



## Sedona & Verde Valley Real Estate Information

March & April 2007



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**RUSS LYON REALTY COMPANY**  
of Sedona



## Elements of a “Green Home”

Sustainability in architecture means designing structures that:

- keep their inhabitants in touch with nature and community
- minimize and conserve the use of non-renewable energy resources and materials
- create a healthy and non-toxic environment for their inhabitants

To do this, the home must be integrated into its natural site. Its scale must be respectful of the terrain and vegetation, and of its neighbors. It should be efficient in its use of materials and resources. Building with quality and for a longer life span may in some cases use more material, but still be more efficient in the long term. Long term thinking and investing is more sustainable than short term. In general, smaller is better than larger from both resource and energy use standpoints. Solar orientation is important.

Natural materials are usually safer than artificial ones from a healthy home perspective. However, there are many high tech products and systems that can be part of a sustainable approach. Sustainability is not just 100% efficiency, but rather a balance of concerns that makes our living more connected to place, and less dependent on resource inputs from afar.

A primary impact of home location on a sustainable lifestyle has to do with the driving of your cars. 40% of the oil used in this country is for private transportation, a total greater for personal car use than all the other industrialized countries combined. One of the most important things that we can do for sustainability is minimize the amount of driving that we have to do in our daily lives. Driving uses non-renewable resources, creates pollution, contributes to global warming, and strongly affects the quality of our pedestrian environment. Even efficient cars still have spatial, noise, and safety impacts on our community. In low desert cities, just the amount of paving required to accommodate our driving habits has significantly affected the local temperatures and climate, thus requiring even more energy to keep the human spaces cool enough to be habitable. Therefore, choosing a site that requires less of a commute to work, or less distance to frequent shopping locations, will be a big plus in terms of overall energy use and impact on the environment.

Good home design engenders connection to the places in which we live, connecting us with the ecological and geographic characteristics of the site. This helps create a way of living that enhances the experiences of the residents while respecting plant and animal life. House location and driveway should minimize negative impact on sensitive features of the landscape (e.g. old trees, unusual rock forms).

### Solar Design:

Solar orientation is essential for conserving energy use, as well as creating a comfortable indoor environment with a more stable temperature. This means a predominately east-west home orientation, with more glass on the south side to let winter sunlight into the home. In turn, where the winter sun shines in the home, there should be thermal mass such as a dark tile or concrete floor, internal rock wall, etc. to retain the day's warmth, which will be released

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in the evening. Glass to the east and west should be minimized, to prevent excessive heat gain in the summer. A key is having a proper overhang on the south side to prevent the summer sun from entering the home.

### **Materials and Systems:**

There are a wide variety of mechanical systems and products that are available to support a green home. Certain choices, such as the purchase of "energy star" appliances, low flush toilets, compact fluorescent lighting, and the use of materials and finishes with low volatile organic chemicals, are very desirable, even essential. Selecting thermally efficient windows, maximum insulation, and solar hot water heating will produce major energy savings; while other new, complex technologies may actually give only marginal returns in energy conservation and need to be evaluated with care. The green-oriented decisions embodied in a house reflect awareness and concern for reducing our material resource demands on the world. A green home also uses significantly less energy and water, yielding both a cost savings and a corresponding positive environmental effect that builds over time.

This is a complex subject, more than can be discussed here. There are excellent green choices to be made with respect to the foundation, walls, roofs, indoor finishing, windows, lighting, mechanical systems, etc. Many are possible as retrofits or additions when redoing sections of a home. Important for a healthy home is to reduce the materials within the home that release Volatile Organic Compounds (VOCs), which are, in varying degrees, toxic and present in many building products. Fortunately, there is now a wide variety of choices for flooring, paints, cabinets, carpets, etc. that are available which can significantly improve the overall indoor air quality.

### **Landscaping:**

- Retain existing native vegetation if possible
- Use xeriscape design (drip system with native/adapted plants, rain sensor)
- Use east and west shading with existing vegetation or new landscape plants (especially deciduous trees and shrubs)
- Harvest rain runoff from roof and hard surfaces (driveways, patios, sidewalks) for plant growth.

*(Source: Philip Snyder, PhD, Russ Lyon Realty of Sedona)*

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## **REAL ESTATE TRENDS**

Homes sales are down 32% from January & February of 2006 however the median selling price for a home in the Sedona area is up 5%. After slowing down in January, real estate sales are beginning to increase with the coming of spring. There were 40 homes sold in January and February, while the inventory of homes for sale rose from 499 to 533 during that period. As of March 8, there are now 33 homes that are pending and 10 have already sold in March, a significant rate increase over the previous two months.

