



## Sedona Info & Market Overview

Many tourists say that Sedona is a visitor playground during all four seasons. Another huge factor why people travel and settle in this region is because it is hard to let go of the majestic feeling and awareness you get when you around the red rock formations. Famous rocks such as Snoopy, CoffeePot, Cathedral, Bell, Chimney, Courthouse & Capital Buttes. Just to name a few. The core industry is tourism and people who visit sometimes get "red rock fever" and want to buy property.

**WEATHER**  
**300 DAYS OF SUNSHINE**

THE OLD SAYING GOES...

**GOD MAY HAVE MADE THE GRAND CANYON BUT HE LIVES IN SEDONA!** :-)

OUTDOOR ACTIVITIES

**HIKING - TENNIS**  
**SWIMMING - FISHING**  
**BIKING - CAMPING**  
**CLIMBING - BIRDING**  
**YOU NAME IT WE HAVE IT !!**

\*SEE Market Profile CHART - BELOW  
**MARKET ACTION INDEX - BUYER MKT**

**29.8**  
**MARKET ACTION INDEX**  
**ANSWERS THE QUESTION**  
**HOW IS THE MARKET?**  
 BY MEASURING CURRENT RATE OF SALES VERSUS AMOUNT OF INVENTORY  
**ABOVE 30 FAVORS**  
**The SELLER**

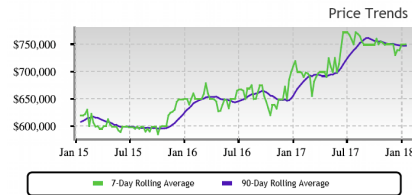
MY PROFESSIONAL NETWORKING

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**SWIM & SPA**  
**PLUMBING, SIREP**  
**ELECTRICAL**  
**HOME SERVICES,**  
**LANDSCAPING + MORE**

SUPPLY AND DEMAND

The Sedona Market has shown some evidence of slowing. Both prices & inventory levels are relatively stable in recent weeks. Watch the MARKET ACTION INDEX, it can be a leading indicator for price changes.

Sedona 86336 and 86351 Incl. Village of Oak Creek, Big Park



City designated by International Dark Sky Assoc.

**400 BILLION STARS**  
**IN THE MILKY WAY**  
 AND YOU CAN SEE MOST OF THEM FROM  
**Sedona!**

The red rock scenery of Sedona has long been an iconic setting for Hollywood films about the Old West and a popular magnet for artists and tourist alike. Sedona is committed to preserving its small-town charm, and thanks to the sustained efforts of concerned residents, its dark night skies.

In recognition of Sedona's efforts protecting this important natural resource, the International Dark-Sky Association has designated the city of Sedona the world's eighth International Dark Sky Community.

Sedona		Jan 22, 2018	
<b>REAL-TIME SEDONA</b>	Real-Time Market Profile		Trend
	Median List Price	\$ 750,000	↔
	Asking Price Per Square Foot	\$ 271	↔
	Average Days on Market (DOM)	202	↑
	Percent of Properties with Price Decrease	21 %	
	Percent Relisted (reset DOM)	5 %	
	Percent Flip (price increased)	3 %	
	Median House Size (sq ft)	2813	
	Median Lot Size	0.25 - 0.50 acre	
	Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0		
Market Action Index	Buyer's Advantage	29.8	↓

↔ No change    ↑ Strong upward trend    ↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

**MORE INFO @ SedonaMarketReports.com**

I am a Coldwell Banker REALTOR® who tailors specific solutions just for YOU. Give me a call! Sheri Sperry 928-274-7355 or visit me @ [SheriSperry.Realtor](http://SheriSperry.Realtor)

