

# Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Oct 31, 2024**



## 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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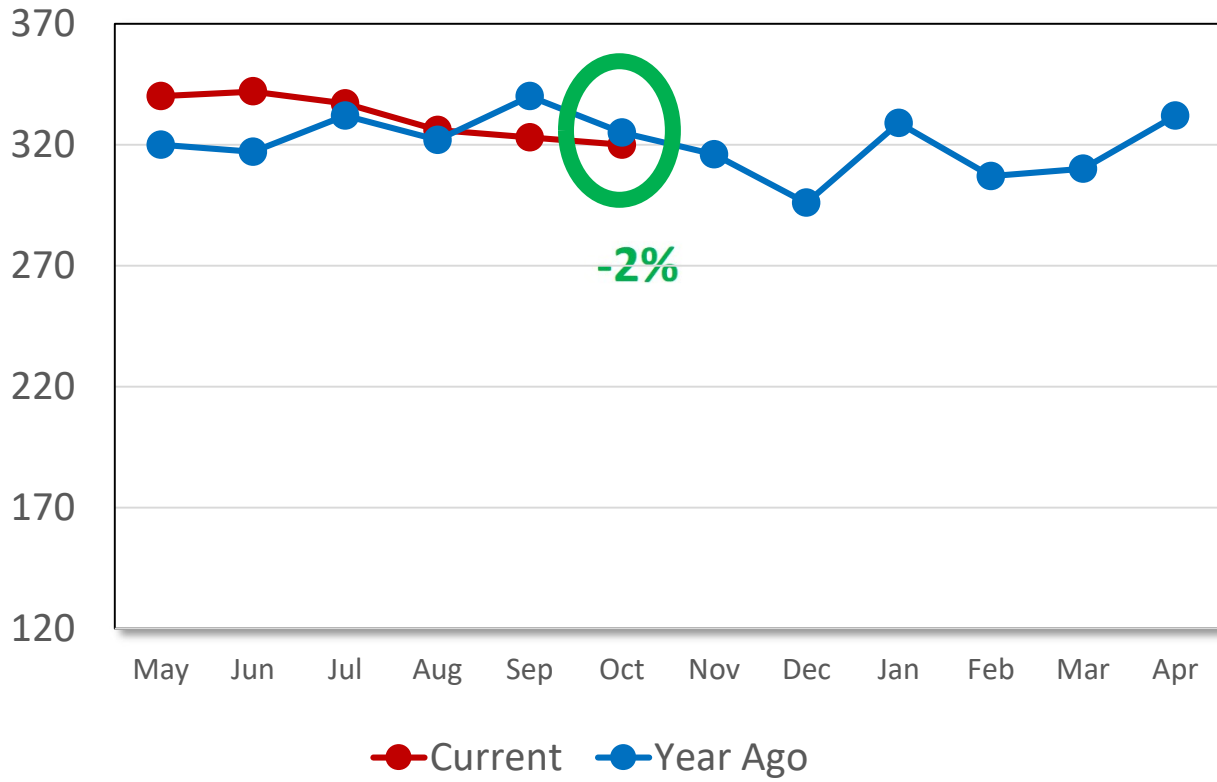


The Prescott "Pickle Lady"

