

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

480-203-5065

Ricky@BuySedona.com

CONSIDERING SELLING YOUR HOME?

EXPERIENCE MATTERS

WE'VE SOLD OVER \$466 MILLION

CALL RICKY TO BE NEXT 480-203-5065

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%

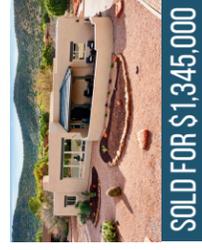
2025: 273 SOLD
2024: 264 SOLD

7 MONTHS

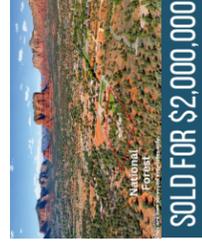
SUPPLY OF INVENTORY CURRENTLY AVAILABLE

*BASED ON YTD SEDONA MLS HOME SALES

JUST A FEW OF OUR 2025 HAPPY CLIENTS



SOLD FOR \$1,345,000



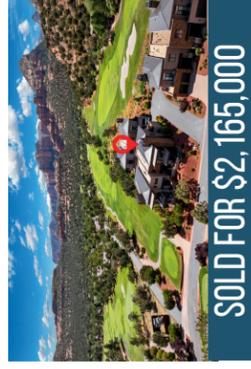
SOLD FOR \$2,000,000



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

SEVEN CANYONS

REAL ESTATE MARKET UPDATE

2025 MID-YEAR STATS

PRESENTED BY:
RE/MAX
SEDONA



ROB SCHABATKA
BROKER/OWNER

CURRENT SEDONA INVENTORY

187 HOMES FOR SALE

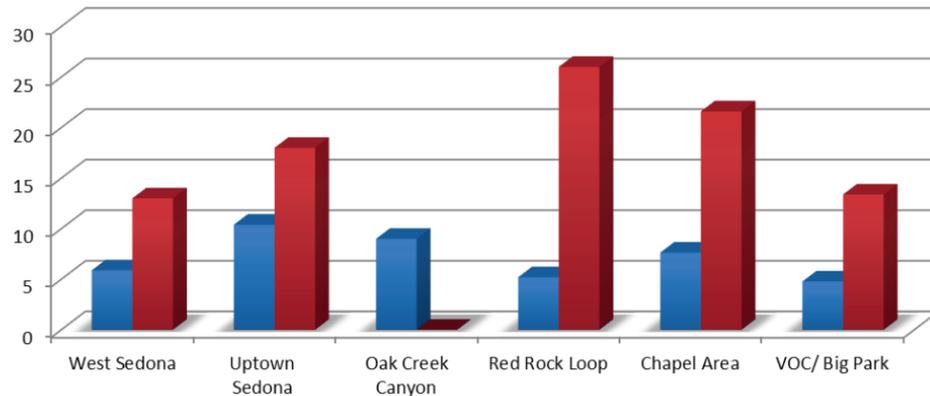
48 HOMES PENDING

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!



AVAILABLE PROPERTIES FOR SALE

TYPE	MLS #	ADDRESS	BEDS	BATHS	SQFT	LIST PRICE	DOM
* RS	533561	130 HIDDEN MEADOW	4	6	9556	\$5,250,000	748
RS	537578	45 CALLE DE VICKERS	3	3	2550	\$2,369,000	273
VL	539106	30 PASEO DEL ORO				\$289,000	82

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
TH	536532	148 PEACEFUL SPIRIT TR	3	4	2700	\$2,200,000	1/6/25	\$2,100,000	181
* TH	536382	12 PEDREGOSA DRIVE	3	3	3061	\$2,200,000	1/7/25	\$2,165,000	207
RS	537594	134 FAY CANYON RD	4	6	4458	\$3,550,000	3/18/25	\$3,400,000	137
VL	N/A	170 HIDDEN MEADOW DR					3/26/25	\$3,100,000	
TH	538725	6 SECRET PASS DRIVE	3	3	2737	\$2,250,000	3/31/25	\$2,250,000	181
RS	N/A	144 FAY CANYON RD	4	6	4479		4/9/25	\$3,150,000	
RS	538875	90 STERLING PASS RD	3	4	3500	\$3,200,000	5/13/25	\$2,750,000	26
TH	539108	178 PEACEFUL SPIRIT TR	3	4	2737	\$2,295,000	6/11/25	\$2,190,000	31
RS	538558	50 CANYON VISTA RD	3	4	5029	\$5,400,000	6/30/25	\$5,100,000	109
TH	538748	138 PEACEFUL SPIRIT TR	3	4	2737	\$2,300,000	7/28/25	\$2,000,000	118

KEY: PROPERTY TYPES RS = SINGLE FAMILY RESIDENCE TH = TOWNHOUSE 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 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.



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

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

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



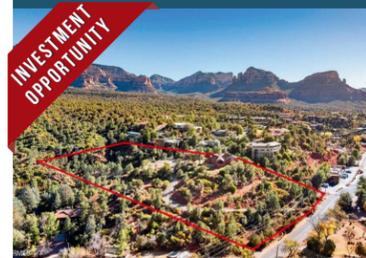
209 CALLE FRANCESCA
SEDONA, AZ 86336

MLS #538574

3+ BEDS | 4 BATHS | 4516 SQFT

OFFERED AT \$3,300,000

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