

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Nov 30, 2025**



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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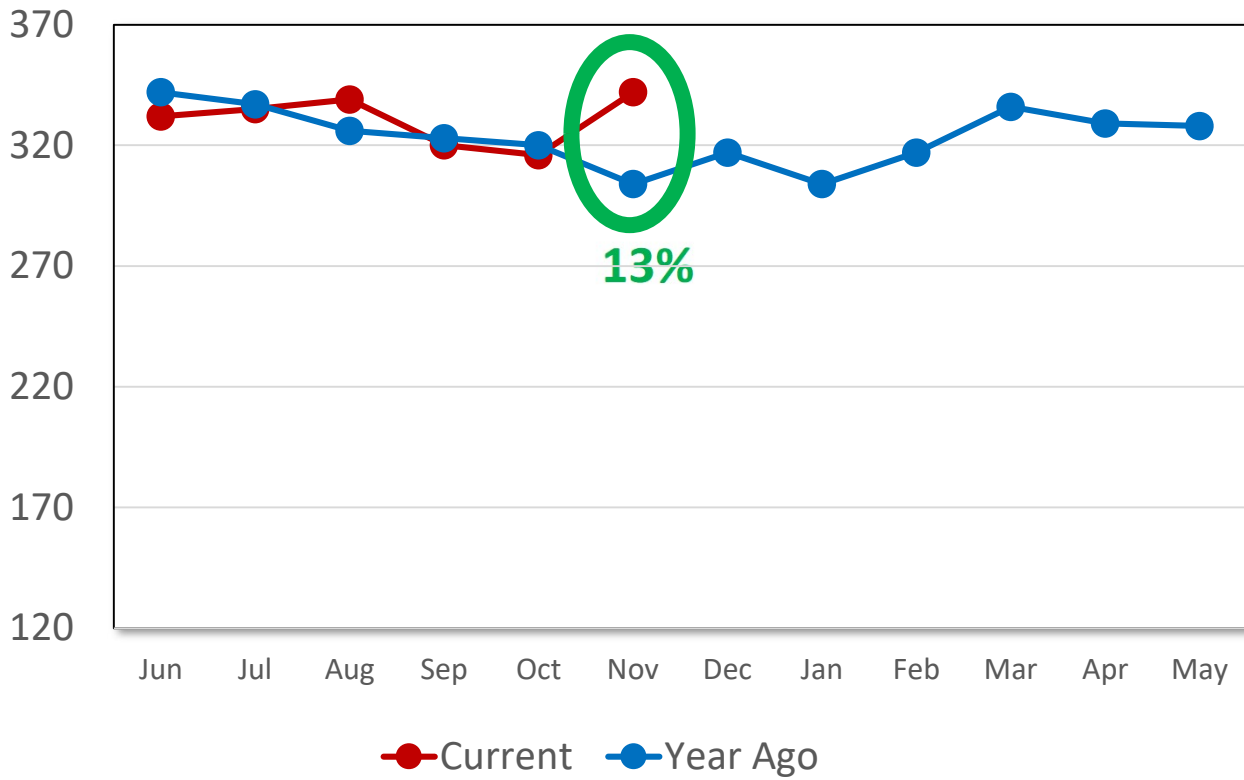


The Prescott "Pickle Lady"

