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Quad Cities Real Estate Inventory Climbs as Prices Level Out

Newly released data from the Prescott Area Association of REALTORS® (PAAR) highlights dynamic shifts in the Quad Cities housing market throughout the month of July. While inventory expanded across the region, sales activity varied by area, and pricing trends reflected the mixed sentiment of both buyers and sellers. Overall, the market continued its gradual evolution toward balance, offering more opportunities for buyers while demanding greater strategy from sellers.

Across the Quad Cities region, the market saw a solid boost in activity. Total sales increased 10.9% compared to July 2024, rising from 267 to 296 transactions. New listings climbed 13.8%, and active inventory jumped 25%, expanding buyer choices. The months of inventory (MOI) rose 20% to 5.4 months, pointing to a less competitive landscape. The median sold price edged up 1.5% to \$515,000, while homes sold slightly faster than the previous year, with median days on market (DOM) dipping by 2.4% to 40 days.

Turning to Prescott, the market showed even more pronounced growth. Home sales in Prescott rose 21.1%, showing strong buyer activity while new listings saw only a slight 2% increase, indicating that some homeowners may still be hesitant to enter the market. Inventory grew 16.8%, pushing months of inventory up to 6, signaling a shift toward a more balanced, less competitive market. Prices reflected the shift, increasing 7.3% to a median of \$665,000. Homes sold more quickly as well as the DOM fell from 43 days to 39, a 9.3% improvement that underscores sustained buyer interest.

By contrast, Prescott Valley faced the steepest decline in total sales, which dropped 10.6% compared to last July. Despite this slowdown, new listings surged by 46.6% and active inventory climbed 38.9%, reflecting growing seller interest. This contributed to a 35.5% increase in MOI, reaching 4.2 months. The median sold price dropped 6.7% to \$452,000, suggesting that sellers are adjusting expectations as competition rises. Homes also sat on the market much longer; an average of 45 days compared to just 26 last year. This points to slower decision-making among buyers.

Showing a different trajectory, Chino Valley posted moderate but meaningful gains. Sales rose 12.5% year-over-year, and both new listings and active inventory saw small upticks at 2.4% and 10.2%, respectively. However, the MOI dropped by 10.2% to 5.3 months, implying homes were moving through the market more efficiently. Median sold price inched up 1.2% to \$420,000, and DOM increased slightly to 45 days, up from 42 the previous year—a modest 7.1% change. This small increase in DOM suggests that while demand remains steady, buyers are taking a bit more time to make decisions, similar to Prescott Valley.

Perhaps the most eye-catching data came from Dewey-Humboldt, where nearly every metric pointed to dramatic market acceleration. Sales grew 42.9%, and the number of new listings

grew by 14.8%. Active inventory exploded by 73.3%, fueling an 83.3% increase in MOI, which now sits at 6.6 months. Prices responded accordingly, rising 10.1% to a median of \$410,000. Homes also moved faster, with DOM dropping by 25.4% to 44 days—signaling renewed buyer enthusiasm and competitive pricing.

Taken together, these trends suggest that the Quad Cities housing market is still adjusting to broader economic conditions, seasonal patterns, and evolving buyer behavior. More inventory across all areas is creating breathing room, but pricing and sales patterns remain localized. For anyone looking to make a move, working with a knowledgeable local REALTOR® is key to understanding the nuances of a market that's continuing to shift in real time.

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