

Sedona Community Profile

SEPTEMBER 2022

FIVE ZIP REGION:

86336, 86339, 86340, 86341, 86351



REGIONAL ECONOMIC
DEVELOPMENT CENTER
— at Yavapai College

Sedona 2022 Community Profile
Five ZIP Codes

Source: EASI Demographics; Prepared by REDC

Address - 86339

Latitude - 34° : 52' : 11"

Longitude - -111° : 45' : 36"

Filtered by: ZIP_CODE='86336' '86339' '86341' '86340' '86351'

Radius in miles - ZIPs within 7 mi from 86339 center

POPULATION BY YEAR		% Total
Population (4/1/1990)	11,997	61%
Population (4/1/2000)	17,107	86%
Population (4/1/2010)	17,712	89%
Population (1/1/2021)	19,817	100%
Population (1/1/2026)	19,823	100%
Population Growth (2021/2010)	11.88	
Population Forecast (2026/2021)	0.03	

HOUSEHOLDS BY YEAR		% Total
Households (4/1/1990)	5,911	59%
Households (4/1/2000)	8,323	83%
Households (4/1/2010)	8,902	89%
Households (1/1/2021)	9,986	100%
Households (1/1/2026)	9,975	100%
Households Growth (2021/2010)	12.18	
Households Forecast (2026/2021)	-0.11	

GENERAL FAMILY AND POPULATION TOTALS		% Total
Population (1/1/2021)	19,817	100%
Family Population	13,935	70%
Non-Family Population	5,707	29%
Total Group Quarters Population	175	1%

HOUSEHOLDS BY FAMILY TYPE		% Total
Households (1/1/2021)	9,986	100%
Total Families	5,302	53%
Total Non Family Households	4,684	47%

FAMILIES BY FAMILY TYPE		% Total
Total Families	5,302	100%
Total Married Families	4,534	86%
Total Other Families	768	15%

MARRIED FAMILIES BY FAMILY TYPE		% Total
Total Married Families	4,534	100%
Married Families Children Under 18	746	17%
Married Families No Children Under 18	3,788	84%

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OTHER FAMILIES BY FAMILY TYPE	% Total	
Total Other Families	768	100%
Male Householder, No Wife Present	228	30%
Female Householder, No Husband Present	540	70%

OTHER MALE FAMILIES BY FAMILY TYPE	% Total	
Male Householder, No Wife Present	228	100%
Male Householder, No Wife Present with Children Under 18	142	62%
Male Householder, No Wife Present with No Children Under 18	86	38%

OTHER FEMALE FAMILIES BY FAMILY TYPE	% Total	
Female Householder, No Husband Present	540	100%
Female Householder, No Husband Present with Children Under 18	214	40%
Female Householder, No Husband Present with No Children Under 18	326	60%

NON FAMILY HOUSEHOLDS BY GENDER	% Total	
Total Non Family Households	4,684	100%
Non Family Male Householder, People Under 18 Present	12	0%
Non Family Male Householder, No People Under 18 Present	1,670	36%
Non Family Female Householder, People Under 18 Present	3	0%
Non Family Female Householder, No People Under 18 Present	2,999	64%

DETAILED POPULATION CHARACTERISTICS	% Total	
Urban	13,508	68%
Rural	6,309	32%

Gender	% Total	
Male	9,290	47%
Female	10,527	53%

Poverty	% Total	
Population, In Poverty	1,068	5%

Veterans	% Total	
Population, Veterans	1,862	9%

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Age	% Total	
Median Age	60.6	
Aged 0 to 5 Years	566	3%
Aged 6 to 11 Years	647	3%
Aged 12 to 17 Years	794	4%
Aged 18 to 24 Years	599	3%
Aged 25 to 34 Years	1,320	7%
Aged 35 to 44 Years	1,432	7%
Aged 45 to 54 Years	2,041	10%
Aged 55 to 64 Years	4,490	23%
Aged 65 to 74 Years	4,869	25%
Aged 75 to 84 Years	2,165	11%
Aged 85 Years and Older	894	5%

Male Population By Age	% Total	
Median Age	60.5	
Aged 0 to 5 Years	260	3%
Aged 6 to 11 Years	316	3%
Aged 12 to 17 Years	390	4%
Aged 18 to 24 Years	323	4%
Aged 25 to 34 Years	693	8%
Aged 35 to 44 Years	676	7%
Aged 45 to 54 Years	898	10%
Aged 55 to 64 Years	1,963	21%
Aged 65 to 74 Years	2,302	25%
Aged 75 to 84 Years	1,079	12%
Aged 85 Years and Older	390	4%

