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Early-Year Momentum Across the Quad Cities

As February unfolded, the housing market across the Quad Cities continued to reflect a steadier, more measured pace, while still showing meaningful signs of resilience in several areas. Market conditions had remained balanced overall, with buyers benefiting from stable inventory levels and sellers needing to stay especially mindful of pricing, presentation, and local competition. Rather than moving uniformly, each submarket had responded a bit differently, reinforcing the importance of hyper-local strategy.

Across the region, the Quad Cities market posted modest year-over-year gains in both sales activity and pricing, while supply held essentially flat. Total sales rose 2.7% to 226 transactions, and new listings edged up 0.5% to 369. Active inventory remained unchanged at 1,033 homes, while months of inventory (MOI) declined 7.3% to 3.8, suggesting the market had become slightly more competitive than it was a year earlier. The median sold price increased 2.9% to \$495,250, and median days on market (DOM) climbed 26.9% to 66 days, indicating that buyers had continued to move with care even as values strengthened.

Looking specifically at Prescott, February showed a market that remained stable in overall sales while becoming somewhat more selective. Total sales remained even year over year at 108, while new listings slipped 1.6% to 183. Active inventory rose slightly by 0.7% to 540 homes, and MOI fell 4.5% to 4.2, signaling that available supply had still been absorbed at a healthy pace. Pricing strengthened notably, with the median sold price rising 7.6% to \$592,500. At the same time, median DOM increased 21.7% to 73 days, suggesting that although buyers were still active, they had taken more time evaluating options before committing.

In Prescott Valley, stronger momentum continued to build through February, supported by growth in both listing activity and closed sales. Total sales increased 1.5% to 67, while new listings jumped 20.4% to 112, bringing additional opportunity to the market. Active inventory rose 3.7% to 281 homes, and MOI dipped 3.0% to 3.2, reflecting continued buyer engagement relative to supply. The median sold price climbed 8.4% to \$479,500, while median DOM rose 28.3% to 59 days. Even with longer marketing times, the combination of higher pricing and expanded activity suggested that this segment remained healthy and competitive.

By comparison, Chino Valley experienced a softer February, with most major indicators trending downward from the prior year. Total sales declined 32.5% to 27, and new listings fell 5.7% to 50. Active inventory decreased 5.1% to 112 homes, while MOI dropped 9.8% to 3.7, indicating that supply had tightened even as transaction volume slowed. The median sold price slipped 2.5% to \$394,900, and median DOM fell 7.7% to 48 days. While activity had cooled, the

shorter marketing time suggested that homes that were priced appropriately had still attracted attention.

Dewey-Humboldt posted some of the most dramatic year-over-year shifts in the region, though those results reflected the dynamics of a smaller market. Total sales surged 300.0% to 24 transactions, even as new listings declined 31.4% to 24. Active inventory fell 6.5% to 100 homes, and MOI dropped sharply 21.8% to 4.3, pointing to a much stronger pace of absorption than the year before. The median sold price, however, decreased 17.8% to \$437,500, while median DOM rose significantly to 110 days, up 139.1%. Those changes suggested a market that had become more active overall, but one still shaped by small-sample volatility and longer timelines.

Taken together, February 2026 reinforced the value of working with a trusted REALTOR® who understood the nuances of each local market. While some areas showed stronger pricing, others reflected longer marketing times, shifting inventory conditions, or more uneven activity—making broad assumptions far less reliable than neighborhood-level insight. In a market like this, where conditions had varied significantly from Prescott to Prescott Valley to Chino Valley and Dewey-Humboldt, buyers and sellers were best served by a knowledgeable real estate professional who could interpret the data, guide pricing and negotiation strategy, and help them move forward with confidence.

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