SONOMA COUNTY MARKET UPDATE | AUGUST 2018



On a year-over-year basis, the median home value in Sonoma County has ticked up 3% to \$658,500. In addition, the price per square foot has increased 12% to \$430. Homes are also selling slightly faster than they were last year, with the median market time dropping down 8% to 35 days.

Comparing to last month, the median sale price fell 6% while the median market time inched up 3%. While still up from last year, this drop represents the lowest median sale price thus far for 2018.

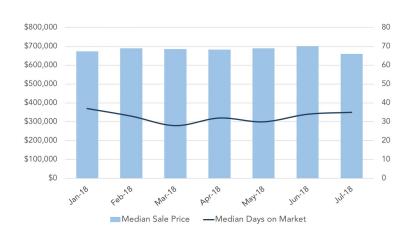
When looking at specific cities, Cotati saw the largest increase in the number of sales and sharpest drop in median market time, indicating increased interest in the region. Sebastopol and Sonoma experienced the largest jump in the median sale price.

SINGLE FAMILY RESIDENCES

YEAR-OVER-YEAR MARKET COMPARISON

JULY 2018 JULY 2017 %Δ MEDIAN SALE PRICE \$658,500 \$640,000 +3% DAYS ON MARKET 35 38 -8% \$ / SQ. FT. \$430 \$384 +12% **HOMES SOLD** 400 419 -5% HOMES CURRENTLY 1,081 FOR SALE **OVER LIST PRICE** 0.2% -1.4% +1.6%

YTD 2018



CHANGE IN SALE PRICE DAYS ON MARKET
PAST MONTH: -6% +3%

YEAR-OVER-YEAR REGION COMPARISON

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	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
REGION	JULY 2018	JULY 2017	%∆	JULY 2018	JULY 2017	%∆	JULY 2018	JULY 2017	%∆
Bodega Bay	3	4	→ 25%	30	23	~ 30%	\$975,000	\$1,002,500	- 3%
Cazadero	2*	3	▼ 33%	32	61	→ 48%	\$473,150	\$380,000	25%
Cloverdale	13	17	~ 24%	39	39	0%	\$646,000	\$557,500	1 6%
Cotati	10	4	1 50%	18	52	→ 65%	\$711,212	\$827,500	▼ 14%
Forestville	5	11	▼ 55%	31	56	45%	\$560,000	\$535,000	5 %
Geyserville	1*	1*	0%	98	41	139%	\$473,000	\$1,560,000	→ 70%
Glen Ellen	3	5	40%	32	27	19%	\$560,000	\$1,700,000	- 67%
Guerneville	18	12	50%	40	33	^ 21%	\$502,500	\$440,000	1 4%
Healdsburg	21	20	5 %	49	50	~ 2%	\$915,000	\$1,235,000	- 26%
Jenner	1*	3	▼ 67%	55	88	▼ 38%	\$650,000	\$675,000	4 %
Kenwood	2*	4	▼ 50%	158	84	* 88%	\$3,185,000	\$1,350,000	1 36%
Monte Rio	4	2*	1 00%	25	23	~ 9%	\$507,500	\$645,000	▼ 21%
Occidental	0	0	_	_	_	_	_	_	_
Penngrove	3	3	0%	25	58	→ 57%	\$1,045,000	\$970,000	~ 8%
Petaluma	42	46	~ 9%	30	37	▼ 19%	\$707,650	\$691,000	^ 2%
Rohnert Park	21	23	▼ 9%	29	34	→ 15%	\$610,000	\$592,000	~ 3%
Santa Rosa	160	166	~ 4%	36	35	4 3%	\$613,000	\$590,000	4 %
Sebastopol	19	20	▼ 5%	44	38	1 6%	\$1,050,000	\$765,500	~ 37%
Sonoma	40	23	~ 74%	30	42	~ 29%	\$875,000	\$720,000	^ 22%
Windsor	25	31	▼ 19%	40	45	▼ 11%	\$639,000	\$597,000	~ 7%
All Sonoma County	400	419	- 5%	35	38	- 8%	\$658,500	\$640,000	- 3%