Female Population By Age	% Total	
Median Age	60.6	
Aged 0 to 5 Years	306	3%
Aged 6 to 11 Years	331	3%
Aged 12 to 17 Years	404	4%
Aged 18 to 24 Years	276	3%
Aged 25 to 34 Years	627	6%
Aged 35 to 44 Years	756	7%
Aged 45 to 54 Years	1,143	11%
Aged 55 to 64 Years	2,527	24%
Aged 65 to 74 Years	2,567	24%
Aged 75 to 84 Years	1,086	10%
Aged 85 Years and Older	504	5%

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POPULATION BY RACE		% Total
White Alone	17,231	87%
Black Alone	158	1%
Asian Alone	568	3%
American Indian and Alaska Native Alone	108	1%
Other Race Alone	1,221	6%
Two or More Races	531	3%

POPULATION BY ETHNICITY		% Total
Hispanic	2,616	13%
White Non-Hispanic	15,857	80%

Median Age by Race		% Total
White Median Age	62.5	
Black Median Age	58.6	
Asian Median Age	50.7	
American Indian and Alaska Native Median Age	0	
Other Race Median Age	0	
Two or More Races Median Age	4.3	

Median Age by Ethnicity		% Total
Hispanic Median Age	30.3	
White Non Hispanic Median Age	64	

Marital Status (Pop 15+)		% Total
Males Never Married	1,661	8%
Males Married	5,099	26%
Males Widowed	548	3%
Males Divorced	1,227	6%
Females Never Married	1,546	8%
Females Married	5,345	27%
Females Widowed	969	5%
Females Divorced	1,818	9%

Males Currently Married (Pop 15+)		% Total
Males Married	5,099	100%
Males Married and Together	4,944	97%
Males Married and Separated	73	1%
Males Married and Absent	82	2%

Females Currently Married (Pop 15+)		% Total
Females Married	5,345	100%
Females Married and Together	4,964	93%
Females Married and Separated	213	4%
Females Married and Absent	168	3%

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Primary Language (Pop 5+)		% Total
Speaks English	16,546	84%
Speaks Spanish	1,516	8%
Speaks Other Indo-European Languages	1126	6%
Speaks Asian or Pacific Island Language	85	0%
Speaks Other Language	63	0%

Citizenship		% Total
Native	17,883	90%
Foreign Born - Naturalized	1122	6%
Foreign Born - Not a Citizen	812	4%

Group Quarters		% Total
Total Group Quarters	175	100%
Institutional Group Quarters	109	62%
Non-Institutional Group Quarters	66	38%

DETAILED HOUSEHOLD CHARACTERISTICS		% Total
Household, Average Size	1.97	

HOUSEHOLDS BY RACE		% Total
White	9,178	92%
Black	66	1%
Asian	212	2%
American Indian and Alaska Native	38	0%
Other Race	326	3%
Two or More Races	166	2%

HOUSEHOLDS BY ETHNICITY		% Total
Hispanic	738	7%
White Non-Hispanic	8,757	88%

Household by Age of Head		% Total
Median Age	64.8	
Aged Under 25 Years	115	1%
Aged 25 to 34 Years	351	4%
Aged 35 to 44 Years	821	8%
Aged 45 to 54 Years	1,154	12%
Aged 55 to 64 Years	2,591	26%
Aged 65 to 74 Years	2,543	26%
Aged 75 to 84 Years	1,695	17%
Aged 85 Years and Over	716	7%

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Five ZIP Codes

Household by Size	% Total	
Median Size	2.3	
1 Person	3,687	37%
2 Person	4,818	48%
3 Person	732	7%
4 Person	341	3%
5 Person	238	2%
6 Person	91	1%
7 or More Person	79	1%

Household by Vehicles	% Total	
Median Vehicles	2.2	
No Vehicles	231	2%
1 Vehicle	4,110	41%
2 Vehicles	4,339	44%
3 Vehicles	948	10%
4+ Vehicles	358	4%

HOUSING UNITS BY OCCUPANCY	% Total	
Total Units	12,781	100%
Occupied Units	9,986	78%
Vacant Units	2,795	22%

HOUSING UNITS BY TENURE	% Total	
Housing, Occupied Units	9,986	100%
Housing, Owner Occupied	7,734	77%
Housing, Renter Occupied	2,252	23%