Of homes sold during January and February, the average price per square foot was \$270.41, up from \$259.38 in November-December, 2006.

When broken down by category, luxury homes (above \$1 million: median sale value- \$1,230,000) went for an average of \$436.98 per square foot while homes less than \$1 million (median sale value- \$538,750) sold for \$261.18 per square foot.

Currently, the median selling price for homes in the greater Sedona area ranges from \$499,900 in the Village of Oak Creek (VOC) to a high of \$1,699,000 in Oak Creek Canyon (which tends to be an anomalous area). Condos are more variable month to month, and at the start of March there were 80 for sale. Only 5 had sold during January-February while 21 had sold in November-December. Eight are currently pending, so sales are picking up here as well.

Vacant land sales continue to be slow with a large inventory. Nine lots sold during January-February, with a median price of \$285,000, while fourteen are currently pending. The average days on the market for land sold was 196. For homes currently for sale, the median for days on the market ranges from 100 in Big Park (VOC) to 280 days in Oak Creek Canyon. A time for sellers to be patient, price their homes competitively and make them shine! This is a great time for buyers, given the large inventory from which to choose.

We have included numbers for two segments: the Luxury Market, valued at \$1,000,000 or more for homes & \$500,000 or more for home-sites and the Mainstream Market, valued at less than \$1,000,000 for homes & less than \$500,000 for home-sites as it gives a more realistic picture of our market. The median (the point at which half the prices are higher & half are lower) is used as it is generally thought to be a more reliable statistic than the mean or average price.

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These 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.

#### **WHAT IS FOR SALE (March 1, 2007)?**

##### **No. of Homes** (change for 60 days):

533 Total (up 7%)  
308 Mainstream (up 7%)  
105 Luxury (up 5%)  
80 Condo (up 5%)  
40 Manufactured (up 11%)

##### **Median Listing Price for Homes** (No.):

Single Family -  
\$499,900 Village of Oak Creek (80)  
\$679,900 West Sedona (129)  
\$714,250 Little Horse Park (56)  
\$761,500 Big Park (82)  
\$782,450 Red Rock Loop (22)  
\$874,500 Uptown (37)  
\$1,699,000 Oak Creek Canyon (9)  
Condo/Town \$398,500  
Manufactured - \$319,450

##### **Median No. of Days on Market**

100 Big Park  
101 West Sedona  
119 Little Horse Park  
129 Village of Oak Creek  
147 Uptown  
162 Red Rock Loop Rd  
280 Oak Creek Canyon

##### **No. of Home-Sites** (change for 60 days):

347 Total (up 0.2%)  
206 Mainstream (no change)  
141 Luxury (down 0.7%)

##### **Median Listing Price Home-Sites** (No.):

\$255,000 Village of Oak Creek (23)  
\$434,000 West Sedona (108)  
\$474,450 Little Horse Park (42)  
\$499,250 Big Park (82)  
\$650,000 Red Rock Loop (59)  
\$439,900 Uptown (30)  
\$1,600,000 Oak Creek Canyon (3)

#### **WHAT IS SELLING (Jan & Feb 2007)?**

**The change for 60 days is shown in parenthesis.**

##### **No. Homes Sold**

40 Total (down 17%)  
32 Mainstream (down 23%)  
8 Luxury (up 33%)  
5 condos (down 76%)  
7 manufactured (up 75%).

##### **Median Selling Price for Homes:**

\$600,850 Mainstream/Luxury (down 2%)  
\$538,751 Mainstream  
\$1,230,000 Luxury  
\$275,000 Condo/Town (down 24%)  
\$221,000 Manufactured (down 51%).

##### **Median No. of Days to Sell a Home:**

123 Mainstream/Luxury (up 11%)  
121 Mainstream  
156 Luxury  
64 Condo/Town (down 25%)  
70 Manufactured (down 29%).

##### **Price/Square Foot**

\$270.41 Mainstream/Luxury (up 4%)  
\$264.87 Mainstream  
\$376.38 Luxury  
\$203.10 Condos/Town (down 20%)  
\$176.80 Manufactured (down 43%)

##### **Listing/Selling Price Ratio for Homes:**

96.2 Mainstream/Luxury  
96.7% Mainstream  
96.9% Luxury  
95.2% Condos/Town  
96.3% Manufactured

##### **No. of Home-Sites Sold:**

7 Mainstream (down 75%)  
2 Luxury (down 67%).

##### **Median Selling Price for Home-Sites:**

\$285,000 (down 22%)  
\$280,000 Mainstream  
\$794,000 Luxury

##### **Median No. of Days to Sell Home-Sites:**

196 Mainstream/Luxury (down 13%)  
196 Mainstream  
342 Luxury

##### **Listing/Selling Price Ratio for Home-Sites:**

93.4% Mainstream  
88.7% Luxury

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## OPPORTUNITIES

You can view all Sedona & Verde Valley listings on our website and/or also sign up to be notified when new listings that you are interested in come on the market. Simply go to [www.david-levine.com](http://www.david-levine.com) and click on "Property Search".

