

Mid-Year 2015
SedonaArea/VOC
Market Report

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Single Family Homes

Jan.- June	# SOLD	Median Rec.Sales Price	Avg. \$/sq.ft
2000	222	\$267,000	\$147
2001	252	\$262,000	\$144
2002	243	\$287,250	\$154
2003	280	\$331,00	\$170
2004	290	\$385,000	\$203
2005	340	\$515,000	\$263
2006	235	\$597,400	\$312
2007	151	\$575,000	\$293
2008	113	\$520,000	\$264
2009	146	\$429,500	\$198
2010	219	\$385,000	\$184
71 Foreclosures		(32%)	
23 Short-sales		(11%)	
126 Non-Distressed		(57%)	
2011	207	\$330,000	\$171
54 Foreclosures		(26%)	
29 Short-sales		(14%)	
124 Non-Distressed		(60%)	
2012	225	\$340,000	\$180
41 Foreclosures		(18%)	
20 Short-sales		(9%)	
164 Non-Distressed		(73%)	CDOM: 247

SOLD Jan.- June 2014: **206**
MRSP: \$414,500 Avg. \$/sq.ft: **\$213**
 Avg. Cum. Days On Market: **192**
 8 Foreclosures (4%)
 2 Short-sales (1%)
 196 Non-Distressed **(95%)**
 Sale-to-List Price Ratio: 96% CDOM: 193

SOLD Jan.- June 2015: **200**
MRSP: \$437,500
Avg. \$/sq.ft: \$220
Avg. Days On Market: 193
 6 Foreclosures (3%)
 1 Short-sales (0.5%)
 193 Non-Distressed **(96.5%)**
Sale-to-List Price Ratio: 96%; CDOM: 267

Past ACTIVE Inventory
 30 June 05: 175
 30 June 06: 322
 30 June 07: 463
 30 June 08: 517
 30 June 09: 397
 30 June 10: 362
 30 June 11: 306
 30 June 12: 283
 30 June 13: 242
 30 June 14: 302

ACTIVE (July 2015): 280
 4 REO's (1.4%)
 1 Short-sales (0.4%)

PAST PENDING
 30 June 06: 74
 30 June 07: 38
 30 June 08: 32
 30 June 09: 80
 30 June 10: 75
 30 June 11: 72
 30 June 12: 56
 30 June 13: 68
 30 June 14: 55

PENDING (July 2015): 59
 2 REO's (3.4%)
 0 Short-sales

Luxury Homes (\$1,000,000+)

<i>Jan-June</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>	<i>Avg. Size Sq ft</i>	<i>Avg. \$/sq.ft</i>
2001	6	\$1,257,500	4,755 Sq ft	\$263
2002	4	\$1,456,250	4,862 Sq ft	\$325
2003	14	\$1,287,500	4,615 Sq ft	\$297
2004	18	\$1,182,359	4,284 Sq ft	\$355
2005	30	\$1,250,000	3,970 Sq ft	\$393
2006	35	\$1,245,000	3,637 Sq ft	\$438
2007	30	\$1,317,500	3,227 Sq ft	\$401
2008	13	\$1,600,000	3,802 Sq ft	\$428
2009	9	\$1,350,000	4,302 Sq ft	\$348
2010	7	\$1,130,000	4,687 Sq ft	\$307
2011	12	\$1,650,000	4,724 Sq ft	\$375
2012	11	\$1,305,000	4,927 Sq ft	\$328
2013	13	\$1,247,500	3,968 Sq ft	\$333
2014	14	\$1,164,250	4,477 Sq ft	\$309
# SOLD Jan.- June 2015: 18 MRSP: \$1,711,139 Avg. CDOM: 446 Size 4,383 sq. ft.; Avg. \$/sq.ft: \$377 Sale-to-List Price Ratio: 95%				
# ACTIVE (July 2015): 66 (vs. 63 – 2013; 57 – 2014)				
# PENDING (July 2015): 2				

Vacant Residential Land

<i>Jan-June</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>
2001	163	\$125,000
2002	200	\$145,000
2003	151	\$157,000
2004	223	\$202,500
2005	200	\$359,000
2006	89	\$515,00
2007	35	\$296,000
2008	29	\$345,000
2009	33	\$120,000
2010	45	\$160,000
2011	46	\$125,000
2012	61	\$103,500
2013	69	\$135,000
2014	79	\$165,000

SOLD Jan. - June 2015: 55

MRSP: \$148,500

2 REO's (vs. **14** in 2013 & **3** in 2014)

1 Short Sale

ACTIVE (July 2015): 336

(382-2008;413-2009;403-2010; 362-2011; 307-2012; 319-2013; 301-2014)

MListP: \$228,500 (vs. \$225,000 - 2014)

(2 REO's; 0 Short-sales)

PENDING (July 2015): 13

(0 REO's; 0 short-sales)