

# Prescott Area Home Value Report

For Prescott & Prescott Valley

Updated: **Apr 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

Get the Latest Update, Video Summary & Other Goodies at...

[Pickle76.com](https://Pickle76.com)



Brought to you by...

Diane Breaux, Realtor<sup>®</sup>

The "Pickle Lady"

"Never underestimate the power of a good pickle."

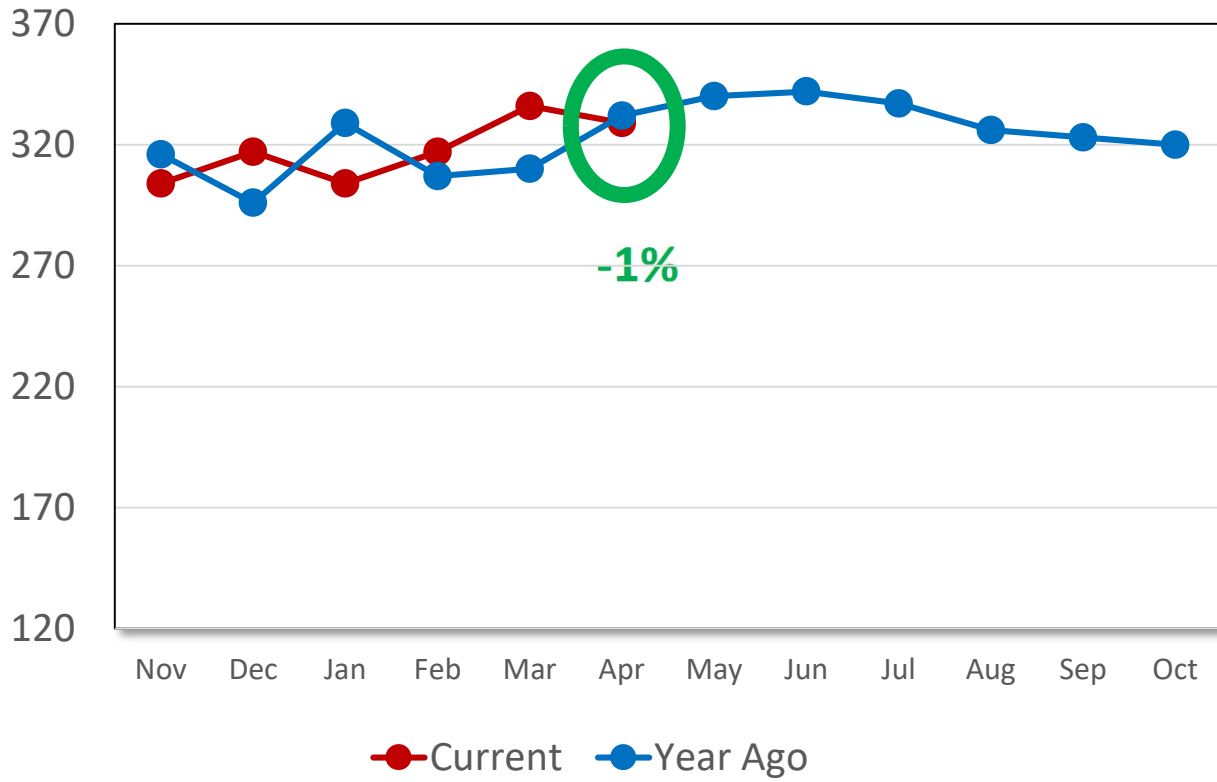


The Prescott "Pickle Lady"

