

**Mid-Year 2012**  
**SedonaArea/VOC**  
**Market Report**

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**Single Family Homes**

Date	# SOLD	Median Recorded Sales Price	\$/sq.ft
Jan-June 2000	215	\$268,000	\$131
Jan-June 2001	246	\$264,000	\$136
Jan-June 2002	243	\$292,000	\$140
Jan-June 2003	271	\$327,500	\$158
Jan-June 2004	307	\$380,000	\$181
Jan-June 2005	340	\$515,000	\$240
Jan-June 2006	235	\$595,000	\$290
Jan-June 2007	151	\$575,000	\$275
Jan-June 2008	113	\$520,000	\$256
Jan-June 2009	146	\$429,500	\$188
Jan-June 2010	219	\$385,000	\$175
Includes: 71 Foreclosures (32%) 23 Short-sales (10.5%) 126 Non-Distressed (57.5%)			
Jan-June 2011	207	\$330,000	\$159

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

# SOLD as of 30 June 2012: **225**

**MRSP: \$339,900**

**\$/sq.ft: \$159**

Included:

**41 Foreclosures (18%)**  
(MRSP: \$245,000; \$/Sq.ft: \$118)

**20 Short-sales (9%)**  
(MRSP: \$343,500; \$/Sq.ft: \$152)

**164 Non-Distressed (73%)**  
(MRSP: \$387,500; \$/Sq.ft: \$183)

**# 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**

**# ACTIVE (July 2012): 283**

**Median List Price: \$559,450**

**\$/sq.ft: \$219**

Includes

**9 REO's (3%)**

(MListP: \$349,000; \$/Sq.ft: \$173)

**17 Short-sales (6%)**

(MListP: \$374,000; \$/Sq.ft: \$171)

**# PAST PENDINGS**

30 June 06: **74**

30 June 07: **38**

30 June 08: **32**

30 June 09: **80**

30 June 10: **75**

30 June 11: **72**

**# PENDING (30 June 2012): 56**

**MListP: \$348,250**

**\$/sq.ft: \$163**

Includes

**5 REO's (9%)**

(MListP: \$243,200; \$/Sq.ft: \$115)

**15 Short-sales (27%)**

(MListP: \$369,000; \$/Sq.ft: \$144)

## 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-June 2001	6	\$1,258,000	4,418 Sq.ft	\$285
Jan-June 2002	4	\$1,456,250	4,750 Sq.ft	\$307
Jan-June 2003	14	\$1,347,000	4794 Sq.ft	\$283
Jan-June 2004	18	\$1,182,359	4,510 Sq.ft	\$292
Jan-June 2005	30	\$1,250,000	3,794 Sq.ft	\$329
Jan-June 2006	35	\$1,245,000	3,444 Sq.ft	\$362
Jan-June 2007	30	\$1,317,500	3,509 Sq.ft	\$375
Jan-June 2008	13	\$1,600,000	3,800 Sq.ft	\$421
Jan-June 2009	9	\$1,350,000	4,330 Sq.ft	\$312
Jan-June 2010	7	\$1,130,000	4,424 Sq.ft	\$255
Jan-June 2011	13	\$1,550,000	4,612 Sq.ft	\$336

**# SOLD as of 30 June 2012: 11**  
**MRSP - \$1,305,000**  
**Size 4,800 sq. ft.; \$/sq.ft: \$272**

**# ACTIVE (30 June 2012): 67**  
**MListP: \$1,595,000**  
 (121- 2008;100- 2009;81- 2010;61- 2011)  
**Size: 4,544 sq. ft.; \$/sq.ft: \$351**  
**(1 REO; 1 Short-sale)**

**# PENDING (30 June 2012): 2**  
**MListP: \$2,135,000**  
**Size: 4853 sq. ft.; \$/sq.ft: \$440**

## Vacant Residential Land

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

**# SOLD as of 30 June 2012: 61**  
**MRSP: \$103,500**  
**(14 REO; 0 short-sales)**

**# ACTIVE (30 June 2012): 307**  
 (382-2008;413-2009;403-2010; 362-2011)  
**MListP: \$237,000**  
**(13 REO's; 5 Short-sales)**

**# PENDING (30 June 2012): 15**  
**MListP: \$165,000**  
**(1 REO's; 1 short-sale)**