

CURRENT SEDONA INVENTORY

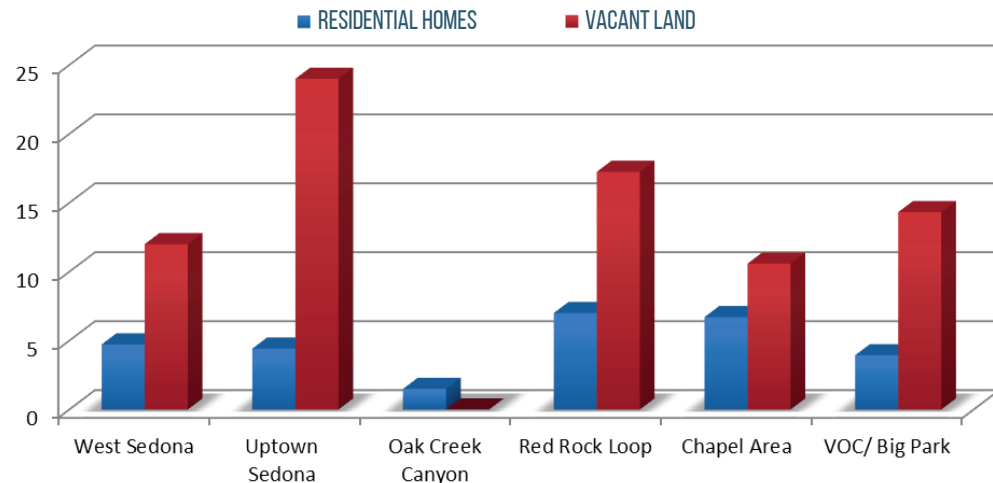
149 HOMES FOR SALE

41 HOMES PENDING

498 HOMES SOLD IN 2023

MONTHS LEFT OF CURRENT INVENTORY

TIME FRAME: 1/1/2023 - 12/31/2023



RESIDENTIAL HOME STATISTICS - 2023 CLOSINGS

	WS	UPTOWN	CANYON	RR LOOP	CHAPEL	VOC/BP
MEDIAN HOUSE PRICE	\$877,052	\$1,197,500	\$712,000	\$1,959,275	\$1,220,000	\$760,000
NO. OF CLOSED TRANSACTIONS	193	38	8	24	34	201
ABSORPTION RATE (MONTHS)	4.7	4.4	1.5	7.0	6.7	3.9
AVG. DAYS ON MARKET	158	100	81	307	114	106
NO. OF ACTIVE & PENDING HOMES	76	14	1	14	19	66
% OF INVENTORY PENDING	24%	29%	0%	7%	26%	32%

ABSORPTION RATE: THE RATE AT WHICH HOMES SELL IN A GIVEN AREA DURING A GIVEN TIME PERIOD; SHOWN AS MONTHS OF INVENTORY SUPPLY REMAINING. UNDER 5 INDICATES A SELLERS' MARKET, BETWEEN 5-7 INDICATES A BALANCED MARKET, OVER 7 INDICATES A BUYERS' MARKET.
AVERAGE (AVG) DAYS ON MARKET: THE TYPICAL NUMBER OF DAYS A LISTING IS ACTIVE ON THE MARKET BEFORE IT IS SOLD.
MEDIAN PRICE: CALCULATED BY TAKING HALF OF THE CLOSING SALES PRICES ABOVE AND HALF BELOW THIS THRESHOLD (NOT AVERAGE).

NOW IS THE TIME TO LIST YOUR SEDONA HOME

*The demand is high for quality homes just like yours.
List now with our experience.*

WE'VE SOLD OVER \$410 MILLION

OF SEDONA PROPERTIES...CALL TO BE NEXT!

CASA CONTENTA

REAL ESTATE MARKET UPDATE
2023 YEAR-END



AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
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**THERE ARE NO CASA CONTENTA PROPERTIES FOR SALE. NOW IS A GREAT TIME TO SELL WITH NO COMPETITION!

