

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.

Nothing but red arrows to report! But interesting statistics from the CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.)

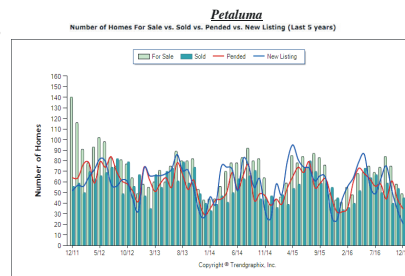
By REBECCA CELLI, BROKER ASSOCIATE, CELLI GROUP FINE PROPERTIES WITH COLDWELL BANKER



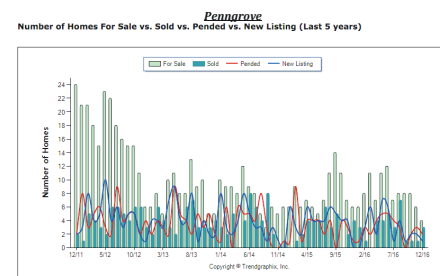
As I wait for January's trends to be released, I thought I would share with you these key points

about December with regards to the industry findings across the whole state of California. Here are some snippets straight from the CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) :

- Southern California saw the largest increase in pending sales last month, rising 7.8 percent on an annual basis and decreasing 16.1 percent on a monthly basis.
- On the flip side, in the San Francisco Bay Area as a whole, tight housing supplies and low affordability contributed to a fall in pending sales of 14.2 percent compared to December 2015 and 32.5 percent from November.
- Overall pending sales in the Central Valley improved 0.9 percent from December 2015 and were down 18.4 percent from November.
- The share of homes selling below asking price fell from 57 percent a year ago to 43 percent in December. Conversely, the share of properties selling above asking price increased to 23 percent from 18 percent in December 2015. The remaining 34 percent sold at asking price, up from 25 percent in December 2015.
- For homes that sold above asking price, the premium paid over asking price rose to 11 percent, up from 8.4 percent in November and 9.2 percent a year ago.
- The 43 percent of homes that sold below asking price sold for an average of 22 percent below asking price in December, double the November figure of 11 percent, and was up from 13 percent from a year ago.



Current vs. Same 12 Months 1 Yr. Ago		Current vs. Same 12 Months 6 Yrs. Ago			
Jan. 2016	Dec. 2015	Jan. 2010	Dec. 2009		
For Sale	765	807	5.2%	765	0.0%
Sold	680	751	9.5%	680	-9.9%
Pending	614	676	9.9%	614	96.0%
New Listing	632	676	-7.2%	632	99.7%
5.8% Change		18.2% Change			



Current vs. Same 12 Months 1 Yr. Ago		Current vs. Same 12 Months 6 Yrs. Ago			
Jan. 2016	Dec. 2015	Jan. 2010	Dec. 2009		
For Sale	96	95	1.1%	96	52.2%
Sold	35	48	-27.1%	35	-37.5%
Pending	33	35	-5.7%	33	35.3%
New Listing	34	37	-8.1%	34	56.3%
5.8% Change		18.2% Change			

Petaluma and Pennngrove Today

YTD 31 single-family residences, condos and 1 farm closed escrow in Petaluma, 1 in Pennngrove. In 2016 32 homes closed escrow in the first month of the year. Last year we watched closings dwindle compared to the year before. The trend is continuing!

Currently there are 63 Active listings, up 6 properties since last week. Of the 63 active listings 5 of them are condos and all on the west side. 70 homes are currently in escrow. 9 of them are the Quarry Heights condos above \$600,000. 14 homes are new to the pipeline and 4 homes came back on the market since last week. Inventory needs to rise in order to keep up with supply and demand as we move into 2017 so hopefully the sales do as well! I am looking forward to seeing what blooming flowers and sunny skies do for us in February. This could be your opportunity to beat the spring rush!

HOME SALES

Sales of single-family homes recorded in Sonoma County for the week of Dec. 4 to 17.

Bodega Bay

21230 Heron Dr, \$750,000
6953 Cliff Ave, \$825,000
376 Sanderling Ct, \$859,000
1513 Sea Way, \$945,000

Cloverdale

138 Brookside Dr, \$228,000
32 W Brookside Dr, \$405,000
215 Gamay Dr, \$475,000
1123 Palomino Rd, \$500,000
106 Timber Ridge Ct, \$568,500

Cotati

8481 Linden Ave, \$345,000
52 Mourning Dove Ct, \$920,000
214 Selmar Ln, \$970,000

Forestville

11150 Terrace Dr, \$385,000

Glen Ellen

826 Lorna Dr, \$450,000
18231 Neeley Rd, \$72,000
17466 Old Monte Rio Rd, \$268,000
15208 Old River Rd, \$510,000

Healdsburg

1040 Felta Rd, \$850,000
605 Center St, \$855,000
214 Powell Ave, \$880,000

Kenwood

9265 Clyde Ave, \$485,000

Monte Rio

20073 Beech Ave, \$403,000
19475 Redwood Dr, \$700,000

Pennngrove

1828 Lynn Dr, \$1,030,000
272 Olga Maria Ct, \$1,155,000

Petaluma

519 S Mcdowell Blvd, \$457,000
1789 Pine Ave, \$482,727
15 Caulfield Ct, \$485,000
1438 Morning Glory Dr, \$535,000
880 Crinella Dr, \$545,000
7 Cordelia Dr, \$550,000
839 Echo Ct, \$554,500
413 5th St, \$560,000
1619 Juliet Dr, \$560,000
849 Pinewood Ct, \$561,000
1529 Sarksian Dr, \$569,000
216 Kent St, \$749,000
219 Mission Dr, \$810,000
1620 Andover Way, \$870,000
22 Mourning Dove Ct, \$920,000
514 Selmar Ln, \$970,000

