INVENTORY OF PROPERTIES
JULY 1, 2010

Numbers are for the Greater Sedona Area Real Estate Market which includes the City of Sedona (West Sedona, Uptown Sedona & Little Horse Park) & the unincorporated areas of Village of Oak Creek (includes Big Park), Red Rock Loop Road and Oak Creek Canyon. Mainstream homes have a Listing/Selling Price of less than $1,000,000 & luxury homes $1,000,000 or more.

Number

890 Total
279 Mainstream Homes (<$1,000,000)
82 Luxury Homes ($1,000,000 or more)
81 Condos/Townhomes
36 Manufactured Homes
314 Mainstream Home-Sites (<$500,000)
98 Luxury Home-Sites ($500,000 or more)

Medium List Price Single Family Homes (No.)

$329,000 Village of Oak Creek (49)
$598,500 West Sedona (123)
$615,000 Little Horse Park (37)
$687,250 Big Park (76)
$1,247,000 Red Rock Loop (26)
$794,000 Uptown (34)
$639,000 Oak Creek Canyon (16)

Median List Price Condo/Townhomes

$370,000

Median List Price Manufactured Homes

$195,000

Median List Price Home-Sites (No.)

$185,000 Village of Oak Creek (25)
$299,600 West Sedona (114)
$275,000 Little Horse Park (41)
$284,000 Big Park (109)
$962,500 Red Rock Loop (88)
$299,000 Uptown (33)
$374,500 Oak Creek Canyon (2)

Price Range

Lowest Priced Home - $106,360 for 676 SF
Highest Priced Home - $15,000,000 for 15m SF

Lowest Priced Home-Site $59,000 for 0.25 Acre
Highest $$ Home-Site $7,050,000 for 15.2 Acre

No. of Short Sales

30 Total
21 Homes
0 Condos/Townhomes
8 Home-Sites
1 Manufactured

No. of Foreclosures

45 Total
18 Homes
3 Condo/Townhome
22 Home-Sites
2 Manufactured

Medium Days On Market Single Family Homes

166 Village of Oak Creek
220 West Sedona
247 Little Horse Park
155 Big Park
418 Red Rock Loop
248 Uptown
92 Oak Creek Canyon

Medium Days On Market Condos 284

Medium Days On Market Manufactured Homes 165

Medium Days On Market Home-Sites

455 Village of Oak Creek
491 West Sedona
377 Little Horse Park
454 Big Park
620 Red Rock Loop
428 Uptown
51 Oak Creek Canyon

NUMBER OF SALES

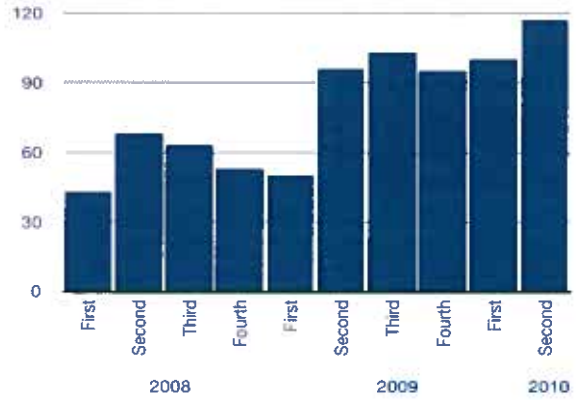
ALL HOMES		Change		Change		Change	ALL HOME SITES		Change		Change		Change
2003	599						388						
2004	591	-1					429	+11					
2005	582	-2					334	-22					
2006	386	-34					116	-65					
2007	254	-34					69	-41					
2008	229	-10					58	-16					
2009	345	+51					95	+64					
	2008		**2009**		**2010**		**2008**		**2009**		**2010**		
First	43	-9	50	-6	100	+5	12	-14	5	-71	20	-33	
Second	68	+58	96	+92	116	+16	16	+33	28	+460	24	+20	
Third	63	-8	103	+7			12	-25	32	+14			
Fourth	53	-16	95	-8			17	+42	30	-6			

MAINSTREAM HOMES							MAINSTREAM HOME SITES					
2003	576						371					
2004	558	-3					400	+8				
2005	530	-5					249	-38				
2006	331	-38					53	-79				
2007	212	-36					50	-6				
2008	204	-4					41	-18				
2009	325	+59					92	+124				
	2008		**2009**		**2010**		**2008**		**2009**		**2010**	
First	38	-14	47	-4	99	+10	5	-44	5	-67	19	-32
Second	60	+58	90	+91	111	+12	11	+120	27	+440	24	+26
Third	55	-8	98	+9			8	-27	32	+19		
Fourth	49	-11	90	-8			15	+88	28	-13		