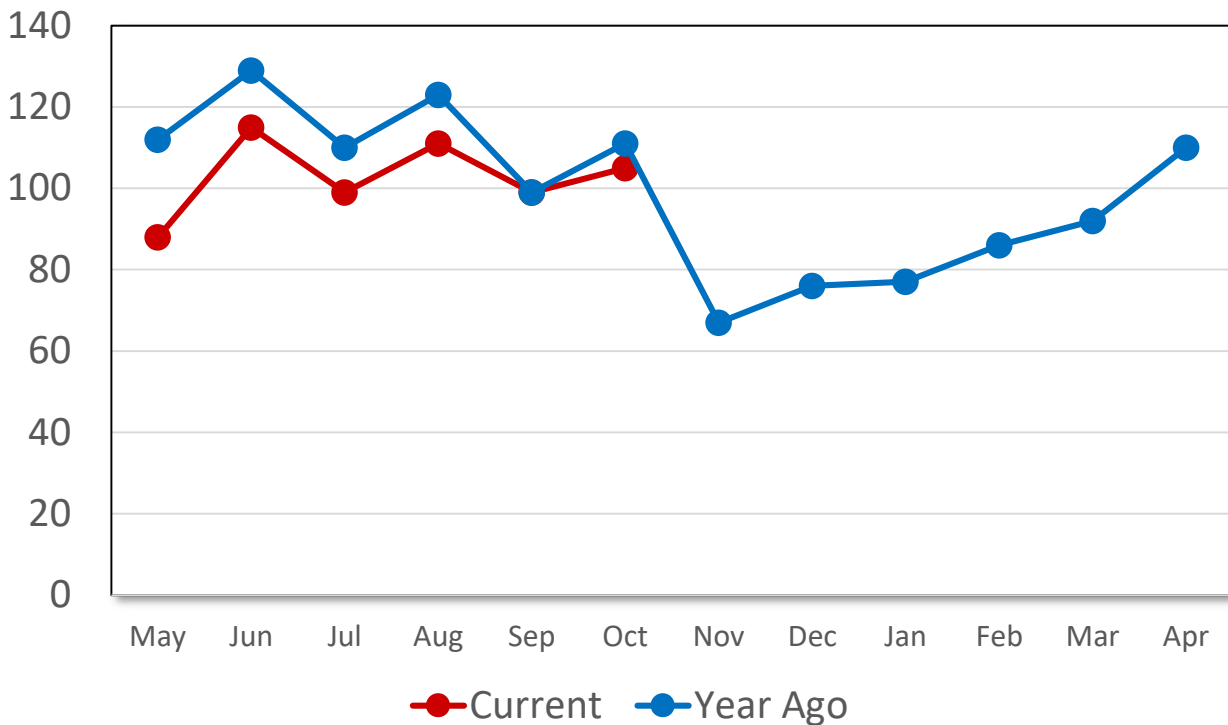
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Prescott

