

2019 in Historical Perspective
Sedona Area Market Statistics

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 In Progress

Single Family Residences

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

#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: **465 up 10%**
 MRSP: **\$525,000** (+9% over 2016)
 Avg.\$/Sq.ft: **\$241** (+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 Residences

SOLD Jan-Dec 2018: **511** (+10%)
MRSP: **\$560,000** (+7% over 2017)
Avg.\$/Sq.ft: **\$264** (+9% over 2017)
12 Foreclosures [REO's] (2.3%)
0 Short-sales
Non-Distressed/Trad. Sales: **98%**
Sale-to-List Price Ratio: **97%**
Days on Market (CDOM): **145**

SOLD Jan-Dec 2019: **498** (-2.5%)
MRSP: **\$565,000** (+.7% over 2018)
Avg.\$/Sq.ft: **\$280** (+6% over 2018)
6 Foreclosures [REO's]
0 Short-sales
Non-Distressed/Trad. Sales: **98%**
Sale-to-List Price Ratio: **98%**
Days on Market (CDOM): **119**

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**
31 Dec 17: **181**
31 Dec 18: **171**

ACTIVE 31 Dec. 2019: **185**
Median List Price: **\$828,000**
Avg. \$/Sq. Ft: **\$343**
Avg. Cum. Days on Market: **188**
1 REO
0 Short-sales

Pending

PAST PENDING
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**
31 Dec 17: **50**
31 Dec 18: **41**

PENDING 31 Dec. 2019: **65**
0 REO's
0 Short-sales

City of Sedona

SOLD Jan-Dec 2019: **298**
MRSP: **\$630,000**
Avg.\$/Sq.ft: **\$296**
Luxury Home Sales: **47**

Village of Oak Creek

SOLD Jan-Dec 2019: **198**
MRSP: **\$510,000**
Avg.\$/Sq.ft: **\$257**
Luxury Home Sales: **8**

15% differential in \$/Sq. ft
(Historically it's 10%)

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

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%**

SOLD Jan-Dec. 2018: 53 +2 (+39%)
MRSP: \$1,315,000
 Avg, Size: **4,578** ft.; \$/sq.ft: **\$352**
Sale/List Price Ratio: 92%; CDOM: 295
 (1 Sedona Ranch)

SOLD Jan-Dec. 2019: 56 +5 (+11%)
MRSP: \$1,187,500
 Avg, Size: **4,044** sq. ft.; \$/sq.ft: **\$350**
Sale/List Price Ratio: 92%; CDOM: 295
 (1 Sedona Ranch) (+5 TH's at 7 Cyns)

ACTIVE (31 Dec. 2019): 73
 (91-Dec.09; 65-Dec.10; 66-Dec.11; 64-Dec.12;
 71-Dec.13; 65-Dec.14; 66-Dec.15; 47-Dec.16;
 53-Dec.17; 63-Dec.18)
Median List Price: \$1,750,000
Size: 4,865 sq. ft.; Avg. \$/sq.ft: **\$425**
 (4 Sedona ranch; 2 Seven Cyns)

PENDING (31 Dec. 2019): 13
 (2 Sedona Ranch; 4 Seven Cyns)

Threshold for Top 10%: \$1,001,000

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%

SOLD Jan-Dec 2018: 173 (+23%)
MRSP: \$148,500 (+8%)
0 REO's
0 Short-sales
Days On Market: 433
Sale to List Price Ratio: 92%

SOLD Jan-Dec 2019: 142 (-18%)
MRSP: \$167,500 (+13%)
0 REO's
0 Short-sales
Days On Market: 438
Sale to List Price Ratio: 92%

ACTIVE 31 Dec. 2019: 262
MListP: \$266,000
(0 REO's; 0 short-sales)
Days On Market: 441

PENDING 31 Dec. 2019: 19
(7 last year)
(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: **1176** 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 (+31%)

Median R.S. Price: \$280,000 (+8%)

Size: **1,449** sq.ft.; \$/sq.ft: **\$223** (+7%)

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

Days On Market: **124**

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

SOLD Jan-Dec. 2018: 136 (+10%)

Median R.S. Price: \$299,750 (+7%)

Size: **1,436** sq.ft.; \$/sq.ft: **\$240** (+8%)

1 REO; **0** Short-sales

Days On Market: **94**

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

SOLD Jan-Dec. 2019: 134 (6 at 7 Cyns)

Median R.S. Price: \$310,000 (+3%)

Size: **1,385** sq.ft.; \$/sq.ft: **\$271** (+13%)

Days On Market: **90**

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**
31 Dec.17: **21**
31 Dec.18: **19**

ACTIVE 31 Dec. 2019: 19

Med. List Price: **\$470,000**

Avg. Size: **1,889** Sq. ft.

Avg \$/Sq.ft: **\$310**

(1 Seven Cyns)

PENDING 31 Dec. 2019: 3

Median List Price: **\$434,500**

Avg. Size: **1,687** Sq. ft.; *\$/Sq.ft:* **\$249**