

Windsor

City · CA · California > Sonoma County

BUYER'S MARKET

\$800K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

226

SALES (12 MO)

\$795K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



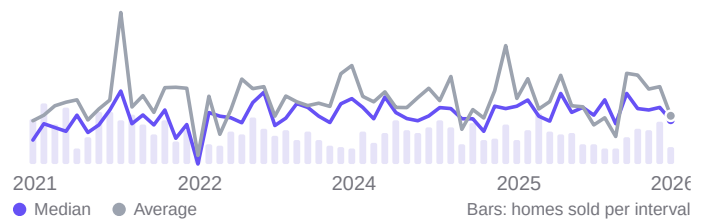
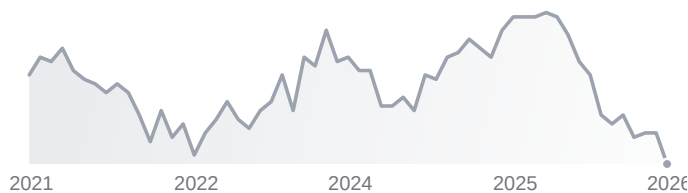
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$769K · Average \$787K

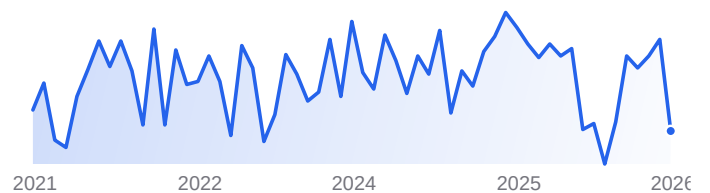
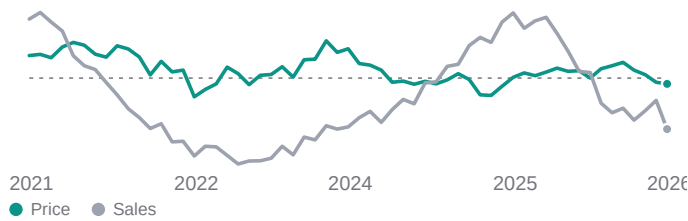


Growth (year over year)

Price -2.4% · Sales -21.5%

Price per square foot

\$416/ft²

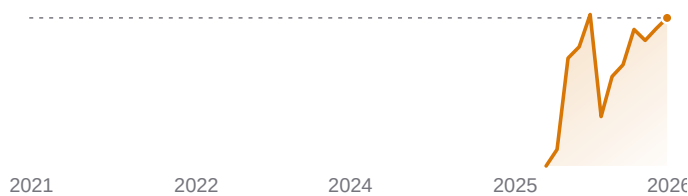


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

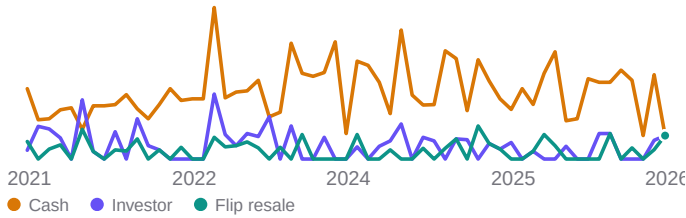
2.6%



BUYERS & OUTCOMES

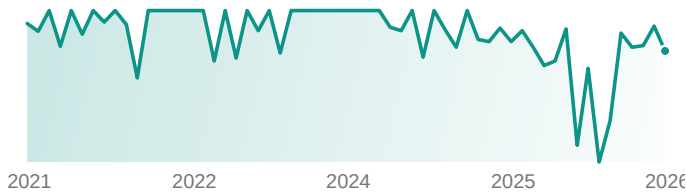
Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 8.3%



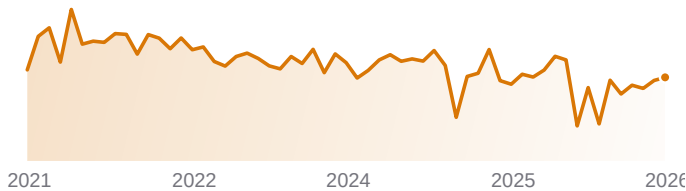
Sellers who sold at a gain

90%

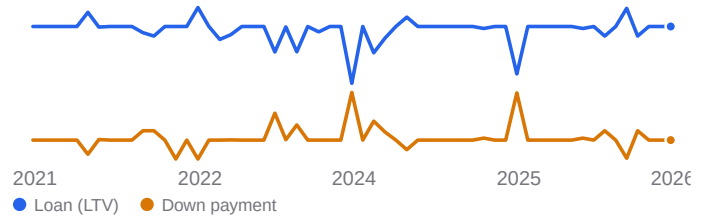


Median annualized return at resale

+3.9%

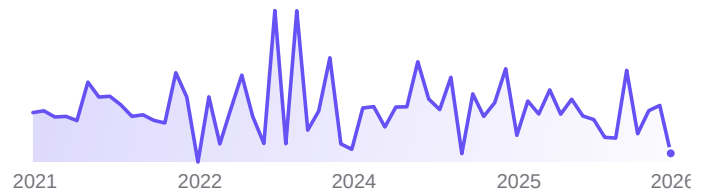


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



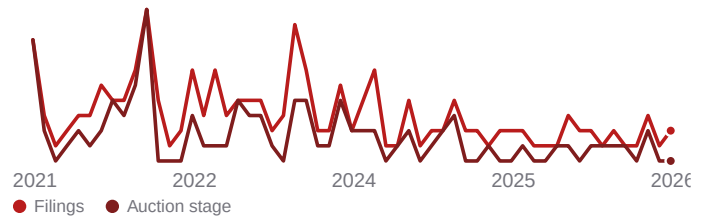
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,794
Median value (AVM)	\$795K
Median size	1,795 ft²
Median bedrooms	3
Median year built	1990
Single family	80%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.8%
Owner occupied	83%
Company owned	34%
Median loan-to-value	49%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	26,134
Density	3,514 / mi²
Median household income	\$123K
Average household income	\$148K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	500
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	5.1%
Unemployment	1.3%
Average temp	58°F
Annual precip	38 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.