## Prescott Median Sales Price / SqFt



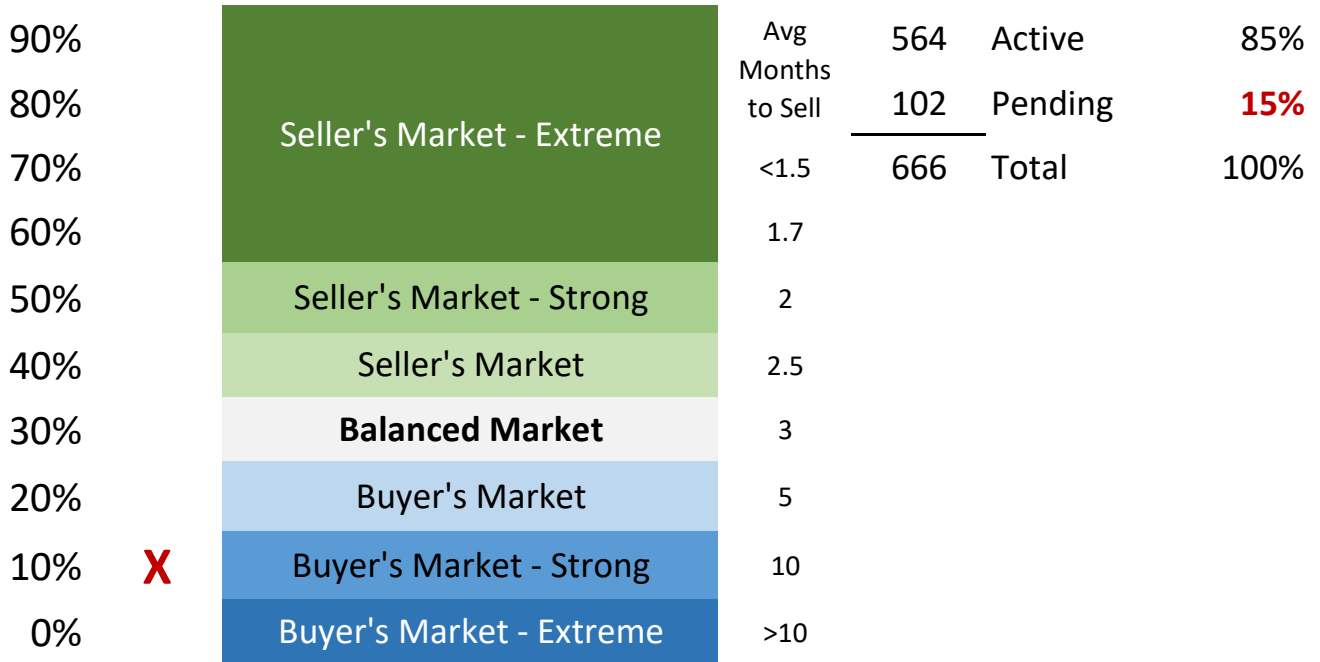
## Prescott Transactions



The Prescott "Pickle Lady"

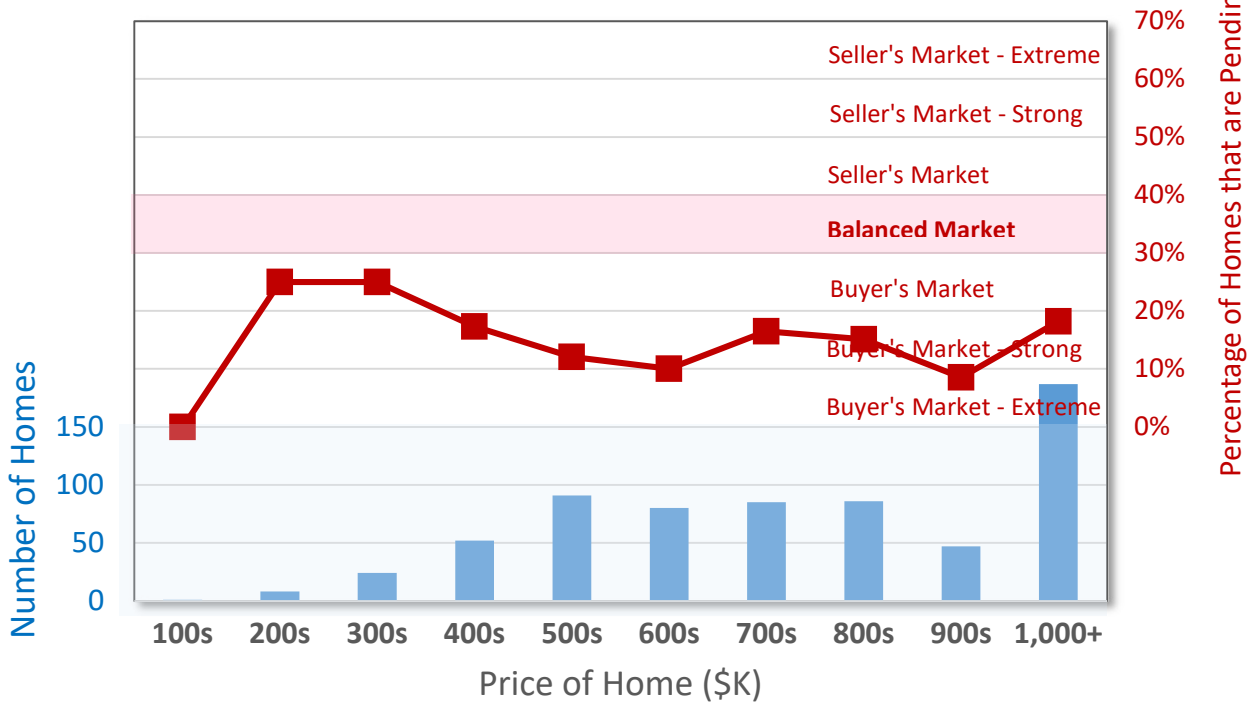
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# Prescott Pending Ratio Analysis