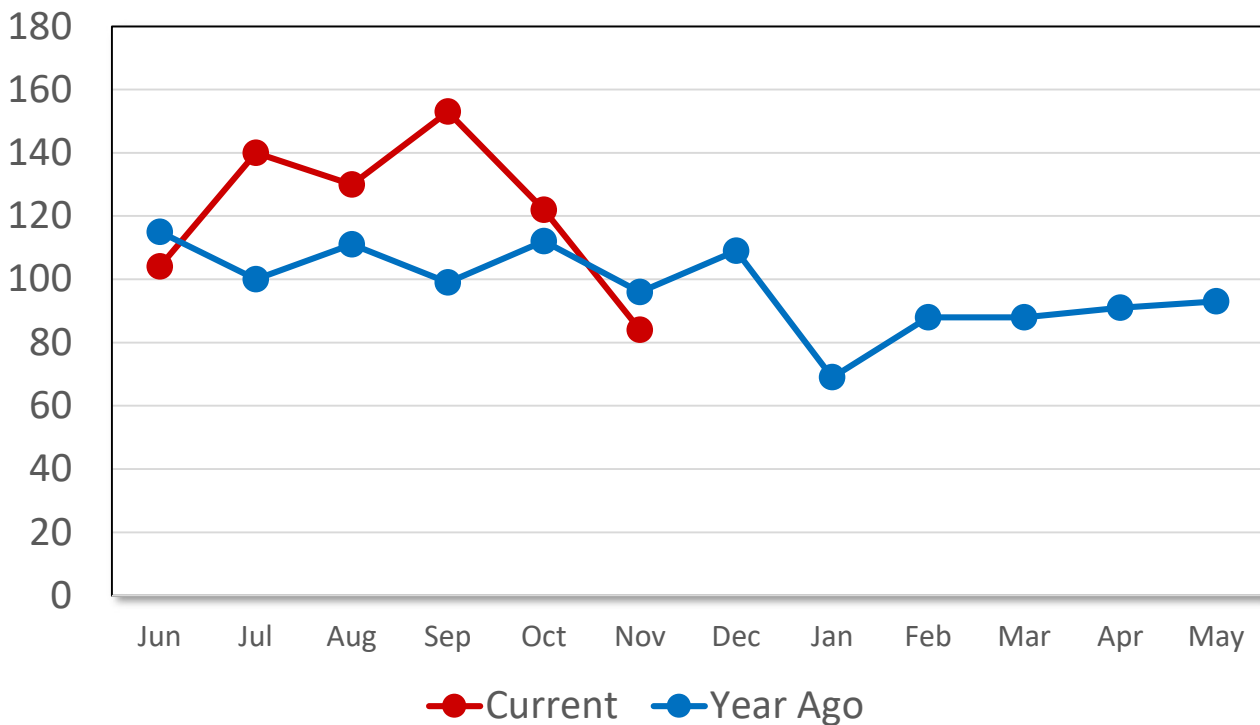
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Prescott

