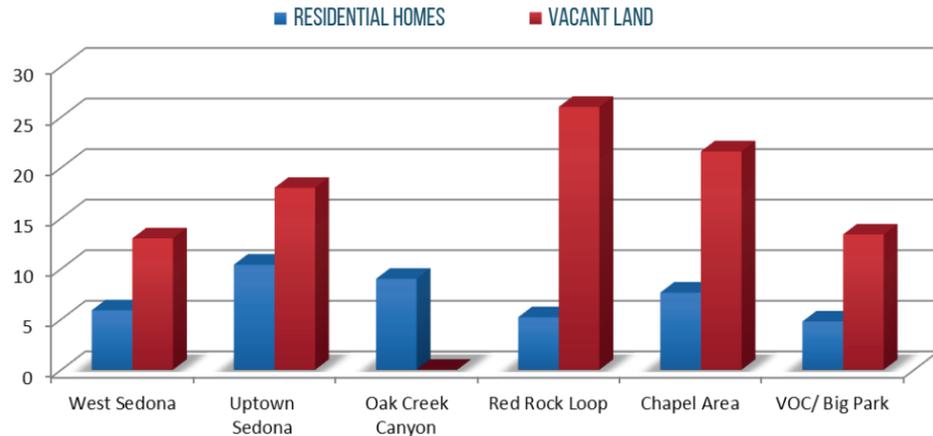


CURRENT SEDONA INVENTORY

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/SGR



SEDONA GOLF RESORT

REAL ESTATE MARKET UPDATE
1ST HALF OF 2025



AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
RS	538303	65 CRYSTAL SKY DRIVE	3	4	3525	\$1,875,000	112
RS	539538	35 BENT TREE COURT	2	2	2356	\$1,059,000	12
RS	539148	722 CROWN RIDGE RD	4	3	2832	\$999,000	60
RS	536577	100 W BIGHORN COURT	3	2	2375	\$939,000	369
VL	538135	130 DIAMOND SKY DRIVE				\$399,000	165

PROPERTIES IN ESCROW

STATUS	TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
PENDING-TAKE BACKUP	RS	539607	165 E BIGHORN COURT	2	2	1951	\$995,000	20
PENDING-TAKE BACKUP	RS	6892029	205 E BIGHORN COURT	2	3	1951	\$950,000	19

PROPERTIES SOLD IN 2025

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	CLOSE DATE	SOLD PRICE	DOM
RS	535203	160 CRYSTAL SKY DRIVE	4	6	5026	\$2,995,000	3/21/25	\$2,895,000	406
RS	538955	209 RIDGE ROCK RD	3	2	2642	\$1,370,000	7/1/25	\$1,350,000	67
RS	537219	210 WHITE TAIL DRIVE	4	3	2611	\$1,200,000	2/12/25	\$1,200,000	142
RS	538465	677 CROWN RIDGE RD	3	3	2587	\$1,230,000	6/23/25	\$1,195,000	111
RS	537576	215 RIDGE ROCK RD	3	3	2608	\$1,042,000	3/14/25	\$985,000	136
RS	538773	1140 CROWN RIDGE RD	2	2	2023	\$890,000	5/16/25	\$890,000	39
RS	536953	1180 CROWN RIDGE RD	2	2	1932	\$880,000	7/15/25	\$858,000	320
RS	536646	160 STONE CREEK CIRCLE	2	2	2073	\$870,000	4/18/25	\$809,000	236
RS	537886	150 BENT TREE DRIVE	2	2	2052	\$795,000	4/17/25	\$777,273	120
VL	538107	70 CRYSTAL SKY DRIVE				\$350,000	5/9/25	\$320,000	100

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

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

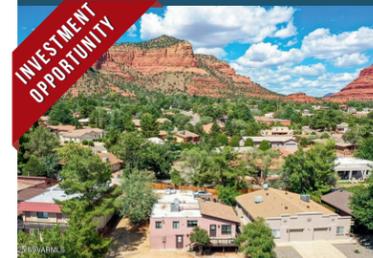
SEDONA, AZ 86351

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

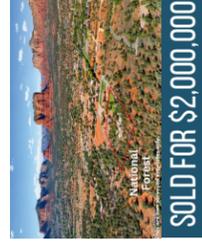
SUPPLY OF INVENTORY
CURRENTLY AVAILABLE

*BASED ON YTD SEDONA MLS HOME SALES

JUST A FEW OF OUR 2025 HAPPY CLIENTS



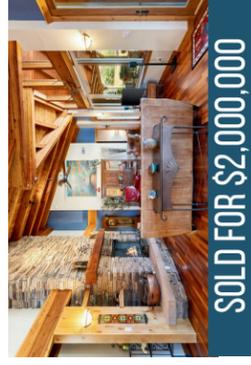
SOLD FOR \$1,345,000



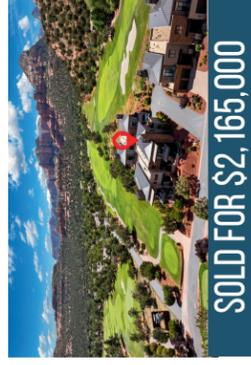
SOLD FOR \$2,000,000



SOLD FOR \$1,800,000



SOLD FOR \$2,000,000



SOLD FOR \$2,165,000

RE/MAX
SEDONA

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

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

SEDONA GOLF RESORT

REAL ESTATE MARKET UPDATE

2025 MID-YEAR STATS

PRESENTED BY:

RE/MAX
SEDONA



ROB SCHABATKA
BROKER/OWNER