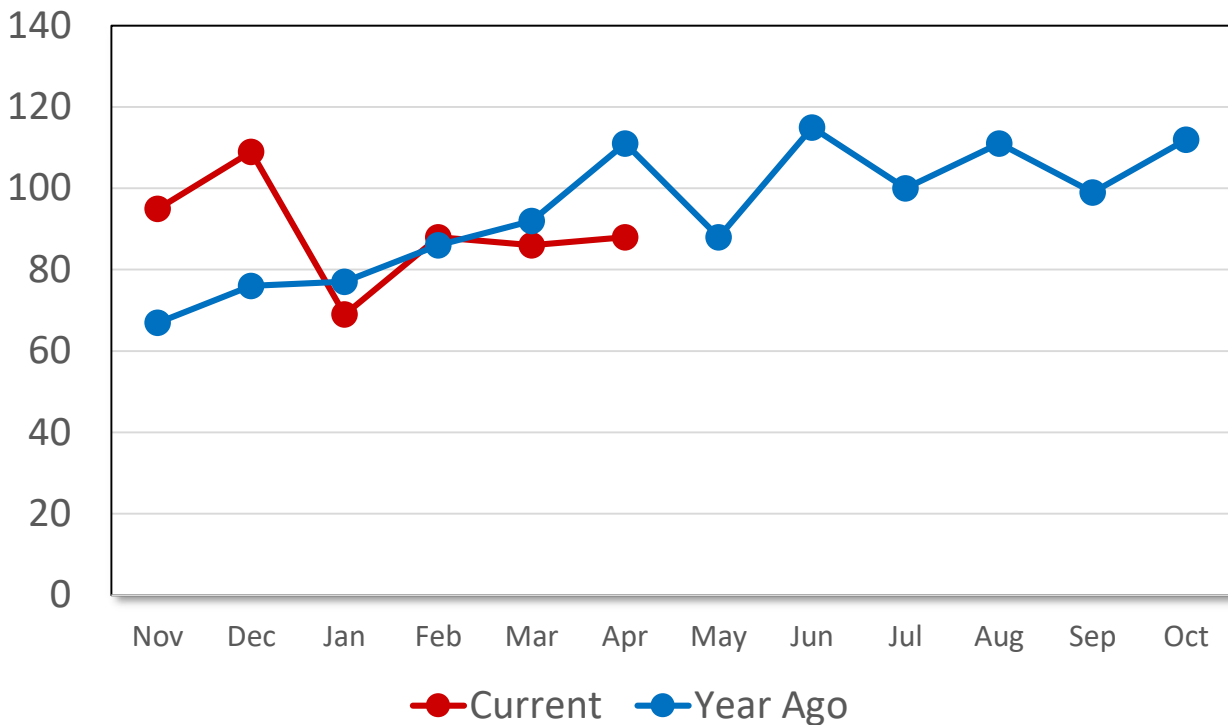
PrescottPickleLady.com

Prescott

## Prescott Median Sales Price / SqFt



## Prescott Transactions



The Prescott "Pickle Lady"

