



Princeville, HI 96722



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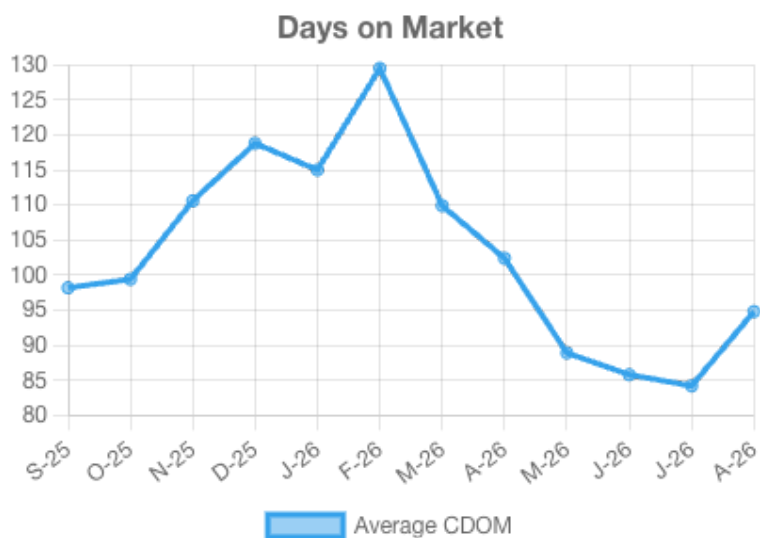
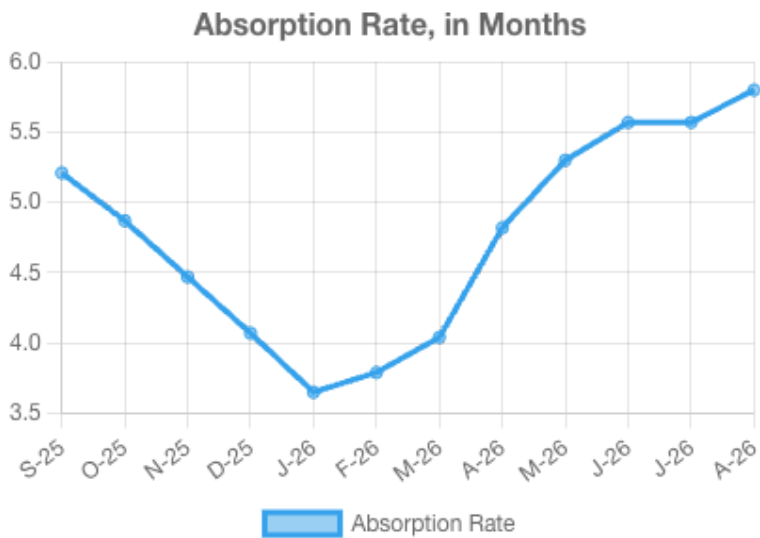
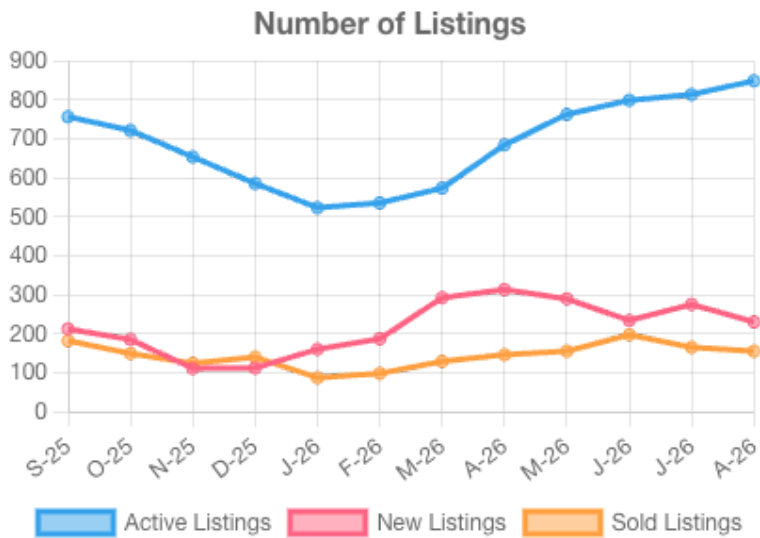