HOUSING UNITS BY VACANCY TYPE	% Total	
Housing, Vacant Units	2,795	100%
Housing, Vacant Units For Rent	238	9%
Housing, Vacant Units Rented, Not Occupied	14	1%
Housing, Vacant Units For Sale	224	8%
Housing, Vacant Units Sold, Not Occupied	65	2%
Housing, Vacant Units Seasonal, Recreational, or Occasional Use	2,012	72%
Housing, Vacant Units For Migrant Workers	0	0%
Housing, Vacant Units Vacant Other	242	9%

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OCCUPIED HOUSING STRUCTURES		% Total
Housing, Occupied Units	9,986	100%
Housing, Occupied Structure with 1 Unit Detached	7,504	75%
Housing, Occupied Structure with 1 Unit Attached	779	8%
Housing, Occupied Structure with 2 Units	303	3%
Housing, Occupied Structure with 3-4 Units	264	3%
Housing, Occupied Structure with 5-9 Units	166	2%
Housing, Occupied Structure with 10-19 Units	82	1%
Housing, Occupied Structure with 20-49 Units	68	1%
Housing, Occupied Structure with 50+ Units	132	1%
Housing, Occupied Structure Trailer	680	7%
Housing, Occupied Structure Other	8	0%

OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE		% Total
Housing, Owner Occupied	7,734	100%
Housing, Owner Households, With Mortgage Any	4,376	57%
Housing, Owner Households, With No Mortgage	3,358	43%

OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE		% Total
Housing, Owner Occupied	7,734	100%
Housing, Median Value Owner Households (\$)	446,831	
Housing, Owner Households Valued Less than \$10,000	41	1%
Housing, Owner Households Valued \$10,000-\$14,999	87	1%
Housing, Owner Households Valued \$15,000-\$19,999	15	0%
Housing, Owner Households Valued \$20,000-\$24,999	44	1%
Housing, Owner Households Valued \$25,000-\$29,999	38	1%
Housing, Owner Households Valued \$30,000-\$34,999	0	0%
Housing, Owner Households Valued \$35,000-\$39,999	18	0%
Housing, Owner Households Valued \$40,000-\$49,999	21	0%
Housing, Owner Households Valued \$50,000-\$59,999	75	1%
Housing, Owner Households Valued \$60,000-\$69,999	52	1%
Housing, Owner Households Valued \$70,000-\$79,999	29	0%
Housing, Owner Households Valued \$80,000-\$89,999	19	0%
Housing, Owner Households Valued \$90,000-\$99,999	23	0%
Housing, Owner Households Valued \$100,000-\$124,999	70	1%
Housing, Owner Households Valued \$125,000-\$149,999	24	0%
Housing, Owner Households Valued \$150,000-\$174,999	84	1%
Housing, Owner Households Valued \$175,000-\$199,999	121	2%
Housing, Owner Households Valued \$200,000-\$249,999	533	7%
Housing, Owner Households Valued \$250,000-\$299,999	545	7%
Housing, Owner Households Valued \$300,000-\$399,999	1,289	17%
Housing, Owner Households Valued \$400,000-\$499,999	1,578	20%
Housing, Owner Households Valued \$500,000-\$749,999	1,775	23%
Housing, Owner Households Valued \$750,000-\$999,999	577	8%
Housing, Owner Households Valued More than \$1,000,000	676	9%

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RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE	% Total	
Housing, Renter Occupied	2,252	100%
Housing, Median Rent (\$)	1,077	
Housing, Rent less than \$250	0	0%
Housing, Rent \$250-\$499	67	3%
Housing, Rent \$500-\$749	432	19%
Housing, Rent \$750-\$999	409	18%
Housing, Rent \$1,000-\$1,249	358	16%
Housing, Rent \$1,250-\$1,499	315	14%
Housing, Rent \$1,500-\$1,999	236	11%
Housing, Rent \$2,000+	219	10%
Housing, No Cash Rent	216	10%

HOUSING UNITS BY YEAR BUILT	% Total	
Total Housing Units	12,781	100%
Housing, Median Year Built	1989	
Housing, Built 2010 or Later	2,591	20%
Housing, Built 2000 to 2009	1,545	12%
Housing, Built 1990 to 1999	2,341	18%
Housing, Built 1980 to 1989	2,969	23%
Housing, Built 1970 to 1979	2,100	16%
Housing, Built 1960 to 1969	739	6%
Housing, Built 1950 to 1959	282	2%
Housing, Built 1940 to 1949	134	1%
Housing, Built 1939 or Earlier	80	1%

Year Moved In	% Total	
Median Year Moved In	2009	
Year Moved in 2010 or Later	6,880	69%
Year Moved in 2000 to 2009	1,562	16%
Year Moved in 1990 to 1999	890	9%
Year Moved in 1980 to 1989	474	5%
Year Moved in 1970 to 1979	162	2%
Year Moved in 1969 or Earlier	18	0%

