

2017 in Historical Perspective
Sedona Area Market Statistics

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Single Family Homes

Date: Jan-Dec	# SOLD	Median Recorded Sales Price	Avg \$/sq.ft
2003	599	\$339,000	\$168
2004	567	\$420,000	\$195
2005	582	\$529,000	\$248
2006	385	\$590,000	\$284
2007	254	\$557,500	\$270

2008	227	\$480,000	\$233
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#SOLD Jan-Dec 2009: **343**
MRSP: \$398,000 Avg. \$/sq.ft: **\$182**
 106 Foreclosures [REO's] (31%)
 36 Short-sales (10%)
 203 Non-Distressed/Trad. Sales (59%)
 Sale-to-List Price Ratio: **93%**
 Days on Market: **309**

SOLD Jan-Dec 2010: **407**
MRSP: \$365,000 Avg. \$/sq.ft: **\$181**
 129 Foreclosures [REO's] (33%)
 44 Short-sales (11%)
 234 Non-Distressed/Trad. Sales (58%)
 Sale-to-List Price Ratio: **95%**
 Days on Market: **273**

SOLD Jan-Dec 2011: **387**
MRSP: \$350,000 Avg. \$/sq.ft: **\$171**
 98 Foreclosures [REO's] (25%)
 45 Short-sales (12%)
 244 Non-Distressed/Trad. Sales (63%)
 Sale-to-List Price Ratio: **95%**
 Days on Market: **263**

SOLD Jan-Dec 2012: **406**
MRSP: \$350,000 Avg. \$/sq.ft: **\$184**
 63 Foreclosures [REO's] (15.5%)
 34 Short-sales (8%)
 309 Non-Distressed/Trad. Sales (76%)
 Sale-to-List Price Ratio: **95%**
 Days on Market: **260**

SOLD Jan-Dec 2013: **411**
MRSP: \$395,000 (+13% over 2012)
 Avg.\$/sq.ft: **\$206** (+12% over 2012)
 40 Foreclosures [REO's] (15.5%)
 23 Short-sales (8%)
 348 Non-Distressed/Trad. Sales (85%)
 Sale-to-List Price Ratio: **96%**
 Days on Market: **220**

SOLD Jan-Dec 2014: **392**
MRSP: \$427,500 (+8% over 2013)
 Avg.\$/Sq.ft: **\$215** (+4% over 2013)
 14 Foreclosures [REO's] (3.5%)
 5 Short-sales (1.25%)
 373 Non-Distressed/Trad. Sales (95%)
 Sale-to-List Price Ratio: **96%**
 Days on Market (CDOM): **207**

SOLD Jan-Dec 2015: **407 up 4%**
MRSP: \$437,000 (+2% over 2014)
 Avg.\$/Sq.ft: **\$217** (+1% over 2014)
 13 Foreclosures [REO's] (3.2%)
 3 Short-sales (0.73%)
 Non-Distressed/Trad. Sales: **96%**
 Sale-to-List Price Ratio: **96%**
 Days on Market (CDOM): **227**

SOLD Jan-Dec 2016: **424 up 4%**
MRSP: \$480,000 (+10% over 2015)
 Avg.\$/Sq.ft: **\$230** (+6% over 2016)
 9 Foreclosures [REO's] (2%)
 3 Short-sales (0.07%)
 Non-Distressed/Trad. Sales: **97%**
 Sale-to-List Price Ratio: **96%**
 Days on Market (CDOM): **205**

SOLD Jan-Dec 2017: **464 up 9%**
MRSP: \$525,000 (+9% over 2016)
Avg.\$/Sq.ft: \$242 (+5% over 2016)
 14 Foreclosures [REO's] (3%)
 3 Short-sales (0.06%)
 Non-Distressed/Trad. Sales: **97%**
 Sale-to-List Price Ratio: **96%**
 Days on Market (CDOM): **196**

Single Family Homes

Inventory

Past ACTIVE Inventory

31 Dec 05: **244**
31 Dec 08: **459**
31 Dec 09: **380**
31 Dec 10: **335**
31 Dec 11: **301**
31 Dec 12: **234**
31 Dec 13: **255**
31 Dec 14: **253**
31 Dec 15: **233**
31 Dec 16: **194**

ACTIVE Jan 2018: 181

Median List Price: \$769,000

Avg. \$/Sq. Ft: \$320

Avg Cum Days on Market: 233 (298)

