

**2011 in Historical Perspective**  
**Sedona Area Market Statistics**

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**Single Family Homes**

Date	# SOLD	Median Recorded Sales Price	\$/sq.ft
Jan-Dec 1999	461	\$239,000	\$124
Jan-Dec 2000	468	\$256,000	\$128
Jan-Dec 2001	498	\$271,000	\$138
Jan-Dec 2002	520	\$301,000	\$148
Jan-Dec 2003	599	\$339,000	\$168
Jan-Dec 2004	591	\$420,000	\$195
Jan-Dec 2005	582	\$529,000	\$248
Jan-Dec 2006	386	\$590,000	\$284
Jan-Dec 2007	254**	\$557,500	\$270
<b>**Down 34% from 2006</b>			
Jan-Dec 2008	227	\$480,000	\$233
Jan-Dec 2009*	345	\$398,000	\$182
Jan-Dec 2010**	407	\$365,000	\$167
<b>*End of 2009 Included:</b>			
106 Foreclosures [aka, REO's] (31%) (MRSP: \$312,500; \$/Sq.ft: \$144)			
36 Short-sales (10%) (MRSP: \$345,000; \$/Sq.ft: \$163)			
203 Non-REO's/Short-sales (59%) (MRSP: \$455,000; \$/Sq.ft: \$205)			
<b>**End of 2010 Included:</b>			
129 Foreclosures [aka, REO's] (33%) (MRSP: \$282,100; \$/Sq.ft: \$132)			
44 Short-sales (11%) (MRSP: \$377,500; \$/Sq.ft: \$171)			
234 Non-REO's/Short-sales (58%) (MRSP: \$422,500; \$/Sq.ft: \$195)			

**# SOLD Jan-Dec 2011: 387**  
**MRSP: \$350,000**  
**\$/sq.ft: \$161**  
Includes  
**98 Foreclosures [aka, REO's] (25%)**  
 (MRSP: \$255,403; \$/Sq.ft: \$119)  
**45 Short-sales (12%)**  
 (MRSP: \$275,000; \$/Sq.ft: \$135)  
**244 Non-REO's/Short-sales (63%)**  
 (MRSP: \$417,000; \$/Sq.ft: \$184)

**# Past ACTIVE Inventory**  
 31 Dec 08: **459**  
 31 Dec 09: **338**  
 31 Dec 10: **301**

**# ACTIVE now: 301**  
**Median List Price: \$549,000**  
**\$/sq.ft: \$213**  
Includes  
**15 REO's (5%)**  
 (MListP: \$306,000; \$/Sq.ft: \$154)  
**19 Short-sales (6%)**  
 (MListP: \$418,500; \$/Sq.ft: \$163)

**# PAST PENDINGs**  
 31 Dec 08: **15**  
 31 Dec 09: **44**  
 31 Dec 10: **73**

**# PENDING now 56**  
**MListP: \$364,450**  
**\$/sq.ft: \$157**  
Includes  
**11 REO's (20%)**  
**15 Short-sales (27%)**

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

<i>Date</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>	<i>Size</i>	<i>\$/sq.ft</i>
Jan-Dec 2000	4	\$1,170,000	2,612 Sq ft	\$448
Jan-Dec 2001	14	\$1,250,000	4,478 Sq ft	\$279
Jan-Dec 2002	4	\$1,456,250	4,750 Sq ft	\$307
Jan-Dec 2003	23	\$1,400,000	4,612 Sq ft	\$303
Jan-Dec 2004	33	\$1,225,000	4,232 Sq ft	\$289
Jan-Dec 2005	52	\$1,250,000	3,826 Sq ft	\$327
Jan-Dec 2006	55	\$1,245,000	3,535 Sq ft	\$352
Jan-Dec 2007	42	\$1,317,000	3,509 Sq ft	\$375
<i>Down 24% from 2006</i>				
Jan-Dec 2008	25	\$1,290,000	3,765 Sq ft	\$343
<i>Down 43% from 2007</i>				
Jan-Dec 2009	19	\$1,500,000	4,395 Sq ft	\$341
<i>Down 24% from 2008</i>				
Jan-Dec 2010	17	\$1,200,000	4,059 Sq ft	\$296