HOUSEHOLDS BY TYPE OF HEATING FUEL USED	% Total	
Home Heating Fuel: Utility gas	5,506	55%
Home Heating Fuel: Bottled, tank, or LP gas	1,107	11%
Home Heating Fuel: Electricity	2,952	30%
Home Heating Fuel: Fuel oil, kerosene, etc.	40	0%
Home Heating Fuel: Coal or coke	0	0%
Home Heating Fuel: Wood	228	2%
Home Heating Fuel: Solar energy	116	1%
Home Heating Fuel: Other fuel	36	0%
Home Heating Fuel: No fuel used	1	0%

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DETAILED INCOME CHARACTERISTICS		% Total
Total Personal Income (\$)	1,341,470,703	
Total Household Income (\$)	1,332,815,282	
Median Household Income (\$)	73,532	
Average Household Income (\$)	133,468	
Per Capita Household Income (\$)	67,693	
Household High Income Average (\$)	565,795	

Households By Income		% Total
Less than \$15,000	919	
\$15,000 to \$24,999	671	
\$25,000 to \$34,999	765	
\$35,000 to \$49,999	1,179	
\$50,000 to \$74,999	1,550	
\$75,000 to \$99,999	1,286	
\$100,000 to \$124,999	997	
\$125,000 to \$149,999	766	
\$150,000 to \$199,999	582	
\$200,000 and Over	1,271	

DETAILED EMPLOYMENT CHARACTERISTICS		
Labor Force Characteristics (Pop 16+)		% Total
Employment Potential	18,075	100%
Civilian Total	8,005	44%
Civilian Males	3,594	20%
Civilian Females	4,411	24%
Armed Forces Male	0	0%
Armed Forces Female	0	0%
Unemployed Male	282	2%
Unemployed Female	349	2%
Not in the Labor Force Male	4,152	23%
Not in the Labor Force Female	5,287	29%

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Industry (Pop 16+)		% Total
Total Civilian Employment	8,005	100%
Employment, Agriculture, Forestry, Fishing and Hunting	6	0%
Employment, Mining, Quarrying and Oil and Gas Extraction	0	0%
Employment, Construction	711	9%
Employment, Manufacturing	307	4%
Employment, Wholesale Trade	149	2%
Employment, Retail Trade(Pop 16+)	875	11%
Employment, Transportation and Warehousing	104	1%
Employment, Utilities	45	1%
Employment, Information	307	4%
Employment, Finance and Insurance	173	2%
Employment, Real Estate and Rental and Leasing	264	3%
Employment, Professional, Scientific, and Technical Services	584	7%
Employment, Management of Companies and Enterprises	0	0%
Employment, Administrative and Support and Waste Mgt. Services	354	4%
Employment, Educational Services	299	4%
Employment, Health Care and Social Assistance	1,514	19%
Employment, Arts, Entertainment, and Recreation	599	8%
Employment, Accommodation and Food Services, etc.	1,103	14%
Employment, Other Services	485	6%
Employment, Public Administration	126	2%

Occupation (Pop 16+)		% Total
Management, Business, and Financial Operations	1,155	14%
Professional and Related	2,526	32%
Service	2,251	28%
Sales and Office	1,531	19%
Farming, Fishing, and Forestry	5	0%
Construction, Extraction, and Maintenance	260	3%
Production, Transportation, and Material Moving	277	4%

General Employment Characteristics (Pop 16+)		% Total
Total Civilian Potential	8,005	100%
White Collar	5,212	65%
Blue Collar	537	7%
Private for-Profit Wage and Salary Workers, Employee	4,392	55%
Private for-Profit Wage and Salary Workers, Self	1038	13%
Private Not-for-Profit Wage and Salary Workers	750	9%
Self-Employed Workers in Own Not Incorporated Business	1,332	17%
Unpaid Family Workers	34	0%
Local Government Workers	113	1%
State Government Workers	324	4%
Federal Government Workers	22	0%

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Transportation to Work (Empl 16+)	% Total	
Car, Truck, Van	5,860	73%
Car, Truck, Van to Work Alone	5,569	70%
Car, Truck, Van to Work Carpool	291	4%
Public Transportation	10	0%
Bus or Trolley Bus	10	0%
Streetcar or Trolley Car	0	0%
Subway or Elevated	0	0%
Railroad	0	0%
Ferry	0	0%
Taxi	0	0%
Motorcycle	18	0%
Bicycle	100	1%
Walked	273	3%
Other Transportation	32	0%

