



Cottonwood

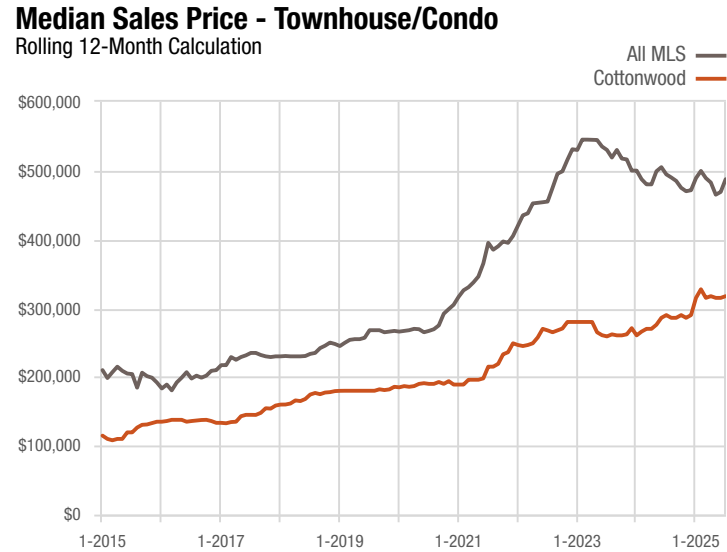
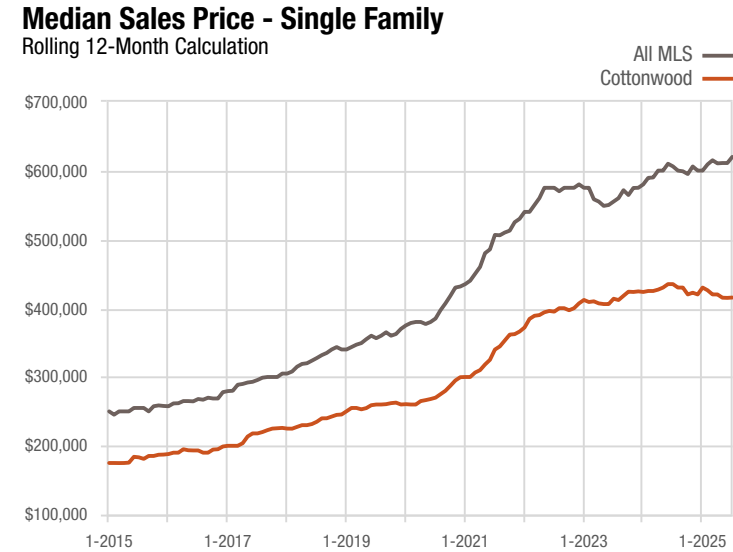
Zip Code: 86326



Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	20	22	+ 10.0%	192	169	- 12.0%
Pending Sales	20	17	- 15.0%	155	123	- 20.6%
Closed Sales	23	15	- 34.8%	148	124	- 16.2%
Cumulative Days on Market Until Sale	87	119	+ 36.8%	106	110	+ 3.8%
Median Sales Price*	\$415,000	\$440,000	+ 6.0%	\$435,000	\$424,500	- 2.4%
Average Sales Price*	\$487,221	\$475,829	- 2.3%	\$488,895	\$478,180	- 2.2%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	79	76	- 3.8%	—	—	—
Months Supply of Inventory	3.9	4.2	+ 7.7%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	2	+ 100.0%	12	17	+ 41.7%
Pending Sales	1	1	0.0%	9	7	- 22.2%
Closed Sales	2	1	- 50.0%	10	7	- 30.0%
Cumulative Days on Market Until Sale	64	76	+ 18.8%	62	65	+ 4.8%
Median Sales Price*	\$252,500	\$310,000	+ 22.8%	\$276,000	\$315,000	+ 14.1%
Average Sales Price*	\$252,500	\$310,000	+ 22.8%	\$281,500	\$323,143	+ 14.8%
Percent of List Price Received*	97.5%	95.4%	- 2.2%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	1.8	7.9	+ 338.9%	—	—	—

* 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.





