



Find Your Edge in Today's Market for the Verde Valley Area

Sedona, AZ

REPORT FOR 8/24/2022

Single-Family Homes



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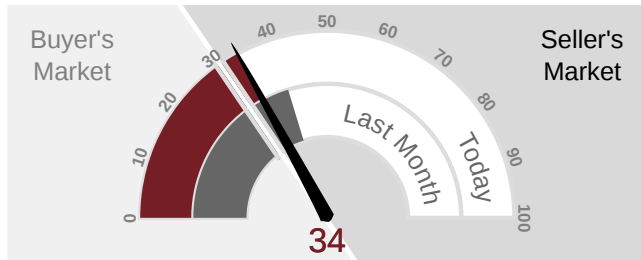
Single-Family Homes

Sedona, AZ

This week the median list price for Sedona, AZ is \$1,081,000 with the market action index hovering around 34. This is less than last month's market action index of 41. Inventory has increased to 106.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.

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
\$2,197,500	3,625	0.5 - 1 acre	3	4	29	1	4	84
\$1,245,000	2,349	0.25 - 0.5 acre	3	3	32	1	2	59
\$955,000	2,013	0.25 - 0.5 acre	3	2	28	0	1	35
\$725,000	1,682	8,000 - 10,000 sqft	3	2	39	3	1	56

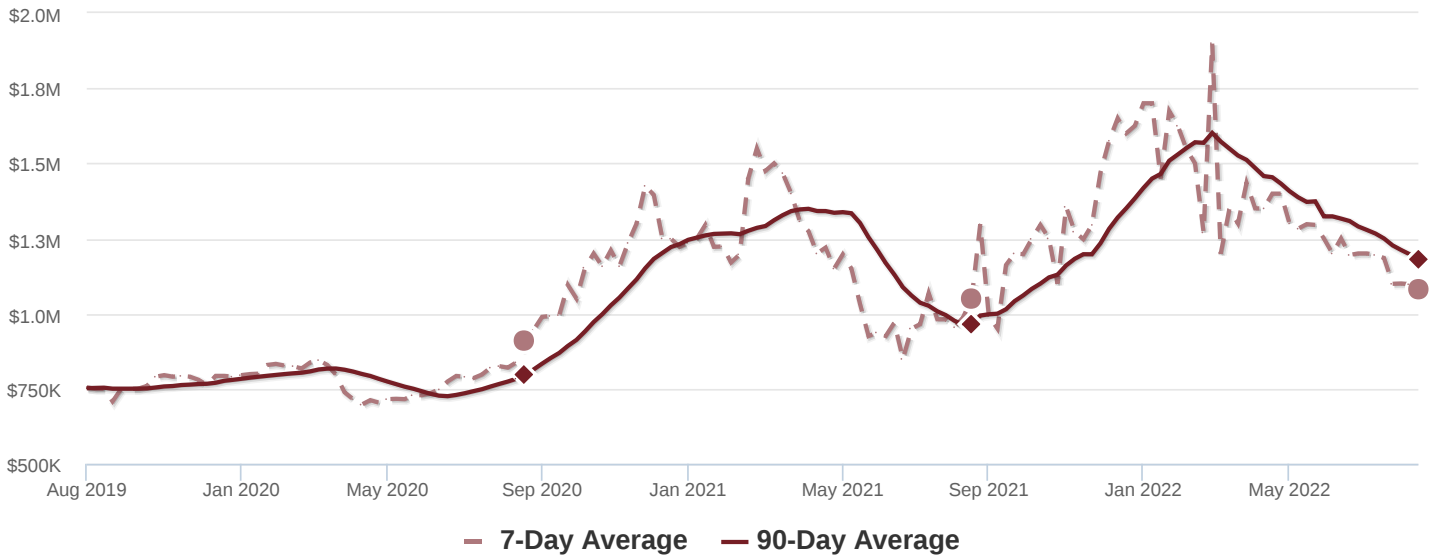
REAL-TIME MARKET PROFILE

Median List Price	\$1,081,000
Median Price of New Listings	\$739,999
Per Square Foot	\$484
Average Days on Market	65
Median Days on Market	56
Price Decreased	54%
Price Increased	5%
Relisted	18%
Inventory	106
Median Rent	\$3,885
Market Action	34

