

Petaluma 94954

ZIP code · CA · California > Sonoma County > Petaluma

BALANCED MARKET

\$872K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

303

SALES (12 MO)

\$791K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



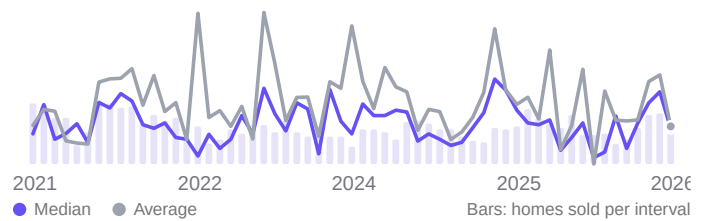
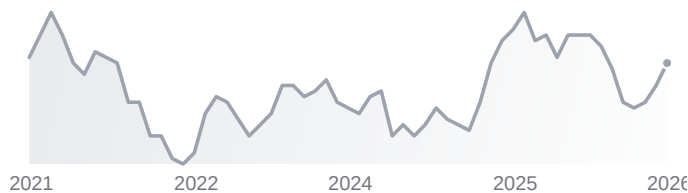
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$815K · Average \$820K

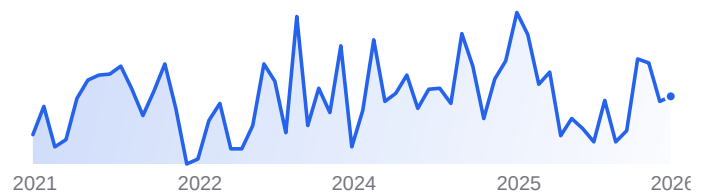
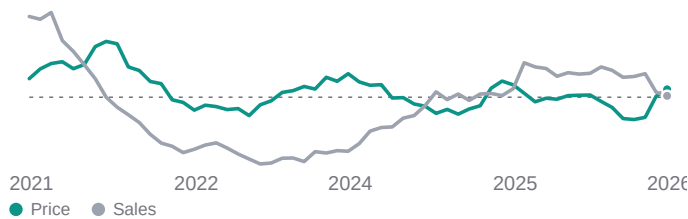


Growth (year over year)

Price +3.8% · Sales +0.7%

Price per square foot

\$498/ft²

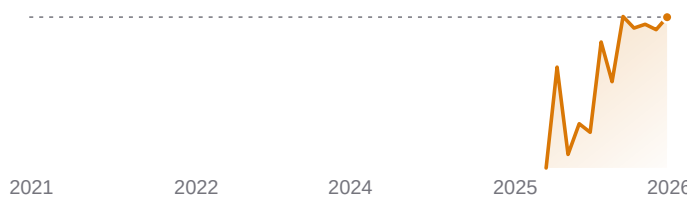


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

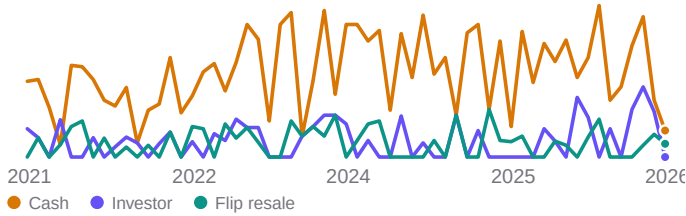
2.6%



BUYERS & OUTCOMES

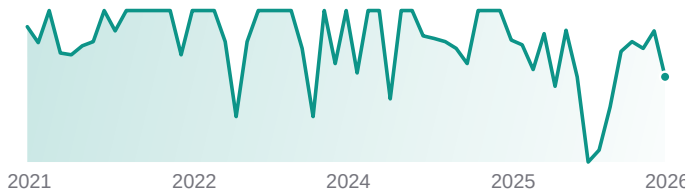
Buyer mix

Cash 6.7% · Investor 0% · Flip resale 3.3%



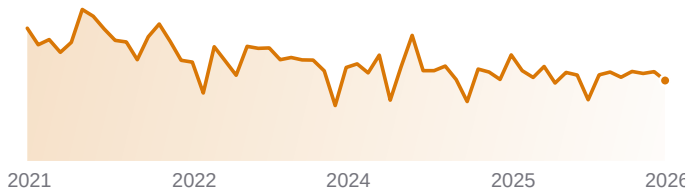
Sellers who sold at a gain

88%

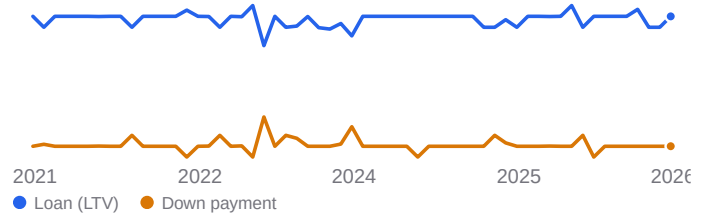


Median annualized return at resale

+3.8%

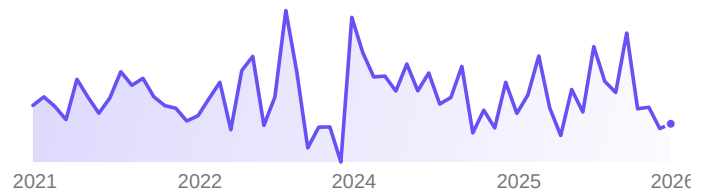


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



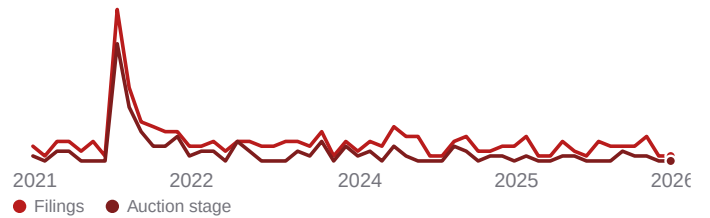
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,783
Median value (AVM)	\$791K
Median size	1,674 ft²
Median bedrooms	3
Median year built	1984
Single family	73%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	82%
Company owned	35%
Median loan-to-value	46%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	38,369
Density	556 / mi²
Median household income	\$117K
Average household income	\$142K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	420
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	5.4%
Unemployment	1.2%
Average temp	58°F
Annual precip	30 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.