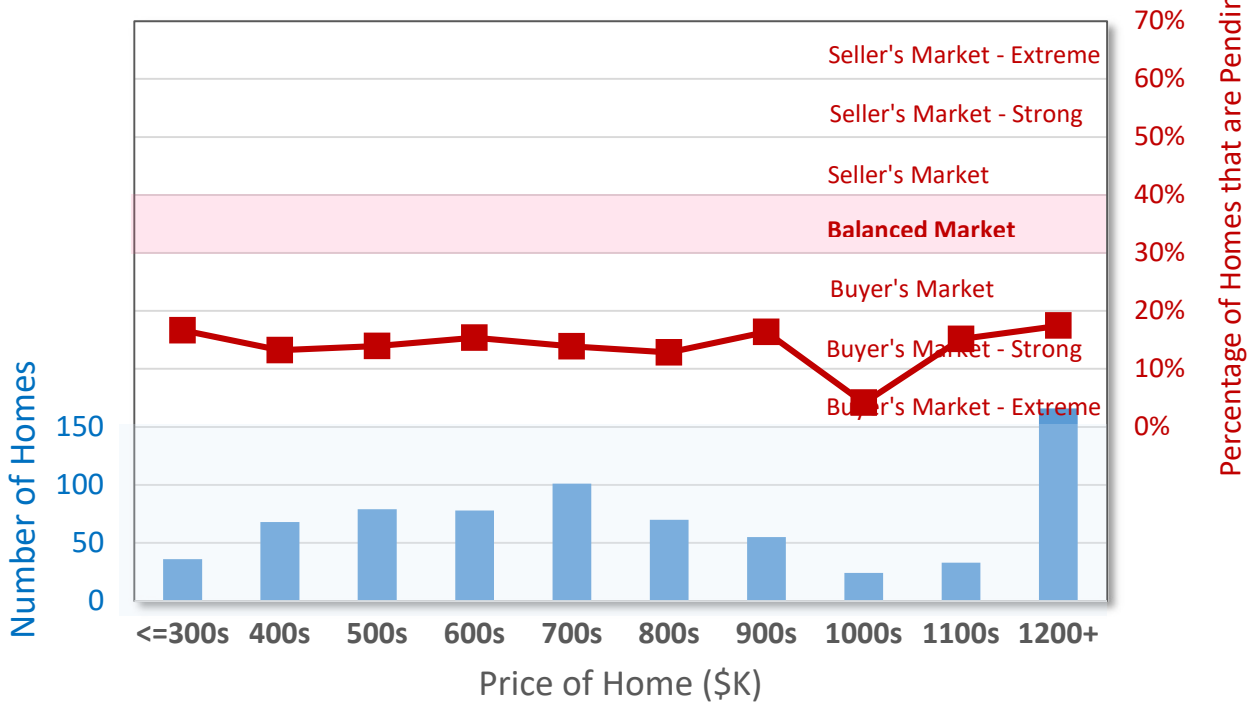
PrescottPickleLady.com

# 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%

[www.PrescottPickleLady.com](http://www.PrescottPickleLady.com)

copyright (c) 2018

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	208	6.9
	In Escrow	35	1.2
	<b>Total (To Close)</b>	<b>243</b>	<b>8.1</b>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	8.6	30	3.5	1.2	4.7
400s	13.3	59	4.5	1.2	5.6
500s	15.8	68	4.3	1.2	5.5
600s	15.3	66	4.3	1.2	5.5
700s	10.9	87	8.0	1.2	9.2
800s	8.3	61	7.4	1.2	8.6
900s	6.2	46	7.5	1.2	8.6
1000s	3.3	23	7.1	1.2	8.3
1100s	3.8	28	7.3	1.2	8.5
1200+	11.3	137	12.2	1.2	13.4

# Statistics for Top 5 Prescott Subdivisions

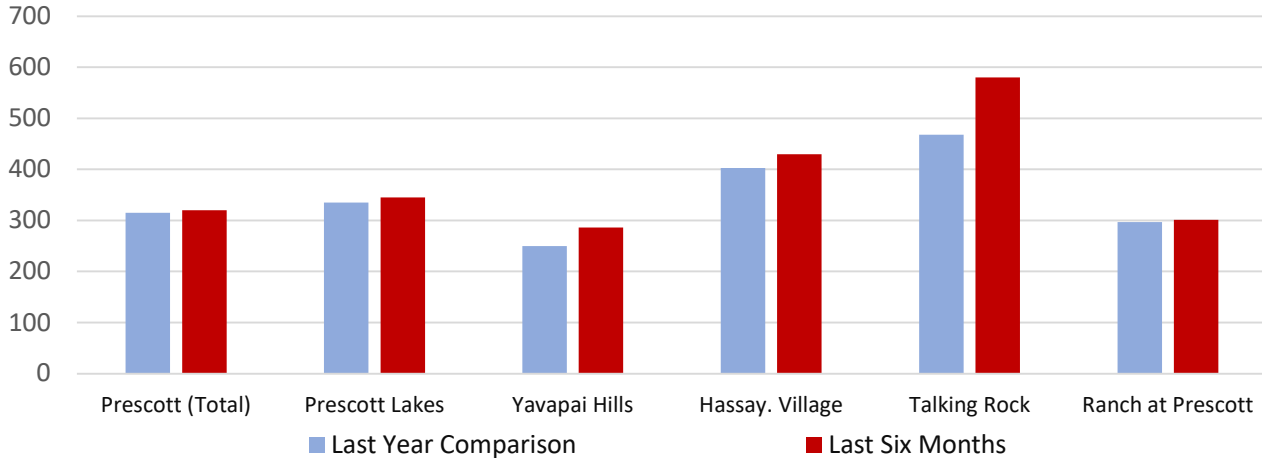
Subdivision	Prescott (Total)	Prescott Lakes	Yavapai Hills	Hassay. Village	Talking Rock	Ranch at Prescott
-------------	------------------	----------------	---------------	-----------------	--------------	-------------------

