

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.

Sonoma County Real Estate Trends with Petaluma and Penngrrove highlights

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



While we wait for February trends to be released, I thought I would share how Sonoma County is doing as a whole. These numbers are based on single-family residences only. For the county,

we saw a 5.4% increase in median price year to year.

Petaluma and Penngrrove Today

YTD 71 single-family residences, condos and 1 farm closed escrow in Petaluma, 1 in Penngrrove. That is exactly the same closed sales that we saw in the first 8 weeks of 2016. This is a change in the trends we have been seeing so far this year.

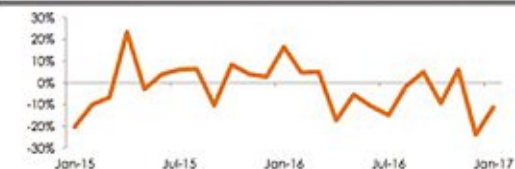
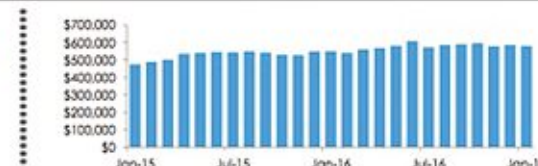
There has been one closing in Penngrrove starting this year off at an average sale price of 1,150,000. Petaluma's average sale price is currently \$637,000 with an average of \$408 per square foot. If I breakout the East and West side stats, The East side average sales price is \$610,000 and the West side is \$637,000. No change from last week. This includes Single Family Residences, Condominiums and country property that are close to town and not large acreage. Petaluma's median price for January 2017 was \$640,000.

Currently there are 48 Active listings in Petaluma and Penngrrove combined, 8 less than last week. That does not mean nothing new came on the market. It just means more went into escrow than came on. Of the 48 active listings 4 of them are condos, 4 are farms and the remainder are single-family homes. 87 homes are currently in escrow. That is an increase of 9 homes since last week, which could explain the drop in active listings. Several homes also withdrew from the market in the last week for whatever reason they may have. I do know one of them decided to stay and remodel. 10 homes are new to the pipeline and 2 homes came back on the market since last week.

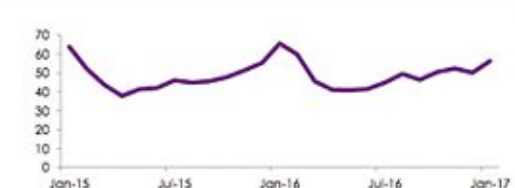
I am looking forward to seeing what blooming flowers and hopefully sunny skies do for us as soon as the rain is over. Take advantage of the low inventory if you are thinking of selling. Petaluma is in much need of homes for sale under \$600,000. There are just 7 homes under \$700,000 and only 1 of them is a condo. 6 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!

Trends At A Glance For: January 2017

Median Price
for SFH homes
\$579,500
-0.9% MTM
5.4% YTY



Home Sales
for SFH Homes
-11.3% YTY
-23.3% MTM
-11.3% YTD



Median Time on Market
for SFH Homes
56 Days
12.3% MTM
-14.1% YTY

HOME SALES

Sales of single-family homes recorded in Sonoma County for the two week period of Jan. 15 to 21.

916 S Mcdowell Blvd, \$532,500
1287 Ponderosa Dr, \$550,000
5 Hill Dr, \$605,000
410 G St, \$680,000

Cotati

121 Veronda Ave, \$153,500

Forestville

9771 Argonne Way, \$290,000

Glen Ellen

2600 Trinity Rd, \$1,065,000

Healdsburg

1720 Spur Ridge Ln, \$706,000

1674 Stirrup Loop, \$830,000

416 East St, \$1,001,000

425 Grant St, \$1,790,000

Kenwood

89 Shaw Ave, \$250,000

110 Greene St, \$580,000

Petaluma

2025 Willow Dr, \$220,000

725 E D St, \$515,000

1673 Rainier Ave, \$530,000

1727 Chinar Dr, \$705,000
345 Smith Dr, \$737,500
106 White Oak Cir, \$750,000
342 Howard St, \$952,000

Rohnert Park

707 Liberty Ct, \$294,000

6345 Santa Clara Pl, \$550,000

Santa Rosa

3021 Claremont Dr, \$110,000

55 Chelsea Dr, \$246,500

949 Kingwood St, \$345,000

6 Meadowgreen Ct, \$354,000

283 Anteeo Way, \$354,500

752 Mill St, \$365,000

1595 Ludwig Ave, \$404,500

310 Chestnut St, \$405,000

2919 Dall Sheep Ln, \$423,000

815 S Davis St, \$450,000

1821 N Dutton Ave, \$458,000
2446 Copperfield Dr, \$470,000
1072 Agnes Ct, \$477,000
646 Acacia Ln, \$500,000

520 Natalino Ct, \$505,000
1919 Leafgreen Dr, \$509,000
1521 Wadsworth Ct, \$530,000
1910 Robin Hood Ln, \$535,000

2029 Blacksmith Way, \$540,000
5320 San Luis Ave, \$556,000
8843 Oak Trail Ct, \$574,000
4548 Brighton Dr, \$622,500

4060 Bennett Valley Rd, \$711,500
10133 Loch Haven Dr, \$812,500
1439 Great Heron Dr, \$846,000
3650 Rutherford Way, \$1,350,000
800 Yolanda Ave, \$2,550,000

Sebastopol

970 Maytum Ave, \$289,500

8931 Oak Grove Ave, \$550,000

Sonoma

18883 Riverside Dr, \$655,000

1200 Calle Del Arroyo, \$725,000
18951 Viewcrest Dr, \$1,168,500
1851 Hyde Burndale Rd, \$1,230,000

The Sea Ranch

114 Brigantines Reach, \$1,300,000

Windsor

468 Wild Oak Dr, \$420,000

828 Glen Miller Dr, \$460,000

7885 Dove Ln, \$472,500

8610 Curry Ct, \$510,000

840 Natalie Dr, \$564,500

412 Foxwood Ct, \$565,000

9456 Wellington Cir, \$625,000

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