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New title

September brought a fresh look at the Quad Cities housing market, as new data highlighted notable shifts across the region. Sales activity strengthened in most areas, inventory expanded, and pricing trends revealed a mix of cooling and adjustment. With buyers gaining more selection and sellers adapting to new market realities, conditions continued to move toward greater balance after several fast-paced years.

Across the Quad Cities region, housing activity accelerated year-over-year. Total sales jumped 34.5% from 238 to 320, while new listings also rose slightly by 6.9%. Active inventory swelled 17% to 1,319 homes, offering more options to buyers. The months of inventory (MOI) increased 8.7% to 5 months, reflecting growing balance. Median sold price dipped 7.7% to $489,750, while median days on market (DOM) held steady at 52—suggesting a stable pace despite changing conditions.

In Prescott, momentum built on higher sales and moderate shifts in pricing. Closed transactions soared 52.2% year-over-year, rising from 113 to 172, reflecting strong buyer engagement and a notable resurgence in demand after a slower 2024. New listings remained nearly level, falling just 2.3%, while active inventory edged up 4.8% to 679—enough to give buyers slightly more breathing room without tipping the balance too far. MOI increased slightly to 5.3 months, a 7% decrease, signaling that while supply grew, homes continued to sell at a healthy pace. The median sold price softened 2.6% to $608,500, indicating sellers continued to adjust to market realities. Homes sold in an average of 51 days, a modest 4.1% longer than last year.

Prescott Valley's growth story centered around expanding supply and steady sales gains. Total sales increased 27% to 94, and new listings grew 22% to 122, signaling continued buyer confidence and strong listing activity from sellers responding to pent-up demand. Active inventory rose a striking 36.6%, helping MOI climb 34.4% to 4.3 months—suggesting a healthier balance between supply and demand compared to last year's tighter conditions. The median sold price slipped 11.9% to $433,950, reflecting affordability gains for buyers. Median DOM extended slightly to 49 days, up 6.5% from the prior year.

Chino Valley presented mixed signals in the current market cycle, reflecting a complex demand and supply. Home sales rose by 10% to 33 units, suggesting steady buyer interest despite tightening inventory conditions. At the same time, new listings fell sharply by 20.8%, and overall active inventory shrank 6.9%, signaling that fewer homeowners are putting their properties on the market. As a result, the months of inventory (MOI) dropped 24.6% to 4.3 months, indicating a shift toward a more competitive market. Prices saw the steepest decline among the Quad Cities, with the median sold price down 21.4% to $386,960. Still, buyers took their time—median DOM shortened significantly by 23.8% to 64 days, indicating stronger buyer decisiveness.

Dewey-Humboldt posted the sharpest growth in listings and inventory. While sales held steady at 21, new listings surged 61.5%, and active inventory more than doubled up 104.2% to 147 properties. This significant rise in available homes pointed to growing seller confidence and a possible buildup of supply as more homeowners entered the market ahead of the slower winter season. MOI jumped 124.2% to 7.4 months, suggesting a slower market tempo. The median sold price improved modestly by 4.3% to $410,000, indicating that while sellers achieved slightly higher prices, the pace of sales had eased as buyers took more time to evaluate options. Homes spent 50% longer on the market at 60 days, underscoring a growing emphasis on pricing strategy and property presentation in order to stand out amid a larger pool of listings.

Overall, September 2025 reflected a market in recalibration. Expanding inventory gave buyers more breathing room, even as sellers adjusted expectations amid shifting demand. With conditions varying widely by community, working with a local REALTOR® remained key to understanding each market's unique rhythm and uncovering opportunities across the Quad Cities region.

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