Slight Seller's Advantage

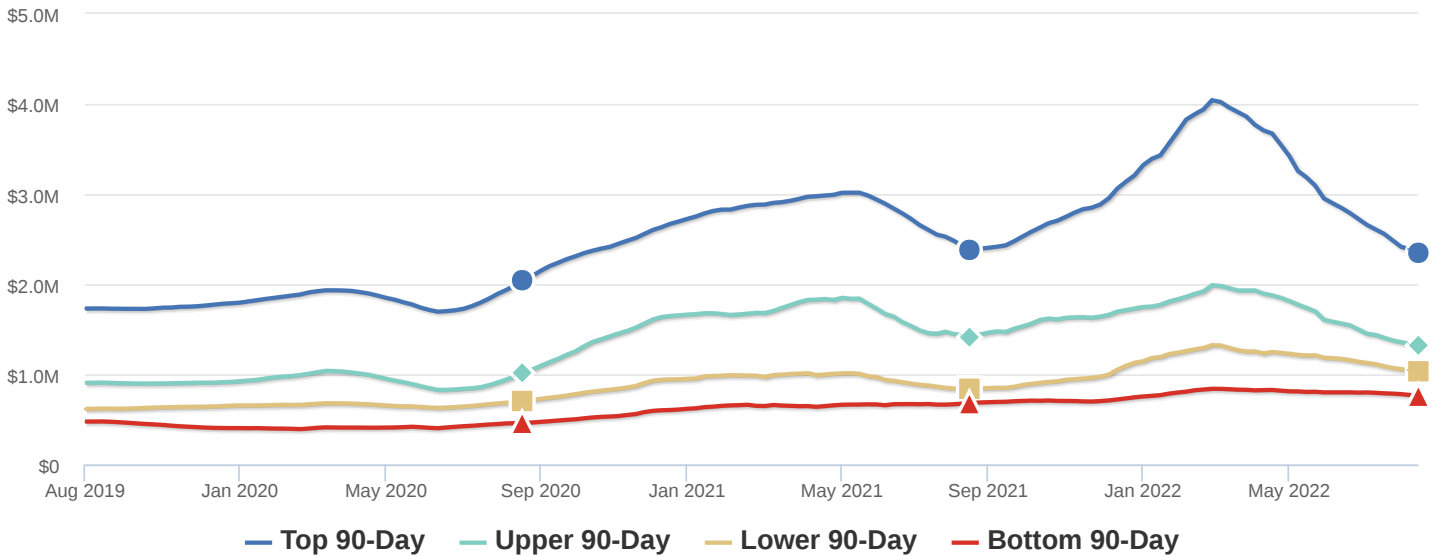
MEDIAN LIST PRICE

Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high levels. The Market Action Index is a good leading indicator for the durability of this trend.



