

# CURRENT SEDONA INVENTORY

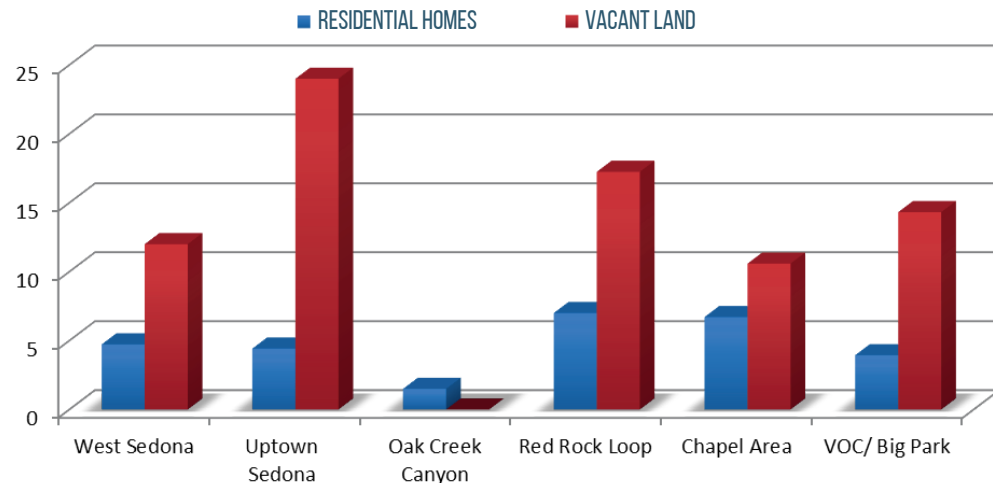
149 HOMES FOR SALE

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!



## AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
* RS	533561	130 HIDDEN MEADOW	4	6	9556	\$7,500,000	183
RS	533586	144 FAY CANYON	4	6	4400	\$3,950,000	208
VL	534400	170 HIDDEN MEADOW				\$3,100,000	80
RS	534766	25 CALLE DE VICKERS	3	2	2619	\$1,299,000	27
* VL	533500	80 PASEO DEL ORO				\$1,000,000	192

## PROPERTIES IN ESCROW

STATUS	TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
* PENDING	RS	533501	10 PASEO DEL ORO	4	4	3362	\$3,100,000	192

## PROPERTIES SOLD IN 2023

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	CLOSE DATE	SOLD PRICE	DOM
TH	525206	133 PEACEFUL SPIRIT TRAIL	3	4	2737	\$1,385,000	1/9/23	\$1,474,887	725
TH	525396	21 SECRET PASS DRIVE	3	4	2737	\$1,300,000	1/12/23	\$1,317,499	1072
TH	532147	98 PEACEFUL SPIRIT TRAIL	3	3	2737	\$2,200,000	1/25/23	\$2,199,000	0
TH	525408	158 PEACEFUL SPIRIT TRAIL	3	4	2737	\$1,335,000	1/31/23	\$1,324,303	1091
RS	523148	90 STERLING PASS DRIVE	3	4	3500	\$1,540,000	2/20/23	\$1,602,741	1197
TH	522575	123 PEACEFUL SPIRIT TRAIL	3	3	2737	\$1,459,926	3/23/23	\$1,459,926	861
VL	532399	35 CANYON VISTA ROAD				\$1,285,000	4/21/23	\$1,020,000	55
RS	522906	80 STERLING PASS DRIVE	3	4	3900	\$2,115,000	5/10/23	\$2,226,269	1118
TH	532611	36 SECRET PASS DRIVE	3	3	2849	\$2,050,000	5/18/23	\$2,024,998	55
RS	532238	154 FAY CANYON ROAD	4	6	4400	\$3,750,000	6/22/23	\$3,615,000	147
RS	521580	60 STERLING PASS DRIVE	3	4	3500	\$1,690,000	9/30/23	\$1,831,947	1422
RS	525496	40 STERLING PASS DRIVE	3	5	3900	\$4,250,000	10/13/23	\$2,313,241	543
RS	521618	50 STERLING PASS DRIVE	3	4	3500	\$1,615,000	10/30/23	\$1,732,164	1449
RS	533763	45 CALLE DE VICKERS	3	3	2550	\$1,750,000	11/17/23	\$1,480,000	100
RS	533919	90 STERLING PASS DRIVE	3	4	3500	\$2,775,000	12/21/23	\$2,425,000	111

KEY: PROPERTY TYPES RS = SINGLE FAMILY RESIDENCE TH = TOWNHOUSE VILLA = FULL VILLA SHARE VL = VACANT LAND

\* 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.



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

RE/MAX SEDONA CALL RICKY 480-203-5065

WWW.SEDONAPROPERTY.NET/SEVENCANYONS

# AVAILABLE NOW!

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

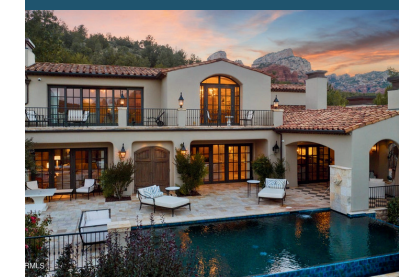
One of the Last Remaining Undeveloped Potential Multi-Family Acreage within West Sedona.



