



For more information, contact:
Sydney Townsend
Communications Manager
Prescott Area Association of REALTORS®
Office: 928-445-2663
Sydney@paar.org

Quad Cities Housing Market: Inventory Expands, Sales Vary Across Communities

Fresh data released by the Prescott Area Association of REALTORS® (PAAR) showed notable shifts in the Quad Cities housing market during August. Active inventory expanded in nearly every area, though sales and pricing reflected a mix of buyer enthusiasm and seller adjustments. Overall, the market continued trending toward balance, with buyers gaining more options and sellers navigating evolving conditions.

Across the Quad Cities as a whole, sales activity picked up compared to last August. Total sales rose 9.6% year-over-year, increasing from 272 to 298 transactions. Even with new listings falling 7.5% from 416 to 385, inventory still grew 16.6%, offering buyers more choices. Months of inventory (MOI) climbed modestly to 5.1, a 6.3% jump. The median sold price held steady with only a 1% increase to \$515,000, while median days on market (DOM) stretched by 40% to 56 days—showing buyers had more time to make decisions.

In Prescott, the story centered around stable growth and softening prices. Home sales climbed 8% from 137 to 148 closings, while new listings declined 8.2%. Active inventory posted a 6.7% increase, but MOI moved down slightly to 5.5 months, a 5.2% decrease. Median sold price trended downward by 4.8% to \$595,000, highlighting sellers' willingness to meet buyers where they are. Meanwhile, homes lingered longer on the market, with DOM climbing 29.5% to 57 days.

Prescott Valley posted one of the strongest inventory gains. Sales rose 11.6% to 96, while new listings declined 5.5%. Active inventory surged nearly 30%, fueling a 29.4% rise in MOI to 4.4 months. Prices trended upward, with the median sold price increasing 4% to \$468,995. Homes also spent more time on the market, averaging 43 days compared to 34 last August, signaling buyers weighed options carefully despite healthy demand.

Chino Valley stood out with the fastest sales growth in the region. Closings jumped 40% to 35, even as new listings dropped sharply by 30.8%. Inventory held relatively steady, dipping 2.8% overall, and MOI dropped 18.2% to 4.5 months. Pricing shifted down by 3.9%, with the median sold price at \$460,000. Median DOM nearly doubled, climbing 88.9% to 85 days, suggesting that while more buyers completed purchases, they took longer to commit.

Dewey-Humboldt delivered the most dramatic contrasts. Sales decreased 20.8% year-over-year to just 19 transactions, but new listings rose 31%. Inventory nearly doubled, leaping 93.2% to 141 active properties. This surge pushed MOI up 102.9% to 7.1 months—the highest among the Quad Cities communities. Prices moved higher, with the median sold price increasing 11.6% to \$410,000, while DOM lengthened by 50% to 63 days, emphasizing the slower pace of closings despite seller optimism.

Overall, the August 2025 numbers painted a picture of a market in transition. Expanding inventory across the Quad Cities created opportunities for buyers, though sales activity and pricing trends varied widely by area. For those considering a move, partnering with a knowledgeable local REALTOR® member remains the best way to navigate the shifting dynamics and seize opportunities in today's evolving market.

###