

SONOMA COUNTY MARKET UPDATE Q2 2017

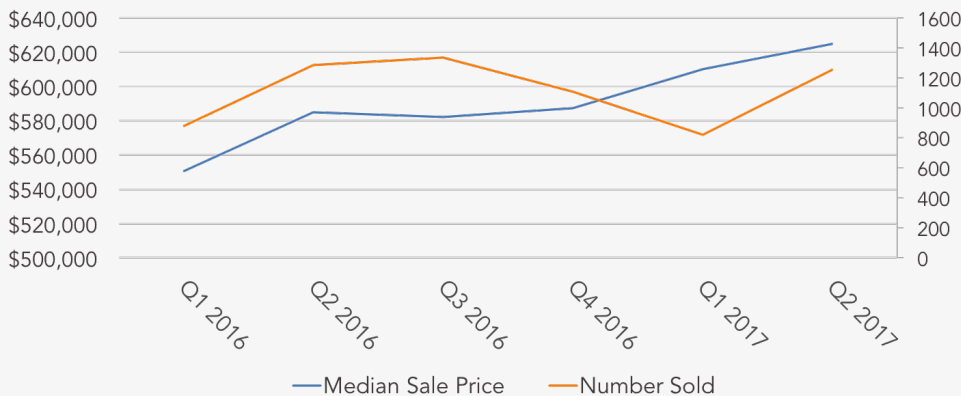
Strong demand and a limited supply of homes for sale pushed the median price of a home sold in Sonoma County to **\$625,000** in the second quarter, up 6 percent from \$610,000 in the first quarter and \$585,000 in the second quarter of 2016. County-wide, **1,253 existing single-family detached homes** changed hands in the second quarter, up from 818 homes sold in the first quarter of 2017 but down slightly from 1,285 homes sold in last year's second quarter

as potential home-buyers continued to face limited choices. At the current pace of sales, it would take only 1.6 months to deplete the county's entire inventory of homes available for purchase. With **inventory expected to remain tight** and home-buyers constantly checking their rear-view mirrors for long-anticipated increases in interest rates, there is little reason to expect major changes in market dynamics during the coming spring/summer home buying season.

YEAR-OVER-YEAR MARKET COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	Q2/2016	Q2/2017	% Change	Q2/2016	Q2/2017	% Change	Q2/2016	Q2/2017	% Change
Bodega Bay	19	16	▼ 16%	72	91	▲ 26%	\$670,000	\$837,000	▲ 25%
Cazadero	12	5	▼ 58%	29	15	▼ 48%	\$386,500	\$378,268	▼ 2%
Cloverdale	51	44	▼ 14%	39	41	▲ 5%	\$484,000	\$528,500	▲ 9%
Cotati	19	29	▲ 53%	33	32	▼ 3%	\$560,000	\$550,000	▼ 2%
Forestville	20	21	▲ 5%	40	36	▼ 10%	\$418,000	\$445,000	▲ 6%
Geyserville	1	4	▲ 300%	71	51	▼ 28%	\$470,000	\$1,182,500	▲ 152%
Guerneville	30	30	0%	43	25	▼ 42%	\$357,000	\$402,500	▲ 13%
Healdsburg	60	37	▼ 38%	42	40	▼ 5%	\$953,750	\$980,000	▲ 3%
Jenner	1	2	▲ 100%	68	183	▲ 169%	\$755,000	\$877,000	▲ 16%
Kenwood	9	6	▼ 33%	60	45	▼ 25%	\$830,000	\$1,675,000	▲ 102%
Monte Rio	9	7	▼ 22%	32	34	▲ 6%	\$517,500	\$410,000	▼ 21%
Occidental	1	3	▲ 200%	27	41	▲ 52%	\$522,000	\$1,372,500	▲ 163%
Penngrove	13	7	▼ 46%	44	37	▼ 16%	\$785,000	\$917,500	▲ 17%
Petaluma	170	165	▼ 3%	35	35	0%	\$647,500	\$725,000	▲ 12%
Rohnert Park	79	66	▼ 16%	34	33	▼ 3%	\$520,000	\$552,500	▲ 6%
Santa Rosa	511	525	▲ 3%	35	35	0%	\$534,500	\$570,000	▲ 7%
Sebastopol	63	61	▼ 3%	31	28	▼ 10%	\$840,000	\$900,000	▲ 7%
Sonoma	91	119	▲ 31%	39	33	▼ 15%	\$735,000	\$685,000	▼ 7%
Windsor	79	68	▼ 14%	44	27	▼ 39%	\$565,000	\$610,000	▲ 8%
All Sonoma County	1285	1253	▼ 2%	36	34	▼ 6%	\$585,000	\$625,000	▲ 6%

SONOMA COUNTY MEDIAN SALE PRICE



**CURRENT
INVENTORY SUPPLY**
IN SONOMA COUNTY

NUMBER OF HOUSES
755

MONTHS SUPPLY
1.6