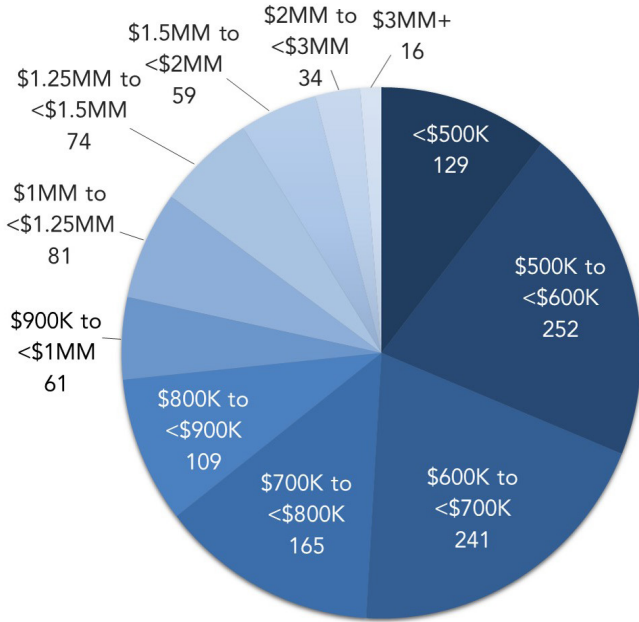


Q2 saw another increase in value for the Sonoma County market. Over one-fifth of all single-family home sales were \$1MM or more. The median sale price for the county hit \$690K, which represents a year-over-year increase of 10%. This increase in sales price occurred while the number of homes sold actually decreased by 7%. Homes are also selling faster; the median market time decreased to 32, which is a 6% drop from last year.

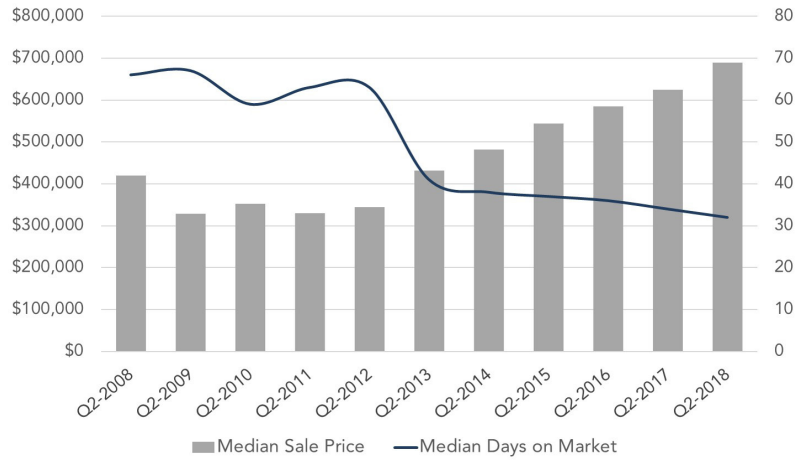
Though the number of sales county-wide is down compared to last year, certain cities saw a spike; Glen Ellen, Cazadero, Geyserville, and Forestville had the largest increase in number of sales. The largest drop in median market time happened in Bodega Bay, while the cities that saw the largest increase in sales price since last year are Monte Rio, Glen Ellen, Sonoma.

## SINGLE FAMILY HOMES

HOMES SOLD



MEDIAN SALE PRICE & DAYS ON MARKET



CHANGE IN PAST YEAR:

SALE PRICE  
+10%

DAYS ON MARKET  
-6%

## YEAR-OVER-YEAR MARKET COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	Q2-2017	Q2-2018	% Change	Q2-2017	Q2-2018	% Change	Q2-2017	Q2-2018	% Change
Bodega Bay	16	15	▼ 6%	91	38	▼ 58%	\$837,000	\$990,000	▲ 18%
Cazadero	5	9	▲ 80%	15	31	▲ 107%	\$378,268	\$480,001	▲ 27%
Cloverdale	44	35	▼ 20%	41	40	▼ 2%	\$528,500	\$585,000	▲ 11%
Cotati	30	21	▼ 30%	33	26	▼ 21%	\$550,000	\$590,000	▲ 7%
Forestville	21	31	▲ 48%	36	32	▼ 11%	\$445,000	\$550,000	▲ 24%
Geyserville	4	6	▲ 50%	51	42	▼ 18%	\$1,182,500	\$1,405,850	▲ 19%
Glen Ellen	6	15	▲ 150%	38	41	▲ 8%	\$937,500	\$1,250,000	▲ 33%
Guerneville	30	31	▲ 3%	25	24	▼ 4%	\$402,500	\$512,000	▲ 27%
Healdsburg	41	57	▲ 39%	40	28	▼ 30%	\$960,000	\$1,010,000	▲ 5%
Jenner	2*	2*	0%	183	174	▼ 5%	\$877,000	\$642,500	▼ 27%
Kenwood	6	6	0%	45	38	▼ 16%	\$1,675,000	\$925,000	▼ 45%
Monte Rio	7	3	▼ 57%	34	36	▲ 6%	\$410,000	\$725,000	▲ 77%
Occidental	4	5	▲ 25%	48	52	▲ 8%	\$1,123,750	\$825,000	▼ 27%
Penngrove	7	10	▲ 43%	37	37	0%	\$917,500	\$959,500	▲ 5%
Petaluma	175	166	▼ 5%	35	30	▼ 14%	\$726,000	\$749,000	▲ 3%
Rohnert Park	69	61	▼ 12%	33	28	▼ 15%	\$555,000	\$589,000	▲ 6%
Santa Rosa	549	462	▼ 16%	35	31	▼ 11%	\$574,406	\$630,000	▲ 10%
Sebastopol	66	64	▼ 3%	27	41	▲ 52%	\$907,500	\$877,500	▼ 3%
Sonoma	120	114	▼ 5%	33	27	▼ 18%	\$685,750	\$896,275	▲ 31%
Windsor	72	75	▲ 4%	27	34	▲ 26%	\$610,000	\$689,500	▲ 13%
All Sonoma County	1308	1221	▼ 7%	34	32	▼ 6%	\$625,000	\$690,000	▲ 10%

Small sample size (n<3); use caution when interpreting results. | Sources: Bares, Data for Single Family Detached Homes. 04/01/2008 - 06/30/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE License No. 01486075.