

# CURRENT SEDONA INVENTORY

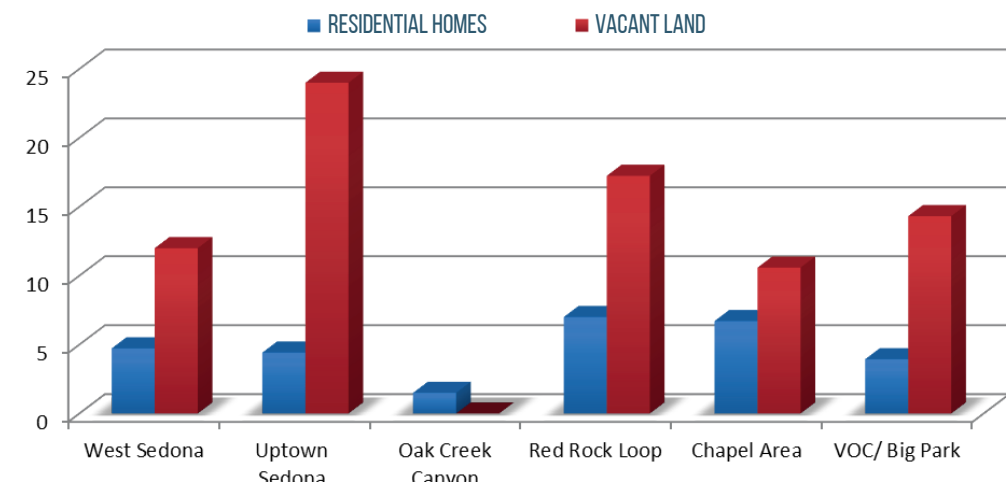
149 HOMES FOR SALE

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!

# LES SPRINGS

REAL ESTATE MARKET UPDATE  
2023 YEAR-END



## AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
RS	534194	59 LES SPRINGS DRIVE	3	3	3908	\$1,325,000	105

## 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	531728	27 COURTNEY CIRCLE	3	2	2188	\$949,000	1/23/23	\$949,000	77
RS	531541	35 RUE DE LA ROSE	3	3	2560	\$1,450,000	3/6/23	\$1,350,000	140
RS	532622	194 LES SPRINGS LANE	4	4	4100	\$1,195,000	4/18/23	\$1,195,000	24
RS	531380	306 LES SPRINGS DRIVE	4	3	3208	\$1,295,000	5/15/23	\$1,226,000	229
VL	533160	69 LES SPRINGS DRIVE				\$145,000	8/25/23	\$145,000	95
RS	534038	7 CHANELLE CIRCLE	3	3	2399	\$1,245,000	10/9/23	\$1,245,000	27
RS	534154	24 BRINS MESA ROAD	4	3	2876	\$1,350,000	11/15/23	\$1,325,000	53
RS	534460	26 ELICE CIRCLE	3	3	2650	\$1,450,000	12/11/23	\$1,450,000	41

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.

# AVAILABLE NOW!

FOR A LIST OF ALL OUR FEATURED LISTINGS VISIT [WWW.SEDONAPROPERTY.NET/FEATURED](http://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



**ROB, PAM, RICKY & KAITLYNN SCHABATKA**

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

[WWW.SEDONAPROPERTY.NET/LESSPRINGS](http://WWW.SEDONAPROPERTY.NET/LESSPRINGS)





# 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

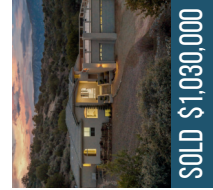


CONTACT ROB SCHABATKA

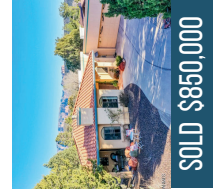
928-821-3508

Rob@SedonaProperty.net

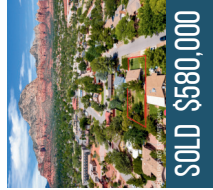
# 2023 HAPPY CLIENTS



SOLD \$1,030,000



SOLD \$850,000



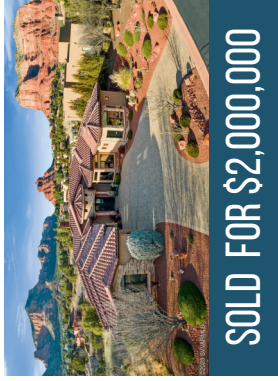
SOLD \$580,000



SOLD \$545,000



SOLD FOR \$1,430,000



SOLD FOR \$2,000,000



SOLD \$850,000



SOLD \$1,200,000



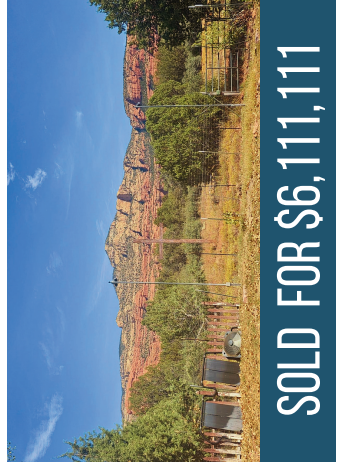
SOLD \$750,000



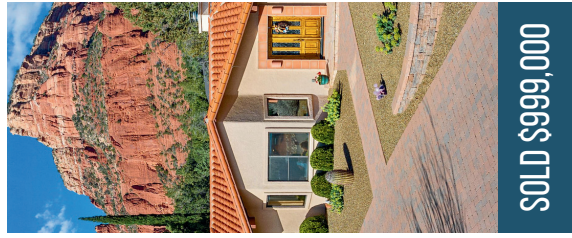
SOLD \$1,250,000



SOLD FOR \$1,450,000



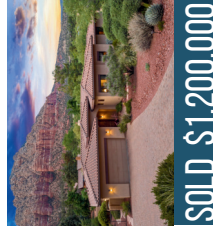
SOLD FOR \$6,111,111



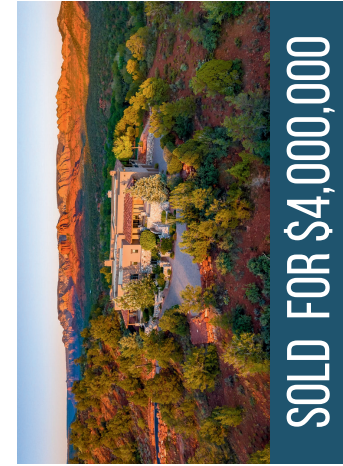
SOLD \$999,000



SOLD \$845,000



SOLD \$1,200,000



SOLD FOR \$4,000,000

**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

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



# LES SPRINGS

REAL ESTATE MARKET UPDATE

YEAR-END 2023 STATS

PRESENTED BY:  
**RE/MAX**  
SEDONA



ROB SCHABATKA  
BROKER/OWNER