Prescott Median Sales Price / SqFt



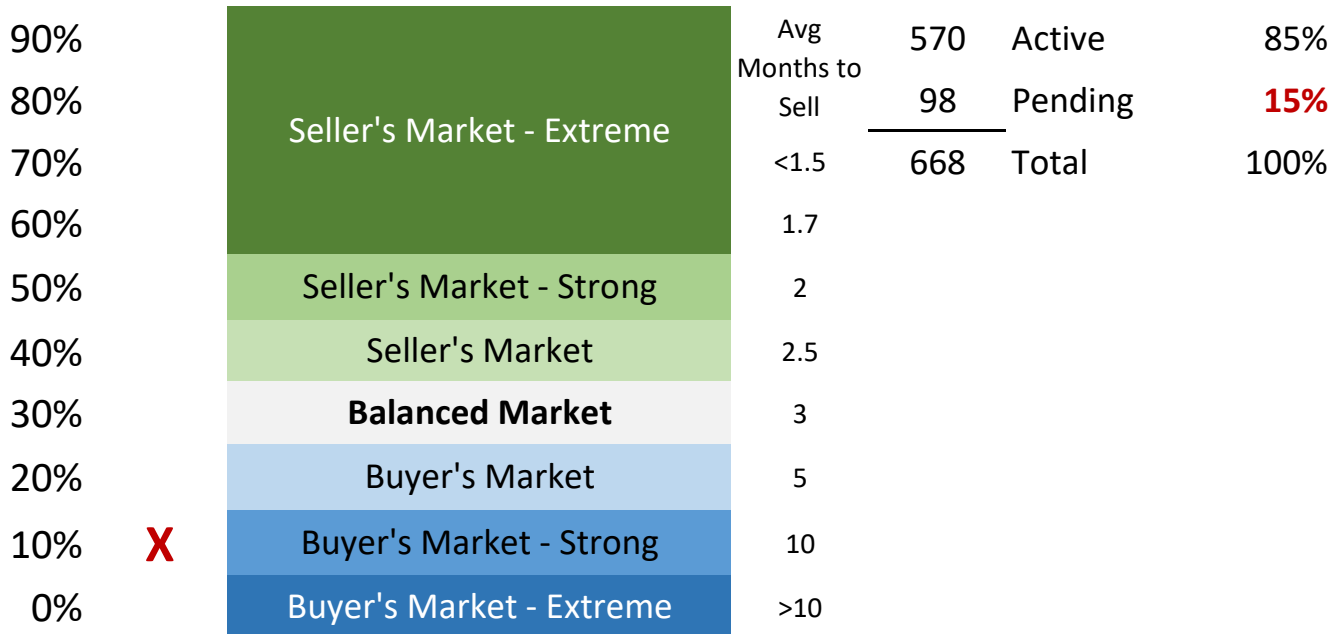
Prescott Transactions



The Prescott "Pickle Lady"

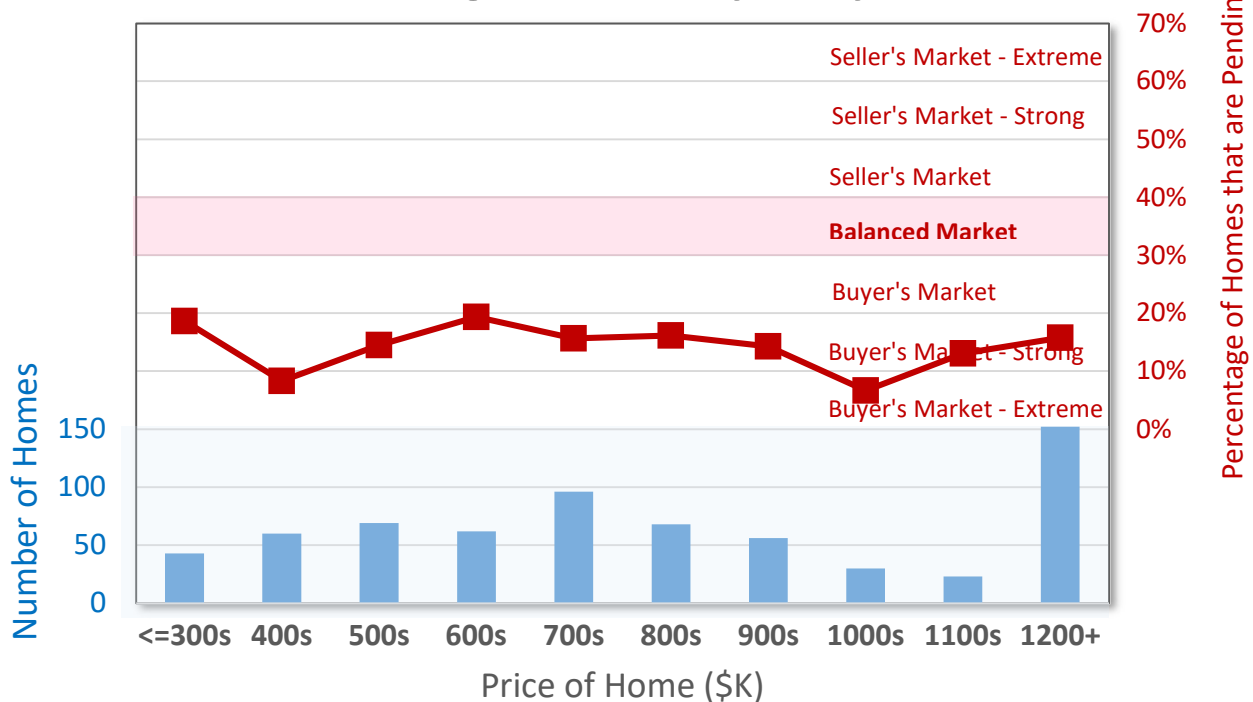
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Prescott Pending Ratio Analysis



15% = Percent of active listings that are already pending.

