

SONOMA COUNTY MARKET UPDATE | MAY 2018

April 2018 was another benchmark month for Sonoma County.

The median sale price continues to push towards new heights and is currently at \$685,000; a 10% increase from April 2017.

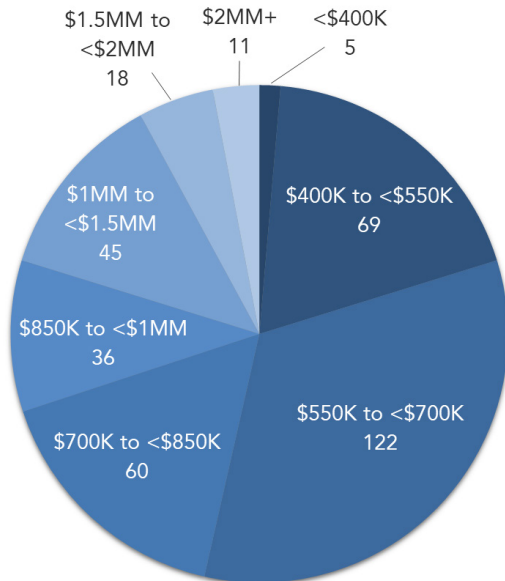
The median days on market is consistent with last year at 32 days.

There are currently 713 single family homes listed for sale which translates to just under two month's supply.

When looking at specific regions, Sonoma and Cloverdale saw the largest increases in median sale prices.

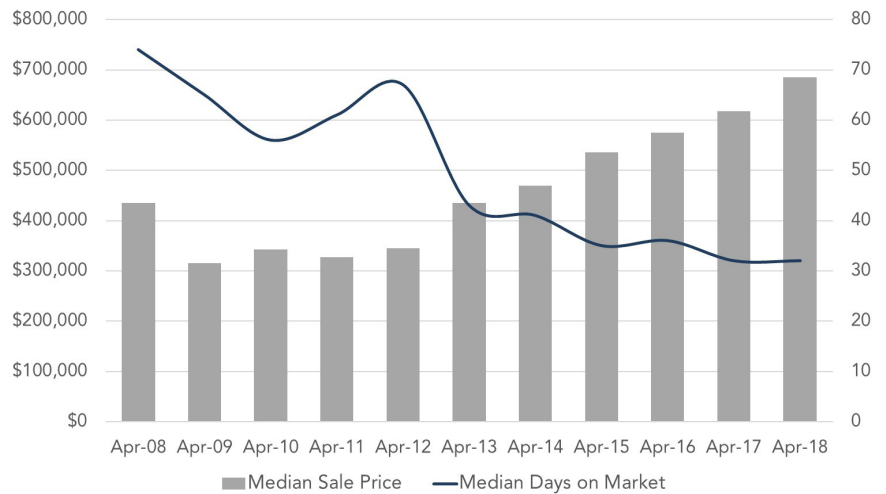
MARKET SNAPSHOT

HOMES SOLD



TOTAL HOMES SOLD: 366

MEDIAN SALE PRICE & DAYS ON MARKET



CURRENT INVENTORY SUPPLY:
Sonoma County

NUMBER OF HOMES
713

MONTHS SUPPLY
1.95

YEAR-OVER-YEAR MARKET COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	Apr. '17	Apr. '18	% Change	Apr. '17	Apr. '18	% Change	Apr. '17	Apr. '18	% Change
Bodega Bay	3	2	▼ 33%	156	38	▼ 76%	\$668,300	\$1,085,000	▲ 62%
Cazadero	0	3	0%	—	30	—	—	\$669,000	—
Cloverdale	19	13	▼ 32%	42	41	▼ 2%	\$475,000	\$624,900	▲ 32%
Cotati	3	5	▲ 67%	31	20	▼ 35%	\$549,000	\$565,000	▲ 3%
Forestville	2	6	▲ 200%	26	43	▲ 65%	\$457,500	\$481,000	▲ 5%
Geyserville	1	3	▲ 200%	34	47	▲ 38%	\$641,000	\$1,336,000	▲ 108%
Glen Ellen	1	6	▲ 200%	70	47	▼ 33%	\$740,000	\$2,020,000	▲ 173%
Guerneville	8	6	▼ 25%	28	22	▼ 21%	\$377,500	\$465,000	▲ 23%
Healdsburg	11	14	▲ 27%	45	31	▼ 31%	\$1,030,000	\$900,000	▼ -13%
Jenner	1	0	▼ 100%	50	—	—	\$869,000	—	—
Kenwood	0	1	0%	—	48	—	—	\$900,000	—
Monte Rio	1	1	0%	29	34	▲ 17%	\$400,000	\$535,000	▲ 34%
Occidental	1	4	▲ 300%	41	67	▲ 63%	\$1,372,500	\$915,000	▼ 33%
Penngrrove	1	4	▲ 300%	32	49	▲ 53%	\$730,000	\$950,000	▲ 30%
Petaluma	59	58	▼ 2%	30	29	▼ 3%	\$725,000	\$707,500	▼ 2%
Rohnert Park	22	18	▼ 18%	23	30	▲ 30%	\$596,947	\$557,500	▼ 7%
Santa Rosa	151	133	▼ 12%	34	32	▼ 6%	\$576,000	\$628,000	▲ 9%
Sebastopol	15	20	▲ 33%	27	36	▲ 33%	\$859,000	\$802,250	▼ 7%
Sonoma	33	36	▲ 9%	33	27	▼ 18%	\$650,000	\$897,500	▲ 38%
Windsor	13	23	▲ 77%	22	36	▲ 64%	\$595,000	\$695,000	▲ 17%
All Sonoma County	355	366	▲ 3%	32	32	0%	\$618,000	\$685,000	▲ 10%

Sources: BAREIS, Data for Single Family Detached Homes and Farms/Ranches. 04/01/2008 - 04/30/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved. Equal Housing Opportunity.