**50 TRANQUIL AVE**  
 SEDONA, AZ 86336  
 MLS #534022  
**9.4 ACRES**

OFFERED AT \$8,189,280

European Villa-style Estate in Solitude at Seven Canyons on an elevated 1.71-acre lot backing to NFS



**130 HIDDEN MEADOW**  
 SEDONA, AZ 86336  
 MLS #533561

**4 BEDS | 6 BATHS | 9556 SQFT**  
 OFFERED AT \$7,500,000

Nestled just below Rachel's Knoll, set high above Seven Canyons Golf Course with Unblockable Views



**80 PASEO DEL ORO**  
 SEDONA, AZ 86336  
 MLS #533500

**1.45 ACRE VACANT LOT**  
 OFFERED AT \$1,000,000

## 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  
**480-203-5065**

# 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 RICKY SCHABATKA

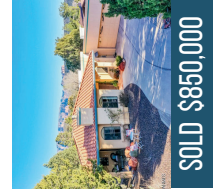
480-203-5065

Ricky@BuySedona.com

# 2023 HAPPY CLIENTS



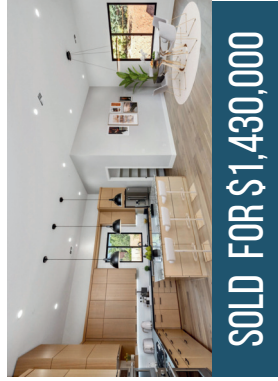
SOLD \$1,030,000



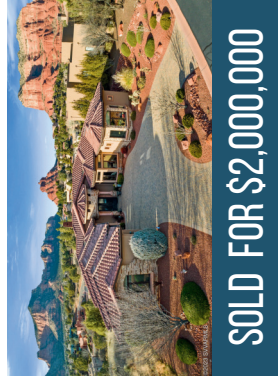
SOLD \$850,000



SOLD FOR \$1,430,000



SOLD FOR \$1,430,000



SOLD FOR \$2,000,000



SOLD FOR \$1,450,000



SOLD \$850,000



SOLD \$1,200,000



SOLD \$580,000



SOLD \$545,000



SOLD \$999,000



SOLD \$845,000



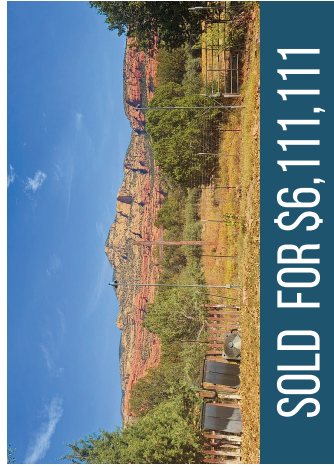
SOLD \$1,200,000



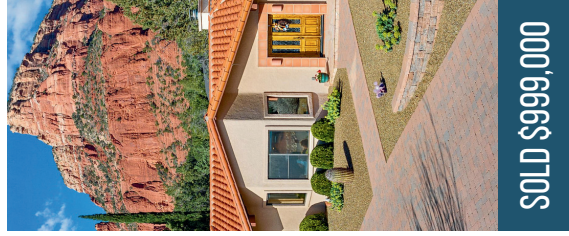
SOLD \$750,000



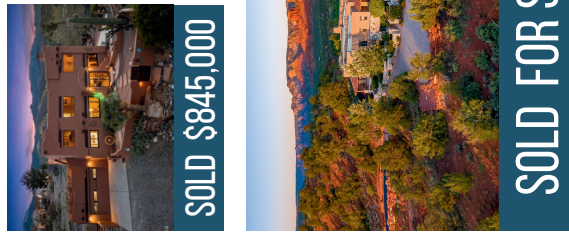
SOLD \$1,250,000



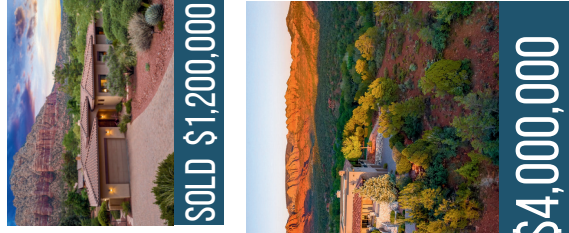
SOLD FOR \$6,111,111



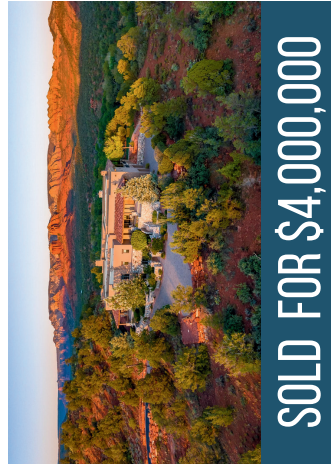
SOLD \$999,000



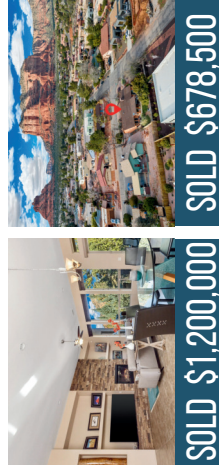
SOLD \$845,000



SOLD \$1,200,000



SOLD FOR \$4,000,000



SOLD \$1,200,000



SOLD \$678,500

WE'VE SOLD OVER \$410 MILLION  
CALL RICKY TO BE NEXT 480-203-5065

**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

# SEVEN CANYONS

REAL ESTATE MARKET UPDATE

YEAR-END 2023 STATS



PRESENTED BY:  
**RE/MAX**  
SEDONA

ROB SCHABATKA  
BROKER/OWNER