

CURRENT SEDONA INVENTORY

149 HOMES
FOR SALE

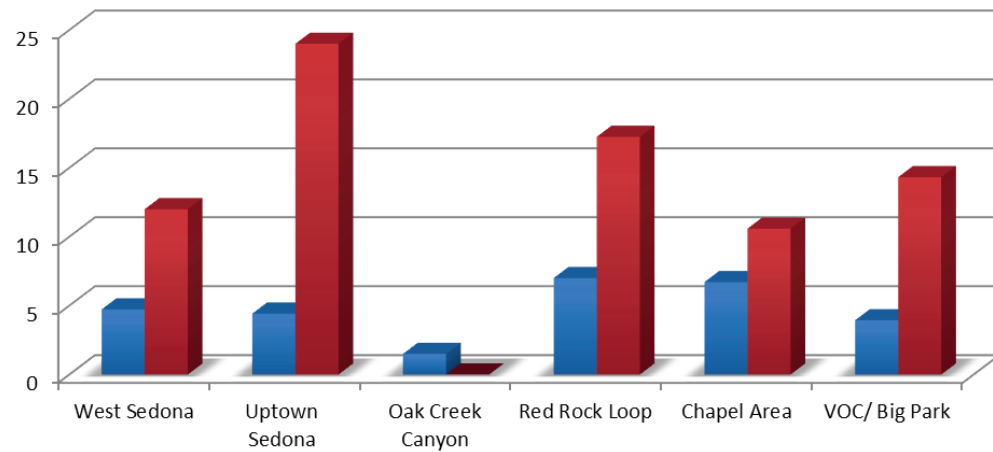
41 HOMES
PENDING

498 HOMES SOLD
IN 2023

MONTHS LEFT OF CURRENT INVENTORY

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

■ RESIDENTIAL HOMES ■ VACANT LAND



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!

FIRECLIFF

REAL ESTATE MARKET UPDATE
2023 YEAR-END



AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
RS	531972	30 FIREBIRD COURT	3	2	1907	\$695,000	385
RS	532254	45 BELL WASH COURT	4	3	2495	\$849,000	338
RS	533975	100 BELL CREEK WAY	4	3	2313	\$799,000	127
VL	533924	60 HIGH VIEW DRIVE				\$390,000	240
VL	529745	85 OVERLOOK WAY				\$349,000	556
VL	531049	30 HIGH VIEW DRIVE				\$295,000	505
VL	533867	225 BELL CREEK WAY				\$188,000	139

PROPERTIES IN ESCROW

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

PROPERTIES SOLD IN 2023

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	CLOSE DATE	SOLD PRICE	DOM
RS	531598	20 OVERLOOK WAY	3	3	2201	\$999,900	1/3/23	\$980,000	123
* RS	532169	70 HIGH VIEW DRIVE	4	5	3607	\$2,100,000	4/10/23	\$2,000,000	73
VL	531907	265 BELL CREEK WAY				\$159,000	4/25/23	\$154,000	141
RS	533151	130 BELL WASH COURT	3	2	2255	\$799,000	7/14/23	\$760,000	56
RS	532751	395 SUNCLIFFE DRIVE	3	2	1875	\$879,000	8/30/23	\$850,000	145
RS	533751	40 SUNCLIFFE DRIVE	3	3	2302	\$1,090,000	9/15/23	\$1,100,000	39
VL	533396	140 SUNCLIFFE DRIVE				\$229,000	10/17/23	\$210,000	120
RS	533390	100 ROJO VISTA COURT	3	2	1751	\$689,900	10/20/23	\$650,000	128
VL	532685	50 HIGH VIEW DRIVE				\$415,000	11/9/23	\$370,000	223
RS	533976	140 ROJO VISTA COURT	3	2	1750	\$699,000	11/15/23	\$700,000	68
RS	534189	170 BELL CREEK WAY	4	3	2960	\$749,000	12/20/23	\$749,000	93
RS	534156	5 ROSE MOUNTAIN COURT	3	2	1818	\$735,000	12/29/23	\$735,000	95

* PROPERTIES REPRESENTED BY ROB, PAM, RICKY & KAITLYNN SCHABATKA

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 SEDONA OWNER/BROKER
928-821-3508

WWW.SEDONAPROPERTY.NET/FIRECLIFF



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



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



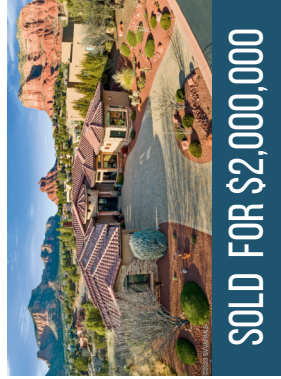
SOLD \$580,000



SOLD \$545,000



SOLD FOR \$1,430,000



SOLD FOR \$2,000,000



SOLD FOR \$1,450,000



SOLD \$850,000



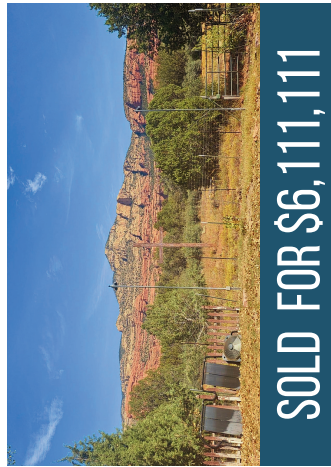
SOLD \$1,200,000



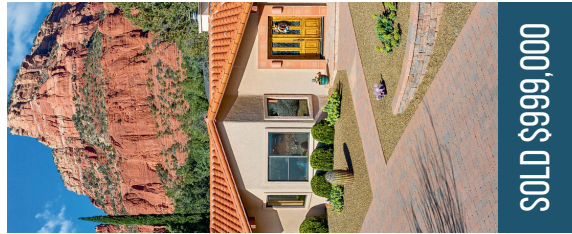
SOLD \$750,000



SOLD \$1,250,000



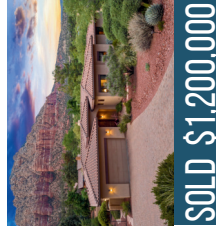
SOLD FOR \$6,111,111



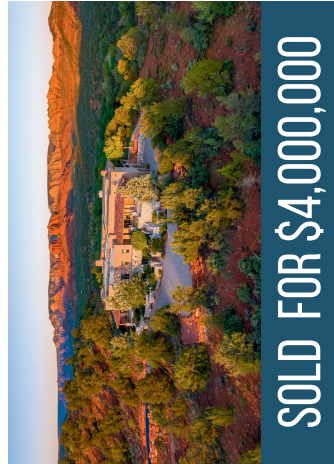
SOLD \$999,000



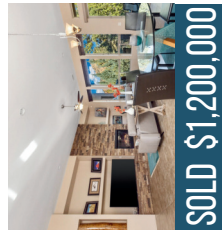
SOLD \$845,000



SOLD \$1,200,000



SOLD FOR \$4,000,000



SOLD \$1,200,000



SOLD \$678,500

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

RE/MAX
SEDONA

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

WE'VE SOLD OVER \$410 MILLION

CALL ROB TO BE NEXT 928-821-3508

FIRECLIFF

REAL ESTATE MARKET UPDATE

YEAR-END 2023 STATS

PRESENTED BY
RE/MAX
SEDONA



ROB SCHABATKA
BROKER/OWNER