

HOME PRICES

MEDIAN HOME PRICES



Sonoma County prices	Jan.-2017	Jan.-2016	Jan. Sales
A Cloverdale	\$490,000	\$478,100	5
B Sonoma Coast	\$915,000	\$749,000	9
C Healdsburg	\$943,000	\$824,000	16
D Russian River	\$365,000	\$323,000	9
E Windsor	\$559,750	\$529,000	16
F Sebastopol	\$826,250	\$807,500	14
G NW Santa Rosa	\$475,500	\$464,000	28
H NE Santa Rosa	\$640,000	\$635,000	29
I SW Santa Rosa	\$417,000	\$448,000	11
J SE Santa Rosa	\$577,500	\$561,000	18
K Oakmont	\$574,000	\$538,560	7
L Petaluma West	\$669,500	\$667,500	14
M Petaluma East	\$557,000	\$580,000	19
N Rohnert Park, Cotati	\$560,000	\$485,000	16
O Sonoma	\$977,000	\$690,000	20

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
January 2017	\$580,000	\$723,750	\$489,580
December	\$585,000	\$770,000	\$508,870
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 2016	\$556,250	\$703,150	\$468,330

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

Petaluma is springing forward into daylight savings time!

BY REBECCA CELLI, BROKER ASSOCIATE,
CELLI GROUP FINE PROPERTIES WITH
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Still waiting for February trends so I dug deeper into how Petaluma fared compared to the county as a whole.

What a difference! I compared November 2016-January 2017 to the same time period one year ago. Sonoma County saw a decrease of 2.6% in homes for sale, 13.2% decrease in new listings, 9.5% decrease in closed sales and a 6.5% decrease in pending sales.

Now take a look at Petaluma. As I have been reporting since the beginning of the year it looks much more promising than the rest of the county. There were 22.6% more homes for sale, 10.3% more new listings, a 10% increase in pending sales with a tiny drop in closed sales that equals a difference of just one sale, -.7%.

The average price per sq. ft. went up 5.2%, days on the market dropped by 14.3% from 63 days to 54. The average active price on the market dropped by 15.1% but the average closed sale price went up 11.7%. This shows sellers that had overpriced properties adjusted with the market reality in their price point. An important factor when selling in a price point that has a smaller pool of buyers.

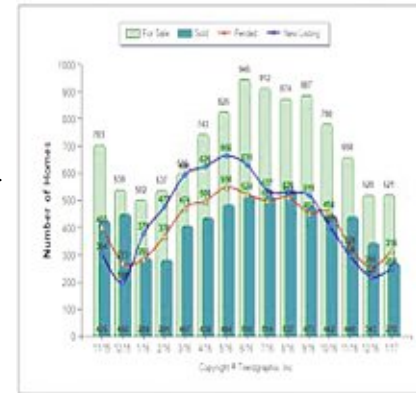
Interestingly enough, this three month time period in 2015-2016 did not have any extenuating circumstances as 2016-2017 in which we saw a dramatic race for presidency and inaugurated a new president. It did not seem to affect our market in Petaluma!

Petaluma and Penngrrove Today

YTD 90 single-family residences, condos and 1 farm closed escrow in Petaluma, 2 in Penngrrove. Despite last weeks hiccup where it seemed we were going backwards, 2016 saw only 83 closings.

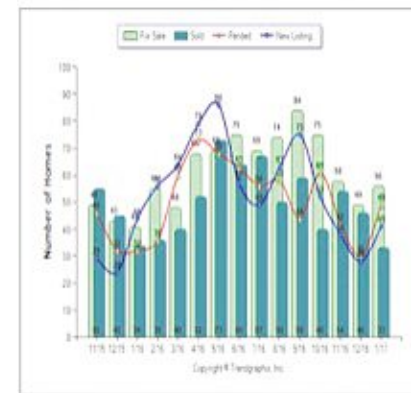
Sonoma County

Number of Homes For Sale vs. Sold vs. Pending vs. New Listing (Nov. 2015 - Jan. 2017)



Petaluma

Number of Homes For Sale vs. Sold vs. Pending vs. New Listing (Nov. 2015 - Jan. 2017)



Penngrrove's current average sale price is \$979,000. East Petaluma is currently \$638,000 and west is \$742,000. This includes Single Family Residences only. Petaluma's median price for January 2017 was \$640,000.

Currently there are 54 Active listings in Petaluma and Penngrrove combined, 6 more than last week. 80 homes are currently in escrow. That is a decrease of 7 homes since last week. 15 homes are new to the pipeline and 8 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. Take advantage of the low inventory if you are thinking of selling. Petaluma is in much need of homes for sale under \$600,000. There are just 7 homes under \$700,000 and only 1 of them is a condo. 7 of the homes currently in escrow are move up buyers looking for a larger home. The available inventory is largely made up of move up properties. If you are thinking of a larger home, this may be the best time for you before the spring and summer selling season arrives! Rumor has it rates will be on the rise this year.

HOME SALES

Sales of single-family homes recorded in Sonoma County for the week of Jan. 22 to 28.

Bodega Bay

2001 Westshore Rd, \$910,000

Camp Meeker

18 Hampton Rd, \$432,000

Cazadero

2360 Cazadero Hwy, \$450,000

Cotati

118 John Roberts Dr, \$689,000

Geyserville

366 Deer Path Dr, \$885,000

Guerneville

17653 Orchard Ave, \$220,000

Healdsburg

733 Prince Ave, \$550,000

1309 Dry Creek Rd, \$675,000

431 1st St, \$755,000

Kenwood

398 Treehaven Ln, \$1,220,000

Penngrrove

850 Rose Ave, \$630,000

Petaluma

205 E St, \$435,000

1284 San Jose Way, \$450,000

432 Ely Blvd S, \$510,000

19 Rocca Dr, \$549,000

53 Astoria Cir, \$660,000

298 Cambridge Ln, \$665,000

1928 Fallbrook Ln, \$695,000

1688 Southview Dr, \$769,500

513 Selmart Ln, \$825,000

Rohnert Park

6861 Avenida Cala, \$526,000

4673 Flax Ct, \$565,000

7300 Burton Ave, \$570,000

6061 Dawn Dr, \$615,500

Santa Rosa

2018 Red Oak Dr, \$252,500

580 Oasis Dr, \$417,000

2829 Seneca Ln, \$425,000

135 10th St, \$439,000

2328 Malachite Way, \$465,000

1318 Dogwood Dr, \$475,000

1904 Camino Del Prado, \$490,000

236 Firelight Ct, \$490,000

4128 Calloway Dr, \$514,000

830 Yuba Dr, \$522,000

421 Deerfield Cir, \$524,000

121 10th St, \$550,000

1346 Kawana Ter, \$600,000

512 Oak Vista Ct, \$700,500

1010 Sundown Trl A, \$781,000

4844 Rockridge Ln, \$930,000

4125 Orr Ranch Rd, \$1,182,500

2900 Old Bennett Ridge Rd, \$1,274,500

Sebastopol

1320 High School Rd, \$470,000

756 Robinson Rd, \$860,000

1164 Burnside Rd, \$925,000

1191 Barlow Ln, \$1,100,000

5028 Turner Rd, \$1,225,000

Sonoma

158 Temelec Cir, \$147,500

1350 Avenida Sebastiani, \$430,000

653 Andrieux St, \$755,000

1475 Felder Rd, \$840,000

The Sea Ranch

35255 Timber Ridge Rd, \$387,500

39124 Curlew Reach, \$1,165,000

Windsor

124 Elsbree Cir, \$555,000

119 Moll Dr, \$899,000

1552 Balverne Ln, \$1,925,000

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

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