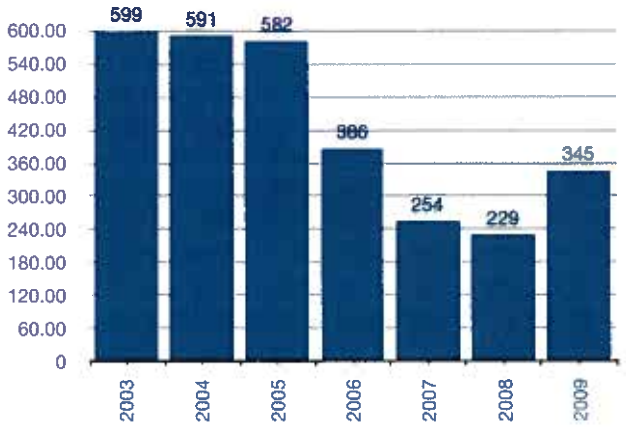
LUXURY HOMES							LUXURY HOME SITES					
2003	23						17					
2004	33	+43					29	+71				
2005	52	+58					85	+193				
2006	55	+6					63	-26				
2007	42	-24					19	-70				
2008	25	-41					17	-11				
2009	19	-24					3	-82				
	2008		**2009**		**2010**		**2008**		**2009**		**2010**	
First	5	+67	3	-25	1	-80	6	+20	0		1	-50
Second	8	+60	6	+100	6	N/S	5	-17	1		0	N/S
Third	8	0	5	-17			4	-20	0			
Fourth	4	-50	5	0			2	-50	2			

CONDOS/TOWNHOMES							MANUFACTURED HOMES					
2003	154						47					
2004	129	-16					66	+40				
2005	111	-15					51	-23				
2006	86	-23					33	-35				
2007	59	-31					36	+9				
2008	56	-5					17	-53				
2009	61	+9					21	+24				
	2008		**2009**		**2010**		**2008**		**2009**		**2010**	
First	13	+18	9	-31	13	-24	3	-67	4	+400	8	+100
Second	18	+38	19	+111	23	+77	6	+100	6	+50	7	-13
Third	12	-33	16	-16			8	+33	7	+17		
Fourth	13	+8	17	+6			0	0	4	-43		

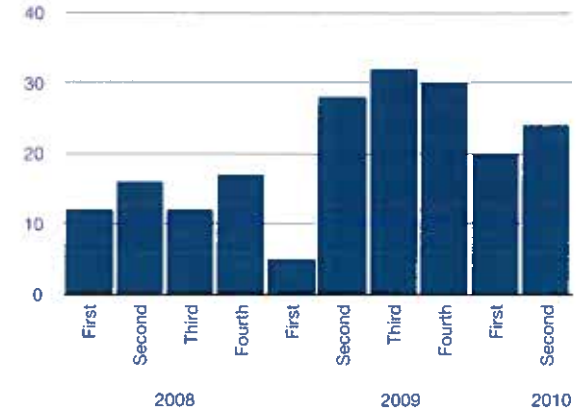
No. of Sales



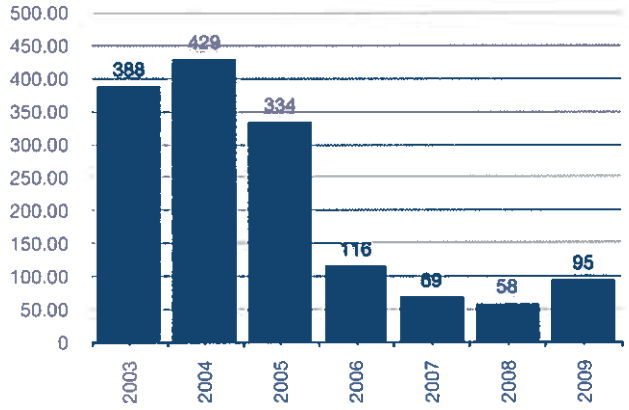
Number of Sales by Quarter for All Homes



