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2024 Annual Quarter Market Report

- Total inventory January 3rd, 2025 = 1054 * does not include "land-leases"
- ~ 1400 highest recorded inventory in 2024
- ~ 1105 highest recorded inventory in 2023
- ~ 367 homes for sale in January 2022
- 3442 total homes sold – 9.4 homes per day (Up 2.4% from 2023)
- Total sold volume = \$1,929,858,947, 6.5% increase from 2023
- 39% of total sales were CASH, identical to 2023
- 307 homes are currently "Pending", nearly identical to 2023
- Average days on the market = 72 days vs 55 days in 2023
- Homes sold on average for 98% of their list price in all areas
- There were 11 Foreclosures and 0 Short Sales, down 25% (15 in 2023)
- Most expensive sale: \$4.7m 8639 sq' mansion in Capital Canyon
- Least expensive sale: \$50,000 Site Built beauty in Seligman
- Largest home: 8809 sq' Dewey home on 3.2 acres for \$1.385m
- Smallest home: 309 sq' in Ashfork for \$75,000, container home gem
- 49% of sales were in Homeowners Associations
- 260 total sales over \$1m(75.6% increase since 2023), 55% were cash

Stick Built Median Home Sales

	Prescott	PV
Annual	\$660,000	\$498,190
2024 Q4	\$655,000	\$505,000
2024 Q3	\$680,000	\$499,000
2024 Q2	\$657,000	\$499,430
2024 Q1	\$638,000	\$475,000
2023	\$640,000	\$491,516
2022	\$662,500	\$470,000
2020	\$488,297	\$345,000
2010	\$250,000	\$143,000
2005	\$360,000	\$239,450

Site Built Homes Sold by Price

	2024	Active Jan 3rd 2025	
\$200,000 & under	46	13	3.4 month inventory
\$200,001-\$300,000	79	30	4.6
\$300,001-\$400,000	339	68	2.4
\$400,001-\$500,000	607	129	2.5
\$500,001-\$650,000	687	160	2.8
\$650,001-\$800,000	344	151	5.2
\$800,001-\$999,999	254	125	5.9
\$1M - \$1.5M	199	88	5.3
\$1.5M PLUS	60	55	11

Residential Properties Sold by Quarter						
Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Annual	Listed
2000	483	637	648	588	2356	
2003	572	786	969	905	3232	
2004	728	1001	1155	970	3854	
2005	751	1012	1162	943	3906	~3600
2006	633	779	768	664	2844	
2007	591	722	672	523	2508	
2008	401	533	617	452	2003	~2400
2009	365	546	686	674	2271	
2010	579	869	736	773	2957	
2011	694	873	816	737	3120	
2012	753	856	950	878	3437	
2013	743	1005	993	829	3570	
2014	687	933	938	847	3405	
2015	702	1040	1089	913	3752	
2016	782	1029	1100	923	3834	
2017	839	1151	1155	1095	4240	
2018	850	1132	1142	1015	4139	~1450
2019	774	1118	1250	1063	4205	~1250
2020	880	984	1474	1357	4695	~625
2021	992	1250	1296	1288	4826	~425
2022	1036	1137	1015	890	4078	~750
2023	707	970	957	728	3362	~900
2024	747	985	888	898	3518	~1250

Residential Properties Sold by Month								
Month	2005	2010	2016	2020	2021	2022	2023	2024
January	238	173	219	254	262	294	199	210
February	200	178	248	251	324	322	217	253
March	313	228	315	374	406	420	291	284
April	276	320	290	323	381	361	267	328
May	355	238	344	269	397	402	347	335
June	348	311	395	393	472	374	356	322
July	358	240	366	501	424	350	303	301
August	406	248	394	477	435	326	347	305
September	358	248	340	496	437	339	307	282
October	354	285	318	485	463	340	295	332
November	287	232	298	442	426	285	218	274
December	269	256	307	430	399	265	215	292
Total	3906	2957	3834	4695	4826	4078	3362	3518

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All Homes Sold by Area:

Total: 3442 (2614 site built 76%)
 Prescott: 1338 (39% of total sales)
 Prescott Valley: 1007 (29% of total sales)
 Chino Valley/Paulden: 419
 Dewey-Humboldt/Mayer: 372
 Other areas in MLS: 306

**Average Days on Market /
Median List to Sell Ratio (site built only)**

All Areas: 73 / 98%
 Prescott: 75 / 98%
 Prescott Valley: 65 / 99%
 Chino Valley/Paulden: 76 / 98%
 Dewey-Humboldt/Mayer: 71 / 99%

Sales by Finance Type:

Cash: 1338 (39%)
 Conventional Loan: 1447 (42%)
 FHA loan: 325 (9%)
 VA loan: 239 (7%)
 Other: 93 (includes Owner-Carry loans)

Sales by Seller Type:

Total: 3442
 Normal Equity Sellers: 3431
 REO/Lender Owned/Foreclosures: 11
 Short Sales: 0

Total Listed Inventory (January 3rd, 2025) /**Pending Sales by Seller Type:**

Total: 1054 / 307
 Normal Equity Sellers: 1046 / 311
 REO/Lender Owned/Foreclosures: 8 / 4
 Short Sales: 1 / 0

Total Listed Inventory (January 3rd, 2025) /**Pending Sales by Area:**

Total: 1054 / 307
 Prescott: 448 / 139
 Prescott Valley: 208 / 68
 Chino Valley/Paulden: 241 / 49
 Dewey-Humboldt/Mayer: 114 / 24

2024 Annual	Site Built Sold	Median \$/sqft	MFG Sold	Median \$/sqft
All Areas	2614	\$299	625	\$216
Prescott	1190	\$324	70	\$241
Prescott Valley	868	\$294	107	\$229
Chino Valley/Paulden	215	\$288	204	\$220
Dewey- Humboldt/Mayer	182	\$248	165	\$196

All information is deemed reliable but not guaranteed. Data source PAAR MLS. ©2025 RentRight | HomeRight

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