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Quad Cities Housing Market Sees Inventory Surge with Mixed Price Trends

New statistics from the Prescott Area Association of REALTORS® (PAAR) highlight a shifting Quad Cities real estate scene this spring, with trends diverging sharply across the region. As seasonal activity picked up, the market experienced a strong increase in housing inventory, steady listing activity, and a mix of price movements that signal a market in transition. As inventory grows and sales adjust, buyers and sellers navigate a market with both challenges and opportunities to consider.

Across the Quad Cities as a whole, total sales declined by 7.2%, falling from 278 homes to 258. At the same time, new listings rose by 11.9%, and active inventory climbed sharply by 25.5%, reflecting a more robust supply of homes on the market. The months of inventory (MOI) increased from 4.4 to 5.4, up 22.7% from last year, signaling a tilt toward a buyer-friendly environment. The median sold price rose 7.3% to \$507,500, while homes sold slightly faster, with median days on market (DOM) decreasing by 3% to 32 days.

In Prescott, the market showed signs of slowing, with total sales down 7.7% year-over-year. However, there were some bright spots as new listings rose 9.1%, and active inventory jumped 20%, giving buyers more options. The MOI increased to 6.2, a 14.8% gain, indicating a shift toward a more balanced market. Median sold price also increased by 6.3% to \$625,000, while the median DOM inched up from 25 to 27 days, an 8% increase.

Shifting over to Prescott Valley, this area saw a steeper drop in sales volume, with transactions down 10.1% from the previous year. Still, the area led in inventory growth: new listings rose by 8.9%, and active inventory surged by 36.2%. This helped push the MOI up by 41.4%, now standing at 4.1 months. Home values also grew, with the median sold price rising 7.5% to \$475,000. However, homes moved off the market much faster than last year, as median DOM dropped significantly from 38 to 30 days—a 21.1% improvement.

Turning to Chino Valley, the numbers point to a cooling market. Total sales dropped 22.6%, the largest decrease among the four cities. While new listings rose slightly by 2%, inventory growth was modest at 3.7%. MOI dipped by 13.2% to 4.6 months, signaling a quicker turnover of listings. Median sold price rose 3.5% to \$413,700, and homes are selling slightly faster, with DOM improving by 9.3% to 39 days.

The standout performer during May was Dewey-Humboldt, which posted a 33.3% increase in total sales—the highest among the cities. New listings surged by 63.3%, while active inventory soared 73.4%. The MOI nearly doubled, jumping 89.2% to 7 months, indicating a market leaning in favor of buyers. The median sold price saw a marginal increase of 0.9% to \$433,000, and homes are moving faster, with DOM down by 17.1% to just 34 days.

Overall, as spring concludes across the Quad Cities, the housing market reveals a broader trend of rising inventory and divergent sales activity. Price increases in some areas and faster selling times in others suggest strategic opportunities for both buyers and sellers. Whether you're looking to buy, sell, or invest, now is the time to connect with a local REALTOR® who understands the nuances of this evolving market.

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