

HOME PRICES

MEDIAN HOME PRICES



Sonoma County prices	Dec.-2016	Dec.-2015	Dec. sales
A Cloverdale	\$500,000	\$407,000	11
B Sonoma Coast	\$742,500	\$787,250	10
C Healdsburg	\$865,000	\$714,450	6
D Russian River	\$393,750	\$359,000	14
E Windsor	\$562,500	\$530,000	14
F Sebastopol	\$747,500	\$710,760	16
G NW Santa Rosa	\$473,000	\$455,000	31
H NE Santa Rosa	\$754,350	\$645,000	40
I SW Santa Rosa	\$465,000	\$450,000	15
J SE Santa Rosa	\$587,000	\$480,000	29
K Oakmont	\$650,750	\$560,000	14
L Petaluma West	\$810,000	\$700,000	21
M Petaluma East	\$569,000	\$599,000	23
N Rohnert Park, Cotati	\$525,000	\$495,000	29
O Sonoma	\$868,000	\$790,500	27

NOTE: Single-Family homesales, half of homes sold for more, half sold for less

MEDIAN PRICES BY MONTH

Single-family home resales	Sonoma County	Bay Area	California
December 2016	\$586,000	\$775,820	\$509,060
November	\$575,000	\$809,150	\$501,710
October	\$595,000	\$810,390	\$513,520
September	\$597,500	\$770,150	\$507,260
August	\$590,000	\$777,160	\$526,580
July	\$575,000	\$810,510	\$517,650
June	\$600,000	\$841,960	\$519,410
May	\$580,500	\$848,580	\$519,750
April	\$574,500	\$831,182	\$509,590
March	\$570,000	\$761,160	\$483,280
February	\$542,000	\$696,430	\$443,950
January	\$556,250	\$703,150	\$468,330
December 2015	\$549,900	\$728,950	\$489,310

SOURCES: Rick Laws, Pacific Union International, California Association of Realtors.

Finally a new trend for Petaluma!

By REBECCA CELLI, BROKER ASSOCIATE,
CELLI GROUP FINE PROPERTIES WITH
COLDWELL BANKER



We finally have more homes to sell than last year!

It looks as though as of today we have same amount of

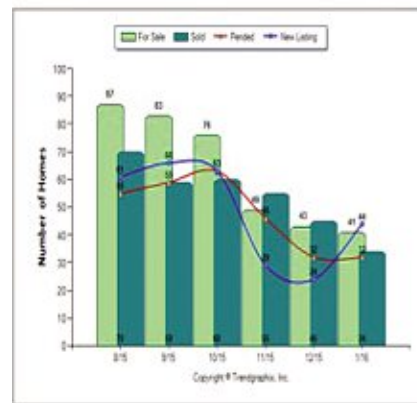
closed sales for the first 6 weeks of the year as we did last year. Last year trailed behind 2015 in closings for the entire year. It looks like we are going to be ahead in new listings as well. This is a welcome change! From December 2016 to January there was an increase of 28% in new listings and pending sales went up 63%. January ended the month with a Median price of \$640,000. The Median price for January 2016 was \$578,000

Some interesting research from CAR from a recent press release:

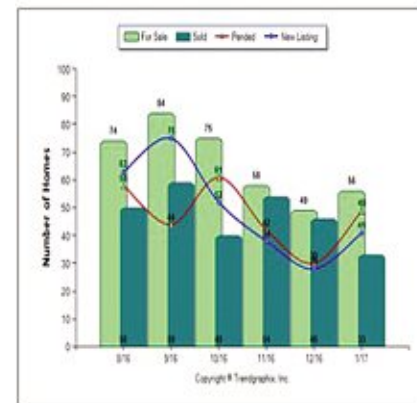
Higher wages and seasonal price declines hold California housing affordability in check

- Thirty-one percent of California households could afford to purchase the \$511,360 median-priced home in the fourth quarter, unchanged from third-quarter 2016 and up from 30 percent in fourth-quarter 2015.
- A minimum annual income of \$100,800 was needed to make monthly payments of \$2,520, including principal, interest, and taxes on a 30-year fixed-rate mortgage at a 3.91 percent interest rate.
- Forty percent of home buyers were able to purchase the \$413,700 median-priced condo or townhome. An annual income of \$81,550 was required to make a monthly payment of \$2,040.

