

2012 in Historical Perspective
Sedona Area Market Statistics

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Single Family Homes

Date	# SOLD	Median Recorded Sales Price	\$/sq.ft
Jan-Dec 1999	461	\$239,000	\$124
Jan-Dec 2000	468	\$256,000	\$128
Jan-Dec 2001	498	\$271,000	\$138
Jan-Dec 2002	520	\$301,000	\$148
Jan-Dec 2003	599	\$339,000	\$168
Jan-Dec 2004	591	\$420,000	\$195
Jan-Dec 2005	582	\$529,000	\$248
Jan-Dec 2006	386	\$590,000	\$284
Jan-Dec 2007	254	\$557,500	\$270
Jan-Dec 2008	227	\$480,000	\$233
Jan-Dec 2009*	345	\$398,000	\$182
Jan-Dec 2010**	407	\$365,000	\$167
*End of 2009 Included: 106 Foreclosures [aka, REO's] (31%) (MRSP: \$312,500; \$/Sq.ft: \$144) 36 Short-sales (10%) (MRSP: \$345,000; \$/Sq.ft: \$163) 203 Non-Distressed (59%) (MRSP: \$455,000; \$/Sq.ft: \$205)			
**End of 2010 Included: 129 Foreclosures [aka, REO's] (33%) (MRSP: \$282,100; \$/Sq.ft: \$132) 44 Short-sales (11%) (MRSP: \$377,500; \$/Sq.ft: \$171) 234 Non-Distressed (58%) (MRSP: \$422,500; \$/Sq.ft: \$195)			

SOLD Jan-Dec 2011: **387**
MRSP: \$350,000
\$/sq.ft: \$161
Includes
98 Foreclosures [aka, REO's] (25%)
 (MRSP: \$255,403; \$/Sq.ft: \$119)
45 Short-sales (12%)
 (MRSP: \$275,000; \$/Sq.ft: \$135)
244 Non-Distressed (63%)
 (MRSP: \$417,000; \$/Sq.ft: \$184)

SOLD Jan-Dec 2012: **406**
MRSP: \$350,000
\$/sq.ft: \$164
Includes
63 Foreclosures [aka, REO's] (15.5%)
 (MRSP: \$245,000; \$/Sq.ft: \$122)
34 Short-sales (8%)
 (MRSP: \$347,500; \$/Sq.ft: \$149)
309 Non-Distressed (76%)
 (MRSP: \$393,000; \$/Sq.ft: \$185)

Past ACTIVE Inventory
 31 Dec 05: **244**
 31 Dec 08: **459**
 31 Dec 09: **380**
 31 Dec 10: **335**
 31 Dec 11: **301**
ACTIVE now: 234!
Median List Price: \$559,000
\$/sq.ft: \$217
Includes
9 REO's (4%)
 (MListP: \$488,00; \$/Sq.ft: \$203)
8 Short-sales (3%)
 (MListP: \$357,500; \$/Sq.ft: \$160)

PAST PENDING
 31 Dec 08: **15**
 31 Dec 09: **44**
 31 Dec 10: **73**
 31 Dec 11: **56**
PENDING now 56
MListP: \$450,000
\$/sq.ft: \$189
Includes
9 REO's (16%)
10 Short-sales (18%)

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

<i>Date</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>	<i>Size</i>	<i>\$/sq.ft</i>
Jan-Dec 2000	4	\$1,170,000	2,612 Sq.ft	\$448
Jan-Dec 2001	14	\$1,250,000	4,478 Sq.ft	\$279
Jan-Dec 2002	4	\$1,456,250	4,750 Sq.ft	\$307
Jan-Dec 2003	23	\$1,400,000	4,612 Sq.ft	\$303
Jan-Dec 2004	33	\$1,225,000	4,232 Sq.ft	\$289
Jan-Dec 2005	52	\$1,250,000	3,826 Sq.ft	\$327
Jan-Dec 2006	55	\$1,245,000	3,535 Sq.ft	\$352
Jan-Dec 2007	42	\$1,317,000	3,509 Sq.ft	\$375
Jan-Dec 2008	25	\$1,290,000	3,765 Sq.ft	\$343
Jan-Dec 2009	19	\$1,500,000	4,395 Sq.ft	\$341
Jan-Dec 2010	17	\$1,200,000	4,059 Sq.ft	\$296
Jan-Dec 2011	17	\$1,440,000	4,540 Sq.ft	\$317

SOLD Jan-Dec 2012: 24
MRSP - \$1,332,500
Size 4,536 sq. ft.; \$/sq.ft: \$294
1 REO; 1 Short-sale

ACTIVE now: 59
MListP: \$1,500,000
Size: 4,599 sq. ft.; \$/sq.ft: \$326
Previous Active:
(93 Dec 08; 85 Dec 09; 59 Dec 10; 61 Dec 11)

PENDING now: 2
Previous Pending:
(2 Dec 08; 1 Dec 09; 5 Dec 10; 4 Dec 11)

Vacant Residential Land

<i>Date</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>
Jan-Dec 2000	418	\$140,000
Jan-Dec 2001	335	\$130,000
Jan-Dec 2002	381	\$145,000
Jan-Dec 2003	386	\$181,500
Jan-Dec 2004	428	\$225,000
Jan-Dec 2005	333	\$375,000
Jan-Dec 2006	115	\$519,000
Jan-Dec 2007	69	\$353,500
Jan-Dec 2008	58	\$300,000
Jan-Dec 2009	95	\$135,000
Jan-Dec 2010	94	\$135,000
Jan-Dec 2011	90	\$125,000

SOLD Jan-Dec 2012: 117
MRSP: \$121,500
(18 REO's; 4 short-sales)

ACTIVE now: 316
446 Dec.08; 335-09; 316-10;331-11
MListP: \$225,000
(9 REO's - 19 in 2011; 1 short-sale)

PENDING now: 8
1 Dec 08; 7-2009; 1-2010; 3-2011
MListP: \$182,250
(1 REO's; 1 short-sale)

2012 Area Comparisons Single Family Homes Sales

City of Sedona

# of Sales	MRSP	Median Size	\$ / Sq. / Ft.
(2012) 222	\$407,500	2,300	\$177
(2011) 219	\$415,000	2,346	\$177
(2010) 232	\$395,000	2,294	\$172
(2009) 181	\$455,000	2,339	\$195

Village of Oak Creek

# of Sales	MRSP	Median Size	\$ / Sq. / Ft.
(2012) 167	\$319,000	1,958	\$163
(2011) 156	\$305,000	2,023	\$151
(2010) 162	\$329,450	2,021	\$163
(2009) 154	\$366,750	2,139	\$171

9% less expensive than City of Sedona in 2012

(15% less in 2011)

(5% less in 2010)

(12% less in 2009)

Average: 10.25%

The Verde Valley

# of Sales	MRSP	Median Size	\$ / Sq. / Ft.
(2012) 699	\$138,000	1,662	\$83
(2011) 711	\$120,000	1,563	\$77
(2010) 657	\$140,000	1,640	\$85
(2009) 522	\$160,000	1,591	\$101

Sedona is roughly twice as expensive as the rest of the Verde Valley.