

# Prescott Lakes Home Value Report – Neighborhoods

Closed sales for the six months ending Mar 31, 2026

The Prescott "Pickle Lady", EXP Realty, LLC  
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## Summary (Prescott Lakes Neighborhoods)

Neighborhood	Sales	Med Price	Med \$/SF	Med Months	Med Sq Ft	Med Acres
Astoria	1	\$550,000	323	1.3	1,701	0.15
Estates	8	\$1,405,000	351	2.4	3,282	0.78
Lakeside	4	\$857,450	352	2.2	2,264	0.22
Parkside	1	\$1,094,000	346	3.2	3,162	0.43
Pinnacle Views	4	\$657,500	362	3.3	1,800	0.17
Solstice Ridge	12	\$1,382,685	543	9.6	2,544	0.29
Stoney Creek	1	\$860,000	387	2.6	2,223	0.48
Summit 3	1	\$880,000	362	1.7	2,432	0.25
Summit I&II	3	\$665,000	310	0.9	2,584	0.24
The Cottages	10	\$501,000	314	2.3	1,652	0.12

## Astoria

Sales: 1 Med Price: \$550,000 Med \$/SF: 323 Med Months: 1.3 Med Sq Ft: 1,701 Med Acres: 0.15

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
323	1.3	1,701	2016	1.0	0.15	Yes	\$550,000	03/31/26	1420 Varsity Drive

## Estates

Sales: 8 Med Price: \$1,405,000 Med \$/SF: 351 Med Months: 2.4 Med Sq Ft: 3,282 Med Acres: 0.78

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
323	1.9	5,873	2006	2.0	1.12	Yes	\$1,895,000	11/07/25	1161 Northridge Drive
331	0.0	2,569	2005	1.0	0.46	Yes	\$850,000	03/26/26	1576 Winners Circle
332	5.8	5,040	2005	2.0	1.25	Yes	\$1,675,000	10/14/25	1098 Northridge Drive
345	3.0	2,866	2006	1.0	0.61	No	\$989,925	11/20/25	1353 Winfield Circle
356	5.5	3,163	2021	1.0	0.59	Yes	\$1,125,000	11/03/25	871 Northridge Drive
411	1.0	3,005	2014	1.0	0.49	Yes	\$1,235,000	03/30/26	920 Northridge Drive
463	1.3	3,401	2018	2.0	0.96	Yes	\$1,575,000	01/14/26	854 Northridge Drive
543	3.9	4,455	2021	2.0	1.50	Yes	\$2,420,500	02/27/26	1158 Northridge Drive

## Lakeside

Sales: 4 Med Price: \$857,450 Med \$/SF: 352 Med Months: 2.2 Med Sq Ft: 2,264 Med Acres: 0.22

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
296	1.5	3,126	2006	1.0	0.24	Yes	\$925,000	03/02/26	1642 Constable Street
339	1.2	2,003	2006	1.0	0.18	Yes	\$679,900	11/19/25	1338 Sabatina Street
364	3.3	2,475	2006	1.0	0.25	No	\$899,900	11/21/25	1371 Divinity Drive
397	2.8	2,052	2009	1.0	0.21	Yes	\$815,000	03/03/26	1240 Sarafina Drive

## Parkside

Sales: 1 Med Price: \$1,094,000 Med \$/SF: 346 Med Months: 3.2 Med Sq Ft: 3,162 Med Acres: 0.43

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
346	3.2	3,162	2006	1.0	0.43	Yes	\$1,094,000	10/15/25	1498 Commonwealth Street

## Pinnacle Views

Sales: 4 Med Price: \$657,500 Med \$/SF: 362 Med Months: 3.3 Med Sq Ft: 1,800 Med Acres: 0.17

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
347	4.9	1,948	2017	1.0	0.18	Yes	\$675,000	02/13/26	829 Royal Tulips Street
358	0.5	1,760	2014	1.0	0.17	Yes	\$630,000	10/22/25	1662 Solstice Drive
367	7.6	1,744	2013	1.0	0.17	No	\$640,000	10/29/25	1656 Solstice Drive
372	1.7	1,840	2016	1.0	0.18	Yes	\$685,000	10/20/25	1753 Ascott Street

