



On a year-over-year basis, the median home value in Sonoma County has increased 5% to \$659,000. Similarly, the price per square foot has increased 7% to \$400. The median market time remains fairly consistent at 38 days, while the number of homes sold dropped by 10%.

Looking across regions, Cotati experienced the largest increase in number of sales and sharpest drop in median market time compared to last year. Sonoma and Sebastopol saw the largest increase in median sales price.

## SINGLE FAMILY RESIDENCES

### YEAR-OVER-YEAR MARKET COMPARISON

	Q3-'18	Q3-'17	%Δ
<b>MEDIAN</b>			
SALE PRICE	\$659,000	\$625,000	+5%
DAYS ON MARKET	38	39	-3%
\$ / SQ. FT.	\$400	\$375	+7%
<b>TOTAL</b>			
HOMES SOLD	1,232	1,375	-10%
HOMES CURRENTLY FOR SALE	1,083	—	—
OVER LIST PRICE	-0.1%	0.0%	-0.1%

### YTD 2018



CHANGE IN PAST MONTH: SALE PRICE -2% DAYS ON MARKET +25%

### YEAR-OVER-YEAR REGION COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	Q3-'18	Q3-'17	%Δ	Q3-'18	Q3-'17	%Δ	Q3-'18	Q3-'17	%Δ
Bodega Bay	13	18	▼ 28%	47	40	▲ 18%	\$1,061,500	\$997,500	▲ 6%
Cazadero	3	7	▼ 57%	43	99	▼ 57%	\$424,000	\$447,520	▼ 5%
Cloverdale	31	42	▼ 26%	43	39	▲ 10%	\$615,000	\$550,000	▲ 12%
Cotati	28	16	▲ 75%	18	55	▼ 67%	\$649,500	\$637,000	▲ 2%
Forestville	26	33	▼ 21%	38	47	▼ 19%	\$547,500	\$505,000	▲ 8%
Geyserville	4	2*	▲ 100%	176	35	▲ 403%	\$1,557,500	\$1,479,500	▲ 5%
Glen Ellen	6	12	▼ 50%	62	44	▲ 41%	\$697,500	\$1,487,500	▼ 53%
Guerneville	37	39	▼ 5%	41	38	▲ 8%	\$470,000	\$425,000	▲ 11%
Healdsburg	57	52	▲ 10%	57	49	▲ 16%	\$900,000	\$883,750	▲ 2%
Jenner	3	3	0%	55	88	▼ 38%	\$785,000	\$675,000	▲ 16%
Kenwood	5	9	▼ 44%	48	98	▼ 51%	\$1,550,000	\$1,300,000	▲ 19%
Monte Rio	16	17	▼ 6%	30	36	▼ 17%	\$508,500	\$488,000	▲ 4%
Occidental	2*	4	▼ 50%	63	100	▼ 37%	\$1,785,000	\$728,000	▲ 145%
Penngrove	9	8	▲ 13%	43	53	▼ 19%	\$1,045,000	\$1,018,250	▲ 3%
Petaluma	144	170	▼ 15%	31	32	▼ 3%	\$753,344	\$711,000	▲ 6%
Rohnert Park	75	92	▼ 18%	34	36	▼ 6%	\$605,000	\$557,568	▲ 9%
Santa Rosa	489	552	▼ 11%	41	38	▲ 8%	\$615,000	\$579,250	▲ 6%
Sebastopol	61	57	▲ 7%	47	42	▲ 12%	\$915,000	\$772,700	▲ 18%
Sonoma	106	92	▲ 15%	35	38	▼ 8%	\$880,000	\$741,621	▲ 19%
Windsor	84	100	▼ 16%	41	38	▼ 8%	\$657,000	\$614,000	▲ 7%
<b>All Sonoma County</b>	<b>1,232</b>	<b>1,375</b>	<b>▼ 10%</b>	<b>38</b>	<b>39</b>	<b>▼ 3%</b>	<b>\$659,000</b>	<b>\$625,000</b>	<b>▲ 5%</b>

\* Small sample size (n<3); use caution when interpreting results.  
Sources: BAREIS, Data for Single Family Detached Homes. 01/01/2018 - 09/30/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy.  
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