

Mid-Year 2026 SedonaArea/VOC

Roy E. Grimm, PhD

Single Family Homes

Jan.- June	# SOLD	Median Rec.Sales Price	Avg. \$/sq.ft
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 2013: <u>218</u> MRSP: <u>\$399,500</u> Avg. \$/sq.ft: <u>\$202</u> Avg. Cum. Days On Market: <u>239</u> 26 Foreclosures (12%); 16 Short-sales (7%) 196 Non-Distressed (81%) Sale-to-List Price Ratio: <u>96%</u>			

SOLD Jan.- June 2014: 206
MRSP: \$414,500 Avg. \$/sq.ft: \$213
Avg. Cum. Days On Market: 193
8 REO; 2 Short-sales; 196 Non-Distress **95%**
Sale/List \$ Ratio: 96%

SOLD Jan.- June 2015: 200
MRSP: \$437,500 Avg. \$/sq.ft: \$220
Avg. Cum. Days On Market: 267
6 REO; 1 Short-sale; 193 Non-Distress (**97%**)
Sale-to-List Price Ratio: 96%

SOLD Jan.- June 2016: 192
MRSP: \$468,400 Avg. \$/sq.ft: \$225
Avg. Cum. Days On Market: 207
5 REO; 1 Short-sale; 184 Non-Distress **96.9%**
Sale-to-List Price Ratio: 96%

SOLD Jan.- June 2017: 242
MRSP: \$502,250 Avg. \$/sq.ft: \$236
Avg. Cum. Days On Market: 188
7 REO; 2 Short-sales; 223 Non-Distress **97%**
Sale-to-List Price Ratio: 97%

SOLD Jan.- June 2018: 269
MRSP: \$578,250 Avg. \$/sq.ft: \$259
Avg. Cum. Days On Market: 155
6 REO; 266 Non-Distressed **98%**
Sale-to-List Price Ratio: 97%

SOLD Jan.- June 2019: 234 (-13%)
MRSP: \$555,000 Avg. \$/sq.ft: \$280
Avg. Cum. Days On Market: 130
2 REO; 230 Non-Distressed **99%**
Sale-to-List Price Ratio: 97%

SOLD Jan.- June 2020: 230 (-2%)
MRSP: \$579,500 (+4%) Avg. \$/sq.ft: \$287
Avg. Cum. Days On Market: 161 (+24%)
1 REO; 224 Non-Distressed **99.6%**
Sale-to-List Price Ratio: 97%

SOLD Jan.- June 2021: 312 (+35%)
MRSP: \$850,000 (+47%); Avg. \$/sq.ft: \$385
Avg. Cum. Days On Market: 92 (-43%)
0 REO; 0 Short-sales; Non-Distressed **100%**
Sale-to-List Price Ratio: 101%

SOLD Jan.- June 2022: 263 (-16%)
MRSP: \$1,120,000 (+32%); Avg. \$/sq.ft: \$524
Avg. Cum. Days On Market: 66 (-28%)
Non-Distressed **100%**
Sale-to-List Price Ratio: 102%

SOLD Jan.- June 2023: 194 (-26%)
MRSP: \$999,000 (-11%); Avg. \$/sq.ft: \$468
Avg Cum Days On Market:139 (+110%)
Non-Distressed 100%; Sale/List \$ Ratio: 97%

SOLD Jan.- June 2024: 214 (10%)
MRSP \$1,094,500 10%; Avg. \$/sq.ft: \$505 +8%
Av Days On Market:105 (-24%)
Non-Distressed 100%; Sale/List \$ Ratio: 97%

SOLD Jan.- June 2025: 201 (-6%)
MRSP: \$1,100,000 (+0.5%)
Avg. \$/sq.ft: \$521 (+3%)
Avg. Days On Market: 117 (+12%)
Non-Distressed (99.5%)
Sale-to-List Price Ratio: 97%

