

your guide to
PRESCOTT

NEIGHBORHOODS | LOCAL RECS | SCHOOLS & MORE
A LIFESTYLE LOOK AT PRESCOTT'S BEST COMMUNITIES





Whether you're considering a move from across the country or just across town, this guide has everything you need to get to know Prescott – the true lifestyle differences between our unique neighborhoods from pine filled mountainsides to acreage estates, golf communities, and newer suburban builds.

As your Prescott relocation agent, I specialize in helping out of state buyers get a feel for each area before stepping foot in town. Use this guide to explore:

Neighborhood vibes
Drive times
School proximity
Outdoor access
Pros & considerations

A little about me:

- Wife, Mom of two
- Iced coffees– year round...no matter the weather
- Either showing homes or doing mom things

I hope this guide helps you feel a little more at home – whether you're just browsing or already packing boxes.

A few things I love about it here...

YEAR ROUND OUTDOOR LIVING

SMALL TOWN COMMUNITY FEEL

STRONG FAMILY VALUES

ARIZONA'S CHRISTMAS CITY

CUTEST DOWNTOWN SQUARE



LOVE SPENDING A MORNING HIKING
AROUND WILLOW LAKE TRAILS WITH MY
KIDS!



What makes Prescott special?

WHY PEOPLE LOVE IT

- Easy access to trails, lakes, and national forest
- Mild four season mountain climate
- Strong community of locally owned shops & restaurants
- Top ranked public and private schools
- Public School Review
- Active mountain biking scene
- Affordable (ish) compared to big metros in the West
- Rich history & charming downtown Whiskey Row
- Quiet, slow paced lifestyle appealing for retirees and young families

DEMOGRAPHICS

- ~48,224 residents (2024)
- Median age: 60
 - Prescott specifically- neighboring towns differ in age groups & population

FUN FACTS

- Hosts the "World's Oldest Rodeo" since 1888.
- The Palace Saloon is Arizona's oldest continuously operating bar (since 1877).
- The downtown Elks Theater (opera house) dates back to 1905
- Prescott Circle Trail makes a 54-mile non-motorized loop

Local Favorites



COFFEE

- Thumb Butte Coffee
- Method Coffee
- The Porch
- Wild Iris Coffeehouse
- The Century Lounge
- Parlor Doughnuts



SUPPORT LOCAL

- Whiskey Row Boutique
- Bike Smith Cyclery
- Prescott Farmers Market
- Fancy That
- Drawn West



BREAKFAST & LUNCH

- Raven Café
- Milo's
- Park Plaza Liquor & Deli
- The County Seat
- Bear and Dragon



ADVENTURE

- Watson Lake + Granite Dells
- Thumb Butte Trail
- Lynx Lake
- Prescott Circle Trail
- Peavine Trail
- Bike track @ Granite Creek Park



DINNER

- Farm Provisions
- El Gato Azul
- Dry Gulch Steakhouse
- Papa's Italian Restaurant
- Bill's Grill



SWEET TREATS

- Shanna's Sugar Shack
- Frozen Frannie's
- Treat Center on the Square
- Parlor Doughnuts
- Grama's Bakery

BIG CITY + CONVENIENCE ACCESS

Prescott offers the charm of small town living without sacrificing big city conveniences. Here's what locals love about our strategic location and accessible amenities:

QUICK ACCESS TO MAJOR CITIES

- Phoenix (1 hr 45 min): Concerts, pro sports, major hospitals, dining, high end shopping.
- Sky Harbor Airport: Easy access for national and international travel.
- Flagstaff (1 hr 45 min): Cooler escapes, skiing at Arizona Snowbowl.
- Sedona (1 hr 15 min): Red rocks, hiking, spas, resorts.
- San Diego (6 hrs): Beaches, coastal weekends, family getaways.
- Salt Lake City (9 hrs): Ski slopes, winter sports, mountain adventures.

MEDICAL

- Yavapai Regional Medical Center (Dignity Health)
- Exceptional Community Hospital
- Numerous urgent cares + specialists

GROCERY + ESSENTIALS:

- Costco
- Trader Joe's
- Sprouts
- Natural Grocers
- Walmart Supercenter
- Fry's Food & Drug
- Safeway

HOME & LIFESTYLE:

- Home Depot
- Lowe's
- True Value
- Ace Hardware
- Tractor Supply
- Cal Ranch
- Hobby Lobby
- Michaels
- Target
- At Home
- Kohls/Ross/TJMAXX

OUTDOOR & ADVENTURE:

- REI Co-op
- Sportsman's Warehouse
- Local bike + outdoor shops

If you're looking for something *specific*...