PROPERTIES IN ESCROW

STATUS	TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
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NO PROPERTIES CURRENTLY IN ESCROW

PROPERTIES SOLD IN 2023

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	CLOSE DATE	SOLD PRICE	DOM
VL	531531	20 CALLE BONITA				\$315,000	1/30/23	\$275,000	109
RS	532440	120 CALLE IRENA	4	3	3210	\$2,225,000	4/4/23	\$2,175,000	36
RS	532593	215 CALLE FRANCESCA	3	3	2703	\$1,745,000	5/4/23	\$1,745,000	45
RS	532439	205 CALLE FRANCESCA	3	4	2424	\$1,499,000	5/8/23	\$1,430,000	68
RS	532867	115 CALLE MARGUERITE	4	4	3759	\$1,949,000	5/19/23	\$1,929,000	30
RS	532460	200 CALLE FRANCESCA	4	5	3870	\$1,975,000	6/29/23	\$1,838,000	241
RS	533682	211 CALLE FRANCESCA	4	4	4399	\$2,080,000	8/28/23	\$2,025,000	255
VL	528852	301 CALLE LINDA				\$287,500	10/30/23	\$240,000	642

DISCLAIMER: IF YOUR HOME IS CURRENTLY ON THE MARKET, THIS IS NOT MEANT AS A SOLICITATION. DATA IS FROM SVVAR MLS SYSTEM AND REPRESENTS PROPERTIES LISTED/SOLD BY VARIOUS BROKERS. KEEP IN MIND THAT WHILE THE SCHABATKAS STRIVE TO PROVIDE ACCURATE INFORMATION, ERRORS SOMETIMES OCCUR. STATISTICS PULLED AS OF 1/10/2024 FOR 1/1/2023 - 12/31/2023. ALL CONTENT IS SUBJECT TO VERIFICATION. PLEASE CONFIRM ALL INFORMATION WITH ROB SCHABATKA AT 928-821-3508.



ROB, PAM, RICKY & KAITLYNN SCHABATKA

RE/MAX OWNER/BROKER
SEDONA 928-821-3508

WWW.SEDONAPROPERTY.NET/CASACONTENTA

AVAILABLE NOW!

FOR A LIST OF ALL OUR FEATURED LISTINGS VISIT WWW.SEDONAPROPERTY.NET/FEATURED

One of the Last Remaining Undeveloped Potential Multi-Family Acreage within West Sedona

INVESTMENT OPPORTUNITY



50 TRANQUIL AVE

SEDONA, AZ 86336

MLS #534022

9.4 ACRES - ZONED RMH

OFFERED AT \$8,189,280

Hacienda-style Home boasts a Private Oasis with Pool, Guest House, RV Garage & No HOA on 1 Acre



55 SITGREAVES COURT

SEDONA, AZ 86351

MLS #534047

4 BEDS | 4 BATHS | 3,763 SQFT

OFFERED AT \$2,295,000

Rare location in West Sedona at the base of Airport Mesa, backing to NFS & in Sedona City's Sunset CFA



2155 MOUNTAIN ROAD

SEDONA, AZ 86336

MLS #533757

COMMERCIAL 3144 SQFT

OFFERED AT \$1,350,000

Kind Words from a Recent Seller

"This is our second real estate transaction with the Schabatkas and we've been very pleased with both. Last time it was land and this time a home ... They are quick to respond and give personal attention every step of the way. They give their professional advice, but also listen and work with us on our thoughts and ideas ... They are truly amazing and hard working. They know their business and do it well."

CALL TO SCHEDULE YOUR FREE HOME ESTIMATE

928-821-3508

THE MARKET IS SHIFTING...AGAIN

HAVE INTEREST RATES PEAKED?
ARE YOU PREPARED FOR YOUR NEXT MOVE?

WE'RE HERE TO HELP
YOU CREATE A PLAN
AS RATES DROP

WHY SELL NOW?

RATES HAVE MADE SOME BUYERS SIT ON THE SIDELINES, HOWEVER THE DEMAND IS STILL HIGH FOR QUALITY HOMES JUST LIKE YOURS. LIST NOW WHILE COMPETITION IS STILL LOW.

