

CURRENT SEDONA INVENTORY

187 HOMES FOR SALE

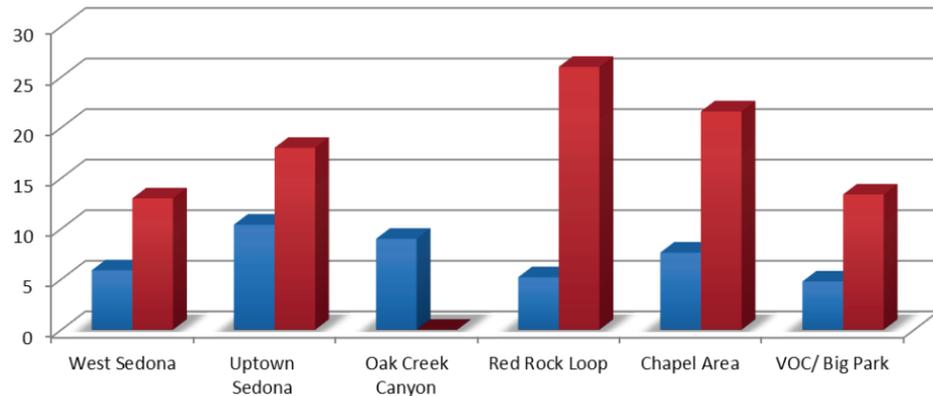
48 HOMES PENDING

273 HOMES SOLD IN 1ST HALF 2025

MONTHS LEFT OF CURRENT INVENTORY

TIME FRAME: 1/1/2025 - 06/30/2025

■ RESIDENTIAL HOMES ■ VACANT LAND



RESIDENTIAL HOME SALES STATISTICS

	WS	UPTOWN	CANYON	RR LOOP	CHAPEL	VOC/BP
MEDIAN HOUSE PRICE	\$945,000	\$1,515,000	\$854,500	\$1,280,000	\$1,265,000	\$800,000
NO. OF CLOSED TRANSACTIONS	106	15	4	15	22	113
ABSORPTION RATE (MONTHS)	5.9	10.4	9.0	5.2	7.6	4.8
AVG. DAYS ON MARKET	111	64	122	120	98	130
NO. OF ACTIVE & PENDING HOMES	104	26	6	13	28	90
% OF INVENTORY PENDING	22%	19%	0%	8%	29%	19%

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).

SEDONA'S BALANCED MARKET DEMANDS STRATEGY

Today's market rewards smart positioning over wishful thinking. In a balanced market, a good pricing strategy separates success from struggle. Call to discuss the strategic advantage your property deserves.

WE'VE SOLD OVER \$466 MILLION

OF SEDONA PROPERTIES...CALL TO BE NEXT!



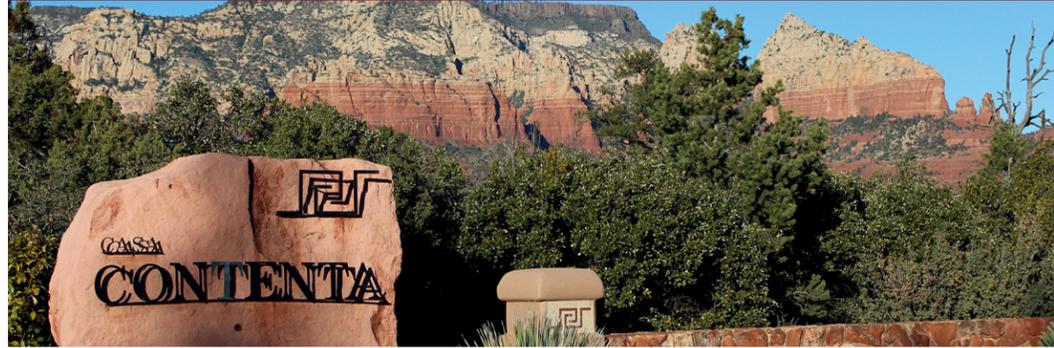
ROB, PAM, RICKY & KAITLYNN SCHABATKA

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

WWW.SEDONAPROPERTY.NET/CASACONTENTA

CASA CONTENTA

REAL ESTATE MARKET UPDATE
1ST HALF OF 2025



AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
RS	537060	202 CALLE DIAMANTE	4	4	4601	\$3,850,000	326
* RS	538574	209 CALLE FRANCESCA	3	4	4516	\$3,300,000	138

PROPERTIES IN ESCROW

STATUS	TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
NO PENDING SALES								

PROPERTIES SOLD IN 2025

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	CLOSE DATE	SOLD PRICE	DOM
RS	538070	205 CALLE FRANCESCA	3	4	2424	\$1,595,000	3/25/25	\$1,540,000	61
RS	538659	114 CALLE MARGUERITE	3	3	4001	\$2,249,000	6/10/25	\$2,065,000	77
RS	539046	116 CALLE MARGUERITE	3	3	2427	\$1,698,000	7/22/25	\$1,595,000	78

* 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 7/30/2025 FOR 1/1/2025 - 6/30/2025. ALL CONTENT IS SUBJECT TO VERIFICATION. PLEASE CONFIRM ALL INFORMATION WITH RICKY SCHABATKA AT 480-203-5065.