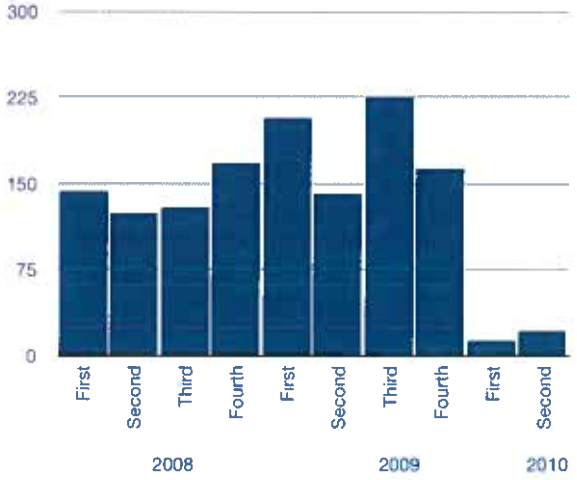
Number of Sales: All Homes



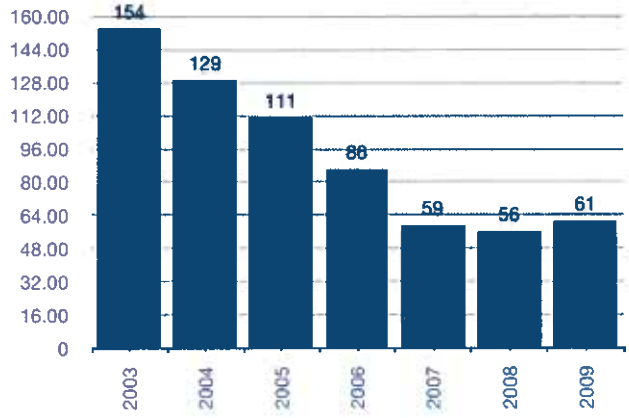
Number of Sales by Quarter for All Home Sites



Number of Sales: All Home Sites



Number of Sales by Quarter for Condos/Townhomes



Number of Sales: Condos/Townhomes

MEDIAN SELLING PRICE

ALL HOMES		Change		Change		Change
2003	$339,000					
2004	$420,000	+24				
2005	$528,713	+26				
2006	$590,000	+12				
2007	$557,500	-6				
2008	$480,000	-14				
2009	$397,000	-17				
	2008		**2009**		**2010**	
First	$509,500	+2	$426,950	+8	$390,000	+13
Second	$505,000	-.9	$429,750	+0.7	$371,800	-5
Third	$494,000	-2	$384,500	-11		
Fourth	$395,000	-20	$343,900	-11		

ALL HOME SITES		Change		Change		Change
$180,750						
$225,000	+24					
$375,000	+67					
$517,000	+38					
$345,000	-32					
$300,000	-14					
$135,000	-55					
2008		**2009**		**2010**		
$311,000	-29	$225,000	-11	$207,500	+26	
$359,998	+16	$119,138	-47	$144,500	-30	
$204,500	-43	$145,000	+22			
$252,800	+24	$165,950	+14			

MAINSTREAM HOMES						
2003	$329,700					
2004	$405,000	+23				
2005	$508,250	+25				
2006	$550,000	+8				
2007	$520,500	-5				
2008	$457,500	-12				
2009	$384,500	-16				
	2008		**2009**		**2010**	
First	$470,000	-3	$369,000	-5	$390,000	+17
Second	$472,500	+.5	$410,050	+11	$365,000	-6
Third	$460,000	-3	$375,000	-9		
Fourth	$387,000	-16	$332,500	-11		

MAINSTREAM HOME SITES						
$179,000						
$216,450	+21					
$329,000	+52					
$325,000	-1					
$282,500	-13					
$225,000	-20					
$132,500	-41					
2008		**2009**		**2010**		
$225,000	-32	$225,000	-6	$200,000	+27	
$300,000	+33	$119,000	-47	$144,500	-28	
$192,500	-39	$145,000	+22			
$240,000	+32	$157,500	+9			

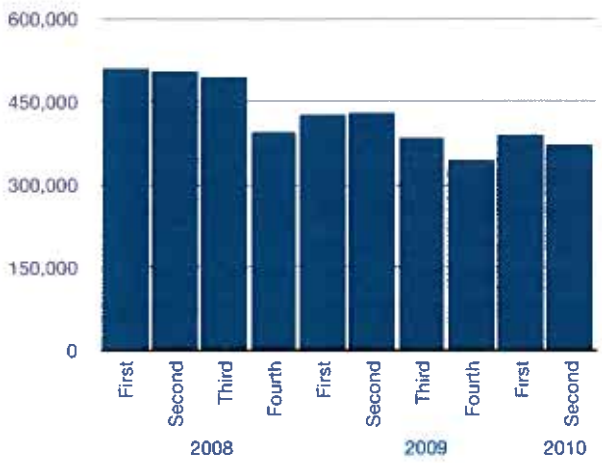
LUXURY HOMES						
2003	$1,400,000					
2004	$1,225,000	-13				
2005	$1,250,000	+2				
2006	$1,245,000	-.4				
2007	$1,317,500	+6				
2008	$1,290,000	-2				
2009	$1,500,000	+16				
	2008		**2009**		**2010**	
First	$1,600,000	+33	$1,348,500	+25	$1,500,000	+17
Second	$1,600,000	0	$1,500,000	+11	$1,115,000	N/S
Third	$1,362,500	-15	$1,700,000	+13		
Fourth	$1,075,000	-27	$1,285,000	-24		

