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Broad Market Shifts Across the Quad Cities

November brought a fresh wave of change to the Quad Cities housing market, as the latest figures signaled evolving conditions across each community. Rising inventory, shifting demand, and mixed pricing trends painted a picture of a region continuing to recalibrate. Buyers benefited from expanded choices, while sellers adjusted to a market where timing and pricing strategy mattered more than in recent years.

Across the Quad Cities as a whole, activity moderated compared to the prior year. Total sales declined 10% to 215, even as new listings edged up 2.4% to 296. Active inventory rose 11.8% to 1,183 homes, broadening options for those searching late in the season. The months of inventory (MOI) increased 7.1% to 4.5, reinforcing an increasingly balanced environment. Median sold price dipped 1.9% to \$510,000, while median days on market (DOM) held steady at 45 days—indicating buyer deliberation but no significant slowdown in pace.

Prescott entered the month with a notable shift in momentum. Sales dropped 28.6% to 100 transactions, even as new listings climbed 8.8% to 148. Active inventory grew modestly to 611 homes, a 7.2% increase, maintaining a stable supply backdrop. The MOI remained unchanged at 4.8, suggesting that demand remained strong enough to absorb rising inventory. The median sold price rose 7.8% to \$619,576, reflecting sellers' continued ability to attract value-conscious buyers. However, median DOM shortened sharply by 15.1% to 45 days, revealing more decisive buyer action among available properties.

Prescott Valley, meanwhile, experienced mixed but generally expansionary trends. Total sales decreased 8.9% to 72, while new listings held steady at 86. Inventory levels rose 19.8% to 321 homes, contributing to an MOI increase of 18.8% to 3.8 months. Despite the cooling in sales, the median sold price climbed 6.5% to \$495,000, pointing to sustained demand for well-positioned homes. Median DOM increased 36.7% to 41 days, giving buyers a bit more time to evaluate opportunities.

Chino Valley saw a different form of adjustment as both supply and demand contracted. Total sales slipped 8% to 23, and new listings fell a significant 22.7% to 34. Active inventory declined 13.2% to 118 homes, yet MOI still dropped 25.5% to 3.8 months—signaling that despite fewer listings, available homes continued to move. The median sold price fell 21% to \$395,000, suggesting that sellers were recalibrating expectations. At the same time, median DOM climbed 25% to 65 days, indicating slower buyer engagement compared to the prior year.

Dewey-Humboldt provided the month's strongest contrast, showing expansion across several indicators. Total sales increased 42.9% to 20, and new listings rose 21.7% to 28. Inventory jumped 58.3% to 133 homes, contributing to a 64.1% increase in MOI to 6.4 months—a sign of a

cooling pace as supply outpaced demand. The median sold price dipped 6.5% to \$392,750, while median DOM rose slightly by 4.8% to 65 days. These combined shifts suggested a market where buyers gained significant leverage and choice.

Altogether, November highlighted a market in transition, with each Quad Cities community responding uniquely to broader economic forces and seasonal patterns. Expanding inventories and evolving buyer behavior underscored the importance of strategic pricing and informed decision-making. As always, partnering with a knowledgeable local REALTOR® remained essential for navigating the shifting environment and capitalizing on opportunities within an increasingly balanced housing landscape.

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