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

## Prescott Pending Ratio Analysis by Price Point



PAAR MLS - Prescott

■ Number of Homes — Pending%

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Prescott

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

<b>Overall Avg Time on Market:</b>		<b>Days</b>	<b>Months</b>
	Until Contract	161	5.4
	In Escrow	29	1.0
	<b>Total (To Close)</b>	<b>190</b>	<b>6.3</b>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
200s	1.7	6	3.6	1.0	4.6
300s	6.2	18	2.9	1.0	3.9
400s	12.8	43	3.4	1.0	4.3
500s	15.8	80	5.1	1.0	6.1
600s	15.4	72	4.7	1.0	5.6
700s	10.8	71	6.6	1.0	7.5
800s	7.9	73	9.2	1.0	10.2
900s	5.9	43	7.3	1.0	8.2
1000+	16.6	153	9.2	1.0	10.2

# Statistics for Top 5 Prescott Subdivisions

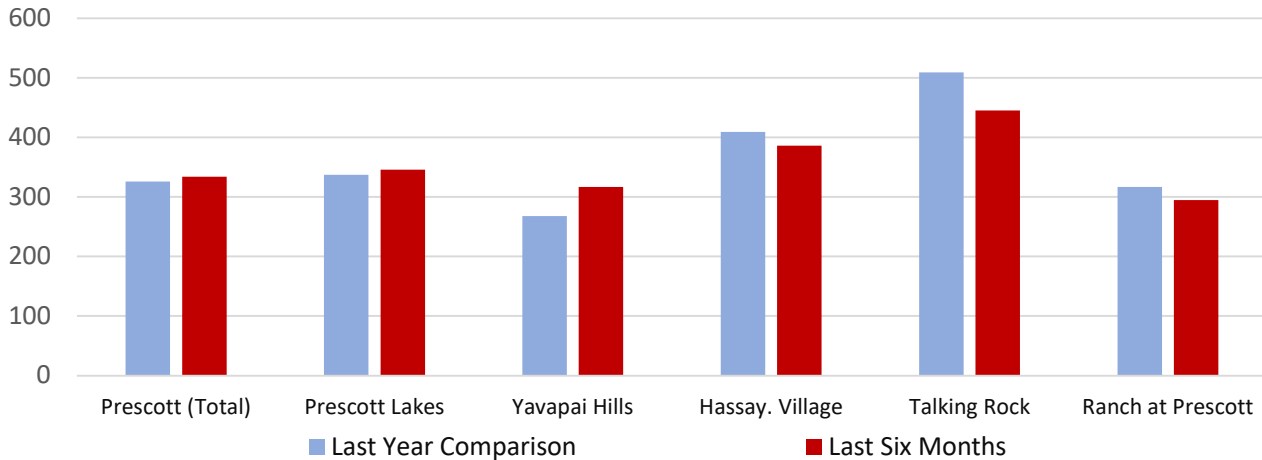
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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### Market Characteristics