AVAILABLE NOW!

FOR A LIST OF ALL OUR FEATURED LISTINGS VISIT WWW.SEDONAPROPERTY.NET/FEATURED

Extensive Remodel - Every detail has been meticulously curated to enhance your everyday life



209 CALLE FRANCESCA

SEDONA, AZ 86336

MLS #538574

3+ BEDS | 4 BATHS | 4516 SQFT

OFFERED AT \$3,300,000

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



130 HIDDEN MEADOW

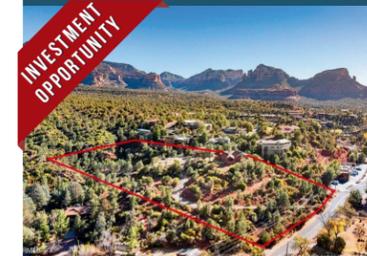
SEDONA, AZ 86336

MLS #533561

4 BEDS | 6 BATHS | 9556 SQFT

OFFERED AT \$5,250,000

The Gassaway House, a Renowned Historic Sedona Landmark + Nine Additional Custom Home Sites.



35 GASSWAY PLACE

SEDONA, AZ 86336

MLS #538152

4.69 ACRES - 10 LOTS

OFFERED AT \$15,000,000

Hear Directly from Our Valued Clients

"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 to emails and phone calls and they 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. It seems they have worked everywhere...and know all the markets and idiosyncrasies of the various homeowner associations and their requirements...They are truly amazing and hard working. They know their business and do it well. We highly recommend this team."

SCHEDULE YOUR PRIVATE HOME VALUATION

480-203-5065

READY FOR YOUR NEXT BIG MOVE?

WHEN RATES DROP, WE PREDICT BUYERS TO FLOOD BACK TO SEDONA, RESULTING IN MORE HOMEOWNERS CHOOSING TO LIST FOR SALE. THE WINDOW TO SELL WITH LESS COMPETITION IS RIGHT NOW. POSITION YOURSELF WITH SERIOUS CASH.

WHY WAIT? CONVERT YOUR SEDONA PROPERTY INTO BUYING POWER SO THAT YOU'RE READY TO JUMP ON THE NEXT GREAT OPPORTUNITY WHEN IT COMES ALONG.

CALL US TO TALK STRATEGY

YOU'VE BUILT EQUITY FOR A REASON, LET'S MAKE SURE YOUR NEXT MOVE PROTECTS AND/OR LEVERAGES IT.

OUR EXPERIENCE WILL HELP YOU SELL



CONTACT ROB SCHABATKA

928-821-3508

Rob@SedonaProperty.net

CONSIDERING SELLING YOUR HOME? EXPERIENCE MATTERS

WE'VE SOLD OVER \$466 MILLION

CALL ROB TO BE NEXT 928-821-3508

SEDONA RESIDENTIAL MARKET UPDATE

MEDIAN SALES PRICE
DECREASED BY 2.4%

2025: \$905,000
2024: \$927,500

NO. OF HOMES SOLD
INCREASED BY 3.4%

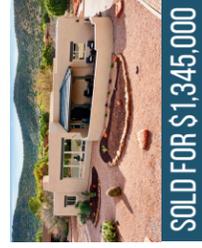
2025: 273 SOLD
2024: 264 SOLD

7 MONTHS

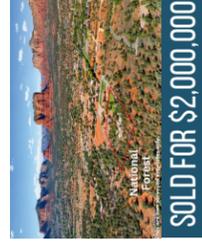
SUPPLY OF INVENTORY
CURRENTLY AVAILABLE

*BASED ON YTD SEDONA MLS HOME SALES

JUST A FEW
OF OUR 2025
HAPPY CLIENTS



SOLD FOR \$1,345,000



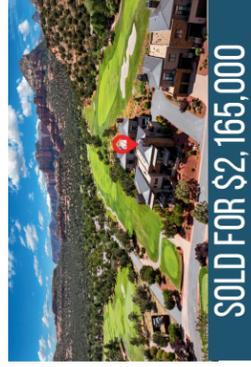
SOLD FOR \$2,000,000



SOLD FOR \$1,800,000



SOLD FOR \$2,000,000



SOLD FOR \$2,165,000

RE/MAX
SEDONA

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

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

CASA CONTENTA

REAL ESTATE MARKET UPDATE

2025 MID-YEAR STATS

PRESENTED BY

RE/MAX
SEDONA



ROB SCHABATKA
BROKER/OWNER