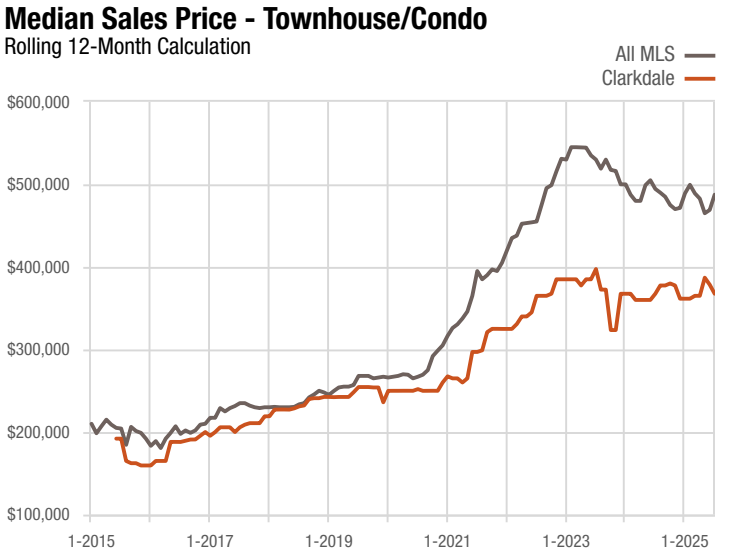
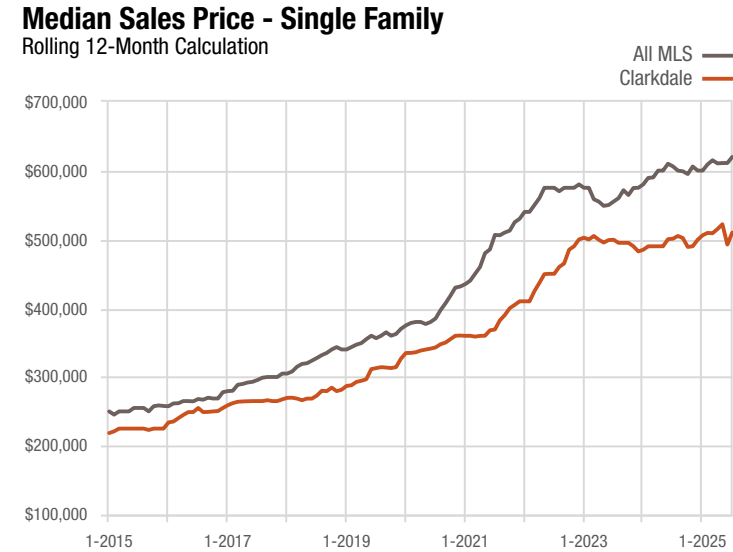
Clarkdale

Zip Code: 86324

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	7	4	- 42.9%	93	78	- 16.1%
Pending Sales	7	5	- 28.6%	61	52	- 14.8%
Closed Sales	4	7	+ 75.0%	60	50	- 16.7%
Cumulative Days on Market Until Sale	159	121	- 23.9%	150	121	- 19.3%
Median Sales Price*	\$448,000	\$570,000	+ 27.2%	\$507,750	\$546,250	+ 7.6%
Average Sales Price*	\$431,000	\$577,414	+ 34.0%	\$516,203	\$535,844	+ 3.8%
Percent of List Price Received*	96.5%	99.1%	+ 2.7%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	25	39	+ 56.0%	—	—	—
Months Supply of Inventory	3.1	5.9	+ 90.3%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	7	6	- 14.3%
Pending Sales	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	6	4	- 33.3%
Cumulative Days on Market Until Sale	87	44	- 49.4%	93	61	- 34.4%
Median Sales Price*	\$400,264	\$335,000	- 16.3%	\$357,000	\$378,500	+ 6.0%
Average Sales Price*	\$400,264	\$335,000	- 16.3%	\$366,527	\$373,000	+ 1.8%
Percent of List Price Received*	96.3%	100.0%	+ 3.8%	97.2%	97.6%	+ 0.4%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