**# SOLD Jan-Dec 2011: 17**  
**MRSP - \$1,440,000**  
**Size 4,540 sq. ft.; \$/sq.ft: \$317**

**# ACTIVE now: 61**  
**MListP: \$1,525,000**  
**Size: 4,506 sq. ft.; \$/sq.ft: \$338**  
**Previous Active:**  
**(93 Dec 08; 85 Dec 09; 59 Dec 10)**

**# PENDING now: 4**  
**MListP: \$1,377,000**  
**Size: 4,254 sq. ft.; \$/sq.ft: \$324**  
**Previous Pending:**  
**(2 Dec 08; 1 Dec 09; 5 Dec 10)**

## Vacant Residential Land

<i>Date</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>
Jan-Dec 1999	327	\$109,000
Jan-Dec 2000	418	\$140,000
Jan-Dec 2001	335	\$130,000
Jan-Dec 2002	381	\$145,000
Jan-Dec 2003	386	\$181,500
Jan-Dec 2004	428	\$225,000
Jan-Dec 2005	333	\$375,000
Jan-Dec 2006	115	\$519,000
Jan-Dec 2007	69	\$353,500
Jan-Dec 2008	58	\$300,000
Jan-Dec 2009	95	\$135,000
Jan-Dec 2010	94	\$135,000

**# SOLD Jan-Dec 2011: 90**  
**MRSP: \$125,000**  
**(16 REO's; 3 short-sales)**

**# ACTIVE now: 331**  
**446 Dec 08; 335 Dec 09; 316 Dec 10**  
**MListP: \$209,000**  
**(19 REO's; 1 short-sale)**

**# PENDING now: 3**  
**1 Dec 08; 7 Dec 09; 12 Dec 10**  
**MListP: \$225,000**  
**(1 REO's; 0 short-sales)**

## Condos / Townhomes

<i>Date</i>	<i># SO LD</i>	<i>Median Recorded Sales Price</i>	<i>Size</i>	<i>\$/sq.ft</i>
Jan-Dec 1999	118	\$146,000	1,322 <i>Sq.ft</i>	\$110
Jan-Dec 2000	137	\$159,000	1,322 <i>Sq.ft</i>	\$119
Jan-Dec 2001	124	\$158,250	1,223 <i>Sq.ft</i>	\$129
Jan-Dec 2002	150	\$177,250	1,163 <i>Sq.ft</i>	\$153
Jan-Dec 2003	154	\$209,475	1,270 <i>Sq.ft</i>	\$165
Jan-Dec 2004	129	\$279,000	1,325 <i>Sq.ft</i>	\$211
Jan-Dec 2005	111	\$312,000	1,176 <i>Sq.ft</i>	\$265
Jan-Dec 2006	86	\$390,000	1,352 <i>Sq.ft</i>	\$288
Jan-Dec 2007	59	\$350,000	1,226 <i>Sq.ft</i>	\$285
Jan-Dec 2008	55	\$295,000	1,272 <i>Sq.ft</i>	\$232
Jan-Dec 2009	54	\$270,000	1,303 <i>Sq.ft</i>	\$207
Jan-Dec 2010**	69	\$250,000	1,274 <i>Sq.ft</i>	\$196

**\*\*2010 Includes:**

**9 REO's (13%)**

**MRSP - \$209,000; \$/sq.ft: \$167**

**5 Short-sales (7%)**

**MRSP - \$202,000; \$/sq.ft: \$152**

**# SOLD Jan-Dec 2011: 56**

**MRSP: \$196,500**

**Size: 1,270 sq.ft.; \$/sq.ft: \$155**

**Includes:**

**9 REO's (13%)**

**(MRSP: \$130,000; \$/sq.ft: \$106)**

**5 Short-sales (6%)**

**(MRSP: \$171,500; \$/sq.ft: \$194)**

**# ACTIVE now: 63**

**MListP: \$279,000**

**Size: 1,400 sq. ft.; \$/sq.ft: \$199**

**Past Active:**

**31 Dec. 2010: 80**

**31 Dec. 2009: 75**

**PENDING now: 10**

**MListP: \$176,700**

**Size: 1,257 sq. ft.; \$/sq.ft: \$141**