### Market Characteristics

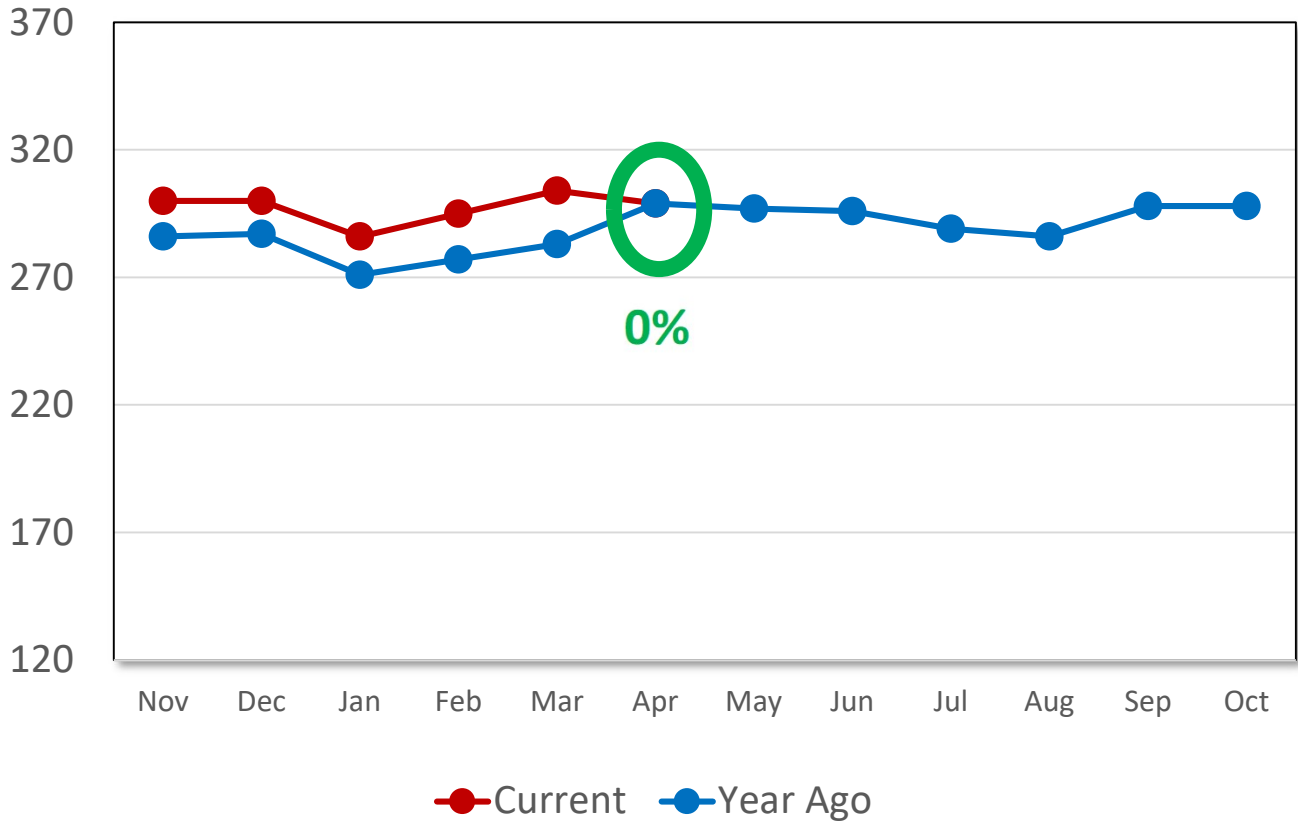
Homes Closed Over Last 12 Months	1,160	88	48	17	30	17
Avg Homes Sold Per Month	97	7	4	1	3	1
Homes on Market - Active	610	39	16	7	16	43
Homes on Market - Pending	104	14	2	-	2	5
Avg Months Until Contract	6.3	5.3	4.0	4.9	6.4	30.4
Avg Months in Escrow	1.1	1.9	0.5	-	0.8	3.5
Avg Months Until Close	7.4	7.2	4.5	4.9	7.2	33.9
Pending Ratio	15%	26%	11%	0%	11%	10%
Negotiation Advantage	Buyer - Strong	Buyer	Buyer - Strong	Buyer - Extreme	Buyer - Strong	Buyer - Extreme