513 N Beaver St
Flagstaff, AZ 86001



Market Summary

Residential, August 2026



Summary Statistics

	Aug-26	Aug-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	5.8	5.36	8.21	4.82	4.23	13.95
Average List Price (Actives)	\$876,308	\$835,152	4.93	\$827,139	\$788,130	4.95
Median List Price (Actives)	\$670,000	\$619,700	8.12	\$639,000	\$625,000	2.24
Average Sale Price (Solds)	\$852,073	\$790,017	7.85	\$733,132	\$726,858	0.86
Median Sale Price (Solds)	\$613,000	\$644,500	-4.89	\$598,645	\$620,500	-3.52
Average CDOM	94	94	0.00	98	98	0.00
Median CDOM	69	77	-10.39	64	66	-3.03

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	1	5	-80.0	8	22	-63.6
100,000-149,999	0	3	-100.0	16	25	-36.0
150,000-199,999	0	1	-100.0	10	19	-47.4
200,000-249,999	2	5	-60.0	24	27	-11.1
250,000-299,999	6	3	100.0	42	38	10.5
300,000-349,999	9	2	350.0	71	56	26.8
350,000-399,999	8	7	14.3	69	63	9.5
400,000-449,999	10	11	-9.1	97	75	29.3
450,000-499,999	9	14	-35.7	97	74	31.1
500,000-549,999	14	14	0.0	81	76	6.6
550,000-599,999	14	9	55.6	60	64	-6.2
600,000-649,999	16	15	6.7	62	68	-8.8
650,000-699,999	7	13	-46.2	69	87	-20.7
700,000-749,999	8	10	-20.0	64	65	-1.5
750,000-799,999	4	9	-55.6	44	53	-17.0
800,000-849,999	5	5	0.0	48	41	17.1
850,000-899,999	2	8	-75.0	39	51	-23.5
900,000-949,999	2	4	-50.0	21	27	-22.2
950,000-999,999	3	2	50.0	24	28	-14.3

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	3	-100.0	9	20	-55.0
100,000-149,999	2	2	0.0	15	21	-28.6
150,000-199,999	1	1	0.0	14	25	-44.0
200,000-249,999	1	3	-66.7	23	26	-11.5
250,000-299,999	7	5	40.0	42	36	16.7
300,000-349,999	5	4	25.0	65	50	30.0
350,000-399,999	5	12	-58.3	67	72	-6.9
400,000-449,999	8	9	-11.1	96	73	31.5
450,000-499,999	4	23	-82.6	95	97	-2.1
500,000-549,999	7	10	-30.0	70	70	0.0
550,000-599,999	11	17	-35.3	74	85	-12.9
600,000-649,999	7	18	-61.1	58	75	-22.7
650,000-699,999	9	13	-30.8	76	90	-15.6
700,000-749,999	3	7	-57.1	57	70	-18.6
750,000-799,999	10	9	11.1	62	60	3.3
800,000-849,999	3	7	-57.1	43	35	22.9
850,000-899,999	4	9	-55.6	51	59	-13.6
900,000-949,999	5	4	25.0	16	31	-48.4
950,000-999,999	2	7	-71.4	28	31	-9.7

