

Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Mar 31, 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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"Never underestimate the power of a good pickle."

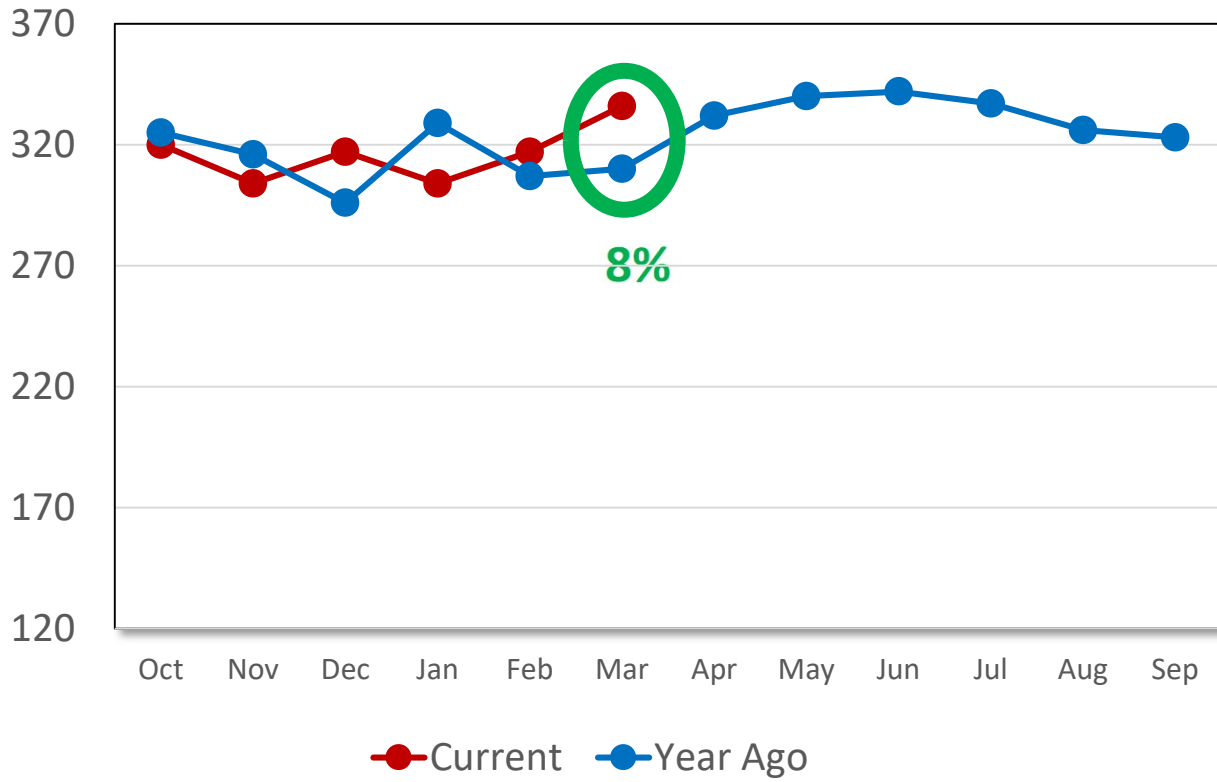


The Prescott "Pickle Lady"