Travel Time to Work (Empl 16+)	% Total	
Less than 15 Min	3,034	38%
15-29 Min	1,879	24%
30-59 Min	1,119	14%
60-89 Min	152	2%
90+ Min	109	1%
Work at Home	1,712	21%

DETAILED EDUCATION CHARACTERISTICS	% Total	
Education Enrollment (Pop 3+)		
Education, Enrolled School (Pop 3+)	2,089	11%
Education Male, Enrolled School (Pop 3+)	1,129	6%
Education Female, Enrolled School (Pop 3+)	960	5%
Enrolled Public School	1,630	8%
Enrolled Private School	459	2%
Enrolled Public Preprimary	65	0%
Enrolled Private Preprimary	26	0%
Enrolled Public Kindergarten	60	0%
Enrolled Private Kindergarten	0	0%
Enrolled Public Grades 1-4	193	1%
Enrolled Private Grades 1-4	11	0%
Enrolled Public Grades 5-8	370	2%
Enrolled Private Grades 5-8	58	0%
Enrolled Public Grades 9-12	381	2%
Enrolled Private Grades 9-12	38	0%
Enrolled Public Undergraduate College	415	2%
Enrolled Private Undergraduate College	194	1%
Enrolled Public Graduate or Professional School	146	1%
Enrolled Private Graduate or Professional School	132	1%
Not Enrolled in School	17,452	89%

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Education Attainment (Pop 25+)		% Total
Less Than High School	830	5%
High School	2,503	15%
Some College	4,235	25%
Associate's Degree	1,144	7%
Bachelor's Degree	5,118	30%
Master's Degree	2,097	12%
Professional Degree	643	4%
Doctorate Degree	641	4%

DETAILED FAMILY CHARACTERISTICS

Families By Size		% Total
Median Size	2.68	
1 Person	0	
2 Person	3,925	74%
3 Person	669	13%
4 Person	316	6%
5 Person	225	4%
6 Person	89	2%
7 or More Person	78	2%

Families By Age		% Total
Median Age	62.4	
Aged Under 25 Years	36	1%
Aged 25 to 34 Years	180	3%
Aged 35 to 44 Years	579	11%
Aged 45 to 54 Years	600	11%
Aged 55 to 64 Years	1,700	32%
Aged 65 to 74 Years	1,268	24%
Aged 75 Years and Over	939	18%

Family Income Characteristics		% Total
Total Family Income(\$)	1,022,234,522	
Median Income (\$)	110,130	
Average Income (\$)	192,802	
Per Capita Income (\$)	73,357	
High Income Average (\$)	567,688	

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Families By Income	% Total	
Less than \$15,000	269	5%
\$15,000 to \$24,999	217	4%
\$25,000 to \$34,999	325	6%
\$35,000 to \$49,999	315	6%
\$50,000 to \$74,999	592	11%
\$75,000 to \$99,999	638	12%
\$100,000 to \$124,999	728	14%
\$125,000 to \$149,999	578	11%
\$150,000 to \$199,999	479	9%
\$200,000 and Over	1,161	22%

DETAILED NON-FAMILY CHARACTERISTICS

Non-Families By Size	% Total	
Median Size	1.64	
1 Person	3,687	79%
2 Person	893	19%
3 Person	63	1%
4 Person	25	1%
5 Person	13	0%
6 Person	2	0%
7 or More Person	1	0%

Non-Families By Age	% Total	
Median Age	68.2	
Aged Under 25 Years	79	2%
Aged 25 to 34 Years	171	4%
Aged 35 to 44 Years	242	5%
Aged 45 to 54 Years	554	12%
Aged 55 to 64 Years	891	19%
Aged 65 to 74 Years	1,275	27%
Aged 75 Years and Over	1,472	31%

Non-Family Income Characteristics	% Total	
Total Income (\$)	310,580,760	
Median Income (\$)	48,854	
Average Income (\$)	66,307	
Per Capita Income (\$)	54,421	
High Income Average (\$)	545,813	

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Non-Families By Income		% Total
Less than \$15,000	650	14%
\$15,000 to \$24,999	454	10%
\$25,000 to \$34,999	440	9%
\$35,000 to \$49,999	864	18%
\$50,000 to \$74,999	958	21%
\$75,000 to \$99,999	648	14%
\$100,000 to \$124,999	269	6%
\$125,000 to \$149,999	188	4%
\$150,000 to \$199,999	103	2%
\$200,000 and Over	110	2%



**REGIONAL ECONOMIC
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— at Yavapai College

**3800 N. Glassford Hill Rd
Prescott Valley, AZ 86314
928.776.2363
ycredc.com**