

2022 in Historical Perspective
Sedona Area Market Statistics

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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% Cum. Days on Market (CDOM): 309			
# SOLD Jan-Dec 2010: 407 MRSP: \$365,000 Avg. \$/sq.ft: \$181 129 REO's (33%); 44 Short-sales (11%) 234 Non-Distressed/Trad. Sales (58%) Sale/List \$ Ratio: 95% ; CDOM: 273			

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

SOLD Jan-Dec 2012: **406**
MRSP: \$350,000 Avg. \$/sq.ft: **\$184**
 63 REO's (16%); 34 Short-sales (8%)
 309 Non-Distressed/Trad. Sales (76%)
 Sale/List \$ Ratio: **95%**; CDOM: **260**

SOLD Jan-Dec 2013: **411**
MRSP: \$395,000 Avg. \$/sq.ft: **\$206**
 40 REO's (16%); 23 Short-sales (8%)
 348 Non-Distressed/Trad. Sales (86%)
 Sale/List \$ Ratio: **96%**; CDOM: **220**

SOLD Jan-Dec 2014: **392**
MRSP: \$427,500 Avg. \$/Sq.ft: **\$215**
 14 REO's (3.5%); 5 Short-sales (1.25%)
 373 Non-Distressed/Trad. Sales (95%)
 Sale/List \$ Ratio: **96%**; CDOM: **207**

SOLD Jan-Dec 2015: **407** up 4%
MRSP: \$437,000 Avg. \$/Sq.ft: **\$217**
 13 REO's (3.2%); 3 Short-sales (0.73%)
 Non-Distressed/Trad. Sales: **96%**
 Sale/List \$ Ratio: **96%**; CDOM: **227**

SOLD Jan-Dec 2016: **424** up 4%
MRSP: \$480,000 Avg. \$/Sq.ft: **\$230**
 9 REO's (2%); 3 Short-sales (0.07%)
 Non-Distressed/Trad. Sales: **97%**
 Sale/List \$ Ratio: **96%**; CDOM: **205**

SOLD Jan-Dec 2017: **465** up 10%
MRSP: \$525,000 Avg. \$/Sq.ft: **\$241**
 14 REO's (3%); 3 Short-sales (0.06%)
 Non-Distressed/Trad. Sales: **97%**
 Sale/List \$ Ratio: **96%**; CDOM: **196**

SOLD Jan-Dec 2019: **498** up 7%
MRSP: \$565,000 Avg. \$/Sq.ft: **\$280**
 6 REO's; 0 Short-sales
 Non-Distressed/Trad. Sales: **98%**
 Sale/List \$ Ratio: **98%**; CDOM: **119**

SOLD Jan-Dec 2020: **631** (+27%)
MRSP: \$650,000
 Avg. \$/Sq.ft: **\$307** (+10% over 2019)
 1 Foreclosure [REO]; 0 Short-sales
 Non-Distressed/Trad. Sales: **99.8%**
 Sale/List \$ Ratio: **98%**; CDOM: **151**

SOLD Jan-Dec 2021: **623** (-1%)
MRSP: \$875,000 (+35% over 2020)
 Avg. \$/Sq.ft: **\$408** (+33% over 2020)
 0 Foreclosure [REO]; 0 Short-sales
 Non-Distressed/Trad. Sales: **100%**
 Sale/List \$ Ratio: **101%**; CDOM: **85**

SOLD Jan-Dec 2022: **425** (-32%)
MRSP: \$1,050,000 (+20% over 2021)
 Avg. \$/Sq.ft: **\$505** (+24% over 2021)
 0 Foreclosure [REO]; 0 Short-sales
 Non-Distressed/Trad. Sales: **100%**
 Sale-to-List Price Ratio: **100%**
 Days on Market (CDOM): **76**

Monthly - Year Over Year

Sold December 2019: 38

MRSP: \$622,160

Avg. \$/Sq.Ft.: \$278

Sold December 2020: 52

MRSP: \$798,750

Avg. \$/Sq.Ft.: \$339

Sold December 2021: 47

MRSP: \$1,020,000

Avg. \$/Sq.Ft.: \$443

Sold December 2022: 26

MRSP: \$970,000

Avg. \$/Sq.Ft.: \$482

Sale/List \$ Ratio: 93%

CDOM: 134

2022 Semi-Annual Comparisons

1 Jan - 30 June 2022: 263

MRSP: \$1,120,000

Avg. \$/sq.ft: \$524

Sale/List Ratio: 102% CDOM: 65

1 July - 31 Dec. 2022: 162 (-38%)

MRSP: \$987,500 (-12%)

Avg. \$/sq.ft: \$475 (-10%)

Sale/List Ratio: 96% CDOM: 92

1 Jan - 30 June. 2021: 312

MRSP: \$850,000

Avg. \$/sq.ft: \$385

Sale/List Ratio: 101% CDOM: 95

1 July - 31 Dec. 2021: 309

MRSP: \$900,000

Avg. \$/sq.ft: \$432

Sale/List Ratio: 100% CDOM: 75

1 July - 31 Dec. 2022: 162 (-48%)

MRSP: \$987,500 (+10%)

