

CURRENT SEDONA INVENTORY

187 HOMES FOR SALE

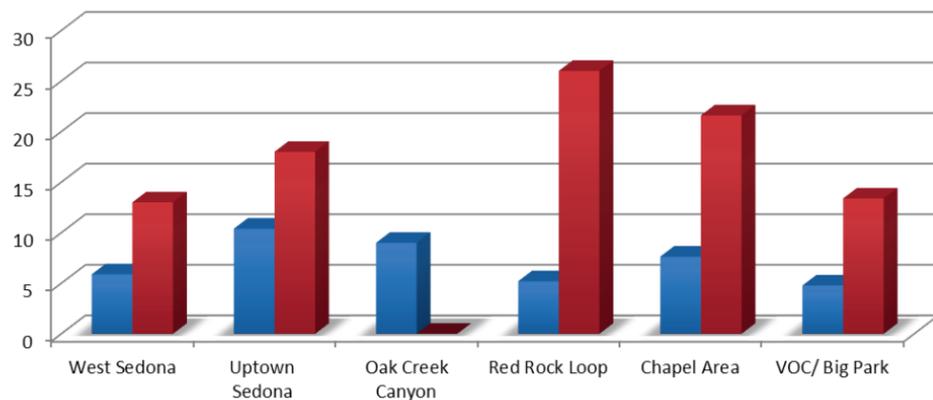
48 HOMES PENDING

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/CRIMSONVIEW



CRIMSON VIEW

REAL ESTATE MARKET UPDATE
 1ST HALF OF 2025



AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
RS	539486	40 CLIFF VIEW COURT	3	3	3068	\$1,749,000	40

PROPERTIES IN ESCROW

STATUS	TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
PENDING-TAKE BACKUP	RS	538787	2250 E MULE DEER RD	3	3	2303	\$985,000	114
PENDING-TAKE BACKUP	RS	539526	12 WHITETAIL LANE	4	3	2114	\$899,000	28

PROPERTIES SOLD IN 2025

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	CLOSE DATE	SOLD PRICE	DOM
RS	539380	2210 E MULE DEER RD	3	3	3011	\$1,185,000	7/14/25	\$1,195,000	32
VL	538628	5 BUCKSKIN LANE				\$199,000	7/18/25	\$193,000	123

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 ROB SCHABATKA AT 928-821-3508.

AVAILABLE NOW!

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

Meticulously Maintained - Turnkey & STR Possible
 VIEWS - Walking distance to all Uptown Sedona



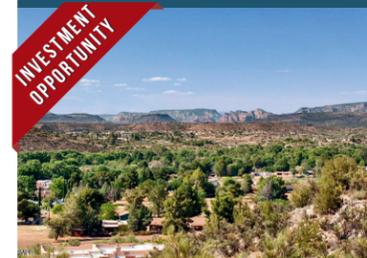
15 CIRCLE DRIVE
 SEDONA, AZ 86336
 MLS #538198
3 BEDS | 3 BATHS | 2,100 SQFT
 OFFERED AT \$1,325,000

Stunning Home in Sedona's highly sought-after Chapel area, peacefully situated on a quiet cul-de-sac



182 SAGE DRIVE
 SEDONA, AZ 86336
 MLS #539095
4 BEDS | 2 BATHS | 2,997 SQFT
 OFFERED AT \$1,299,999

Prime Development Opportunity
 36 Custom Home Sites—each 2+/- acres or more



3410 CORONADO TR
 RIMROCK, AZ 86335
 MLS #536328
96.73 ACRES
 OFFERED AT \$2,300,000

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
928-821-3508

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%

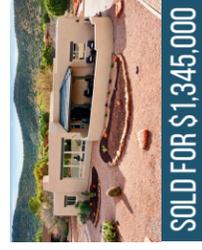
2025: 273 SOLD
2024: 264 SOLD

7 MONTHS

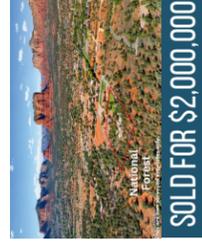
SUPPLY OF INVENTORY
CURRENTLY AVAILABLE

*BASED ON YTD SEDONA MLS HOME SALES

JUST A FEW OF OUR 2025 HAPPY CLIENTS



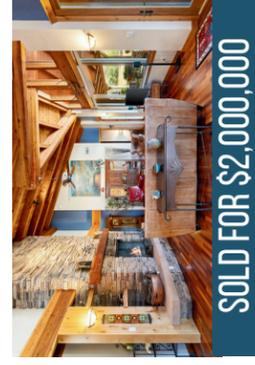
SOLD FOR \$1,345,000



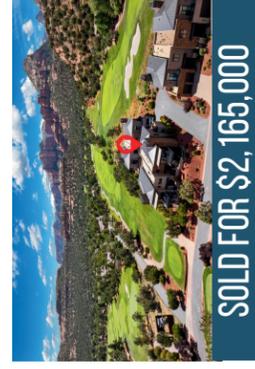
SOLD FOR \$2,000,000



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

CRIMSON VIEW

REAL ESTATE MARKET UPDATE

2025 MID-YEAR STATS

PRESENTED BY:

RE/MAX
SEDONA



ROB SCHABATKA
BROKER/OWNER