



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home

4/30/2025

Prescott Lakes: Astoria

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
271	0.1	2,456	2015	2.0	0.15	No	665,000	2/19/2025	1501 Varsity
301	0.1	1,943	2016	1.0	0.12	No	585,000	3/27/2025	2206 Calgary
Avg:	0.1	2,200			0.14		625,000		Property Count: 2

Prescott Lakes: Creekside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
302	0.1	2,213	2016	1.0	0.21	No	667,500	12/9/2024	1275 Pebble Springs
371	0.1	1,929	2006	1.0	0.15	No	715,000	12/19/2024	1232 Pebble Springs
398	0.1	1,985	2005	1.0	0.17	No	790,000	11/6/2024	1256 Pebble Springs
Avg:	0.1	2,042			0.18		724,167		Property Count: 3

Prescott Lakes: Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
333	0.1	3,270	2006	2.0	0.78	No	1,090,000	11/7/2024	860 Northridge
398	0.1	2,382	2016	1.0	0.56	No	949,000	1/30/2025	1563 Donamire
404	0.1	2,158	2005	1.0	0.56	No	872,500	4/8/2025	1375 Northridge
Avg:	0.1	2,603			0.63		970,500		Property Count: 3

Prescott Lakes: Lakeside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
303	0.1	2,445	2005	1.0	0.20	No	740,000	4/25/2025	1671 Constable
340	0.1	2,445	2005	1.0	0.24	No	832,000	3/3/2025	1670 Constable
348	0.1	2,443	2006	1.0	0.21	No	850,000	12/11/2024	1346 Derby
450	0.1	2,443	2006	1.0	0.21	No	1,100,000	11/13/2024	1251 Sarafina
Avg:	0.1	2,444			0.22		880,500		Property Count: 4

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Prescott Lakes: Parkside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
304	0.1	4,607	2007	1.0	0.54	No	1,400,000	12/9/2024	1575 Commonwealth
344	0.1	2,353	2002	1.0	0.37	No	810,000	4/17/2025	1477 Commonwealth
392	0.1	2,805	2001	1.0	0.41	No	1,100,000	2/11/2025	1534 Belle Meade
422	0.2	2,545	2013	1.0	0.35	No	1,075,000	12/2/2024	1748 Commonwealth
Avg:	0.1	3,078			0.42		1,096,250		Property Count: 4

Prescott Lakes: Pinnacle I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
367	0.1	2,559	2016	1.0	0.34	No	940,000	4/4/2025	1201 S Lakeview
415	0.1	3,727	2024	2.0	0.35	No	1,548,319	2/28/2025	1165 S Lakeview
434	0.1	2,417	2024	1.0	0.27	No	1,050,000	12/2/2024	1136 S Lakeview
535	0.1	2,544	2023	1.0	0.31	No	1,360,000	4/17/2025	1147 S Lakeview
Avg:	0.1	2,812			0.32		1,224,580		Property Count: 4

Prescott Lakes: Pinnacle Views

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
339	0.1	2,578	2016	1.0	0.22	No	875,000	3/3/2025	1757 Ascott
395	0.1	2,253	2018	1.0	0.48	No	890,000	3/21/2025	831 Royal Tulips
Avg:	0.1	2,416			0.35		882,500		Property Count: 2

Prescott Lakes: Stoney Creek

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
351	0.1	2,847	2006	1.0	0.42	No	998,000	3/11/2025	227 Thoroughbred
Avg:	0.1	2,847			0.42		998,000		Property Count: 1

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Prescott Lakes: Summit 3

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
336	0.1	2,348	2006	1.0	0.44	No	790,000	3/3/2025	779 Mines Pass
Avg:	0.1	2,348			0.44		790,000		Property Count: 1

Prescott Lakes: Summit I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
313	0.1	2,015	2003	1.0	0.26	No	630,000	3/3/2025	3075 Trail Walk
345	0.1	2,204	2014	1.0	0.47	No	760,000	1/16/2025	3074 Brooks Range
Avg:	0.1	2,110			0.37		695,000		Property Count: 2

Prescott Lakes: The Cottages

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
288	0.1	1,781	2001	1.0	0.11	No	512,500	1/13/2025	1459 Kwana
327	0.1	1,859	2003	1.0	0.14	No	607,300	1/27/2025	1402 Kwana
361	0.1	1,397	2002	1.0	0.09	No	505,000	3/13/2025	1632 St Andrews
376	0.1	1,782	2003	1.0	0.16	No	670,000	1/30/2025	1382 Kwana
Avg:	0.1	1,705			0.13		573,700		Property Count: 4

Prescott Lakes: The Retreat

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
328	0.1	1,603	2014	1.0	0.15	No	526,400	5/1/2025	1612 Bonavista
Avg:	0.1	1,603			0.15		526,400		Property Count: 1

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