From charming historic districts to new build neighborhoods with amenities—there's something for everyone here.

ESTABLISHED

Forest Trails
Haisley Homestead
Mountain Club
Williamson Valley

NEW BUILDS

Hidden Hills
Deep Well Ranch
Talking Rock
Whispering Canyon
Jasper
Granite Dells Estates

CENTRAL

Historic District
Willow Creek Corridor
Near Taylor Hicks Elementary

LARGE LOTS & ACREAGE

Williamson Valley
Inscription Canyon
Granite oaks
American Ranch

HISTORIC

Historic District
Mountain Club (Historic cabins)
Senator Highway Corridor (classic cabins)

QUICK ACCESS TO NATURE

Thumb Butte Corridor
Copper Basin Corridor
Ponderosa Park
Highland Pines

< 20 MINS TO DOWNTOWN

Timber Ridge
Prescott Lakes
Pinion Oaks
Willow Creek Corridor

> 20 MINS TO DOWNTOWN

Talking Rock
Williamson Valley
Inscription Canyon / Whispering Canyon
Groom Creek / Walker

Local Neighborhoods



PINE COMMUNITIES

Mountain views • Ponderosa pines
• Wildlife • Higher elevation



MOUNTAIN RETREAT AREAS

Cabins • Seasonal living • High elevation



ACREAGE & RANCH COMMUNITIES

Space • Privacy • Horses • Toys •
Farm Animals

Local Neighborhoods



NEW BUILD & SUBURBAN COMMUNITIES

Family-friendly • Sidewalks • Parks
• Convenience



GOLF & AMENITY COMMUNITIES

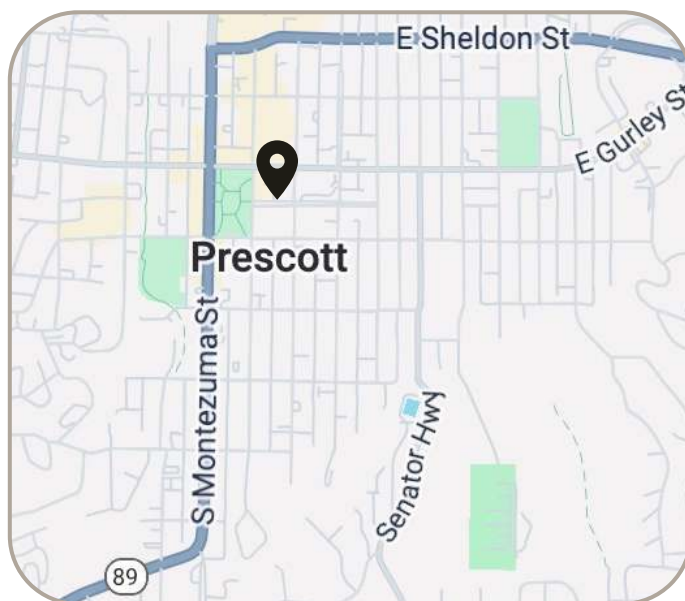
Space • Privacy • Golf Views •
Outdoor Lifestyle • Luxury Living



HISTORIC DISTRICT

Victorian/Craftsman/Cottages •
Sidewalks • Proximity to downtown

Historic District



Things locals love

- Strolling tree-lined streets filled with preserved Victorian and Craftsman homes
- Walkability to Whiskey Row, the Courthouse Plaza, coffee shops, and local boutiques
- Charming architecture, mature landscaping, and that true small-town feel
- Seasonal events, parades, and festivals right outside your door

Median Home Price

\$600K–1.5M

Schools

Prescott Unified School District; Private; Charter

Zip Code

86301/86303

Pros/Considerations:

Older homes may need updates; tourists love to stroll the streets, possible street parking

Timber Ridge

Things locals love

- Minutes to downtown shops and trails
- Forested streets with tall pines
- Strong sense of community with HOA-maintained amenities
- Quiet, peaceful atmosphere for families and retirees
- Trails connecting directly to Prescott National Forest

Median Home Price

\$500K–1M+

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86303

Pros/Considerations:

HOA fees; some sloped lots; quiet but slightly restrictive rules.