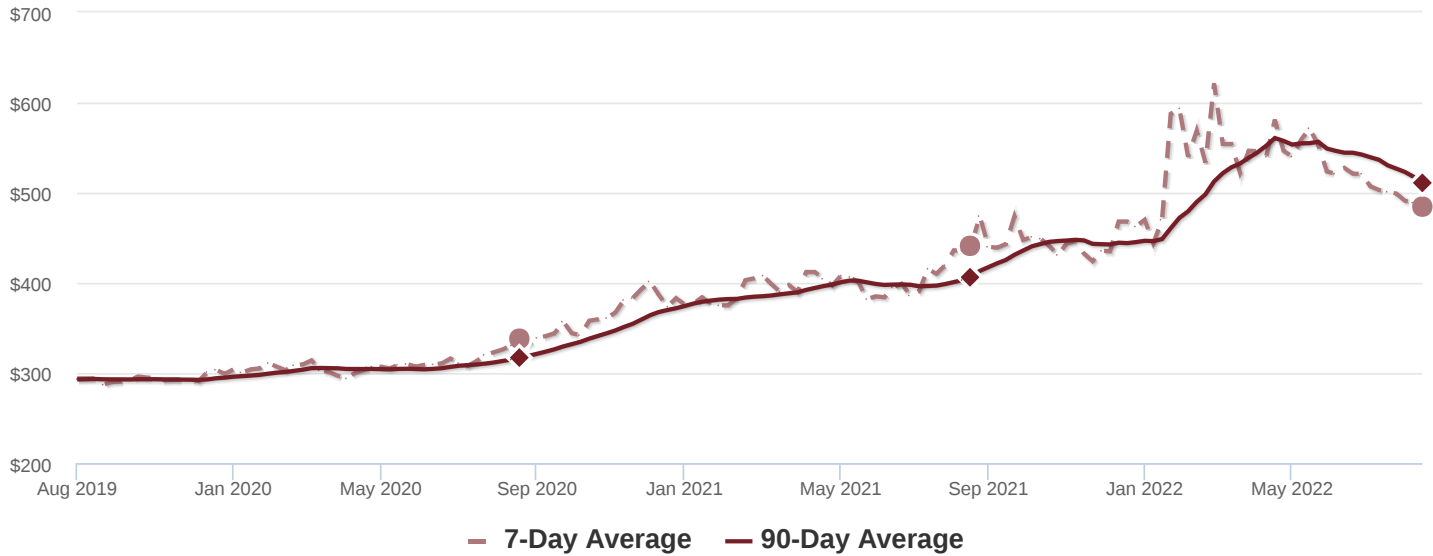
SEGMENTS

Price weakness is evident across the board. All four quartiles have been in price decline in recent weeks. Look to the Market Action Index as a leading indicator of the bottom of the market.



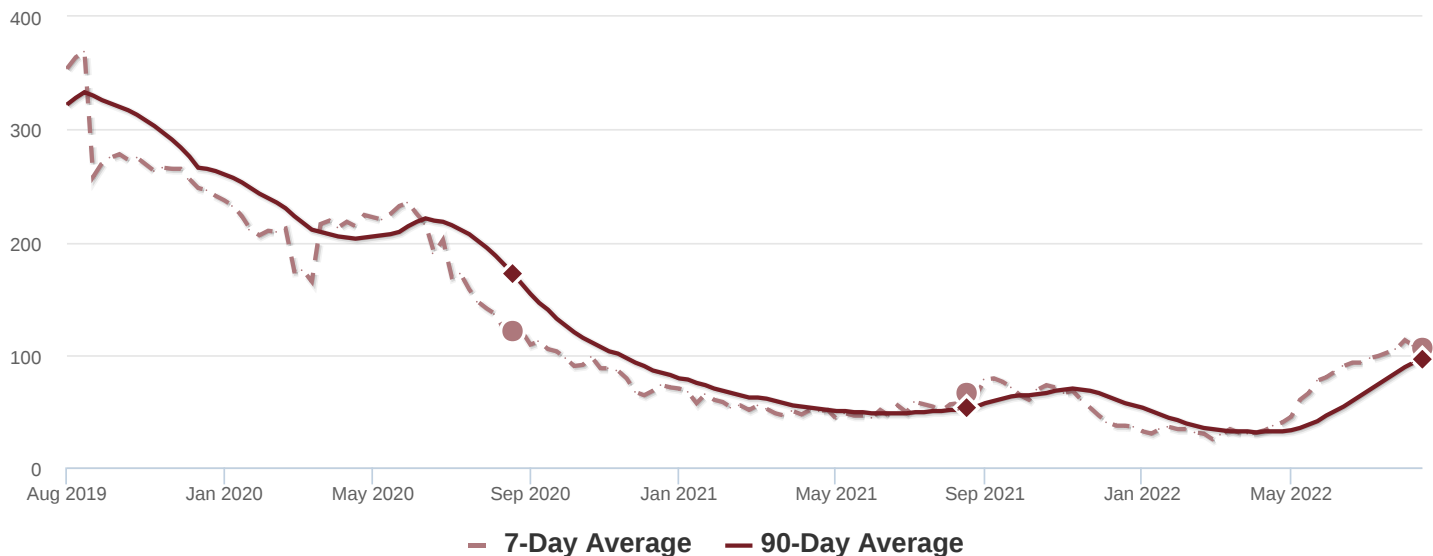
PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