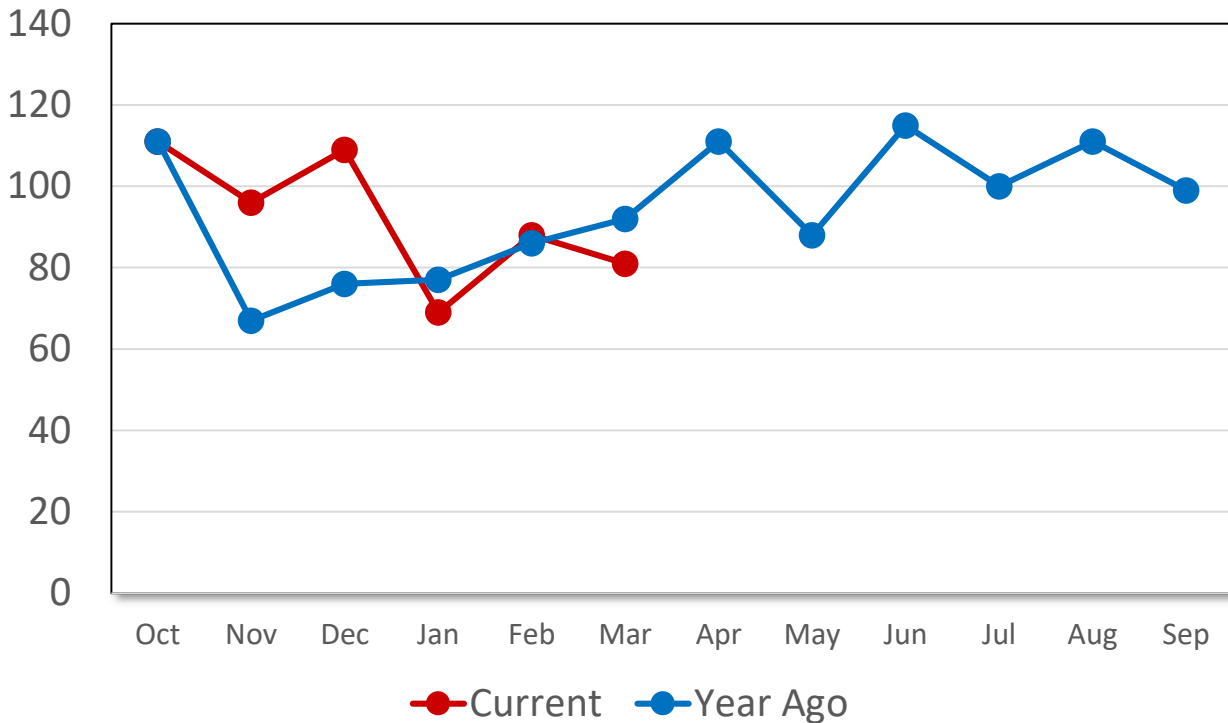
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Prescott

Prescott Median Sales Price / SqFt



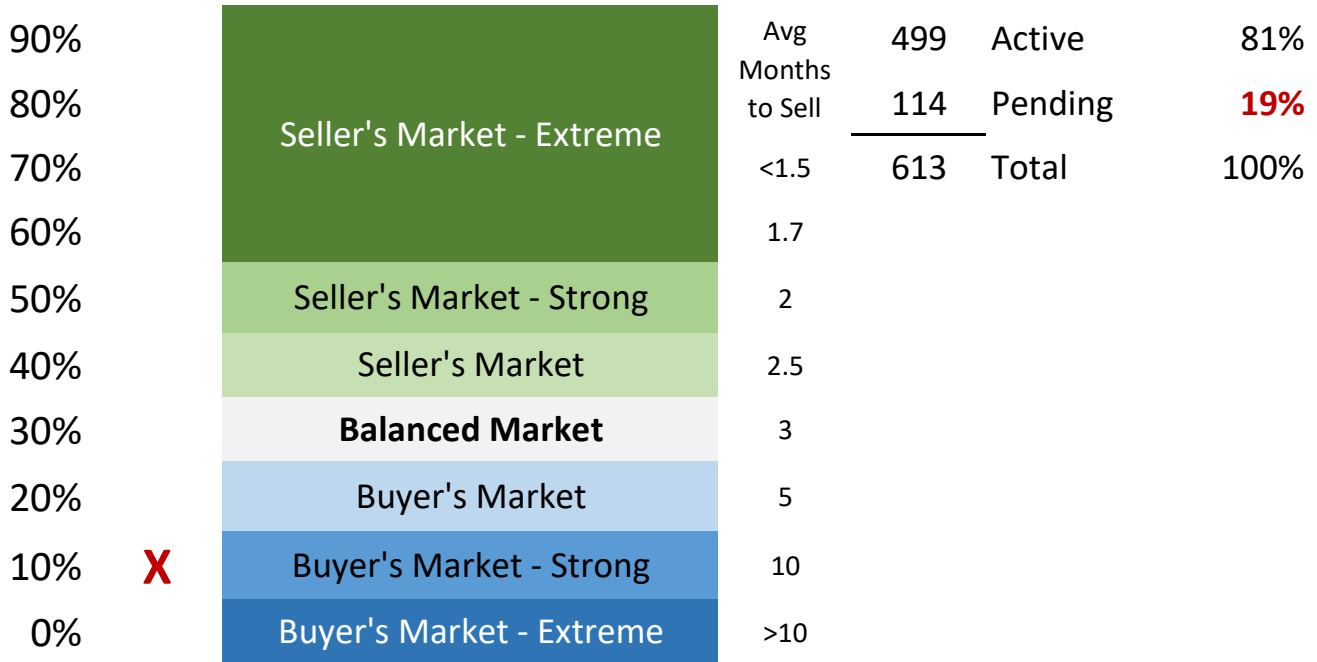
Prescott Transactions



The Prescott "Pickle Lady"

