

HOME PRICES

MEDIAN HOME PRICES



Sonoma County prices	Feb.-2017	Feb.-2016	Feb. Sales
A Cloverdale	\$445,000	\$465,000	3
B Sonoma Coast	\$715,000	\$735,500	10
C Healdsburg	\$682,000	\$829,000	14
D Russian River	\$400,000	\$385,000	11
E Windsor	\$550,000	\$511,000	19
F Sebastopol	\$713,500	\$660,000	9
G NW Santa Rosa	\$510,290	\$460,000	25
H NE Santa Rosa	\$607,500	\$606,000	28
I SW Santa Rosa	\$518,500	\$423,333	16
J SE Santa Rosa	\$660,000	\$475,500	15
K Oakmont	\$715,000	\$629,000	13
L Petaluma West	\$700,000	\$584,000	19
M Petaluma East	\$640,000	\$585,000	17
N Rohnert Park, Cotati	\$558,750	\$486,500	20
O Sonoma	\$1,050,000	\$638,000	25

MEDIAN PRICES BY MONTH

Single-family home resales	Sonoma County	Bay Area	California
February 2017	\$599,318	\$784,470	\$478,790
January	\$580,000	\$730,200	\$489,680
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 2016	\$542,000	\$696,430	\$443,950

The Spring Selling Season has arrived!

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



Look at the difference in homes sold in February vs. January 2016, just 2.9%. Now look at the difference between homes closed in February vs. January 2017. Not a big deal again just 2 more homes closed. But if you look at the pending sales there were 32 properties that

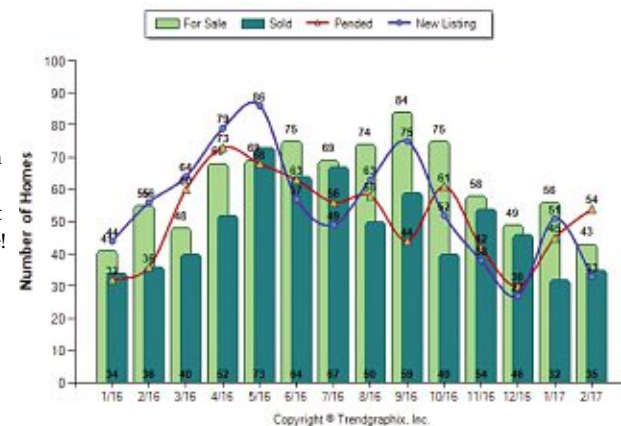
went pending and this January vs. last there was a 68.8% increase! Interesting because properties for sale and new to the market dropped significantly. This really is the time to sell if you think you are making a move. Open houses are packed with buyers. Multiple offers are becoming more common. Most properties are selling considerably over in certain price points. Lets see if we cant turn all the arrows on the chart below to green!

Petaluma and Penngrove Today

YTD 118 single-family residences, condos and 1 farm closed escrow in Petaluma, 3 in Penngrove. That means 14 homes closed in the just the last week! For the second week in a row and the majority of the first quarter 2017 has exceeded the number of sales in 2016. Penngrove's current average sale price is \$989,500. East Petaluma is currently \$633,000 and west is \$792,000. The east side is slightly down from last week and the west and Penngrove are up. Petaluma's median price for January 2017 was \$640,000 and February clocked in at \$651,000.

Currently there are 60 Active listings in Petaluma and Penngrove combined, 13 more than last week! 80 homes are currently in escrow same as last 2 weeks. 20 homes are new to the pipeline and 1 home came back on the market since last week. I have been saying take advantage of the low inventory if you are thinking of selling before the spring rush hits. Well, it appears to

Petaluma



	Curnt vs. Prev Month			Curnt vs. 14 Months Ago			Curnt vs. Same Month 1 Yr Ago		
	Feb. 17	Jan. 17	% Change	Feb. 17	Jan. 16	% Change	Feb. 17	Feb. 16	% Change
For Sale	43	56	-23.2% ▼	43	41	4.9% ▲	43	55	-21.8% ▼
New Listing	33	51	-35.3% ▼	33	44	-25% ▼	33	56	-41.1% ▼
Sold	35	32	9.4% ▲	35	34	2.9% ▲	35	36	-2.8% ▼
Pending	54	45	20% ▲	54	32	68.8% ▲	54	36	50% ▲

be happening! Petaluma is in much need of homes for sale under \$600,000. There are just 13 homes under \$600,000 and only 5 of them are condos. 4 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. . And they just did the last two weeks! Don't wait too long!

HOME SALES

Sales of single-family homes recorded in Sonoma County for the week of Feb. 5

Camp Meeker

88 Railroad Ave, \$315,000

Cazadero

56 Silvia Dr, \$340,000

Guerneville

17461 Orchard Ave, \$345,000

Healdsburg

704 Bianca Ln, \$715,000

122 Lincoln St, \$785,000

780 Pordon Ln, \$1,012,000

Jenner

22124 Koftinow, \$400,000

Petaluma

205 Jeffrey Dr, \$500,000

1125 Brighton View Cir, \$515,000

26 Burlington Dr, \$530,000

1154 River Pine Cir, \$602,000

402 Webster St, \$640,000

1502 Cerro Sonoma Cir, \$681,500

1874 Falcon Ridge Dr, \$880,000

141 Douglas St, \$891,000

Rohnert Park

8760 Laurelwood Dr, \$475,000

1246 Honeybrook Pl, \$615,000

823 Santa Dorotea Cir, \$635,000

Santa Rosa

6498 Old Redwood Hwy, \$208,500

527 Woodchuck Ct, \$256,000

2540 Campbell Dr, \$260,000

1210 Eva Ave, \$286,000

112 Thistle Ln, \$370,000

915 Yuba Dr, \$374,000

26 Peach Ct, \$377,500

1928 Camino Del Prado, \$380,000

1175 De Meo St, \$405,000

515 Oak Vista Ln, \$443,000

2210 Topaz Way, \$446,000

4250 Flat Rock Cir, \$518,000

2752 Rochele St, \$525,000

2070 Tokay St, \$525,000

3860 Willowview Ct, \$550,000

2879 Sunny Wood Cir, \$550,000

5333 San Luis Ave, \$590,000

3861 Willowview Ct, \$645,000

3641 Evergreen Rd, \$660,000

1433 Carlos Ct, \$680,000

2768 Piner Rd, \$680,000

3428 Lake Park Ct, \$705,000

5995 Stone Bridge Rd, \$730,000

2912 Field Stone Ct, \$741,000

136 Oak Island Cir, \$799,000

6431 Stone Bridge Rd, \$815,000

Sebastopol

8080 Valentine Ave, \$595,100

6780 Carol Dr, \$655,000

11160 Occidental Rd, \$1,200,000

Sonoma

343 Boyes Blvd, \$285,000

475 Haraszthy Dr, \$650,000

235 Pickett St, \$659,000

17370 High Rd, \$1,310,000

20300 Arnold Dr, \$1,625,000

17986 Carriger Rd, \$1,650,000

Windsor

7966 Shira St, \$483,500

506 Quince St, \$485,000

7909 Dove Ln, \$505,000

1283 Pedroncelli Dr, \$550,000

1421 Birdie Dr, \$610,000

1014 Foothill Dr, \$675,000

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