	0.12
Brookside	3	$735,000	336	7.3	2,240	0.22
Creekside	5	$829,000	391	4.2	2,225	0.20
Estates	3	$1,200,000	381	1.6	3,151	0.59
Lakeside	2	$727,500	361	3.5	2,028	0.21
Parkside	3	$965,000	339	3.7	2,850	0.35
Pinnacle Views	5	$865,000	397	3.4	2,184	0.24
Solstice Ridge	11	$1,365,000	533	10.4	2,544	0.28
Stoney Creek	2	$835,000	335	2.8	2,492	0.31
Summit 3	3	$925,000	358	1.8	2,484	0.32
Summit I&II	6	$625,000	313	2.4	1,955	0.27
The Cottages	10	$547,450	316	1.5	1,782	0.12
The Retreat	1	$540,000	343	2.4	1,573	0.20

Astoria

Sales: 3 Med Price: $645,000 Med $/SF: 331 Med Months: 1.3 Med Sq Ft: 1,948 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
331	2.7	1,948	2017	1.0	0.12	Yes	$645,000	06/23/26	1454 Varsity Drive
362	1.3	1,715	2016	1.0	0.12	Yes	$620,000	06/12/26	1474 Varsity Drive

Brookside

Sales: 3 Med Price: $735,000 Med $/SF: 336 Med Months: 7.3 Med Sq Ft: 2,240 Med Acres: 0.22

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
315	15.3	2,240	2011	1.0	0.22	No	$705,000	09/15/26	423 Cabaret Street
336	7.3	2,188	2012	1.0	0.20	No	$735,000	06/15/26	407 Cabaret Street
372	1.3	2,461	2012	1.0	0.24	Yes	$915,000	08/03/26	468 Casa De Campo Drive

Creekside

Sales: 5 Med Price: $829,000 Med $/SF: 391 Med Months: 4.2 Med Sq Ft: 2,225 Med Acres: 0.20

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
269	4.2	2,854	2006	2.0	0.16	No	$769,000	10/29/26	1244 Pebble Springs
388	1.3	1,961	2005	1.0	0.20	No	$760,000	10/09/26	1227 Pebble Springs
391	2.1	2,225	2014	1.0	0.18	Yes	$870,000	09/10/26	1275 Brookhaven
422	4.9	1,965	2004	1.0	0.20	Yes	$829,000	09/28/26	1272 Pebble Springs
534	4.3	2,811	2026	1.0	0.30	Yes	$1,500,000	07/01/26	1250 Pebble Springs

Estates

Sales: 3 Med Price: $1,200,000 Med $/SF: 381 Med Months: 1.6 Med Sq Ft: 3,151 Med Acres: 0.59

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
363	1.4	3,032	2005	1.0	0.59	No	$1,100,000	07/06/26	1524 Northridge Drive
381	2.5	3,151	2005	1.0	0.61	Yes	$1,200,000	08/20/26	863 Northridge Drive
599	1.6	3,253	2023	2.0	0.54	Yes	$1,950,000	07/31/26	891 Northridge Drive

Lakeside

Sales: 2 Med Price: $727,500 Med $/SF: 361 Med Months: 3.5 Med Sq Ft: 2,028 Med Acres: 0.21

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
333	4.3	2,222	2005	1.0	0.23	Yes	$740,000	10/15/26	1665 Constable Street
390	2.7	1,834	2013	1.0	0.18	Yes	$715,000	09/28/26	1696 Constable Street

Parkside

Sales: 3 Med Price: $965,000 Med $/SF: 339 Med Months: 3.7 Med Sq Ft: 2,850 Med Acres: 0.35

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
327	3.8	3,209	2018	1.0	0.35	No	$1,050,000	09/02/26	1428 Commonwealth Street
339	0.9	2,850	2003	1.0	0.35	Yes	$965,000	05/21/26	1456 Commonwealth Street
401	3.7	2,224	2011	1.0	0.43	Yes	$892,500	06/09/26	1616 Gettysvue Way

Pinnacle Views

Sales: 5 Med Price: $865,000 Med $/SF: 397 Med Months: 3.4 Med Sq Ft: 2,184 Med Acres: 0.24

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
311	3.4	2,009	2016	1.0	0.19	Yes	$625,000	10/13/26	1748 Trinity Rose Drive
394	4.9	2,194	2013	1.0	0.20	Yes	$865,000	08/28/26	556 Tawny Drive
397	6.5	1,952	2013	1.0	0.24	Yes	$775,000	10/15/26	1711 Trinity Rose Drive
462	2.7	2,184	2015	1.0	0.24	Yes	$1,008,000	08/24/26	1649 Solstice Drive
507	1.9	2,565	2016	1.0	0.26	Yes	$1,300,000	05/05/26	611 St Enodoc Circle