Sold Listings							Pending Listings						
	This Month			Year to Date				This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg		2026	2025	% Chg	2026	2025	% Chg
1,000,000-1,099,999	3	3	0.0	32	20	60.0	1,000,000-1,099,999	2	3	-33.3	36	18	100.0
1,100,000-1,199,999	3	7	-57.1	34	29	17.2	1,100,000-1,199,999	4	3	33.3	31	28	10.7
1,200,000-1,299,999	4	5	-20.0	19	18	5.6	1,200,000-1,299,999	4	3	33.3	33	25	32.0
1,300,000-1,399,999	0	2	-100.0	12	13	-7.7	1,300,000-1,399,999	0	2	-100.0	13	11	18.2
1,400,000-1,499,999	3	2	50.0	12	6	100.0	1,400,000-1,499,999	1	1	0.0	14	11	27.3
1,500,000-1,599,999	3	2	50.0	8	15	-46.7	1,500,000-1,599,999	1	1	0.0	7	13	-46.2
1,600,000-1,699,999	2	0	N/A	8	5	60.0	1,600,000-1,699,999	1	0	N/A	7	8	-12.5
1,700,000-1,799,999	2	2	0.0	9	5	80.0	1,700,000-1,799,999	1	1	0.0	9	4	125.0
1,800,000-1,899,999	2	0	N/A	7	9	-22.2	1,800,000-1,899,999	2	1	100.0	7	6	16.7
1,900,000-1,999,999	4	3	33.3	7	8	-12.5	1,900,000-1,999,999	1	2	-50.0	8	10	-20.0
2,000,000-2,249,999	0	2	-100.0	11	11	0.0	2,000,000-2,249,999	2	0	N/A	7	6	16.7
2,250,000-2,499,999	3	1	200.0	11	2	450.0	2,250,000-2,499,999	0	2	-100.0	12	11	9.1
2,500,000-2,749,999	5	1	400.0	9	7	28.6	2,500,000-2,749,999	1	2	-50.0	5	9	-44.4
2,750,000-2,999,999	0	0	0.0	6	4	50.0	2,750,000-2,999,999	6	1	500.0	15	5	200.0
3,000,000-3,249,999	0	3	-100.0	2	3	-33.3	3,000,000-3,249,999	0	2	-100.0	4	3	33.3
3,250,000-3,499,999	0	0	0.0	2	2	0.0	3,250,000-3,499,999	0	0	0.0	2	1	100.0
3,500,000-3,749,999	1	0	N/A	2	3	-33.3	3,500,000-3,749,999	1	0	N/A	1	2	-50.0
3,750,000-3,999,999	0	0	0.0	0	3	-100.0	3,750,000-3,999,999	0	0	0.0	2	5	-60.0
4,000,000-4,249,999	0	0	0.0	1	1	0.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0	4,250,000-4,499,999	0	0	0.0	0	2	-100.0
4,500,000-4,749,999	1	0	N/A	1	0	N/A	4,500,000-4,749,999	2	0	N/A	2	0	N/A
4,750,000-4,999,999	0	1	-100.0	0	2	-100.0	4,750,000-4,999,999	0	1	-100.0	1	3	-66.7
5,000,000+	0	0	0.0	1	1	0.0	5,000,000+	1	2	-50.0	2	3	-33.3
Totals	156	174	-10.3	1140	1126	1.2	Totals	124	190	-34.7	1179	1210	-2.6

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	18	13	38.5	45	39	15.4
100,000-149,999	18	13	38.5	47	41	14.6
150,000-199,999	10	18	-44.4	32	48	-33.3
200,000-249,999	21	18	16.7	59	50	18.0
250,000-299,999	21	24	-12.5	80	84	-4.8
300,000-349,999	45	38	18.4	128	100	28.0
350,000-399,999	47	50	-6.0	138	153	-9.8
400,000-449,999	36	39	-7.7	158	140	12.9
450,000-499,999	62	68	-8.8	194	169	14.8
500,000-549,999	48	49	-2.0	136	147	-7.5
550,000-599,999	49	53	-7.5	146	163	-10.4
600,000-649,999	35	40	-12.5	114	134	-14.9
650,000-699,999	56	46	21.7	152	155	-1.9
700,000-749,999	32	40	-20.0	118	128	-7.8
750,000-799,999	42	34	23.5	123	109	12.8
800,000-849,999	23	24	-4.2	78	70	11.4
850,000-899,999	48	33	45.5	120	105	14.3
900,000-949,999	14	13	7.7	44	48	-8.3
950,000-999,999	19	27	-29.6	65	69	-5.8
1,000,000-1,099,999	24	22	9.1	70	50	40.0
1,100,000-1,199,999	24	15	60.0	67	55	21.8
1,200,000-1,299,999	20	9	122.2	56	42	33.3
1,300,000-1,399,999	9	7	28.6	28	31	-9.7
1,400,000-1,499,999	22	6	266.7	38	25	52.0
1,500,000-1,599,999	10	13	-23.1	23	35	-34.3
1,600,000-1,699,999	9	9	0.0	20	20	0.0
1,700,000-1,799,999	10	6	66.7	24	14	71.4
1,800,000-1,899,999	4	3	33.3	14	9	55.6
1,900,000-1,999,999	7	4	75.0	18	14	28.6
2,000,000-2,249,999	11	9	22.2	23	15	53.3

