

Santa Rosa Valley

Community · CA · California > Ventura County

BUYER'S MARKET

\$1.9M

MEDIAN SALE PRICE

-5.6%

1-YR CHANGE

26

SALES (12 MO)

\$2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



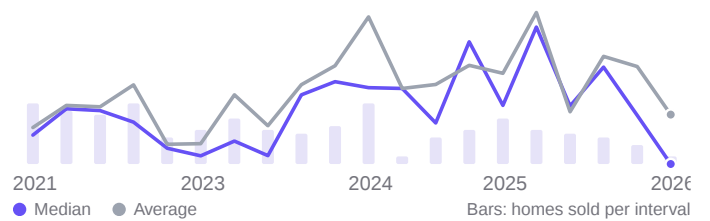
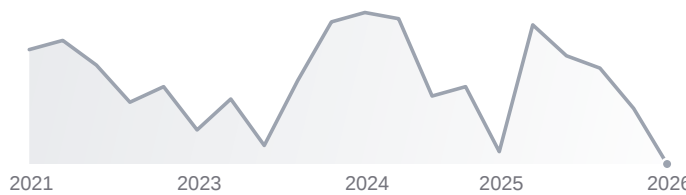
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$1.5M · Average \$1.9M

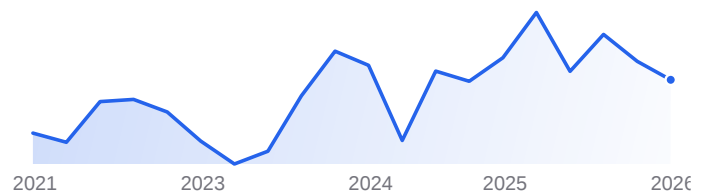
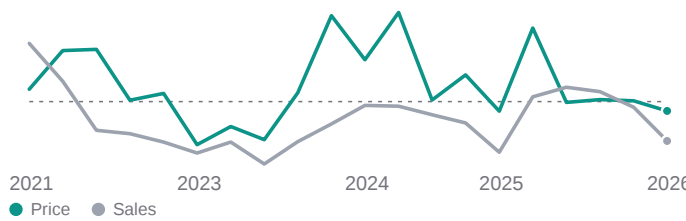


Growth (year over year)

Price -5.6% · Sales -23.5%

Price per square foot

\$577/ft²

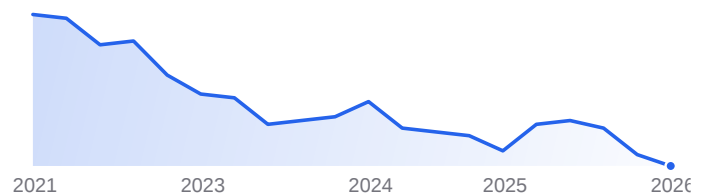


Sale premium vs estimated value

-24.6%

Annual turnover (share of homes sold)

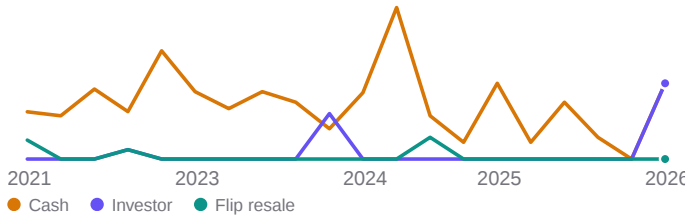
2.4%



BUYERS & OUTCOMES

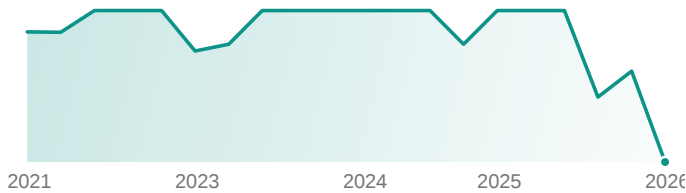
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



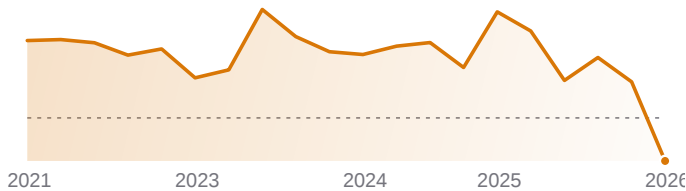
Sellers who sold at a gain

50%

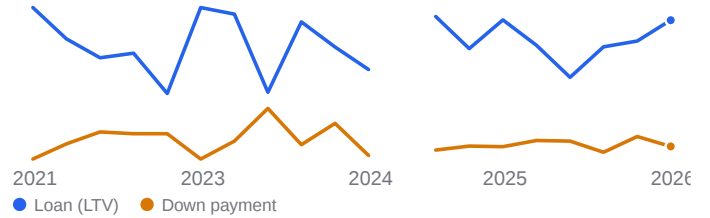


Median annualized return at resale

-3.0%

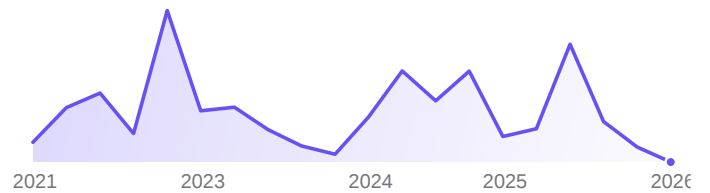


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



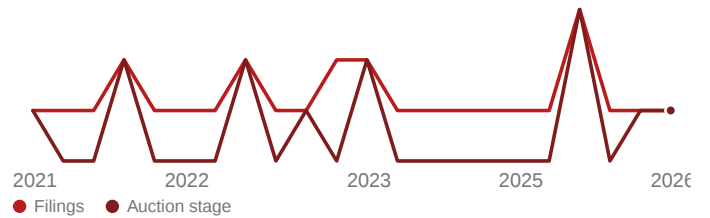
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,095
Median value (AVM)	\$2M
Median size	3,497 ft²
Median bedrooms	4
Median year built	1988
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	68%
Median loan-to-value	39%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	3,354
Density	465 / mi²
Median household income	\$177K
Average household income	\$197K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	473
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	4.8%
Unemployment	1.3%
Average temp	62°F
Annual precip	15 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.