

Sedona 86336

ZIP code · AZ · Arizona > Yavapai County > Sedona

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+8.8%

1-YR CHANGE

425

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

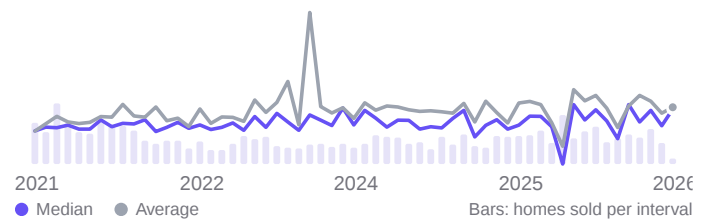
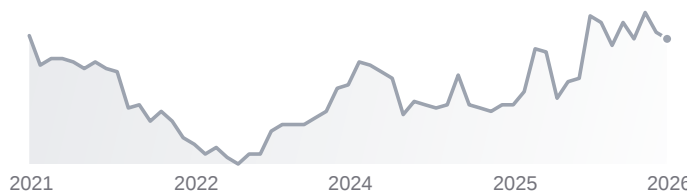
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$1.2M · Average \$1.3M

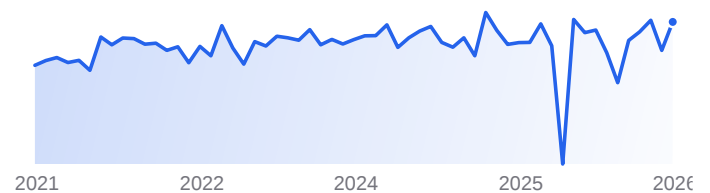
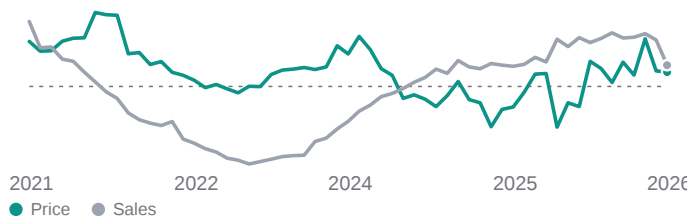


Growth (year over year)

Price +8.8% · Sales +13.0%

Price per square foot

\$563/ft²

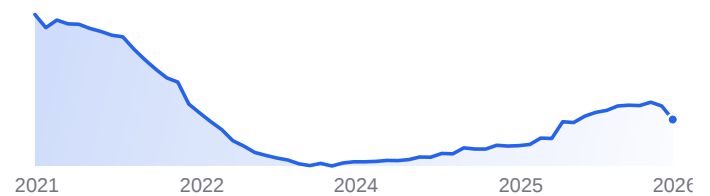
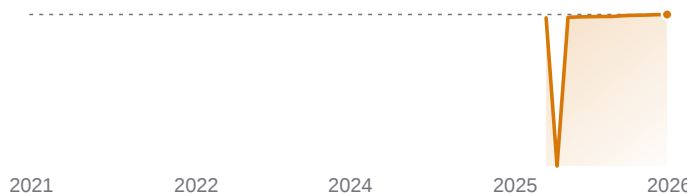


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

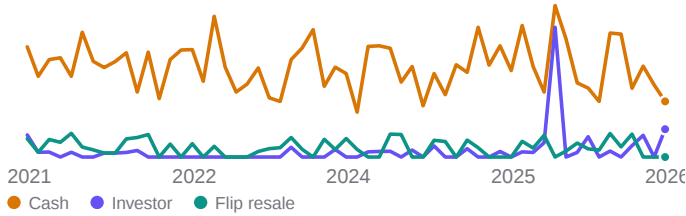
5.5%



BUYERS & OUTCOMES

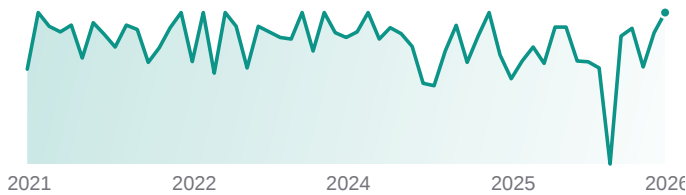
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



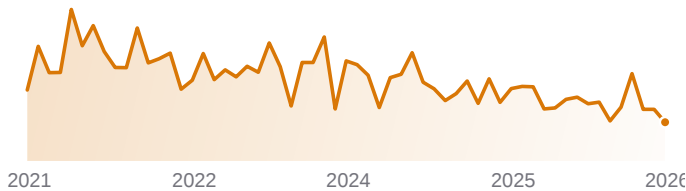
Sellers who sold at a gain

100%

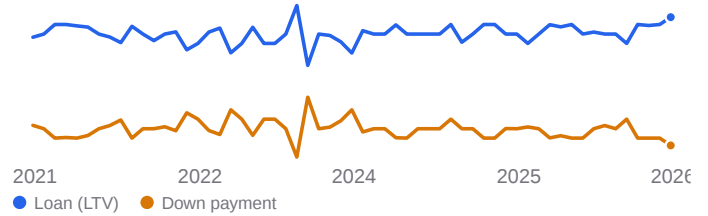


Median annualized return at resale

+4.2%

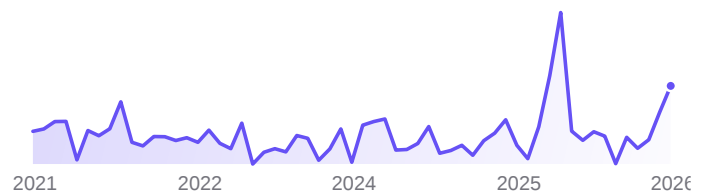


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



Typical hold before selling

13.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,763
Median value (AVM)	\$1.1M
Median size	1,941 ft²
Median year built	1989
Single family	73%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.5%
Owner occupied	46%
Company owned	44%
Median loan-to-value	23%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	12,316
Density	35 / mi²
Median household income	\$69K
Average household income	\$97K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	73
Homes occupied	64%
Bachelor's or higher	30%
Poverty rate	10.3%
Unemployment	0.8%
Average temp	54°F
Annual precip	21 in
Sunshine	83%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.