2 REO

1 Short-sales

Pending

PAST PENDINGS

31 Dec 08: **15**
31 Dec 09: **44**
31 Dec 11: **56**
31 Dec 12: **56**
31 Dec 13: **57**
31 Dec 14: **43**
31 Dec 15: **47**
31 Dec 16: **54**

PENDING Jan. 2018: 50

0 REO

1 Short-sale

Luxury Homes (\$1,000,000+)

<i>Date Jan.- Dec.</i>	<i># SOLD</i>	<i>Median RS Price & Days On Market</i>	<i>Sale/List Price Ratio</i>	<i>Avg. \$/sq.ft</i>
2003	23	\$1,400,000 DOM: 274	91%	\$362
2004	33	\$1,225,000 DOM: 314	93%	\$349
2005	52	\$1,250,000 DOM: 253	95%	\$378
2006	55	\$1,245,000 DOM: 259	94%	\$440
2007	42	\$1,317,000 DOM: 293	93%	\$403
2008	25	\$1,290,000 DOM: 293	89%	\$408
2009	19	\$1,500,000 DOM: 494	88%	\$350
2010	17	\$1,200,000 DOM: 414	88%	\$321
2011	17	\$1,440,000 DOM: 570	88%	\$353
2012	24	\$1,332,500 DOM: 476	90%	\$329
2013	31	\$1,245,000 DOM: 463	93%	\$345
2014	32	\$1,241,000 DOM:364	93%	\$326
2015	26	\$1,212,200 DOM:469	95%	\$355
2016	25	\$1,500,00 DOM:417	92%	\$375

SOLD Jan-Dec 2016: 25
MRSP - \$1,500,000 Avg. \$/sq.ft: **\$375**
DOM: 417 Sale/List Price Ratio: **92%**

SOLD Jan-Dec 2017: 38
MRSP - \$1,325,000 Avg. \$/sq.ft: **\$334**
DOM: 368 Sale/List Price Ratio: **95%**

ACTIVE Jan. 2018: 53
MListP: \$1,500,000 Avg. \$/sq.ft: **\$472**

PENDING Jan. 2018: 6

Vacant Residential Land

<i>Date Jan- Dec</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>
2003	386	\$181,500
2004	428	\$225,000
2005	333	\$375,000
2006	115	\$519,000
2007	69	\$353,500
2008	58	\$300,000
2009	95	\$135,000
2010	94	\$135,000
2011	90	\$125,000
2012	117	\$121,500
2013	124	\$157,500

SOLD Jan-Dec 2014: 129 (+4% over 2013)
MRSP: \$155,000 (-1.5% less than 2013)
6 REO's (9 in 2013)
1 Short-sales (6 in 2013)
Days On Market: **557**

SOLD Jan-Dec 2015: 105
MRSP: \$139,000 (-10% less than 2014)
3 REO's (6 in 2014)
1 Short-sales (1 in 2014)
Days On Market: **588**

SOLD Jan-Dec 2016: 109
MRSP: \$130,000
0 REO's
1 Short-sale
Days On Market: **467**
Sale to List Price Ratio: **89%**

SOLD Jan-Dec 2017: 141
MRSP: \$137,500
0 REO's
0 Short-sales
Days On Market: **447**
Sale to List Price Ratio: **90%**

ACTIVE Jan. 2018: 264
MListP: \$229,000
(0 REO's; **1** short-sale)

PENDING Jan. 2018: 16
(0 REO's; **0** short-sales)

Sedona Condos/Townhomes 2016

SOLD Jan-Dec. **1999: 118**

Median Recorded Sales Price: **\$146,000**

Size: **1,322** sq. ft.; \$/sq.ft: **\$110**

SOLD Jan-Dec. **2000: 137**

Median Recorded Sales Price: **\$159,000**

Size: **1,322** sq. ft.; \$/sq.ft: **\$119**;

SOLD Jan-Dec. **2001: 124**

Median Recorded Sales Price: **\$158,250**

Size: **1,223** sq. ft.; \$/sq.ft: **\$129**;

