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## Inventory Up as the Quad Cities Shifts Towards the Spring Market

The latest housing market report from the Prescott Area Association of REALTORS® (PAAR) revealed a shifting real estate landscape across the Quad Cities region. While some areas have experienced increased inventory and lower sales prices, others have seen declining sales and fewer days on the market, reflecting a market in transition.

The Quad Cities housing market began to pick up in February with total home sales reaching 213, a slight 1.4% increase from 2024. New listings surged by 20.9% to 353, contributing to an 18.5% rise in active inventory, which now stands at 963 homes. The months of inventory (MOI) also increased to 3.8, signaling a slight shift toward a more balanced market. The median sold price rose 3.0% to \$478,000, indicating steady home value appreciation. However, the median days on market (DOM) dropped significantly by 20.0%, with homes selling in 52 days compared to 65 days in 2024. This suggests that while more homes are available, buyers are moving quickly on desirable properties.

Prescott saw a decline in total sales, with transactions falling 6.3% from 63 in 2024 to 59 in 2025. However, new listings grew substantially by 33.3%, reaching 180, and active inventory expanded by 21.5% to 508 homes. The MOI rose 13.9% to 4.1 months, reflecting a growing supply of homes for sale. Despite more inventory, the median sold price dropped 5.8% to \$550,634, suggesting softer demand or increased negotiation power for buyers. The DOM also decreased slightly by 6.3%, with homes selling in 59 days compared to 63 the previous year.

Prescott Valley faced a notable decline in sales, dropping 23.4% from 64 homes in 2024 to 49 in 2025. New listings also fell by 9.3%, with 88 homes coming to market. However, active inventory increased by 8.3%, now totaling 249 homes. The MOI in Prescott Valley rose slightly to 3 months, while the median sold price dipped marginally by 0.5% to \$434,500. The most significant change was in DOM, which decreased by 23.4%, meaning homes are selling in just 49 days compared to 64 days last year.

Chino Valley stood out with a remarkable 95.0% increase in total sales, jumping from 20 in 2024 to 39 in 2025. New listings climbed 44.4%, and active inventory grew by 14.4% to 103 homes, providing more options for buyers. The MOI increased to 3.5 months, indicating a more balanced market, while the median sold price rose 9.3% to \$407,165. The biggest shift was in DOM, which fell by 33.3%, meaning homes are selling much faster—52 days compared to 78 in 2024.

Dewey-Humboldt experienced the sharpest decline in total sales, plummeting 71.4% from 21 in 2024 to just 6 in 2025. However, new listings increased by 37.5% to 33, and active inventory jumped 37.3% to 103 homes. The MOI rose 44.4% to 5.2 months, signaling a slower-moving market. Despite these changes, the median sold price soared by 63.8% to \$532,500.

Meanwhile, the DOM dropped by 34.3%, with homes selling in 46 days compared to 70 the previous year.

The Quad Cities housing market is experiencing a mix of trends, with inventory growing in some areas like Prescott and Chino Valley, providing more options for buyers, while other areas, such as Prescott Valley and Dewey-Humboldt, saw sales decline. Price fluctuations are evident, with Chino Valley and Dewey-Humboldt reporting substantial increases, while Prescott and Prescott Valley experienced a decline despite usually being the most desirable area. Even with mixed sales trends, homes are generally selling faster, as seen in the decreased DOM across multiple regions. As the market continues to adjust, both buyers and sellers should work with a REALTOR® to navigate these changes and make informed decisions as the spring market starts to pick up.

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