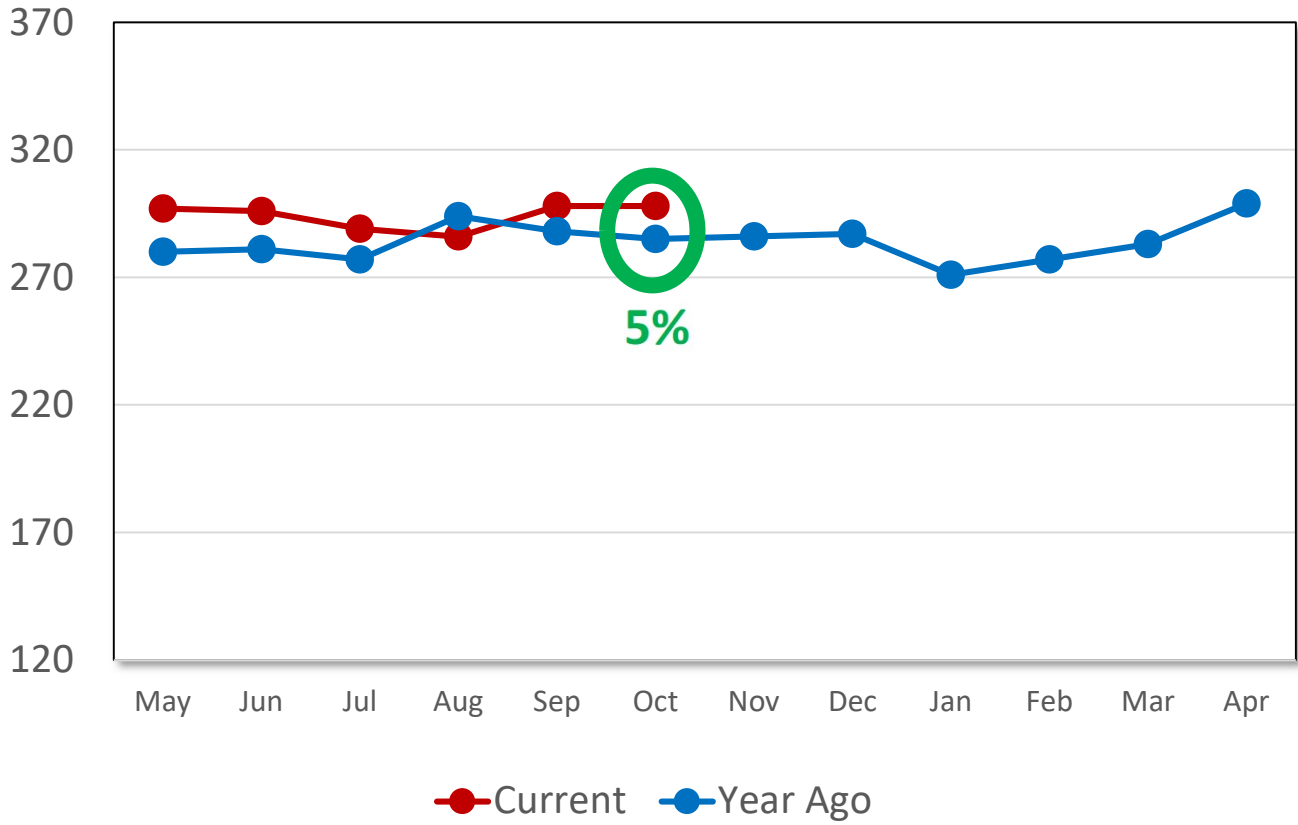
Homes Closed Over Last 12 Months	1,121	98	21	12	32	19
Avg Homes Sold Per Month	93	8	2	1	3	2
Homes on Market - Active	564	32	13	6	13	29
Homes on Market - Pending	102	15	2	1	2	5
Avg Months Until Contract	6.0	3.9	7.4	6.0	4.9	18.3
Avg Months in Escrow	1.1	1.8	1.1	1.0	0.8	3.2
Avg Months Until Close	7.1	5.8	8.6	7.0	5.6	21.5
Pending Ratio	15%	32%	13%	14%	13%	15%
Negotiation Advantage	Buyer - Strong	Balanced	Buyer - Strong	Buyer - Strong	Buyer - Strong	Buyer - Strong