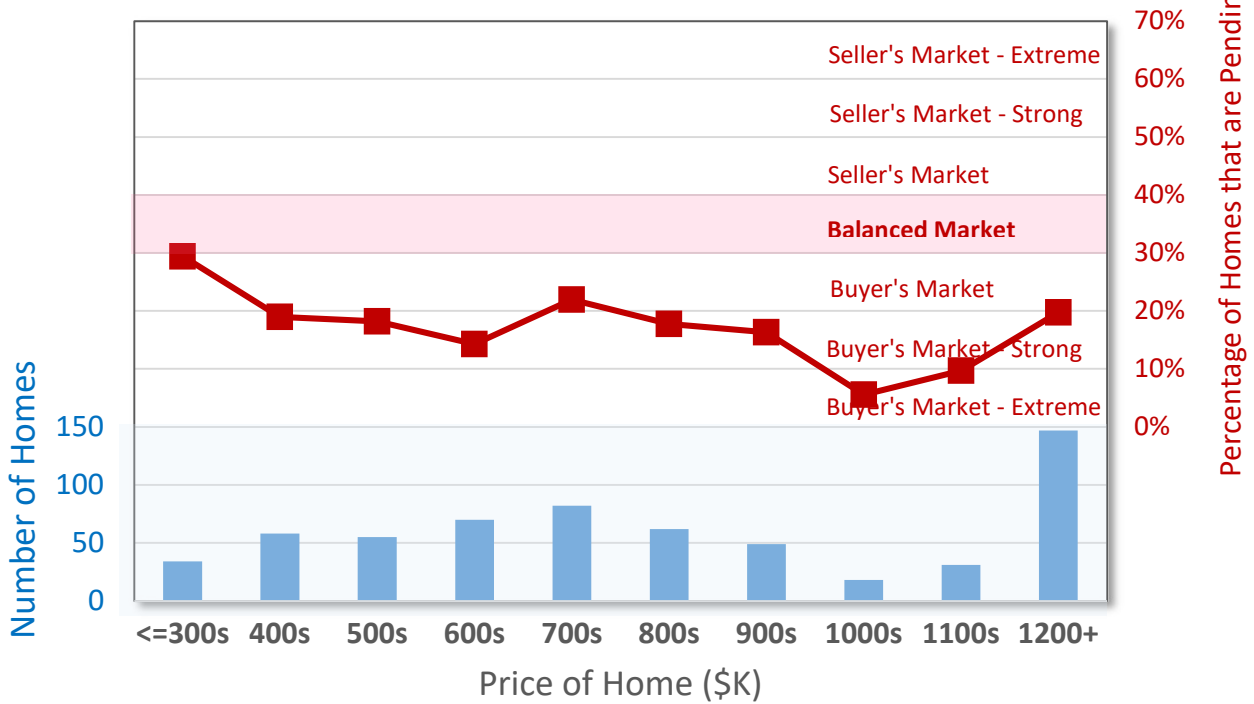
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Prescott Pending Ratio Analysis



19% = Percent of active listings that are already pending.

Prescott Pending Ratio Analysis by Price Point



Prescott

How Long Does It Take for Prescott Homes to Sell?

Overall Avg Time on Market:		Days	Months
	Until Contract	185	6.2
	In Escrow	42	1.4
	Total (To Close)	227	7.6

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	8.1	24	3.0	1.4	4.4
400s	13.0	47	3.6	1.4	5.0
500s	17.0	45	2.6	1.4	4.1
600s	16.5	60	3.6	1.4	5.0
700s	10.6	64	6.0	1.4	7.5
800s	8.2	51	6.2	1.4	7.7
900s	5.9	41	6.9	1.4	8.3
1000s	3.7	17	4.6	1.4	6.0
1100s	4.0	28	7.0	1.4	8.4
1200+	11.3	118	10.5	1.4	11.9

The Prescott "Pickle Lady"

