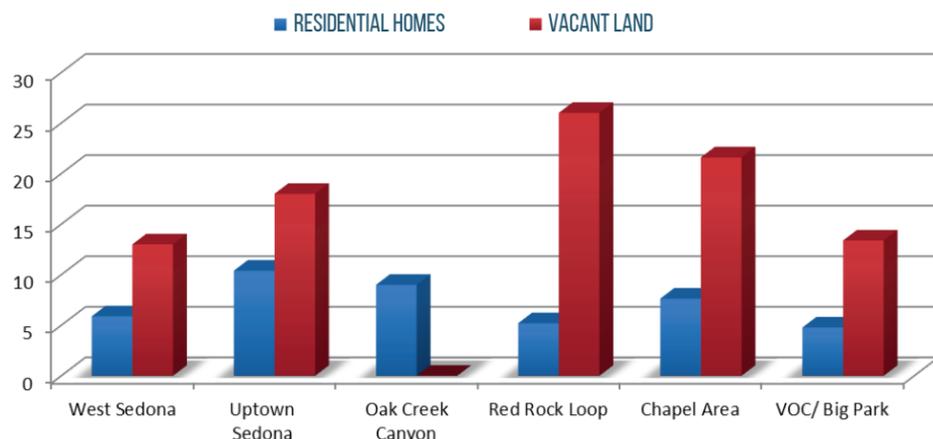


# CURRENT SEDONA INVENTORY

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 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/FIRECLIFF



# FIRECLIFF

REAL ESTATE MARKET UPDATE  
1ST HALF OF 2025



## AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
RS	538908	95 BELL WASH COURT	4	3	2494	\$850,000	100
RS	539291	80 BELL WASH COURT	3	2	1932	\$699,000	58
VL	538003	85 OVERLOOK WAY				\$349,000	197
VL	536245	40 LONG SHADOWS COURT				\$299,000	429

## 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	536216	100 BELL WASH COURT	3	2	1750	\$745,000	1/10/25	\$730,000	232
RS	537269	15 FIREBIRD COURT	4	3	2302	\$819,000	4/7/25	\$810,000	192
VL	538913	220 SUNCLIFFE DRIVE				\$197,500	6/9/25	\$192,000	49
RS	538290	45 BELL WASH COURT	4	3	2495	\$830,000	6/25/25	\$800,000	130

\* 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 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)

Perched atop one of most Scenic Hilltops in VOC with Unblockable Views from EVERY Room



**195 ALTA VISTA**

SEDONA, AZ 86351

MLS #539360

3 BEDS | 3 BATHS | 2,416 SQFT

OFFERED AT \$1,495,000

Golf Course Living with Lush Gardens & Recent Renovation - Thoughtful New Floorplan - Light & Bright



**25 MINER CIRCLE**

SEDONA, AZ 86351

MLS #539550

4 BEDS | 3 BATHS | 3,576 SQFT

OFFERED AT \$1,222,000

Three Income-Generating Units - A strong return on investment in Sedona's thriving Rental Market.



**50 CHAPARRAL DRIVE**

SEDONA, AZ 86351

MLS #538215

ONE 2B/2B + TWO 1B/1B UNITS

OFFERED AT \$999,000

## 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**

# 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%

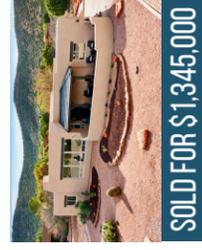
2025: 273 SOLD  
2024: 264 SOLD

7 MONTHS

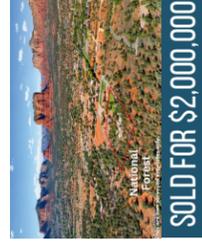
SUPPLY OF INVENTORY  
CURRENTLY AVAILABLE

\*BASED ON YTD SEDONA MLS HOME SALES

JUST A FEW  
OF OUR 2025  
HAPPY CLIENTS



SOLD FOR \$1,345,000



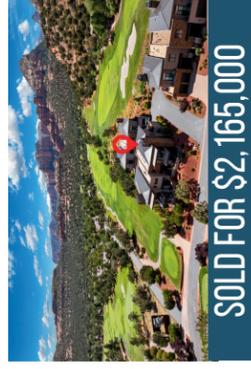
SOLD FOR \$2,000,000



SOLD FOR \$1,800,000



SOLD FOR \$2,000,000



SOLD FOR \$2,165,000

RE/MAX  
SEDONA

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

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

# FIRECLIFF

REAL ESTATE MARKET UPDATE

2025 MID-YEAR STATS

# Firecliff

PRESENTED BY  
RE/MAX  
SEDONA



ROB SCHABATKA  
BROKER/OWNER