### Median Sales Price Per Square Foot

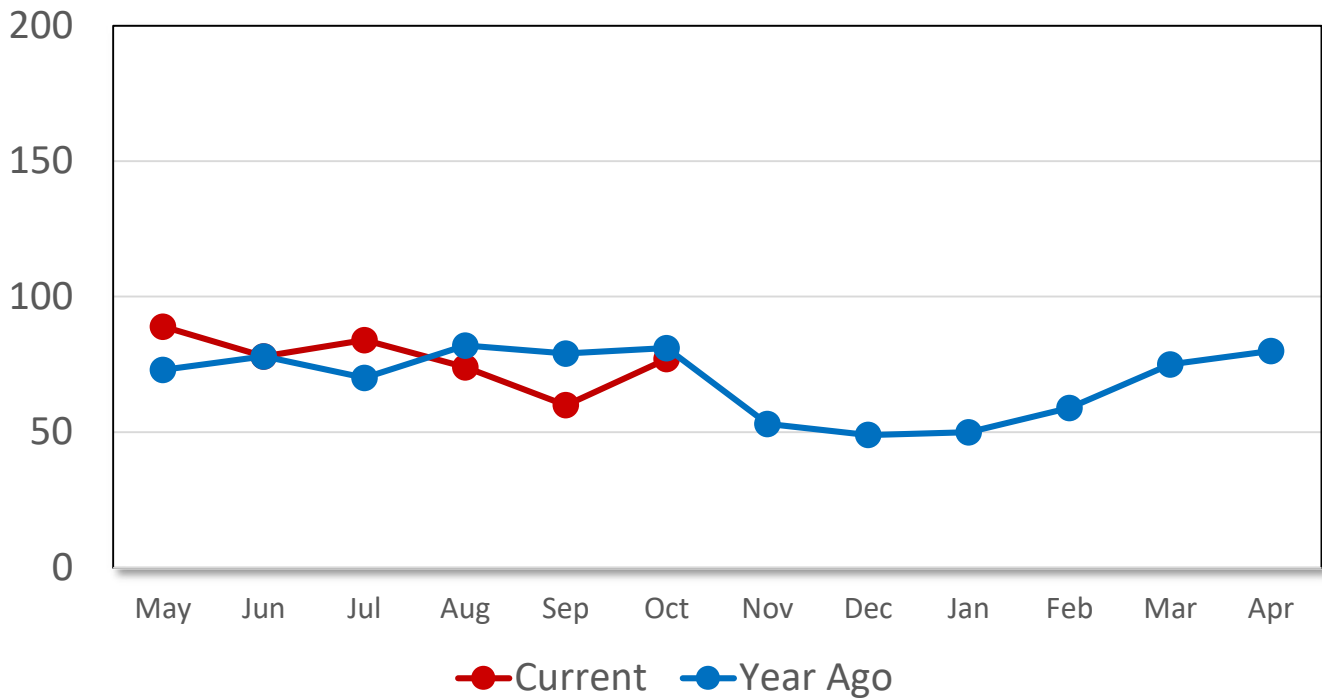
Last Year Comparison	326	337	268	409	509	317
Last Six Months	334	346	317	386	445	295
% Change - Year Over Year	2.5%	2.7%	18.3%	-5.6%	-12.6%	-6.9%



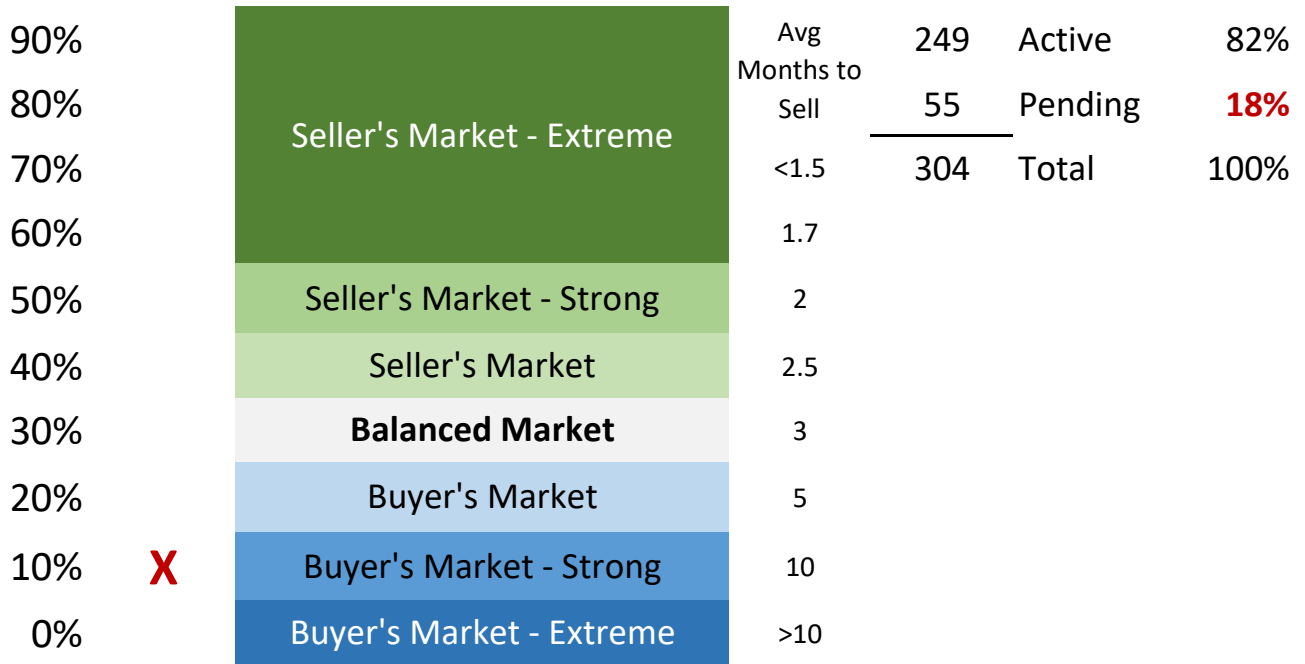
## Prescott Valley Median Sales Price / SqFt



