

June 2020 Sedona Real Estate Market Report

Sedona Single Family Homes

SOLD Jan-May 2002: **198**
Median Recorded Sales Price: **\$300,000**
\$/sq.ft: **\$143**

SOLD Jan-May 2003: **228**
Median Recorded Sales Price: **\$318,000**
\$/sq.ft: **\$155**

SOLD Jan-May 2004: **250**
Median Recorded Sales Price: **\$379,450**
\$/sq.ft: **\$182**

SOLD Jan-May 2005: **262**
Median Recorded Sales Price: **\$495,000**
\$/sq.ft: **\$235**

SOLD Jan-May 2006: **191**
Median Recorded Sales Price: **\$580,000**
\$/sq.ft: **\$284**

SOLD Jan-May 2007: **126**
Median Recorded Sales Price: **\$580,000**
\$/sq.ft: **\$278**

SOLD Jan-May 2008: **90**
Median Recorded Sales Price: **\$485,000**
\$/sq.ft: **\$246**

SOLD Jan-May 2009: **104**
Median Recorded Sales Price: **\$426,450**
\$/sq.ft: **\$190**
31 Foreclosures (30%)
10 Short-sales (10%)
63 Non-Distressed (60%)

SOLD Jan-May 2010: **177**
Median Recorded Sales Price: **\$390,000**
\$/sq.ft: **\$173**
58 Foreclosures (33%)
18 Short-sales (10%)
101 Non-Distressed (57%)

SOLD Jan-May 2011: **168**
Median Recorded Sales Price: **\$339,250**
\$/sq.ft: **\$164**
42 Foreclosures (25%)
23 Short-sales (14%)
103 Non-Distressed (61%)

SOLD as of 31 May 2012: **193**
Median Recorded Sales Price: **\$331,000**
\$/sq.ft: **\$155**
37 Foreclosures (19%)
15 Short-sales (10%)
141 Non-Distressed (73%)

SOLD Jan-May 2013: **173** (-9%)
MRSP: **\$402,000** (+21%)
Avg. \$/sq.ft: **\$200** (+29%)
23 Foreclosures (13%)
2 Short-sales (5%)
148 Non-Distressed (86%)

SOLD Jan-May 2014: **165** (-5%)
MRSP: **\$400,000** (-0.5%)
Avg. \$/sq.ft: **\$210** (+5%)
7 Foreclosures (4%)
2 Short-sales (1%)
156 Non-Distressed (95%)

SOLD Jan-May 2015: **152** (-9%)
MRSP: **437,500** (-+9%)
Avg. \$/sq.ft: **\$215** (+2.4%)
6 Foreclosures (4%)
146 Non-Distressed (96%)

SOLD Jan-May 2016: **151** even
MRSP: **\$458,000** (5%)
Avg. \$/sq.ft: **\$226** (5%)
5 Foreclosures (3%)
1 Short-sale (0.6%)
145 Non-Distressed (96%)

SOLD Jan-May 2017: **190** (+26%)
MRSP: **505,000** (+10%)
Avg. \$/sq.ft: **\$235** (+4%)
7 Foreclosures (4%)
2 Short-sales (1%)
181 Non-Distressed (95%)

SOLD Jan-May 2018: **218** (+15%)
MRSP: **\$570,000** (+13)
Avg. \$/sq.ft: **\$259** (+10)
4 Foreclosures (1.8%)
214 Non-Distressed (98%)
CDOM: **151**

SOLD Jan-May 2019: **191** (-12%)
MRSP: **\$555,000** (-3%)
Avg. \$/sq.ft: **\$280** (+8%)
2 Foreclosures (1%)
189 Non-Distressed (99%)
CDOM: **129** (-15%)

SOLD Jan-May 2020: 180 (-6%)
MRSP: \$575,000 (+3%)
Avg. \$/sq.ft: \$281 (0%)
Foreclosure (1%)
179 Non-Distressed (99.5%)
CDOM: 172 (+33%)

May 2020: 30 (-41%)

ACTIVE (31 May 2020): **164**
(165 in 2019)
MRSP: \$789,000
2 REO's (1%)
0 Short-sales

May 2019: 51

Previous ACTIVES

31 May. 08: **525**
31 May. 09: **425**
31 May 10 **385**
31 May 11 **385**
31 May 12 **281**
31 May 13 **249**
31 May 14 **309**

31 May 18 **165**
31 May 19 **165**

PENDING (31 May 2020): **75**
(80 in 2019)
0 REO's
0 Short-sales

Previous Pendings:

31 May 05: **74**
31 May 08: **34**
31 May 09: **80**
30 May 10: **86**
30 May 11: **73**
30 May 12: **59**
30 May 13: **77**
31 May 14 **70**