SOLD Jan.- June 2026: 220 (9%)
MRSP: \$1,131,100 (3%)
Avg. \$/sq.ft: \$519/ Median:\$484
Avg. Days On Market: 88 (-25%)
Non-Distressed (100%)
Sale-to-List Price Ratio: 97%

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
30 June 15: 280
30 June 16: 290
30 June 17: 190
30 June 18: 160
30 June 19: 179
30 June 20: 141
30 June 21: 42
30 June 22: 95
30 June 23: 96
30 June 24: 148
30 June 25: 171

ACTIVE: 170 (144)

PAST PENDINGS

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
30 June 15: 59
30 June 16: 55
30 June 17: 68
30 June 18: 72
30 June 19: 80
30 June 20: 101
30 June 21: 99
30 June 22: 50
30 June 23: 29
30 June 24: 33
30 June 25: 48

PENDING: 39 (36)

MONTHLY

June 2019

#SOLD: 42

MRSP: \$555,000

June 2020

#SOLD: 51 (+21%)

MRSP: \$620,000 (+12%)

June 2021

#SOLD: 67 (+31%)

MRSP: \$905,950 (+46%)

June 2022

#SOLD: 38 (-43%)

MRSP: \$1,025,000 (+13%)

June 2023

#SOLD: 38 (0%)

MRSP: \$892,500 (-13%)

Avg. \$/sq.ft.: \$484

June 2024

#SOLD: 38 (0%)

MRSP: \$1,124,500 (26%)

Avg. \$/sq.ft.: \$509

June 2025

#SOLD: 42 (11%)

MRSP: \$1,197,500 (7%)

Avg. \$/sq.ft.: \$551 (8%)

*June 2026

#SOLD: 32

MRSP: \$1,120,00

Avg. \$/sq.ft.: \$499

May 2026

#SOLD: 52

MRSP: \$1,352,148

Apr 2026

#SOLD: 42

MRSP: \$988,750

Mar 2026

#SOLD: 37

MRSP: \$1,350,000

Feb 2026

#SOLD: 27

MRSP: \$1,000,000

Jan 2026

#SOLD: 30

MRSP: \$1,290,000

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	4615 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: **66**; PENDING: **2**

SOLD Jan.- June 2017: **20**
MRSP: **\$1,322,000** Avg. CDOM: **317**
Size **4,714** sq. ft. Avg. \$/sq.ft: **\$341** Sale-to-List Price Ratio: **95%**
ACTIVE July: **56**; # PENDING: **9**

SOLD Jan.- June 2018: 27
MRSP: **\$1,300,000** Avg. CDOM: **291**
Size **4,513** sq. ft. Avg. \$/sq.ft: **\$343**
Sale-to-List Price Ratio: **92%**
ACTIVE July: **50**; **PENDING**: **16**

SOLD Jan.- June 2019: 29
MRSP: **\$1,191,500** Avg. CDOM: **254**
Size **4,143** sq. ft. Avg. \$/sq.ft: **\$34**
Sale-to-List Price Ratio: **96%**
ACTIVE July: **66**; **PENDING**: **18**

SOLD Jan.- June 20: 29 + 4 TH's = 33
MRSP: **\$1,400,000** Avg. CDOM: **311**
Size **4,362** sq. ft. Avg. \$/sq.ft: **\$379** Sale-to-List Price Ratio: **95%**
ACTIVE July: **53**; PENDING: **25**

SOLD Jan.- June 2021: **105** + 7 TH's = **112**
MRSP: **\$1,475,000** Avg. CDOM: **311**
Size **3,810** sq. ft. Avg. \$/sq.ft: **\$471**
Sale-to-List Price Ratio: **101%**
ACTIVE July: **17**; PENDING: **43**

SOLD Jan.- June 2022: **149** + 1 TH = **150**
MRSP: **\$1,400,000** Avg. CDOM: **68**
Size **2,975** sq. ft. Avg. \$/sq.ft: **\$586**
Sale-to-List Price Ratio: **102%**
ACTIVE July: **61**; PENDING: **36**