Avg. \$/sq.ft: \$475 (+10%)

Sale/List Ratio: 96% CDOM: 92

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

31 Dec 19: 185

31 Dec 20: 50

31 Dec 21: 25

ACTIVE 31 Dec. 2022: 100

Median List Price: \$1,175,000

(2021: \$1,943,000; 2020: \$1,300,000;

2019: \$828,000)

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

31 Dec 19: 65

31 Dec 20: 79

31 Dec 21: 59

PENDING 31 Dec. 2022: 39

Median List Price: \$999,700

(2021: \$1,205,000)

City of Sedona+

SOLD Jan-Dec 2022: 274

MRSP: \$1,193,750

Avg.\$/Sq.ft: \$542

\$1 million+ Home Sales: 171

Village of Oak Creek

SOLD Jan-Dec 2022: 151

MRSP: \$842,000

Avg.\$/Sq.ft: \$439

\$1 million+ Home Sales: 56

**23% 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

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
 (*5 TH's at Seven Cyns)

SOLD Jan-Dec. 2020: 120 +11* (+114%)
MRSP: \$1,423,000
 Avg, Size: **4,138** sq. ft.; \$/sq.ft: **\$392**
Sale/List Price Ratio: 97%; CDOM: 267
 (*TownHomes's at Seven Cyns & The Cottages at Coffeepot)

SOLD Jan-Dec. 2021: 227+9* (+89%)
MRSP: \$1,460,875
 Avg, Size: **3,570** sq. ft.; \$/sq.ft: **\$497**
Sale/List Price Ratio: 101%; CDOM: 130
 (*TownHomes's at Seven Cyns & The Cottages at Coffeepot)

SOLD Jan-Dec. 2022: 227+4* (0%)
MRSP: \$1,400,000
 Avg, Size: **2,994** sq. ft.; \$/sq.ft: **\$566**
Sale/List Price Ratio: 100%; CDOM: 80
 (*TownHomes's at Seven Cyns)

ACTIVE (31 Dec. 2022): 55
 (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; 73-Dec.19; 32-Dec.20;
 20-Dec.21)
Median List Price: \$1,749,000
Size: 3,459sq. ft.; Avg. \$/sq.ft: \$639

PENDING (31 Dec. 2022): 18
Median List Price: \$1,825,000

Threshold for Top 10%: \$2,650,000

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-sale (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-sale (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%**

SOLD Jan-Dec 2020: 192 (+35%)
MRSP: \$198,250 (+18%)
0 REO's 0 Short-sales
Days On Market: **436**
Sale to List Price Ratio: **93%**

SOLD Jan-Dec 2021: 313 (+163%)
MRSP: \$250,000 (+26%)
0 REO's 0 Short-sales
Days On Market: **326**
Sale to List Price Ratio: **96%**

SOLD Jan-Dec 2022: 171 (-45%)
MRSP: \$300,000 (+20%)
0 REO's 0 Short-sales
Days On Market: **242**
Sale to List Price Ratio: **96%**

ACTIVE 31 Dec. 2022: 111 (-14%)
(129 - 2021; 159 - 2020; 262 - 2019)
MListP: \$359,000
(0 REO's; **0** short-sales)
Days On Market: **298**

PENDING 31 Dec. 2022: 9 (-44%)
(16 - 2021; 47 - 2020; 19 - 2019; 7 - 2018)
MListP: \$350,000
(0 REO's; **0** short-sales)
Days On Market: **351**

Sedona Condos/Townhomes

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/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/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/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/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/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/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/list Price Ratio: **98%**

SOLD Jan-Dec. **2020: 117** (-9%)
(**9** at **7** Cyns)
Median R.S. Price: \$383,347 (+24%)
Size: **1,517** sq.ft.; \$/sq.ft: **\$295** (+9%)
Days On Market: **104**; Sale/list Price Ratio: **99%**

SOLD Jan-Dec. 2021: 138 (+18%)
(4 at 7 Cyns; 5 at Cottages at Coffeepot)
Median R.S. Price: \$498,000 (+30%)
Size: **1,523** sq.ft.; \$/sq.ft: **\$370 (+25%)**
Days On Market: **79**; Sale/list Price Ratio: **102%**

SOLD Jan-Dec. 2022: 120 (-13%)
(4 at 7 Cyns)
Median R.S. Price: \$592,500 (+19%)
Size: **1,497** sq.ft.; \$/sq.ft: **\$425 (+15%)**
Days On Market: **129**
Sale-to-list Price Ratio: **100%**

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**
31 Dec.20: **20**
31 Dec.21: **7**

ACTIVE 31 Dec. 2022: 26
(7 at Park Place; 0 at Seven Cyns)
Med. List Price: \$648,950
Avg. Size: **1,521** Sq. ft.
Avg \$/Sq.ft: **\$453**

PENDING 31 Dec. 2022: 8
Median List Price: \$755,000
Avg. Size: **1,600** Sq. ft.; \$/Sq.ft: **\$470**