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	3	4	-25.0	34	35	-2.9
100,000-149,999	3	4	-25.0	35	30	16.7
150,000-199,999	2	5	-60.0	23	32	-28.1
200,000-249,999	3	2	50.0	46	41	12.2
250,000-299,999	7	6	16.7	61	67	-9.0
300,000-349,999	13	9	44.4	105	78	34.6
350,000-399,999	13	17	-23.5	114	116	-1.7
400,000-449,999	17	22	-22.7	125	123	1.6
450,000-499,999	22	16	37.5	154	146	5.5
500,000-549,999	13	22	-40.9	111	125	-11.2
550,000-599,999	16	18	-11.1	123	140	-12.1
600,000-649,999	7	13	-46.2	89	118	-24.6
650,000-699,999	19	16	18.8	127	129	-1.6
700,000-749,999	12	12	0.0	100	111	-9.9
750,000-799,999	10	8	25.0	95	90	5.6
800,000-849,999	4	7	-42.9	57	54	5.6
850,000-899,999	11	11	0.0	96	84	14.3
900,000-949,999	8	6	33.3	34	33	3.0
950,000-999,999	7	9	-22.2	52	52	0.0
1,000,000-1,099,999	3	5	-40.0	53	42	26.2
1,100,000-1,199,999	10	1	900.0	53	47	12.8
1,200,000-1,299,999	2	1	100.0	48	33	45.5
1,300,000-1,399,999	0	3	-100.0	25	25	0.0
1,400,000-1,499,999	4	3	33.3	35	19	84.2
1,500,000-1,599,999	0	2	-100.0	20	28	-28.6
1,600,000-1,699,999	1	1	0.0	19	16	18.8
1,700,000-1,799,999	3	1	200.0	18	11	63.6
1,800,000-1,899,999	0	1	-100.0	13	8	62.5
1,900,000-1,999,999	3	3	0.0	14	11	27.3
2,000,000-2,249,999	1	1	0.0	14	12	16.7

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	18	10	80.0	36	21	71.4
2,500,000-2,749,999	6	9	-33.3	17	19	-10.5
2,750,000-2,999,999	10	6	66.7	30	15	100.0
3,000,000-3,249,999	2	1	100.0	6	5	20.0
3,250,000-3,499,999	6	2	200.0	9	7	28.6
3,500,000-3,749,999	2	0	N/A	2	2	0.0
3,750,000-3,999,999	2	4	-50.0	7	12	-41.7
4,000,000-4,249,999	2	0	N/A	2	0	N/A
4,250,000-4,499,999	0	1	-100.0	0	3	-100.0
4,500,000-4,749,999	2	0	N/A	3	1	200.0
4,750,000-4,999,999	3	3	0.0	6	5	20.0
5,000,000+	2	7	-71.4	12	10	20.0
Totals	849	786	8.0	2488	2362	5.3

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	2	1	100.0	28	17	64.7
2,500,000-2,749,999	2	2	0.0	12	14	-14.3
2,750,000-2,999,999	3	3	0.0	20	13	53.8
3,000,000-3,249,999	0	1	-100.0	5	4	25.0
3,250,000-3,499,999	0	0	0.0	8	5	60.0
3,500,000-3,749,999	0	0	0.0	2	2	0.0
3,750,000-3,999,999	2	1	100.0	5	8	-37.5
4,000,000-4,249,999	1	0	N/A	1	0	N/A
4,250,000-4,499,999	0	0	0.0	0	3	-100.0
4,500,000-4,749,999	2	0	N/A	3	0	N/A
4,750,000-4,999,999	2	0	N/A	5	4	25.0
5,000,000+	0	3	-100.0	6	7	-14.3
Totals	231	240	-3.7	1988	1933	2.8