SOLD Jan.- June 2023: **96** + 8 TH = **104**
MRSP: **\$1,383,500** Avg. CDOM: **150**
Size **3,198** sq. ft. Avg. \$/sq.ft: **\$520**
Sale-to-List Price Ratio: **97%**
ACTIVE July: **67**; PENDING: **22**

SOLD Jan.- June 2024: **119** + 1 TH = **120**
MRSP: **\$1,474,000** Avg. CDOM: **113**
Size **3,129** sq. ft. Avg. \$/sq.ft: **\$556**
Sale-to-List Price Ratio: **97%**
ACTIVE July: **103**; PENDING: **16**

SOLD Jan.- June 2025: **119** + 6 TH = **125**
MRSP: **\$1,495,000** Avg. CDOM: **111**
Size **3,059** sq. ft. Avg. \$/sq.ft: **\$583**
Sale-to-List Price Ratio: **97%**
ACTIVE July: **121**; PENDING: **8**

SOLD Jan.- 23 June 2026: **132** + 6 TH = **138**
MRSP: **\$1,550,000** Avg. CDOM: **80**
Avg. Size **3,051** sq. ft. Avg. \$/sq.ft: **\$590**; Med: **\$548**
Sale-to-List Price Ratio: **96%**
ACTIVE July: **124**; PENDING: **21**

Vacant Residential Land

<i>Jan- June</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>
2001	<i>163</i>	<i>\$125,000</i>
2002	<i>200</i>	<i>\$145,000</i>
2003	<i>151</i>	<i>\$157,000</i>
2004	<i>223</i>	<i>\$202,500</i>
2005	<i>200</i>	<i>\$359,000</i>
2006	<i>89</i>	<i>\$515,000</i>
2007	<i>35</i>	<i>\$296,000</i>
2008	<i>29</i>	<i>\$345,000</i>
2009	<i>33</i>	<i>\$120,000</i>
2010	<i>45</i>	<i>\$160,000</i>
2011	<i>46</i>	<i>\$125,000</i>
2012	<i>61</i>	<i>\$103,500</i>
2013	<i>69</i>	<i>\$135,000</i>
2014	<i>79</i>	<i>\$165,000</i>
2015	<i>55</i>	<i>\$148,500</i>

REO's: 14 in 2013; 3 in 2014; 3 in 2015)

SOLD Jan. - June 2016: 55
MRSP: \$130,000
CDOM: 455
Sale-to-List Price Ratio: 88%
0 REO's; 1 Short Sale

SOLD Jan. - June 2017: 80
MRSP: \$152,450
CDOM: 476
Sale-to-List Price Ratio: 90%
0 REO's; 0 Short Sales

SOLD Jan. - June 2018: 90 (+13%)
MRSP: \$150,000 (-2%)
CDOM: 463; Sale-to-List Price Ratio: 92%

SOLD Jan. - June 2019: 71 (-21%)
MRSP: \$170,000 (+13%)
CDOM: 403
Sale-to-List Price Ratio: 92%

SOLD Jan. - June 2020: 54 (-24%)
MRSP: \$193,250 (+14 %)
CDOM: 391
Sale-to-List Price Ratio: 90%

SOLD Jan. - June 2021: 222 (311%)
MRSP: \$242,250 (+25%)
CDOM: 341
Sale-to-List Price Ratio: 96%

SOLD Jan. - June 2022: 122 (-45%)
MRSP: \$323,000 (+33%)
Cumulative Days On Market: 250
Sale-to-List Price Ratio: 95%

SOLD Jan. - June 2023: 52 (-57%)
MRSP: \$284,500 (-12%)
Cumulative Days On Market: 239
Sale-to-List Price Ratio: 94%

SOLD Jan. - June 2024: 51 (-2%)
MRSP: \$260,000 (-9%)
Cumulative Days On Market: 208
Sale-to-List Price Ratio: 94%

SOLD Jan. - June 2025: 46 (-10%)
MRSP: \$317,500 (+17.5%)
Cum Days On Market: 262 (+26%)
Sale-to-List Price Ratio: 94%