## Prescott Valley Transactions

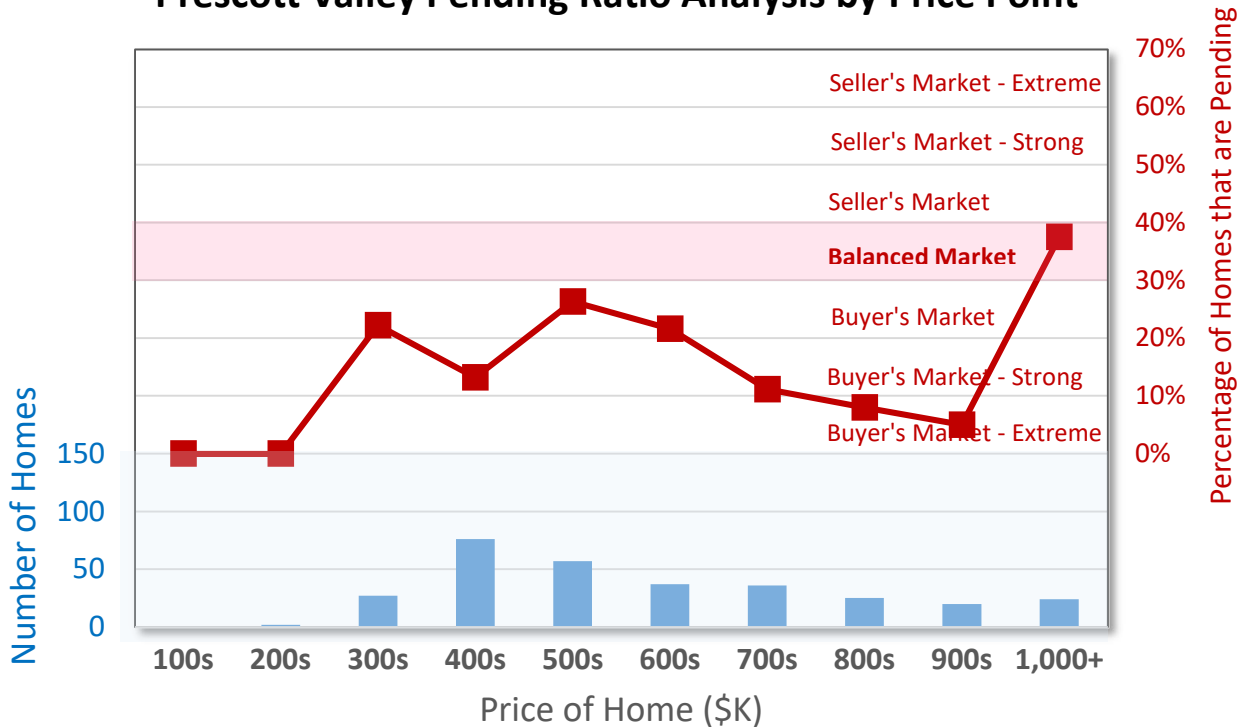


# Prescott Valley Pending Ratio Analysis



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

## Prescott Valley Pending Ratio Analysis by Price Point



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

<b>Overall Avg Time on Market:</b>		<b>Days</b>	<b>Months</b>
	Until Contract	97	3.2
	In Escrow	21	0.7
	<b>Total (To Close)</b>	<b>118</b>	<b>3.9</b>