E-mail [joanne@david-levine.com](mailto:joanne@david-levine.com) or call Joanne Holiday at (928) 862-0882 if you would like to receive more information about any properties. We have an electronic brochure that we can send by e-mail or if you would prefer, we will send you a brochure by regular mail.

As well contact us if you would like Sedona/Verde Valley real estate magazines or relocation information sent to you.

### Residents International

We are pleased to be the exclusive representative for Sedona/Flagstaff/Prescott for Residents International Magazine. This opportunity allows us to market your fine properties nationally & internationally.

### New Listings

Go to [www.david-levine.com](http://www.david-levine.com) and click on "Listings" for more information on our listings.

**45 Shadow Rock Drive:** Enchanted gardens, artist studio, views & guest apt. 3 Bdrms/4.5 BA, 4000 sq. ft., 0.94 Acres. MLS#112476 \$2,500,000

**295 Cross Creek Circle:** View acreage on Oak Creek & National Forest in a gated community. 2.45 Acres MLS#112548 \$995,000

**112 West Park Ridge Drive:** Gorgeous lot in Jordan Park Glen that backs to National Forest MLS#112549 \$699,000

**8 Ruby Drive:** The views are fantastic from this corner lot located in West Sedona. 0.82 Acres MLS#113213 \$649,000

**340 Smith Road:** Mid-Century style architecture with lots of green home features located Uptown 3 Bdrm/3 BA, 2238 Sq. Ft. MLS#112899 \$648,000

**1408 Vista Montana:** This is a nice sized centrally located town home in West Sedona. 3 BD/2 BA 1995 Sq. Ft. MLS#112407 \$479,000

**90 Hozoni Drive:** This lot is in the heart of Sedona in Thunder Mountain Ranch just off Dry Creek Rd. MLS#112689 \$415,000

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## AT A GLANCE

**Roundabouts:** The first of 11 roundabouts planned for the Highway 179 Improvement Project, at Back O' Beyond, is scheduled to be finished in July. Phase I of the construction calls for 4 additional roundabouts in the Village of Oak Creek at Jacks Canyon Rd, Cortez Dr, Bell Rock Blvd & Ridge Trail Dr.

**Bike - Friendly Community:** Sedona City Council verbally committed to joining a regional recreation trails task force and making Sedona a bicycle-friendly community.

**Sedona Marathon:** Joseph Fuss, Sedona Red Rock High School teacher & Cross Country Head Coach, won the Sedona Marathon on February 10th with a time of 2 hours, 55 minutes & 15 seconds. The time was 4 minutes better than 7-time Tour De France winner Lance Armstrong's finish at the New York marathon in November.

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## WHAT'S HAPPENING

**Monday March 26th:** Unlocking the Secrets of Composition at Sedona Arts Center at 9 am. Call 888-954-4442

**Friday March 30th:** Swan Lake danced by Moiseev Russian Ballet at Yavapai College Performance Hall in Prescott at 7:30 pm. Call 928-776-2000

**Saturday March 31st:** Cosmic Chocolate Festival at D'Lish in Sedona. From 5-8 pm. Call 928-203-9393

**Saturday April 7th:** Easter Egg Hunt at Barbara Antonsen Park, Posse Ground Park. Call Marie Brown, Community Services Director at 928-282-3113

**Thursday April 19th:** Mayor Pud Colquitt Coffee Chat at Starbucks Coffee Company, Shops at Pinon Pointe, Hyatt Resort 10-11 am

**Until June 17th:** The Museum of Northern Arizona features Lasting Light: The Photography of the Grand Canyon. Visit [www.musnaz.org](http://www.musnaz.org)

**Things to do:** Go to [www.sedona.net](http://www.sedona.net) & [www.sedonaaz.gov](http://www.sedonaaz.gov) for things to do in Sedona.

Go to [www.sedonaweather.com](http://www.sedonaweather.com) and [www.sedonaweather.net](http://www.sedonaweather.net) for the latest **weather**.