Princeville, HI 96722

Market Trends

Market Trends for Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

10.29

16.27% MoM

Sold to List Price %

—

Median Days in RPR

—

Median Sold Price

—

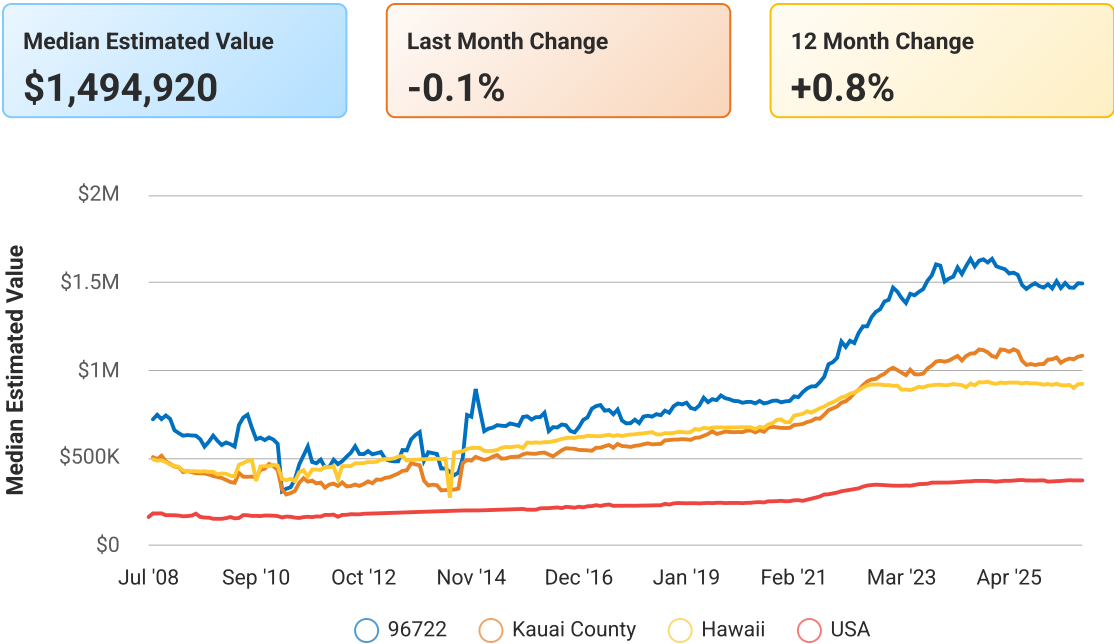
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly





Princeville, HI 96722

September 2026 Active Listings

Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

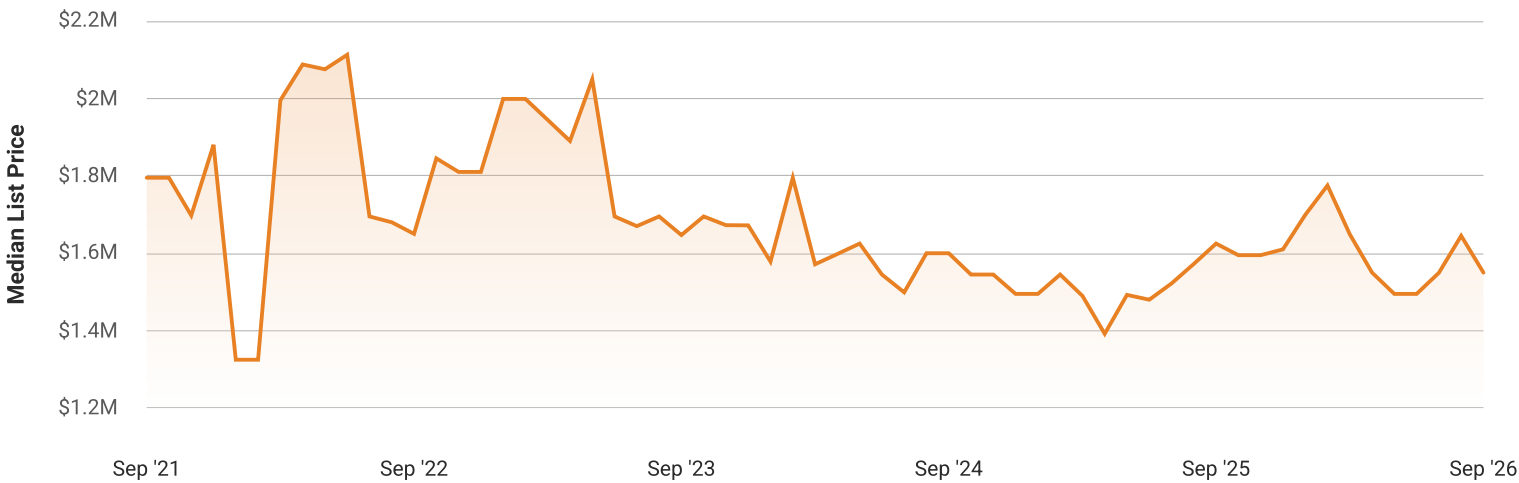
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,550,000