Solstice Ridge

Sales: 11 Med Price: $1,365,000 Med $/SF: 533 Med Months: 10.4 Med Sq Ft: 2,544 Med Acres: 0.28

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
321	3.7	2,557	2026	1.0	0.42	Yes	$820,000	10/15/26	561 S Lakeview Drive
359	12.6	1,901	1998	1.0	0.45	Yes	$682,000	06/11/26	888 S Lakeview Drive
414	11.6	2,417	2025	1.0	0.25	No	$999,999	09/18/26	1110 S Lakeview Drive
447	10.6	3,727	2026	1.0	0.26	Yes	$1,664,576	07/30/26	1163 Sassaby Circle
480	12.7	3,727	2025	2.0	0.35	Yes	$1,789,282	05/20/26	1157 Irwin Way
533	11.5	2,544	2025	1.0	0.28	Yes	$1,355,000	08/12/26	1175 Irwin Way
537	5.3	2,544	2023	1.0	0.31	Yes	$1,365,000	09/10/26	1147 S Lakeview Drive
550	4.3	2,544	2025	1.0	0.29	Yes	$1,400,000	09/17/26	1179 Irwin Way
561	10.4	2,417	2025	1.0	0.28	Yes	$1,355,000	08/12/26	1115 Irwin Way
577	9.4	2,417	2025	1.0	0.27	Yes	$1,395,000	07/07/26	1175 Sassaby Circle
579	9.3	2,417	2026	1.0	0.27	Yes	$1,400,000	10/20/26	1169 Sassaby Circle

Stoney Creek

Sales: 2 Med Price: $835,000 Med $/SF: 335 Med Months: 2.8 Med Sq Ft: 2,492 Med Acres: 0.31

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
321	3.9	2,443	2004	1.0	0.28	No	$785,000	07/31/26	2587 Golden Bear Drive
348	1.6	2,540	2004	1.0	0.33	Yes	$885,000	08/07/26	259 Thoroughbred Drive

Summit 3

Sales: 3 Med Price: $925,000 Med $/SF: 358 Med Months: 1.8 Med Sq Ft: 2,484 Med Acres: 0.32

$/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
358	1.8	2,484	2014	1.0	0.42	Yes	$890,000	07/17/26	708 Mines Pass
420	4.3	2,203	2024	1.0	0.32	Yes	$925,000	09/08/26	2945 Noble Star Drive

Summit I&II;

Sales: 6 Med Price: $625,000 Med $/SF: 313 Med Months: 2.4 Med Sq Ft: 1,955 Med Acres: 0.27

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
271	5.5	3,269	2000	2.0	0.23	Yes	$885,000	10/27/26	842 Westin Pass
305	5.7	1,998	2020	1.0	0.36	Yes	$610,000	09/09/26	3144 Trail Walk
310	2.5	2,584	2004	1.0	0.29	Yes	$800,000	05/14/26	806 Hoosier Pass
316	2.2	1,867	2001	1.0	0.37	Yes	$590,000	07/21/26	3120 Trail Walk
326	1.4	1,699	2000	1.0	0.24	Yes	$554,000	07/15/26	3115 Trail Walk
335	2.1	1,912	2018	1.0	0.19	No	$640,000	07/10/26	2792 Brooks Range

The Cottages

Sales: 10 Med Price: $547,450 Med $/SF: 316 Med Months: 1.5 Med Sq Ft: 1,782 Med Acres: 0.12

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
263	3.2	1,705	2002	1.0	0.12	No	$449,000	07/24/26	1477 Kwana Court
264	5.7	2,217	2003	1.0	0.14	Yes	$585,000	05/07/26	1376 Kwana Court
274	7.4	1,822	2001	1.0	0.11	No	$500,000	06/05/26	1454 Kwana Court
286	0.7	1,819	2001	1.0	0.11	No	$520,000	05/29/26	1464 Kwana Court
310	1.5	1,500	2002	1.0	0.12	No	$465,000	09/22/26	1600 St Andrews Way
323	1.0	1,782	2002	1.0	0.17	Yes	$574,900	08/31/26	1515 Addington Drive
324	1.6	1,782	2002	1.0	0.17	Yes	$577,000	09/10/26	1397 St George Circle
325	1.2	1,993	2001	1.0	0.21	Yes	$647,000	08/12/26	1583 Addington Drive
333	1.1	1,407	2003	1.0	0.10	Yes	$468,000	07/28/26	1617 Addington Drive
370	5.2	1,782	2002	1.0	0.13	Yes	$660,000	08/04/26	1374 St George Circle

The Retreat

Sales: 1 Med Price: $540,000 Med $/SF: 343 Med Months: 2.4 Med Sq Ft: 1,573 Med Acres: 0.20

$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
343	2.4	1,573	2014	1.0	0.20	Yes	$540,000	09/28/26	1632 Bonavista Place