

CURRENT SEDONA INVENTORY

149 HOMES
FOR SALE

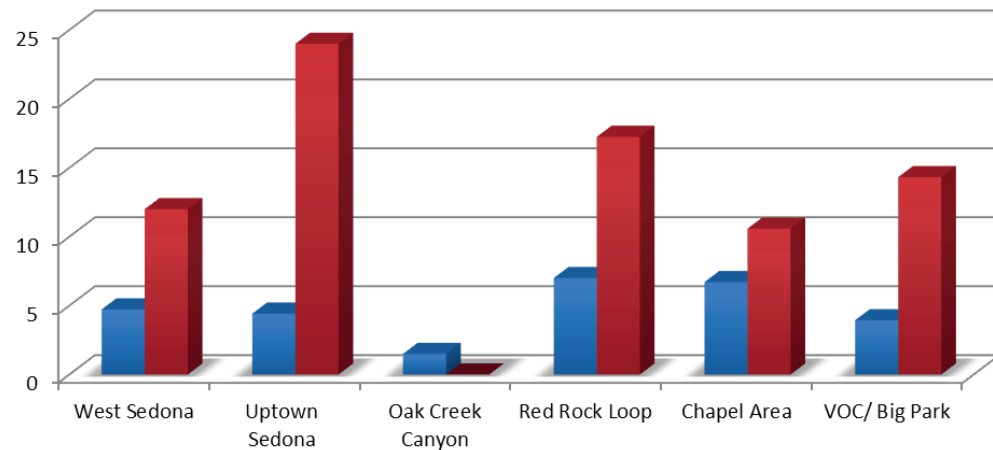
41 HOMES
PENDING

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!

SEDONA GOLF RESORT

REAL ESTATE MARKET UPDATE
2023 YEAR-END



AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
RS	534489	707 CROWN RIDGE ROAD	3	3	2407	\$1,350,000	70
RS	533680	35 BENT TREE COURT	2	2	2356	\$1,159,000	166
RS	534214	722 CROWN RIDGE ROAD	4	3	2832	\$1,049,000	99
RS	534217	160 STONE CREEK CIRCLE	2	2	2073	\$999,000	73
VL	532601	15 CRYSTAL SKY DRIVE				\$356,000	295
* VL	527355	135 CRYSTAL SKY DRIVE				\$310,000	767

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	531836	270 RIDGE ROCK ROAD	3	3	2632	\$1,195,000	2/23/23	\$1,165,000	94
RS	530808	175 WHITE TAIL DRIVE	2	2	1901	\$950,000	3/6/23	\$925,000	227
RS	532469	100 STONE CREEK CIRCLE	2	2	2396	\$975,000	3/29/23	\$975,000	22
RS	532371	90 SUNRIDGE CIRCLE	3	3	2703	\$1,089,000	3/31/23	\$1,055,000	37
RS	532420	150 STONE CREEK CIRCLE	3	2	2239	\$1,195,000	4/13/23	\$1,185,000	43
RS	532243	70 HERITAGE CIRCLE	3	2	2343	\$949,000	5/4/23	\$912,000	87
RS	532809	15 BENT TREE COURT	2	2	2553	\$1,165,000	5/24/23	\$1,100,000	41
RS	532958	95 W BIGHORN COURT	3	3	2470	\$1,195,000	5/30/23	\$1,165,000	30
RS	532989	35 W BIGHORN COURT	3	2	2379	\$1,144,900	6/23/23	\$1,100,000	49
RS	533159	798 CROWN RIDGE ROAD	3	3	2639	\$955,000	7/6/23	\$950,000	46
RS	531827	45 HERITAGE CIRCLE	2	2	2520	\$929,000	7/13/23	\$900,000	233
RS	533353	853 CROWN RIDGE ROAD	4	3	2452	\$1,250,000	8/24/23	\$1,200,000	72
RS	533134	125 DIAMOND SKY DRIVE	4	4	4486	\$2,895,000	10/16/23	\$2,625,000	144
RS	533732	1420 CROWN RIDGE ROAD	4	3	2686	\$1,075,000	11/17/23	\$1,050,000	107
RS	534421	210 WHITE TAIL DRIVE	4	3	2611	\$1,165,000	12/18/23	\$1,165,000	48

* 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[®] OWNER/BROKER
SEDONA 928-821-3508

WWW.SEDONAPROPERTY.NET/SGR



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



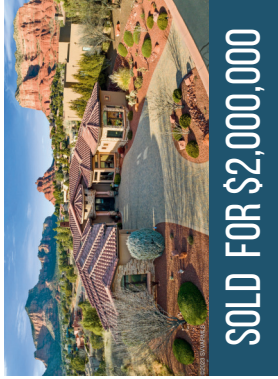
SOLD \$580,000



SOLD \$545,000



SOLD FOR \$1,430,000



SOLD FOR \$2,000,000



SOLD FOR \$1,450,000



SOLD \$850,000



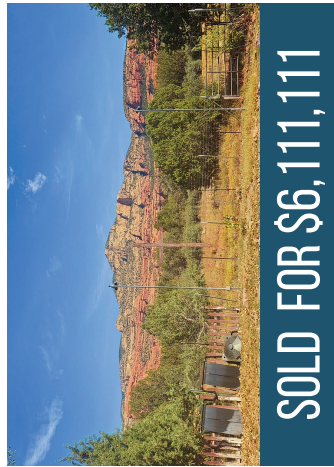
SOLD \$750,000



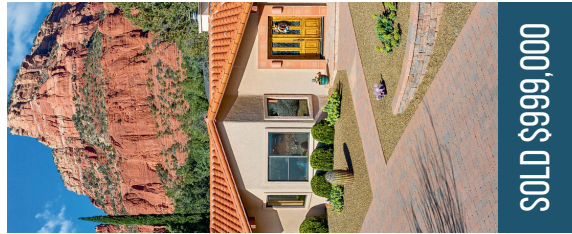
SOLD \$1,200,000



SOLD \$1,250,000



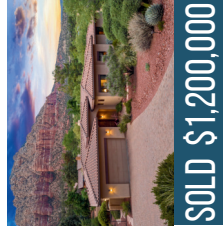
SOLD FOR \$6,111,111



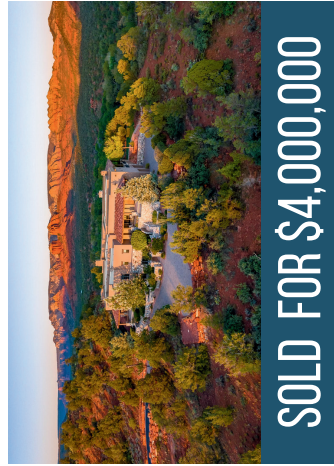
SOLD \$999,000



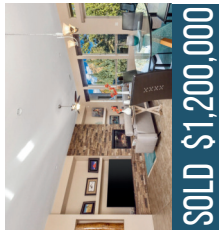
SOLD \$845,000



SOLD \$1,200,000



SOLD FOR \$4,000,000



SOLD \$1,200,000



SOLD \$678,500

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

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

SEDONA GOLF RESORT

REAL ESTATE MARKET UPDATE

YEAR-END 2023 STATS

PRESENTED BY:

RE/MAX
SEDONA



ROB SCHABATKA
BROKER/OWNER