### Median Sales Price Per Square Foot

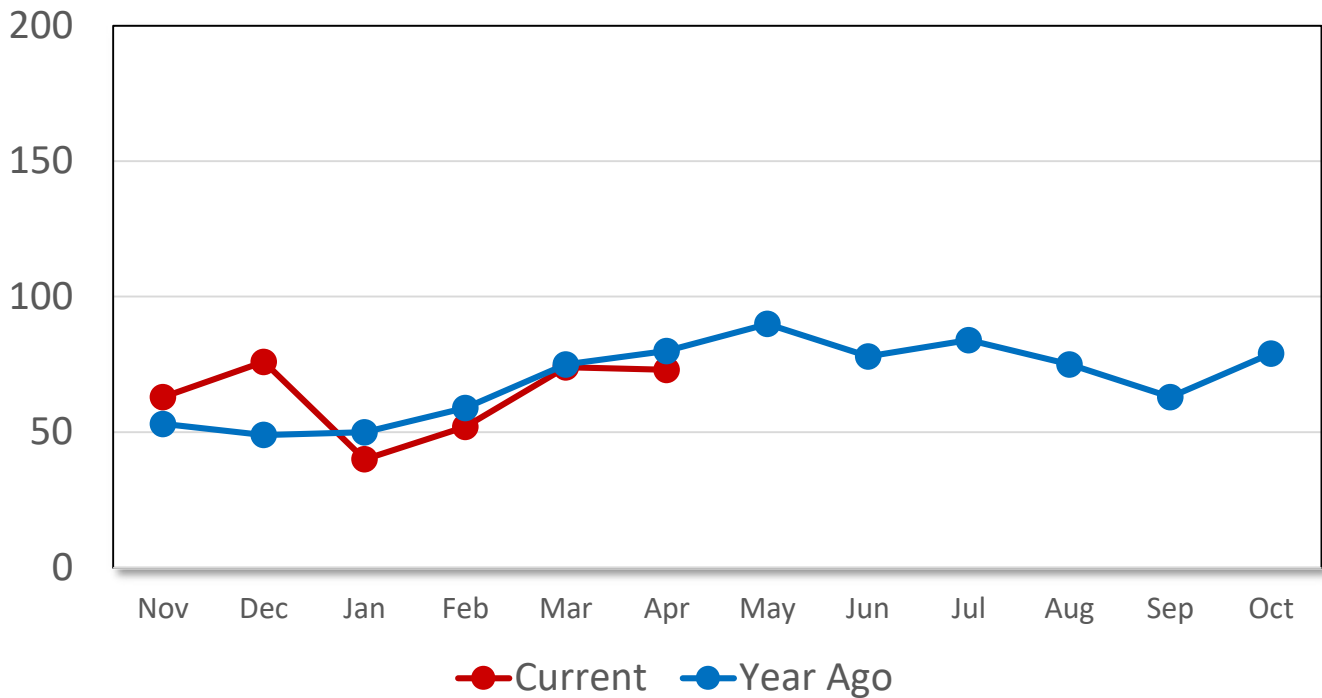
Last Year Comparison	315	335	250	403	468	297
Last Six Months	320	345	286	430	580	301
% Change - Year Over Year	1.6%	3.0%	14.4%	6.7%	23.9%	1.3%



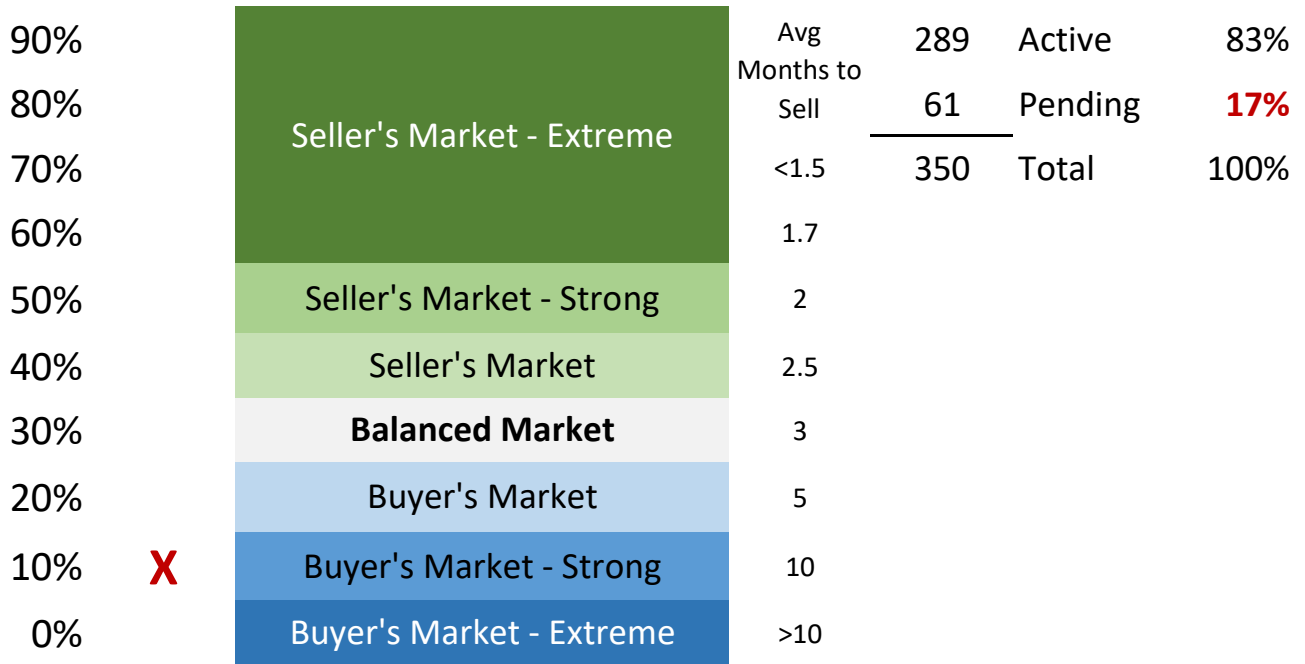
## Prescott Valley Median Sales Price / SqFt