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Statistics for Top 5 Prescott Subdivisions

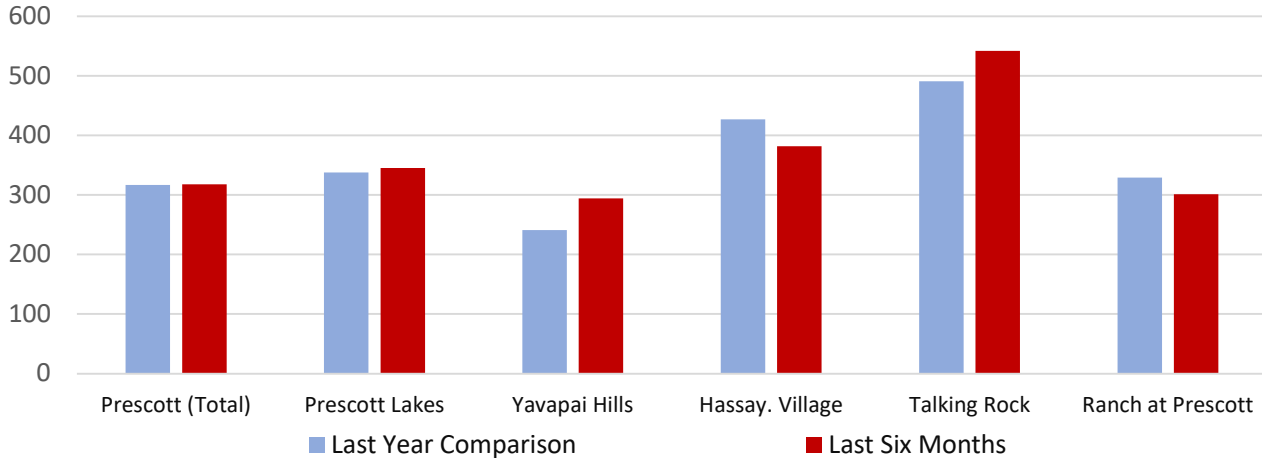
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
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Market Characteristics

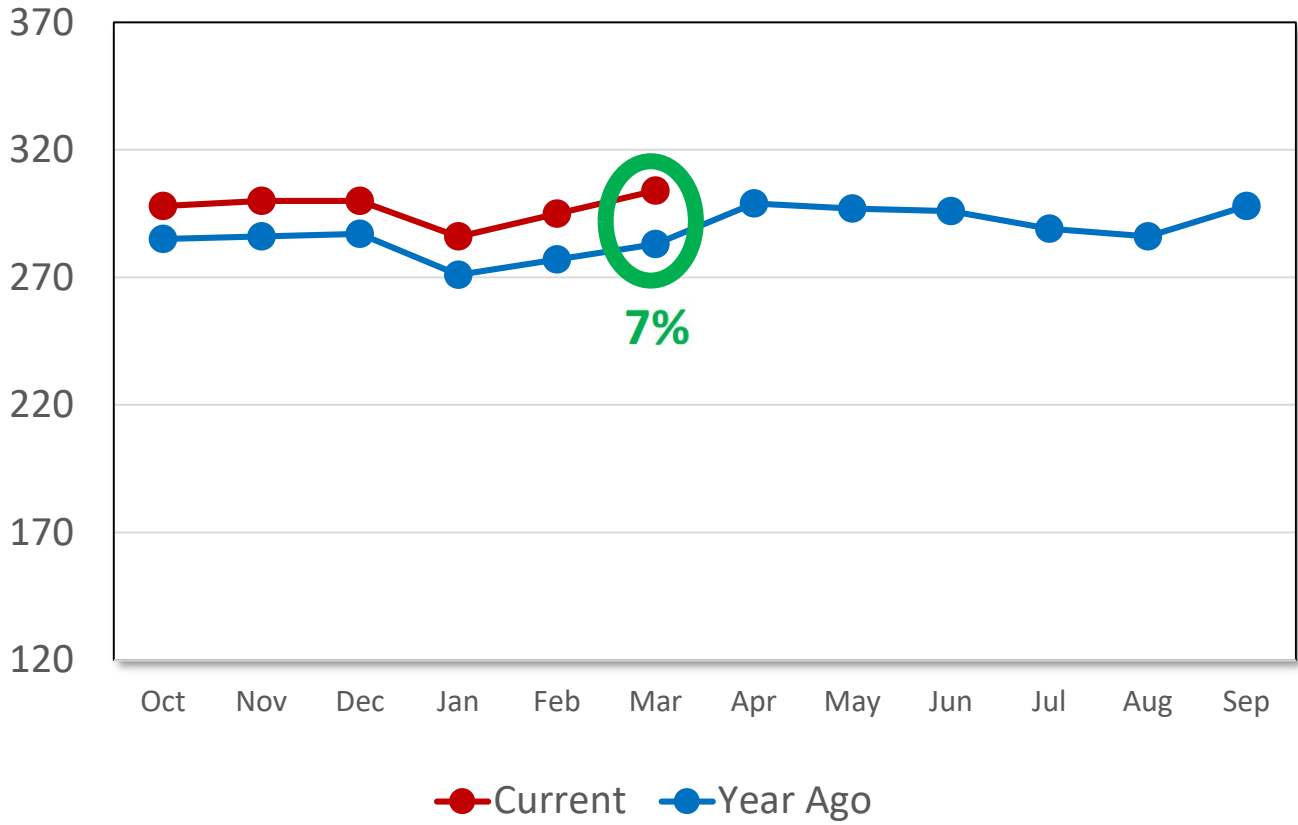
Homes Closed Over Last 12 Months	1,178	91	44	15	31	19
Avg Homes Sold Per Month	98	8	4	1	3	2
Homes on Market - Active	499	38	15	7	15	35
Homes on Market - Pending	114	12	4	-	4	4
Avg Months Until Contract	5.1	5.0	4.1	5.6	5.8	22.1
Avg Months in Escrow	1.2	1.6	1.1	-	1.5	2.5
Avg Months Until Close	6.2	6.6	5.2	5.6	7.4	24.6
Pending Ratio	19%	24%	21%	0%	21%	10%
Negotiation Advantage	Buyer - Strong	Buyer	Buyer	Buyer - Extreme	Buyer	Buyer - Extreme