Prescott Pending Ratio Analysis by Price Point



How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:		Days	Months
	Until Contract	204	6.8
	In Escrow	35	1.2
	Total (To Close)	239	8.0

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	9.7	35	3.6	1.2	4.8
400s	14.8	55	3.7	1.2	4.9
500s	18.5	59	3.2	1.2	4.4
600s	16.5	50	3.0	1.2	4.2
700s	9.1	81	8.9	1.2	10.1
800s	9.8	57	5.8	1.2	7.0
900s	6.9	48	6.9	1.2	8.1
1000s	3.8	28	7.3	1.2	8.5
1100s	4.6	20	4.4	1.2	5.5
1200+	12.3	128	10.4	1.2	11.6

Statistics for Top 5 Prescott Subdivisions

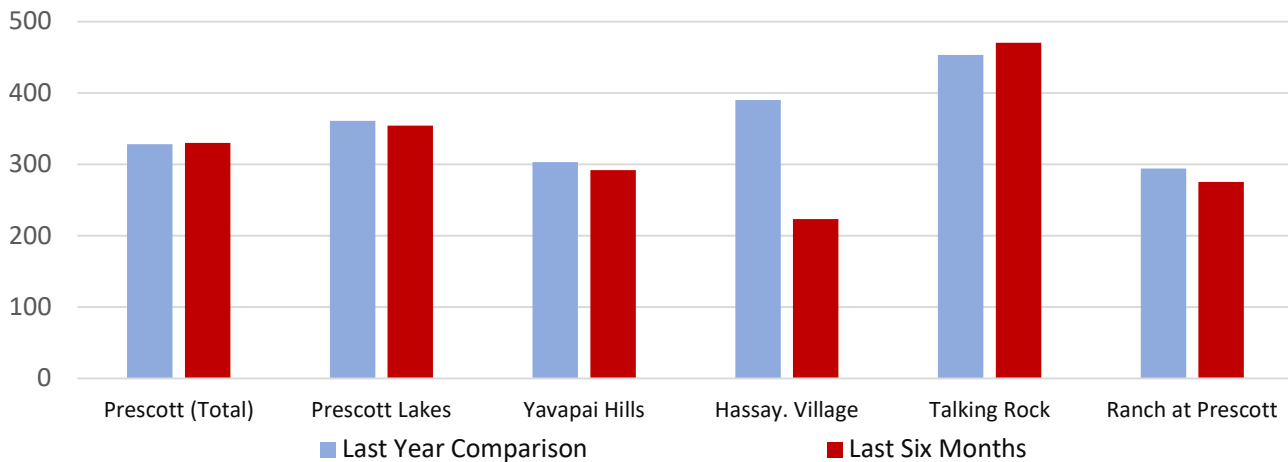
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

Homes Closed Over Last 12 Months	1,271	110	58	8	30	28
Avg Homes Sold Per Month	106	9	5	1	3	2
Homes on Market - Active	570	26	21	5	21	38
Homes on Market - Pending	98	9	1	1	1	4
Avg Months Until Contract	5.4	2.8	4.3	7.5	8.4	16.3
Avg Months in Escrow	0.9	1.0	0.2	1.5	0.4	1.7
Avg Months Until Close	6.3	3.8	4.6	9.0	8.8	18.0
Pending Ratio	15%	26%	5%	17%	5%	10%
Negotiation Advantage	Buyer - Strong	Buyer	Buyer - Extreme	Buyer - Strong	Buyer - Extreme	Buyer - Extreme