<b>Price Point</b>	<b>Sold Per Month</b>	<b>Currently On Market</b>	<b>Months to Sell</b>		
			<b>To Contract</b>	<b>Contract To Close</b>	<b>Total</b>
200s	0.9	2	2.2	0.7	2.9
300s	10.3	21	2.0	0.7	2.8
400s	24.3	66	2.7	0.7	3.4
500s	15.9	42	2.6	0.7	3.4
600s	7.6	29	3.8	0.7	4.5
700s	2.7	32	12.0	0.7	12.7
800s	3.6	23	6.4	0.7	7.1
900s	2.1	19	9.1	0.7	9.8



# Statistics for Top 5 Prescott Valley Subdivisions

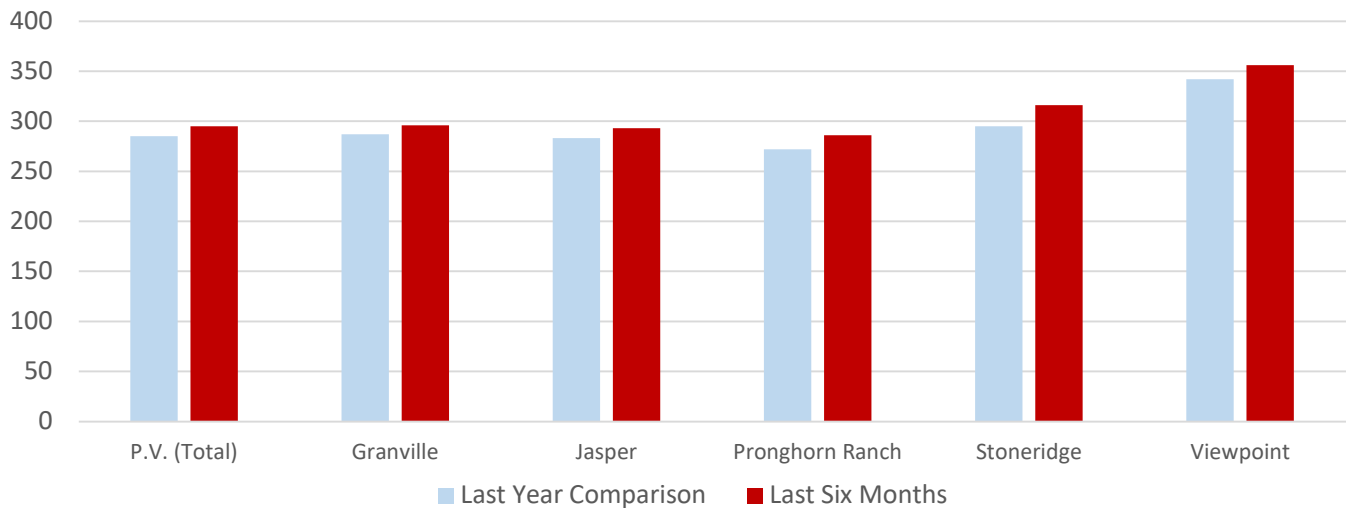
Subdivision	P.V. (Total)	Granville	Jasper	Pronghorn Ranch	Stoneridge	Viewpoint
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## Market Characteristics

Homes Closed Over Last 12 Months	814	164	68	45	49	45
Avg Homes Sold Per Month	68	14	6	4	4	4
Homes on Market - Active	249	28	16	13	25	20
Homes on Market - Pending	55	8	5	1	3	9
Avg Months Until Contract	3.7	2.0	2.8	3.5	6.1	5.3
Avg Months in Escrow	0.8	0.6	0.9	0.3	0.7	2.4
Avg Months Until Close	4.5	2.6	3.7	3.7	6.9	7.7
Pending Ratio	18%	22%	24%	7%	11%	31%
Negotiation Advantage	Buyer - Strong	Buyer	Buyer	Buyer - Extreme	Buyer - Extreme	Balanced

## Median Sales Price Per Square Foot

Last Year Comparison	285	287	283	272	295	342
Last Six Months	295	296	293	286	316	356
% Change - Year Over Year	3.5%	3.1%	3.5%	5.1%	7.1%	4.1%



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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Diane Breaux, Realtor®  
The "Pickle Lady"

(713) 302-1964

diane@PrescottPickleLady.com

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