Forest Trails

Things locals love

- Upscale location in pine-covered hills
- Private custom homes with beautiful natural landscaping
- High end mountain lifestyle with outdoor access
- Peaceful and serene neighborhood environment
- Community feels exclusive but welcoming

Median Home Price

\$750K–1.2M

Schools

Prescott Unified School District;
Private; Charter

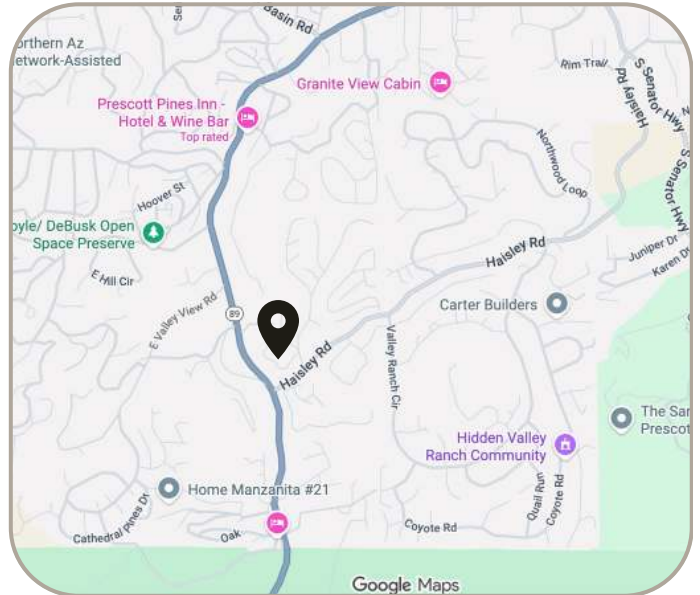
Zip Code

86305

Pros/Considerations:

Expensive; limited inventory; premium privacy.

Haisley Homestead



Things locals love

- Easy commute to downtown Prescott
- Mature pine trees and winding roads
- Friendly, established community atmosphere
- Access to nearby hiking and biking trails
- Community pool and clubhouse for social events

Median Home Price

\$650K–1.2M

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86303

Pros/Considerations:

Older homes may need updates; HOA optional.

Mountain Club

Things locals love

- Short drive to central Prescott
- Rustic and eclectic older cabin homes
- Historic charm with modern updates
- Quiet streets with a strong community feel
- Easy access to nature and hiking trails

Median Home Price

\$600K–1.2M

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86303

Pros/Considerations:

Narrow roads; mixed full-time/part-time residents.

Thumb Butte Corridor

Things locals love

- Western hills location with mountain views
- Spacious homesites nestled among pine trees
- Private and scenic setting
- Excellent access to hiking trails
- Peaceful neighborhood with natural surroundings

Median Home Price

\$450K–1.2M

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86303

Pros/Considerations:

Limited inventory; hillside lots; higher elevation, older homes, septic not uncommon

Walker

Things locals love

- Secluded, wooded area away from city noise
- Seasonal and cabin-style homes
- Quiet retreat for nature lovers
- Abundant wildlife and forested surroundings
- Close-knit, friendly community

Median Home Price

\$400K–800K

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86303

Pros/Considerations:

Remote; 4WD may be needed in winter,
firewise communities, septic/wells common

Groom Creek

Things locals love

- Iconic high elevation neighborhood
- Tight-knit, long standing residents
- Stunning mountain and lake views
- Proximity to Goldwater Lake recreation
- Outdoor lifestyle focused on hiking and biking

Median Home Price

\$500K–900K

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86303

Pros/Considerations:

Remote; 4WD may be needed in winter,
firewise communities, septic/wells common

Potato Patch + Dearing Park



Things locals love

- High altitude, forested area
- Rustic, cabin style homes
- Seasonal living with a retreat feel
- Peaceful, off-grid feeling environment
- Proximity to hiking and mountain trails

Median Home Price

\$450K–750K

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86305/ 86303

Pros/Considerations:

Remote; 4WD may be needed in winter, firewise communities, septic/wells common, maybe no city utilities

Williamson Valley



Things locals love

- Expansive ranch style properties
- Wide open spaces and privacy
- Horse friendly and large toy accommodations
- Scenic countryside views
- Strong community of estate owners

Median Home Price

\$600K–2M

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86305

Pros/Considerations:

Longer commutes; larger maintenance needs, septic/wells common

American Ranch



Things locals love

- High end custom ranch style properties
- Wide open spaces and true privacy
- RV garages & horse amenities
- Stunning countryside and Granite Mountain views
- Tight-knit community of estate owners
- Expansive Equestrian Center & Boarding

