



On a year-over-year basis, the median home value in Sonoma County has ticked up 3% to \$658,500. In addition, the price per square foot has increased 12% to \$430. Homes are also selling slightly faster than they were last year, with the median market time dropping down 8% to 35 days.

Comparing to last month, the median sale price fell 6% while the median market time inched up 3%. While still up from last year, this drop represents the lowest median sale price thus far for 2018.

When looking at specific cities, Cotati saw the largest increase in the number of sales and sharpest drop in median market time, indicating increased interest in the region. Sebastopol and Sonoma experienced the largest jump in the median sale price.

SINGLE FAMILY RESIDENCES

YEAR-OVER-YEAR MARKET COMPARISON

YTD 2018

	JULY 2018	JULY 2017	%Δ
MEDIAN			
SALE PRICE	\$658,500	\$640,000	+3%
DAYS ON MARKET	35	38	-8%
\$ / SQ. FT.	\$430	\$384	+12%
TOTAL			
HOMES SOLD	400	419	-5%
HOMES CURRENTLY FOR SALE	1,081	-	-
OVER LIST PRICE	0.2%	-1.4%	+1.6%



CHANGE IN PAST MONTH: SALE PRICE -6% DAYS ON MARKET +3%

YEAR-OVER-YEAR REGION COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	JULY 2018	JULY 2017	%Δ	JULY 2018	JULY 2017	%Δ	JULY 2018	JULY 2017	%Δ
Bodega Bay	3	4	▼ 25%	30	23	▲ 30%	\$975,000	\$1,002,500	▼ 3%
Cazadero	2*	3	▼ 33%	32	61	▼ 48%	\$473,150	\$380,000	▲ 25%
Cloverdale	13	17	▼ 24%	39	39	0%	\$646,000	\$557,500	▲ 16%
Cotati	10	4	▲ 150%	18	52	▼ 65%	\$711,212	\$827,500	▼ 14%
Forestville	5	11	▼ 55%	31	56	▼ 45%	\$560,000	\$535,000	▲ 5%
Geyserville	1*	1*	0%	98	41	▲ 139%	\$473,000	\$1,560,000	▼ 70%
Glen Ellen	3	5	▼ 40%	32	27	▲ 19%	\$560,000	\$1,700,000	▼ 67%
Guerneville	18	12	▲ 50%	40	33	▲ 21%	\$502,500	\$440,000	▲ 14%
Healdsburg	21	20	▲ 5%	49	50	▼ 2%	\$915,000	\$1,235,000	▼ 26%
Jenner	1*	3	▼ 67%	55	88	▼ 38%	\$650,000	\$675,000	▼ 4%
Kenwood	2*	4	▼ 50%	158	84	▲ 88%	\$3,185,000	\$1,350,000	▲ 136%
Monte Rio	4	2*	▲ 100%	25	23	▲ 9%	\$507,500	\$645,000	▼ 21%
Occidental	0	0	—	—	—	—	—	—	—
Penngrove	3	3	0%	25	58	▼ 57%	\$1,045,000	\$970,000	▲ 8%
Petaluma	42	46	▼ 9%	30	37	▼ 19%	\$707,650	\$691,000	▲ 2%
Rohnert Park	21	23	▼ 9%	29	34	▼ 15%	\$610,000	\$592,000	▲ 3%
Santa Rosa	160	166	▼ 4%	36	35	▲ 3%	\$613,000	\$590,000	▲ 4%
Sebastopol	19	20	▼ 5%	44	38	▲ 16%	\$1,050,000	\$765,500	▲ 37%
Sonoma	40	23	▲ 74%	30	42	▼ 29%	\$875,000	\$720,000	▲ 22%
Windsor	25	31	▼ 19%	40	45	▼ 11%	\$639,000	\$597,000	▲ 7%
All Sonoma County	400	419	▼ 5%	35	38	▼ 8%	\$658,500	\$640,000	▲ 3%

* Small sample size (n<3); use caution when interpreting results. Sources: BAREIS, Data for Single Family Detached Homes. 07/01/2008 - 07/31/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE License No. 01486075. Equal Housing Opportunity.