LUXURY HOME SITES						
$567,500						
$590,000	+4					
$600,000	+2					
$680,000	+13					
$650,000	-2					
$675,000	+4					
$590,000	-13					
2008		**2009**		**2010**		
$937,500	+44	$0		$525,000	-12	
$560,000	-40	$590,000		$0	N/S	
$674,950	+21	$0				
$1,480,000	+119	$597,500				

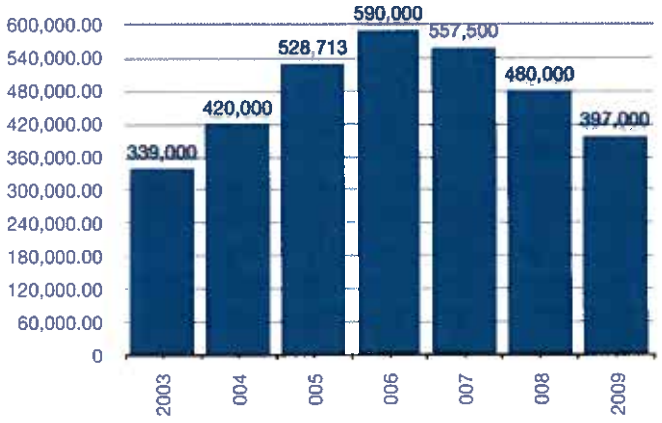
CONDOS/TOWNHOMES						
2003	$205,475					
2004	$279,000	+33				
2005	$312,000	+12				
2006	$389,950	+25				
2007	$350,000	-10				
2008	$295,000	-16				
2009	$275,000	-7				
	2008		**2009**		**2010**	
First	$303,000	+15	$500,000	+85	$322,500	+50
Second	$310,000	+2	$285,000	-43	$299,900	-7
Third	$295,000	-5	$277,000	-3		
Fourth	$270,000	-8	$215,000	-22		

MANUFACTURED HOMES						
$139,000						
$156,500	+13					
$258,000	+65					
$282,000	+9					
$235,000	-17					
$162,750						
$180,000	+11					
2008		**2009**		**2010**		
$238,000	+16	$200,750	+30	$153,850	-10	
$172,500	-28	$196,500	-2	$129,000	-16	
$153,850	-11	$180,000	-8			
$0	0	$170,000	-6			

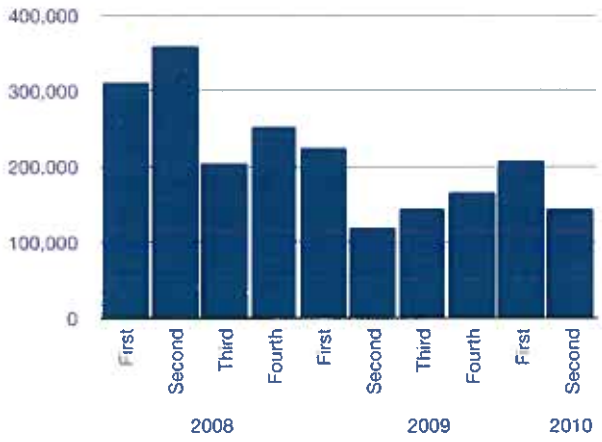
Median Selling Price



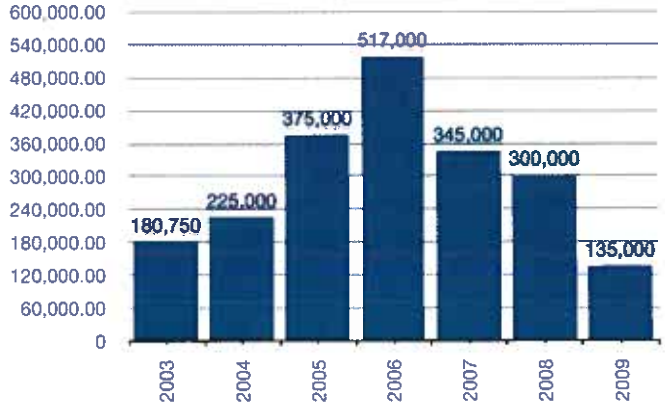
Median Selling Price by Quarter for All Homes