Median Sales Price Per Square Foot

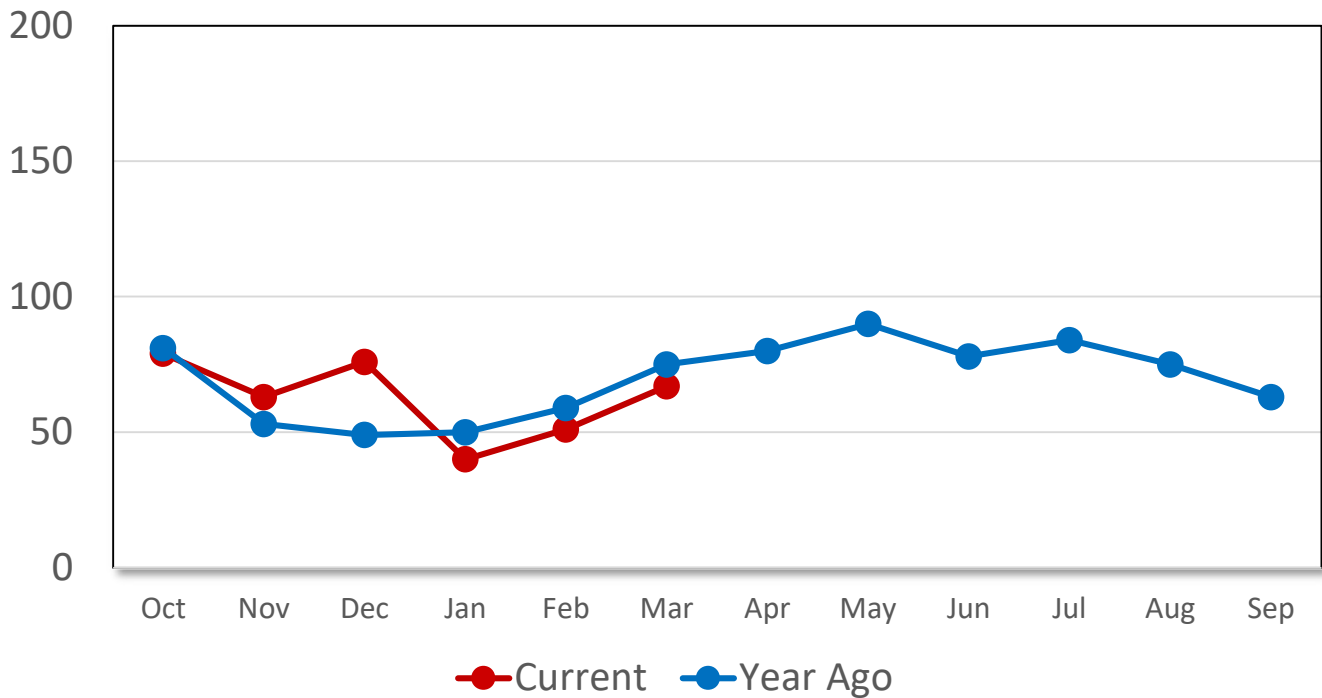
Last Year Comparison	317	338	241	427	491	329
Last Six Months	318	345	294	382	542	301
% Change - Year Over Year	0.3%	2.1%	22.0%	-10.5%	10.4%	-8.5%



