

Forestville

Community · CA · California > Sonoma County

BALANCED MARKET

\$645K

MEDIAN SALE PRICE

+23.7%

1-YR CHANGE

85

SALES (12 MO)

\$556K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



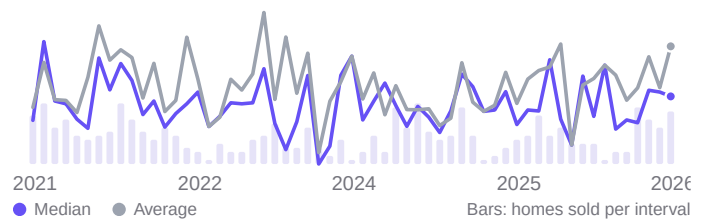
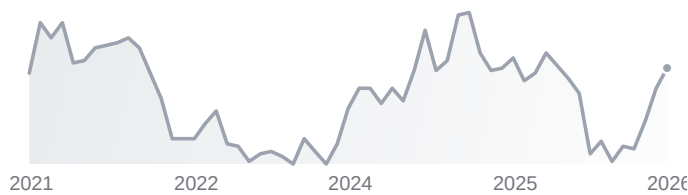
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$626K · Average \$905K

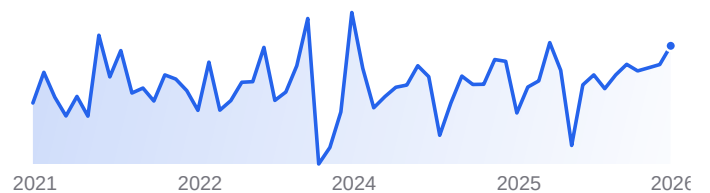
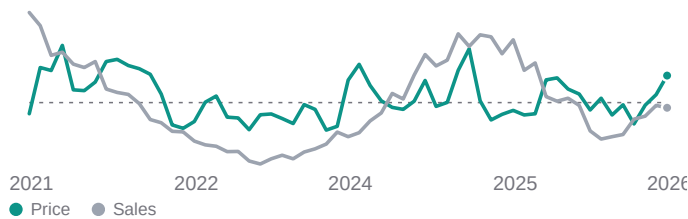


Growth (year over year)

Price +23.7% · Sales -4.5%

Price per square foot

\$670/ft²

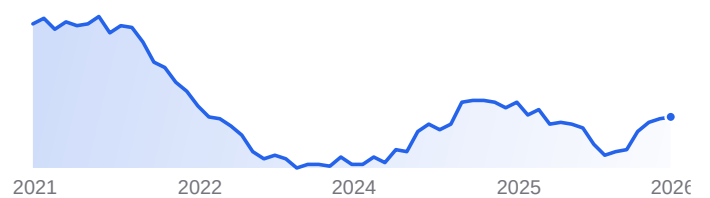


Sale premium vs estimated value

+3.6%

Annual turnover (share of homes sold)

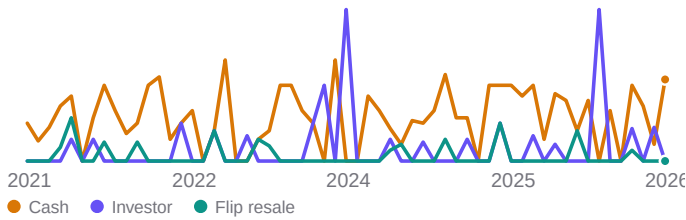
3.5%



BUYERS & OUTCOMES

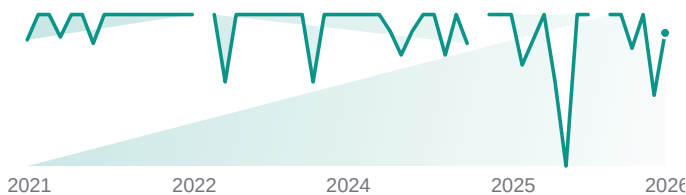
Buyer mix

Cash 54% · Investor 0% · Flip resale 0%



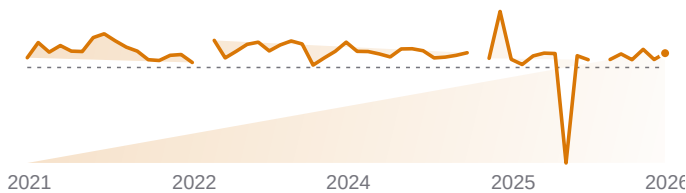
Sellers who sold at a gain

91%

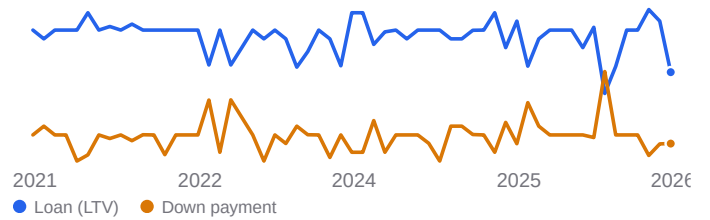


Median annualized return at resale

+4.6%

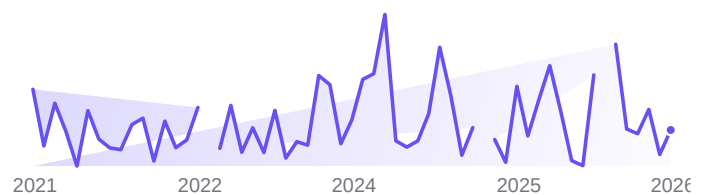


Financing (share of purchase price) Loan (LTV) 56% · Down payment 15%



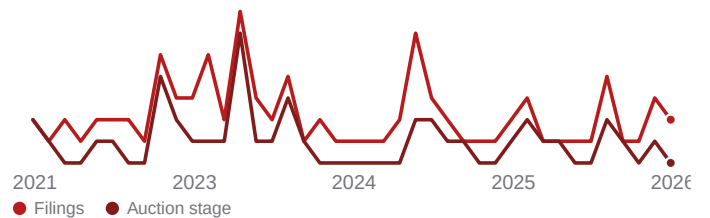
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,420
Median value (AVM)	\$556K
Median size	1,215 ft²
Median bedrooms	2
Median year built	1958
Single family	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.0%
Owner occupied	68%
Company owned	34%
Median loan-to-value	41%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	3,236
Density	616 / mi²
Median household income	\$99K
Average household income	\$126K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	366
Homes occupied	91%
Bachelor's or higher	25%
Poverty rate	5.5%
Unemployment	1.2%
Average temp	58°F
Annual precip	43 in
Sunshine	78%

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