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August's Market Statistics

August reflected softer year-over-year activity across the broader PAAR region, with declines in sales, new listings and median sold price compared to the previous year. Across all of PAAR, total sales decreased 7.9%, falling from 353 in August 2025 to 325 in August 2026. New listings declined 3.1%, moving from 478 to 463, while the median sold price decreased 2.9% from $489,000 to $475,000. Median days on market edged down from 55 to 54 days, suggesting that homes had sold at a similar pace despite lower overall transaction activity.

Within Prescott, sales activity declined while the median sold price increased notably. Total sales decreased 12.1%, moving from 149 in August 2025 to 131 in August 2026, while new listings remained relatively steady, declining just 0.5% from 196 to 195. The median sold price rose 10.1%, increasing from $595,000 to $655,000. At the same time, median days on market decreased from 57 to 49 days, indicating that homes had generally sold more quickly than during the same period the previous year.

Prescott Valley, meanwhile, experienced year-over-year declines across each of the major activity and pricing measures. Total sales decreased 11.4%, falling from 105 in August 2025 to 93 in August 2026, while new listings also declined 11.4%, moving from 123 to 109. The median sold price decreased 5.8% from $483,000 to $455,000. Median days on market declined slightly from 38 to 36 days, showing that properties had still moved through the market somewhat more quickly despite lower sales and listing activity.

Chino Valley posted relatively steady sales activity alongside one of the most significant improvements in marketing time among the communities measured. Total sales increased 2.9%, rising from 35 in August 2025 to 36 in August 2026, while new listings decreased 5.4% from 37 to 35. The median sold price increased 2.2%, moving from $460,000 to $470,000. Most notably, median days on market fell from 85 to 38 days, a 55.3% decrease, indicating that homes had sold considerably faster than they had a year earlier.

Dewey-Humboldt recorded the strongest year-over-year increase in total sales, even as new listings and the median sold price declined. Total sales increased 42.1%, rising from 19 in August 2025 to 27 in August 2026, while new listings decreased 13.2%, moving from 38 to 33.

The median sold price fell 7.3% from $410,000 to $379,900, and median days on market increased slightly from 63 to 65 days. These figures suggested that transaction activity had strengthened even as pricing softened and homes took slightly longer to sell.

Taken together, the August 2026 market statistics continued to show distinct differences among communities throughout the PAAR region. While overall PAAR sales activity declined, Prescott experienced higher median pricing, Chino Valley saw homes move substantially faster, and Dewey-Humboldt recorded a significant increase in sales. Variations in inventory, pricing and marketing times reinforced the importance of evaluating market conditions at the local level and working with a trusted REALTOR® who could help buyers and sellers interpret changing trends and make informed real estate decisions.

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