## SONOMA COUNTY MARKET UPDATE | JULY 2018



The value of homes continues to rise in Sonoma County.

The median sale price reached \$707K for the month of June; a 13% increase from last year and a 2% increase from last month. The median days on market is at 34; a 6% drop from last year and a 13% increase from last month.

There are currently 938 single family homes listed for sale in Sonoma County, which translates to over two month's supply.

When looking at individual cities, Glen Ellen, Forestville, and Cotati all saw significant increases in sales prices compared with last year.

## SALE PRICE AND DAYS ON MARKET





YTD 2018



CURRENT
INVENTORY SUPPLY:
Sonoma County

NUMBER OF HOMES 938 MONTHS SUPPLY 2.30

CHANGE IN PAST MONTH:

SALE PRICE +2%

DAYS ON MARKET +13%

## YEAR-OVER-YEAR MARKET COMPARISON

|                   | HOMES SOLD |          |                  | MEDIAN DAYS ON MARKET |          |              | MEDIAN PRICE |             |              |
|-------------------|------------|----------|------------------|-----------------------|----------|--------------|--------------|-------------|--------------|
| REGION            | June '17   | June '18 | % Change         | June '17              | June '18 | % Change     | June '17     | June '18    | % Change     |
| Bodega Bay        | 7          | 10       | <b>43</b> %      | 55                    | 47       | <b>▼</b> 15% | \$1,025,000  | \$913,250   | <b>▼</b> 11% |
| Cazadero          | 3          | 4        | <b>33</b> %      | 28                    | 33       | <b>18%</b>   | \$378,268    | \$460,001   | <b>^</b> 22% |
| Cloverdale        | 14         | 9        | <b>▼</b> 36%     | 39                    | 26       | <b>-</b> 33% | \$527,500    | \$575,000   | <b>~</b> 9%  |
| Cotati            | 11         | 7        | <b>▼</b> 36%     | 34                    | 34       | 0%           | \$549,000    | \$716,000   | <b>~</b> 30% |
| Forestville       | 7          | 11       | <b>57%</b>       | 38                    | 38       | 0%           | \$399,000    | \$551,000   | <b>~</b> 38% |
| Geyserville       | 2          | 2        | 0%               | 45                    | 140      | <b>211%</b>  | \$1,296,500  | \$1,850,000 | <b>43</b> %  |
| Glen Ellen        | 3          | 5        | <b>~</b> 67%     | 51                    | 44       | <b>-</b> 14% | \$735,000    | \$1,155,000 | <b>57%</b>   |
| Guerneville       | 14         | 10       | <b>~</b> 29%     | 27                    | 36       | <b>33%</b>   | \$432,500    | \$542,250   | <b>25%</b>   |
| Healdsburg        | 19         | 22       | <b>1</b> 6%      | 45                    | 38       | <b>→</b> 16% | \$930,000    | \$1,071,250 | <b>15%</b>   |
| Jenner            | 1          | 1        | 0%               | 317                   | 95       | <b>▼</b> 70% | \$885,000    | \$820,000   | <b>▼</b> 7%  |
| Kenwood           | 3          | 4        | <b>~</b> 33%     | 49                    | 45       | <b>▼</b> 8%  | \$1,350,000  | \$990,000   | <b>▼</b> 27% |
| Monte Rio         | 5          | 0        | <b>▼</b> 100%    | 34                    | _        | _            | \$444,500    | _           | _            |
| Occidental        | 2          | 0        | <b>▼</b> 100%    | 62                    | _        | _            | \$1,610,000  | _           | _            |
| Penngrove         | 3          | 1        | <b>▼</b> 67%     | 47                    | 38       | <b>▼</b> 19% | \$1,100,000  | \$1,020,000 | <b>▼</b> 7%  |
| Petaluma          | 71         | 52       | <del>-</del> 27% | 39                    | 35       | <b>-</b> 10% | \$726,000    | \$720,000   | <b>▼</b> 1%  |
| Rohnert Park      | 24         | 13       | <b>▼</b> 46%     | 32                    | 30       | <b>▼</b> 6%  | \$540,950    | \$589,000   | <b>~</b> 9%  |
| Santa Rosa        | 209        | 153      | <del>-</del> 27% | 35                    | 31       | <b>→</b> 11% | \$575,000    | \$620,000   | <b>~</b> 8%  |
| Sebastopol        | 24         | 28       | <b>17%</b>       | 24                    | 34       | <b>42</b> %  | \$994,000    | \$885,250   | <b>▼</b> 11% |
| Sonoma            | 47         | 39       | <del>-</del> 17% | 38                    | 27       | <b>→</b> 29% | \$791,000    | \$897,550   | <b>13%</b>   |
| Windsor           | 42         | 21       | <b>▼</b> 50%     | 28                    | 38       | <b>-</b> 36% | \$608,500    | \$675,000   | <b>11%</b>   |
| All Sonoma County | 520        | 407      | <del>-</del> 22% | 36                    | 34       | <b>▼</b> 6%  | \$625,000    | \$707,000   | <b>13%</b>   |

