

# HOME PRICES

## MEDIAN HOME PRICES



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

# A brighter real estate market trend continues!

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



So far so good, more homes closed this year than the same period last year.

Predictions from the national and state associations for this year were a relatively flat outlook for

inventory but Petaluma seems to have a mind of it's own. Take a look at the current vs. same quarter 1 year ago section. Closings for the quarter were only off by 1 sale while homes for sale, new listings and pending properties increased at a healthy rate of 22.6%, 10.3% and 10% respectively. Now look all the way to the right at Current vs same 12 months 6 years ago. Even though there were 75.2% more homes on the market 6 years ago than currently, Feb 2016-Jan 2017 saw an increase in pending sales of 4.1%. Open houses this weekend were brisk with out of town buyers wanting the Petaluma lifestyle. The time is right if you are considering selling your home to get it on the market before the traditional spring push and summer selling season is here. Finally the numbers are telling us a new story. Call your Realtor today!

### Petaluma and Penngrove Today

YTD 65 single-family residences, condos and 1 farm closed escrow in Petaluma, 1 in Penngrove. That is 14 more closed sales than we saw in in the first 7 weeks of the year. That is an upward trend two weeks in a row that we did not see at all last year! There has been one closing in Penngrove starting this year off at an average sale price of 1,150,000. Petaluma's average sale price is currently \$637,000 with an average of \$408 per square foot. If I breakout the East and West side stats, The East side average sales price is \$610,000 and the West side is \$637,000. This includes Single Family Residences, Condominiums and country property that is close to town and not large acreage.

Sales of single-family homes recorded in Sonoma County for the two week period of Jan. 8 to 14.

### Camp Meeker

72 Montgomery St, \$165,000

### Cloverdale

103 Garden Circle Way, \$300,000

101 Heidi Ln, \$365,000

### Cotati

677 Wilford Cir, \$451,000

### Guerneville

14990 Outlet Dr, \$365,000

### Healdsburg

209 Cedar Cir, \$480,000

### Monte Rio

21000 River Blvd, \$170,000

### Petaluma

909 Westbury Ct, \$125,000

1344 Ramona Ln, \$504,000

1941 Clydesdale Way, \$550,000

3 Coady Ct, \$669,000

608 8th St, \$720,000

177 Eckmann Pl, \$752,500

### Rohnert Park

1438 Montana Pl, \$520,000

951 San Francisco Way, \$546,000

911 Hudis St, \$555,000

6092 Darleen Ct, \$572,000

6590 Joyce Ct, \$575,000

5732 Dorian Dr, \$624,000

4457 Graywhaler Ln, \$635,000

### Santa Rosa

431 Trowbridge St, \$299,000

1411 West Ave, \$360,000

3666 Sonoma Ave, \$400,000

2420 W College Ave, \$425,000

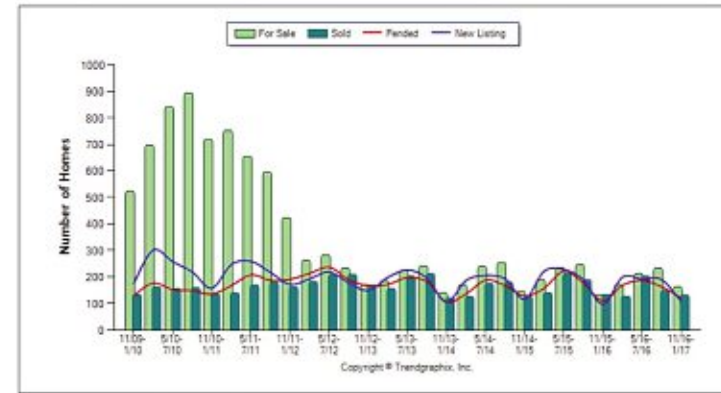
2410 Button Ct, \$475,000

1968 Citrine Way, \$490,000

5094 Charmian Dr, \$501,000

2525 Sage St, \$575,000

Number of Homes For Sale vs. Sold vs. Pending vs. New Listing - Last 7 years (Quarterly)



	Curnt vs. Prev Qtr			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Qtr 7 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same 12 Months 6 Yrs Ago		
	Nov. 16 to to Jan. 17	Aug. 16 to to Oct. 16	% Change	Nov. 16 to to Jan. 17	Nov. 15 to to Jan. 16	% Change	Nov. 16 to to Jan. 17	Nov. 09 to to Jan. 10	% Change	Feb. 16 to to Jan. 17	Feb. 15 to to Jan. 16	% Change	Feb. 16 to to Jan. 17	Feb. 10 to to Jan. 11	% Change
For Sale	163	233	-30%	163	133	22.6%	163	523	-68.8%	780	805	-3.1%	780	3147	-75.2%
New Listing	107	190	-43.7%	107	97	10.3%	107	175	-38.9%	688	737	-6.6%	688	936	-26.5%
Sold	133	149	-10.7%	133	134	0.7%	133	134	0.7%	614	676	-9.2%	614	617	0.5%
Pending	121	163	-25.8%	121	110	10%	121	130	-6.9%	640	667	-4%	640	615	4.1%

Currently there are 56 Active listings, same as last week. That does not mean nothing new came on the market. It just means more went into escrow than came on. Of the 56 active listings 5 of them are condos, 6 are farms and the remainder are single-family homes. 78 homes are currently in escrow. That is an increase of 1 since last week. 11 homes are new to the pipeline and 3 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. It appears that we are trending up in that category!

## HOME SALES

3199 Hidden Valley Dr, \$595,500

523 Humboldt St, \$596,500

140 Old Oak Ln, \$605,000

6420 Bridgewood Dr, \$640,000

601 Wikiup Dr, \$698,000

1308 Shady Oak Pl, \$799,000

1232 Moss Rock Ct, \$808,000

6391 Pine Valley Dr, \$845,000

5897 Melita Rd, \$1,225,000

3754 Hadley Hill Dr, \$1,300,000

4833 Skycrest Way, \$1,387,000

### Sebastopol

6768 Greenwood Ln, \$569,000

855 1st St, \$759,000

8543 Graton Rd, \$840,000

6801 Baker Ln, \$1,076,000

### Sonoma

19165 Bay St, \$550,000

543 Avenue Del Oro, \$950,000

261 Macarthur Ln, \$1,255,000

640 Oak Ln, \$1,842,000

625 6th St E, \$1,900,000

### The Sea Ranch

39812 Leeward Rd, \$685,000

39148 Curlew Reach, \$915,000

37888 Breaker Reach, \$975,000

### Valley Ford

14380 Hwy 1, \$550,000

### Windsor

112 Cricket Ct, \$505,000

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