OUR EXPERIENCE WILL HELP YOU SELL



CONTACT ROB SCHABATKA

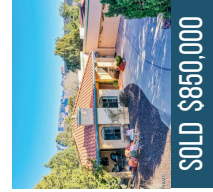
928-821-3508

Rob@SedonaProperty.net

2023 HAPPY CLIENTS



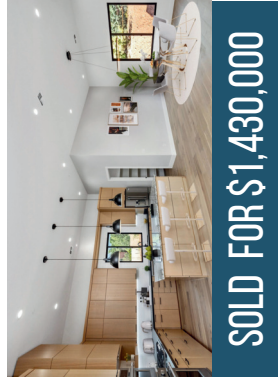
SOLD \$1,030,000



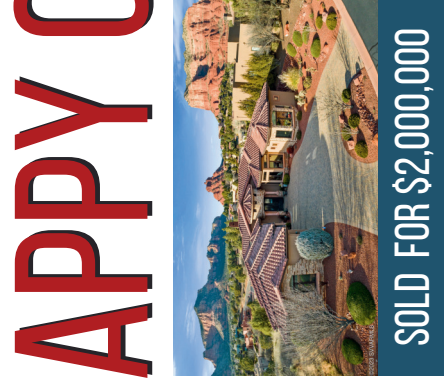
SOLD \$850,000



SOLD FOR \$1,430,000



SOLD FOR \$2,000,000



SOLD FOR \$1,450,000



SOLD \$850,000



SOLD \$1,200,000



SOLD \$1,250,000



SOLD \$580,000



SOLD \$545,000



SOLD \$999,000



SOLD \$845,000



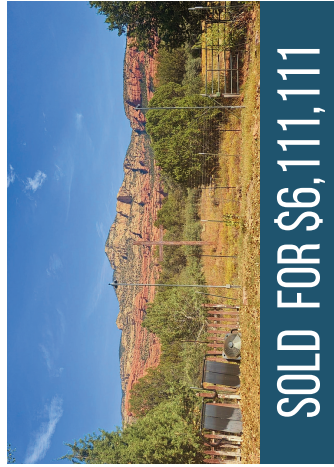
SOLD \$1,200,000



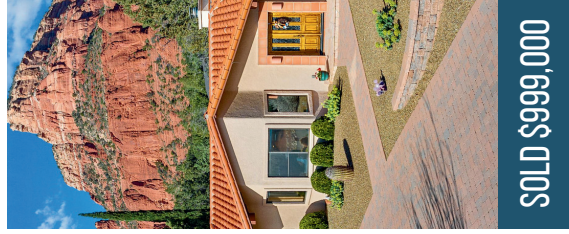
SOLD \$750,000



SOLD FOR \$6,111,111



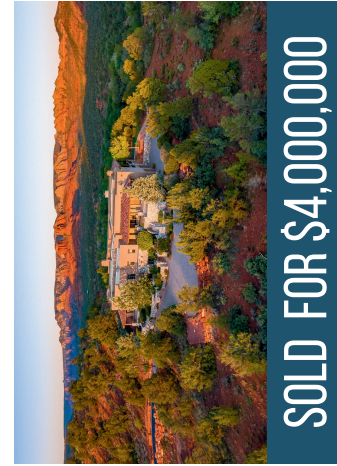
SOLD \$678,500



SOLD \$1,200,000



SOLD \$1,200,000



SOLD FOR \$4,000,000

WE'VE SOLD OVER \$410 MILLION
CALL ROB TO BE NEXT 928-821-3508

RE/MAX
SEDONA

ROB, PAM, RICKY & KAITLYNN
2290 W STATE ROUTE 89A
SEDONA, AZ 86336

STD MAILING
US POSTAGE PAID
SEDONA, AZ
PERMIT NO. 68

GASA CONTENTA

REAL ESTATE MARKET UPDATE

YEAR-END 2023 STATS



PRESENTED BY
RE/MAX
SEDONA

ROB SCHABATKA
BROKER/OWNER