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## **Quad Cities Housing Market Recalibrates as Summer Begins**

Fresh data from the Prescott Area Association of REALTORS® (PAAR) revealed noticeable shifts in the Quad Cities real estate market, with a variety of trends playing out across the different areas. As activity ramped up, the region saw increases in listings and active inventory alongside mixed price adjustments and buyer behavior. These developments signal a market that continues to recalibrate, offering a blend of challenges and opportunities for both buyers and sellers.

The broader Quad Cities area experienced a dip in sales, with total transactions falling 8.2% compared to last year—from 279 to 256 homes sold. Despite the sales slowdown, listing activity grew, as new listings rose 8.6% and active inventory jumped by 26.6%. This expanded inventory pushed the months of inventory (MOI) up by 21.7% to 5.6 months. However, buyers saw some relief in pricing, as the median sold price dropped by 9.4% to \$480,000. The median days on market (DOM) remained unchanged at 31 days.

Prescott followed a similar pattern, showing signs of a moderating market. Total home sales dipped 4.5%, but new listings edged up 3.7%, and active inventory rose 20.4%, giving buyers more selection. The MOI increased to 6.3, up 14.5%, indicating a less competitive environment. Meanwhile, the median sold price fell 13.6% to \$556,700, marking a decline that may reflect increased competition among sellers and shifting buyer preferences. Homes took longer to sell, with the DOM increasing 40% year-over-year, from 25 to 35 days.

Meanwhile, Prescott Valley recorded the sharpest drop in sales volume, down 11.1% from the previous year. However, the area stood out for its inventory growth—new listings rose by 22.1%, and active inventory swelled by 34.0%, suggesting that sellers are still confident in the market and positioning their properties ahead of potential demand shifts. The MOI climbed 34.4% to 4.3 months. Despite more homes on the market, median prices declined 10.1% to \$440,000, and homes sold slightly faster than last year, with the DOM dropping by 13.3% to 26 days.

Chino Valley was the only area to post a gain in sales, with an 11.5% increase in closed transactions signaling renewed buyer activity. Still, new listings declined by 15.8%, limiting fresh options for buyers. Active inventory was up 12.8%, though MOI fell 6.7% to 5.6 months, suggesting homes were turning over a bit faster. The median sold price declined 5.4% to \$425,000. Notably, homes in Chino Valley sold much more quickly, with the DOM improving by 30.4% to 32 days.

Dewey-Humboldt had the most dramatic changes of all five areas. Sales fell by 32.3%, but this was offset by a massive 38.7% jump in new listings and a 76.9% spike in active inventory. This indicates that, despite a slowdown in buyer activity, the market continued to build supply, potentially creating more favorable conditions for buyers. The MOI nearly doubled up 89.2% to 7

months. Home values dipped 6.2% to a median of \$391,000, while homes took slightly longer to sell, with DOM up 20% to 30 days.

Looking at the current summer market, the Quad Cities real estate landscape remains in transition, with the divergent trends of spring setting the stage for continued shifts. Rising inventory across all communities is creating more options for buyers, while declining or stabilizing home prices in key areas like Prescott Valley and Dewey-Humboldt may signal increasing affordability. At the same time, faster selling times in places like Chino Valley and Prescott Valley suggest that well-priced homes are still in demand. Whether you're planning to buy, sell, or invest this season, working with a local REALTOR® is key to navigating the evolving dynamics of a market that continues to balance between opportunity and adjustment.

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