## Prescott Valley Transactions

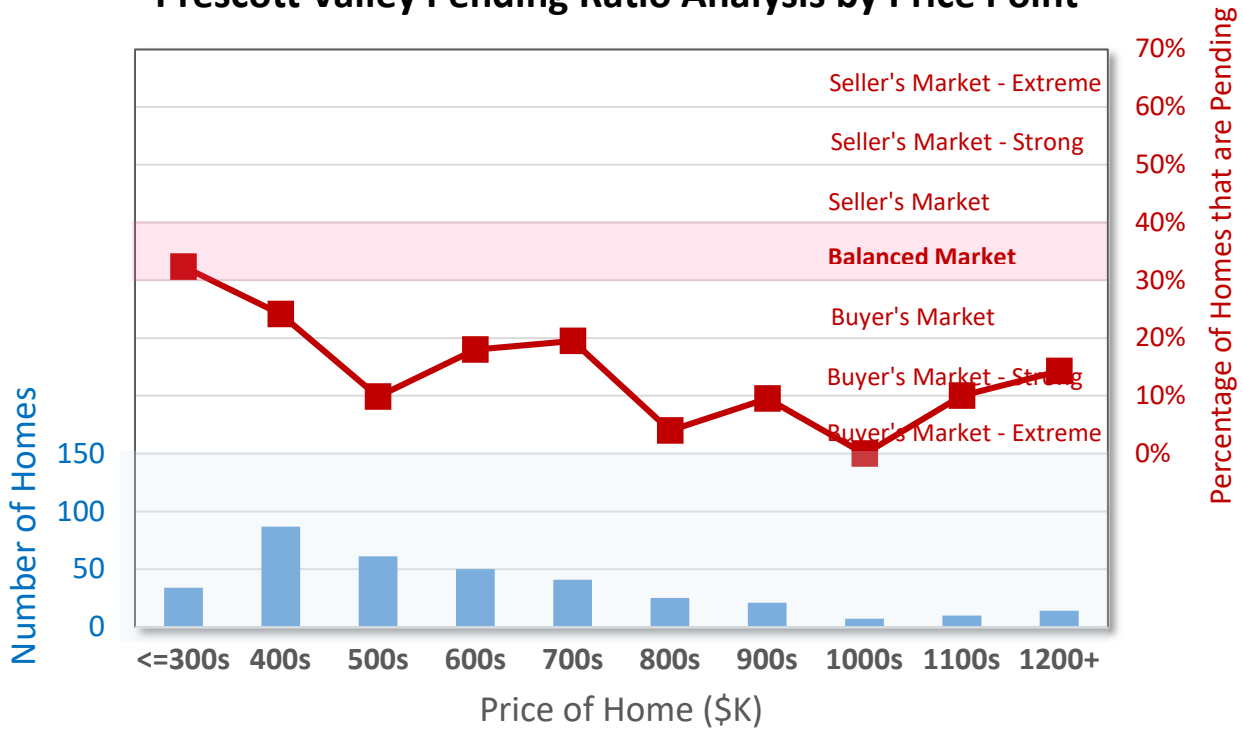


# Prescott Valley Pending Ratio Analysis



**17%** = 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	119	4.0
	In Escrow	25	0.8
	<b>Total (To Close)</b>	<b>144</b>	<b>4.8</b>