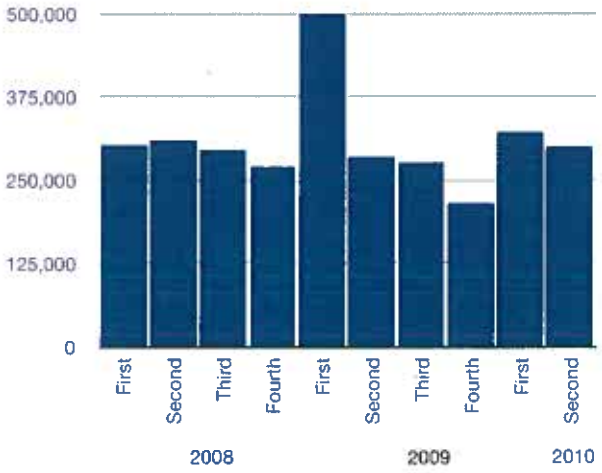
Median Selling Price: All Homes



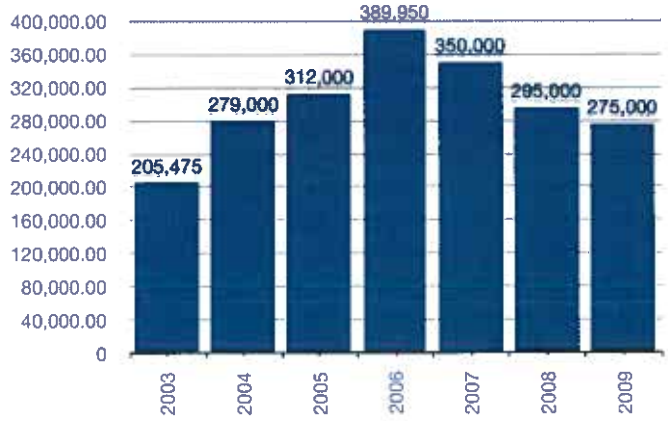
Median Selling Price by Quarter for All Home Sites



Median Selling Price: All Home Sites



Median Selling Price by Quarter for All Condos/Townhomes



Median Selling Price: Condos/Townhomes

MEDIAN NUMBER OF DAYS ON MARKET

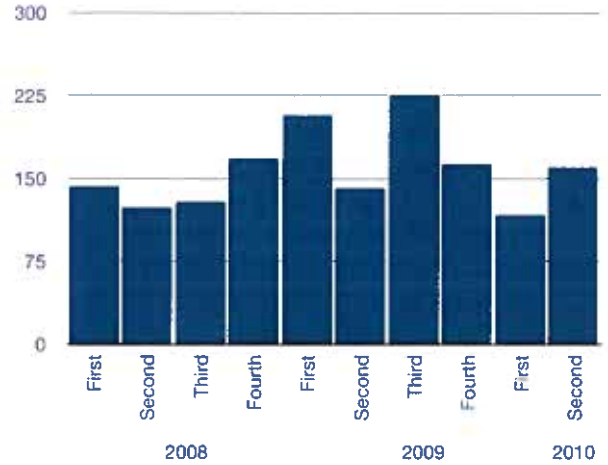
ALL HOMES		Change		Change		Change	ALL HOME SITES		Change		Change		Change
2003	130						167						
2004	90	-31					197	+18					
2005	65	-28					83	-58					
2006	84	+29					88	+6					
2007	119	+42					196	+123					
2008	157	+32					245	+25					
2009	182	+16					331	+35					
	2008		**2009**		**2010**		**2008**		**2009**		**2010**		
First	143	+34	207	+23	177	+9	403	+98	78	-64	306	-34	
Second	124	-13	141	-32	160	-10	177	-56	302	+287	244	-20	
Third	129	+4	225	+60			200	+13	348	+15			
Fourth	168	+30	163	-28			214	+7	464	+33			

MAINSTREAM HOMES							MAINSTREAM HOME SITES					
2003	127						165					
2004	88	-31					190	+15				
2005	60	-32					73	-62				
2006	77	+28					126	+73				
2007	114	+48					196	+56				
2008	162	+42					257	+31				
2009	177	+9					348	+35				
	2008		**2009**		**2010**		**2008**		**2009**		**2010**	
First	134	-5	203	+21	177	+9	424	+105	78	-64	311	-33
Second	124	-7	138	-32	153	-14	187	-56	302	+287	244	-22
Third	140	+10	201	+46			166	-11	248	+15		
Fourth	168	+.1	163	-19			214	+29	464	+33		