Number of Homes For Sale vs. Sold vs. Pending vs. New Listing (Aug. 2015 - Jan. 2016)



Number of Homes For Sale vs. Sold vs. Pending vs. New Listing (Aug. 2016 - Jan. 2017)



Petaluma and Penngrove Today

YTD 51 single-family residences, condos and 1 farm closed escrow in Petaluma, 1 in Penngrove. In 2016 the same number of homes closed escrow in the first 6 weeks of the year. Not a bad start to 2017! There has been one closing in Penngrove starting this year off at an average sale price of 1,050,000. Petaluma's average sale price is currently \$643,000 with an average of \$401 per square foot.

Currently there are 56 Active listings, down 4 properties since last week. That's two weeks in a row of decline. Of the 56 active listings 5 of them are condos, 6 are farms and the remainder are single-family homes. 79 homes are currently in escrow. That is an increase of 7 since last week. 9 homes are new to the pipeline and 2 homes came back on the market since last week. I am looking forward to seeing what blooming flowers and hopefully sunny skies do for us as soon as the rain is over. This could be your opportunity to beat the spring rush!

HOME SALES

Sales of single-family homes recorded in Sonoma County for the two week period of Jan. 1 to 7.

Cazadero
17950 Hillcrest Ave, \$325,000

Cloverdale
113 Kay Ct, \$490,100

Forestville
9899 Hillside Dr, \$610,000

Geyserville
21403 Geyserville Ave, \$850,000

Guerneville
14719 Eagles Nest Rd, \$429,000

Healdsburg
2665 N Fitch Mountain Rd, \$550,000
128 Paul Wittke Dr, \$605,500
7791 W Dry Creek Rd, \$1,485,000
1550 Jack Pine Rd, \$2,300,000

Occidental
17197 Fitzpatrick Ln, \$465,000

Petaluma
1437 Sierra Dr, \$462,500
119 Bodega Ave, \$517,000
1526 Yarberry Dr, \$525,000
608 Virginia Dr, \$557,000
13 Wren Ct, \$640,000
1 Manor Way, \$645,000
409 Acadia Dr, \$650,000

Rohnert Park
8722 Laurelwood Dr, \$400,000
135 Alma Ave, \$469,000
1492 Georgia Ct, \$499,000
214 Alden Ave, \$550,000
501 Landsdown Cir, \$550,000
7203 Roxanne Ln, \$595,000

Santa Rosa
2716 Aztec St, \$102,500
571 Colgan Ave, \$117,600
302 Decker St, \$275,000
1929 San Miguel Ave, \$330,545
18 Peach Ct, \$375,000
932 Payson Way, \$400,000

443 Smokewood Dr, \$415,000
1764 Bancroft Dr, \$430,000
913 Benton St, \$439,000
436 Umland Dr, \$445,000
1437 Ditty Ave, \$452,500
2464 Copperfield Dr, \$455,000
550 Webber Ln, \$470,000
2130 Crosspoint Ave, \$490,000
2429 Darla Dr, \$540,000
4906 Cheryl Ct, \$541,000
400 Manka Cir, \$550,000
332 Midiron Way, \$576,000
2152 Alejandro Dr, \$580,000
4024 Shadowhill Dr, \$650,000
1131 Winding Ridge Rd, \$749,000
1321 Zachery Pl, \$770,000
2445 Grosse Ave, \$825,000
4737 Woodview Dr, \$830,000
Sebastopol
5901 Volkerts Rd, \$500,000
7705 Lynch Rd, \$812,500
14139 Occidental Rd, \$1,700,000

Sonoma
1378 Lubeck St, \$660,000
1020 Solano Ave, \$855,000
17273 7th St E, \$2,400,000

The Sea Ranch
196 Lupine Close, \$1,300,000

Windsor
875 Windsor River Rd, \$482,000
10991 Rio Ruso Dr, \$514,000
1696 Sanders Rd, \$644,500
1139 Kidd Rd, \$785,000

Sales reported to the Sonoma County recorder and distributed to The Press Democrat by First American Real Estate Solutions, a real estate services company based in Anaheim. To search an interactive database of Sonoma County home sales since Jan. 1, 2004, go to www.pressdemocrat.com/datacenter