

Foothills North

Real Estate Market Update 3rd Quarter of 2018

Featured Listings

Views of 10th Hole & Red Rocks



155 Crystal Sky Drive
0.53 Acre Vacant Lot
Offered at \$199,900
#517843

Designer Touches Throughout



15 Soldiers Trail
3 Beds | 4 Baths | 4,091 SqFt
Offered at \$1,350,000
#517579

Cul-De-Sac Location with Views



320 Calle Del Norte
0.66 Acre Vacant Lot
Offered at \$130,000
#517214

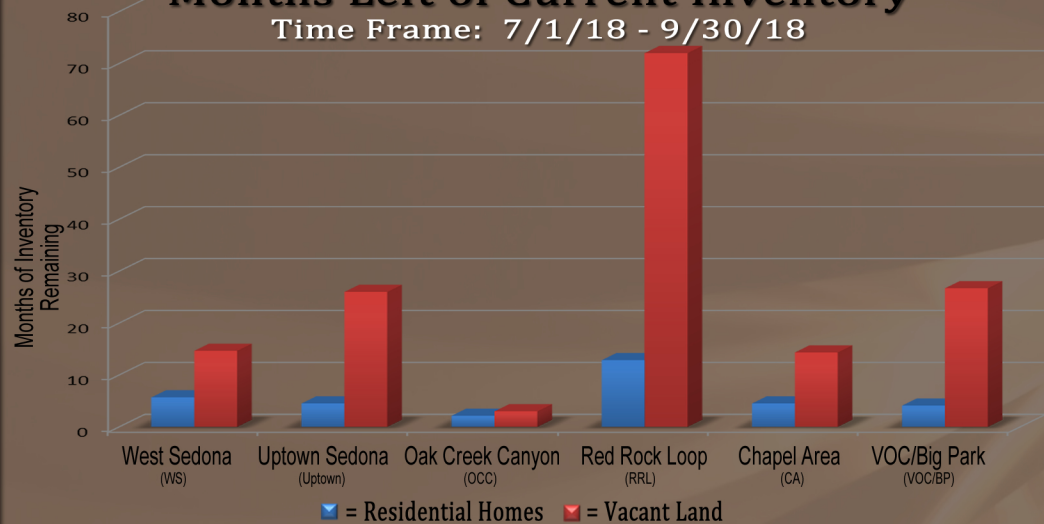
First Time On Market



175 Cochise Drive
3 Beds | 2 Baths | 2,227 SqFt
Offered at \$555,000
#516913

Months Left of Current Inventory

Time Frame: 7/1/18 - 9/30/18



Residential Home Statistics from 3rd Quarter 2018 Closings

	WS	Uptown	OCC	RRL	CA	VOC/ BP
Median House Price	\$541,700	\$528,750	\$477,500	\$442,000	\$675,000	\$427,000
No. of Closed Transactions	57	10	7	7	18	79
Absorption Rate (Months)	5.7	4.5	2.1	12.9	4.5	4.1
Avg Days on Market	119	93	154	166	150	130
No. of Active & Pending Homes	108	15	5	30	27	108
% of Inventory Pending	31%	20%	40%	10%	30%	29%

Verdict: Sellers' Market

Absorption Rate < 5 indicates a sellers' market.
Absorption Rate Between 5-7 indicates a balanced market.
Absorption Rate > 7 indicates a buyers' market.

Median Price: Calculated by taking half of the closing sales prices above and half below this threshold (not average).
Absorption Rate: The rate at which homes sell in a given area during a given time period. Absorption rate is shown as months of inventory supply remaining.
Average (Avg) Days on Market: The typical number of days a listing is active on the market before it is sold.

What does this mean for you?

Thinking of Buying?

Prices are up 10%+ in some submarkets of Sedona and interest rates are on the rise - Lock in your price and payment now!

Attention Homeowners!

Sedona's low supply of inventory is causing prices to increase. We are seeing well priced homes sell quickly as evidenced by the declining average days on market. Sedona needs more listings to satisfy buyers. Are you ready to sell?

Call Rob today to discuss Sedona Real Estate Opportunities
928.282.4166 x 253

Available Properties for Sale

Type	MLS #	Address	Beds	Baths	SqFt	List Price	DOM
RS	517817	160 Camino Del Caballo	5	5	7731	\$2,950,000	629
RS	517697	201 Calle Privado	3	3	2639	\$789,900	25

Properties in Escrow

There are no Foothills North Properties currently under contract.

Properties Sold in the 3rd Quarter of 2018

No Sales in the 3rd Quarter.

Disclaimer: If your home is currently on the market, this is not meant as a solicitation. Data from SVVAR MLS System and represents properties listed/sold by various brokers. Keep in mind that while Rob & Pam strive to provide accurate information, errors sometimes occur. Statistics pulled as of 10/16/18 for 7/1/18 - 9/30/18. All content is subject to verification. Please confirm all information with Rob & Pam Schabatka at 928-821-3508 or at their RE/MAX Sedona Office at 928-282-4166 x 253.



Rob Schabatka
Owner/Broker
928-821-3508

RE/MAX Sedona has sold 6 Foothills North Properties... Call 928.821.3508 to be next!

<http://SedonaProperty.net/FoothillsNorth>

<http://SedonaProperty.net/featured>



Receive This Update Online

Enter Your Email At:

<http://SedonaProperty.net/FoothillsNorth>

Did you know?

10 Year High

The numbers are in & the Sedona Residential Median House Price is the highest it's been since 2007!

Limited Inventory

Now is a great time to sell! Call us for your current home evaluation.

Experience Matters

Our team has 60+ years of experience IN SEDONA Real Estate.

4 Team Members > 1

Don't settle for 1 Realtor trying to do it all! Hire our 4 person team of full-time, experienced Realtors for the price of 1.

Exposure is the Game

And we're good at it! Contact us to see how we market differently.



Thinking of Selling?

List with the Biggest Name in Real Estate



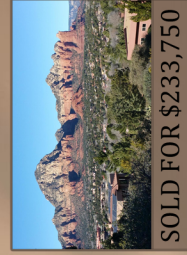
Rob & Pam Schabatka
Broker/Owners
928-821-3508

sold@SedonaProperty.net

Just a few
of our 2018 Happy Clients



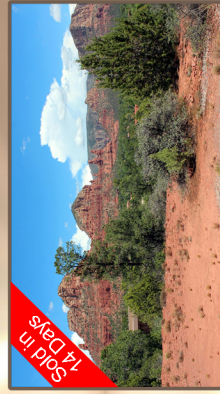
SOLD FOR \$690,000



SOLD FOR \$233,750



SOLD FOR \$424,900



SOLD FOR \$232,500



SOLD FOR \$1,395,000

Experience Matters

\$210+ Million Local Real Estate SOLD

Will your property be next?

Call Today! 928-821-3508

Community Events



Ales on Rails
Verde Canyon
Railroad
October 18 & 25
11am to 12:45pm



Pumpkin Splash
Sedona
Community Pool
October 20th
1pm - 3pm
\$5 Admission



Red Rocks
Oktoberfest
Posse Grounds
October 20th
4pm - 9pm
\$15 at the gate

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RE/MAX
SEDONA
Sedona Property Partners
2290 W State Route 89A
Sedona, AZ 86336

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<http://SedonaProperty.net/365Reasons>



Presented by:
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Foothills North



Real Estate Market Update 3rd Quarter 2018 Stats