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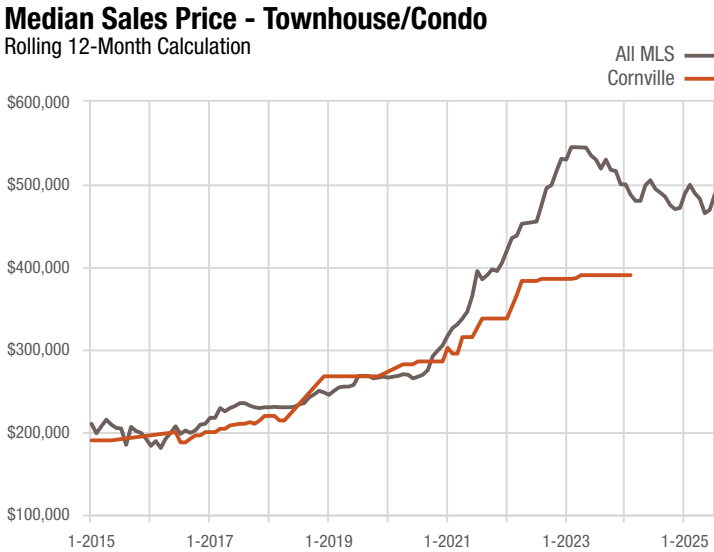
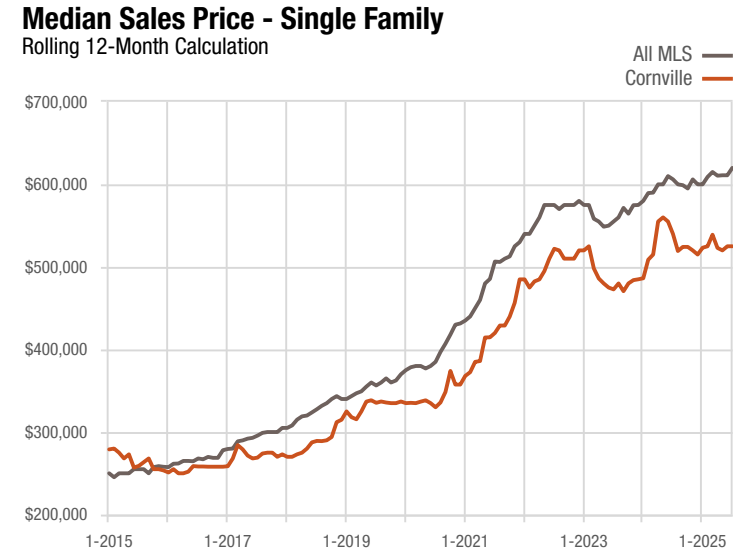
Cornville