SOLD Jan. - June 2026: 64 (39%)
MRSP: \$287,500 (-9%)
Cum Days On Market: 114 (-56%)
Sale-to-List Price Ratio: 95%

ACTIVE (July 2026): 103
382-2008;413-2009;403-2010; 362-2011;
307-2012; 319-2013; 301-2014); 336-2015;
308-2016; 284-2017; 271 – 2018; 292-2019;
245 -2020; 115-2021; 95-2022; 100-2023;
93-2024; 113 -2025

PENDING (July 2026): 9
5 in 2025; 9 in 2024; 10 in 2023;15 in
2022; 30 in 2021; 21 in 2020; 15 in
2019; 28 in 2018; 18 in 2017

Town Homes/Condos

SOLD Jan.- June 2017: 71
MRSP: \$280,000
 Avg. \$/sq.ft: \$227
 Avg. Cum. Days On Market: 124
 Sale-to-List Price Ratio: 97%

SOLD Jan.- June 2018: 65 (down 8.5%)
MRSP: \$295,000 (+5%)
 Avg. \$/sq.ft: \$239 (+5%)
 Avg. Cum. Days On Market: 89 (-28%)
 Sale-to-List Price Ratio: 98%

SOLD Jan.- June 2019: 72 (+11%)
MRSP: \$334,000 (+13%)
 Avg. \$/sq.ft: \$263 (+10%)
 Avg. Cum. Days On Market: 89
 Sale-to-List Price Ratio: 98%

SOLD Jan.- June 2020: 41 (-43%)
MRSP: \$380,000 (+14%)
 4 TH's >\$1 mil
 Avg. \$/sq.ft: \$287 (+9%)
 Avg. Cum. Days On Market: 95
 Sale-to-List Price Ratio: 98%

SOLD Jan.- June 2021: 81 (+98%)
MRSP: \$515,000 (+36%)
 7 TH's >\$1 mil
 Avg. \$/sq.ft: \$360 (+9%)
 Avg. Cum. Days On Market: 79
 Sale-to-List Price Ratio: 102%

SOLD Jan.- June 2022: 68 (-16%)
MRSP: \$582,875 (+13%)
 1 TH >\$1 mil
 Avg. \$/sq.ft: \$416 (+16%)
 Avg. Cum. Days On Market: 120
 Sale-to-List Price Ratio: 101%

SOLD Jan.- June 2023: 49 (-18%)
MRSP: \$560,000 (-4%)
 6 Seven Cyns; 2 Cottages
 Avg. \$/sq.ft: \$457 (+10%)
 Avg. Cum. Days On Market: 195 (+63%)
 Sale-to-List Price Ratio: 99%

SOLD Jan.- June 2024: 39 (-20%)
MRSP: \$550,000 (-2%)
 0 Seven Cyns; 0 Cottages
 *** 1 TH >\$1 mil (Park Pl)
 Avg. \$/sq.ft: \$417 (-9%)
 Avg. Cum. Days On Market: 144 (-26%)
 Sale-to-List Price Ratio: 98%

SOLD Jan.- June 2025: 53 (+36%)
MRSP: \$575,000 (+5%)
 4 in Seven Cyns; 2 in The Ridge
 6 TH >\$1 mil
 Avg. \$/sq.ft: \$446 (+7%)
 Avg. Cum. Days On Market: 115 (-20%)
 Sale-to-List Price Ratio: 97%

SOLD Jan.- June 2026: 56 (6%)
MRSP: \$585,000 (2%)
 6 >\$1 mil
 Avg. \$/sq.ft: \$433 ; Median \$403
 Avg. Cum. Days On Market: 76
 Sale-to-List Price Ratio: 97.5%

Active – 43
 2025-42; 2024-45; 2023-24; 2022- 31;
 2021-12

Pending – 11
 2025-9; 2024-12; 2023-5; 2022-8;
 2021- 8