Median Home Price

\$950-\$2MIL

Schools

Prescott Unified School District;
Private; Charter

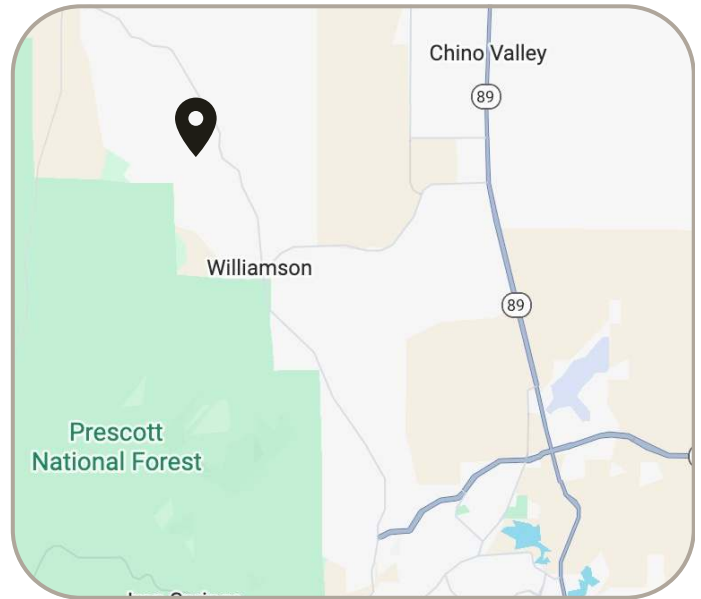
Zip Code

86305

Pros/Considerations:

HOA fees, longer commute to town, gated, higher price point

Whispering Canyon + Inscription Canyon



Things locals love

- Newer, spacious custom homes
- Scenic canyon and hillside lots
- Modern mountain living amenities
- Quiet and upscale neighborhood feel
- Paved roads with easy access to nature

Median Home Price

\$700K–1.2M

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86305

Pros/Considerations:

Some homes on steep lots; limited inventory, further from town, not close to ammenties

Deep Well Ranch

Things locals love

- Modern homes and clean streets
- Family friendly atmosphere
- Community amenities like parks and sidewalks
- Quick access to shopping and dining
- Convenient central location

Median Home Price

\$400K–800K

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86305

Pros/Considerations:

HOA fees and restrictions, close proximity to neighbors, airport noise

Hidden Hills

Things locals love

- Modern homes with clean, quiet streets
- Secluded, private setting with incredible views
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- Quick access to shopping and dining
- Convenient central location

Median Home Price

\$750K–\$1.5 MIL

Schools

Prescott Unified School District;
Private; Charter

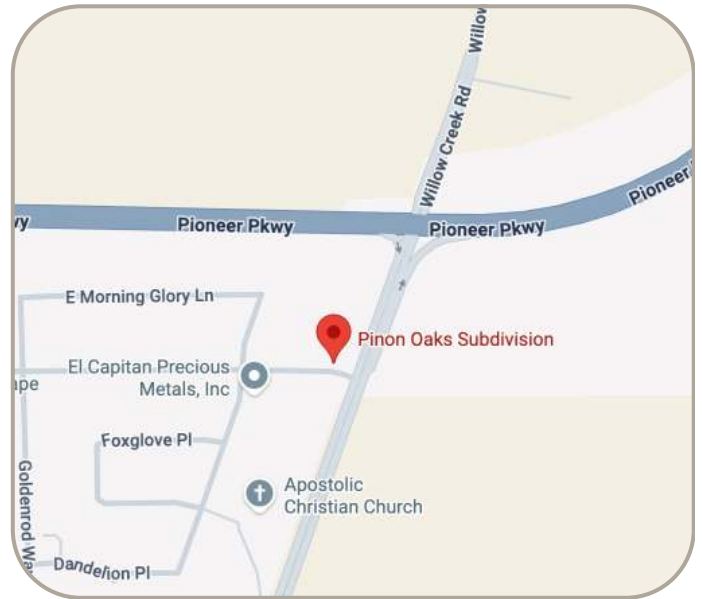
Zip Code

86305

Pros/Considerations:

HOA fees and restrictions, close proximity to neighbors

Pinion Oaks + Willow Creek + Central Area



Things locals love

- Large lots with no HOA restrictions
- Centrally located with easy access to shops
- Mix of older and newer builds
- Family friendly communities
- Walkable to schools and parks

Median Home Price

\$550K–900K

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86301

Pros/Considerations:

HOA's are a possibility, older homes, limited inventory, hillside lots, airport noise

Yavapai Hills

Things locals love

- Rolling hills and scenic views
- Community pools and clubhouse amenities
- Affordable housing options
- Active outdoor lifestyles
- Convenient access to hiking and recreation