Zip Code: 86325

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	5	- 37.5%	75	89	+ 18.7%
Pending Sales	9	10	+ 11.1%	52	52	0.0%
Closed Sales	7	9	+ 28.6%	48	50	+ 4.2%
Cumulative Days on Market Until Sale	87	110	+ 26.4%	112	143	+ 27.7%
Median Sales Price*	\$515,000	\$505,000	- 1.9%	\$515,000	\$560,000	+ 8.7%
Average Sales Price*	\$684,714	\$782,667	+ 14.3%	\$583,577	\$627,396	+ 7.5%
Percent of List Price Received*	96.0%	96.4%	+ 0.4%	97.4%	97.2%	- 0.2%
Inventory of Homes for Sale	32	54	+ 68.8%	—	—	—
Months Supply of Inventory	4.3	8.2	+ 90.7%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Cumulative Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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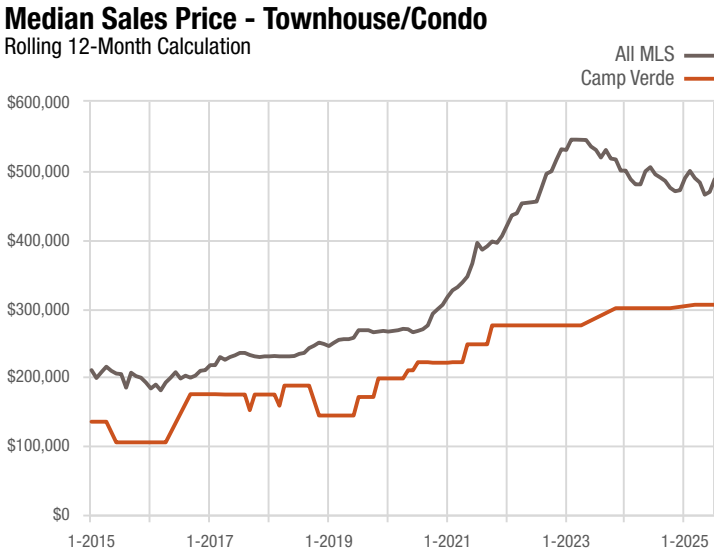
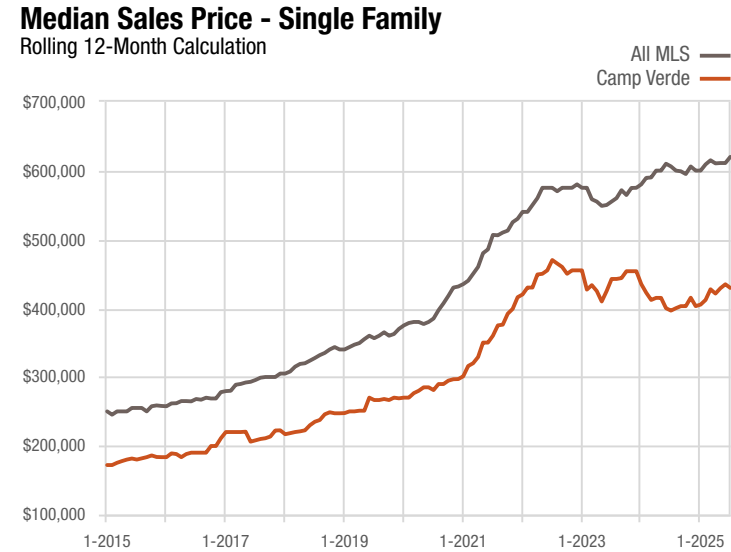
Camp Verde

