



On a year-over-year basis, the median home value in Sonoma County has increased 7% to \$669,000. Similarly, the price per square foot has increased 3% to \$409. The median market time remains fairly consistent at 36 days, while the number of homes sold dropped by 11%, indicating a tighter supply of inventory.

Comparing to last month, the median sale price ticked up 2% while the median market time also saw a slight increase of 3%.

Consistent with last month, Cotati again saw the largest increase in the number of sales and sharpest drop in median market time, indicating increased interest in the region. Kenwood and Cloverdale experienced the largest jump in the median sale price.

## SINGLE FAMILY RESIDENCES

### YEAR-OVER-YEAR MARKET COMPARISON

### YTD 2018

	AUG-'18	AUG-'17	%Δ
<b>MEDIAN</b>			
SALE PRICE	\$669,000	\$622,500	+7%
DAYS ON MARKET	36	37	-3%
\$ / SQ. FT.	\$409	\$396	+3%
<b>TOTAL</b>			
HOMES SOLD	463	522	-11%
HOMES CURRENTLY FOR SALE	1,107	—	—
OVER LIST PRICE	-0.9%	+3.8%	-4.7%



CHANGE IN PAST MONTH: SALE PRICE +2% DAYS ON MARKET +3%

### YEAR-OVER-YEAR REGION COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	AUG-'18	AUG-'17	%Δ	AUG-'18	AUG-'17	%Δ	AUG-'18	AUG-'17	%Δ
Bodega Bay	6	7	▼ 14%	61	95	▼ 36%	\$1,043,350	\$1,000,000	▲ 4%
Cazadero	0	3	▼ 100%	—	99	—	—	\$499,000	—
Cloverdale	8	14	▼ 43%	44	44	0%	\$665,000	\$516,500	▲ 29%
Cotati	10	3	▲ 233%	17	29	▼ 41%	\$556,530	\$625,000	▼ 11%
Forestville	15	12	▲ 25%	41	45	▼ 9%	\$535,000	\$469,000	▲ 14%
Geyserville	2	0	—	150	—	—	\$1,557,500	—	—
Glen Ellen	1*	3	▼ 67%	147	130	▲ 13%	\$620,000	\$1,510,000	▼ 59%
Guerneville	11	15	▼ 27%	41	31	▲ 32%	\$500,000	\$460,000	▲ 9%
Healdsburg	17	21	▼ 19%	67	54	▲ 24%	\$930,000	\$795,000	▲ 17%
Jenner	0	0	0%	—	—	—	—	—	—
Kenwood	2*	4	▼ 50%	150	124	▲ 21%	\$1,392,500	\$1,057,500	▲ 32%
Monte Rio	8	9	▼ 11%	30	36	▼ 17%	\$508,500	\$410,000	▲ 24%
Occidental	1*	3	▼ 67%	64	91	▼ 30%	\$1,975,000	\$699,000	▲ 183%
Penngrove	3	3	0%	68	49	▲ 39%	\$1,025,000	\$1,063,000	▼ 4%
Petaluma	60	68	▼ 12%	31	31	0%	\$766,950	\$734,500	▲ 4%
Rohnert Park	25	36	▼ 31%	32	33	▼ 3%	\$605,500	\$567,500	▲ 7%
Santa Rosa	175	211	▼ 17%	35	37	▼ 5%	\$615,000	\$580,000	▲ 6%
Sebastopol	22	19	▲ 16%	34	45	▼ 24%	\$857,500	\$772,700	▲ 11%
Sonoma	48	41	▲ 17%	36	36	0%	\$852,035	\$763,241	▲ 12%
Windsor	33	32	▲ 3%	33	36	▼ 8%	\$660,000	\$592,000	▲ 11%
<b>All Sonoma County</b>	<b>463</b>	<b>522</b>	<b>▼ 11%</b>	<b>36</b>	<b>37</b>	<b>▼ 3%</b>	<b>\$669,000</b>	<b>\$622,500</b>	<b>▲ 7%</b>

\* Small sample size (n<3); use caution when interpreting results.  
Sources: Bareis, Data for Single Family Detached Homes. 01/01/2018 - 08/31/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy.  
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