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More Balance Across the Quad Cities Housing Market

October brought another round of adjustments for the Quad Cities housing market, as trends pointed toward a more balanced environment. Inventory gains, moderate pricing shifts, and varied sales performance across the individual communities reflected a market continuing to stabilize. Buyers benefited from expanding options, while sellers navigated new pricing dynamics amid evolving demand.

Across the Quad Cities region, market activity softened slightly year-over-year. Total sales slipped 2% to 292, and new listings dipped just 0.6% to 346. Active inventory expanded 10.5% to 1,228 homes, giving buyers a wider range of choices heading into the cooler months. The months of inventory (MOI) increased 2.2% to 4.6, reinforcing a gradual move toward balance. Median sold price held steady at \$499,900, while median days on market (DOM) lengthened 28.6% to 54 days, showing that buyers were taking a bit more time before committing.

In Prescott, steady activity defined the month. Sales inched up 3.6% year-over-year to 145, while new listings rose 1.7% to 177. Active inventory increased slightly to 639 homes, maintaining near-equilibrium conditions. The MOI slipped 7.4% to 5 months, indicating that even with steady listings, demand kept pace. Median sold price rose modestly by 2% to \$599,990, signaling seller resilience, while homes spent an average of 60 days on market—9.1% longer than the previous year.

Prescott Valley, on the other hand, experienced a mixed performance. Total sales fell 10.8% to 83, while new listings held even at 103. Active inventory grew 17.9% to 322 homes, and the MOI rose 15.2% to 3.8 months, reflecting a relatively active market. The median sold price, however, declined 6% to \$465,000, suggesting sellers were adjusting to buyer expectations. Median DOM increased 41.2% to 48 days, giving buyers more breathing room than in previous months.

Chino Valley continued to show moderate cooling. Total sales decreased 5% to 38, and new listings were down 5.4% to 35. Active inventory dipped slightly by 4.5% to 128, keeping supply tight. MOI declined 16% to 4.2 months, indicating that while fewer homes were listed, those on the market still moved efficiently. The median sold price climbed 8.9% to \$435,660, showing that well-positioned homes remained competitive. Meanwhile, median DOM shortened 5.3% to 36 days, pointing to sustained buyer urgency for select properties.

Dewey-Humboldt stood out for its strong growth in sales and inventory. Transactions rose 13% to 26, even as new listings fell 3.1% to 31. Active inventory surged 67.5% to 139 homes, driving a 69.2% jump in MOI to 6.6 months—suggesting a slower tempo as supply built ahead of winter. The median sold price improved 6.3% to \$371,950, and median DOM increased 77.1% to

85 days, signaling that buyers had more room to compare options while sellers faced a more patient market environment.

Altogether, October 2025 underscored a period of steady adjustment for the Quad Cities. Expanding supply and more deliberate buyer behavior reflected a shift toward equilibrium, with each community responding differently to evolving market pressures. For both buyers and sellers, partnering with a local REALTOR® remained essential to navigating these nuanced conditions and identifying the best opportunities in a maturing housing landscape.

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