

# Local Market Update – May 2018

This is a research tool provided by the Sedona Verde Valley Association of REALTORS®



## Sedona

Zip Codes: 86336, 86351

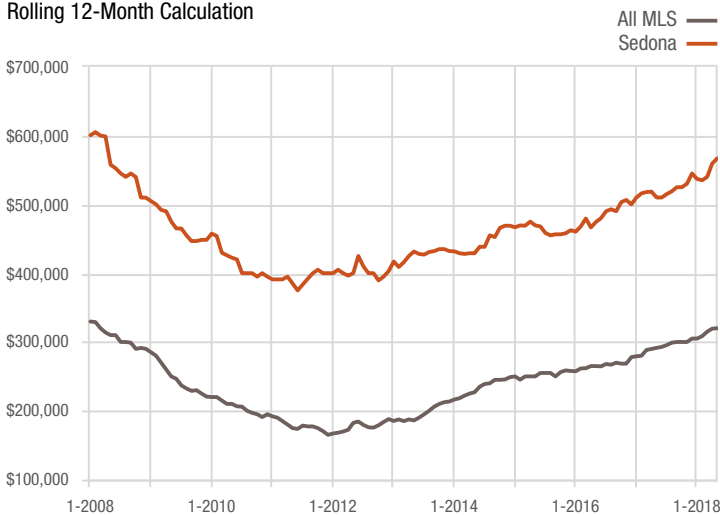
Single Family	May			Year to Date		
	2017	2018	% Change	Thru 5-2017	Thru 5-2018	% Change
<b>Key Metrics</b>						
New Listings	45	<b>36</b>	- 20.0%	181	<b>179</b>	- 1.1%
Pending Sales	36	<b>44</b>	+ 22.2%	131	<b>164</b>	+ 25.2%
Closed Sales	36	<b>38</b>	+ 5.6%	127	<b>142</b>	+ 11.8%
Cumulative Days on Market Until Sale	186	<b>137</b>	- 26.3%	187	<b>143</b>	- 23.5%
Median Sales Price*	\$476,250	<b>\$618,750</b>	+ 29.9%	\$519,000	<b>\$613,750</b>	+ 18.3%
Average Sales Price*	\$660,474	<b>\$748,466</b>	+ 13.3%	\$645,082	<b>\$729,535</b>	+ 13.1%
Percent of List Price Received*	96.6%	<b>97.3%</b>	+ 0.7%	96.4%	<b>96.9%</b>	+ 0.5%
Inventory of Homes for Sale	174	<b>127</b>	- 27.0%	—	—	—
Months Supply of Inventory	7.1	<b>4.5</b>	- 36.6%	—	—	—

Townhouse/Condo	May			Year to Date		
	2017	2018	% Change	Thru 5-2017	Thru 5-2018	% Change
<b>Key Metrics</b>						
New Listings	8	<b>10</b>	+ 25.0%	30	<b>41</b>	+ 36.7%
Pending Sales	6	<b>5</b>	- 16.7%	24	<b>27</b>	+ 12.5%
Closed Sales	3	<b>5</b>	+ 66.7%	24	<b>24</b>	0.0%
Cumulative Days on Market Until Sale	116	<b>53</b>	- 54.3%	140	<b>90</b>	- 35.7%
Median Sales Price*	\$280,000	<b>\$335,610</b>	+ 19.9%	\$304,250	<b>\$332,805</b>	+ 9.4%
Average Sales Price*	\$280,667	<b>\$365,722</b>	+ 30.3%	\$393,500	<b>\$386,782</b>	- 1.7%
Percent of List Price Received*	99.2%	<b>99.4%</b>	+ 0.2%	96.6%	<b>97.7%</b>	+ 1.1%
Inventory of Homes for Sale	18	<b>24</b>	+ 33.3%	—	—	—
Months Supply of Inventory	3.4	<b>5.1</b>	+ 50.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

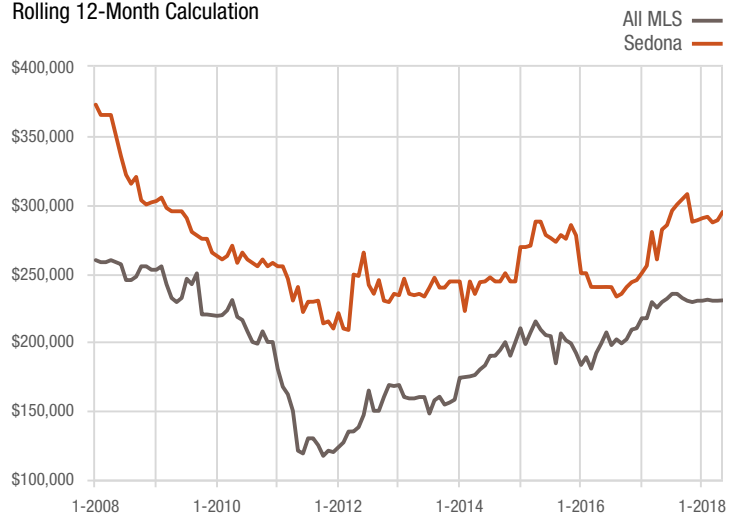
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.