↓ 5.8% Month over Month





Princeville, HI 96722

September 2026 New Pending Listings

Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

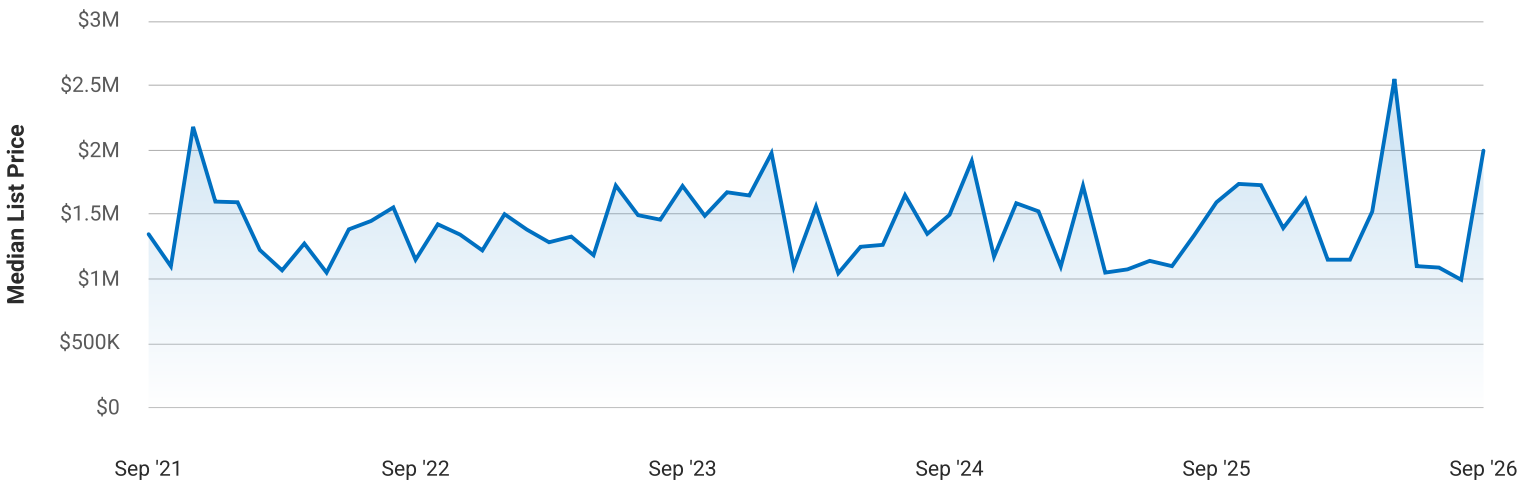
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,995,000

↑ 100.6% Month over Month





Princeville, HI 96722

September 2026 Pending Listings

Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,890,000

↑ 90.1% Month over Month





Princeville, HI 96722

September 2026 Sold Listings

Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

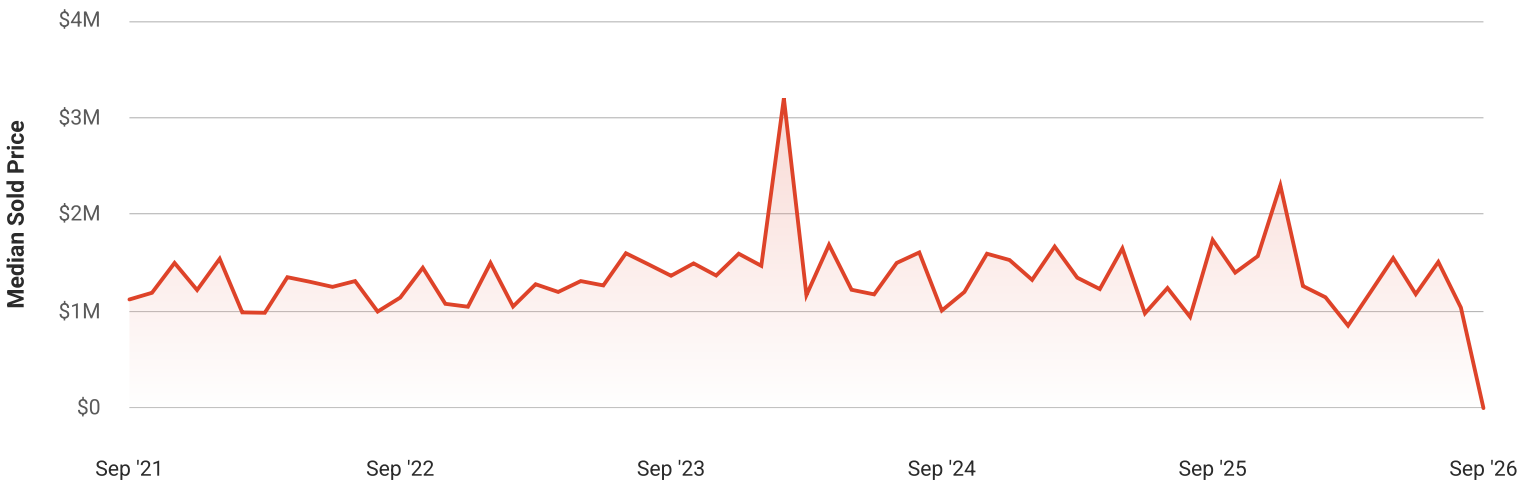
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - -

Month over Month





Princeville, HI 96722

September 2026 Months Supply of Inv.

Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year.

Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly





Princeville, HI 96722

Sold Public Records

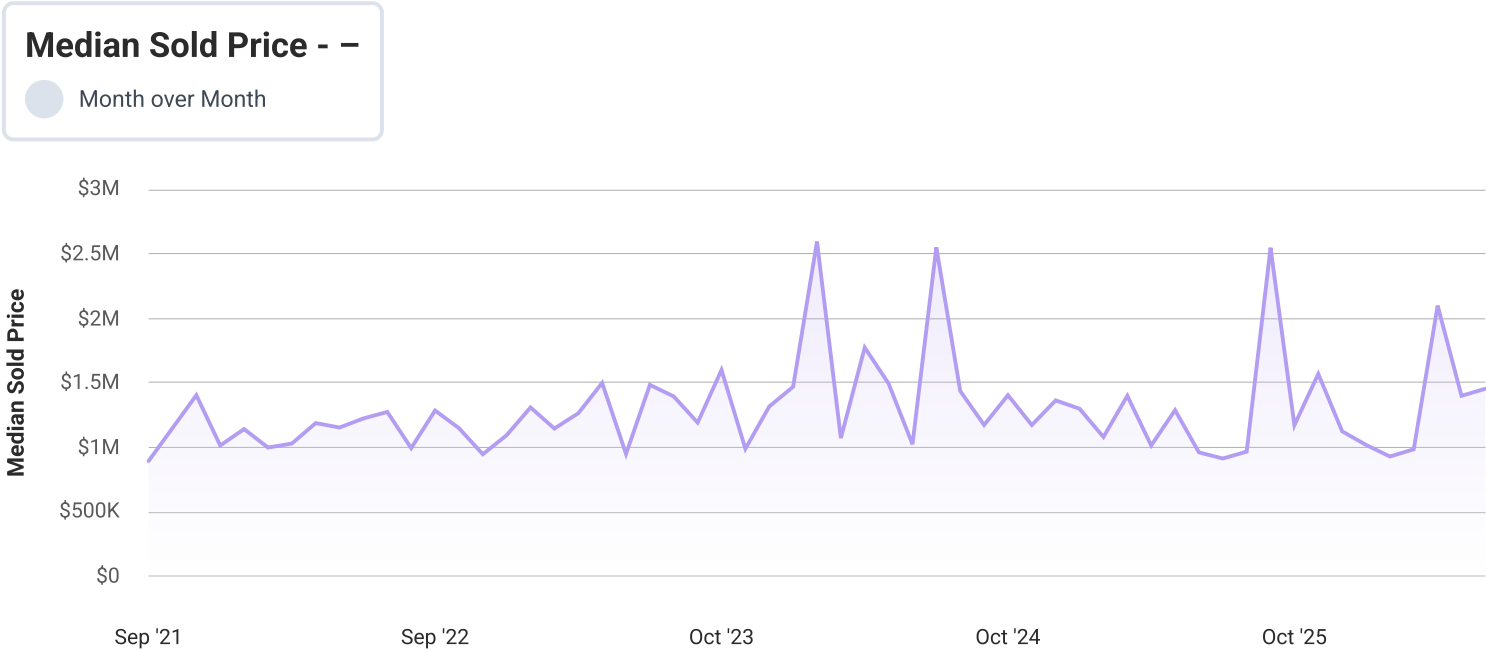
Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly