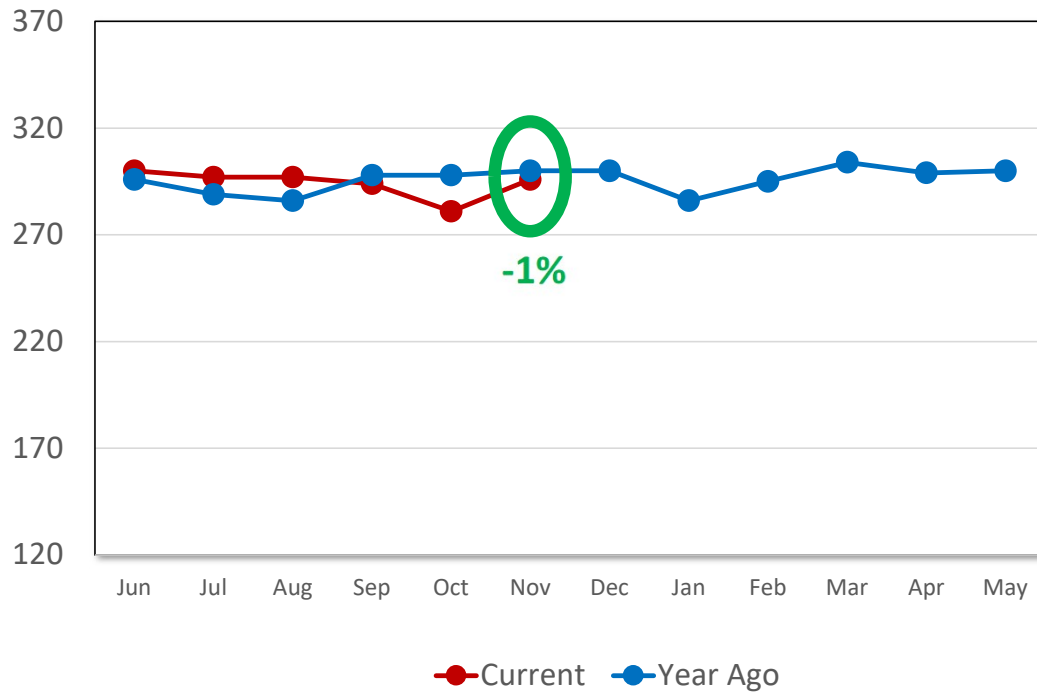
Median Sales Price Per Square Foot

Last Year Comparison	328	361	303	390	453	294
Last Six Months	330	354	292	223	470	275
% Change - Year Over Year	0.6%	-1.9%	-3.6%	-42.8%	3.8%	-6.5%