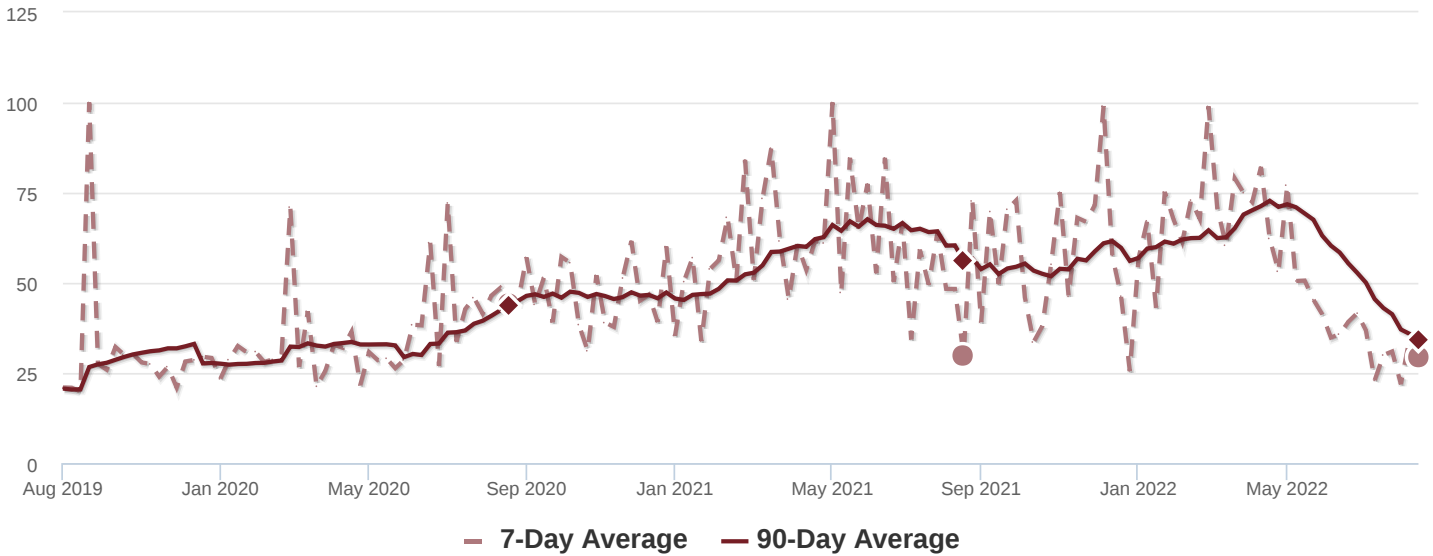
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



