



RENTRIGHT[®] HOMERIGHT[®]

2025 1st Quarter Market Report

Total Inventory April 4, 2025 = 1289 *does not include "land-leases"

~ 18% increase since Jan 3, 2025

~ 1400 highest recorded inventory in 2024

~ 367 homes for sale in January 2022

700 total homes sold – 7.7 homes per day, nearly identical to Q1 '24 (no land leases)

37.5% of total sales were CASH, identical to Q1 '24

423 homes are currently "Pending", nearly identical to Q1 '24

Average days on the market = 72

Homes sold on average for 98% of their list price in all areas

7 bank owned home sales and 0 short sales vs 11 total bank owned sales in 2024

Most expensive sale: \$2.9m 4923 sq' American Ranch home

Least expensive sale: \$95,000 single wide in Mayer

Largest home: 6019 sq' Hassayampa Village home for \$2.6m

Smallest home: 240 sq' in the woods of Prescott for \$170,000

48% of sales were in Homeowners Associations

54 total sales over \$1m (25% increase since Q1 '24), 57% were cash

Stick Built Median Home Sales

	Prescott	PV
2025 Q1	\$650,000	\$480,000
2024 Q1	\$638,000	\$475,000
2024	\$660,000	\$498,190
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

	Q1 '25	Active April 4, 2025
\$200,000 and under	6	13
\$200,001-\$300,000	20	26
\$300,001-\$400,000	70	82
\$400,001-\$500,000	121	153
\$500,001-\$650,000	138	197
\$650,001-\$800,000	80	143
\$800,001-\$999,999	48	143
\$1M - \$1.5M	37	121
\$1.5M PLUS	17	83

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
2025	700				700*	

Residential Properties Sold by Month

Month	2005	2010	2016	2020	2021	2022	2023	2024	2025
January	238	173	219	254	262	294	199	210	211
February	200	178	248	251	324	322	217	253	254
March	313	228	315	374	406	420	291	284	254
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	700*

All Homes Sold by Area:

Total: 700 (537 site built 77%)
 Prescott: 286 (41% of total sales)
 Prescott Valley: 188 (27% of total sales)
 Chino Valley/Paulden: 115
 Dewey-Humboldt/Mayer: 52
 Other areas in MLS: 59

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

All Areas: 77 / 99%
 Prescott: 77 / 98%
 Prescott Valley: 68 / 99%
 Chino Valley/Paulden: 78 / 98%
 Dewey-Humboldt/Mayer: 67 / 100%

Sales by Finance Type:

Cash: 263 (38%)
 Conventional Loan: 291 (42%)
 FHA loan: 70 (10%)
 VA loan: 51 (7%)
 Other: 25 (includes Owner-Carry loans)

Sales by Seller Type:

Total: 700
 Non distressed: 693
 Bank owned: 7
 Short Sales: 0

Total Listed Inventory (April 4, 2025) /**Pending Sales by Seller Type:**

Total: 1289 / 423
 Non distressed: 1284 / 417
 Bank owned: 6 / 5
 Short Sales: 1 / 2

Total Listed Inventory (April 4, 2025) /**Pending Sales by Area:**

Total: 1289 / 423
 Prescott: 512 / 179
 Prescott Valley: 272 / 120
 Chino Valley/Paulden: 157 / 53
 Dewey-Humboldt/Mayer: 164 / 45

Q1 2025	Site Built Sold	Median \$/sqft	MFG Sold	Median \$/sqft
All Area	537	\$300	110	\$230
Prescott	241	\$322	14	\$264
Prescott Valley	159	\$298	14	\$253
Chino Valley/Paulden	64	\$277	51	\$223
Dewey- Humboldt/Mayer	34	\$260	16	\$219

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