Princeville, HI 96722

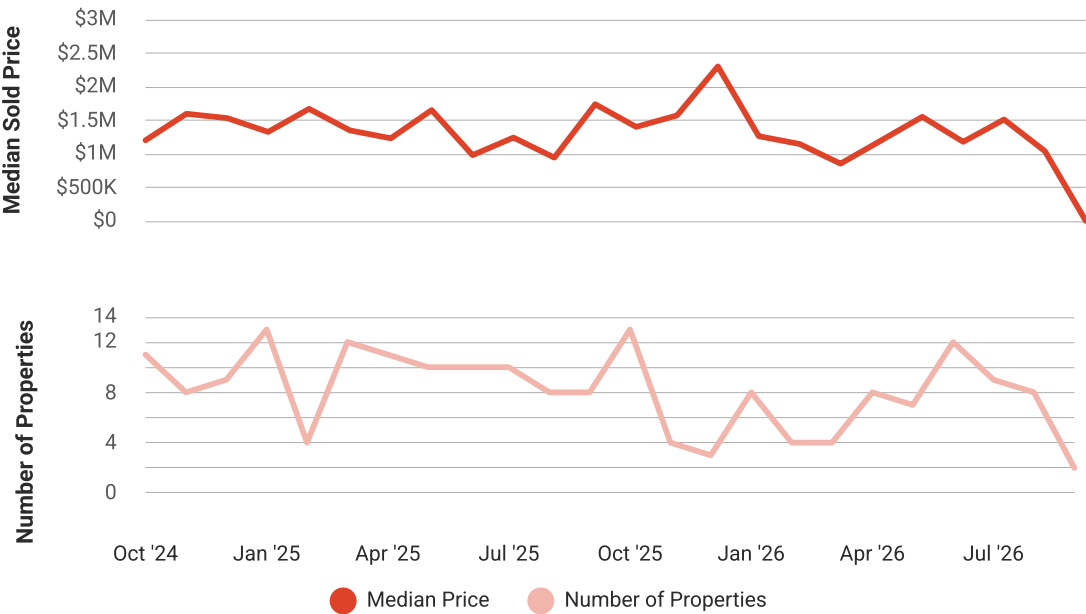
Median Sold Price vs Sold Listings in Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



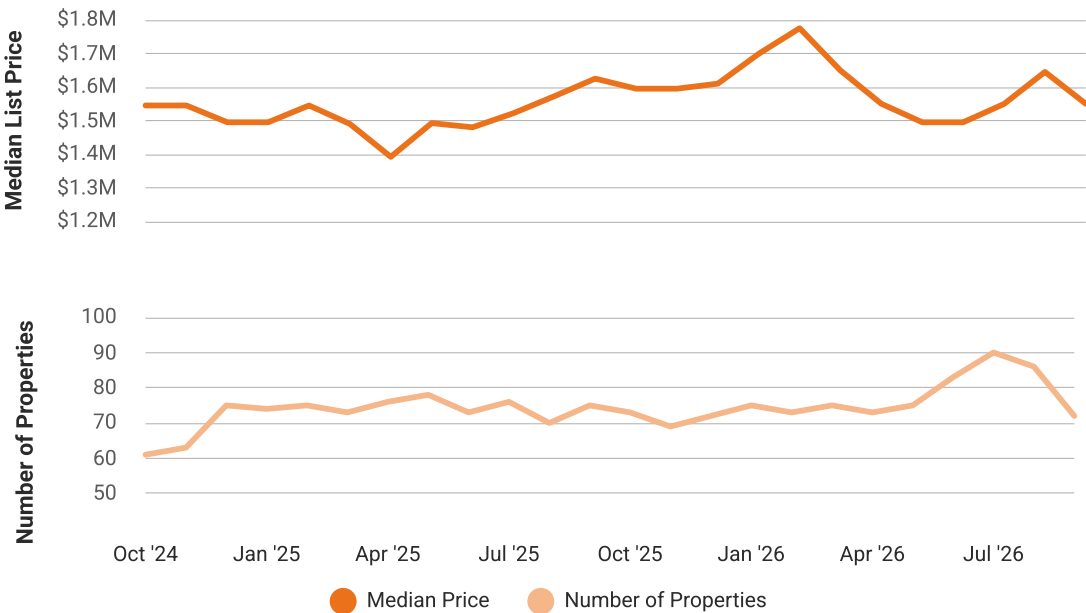
Median List Price vs Active Listings in Princeville, HI 96722

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Princeville, HI 96722

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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