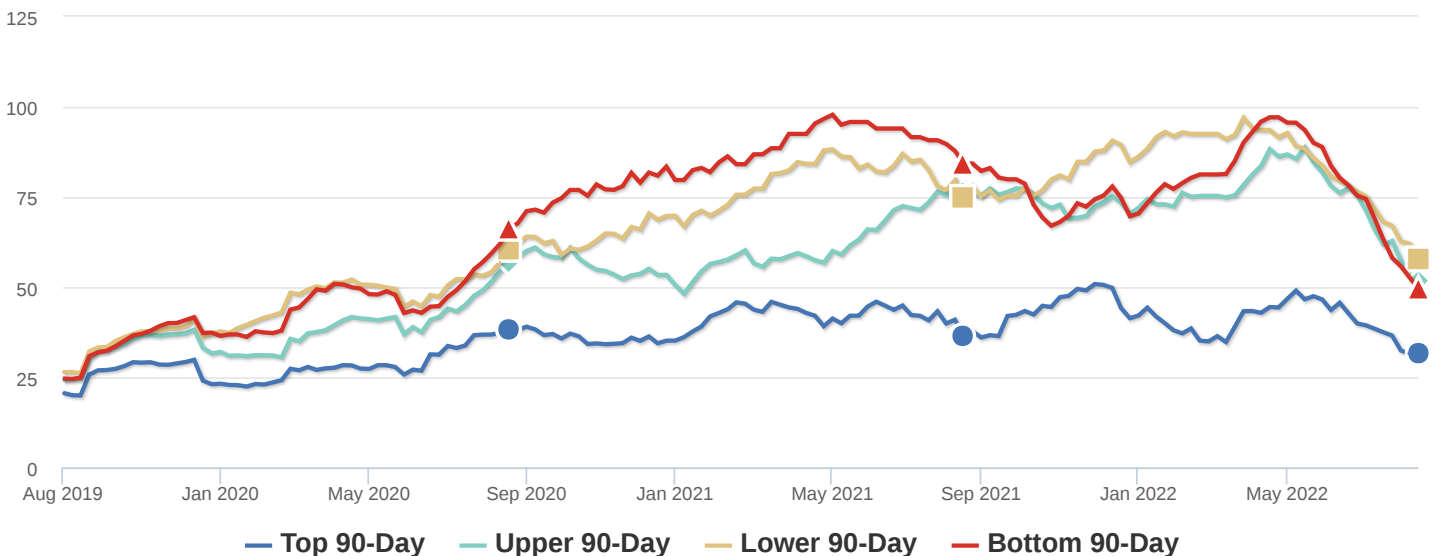
MARKET ACTION INDEX

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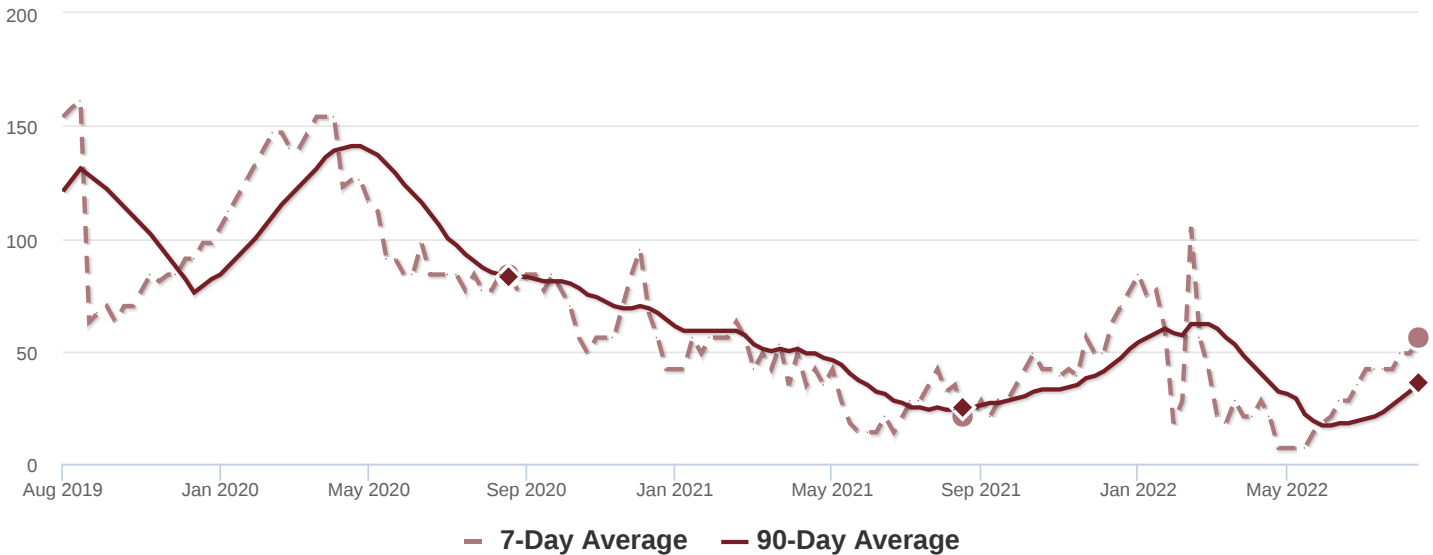
MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 47 days. Half of the listings have come newly on the market in the past 36 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

