

Mid-Year 2013
SedonaArea/VOC
Market Report

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Single Family Homes

Jan.- June	# SOLD	Median Recorded Sales Price	Median \$/sq.ft +(Avg. \$/sq.ft)
2000	222	\$267,000	\$131 (\$147)
2001	252	\$262,000	\$136 (\$144)
2002	243	\$287,250	\$140 (\$154)
2003	280	\$331,000	\$158 (\$170)
2004	290	\$385,000	\$181 (\$203)
2005	340	\$515,000	\$240 (\$263)
2006	235	\$597,400	\$290 (\$312)
2007	151	\$575,000	\$275 (\$293)
2008	113	\$520,000	\$256 (\$264)
2009	146	\$429,500	\$188 (\$198)
2010	219	\$385,000	\$175 (\$184)
71 Foreclosures (32%) 23 Short-sales (11%) 126 Non-Distressed (57%)			
2011	207	\$330,000	\$159 (Avg.: \$171)

54 Foreclosures (26%)
29 Short-sales (14%)
124 Non-REO's/Short-sales (60%)

SOLD as of 30 June 2012: **225**
MRSP: \$339,900
M. \$/sq.ft: **\$159** Avg: **\$180**
Avg. Days On Market: 182
Included:
41 Foreclosures (18%)
20 Short-sales (9%)
164 Non-Distressed (73%)

SOLD as of 30 June 2013: **214**
MRSP: \$399,500
M. \$/sq.ft: ? Avg: **\$200**
Avg. Days On Market: 182
Included:
27 Foreclosures (12%)
15 Short-sales (7%)
180 Non-Distressed (81%)

Past ACTIVE Inventory
30 June 05: **175**
30 June 06: **322**
30 June 07: **463**
30 June 08: **517**
30 June 09: **397**
30 June 10: **362**
30 June 11: **306**
30 June 12: **283**
ACTIVE (July 2013): **242**
Includes
5 REO's (2%) – 9 in 2012
9 Short-sales (3.5%) – 17 in 2012

PAST PENDING
30 June 06: **74**
30 June 07: **38**
30 June 08: **32**
30 June 09: **80**
30 June 10: **75**
30 June 11: **72**
30 June 12: **56**
PENDING (July 2013): **68**
MListP: \$458,000
Includes
6 REO's (9%) 5 in 2012
7 Short-sales (10%) 15 in 2012

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

<i>Jan-June</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>	<i>Avg. Size</i>	<i>Avg. \$/sq.ft</i>
2001	6	\$1,257,500	4,759 <i>Sq.ft</i>	\$263
2002	4	\$1,456,250	4,862 <i>Sq.ft</i>	\$325
2003	14	\$1,287,500	4615 <i>Sq.ft</i>	\$297
2004	18	\$1,182,359	4,284 <i>Sq.ft</i>	\$355
2005	30	\$1,250,000	3,970 <i>Sq.ft</i>	\$393
2006	35	\$1,245,000	3,637 <i>Sq.ft</i>	\$438
2007	30	\$1,317,500	3,227 <i>Sq.ft</i>	\$401
2008	13	\$1,600,000	3,802 <i>Sq.ft</i>	\$428
2009	9	\$1,350,000	4,302 <i>Sq.ft</i>	\$348
2010	7	\$1,130,000	4,687 <i>Sq.ft</i>	\$307
2011	12	\$1,650,000	4,724 <i>Sq.ft</i>	\$375
2012	11	\$1,305,000	4,927 <i>Sq.ft</i>	\$328

SOLD as of 30 June 2018: 18
MRSP - \$1,247,500 Avg. DOM: **389**
 Size **3,968** sq. ft.; Avg. \$/sq.ft: **\$333**

ACTIVE (July 2013): 64
MListP: \$1,595,000
 (121: 2008;100: '09;81: '10;61: '11;67 '12)
 Size: **4,544** sq. ft.; \$/sq.ft: **\$351**

PENDING (July 2013): 4
MListP: \$2,135,000
 Size: **4853** sq. ft.; \$/sq.ft: **\$440**

Vacant Residential Land

<i>Jan-June</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>
2001	163	\$125,000
2002	200	\$145,000
2003	151	\$157,000
2004	223	\$202,500
2005	200	\$359,000
2006	89	\$515,00
2007	35	\$296,000
2008	29	\$345,000
2009	33	\$120,000
2010	45	\$160,000
2011	46	\$125,000
2012	61	\$103,500

SOLD as of 30 June 2013: 69
MRSP: \$135,000
 (14 REO; 0 short-sales)

ACTIVE (July 2013): 319
 (382-2008;413-2009;403-2010; 362-2011;
 307-2012)
MListP: \$199,000
 (13 REO's; 5 Short-sales)

PENDING (July 2013): 8
MListP: \$240,000
 (0 REO's; 2 short-sale)