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Spring Brings Changing Dynamics to Quad Cities Real Estate Market

The most recent housing report from the Prescott Area Association of REALTORS® (PAAR) shows a dynamic shift in the Quad Cities real estate landscape as the spring season unfolds. With inventory climbing and median sold prices showing mixed movements, the market is clearly transitioning, which brings both opportunities and challenges for buyers and sellers alike.

Starting with the Quad Cities as a whole, total home sales saw a decline of 14.7% from the previous year, falling from 278 to 237 sales. However, new listings rose by 12.5%, and active inventory jumped by 17.6%, suggesting a more competitive market environment. The months of inventory (MOI) increased to 4.6, up 12.2% year-over-year, leaning the market slightly in favor of buyers as they have more available options. Median sold price dropped 5.8% to \$495,000, and homes sold more quickly, with the median days on market (DOM) decreasing by 20.5% to just 31 days.

Turning to Prescott, the market experienced the steepest decline in sales among the four communities, with a 21.6% year-over-year drop. Despite this, both new listings and active inventory increased by 5.5% and 15.3% respectively. The MOI grew by 12.5% to 5.4 months. Interestingly, the median sold price rose by 2.3% to \$637,000, showing resilience even as demand cooled. Homes also moved slightly faster, with median DOM decreasing from 29 to 26 days.

Meanwhile, Prescott Valley displayed a less volatile pattern. Sales dipped by 7.4%, but the market saw a strong 21.1% increase in new listings and a 16.1% boost in active inventory. The MOI climbed to 3.4 months, reflecting a 17.2% rise. The median sold price slipped 3.4% to \$475,000, and homes sold significantly faster than last year—spending just 31 days on market compared to 39 days in 2024.

Over in Chino Valley, market performance was more favorable. Total sales rose by 12.5%, with 27 homes sold compared to 24 last year. New listings were up by 6.1%, and active inventory grew by 10.1%. The MOI ticked up modestly to 4.4 months. Even though the median sold price dropped by 3.2% to \$367,910, homes lingered longer, jumping from 34 days on market to 58, a 70.6% increase that suggests buyers may be weighing their options more carefully.

Lastly, Dewey-Humboldt experienced the most dramatic swings in this report. Sales dropped a significant 30.8%, falling from 26 to 18, while new listings soared by 40.6%. Active inventory shot up by 47.5%, and the MOI exploded by 53.8% to 6 months—indicating a strong shift toward a buyer's market. Despite the decline in sales activity, the median sold price surged by 16.7% to \$460,000, hinting at demand for higher-priced homes or limited supply at lower price points. Homes are also selling quicker with the days on market decreasing by 71.4%, reaching 26 days.

As spring unfolds, the Quad Cities housing market reveals a clear rise in inventory coupled with a slowdown in overall sales. While some areas are experiencing price gains and expanding buyer options, others show signs of cooling demand. Whether buying or selling, now more than ever, it's crucial to consult a knowledgeable REALTOR® to navigate this evolving landscape.

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