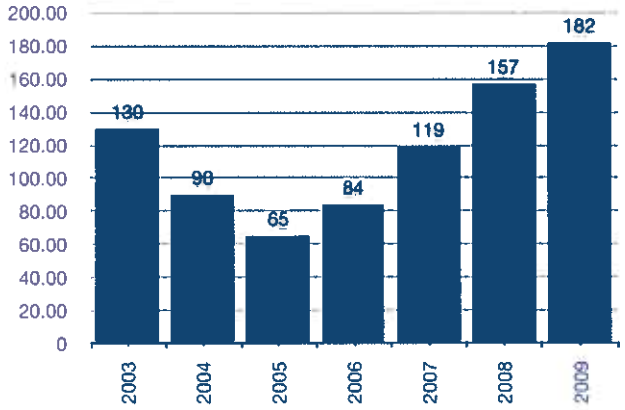
LUXURY HOMES							LUXURY HOME SITES					
2003	227						255					
2004	184	+19					220	-14				
2005	133	-28					91	-59				
2006	130	-2					70	-23				
2007	167	+28					249	+256				
2008	140	-16					226	+3				
2009	209	+121					184	-19				
	2008		**2009**		**2010**		**2008**		**2009**		**2010**	
First	156	+136	215	+25	3	N/S	383	+365	N/S		6	N/S
Second	99	-37	252	+17	441	N/S	89	-77	N/S		**0**	N/S
Third	105	+6	625	+148			580	+551	N/S			
Fourth	172	+64	135	-78			171	-71	397			

CONDOS/TOWNHOMES							MANUFACTURED HOMES					
2003	90						113					
2004	60	-33					127	-12				
2005	31	-48					42	-67				
2006	68	+119					80	+90				
2007	98	+44					102	+28				
2008	234	+139					85	-17				
2009	170	-27					106	+25				
	2008		**2009**		**2010**		**2008**		**2009**		**2010**	
First	207	+59	233	+40	227	+103	160	+47	160	+220	117	+10
Second	226	+9	105	-55	197	-13	74	-54	118	-26	83	-29
Third	195	-14	284	+170			50	-32	100	-15		
Fourth	167	-14	112	-61			0	0	106	+6		

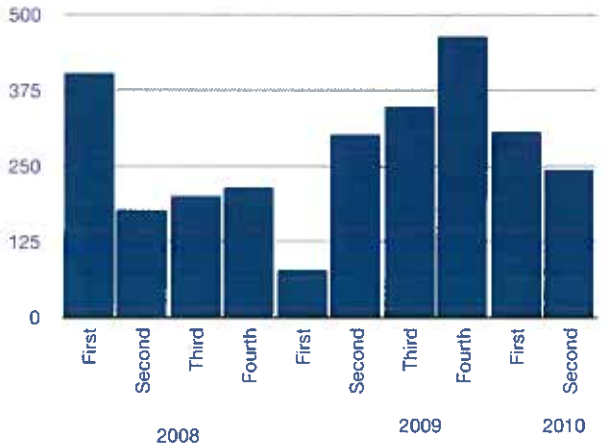
Median Number of Days on the Market



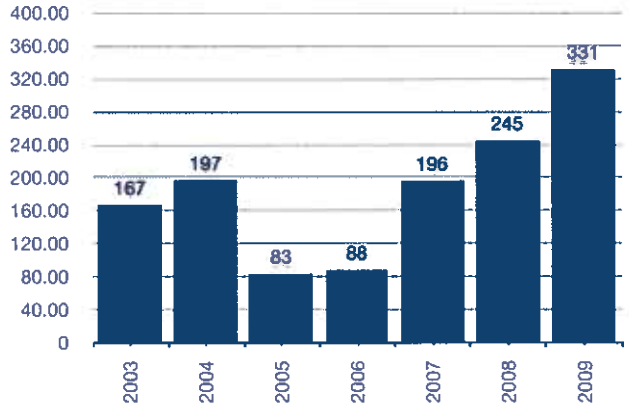
Median Number of Days on the Market by Quarter for All Homes



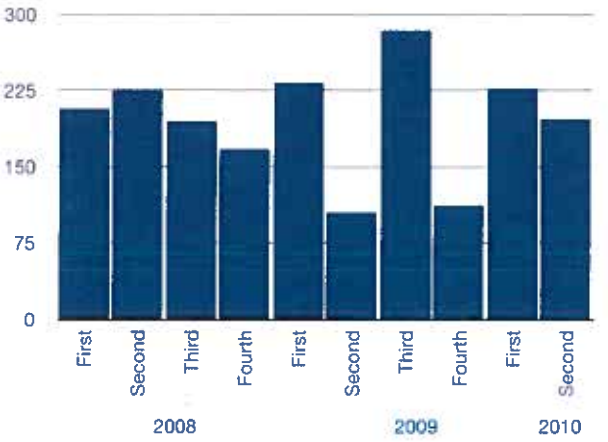
Median Number of Days on Market: All Homes