Zip Code: 86322

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	12	15	+ 25.0%	74	69	- 6.8%
Pending Sales	11	8	- 27.3%	44	44	0.0%
Closed Sales	14	4	- 71.4%	43	40	- 7.0%
Cumulative Days on Market Until Sale	127	114	- 10.2%	107	142	+ 32.7%
Median Sales Price*	\$472,250	\$422,500	- 10.5%	\$393,000	\$442,250	+ 12.5%
Average Sales Price*	\$767,457	\$428,500	- 44.2%	\$582,743	\$514,646	- 11.7%
Percent of List Price Received*	94.2%	96.8%	+ 2.8%	96.6%	95.9%	- 0.7%
Inventory of Homes for Sale	44	53	+ 20.5%	—	—	—
Months Supply of Inventory	7.0	8.3	+ 18.6%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Cumulative Days on Market Until Sale	—	—	—	—	43	—
Median Sales Price*	—	—	—	—	\$305,000	—
Average Sales Price*	—	—	—	—	\$305,000	—
Percent of List Price Received*	—	—	—	—	98.4%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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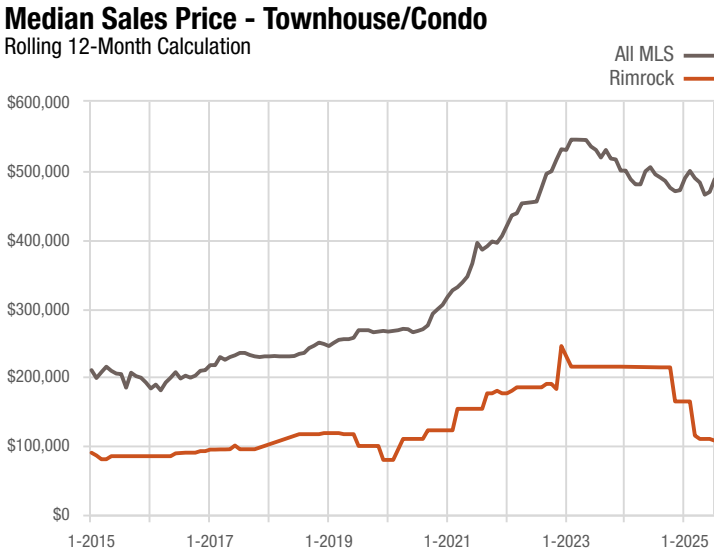
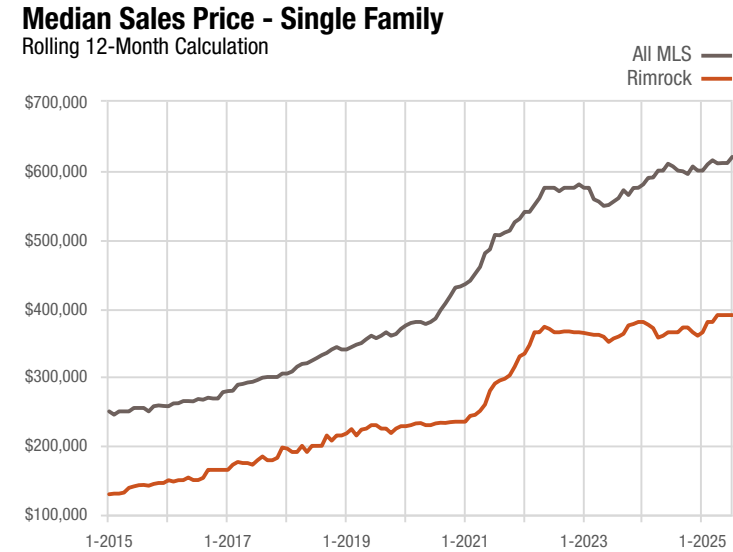
Rimrock

Zip Code: 86335

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	4	1	- 75.0%	49	52	+ 6.1%
Pending Sales	3	7	+ 133.3%	33	33	0.0%
Closed Sales	0	6	—	30	32	+ 6.7%
Cumulative Days on Market Until Sale	—	71	—	100	130	+ 30.0%
Median Sales Price*	—	\$405,000	—	\$322,000	\$385,000	+ 19.6%
Average Sales Price*	—	\$462,500	—	\$366,283	\$431,063	+ 17.7%
Percent of List Price Received*	—	98.8%	—	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	26	22	- 15.4%	—	—	—
Months Supply of Inventory	6.0	4.3	- 28.3%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	6	+ 500.0%
Pending Sales	0	0	—	0	4	—
Closed Sales	0	1	—	0	4	—
Cumulative Days on Market Until Sale	—	72	—	—	45	—
Median Sales Price*	—	\$99,000	—	—	\$103,500	—
Average Sales Price*	—	\$99,000	—	—	\$104,000	—
Percent of List Price Received*	—	92.5%	—	—	95.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