SOLD Jan-Dec. **2002: 150**

Median Recorded Sales Price: **\$177,250**

Size: **1,163** sq. ft.; \$/sq.ft: **\$153**

SOLD Jan-Dec. **2003: 154**

Median Recorded Sales Price: **\$209,475**

Size: **1,270** sq. ft.; \$/sq.ft: **\$165**

SOLD Jan-Dec. **2004: 129**

Median Recorded Sales Price: **\$279,000**

Size: **1,325** sq. ft.; \$/sq.ft: **\$211**

SOLD Jan-Dec. **2005: 111**

Median Recorded Sales Price: **\$312,000**

Size: **1,176** sq. ft.; \$/sq. ft: **265**

SOLD Jan-Dec. **2006: 86**

Median Recorded Sales Price: **\$390,000**

Size: **1,352** sq. ft.; \$/sq.ft: **\$288**;

SOLD Jan-Dec. **2007: 59**

Median Recorded Sales Price: **\$350,000**

Size: **1,226** sq. ft.; \$/sq.ft: **\$285**

SOLD Jan-Dec. **2008: 55**

Median Recorded Sales Price: **\$295,000**

Size: **1,272** sq. ft.; \$/sq.ft: **\$232**

SOLD Jan-Dec. **2009: 54**

Median Recorded Sales Price: **\$270,000**

Size: **1,303** sq. ft.; \$/sq.ft: **\$207**

SOLD Jan-Dec. **2010: 69**

Median Recorded Sales Price: **\$250,000**

Size: **1,274** sq. ft.; \$/sq.ft: **\$196**

(**9** REO's – **13%**; **5** Short-sales – **7%**)

SOLD Jan-Dec. **2011: 56**

Median Recorded Sales

Price: **\$196,500**

Size: **1,270** sq. ft.; \$/sq.ft: **\$155**

(**9** REO's – **16%**; **6** Short-sales – **11%**)

SOLD Jan-Dec. **2012: 111**

Median Recorded Sales Price: **\$221,000**

Size: **1,398** sq. ft.; \$/sq.ft: **\$158**

13 REO's (**12%**); **10** Short-sales (**9%**)

SOLD Jan-Dec. **2013: 96** (-**14%**)

Median R.S. Price: **\$211,500** (-**4%**)

Size: **1,403** sq.ft.; \$/sq.ft: **\$176** (+**11%**)

16 REO's (**17%**); **2** Short-sales (**2%**)

Days On Market: **170**

Sale-to-list Price Ratio: **98%**

SOLD Jan-Dec. **2014: 90** (-**9%**)

Median R.S. Price: **\$240,000** (+**13.5%**)

Size: **1,384** sq.ft.; \$/sq.ft: **\$190** (+**8%**)

2 REO's (**2%**); **3** Short-sales (**3%**)

Days On Market: **167**

Sale-to-list Price Ratio: **96%**

SOLD Jan-Dec. **2015: 100** (+**11%**)

Median R.S. Price: **\$270,000** (+**12.5%**)

Size: **1,539** sq.ft.; \$/sq.ft: **\$188** (-**1%**)

2 REO's (**2%**); **1** Short-sale (**1%**)

Days On Market: **167**

Sale-to-list Price Ratio: **96%**

SOLD Jan-Dec. **2016: 95** (-**5%**)

Median R.S. Price: **\$259,000** (-**4%**)

Size: **1,427** sq.ft.; \$/sq.ft: **\$208** (+**11%**)

1 REO's; **0** Short-sales

Days On Market: **152**

Sale-to-list Price Ratio: **97%**

SOLD Jan-Dec. **2017: 124** (%)

Median R.S. Price: **\$280,000** (%)

Size: **1,449** sq.ft.; \$/sq.ft: **\$223** (+%)

0 REO's; **0** Short-sales

Days On Market: **124**

Sale-to-list Price Ratio: **98%**

Condo/Townhome Inventory

Past ACTIVEs:

31 Dec.09: **75**

31 Dec.10: **80**

31 Dec.12: **44**

31 Dec.13: **34**

31 Dec.14: **45**

31 Dec.15: **36**

31 Dec.16: **20**

ACTIVE Jan. 2018: 21 (17)

Med. List Price: **\$369,000 (\$349,000)**

Avg. Size: **1,693 Sq. ft. (1,469 Sq. Ft.)**

Avg \$/Sq.ft: **\$293 (\$235)**

PENDING Jan 2018: 10

Median List Price: **\$324,500**

Avg. Size: **1,447 Sq. ft.; \$Sq.ft: \$237**