Median Home Price

\$400K–\$1.4MIL

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86301

Pros/Considerations:

Some older homes; HOA fees, hillside lots, narrow roads

Diamond Valley

Things locals love

- Rolling hills and scenic views
- Central to Prescott & Prescott Valley amenities
- Affordable housing options
- Convenient access to hiking and recreation
- No HOA

Median Home Price

\$400K–800K

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86301

Pros/Considerations:

some older homes, no HOA, hillside lots, narrow roads

Prescott Lakes + Hassayampa



Things locals love

- Golf course living with amenities
- Gated and secure communities (parts)
- Modern, luxury homes with scenic views
- Social club and recreational activities
- Central or convenient locations near downtown

Median Home Price

\$600K–1.5M

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86301 / 86303

Pros/Considerations:

HOA fees, golf course traffic; some gated restrictions.

Talking Rock

Things locals love

- Golf course living with top-notch amenities
- Gated, secure, and private communities
- Modern, luxury homes with stunning mountain views
- Social club, events, and recreational activities

Median Home Price

\$900K- \$2 MIL

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86305

Pros/Considerations:

HOA fees, mandatory memberships, gated restrictions, lack of proximity to town

Antelope Hills

Things locals love

- Homes on or near the golf course
- Established neighborhood with charming, older homes
- Convenient location just north of Highway 89
- Close to Prescott Airport and easy access around town
- Mature landscaping and quiet, peaceful streets

Median Home Price

\$400K- 900K

Schools

Prescott Unified School District;
Private; Charter

Zip Code

86305

Pros/Considerations:

HOA fees, golf course traffic; older homes, airport noise

Schools in Prescott

Prescott is lucky to have some amazing schools! I have 2 children in the school system and can relate first hand! Reach out if you have any questions.

PUBLIC

Prescott Unified School District

- Discovery Gardens Early Childhood Center
- Abia Judd Elementary School
- Lincoln Elementary School
- Taylor Hicks Elementary School
- Granite Mountain Middle School
- Prescott Mile High Middle School
- Prescott High School
- PEAK Alternative High School

CHARTER & PRIVATE SCHOOLS

- BASIS Prescott (Charter, K-12)
- Mountain Oak Charter School (K-8)
- Primavera School (Charter)
- Trinity Christian School (Private, K-12)
- Willow Creek Charter School (K-8)
- Prescott Adventist Christian School
- Tri-City College Prep High School (Charter, 9-12)
- Sacred Heart Catholic School (Private)
- La Tierra Community School (Public Charter, K-8)

COLLEGES

- Embry-Riddle Aeronautical University
- Prescott College
- Yavapai College
- Northern Arizona University (NAU) – NAU partnership with Yavapai College in Prescott Valley/Prescott.

These are just some of the schools in the Prescott area! There are plenty of other options too...like homeschool co-ops, smaller “cottage” schools, specialty programs, and alternative learning environments so families can find the right fit for their kids.

Planning your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in Prescott!



The Process of Moving

- 01 **Schedule a call.** During this call, I'll answer any questions you have about Prescott and we'll discuss your goals, budget and timeline.
- 02 **Take a tour.** This is the fun part! We'll meet and see homes that match your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.
- 03 **Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04 **Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We can coordinate the closing remotely or in-person!
- 05 **Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)

Let's Explore Surrounding Areas



Chino Valley

More rural and wide-open than Prescott, Chino offers bigger lots, a quieter pace, and a true “country living” feel while still being a quick drive into town.

Prescott Valley

A faster-growing, more suburban option with newer builds, family-friendly neighborhoods, and easier access to shopping and convenience—just 15 minutes from Prescott.



Dewey- Humboldt

Laid-back and scenic with rolling hills, horse properties, and space to breathe. Perfect for buyers wanting land and elbow room, but still close enough to Prescott and PV for daily needs.

here for you!



I'm your boots on the ground

Helping newcomers find the right fit in Prescott is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to Prescott.

You'll also have easy access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more- consider it handled. I look forward to helping you make the move fun and seamless!

Dusty Tillery

928.713.5754

@THEDUSTYTILLERY

dtilleryrealtor@gmail.com

BROKERED BY



LUXURY REAL ESTATE FIRM

"She was so patient with us. She went the extra mile to help us find our forever home."

SARAH

"Dusty always made time for us, even when we were back in our home state of TN"

STARR

"She was very prompt to answer questions and very professional throughout the experience."

NEAL