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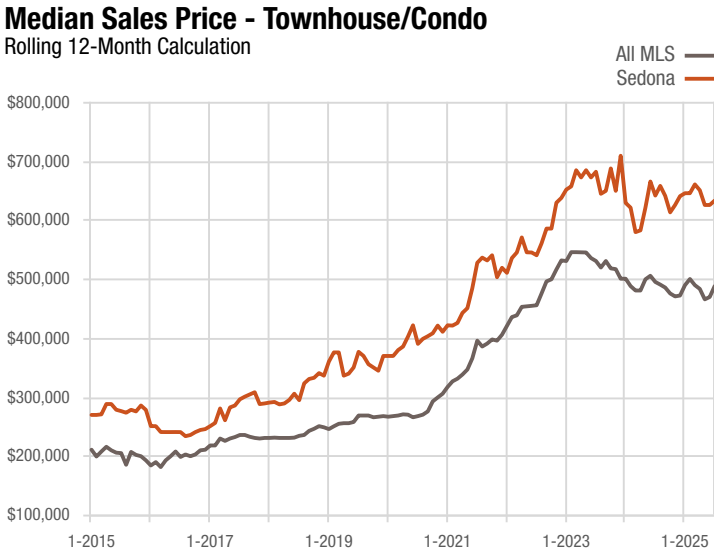
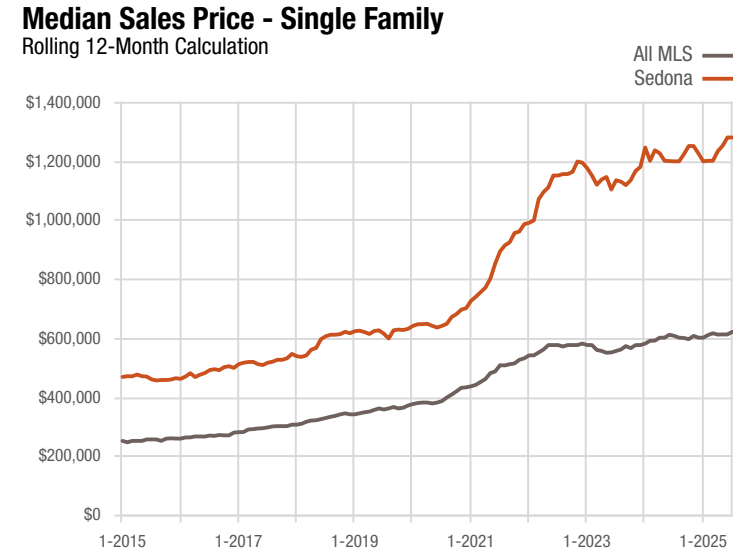
Sedona

Zip Codes: 86336, 86351

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	14	24	+ 71.4%	214	237	+ 10.7%
Pending Sales	15	18	+ 20.0%	160	140	- 12.5%
Closed Sales	17	25	+ 47.1%	157	142	- 9.6%
Cumulative Days on Market Until Sale	122	91	- 25.4%	103	97	- 5.8%
Median Sales Price*	\$1,390,000	\$1,425,000	+ 2.5%	\$1,200,000	\$1,284,500	+ 7.0%
Average Sales Price*	\$1,396,340	\$1,550,676	+ 11.1%	\$1,388,751	\$1,554,768	+ 12.0%
Percent of List Price Received*	96.2%	97.2%	+ 1.0%	97.2%	97.1%	- 0.1%
Inventory of Homes for Sale	98	122	+ 24.5%	—	—	—
Months Supply of Inventory	4.9	6.1	+ 24.5%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	7	4	- 42.9%	54	41	- 24.1%
Pending Sales	3	4	+ 33.3%	19	27	+ 42.1%
Closed Sales	6	7	+ 16.7%	21	30	+ 42.9%
Cumulative Days on Market Until Sale	141	270	+ 91.5%	186	166	- 10.8%
Median Sales Price*	\$447,500	\$820,000	+ 83.2%	\$550,000	\$625,000	+ 13.6%
Average Sales Price*	\$552,333	\$911,080	+ 65.0%	\$643,282	\$859,582	+ 33.6%
Percent of List Price Received*	97.8%	99.5%	+ 1.7%	98.1%	98.1%	0.0%
Inventory of Homes for Sale	36	27	- 25.0%	—	—	—
Months Supply of Inventory	10.9	7.5	- 31.2%	—	—	—

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Local Market Update – July 2025

