

## SEDONA, AZ 86336

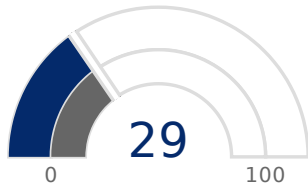
### Single-Family Homes

This week the median list price for Sedona, AZ 86336 is \$949,500 with the market action index hovering around 29. This is about the same as last month's market action index of 29. Inventory has held steady at or around 120.

### MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

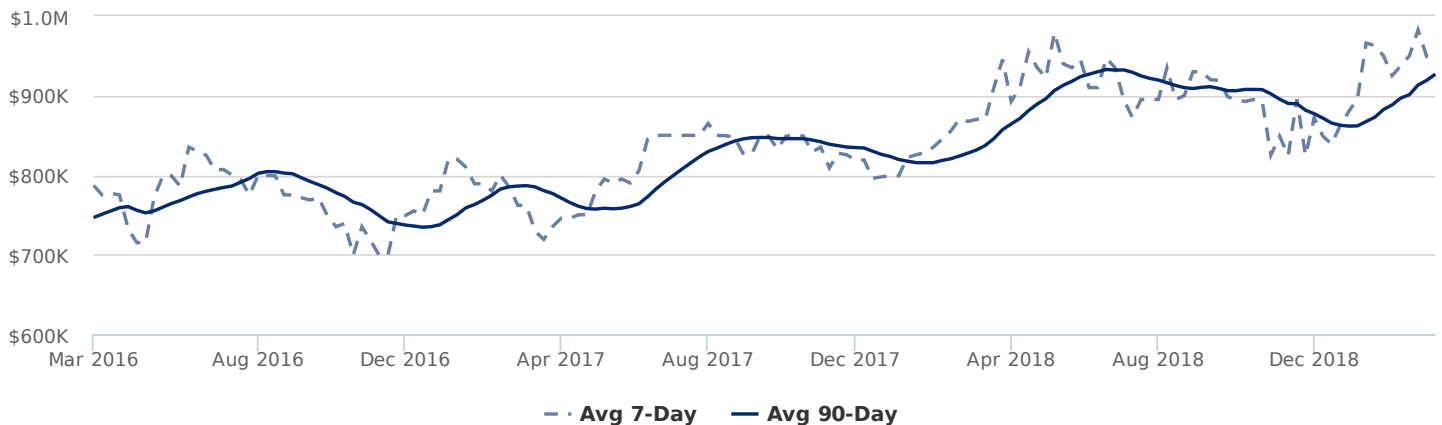
● Today  
● Last Month



### Slight Buyer's Advantage

Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

### MEDIAN LIST PRICE












### MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,127,500	4,994	1 - 2.5 acres	4	4	12	1	0	295
\$1,215,950	3,820	0.5 - 1 acre	3	4	18	2	0	235
\$750,000	2,393	0.25 - 0.5 acre	3	2	23	4	2	165
\$494,700	1,904	0.25 - 0.5 acre	3	2	38	2	1	117

### REAL-TIME MARKET PROFILE

Median List Price		\$949,500
Per Square Foot		\$323
Days on Market		203
Price Decreased		26%
Price Increased		3%
Relisted		12%
Inventory		120
Median House Rent		\$2,595
Most Expensive		\$5,700,000
Least Expensive		\$289,000
Market Action Index		29
<b>Slight Buyer's Advantage</b>		