Cotati

8481 Linden Ave, \$345,000
52 Mourning Dove Ct, \$920,000
214 Selmar Ln, \$970,000

Forestville

11150 Terrace Dr, \$385,000

Glen Ellen

826 Lorna Dr, \$450,000

Guerneville

18231 Neeley Rd, \$72,000
17466 Old Monte Rio Rd, \$268,000
15208 Old River Rd, \$510,000

Healdsburg

1040 Felta Rd, \$850,000
605 Center St, \$855,000
214 Powell Ave, \$880,000

Kenwood

9265 Clyde Ave, \$485,000

Monte Rio

20073 Beech Ave, \$403,000
19475 Redwood Dr, \$700,000

Pennngrove

1828 Lynn Dr, \$1,030,000
272 Olga Maria Ct, \$1,155,000

1427 Roman Dr, \$590,000

Santa Rosa

710 Simpson Pl, \$267,000
525 Kirkwood Ct, \$274,000
155 9th St, \$309,000
1553 Maple Ave, \$314,000
112 Mountain View Ave, \$325,000
1455 Pebblecreek Dr, \$345,000
2520 Birch Meadow St, \$345,000
1471 Pebblecreek Dr, \$345,000
2516 Birch Meadow St, \$350,000
1499 Pebblecreek Dr, \$360,000
805 7th St, \$375,000
541 Ashwood Dr, \$390,000
158 Barham Ave, \$399,000
2330 West Ave, \$400,000
1006 Vallejo St, \$408,000
4926 Everglade Dr, \$410,000
2331 Kipland Rd, \$413,000
3120 Wilder Rd, \$413,500
7 10th St, \$415,000
3601 Banyan St, \$432,000
3332 Bonita Vista Ln, \$435,000
2429 Redoak Ct, \$440,000
1752 Cork Tree Ln, \$440,000
3741 Espresso Ct, \$446,000
588 Todd Rd, \$450,000
2089 Peterson Ln, \$450,000
1840 Shelley Dr, \$450,000
3790 Hoen Ave, \$455,000
525 Surrey Dr, \$465,000
1259 Janet Way, \$465,000
227 Valley Oaks Dr, \$465,000
730 Leo Dr, \$465,000
2215 Kawana Springs Rd, \$468,000
1225 Bertha Ln, \$469,500
2394 Valley West Dr, \$473,000
3320 Hermit Way, \$500,000

5011 Charmian Dr, \$500,000
1233 Aloise Ave, \$505,000
1608 Keoke Ct, \$520,000
5 Royal Gorge St, \$520,000
3723 Greencrest Dr, \$525,000
1595 Meadow Ln, \$535,000
2347 Donna Maria Way, \$535,000
4460 Price Ave, \$550,000
2673 Petaluma Hill Rd, \$550,000
1190 Halyard Dr, \$554,000
438 Oak Lake Ave, \$555,000
41 Randall Ln, \$565,000
2259 Dancin Penny Way, \$585,000
2010 Verbena Dr, \$587,000
1814 Olivet Rd, \$590,000
328 Twin Lakes Dr, \$595,000
1411 Parsons Dr, \$602,000
2504 Mark West Springs Rd, \$630,000
1920 Contra Costa Ave, \$649,000
2565 Piner Rd, \$650,000
604 Los Olivos Rd, \$650,000
2623 Mohawk St, \$650,500
4764 Valley Quail Ln, \$692,000
5417 Santa Teresa Ave, \$708,000
5027 Boulder St, \$745,000
19 El Prado Ct, \$750,000
2422 Burbank Ave, \$765,000
981 Wilfred Ave, \$775,000
6263 Meadowstone Dr, \$792,000
5 Mockingbird Pl, \$799,000
2789 Bardy Rd, \$810,000
9252 Oak Trail Cir, \$810,000
2727 Guerneville Rd, \$815,000
2335 Rancho Cabeza Dr, \$830,000
5746 Marsh Hawk Dr, \$860,000
5145 Fig Tree Ln, \$925,000
3141 Montecito Meadow Dr, \$970,000
1850 Happy Valley Rd, \$975,000

2330 Mark West Springs Rd, \$999,000
5405 Buttercup Dr, \$1,174,500
3818 Skyfarm Dr, \$1,387,000

Sebastopol

120 Bloomfield Rd, \$294,000
7825 Occidental Rd, \$550,000
7930 Viola Ct, \$550,000
330 Hutchins Ave, \$605,000
8089 Washington Ave, \$615,000
8775 Barnett Valley Rd, \$650,100
5325 Quayle Ln, \$745,000
7560 Kennedy Rd, \$876,000
1209 High School Rd, \$900,000
2053 Pleasant Hill Rd, \$967,000

Sonoma

17295 Park Ave, \$555,000
1352 Fryer Creek Dr, \$755,000
17324 Keaton Ave, \$850,000
1200 Heaven Hill Rd, \$1,550,000
838 Country Club Ct, \$1,732,500

The Sea Ranch

10 Sea Walk Dr, \$2,000,000

Windsor

232 Belfiore Ln, \$525,000
857 Glen Miller Dr, \$525,000
6457 Billington Ct, \$525,000
7144 17th Hole Dr, \$550,000
1890 Howard Dr, \$560,000
9501 Wellington Cir, \$580,000

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