31 May 18 **77**
31 May 19 **80**

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

SOLD Jan-May 2004: 14
MRSP: \$1,182,359 Avg. \$/sq.ft: \$370

SOLD Jan-May 2005: 21
MRSP: \$1,222,000 Avg. \$/sq.ft: \$432

SOLD Jan-May 2006: 26
MRSP: \$1,235,000 Avg. \$/sq.ft: \$398

SOLD Jan-May 2007: 24
MRSP: \$1,271,050 Avg. \$/sq.ft: \$402

SOLD Jan-May 2008: 11
MRSP: \$1,600,000 Avg. \$/sq.ft: \$405

SOLD Jan-May 2009: 5
MRSP: \$1,348,500 Avg. \$/sq.ft: \$382

SOLD Jan-May 2010: 4
MRSP: \$1,275,000 Avg. \$/sq.ft: \$316

SOLD Jan-May 2011: 11
MRSP: \$1,750,000 Avg. \$/sq.ft: \$375

SOLD Jan-May 2012: 10
MRSP: \$1,246,250 Avg. \$/sq.ft: \$329

SOLD Jan-May 2013: 13
MRSP: \$1,250,000 Avg. \$/sq.ft: \$328

SOLD Jan-May 2014: 11
MRSP: \$1,153,500 Avg. \$/sq.ft: \$309

SOLD Jan-May 2015: 14
MRSP: \$1,217,500 Avg. \$/sq.ft: \$329

SOLD Jan-May 2016: 8
MRSP: \$1,130,000 Avg. \$/sq.ft: \$355

SOLD Jan-May 2017: 17
MRSP: \$1,399,000 Avg. \$/sq.ft: \$342

SOLD Jan-May 2018: 21
MRSP: \$1,300,000 Avg. \$/sq.ft: \$340
S/L \$ Ratio: 91% CDOM: 337

SOLD Jan-May 2019: 25
MRSP: \$1,199,875 Avg. \$/sq.ft: \$339
S/L \$ Ratio: 95% CDOM: 257

SOLD Jan-May 2020: 21 (-16%)
MRSP: \$1,550,000 Avg. \$/sq.ft: \$385
S/L \$ Ratio: 95% CDOM: 323

(+4 Townhomes @ 7 Cyns = 25 total)

ACTIVE (31 May 20): 53

Previous ACTIVES:

May 2019: 66; May 2018: 52; May 2014: 65;
May 2013: 65; May 2012: 68; May 2011: 63;
May 2010: 86; May 2009: 106

PENDING (31 May 20): 19

Previous Pending:

May 2019: 17; May 2018 - 17; May 2014: 9;
May 2013: 4; May 2012: 3

Vacant Residential Land

SOLD Jan-May 2004: 178
MRSP: \$198,500

SOLD Jan-May 2005: 144
MRSP: \$342,500

SOLD Jan-May 2006: 76
MRSP: \$505,000

#SOLD Jan-May 2007: 29
MRSP: \$285,000

SOLD Jan-May 2008: 23
MRSP: \$332,500

SOLD Jan-May 2009: 26
MRSP: \$121,000

SOLD Jan-May 2010: 40
MRSP: \$165,000
22 REOs 2 Short-sales

SOLD Jan-May 2011: 41
MRSP: \$125,000
7 REOs

SOLD Jan-May 2012: 51
MRSP: \$115,000
11 REOs

SOLD Jan-May 2013: 55
MRSP: \$132,500
4 REOs 2 Short-sales

SOLD Jan-May 2014: 61
MRSP: \$170,000

SOLD Jan-May 2015: 45
MRSP: \$148,500

SOLD Jan-May 2016: 38
MRSP: \$1141,500

SOLD Jan-May 2017: 58
MRSP: \$168,750
(dropped to \$137,500 by Dec.)

SOLD Jan-May 2018: 77 (+33%)
MRSP: \$150,000

SOLD Jan-May 2019: 58 (-25%)
MRSP: \$167,500

SOLD Jan-May 2020: 44 (-24%)
MRSP: \$189,500

ACTIVE (31 May 2020): 269

Previous ACTIVEs:

31 May 08: 382

31 May 09: 431

31 May 10: 414

31 May 11: 333

31 May 12: 315

31 May 13: 324

31 May 18: 313

31 May 19: 302

PENDING (31 May 2020): 13

Condos/Townhomes

SOLD Jan-May 2016: 29
MRSP: \$242,000
Avg. \$/sq.ft: \$197

SOLD Jan- May 2017: 43
MRSP: \$305,000
Avg. \$/sq.ft: \$234

SOLD Jan- May 2018: 42
MRSP: \$330,000
Avg. \$/sq.ft: \$234

SOLD Jan- May 2019: 48
1 @ 7 Cyns
MRSP: \$312,875
Avg. \$/sq.ft: \$257

SOLD Jan- May 2020: 34 (-48%)
4 @ 7 Cyns
MRSP: **\$379,500** (+21%)
Avg. \$/sq.ft: **\$281** (+11%)
Sale-to-List Price Ratio: 99%
CDOM: 78

ACTIVE (31 May 2020): 33
4 @ 7Cyns; 11 Park Pl.

PENDING (31 May 2020): 8