A Research Tool Provided by the Sedona Verde Valley Association of REALTORS®



Village of Oak Creek / Big Park

MLS Area: 45

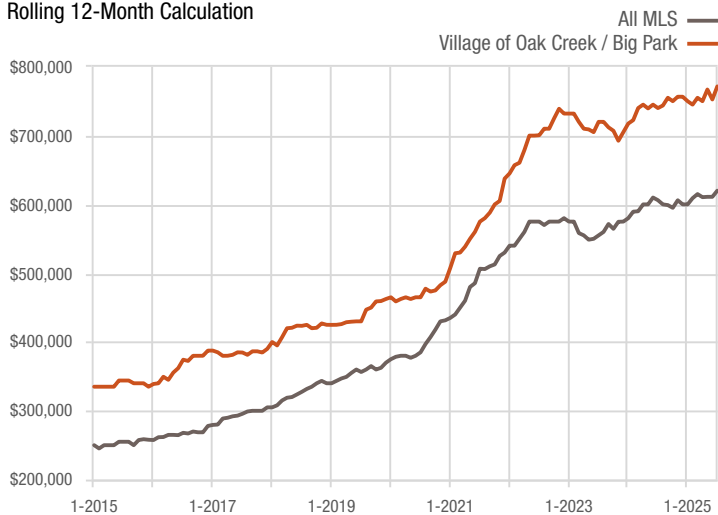
Single Family	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
Key Metrics						
New Listings	10	5	- 50.0%	70	70	0.0%
Pending Sales	3	7	+ 133.3%	49	49	0.0%
Closed Sales	5	8	+ 60.0%	50	51	+ 2.0%
Cumulative Days on Market Until Sale	95	78	- 17.9%	98	121	+ 23.5%
Median Sales Price*	\$729,000	\$798,250	+ 9.5%	\$763,500	\$790,000	+ 3.5%
Average Sales Price*	\$701,200	\$782,425	+ 11.6%	\$810,463	\$844,989	+ 4.3%
Percent of List Price Received*	95.6%	97.9%	+ 2.4%	97.6%	97.8%	+ 0.2%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	5.4	4.5	- 16.7%	—	—	—

Townhouse/Condo	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
Key Metrics						
New Listings	3	3	0.0%	19	9	- 52.6%
Pending Sales	2	2	0.0%	17	7	- 58.8%
Closed Sales	2	1	- 50.0%	14	6	- 57.1%
Cumulative Days on Market Until Sale	82	84	+ 2.4%	98	109	+ 11.2%
Median Sales Price*	\$367,500	\$275,000	- 25.2%	\$440,000	\$415,000	- 5.7%
Average Sales Price*	\$367,500	\$275,000	- 25.2%	\$422,464	\$422,833	+ 0.1%
Percent of List Price Received*	98.7%	91.7%	- 7.1%	98.3%	95.4%	- 3.0%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.6	3.7	+ 42.3%	—	—	—

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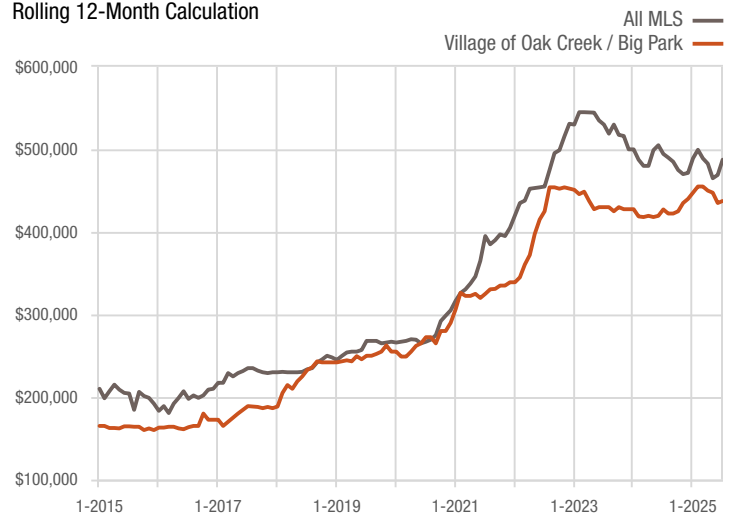
Median Sales Price - Single Family

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.