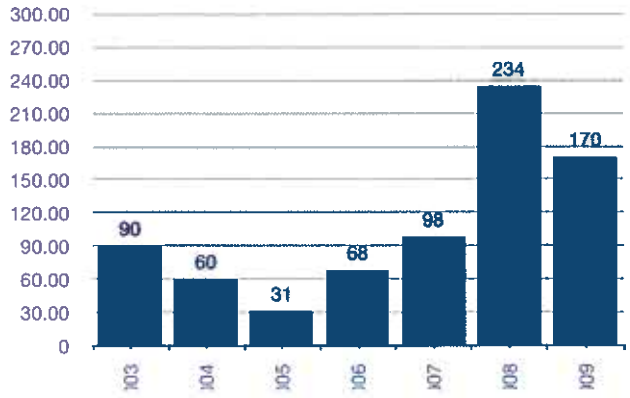
Median Number of Days on the Market by Quarter for All Home Sites



Median Number of Days on Market: All Home Sites



Median Number of Days on the Market by Quarter for Condos/Townhomes



Median Number of Days on Market: Condos/Townhomes

2009 Monthly Total Dollar Value

	January	February	March
TOTAL SALES	**$7,743,400**	**$11,444,500**	**$12,795,209**
MAINSTREAM	$5,353,900	$5,955,000	$10,121,709
LUXURY HOMES	$1,348,500	$3,575,000	$0
CONDOS/TOWN	$549,000	$1,380,000	$1,900,000
MANUFACTURED	$492,000	$0	$286,000
HOME-SITES	$0	$534,500	$487,500

	April	May	June
TOTAL SALES	**$15,988,800**	**$17,655,551**	**$25,897,939**
MAINSTREAM	$12,917,900	$10,464,901	$15,798,470
LUXURY HOMES	$0	$2,675,000	$5,853,000
CONDOS/TOWN	$1,790,900	$1,737,000	$2,255,500
MANUFACTURED	$150,000	$280,000	$793,000
HOME-SITES	$1,130,000	$2,498,650	$1,197,969

	July	August	September
TOTAL SALES	**$18,961,000**	**$20,997,800**	**$21,380,050**
MAINSTREAM	$11,746,499	$13,479,000	$13,965,750
LUXURY HOMES	$2,670,000	$4,475,000	$2,350,000
CONDOS/TOWN	$2,026,501	$1,428,000	$1,818,000
MANUFACTURED	$795,500	$349,000	$133,500
HOME-SITES	$1,722,500	$1,266,800	$3,112,800

	October	November	December
TOTAL SALES	**$18,652,529**	**$17,597,800**	**$20,499,610**
MAINSTREAM	$12,419,050	$9,372,900	$15,025,350
LUXURY HOMES	$2,750,000	$2,385,000	$3,000,000
CONDOS/TOWN	$893,325	$2,990,000	$949,000
MANUFACTURED	$142,900	$160,000	$465,000
HOME-SITES	$2,447,254	$2,689,900	$1,060,260