Prescott Valley Median Sales Price / SqFt



Prescott Valley Transactions

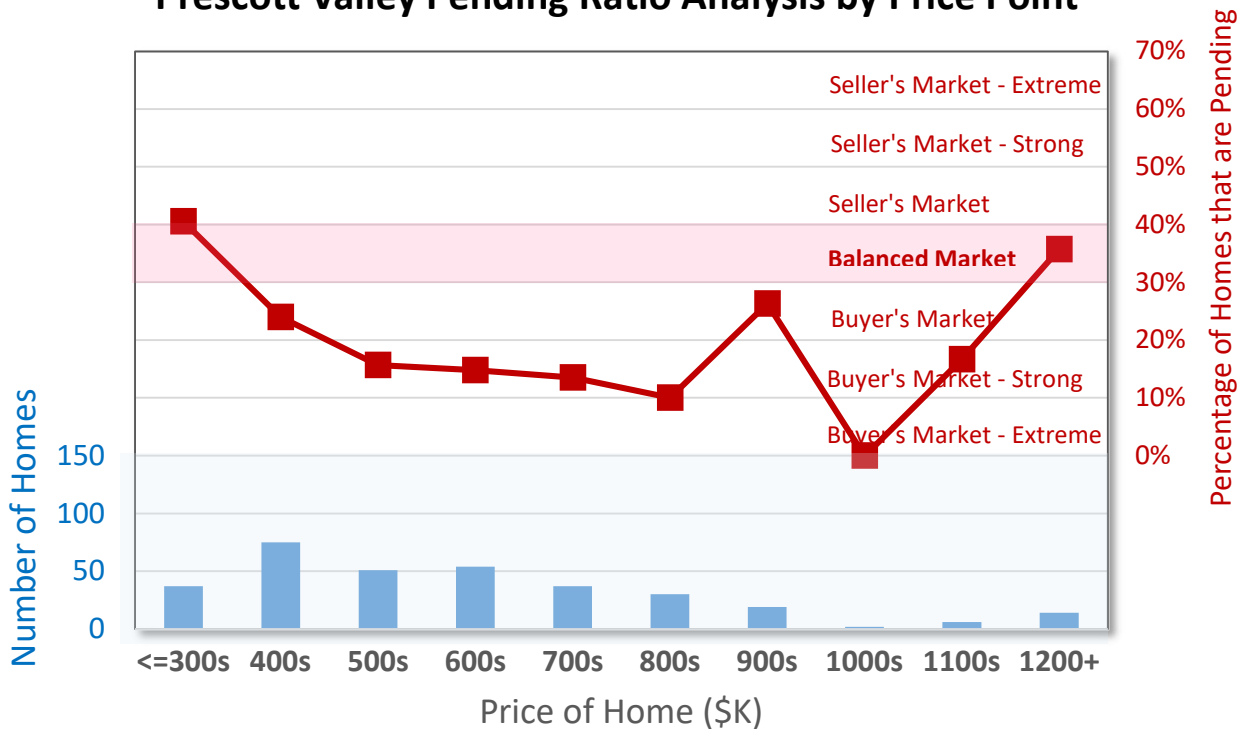


Prescott Valley Pending Ratio Analysis



21% = 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?