## Solstice Ridge

Sales: 12 Med Price: \$1,382,685 Med \$/SF: 543 Med Months: 9.6 Med Sq Ft: 2,544 Med Acres: 0.29

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
326	3.9	3,267	1999	2.0	0.45	Yes	\$1,066,000	02/24/26	844 S Lakeview Drive
411	9.7	2,544	2023	1.0	0.27	Yes	\$1,045,000	01/08/26	1148 S Lakeview Drive
413	4.4	2,544	2025	1.0	0.31	No	\$1,050,000	03/04/26	1124 S Lakeview Drive
415	1.6	3,727	2025	2.0	0.28	Yes	\$1,545,000	10/17/25	1183 Irwin Way
538	8.9	2,417	2025	1.0	0.26	Yes	\$1,299,533	10/20/25	1123 Irwin Way
542	9.7	2,417	2025	1.0	0.31	Yes	\$1,310,125	11/12/25	1131 Irwin Way
545	9.5	2,544	2025	1.0	0.29	Yes	\$1,385,370	11/20/25	1179 Irwin Way
546	12.1	2,544	2025	1.0	0.30	Yes	\$1,389,152	11/17/25	1197 Sassaby Circle
571	9.9	2,417	2025	1.0	0.32	Yes	\$1,380,000	02/19/26	1147 Irwin Way
576	9.7	2,544	2025	1.0	0.27	Yes	\$1,465,082	11/05/25	1187 Sassaby Circle
589	10.4	2,417	2025	2.0	0.26	Yes	\$1,422,500	03/13/26	1157 Sassaby Circle
622	8.4	2,417	2025	1.0	0.30	Yes	\$1,503,684	12/12/25	1167 Irwin Way

## Stoney Creek

Sales: 1 Med Price: \$860,000 Med \$/SF: 387 Med Months: 2.6 Med Sq Ft: 2,223 Med Acres: 0.48

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
387	2.6	2,223	2001	1.0	0.48	No	\$860,000	02/26/26	179 Thoroughbred Drive

## Summit 3

Sales: 1 Med Price: \$880,000 Med \$/SF: 362 Med Months: 1.7 Med Sq Ft: 2,432 Med Acres: 0.25

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
362	1.7	2,432	2014	1.0	0.25	Yes	\$880,000	03/30/26	869 Mines Pass

## Summit I&I:

Sales: 3 Med Price: \$665,000 Med \$/SF: 310 Med Months: 0.9 Med Sq Ft: 2,584 Med Acres: 0.24

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
241	9.0	2,759	1999	2.0	0.24	Yes	\$665,000	03/12/26	830 Hoosier Pass
310	0.6	2,584	2004	1.0	0.29	Yes	\$800,000	12/04/25	806 Hoosier Pass
354	0.9	1,666	2005	1.0	0.24	Yes	\$590,000	02/12/26	2902 Brooks Range

## The Cottages

Sales: 10 Med Price: \$501,000 Med \$/SF: 314 Med Months: 2.3 Med Sq Ft: 1,652 Med Acres: 0.12

\$/SF	Months	Sq Ft	Year Built	Floors	Acres	View	Price	Date Sold	Address
250	12.9	1,780	2001	1.0	0.12	No	\$445,000	10/30/25	1465 Kwana Court
270	4.3	1,516	2003	1.0	0.09	No	\$410,000	10/15/25	1644 Addington Drive
271	1.1	1,781	2002	1.0	0.12	No	\$482,500	10/08/25	1479 Kwana Court
303	1.6	1,516	2003	1.0	0.10	Yes	\$460,000	02/27/26	1613 Addington Drive
308	11.6	1,706	2003	1.0	0.12	Yes	\$525,000	10/06/25	1623 Addington Drive
321	4.4	1,402	2001	1.0	0.11	No	\$450,000	10/15/25	1467 Kwana Court
325	1.1	1,597	2003	1.0	0.09	Yes	\$519,500	12/11/25	1643 Addington Drive
339	2.9	1,782	2002	1.0	0.14	Yes	\$604,900	12/30/25	1400 St George
365	1.2	1,576	2003	1.0	0.17	Yes	\$575,000	03/11/26	1393 Kwana Court
387	1.3	1,783	2002	1.0	0.20	Yes	\$689,900	11/07/25	1402 St. George Cir.