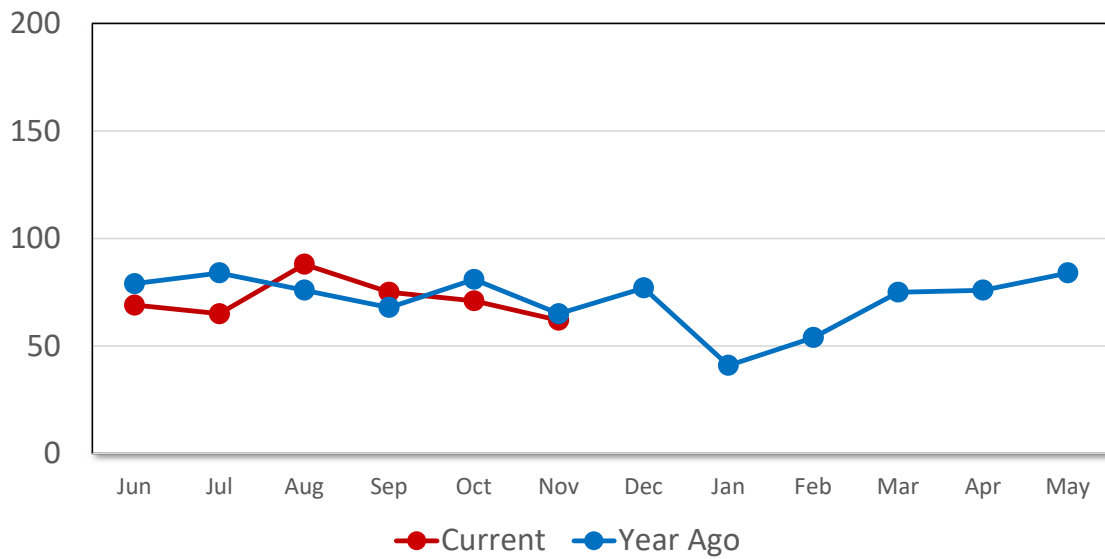


Prescott Valley

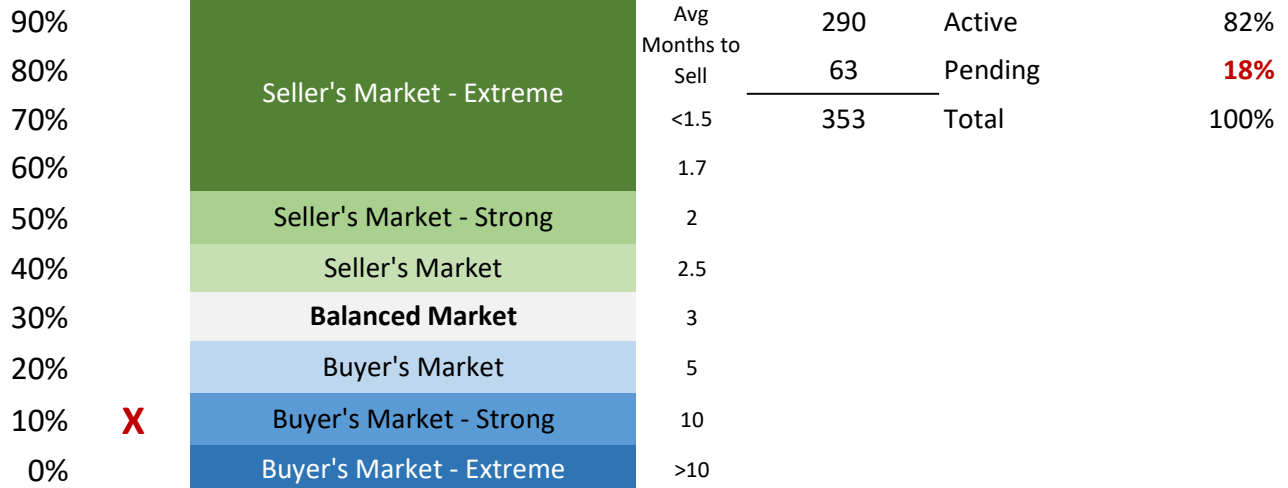
Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions

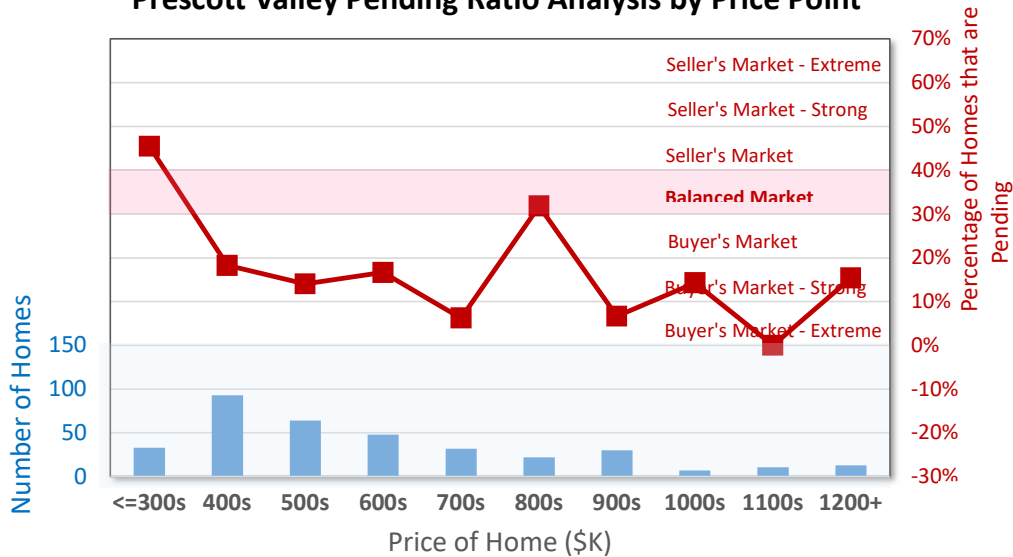


Prescott Valley Pending Ratio Analysis



18% = Percent of active listings that are already pending.