Overall Avg Time on Market:		Days	Months
	Until Contract	115	3.8
	In Escrow	30	1.0
	Total (To Close)	146	4.9

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	11.2	22	2.0	1.0	3.0
400s	24.4	57	2.3	1.0	3.3
500s	15.3	43	2.8	1.0	3.8
600s	7.4	46	6.2	1.0	7.2
700s	3.9	32	8.2	1.0	9.2
800s	3.8	27	7.0	1.0	8.1
900s	2.1	14	6.7	1.0	7.7
1000s	0.3	2	6.0	1.0	7.0
1100s	0.4	5	12.0	1.0	13.0
1200s	1.6	9	5.7	1.0	6.7

Statistics for Top 5 Prescott Valley Subdivisions

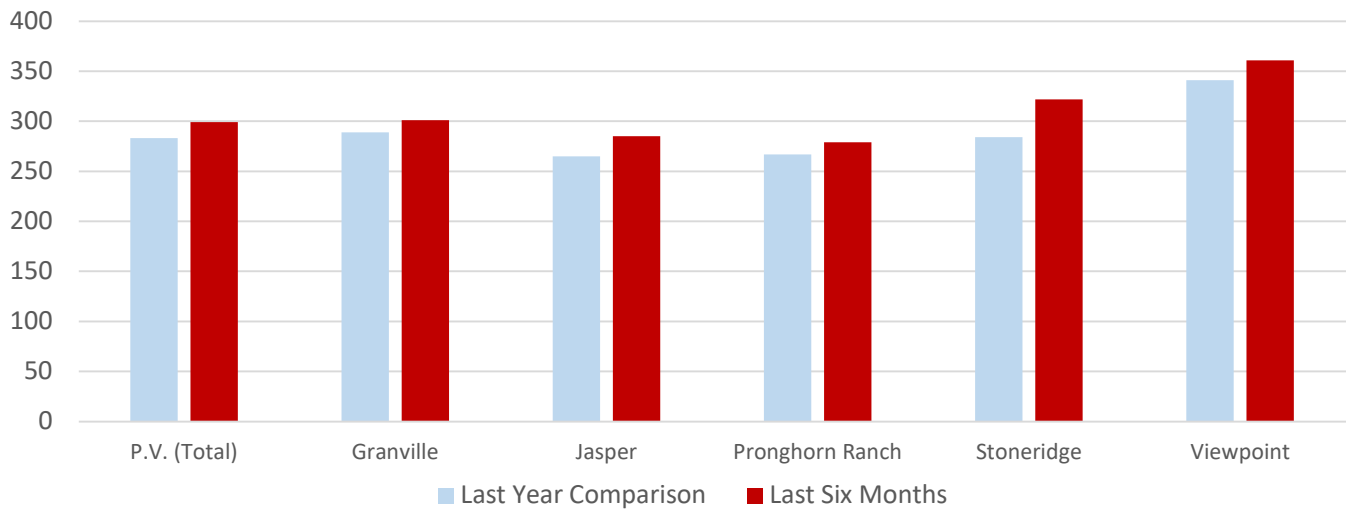
Subdivision	P.V. (Total)	Granville	Jasper	Pronghorn Ranch	Stoneridge	Viewpoint
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Market Characteristics

Homes Closed Over Last 12 Months	833	151	76	48	65	48
Avg Homes Sold Per Month	69	13	6	4	5	4
Homes on Market - Active	257	31	19	12	20	22
Homes on Market - Pending	68	8	2	8	4	3
Avg Months Until Contract	3.7	2.5	3.0	3.0	3.7	5.5
Avg Months in Escrow	1.0	0.6	0.3	2.0	0.7	0.8
Avg Months Until Close	4.7	3.1	3.3	5.0	4.4	6.3
Pending Ratio	21%	21%	10%	40%	17%	12%
Negotiation Advantage	Buyer - Strong	Buyer - Strong	Buyer - Extreme	Balanced	Buyer - Strong	Buyer - Strong

Median Sales Price Per Square Foot

Last Year Comparison	283	289	265	267	284	341
Last Six Months	299	301	285	279	322	361
% Change - Year Over Year	5.7%	4.2%	7.5%	4.5%	13.4%	5.9%



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.



Brought to you by...

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Crazy Delicious!

Why I'm the Pickle Lady

If you see me about town, don't be shy! Make sure to ask for some pickles. You will be glad you did. It's an old Louisiana recipe I've been making for decades. I take them everywhere I go. It's my little way of making the world a better place.

"Never underestimate the power of a good pickle!"

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