Price Point	Sold Per Month	Currently On Market	Months to Sell		
			To Contract	Contract To Close	Total
300s	12.0	23	1.9	0.8	2.8
400s	23.8	66	2.8	0.8	3.6
500s	15.1	55	3.6	0.8	4.5
600s	7.3	41	5.6	0.8	6.4
700s	4.2	33	7.9	0.8	8.8
800s	3.4	24	7.0	0.8	7.9
900s	2.2	19	8.8	0.8	9.6
1000s	0.3	7	21.0	0.8	21.8
1100s	0.5	9	18.0	0.8	18.8
1200s	1.8	12	6.5	0.8	7.4



# Statistics for Top 5 Prescott Valley Subdivisions

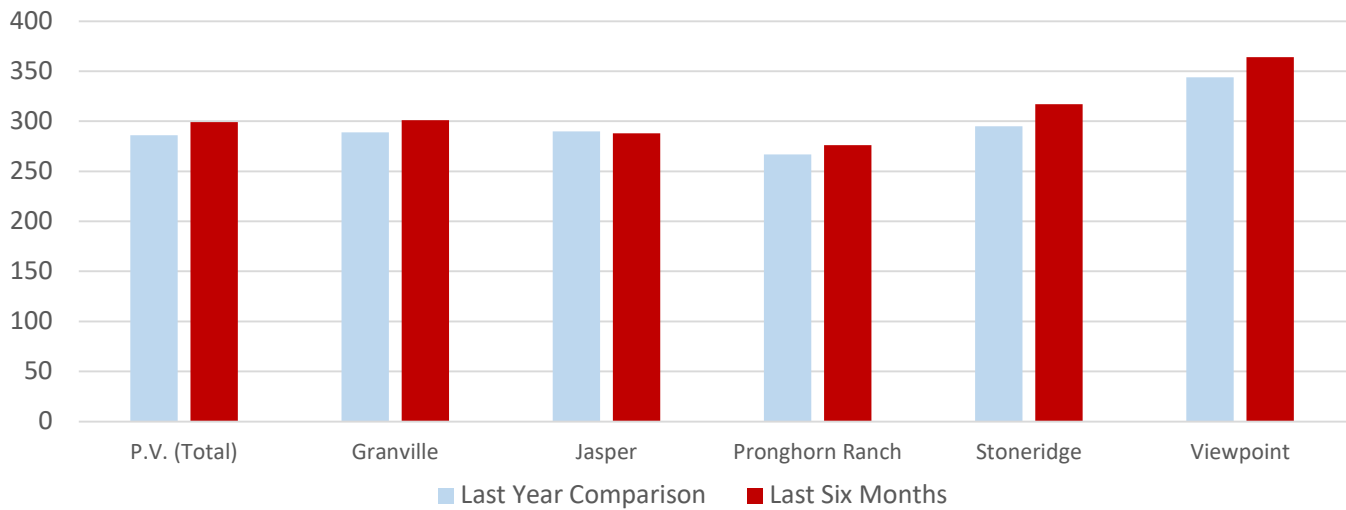
Subdivision	P.V. (Total)	Granville	Jasper	Pronghorn Ranch	Stoneridge	Viewpoint
-------------	--------------	-----------	--------	-----------------	------------	-----------

## Market Characteristics

Homes Closed Over Last 12 Months	843	149	76	54	66	54
Avg Homes Sold Per Month	70	12	6	5	6	5
Homes on Market - Active	289	45	18	13	20	18
Homes on Market - Pending	61	4	3	4	3	4
Avg Months Until Contract	4.1	3.6	2.8	2.9	3.6	4.0
Avg Months in Escrow	0.9	0.3	0.5	0.9	0.5	0.9
Avg Months Until Close	5.0	3.9	3.3	3.8	4.2	4.9
Pending Ratio	17%	8%	14%	24%	13%	18%
Negotiation Advantage	Buyer - Strong	Buyer - Extreme	Buyer - Strong	Buyer	Buyer - Strong	Buyer - Strong

## Median Sales Price Per Square Foot

Last Year Comparison	286	289	290	267	295	344
Last Six Months	299	301	288	276	317	364
% Change - Year Over Year	4.5%	4.2%	-0.7%	3.4%	7.5%	5.8%



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...

Diane Breaux, Realtor®  
The "Pickle Lady"

(713) 302-1964

diane@PrescottPickleLady.com

www.PrescottPickleLady.com

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!"

The Prescott "Pickle Lady"

PrescottPickleLady.com