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2026 2nd Quarter Market Report

- Total Listed Inventory as of July 3rd 2026 = 1,522
 - ~ 20% increase since January 3rd 2026
 - ~ 1,660 highest recorded inventory in 2025
 - ~ 367 homes for sale in January 2021
- 1,049 total homes sold in Q2 = 11.5 homes per day
 - 30.6% increase from Q1 '26, and a 19.5% increase compared to Q2' 25
- 33% of total sales were CASH
- 521 homes are currently "Pending", a ~10% increase from Q2 '25
 - This means we have more homes under contract right now compared to this time last year, which is a good sign of an increasingly healthy marketplace
- Average days on the market = 74 (down from 89 from Q1 '26)
 - Homes are selling faster compared to earlier this year
- Homes sold on average for 98% of their list price in all areas
- 11 Foreclosure sales and 2 short sales
- Most expensive sale: \$7.45mil, 3,998 sq'ft home in Williamson Valley
- Least expensive sale: \$82,000, 840 sq'ft single-wide in Mayer
- Largest home: 6,125 sq'ft home in The Ranch at Prescott for \$1.5mil
- Smallest home: 452 sq'ft cottage in downtown Prescott for \$385,000
- 96 total sales over \$1mil (69% more than Q1'26) 60% of those sales were cash

Median Home Price - Site Built		
	Prescott	PV
2026 Q2	\$701,000	\$500,000
2026 Q1	\$685,000	\$497,190
2025	\$664,895	\$485,000
2024	\$660,000	\$498,190
2023	\$640,000	\$491,516
2022	\$662,500	\$470,000
2021	\$585,000	\$425,000
2020	\$488,297	\$345,000
2010	\$250,000	\$143,000
2005	\$360,000	\$239,450

Months of Supply - Site Built Homes			
Price	Sold Q2	Active July 3, 2026	Months Supply
\$200,000 and under	5	12	7.2
\$200,001-\$300,000	27	35	3.9
\$300,001-\$400,000	103	95	2.8
\$400,001-\$500,000	213	189	2.7
\$500,001-\$650,000	155	243	4.7
\$650,001-\$800,000	133	183	4.1
\$800,001-\$999,999	84	196	7.0
\$1M - \$1.5M	73	155	6.4
\$1.5M PLUS	22	83	11.3

Residential Properties Sold by Quarter

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Annual	Listed
2000	483	637	648	588	2356	
2004	728	1001	1155	970	3854	
2005	751	1012	1162	943	3906	~3600
2006	633	779	768	664	2844	
2007	591	722	672	523	2508	
2008	401	533	617	452	2003	~2400
2009	365	546	686	674	2271	
2010	579	869	736	773	2957	
2011	694	873	816	737	3120	
2012	753	856	950	878	3437	
2013	743	1005	993	829	3570	
2014	687	933	938	847	3405	
2015	702	1040	1089	913	3752	
2016	782	1029	1100	923	3834	
2017	839	1151	1155	1095	4240	
2018	850	1132	1142	1015	4139	~1450
2019	774	1118	1250	1063	4205	~1250
2020	880	984	1474	1357	4695	~625
2021	992	1250	1296	1288	4826	~425
2022	1036	1137	1015	890	4078	~750
2023	707	970	957	728	3362	~900
2024	747	985	888	898	3518	~1250
2025	716	899	1070	871	3556	~1150
2026	810	1049			*1859	~1500

Residential Properties Sold by Month

Month	2005	2010	2016	2020	2021	2022	2023	2024	2025	2026
January	238	173	219	254	262	294	199	210	208	227
February	200	178	248	251	324	322	217	253	247	252
March	313	228	315	374	406	420	291	284	261	331
April	276	320	290	323	381	361	267	328	287	349
May	355	238	344	269	397	402	347	335	313	351
June	348	311	395	393	472	374	356	322	299	349
July	358	240	366	501	424	350	303	301	357	
August	406	248	394	477	435	326	347	305	341	
September	358	248	340	496	437	339	307	282	372	
October	354	285	318	485	463	340	295	332	348	
November	287	232	298	442	426	285	218	274	261	
December	269	256	307	430	399	265	215	292	262	
Total	3906	2957	3834	4695	4826	4078	3362	3518	3556	*1859

All Homes Sold by Area:

Total: 1049 (816 site built, 78% of total)
 Prescott: 432 (41% of total sales)
 Prescott Valley: 287 (27% of total sales)
 Chino Valley/Paulden: 139
 Dewey-Humboldt/Mayer: 104
 Other areas in MLS: 82

**Average Days on Market /
Median List to Sell Ratio (site built only)**

All Areas: 71 / 99%
 Prescott: 66 / 99%
 Prescott Valley: 65 / 99%
 Chino Valley/Paulden: 103 / 98%
 Dewey-Humboldt/Mayer: 88 / 99%

Sales by Finance Type:

Cash: 346 (33%)
 Conventional Loan: 441 (42%)
 FHA loan: 123 (12%)
 VA loan: 95 (9%)
 Other: 44 (includes Owner-Carry loans)

Sales by Seller Type:

Total: 1049
 Non distressed: 1036
 Foreclosures: 11
 Short Sales: 2

**Total Listed Inventory (July 3, 2026) /
Pending Sales by Seller Type:**

Total: 1522 / 518
 Non distressed: 1520 / 516
 Foreclosures: 2 / 4
 Short Sales: 1 / 6

**Total Listed Inventory (July 3, 2026) /
Pending Sales by Area:**

All Areas: 1522 / 518
 Prescott: 654 / 197
 Prescott Valley: 350 / 157
 Chino Valley/Paulden: 192 / 67
 Dewey-Humboldt/Mayer: 142 / 47

Q2 2026	Site Built Sold	Median \$/sqft	Manufactured Sold	Median \$/sqft
All Areas	816	\$300	189	\$220
Prescott	376	\$326	23	\$254
Prescott Valley	242	\$293	40	\$227
Chino Valley/Paulden	69	\$294	70	\$223
Dewey-Humboldt/Mayer	59	\$249	42	\$200

All information is deemed reliable but not guaranteed. Data source: PAAR MLS. ©2026 RentRight|HomeRight



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