Prescott Valley Pending Ratio Analysis by Price Point



PAAR MLS - Prescott

Number of Homes Pending %

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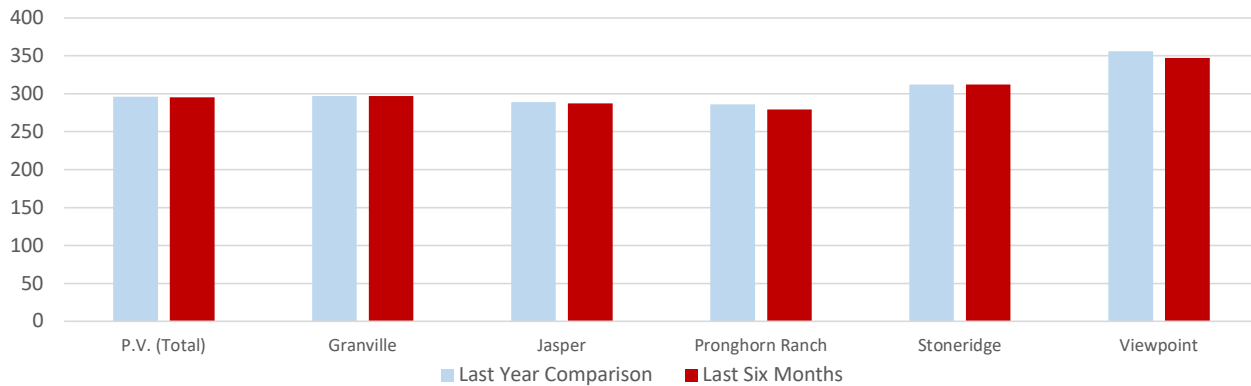
How Long Does It Take for Prescott Valley Homes to Sell?

Overall Avg Time on Market:	Days		Months	
	Until Contract	140	4.7	
	In Escrow	30	1.0	
	Total (To Close)	171	5.7	

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	13.3	18	1.4	1.0	2.4
400s	23.3	76	3.3	1.0	4.3
500s	11.0	55	5.0	1.0	6.0
600s	6.8	40	5.9	1.0	6.9
700s	5.1	30	5.9	1.0	6.9
800s	4.6	15	3.3	1.0	4.3
900s	2.1	28	13.4	1.0	14.5
1000s	0.4	6	14.4	1.0	15.4
1100s	0.7	11	16.5	1.0	17.5
1200s	2.5	11	4.4	1.0	5.4

Statistics for Top 5 Prescott Valley Subdivisions

Subdivision	P.V. (Total)	Granville	Jasper	Pronghorn Ranch	Stoneridge	Viewpoint
Market Characteristics						
Homes Closed Over Last 12 Months	830	122	58	57	63	57
Avg Homes Sold Per Month	69	10	5	5	5	5
Homes on Market - Active	290	59	23	11	24	28
Homes on Market - Pending	63	11	5	2	1	16
Avg Months Until Contract	4.2	5.8	4.8	2.3	4.6	5.9
Avg Months in Escrow	0.9	1.1	1.0	0.4	0.2	3.4
Avg Months Until Close	5.1	6.9	5.8	2.7	4.8	9.3
Pending Ratio	18%	16%	18%	15%	4%	36%
Negotiation Advantage	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer - Extreme	Balanced
Median Sales Price Per Square Foot						
Last Year Comparison	296	297	289	286	312	356
Last Six Months	295	297	287	279	312	347
% Change - Year Over Year	-0.3%	0.0%	-0.7%	-2.4%	0.0%	-2.5%



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.



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