

SONOMA COUNTY MARKET UPDATE | JUNE 2018

The value of homes continue to rise in Sonoma County.

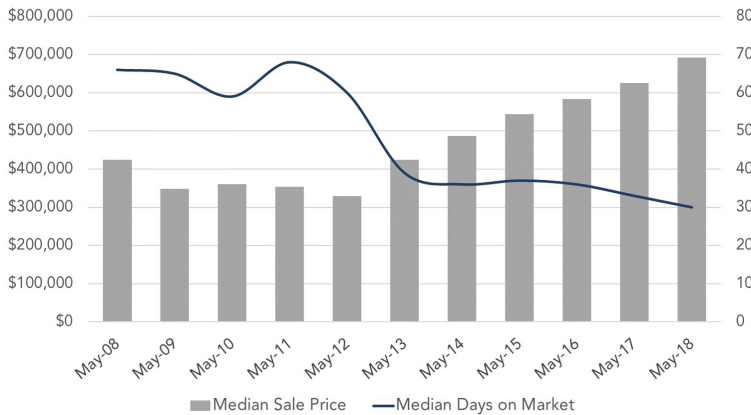
The median sale price reached \$692K for the month of May; a 10% increase from last year and a 1% increase from last month. Similarly, the median days on market is at a low of 30 days; a 9% drop from last year and a 6% drop from last month.

There are currently 826 single family homes listed for sale in Sonoma County, which translates to roughly two month's supply.

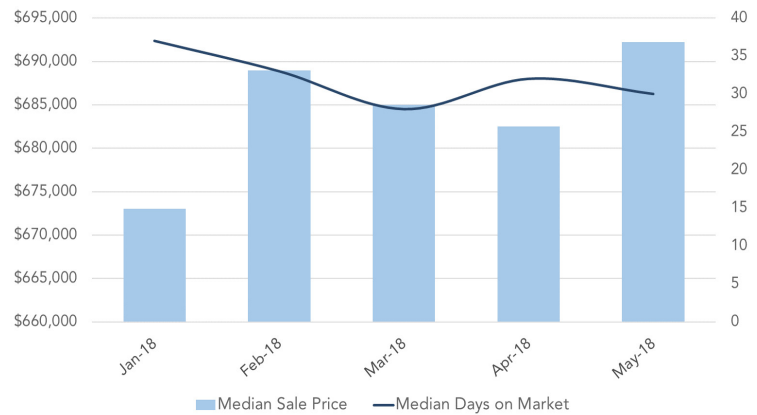
When looking at individual cities, Guerneville, Sonoma, and Forestville all saw significant increases in sales over list price.

SALE PRICE AND DAYS ON MARKET

YEAR-OVER-YEAR COMPARISON



YTD 2018



CURRENT INVENTORY SUPPLY:
Sonoma County

NUMBER OF HOMES
826

MONTHS SUPPLY
1.99

CHANGE IN PAST MONTH:

SALE PRICE
+1%

DAYS ON MARKET
-6%

YEAR-OVER-YEAR MARKET COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	May '17	May '18	% Change	May '17	May '18	% Change	May '17	May '18	% Change
Bodega Bay	6	3	▼ 50%	100	24	▼ 76%	\$742,000	\$1,580,000	▲ 113%
Cazadero	2	2	0%	14	45	▲ 221%	\$394,500	\$460,000	▲ 17%
Cloverdale	11	13	▲ 18%	48	44	▼ 8%	\$585,000	\$585,000	0%
Cotati	16	8	▼ 50%	33	30	▼ 9%	\$558,418	\$552,629	▼ 1%
Forestville	12	12	0%	40	28	▼ 30%	\$452,450	\$567,500	▲ 25%
Geyserville	1	1	0%	219	34	▼ 84%	\$1,700,000	\$685,900	▼ 60%
Glen Ellen	2	4	▲ 100%	24	16	▼ 33%	\$1,342,000	\$1,212,500	▼ 10%
Guerneville	8	15	▲ 88%	21	21	0%	\$400,000	\$575,000	▲ 44%
Healdsburg	11	19	▲ 73%	24	20	▼ 17%	\$786,500	\$929,000	▲ 18%
Jenner	0	1	—	—	253	—	—	\$465,000	—
Kenwood	3	1	▼ 67%	34	17	▼ 50%	\$3,067,879	\$950,000	▼ 69%
Monte Rio	1	2	100%	42	38	▼ 10%	\$410,000	\$795,000	▲ 94%
Occidental	1	1	0%	56	18	▼ 68%	\$875,000	\$825,000	▼ 6%
Penngrove	3	5	▲ 67%	37	36	▼ 3%	\$917,500	\$899,000	▼ 2%
Petaluma	45	52	▲ 16%	28	29	▲ 4%	\$740,000	\$810,000	▲ 9%
Rohnert Park	23	24	▲ 4%	34	24	▼ 29%	\$562,000	\$606,000	▲ 8%
Santa Rosa	189	164	▼ 13%	35	31	▼ 11%	\$560,000	\$660,000	▲ 18%
Sebastopol	27	15	▼ 44%	31	59	▲ 90%	\$900,000	\$885,000	▼ 2%
Sonoma	40	39	▼ 3%	30	27	▼ 10%	\$664,750	\$895,000	▲ 35%
Windsor	17	29	▲ 71%	25	32	▲ 28%	\$610,000	\$700,000	▲ 15%
All Sonoma County	433	416	▼ 4%	33	30	▼ 9%	\$625,000	\$692,250	▲ 10%

Sources: BAREIS, Data for Single Family Detached Homes. 05/01/2008 - 05/31/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved. Equal Housing Opportunity.