2010 Monthly Total Dollar Value

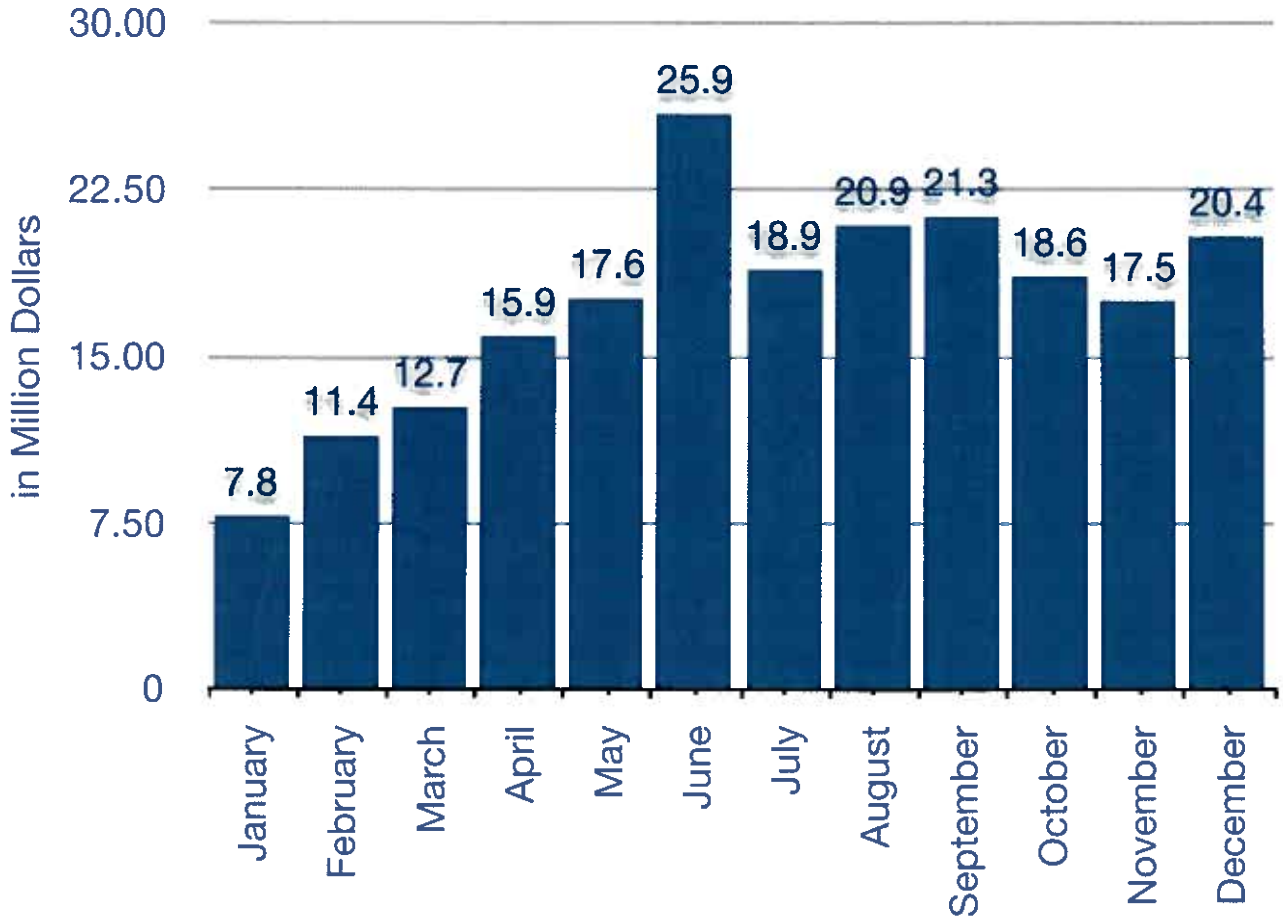
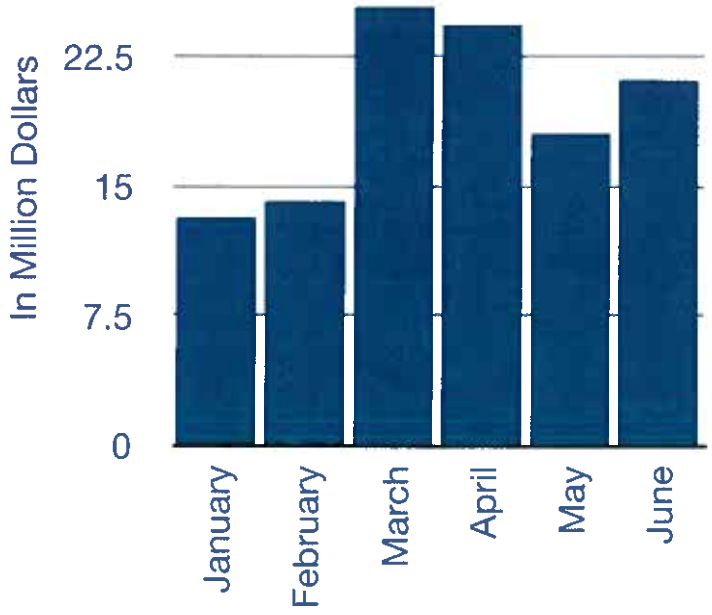
	January	February	March
TOTAL SALES	**$13,019,500**	**$14,144,365**	**$25,461,780**
MAINSTREAM	$11,350,600	$9,827,700	$20,545,580
LUXURY HOMES	$0	$0	$1,500,000
CONDOS/TOWN	$569,000	$2,015,000	$1,843,500
MANUFACTURED	$497,900	$93,000	$659,700
HOME-SITES	$602,000	$2,208,665	$913,000

	April	May	June
TOTAL SALES	**$24,407,585**	**$18,174,180**	**$21,408,160**
MAINSTREAM	$17,185,850	$13,621,280	$14,447,800
LUXURY HOMES	$2,750,000	$1,050,000	$3,560,000
CONDOS/TOWN	$2,328,735	$2,454,000	$2,012,500
MANUFACTURED	$218,500	$55,000	$653,860
HOME-SITES	$1,924,500	$993,900	$734,000

	July	August	September
TOTAL SALES			
MAINSTREAM			
LUXURY HOMES			
CONDOS/TOWN			
MANUFACTURED			
HOME-SITES			

	October	November	December
TOTAL SALES			
MAINSTREAM			
LUXURY HOMES			
CONDOS/TOWN			
MANUFACTURED			
HOME-SITES			

2009 Monthly Sales Total Dollar Value



2010 Monthly Sales Total Dollar Value