

Santa Rosa 95403

ZIP code · CA · California > Sonoma County > Santa Rosa

BUYER'S MARKET

\$771K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

360

SALES (12 MO)

\$711K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



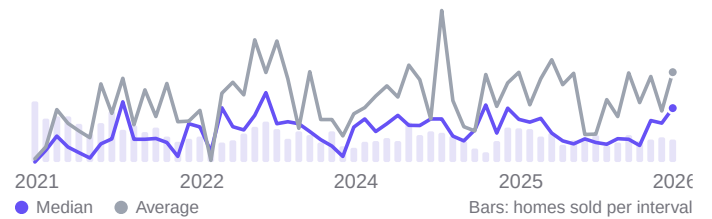
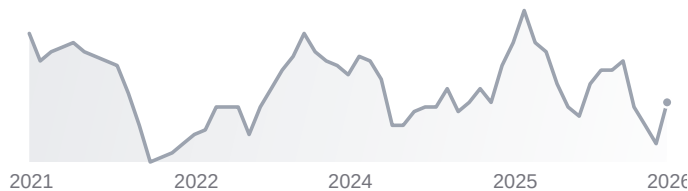
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$800K · Average \$915K

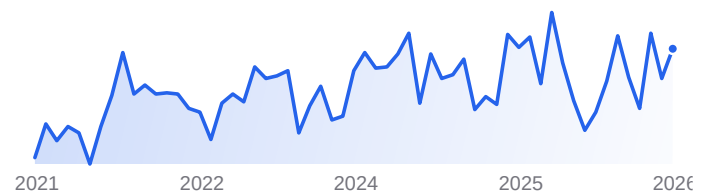
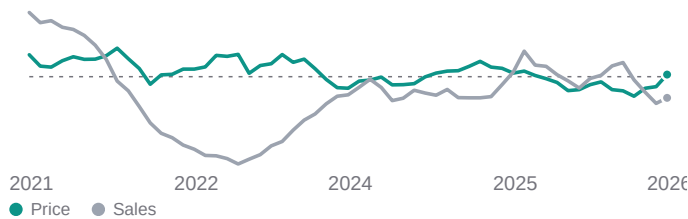


Growth (year over year)

Price +1.1% · Sales -11.5%

Price per square foot

\$461/ft²

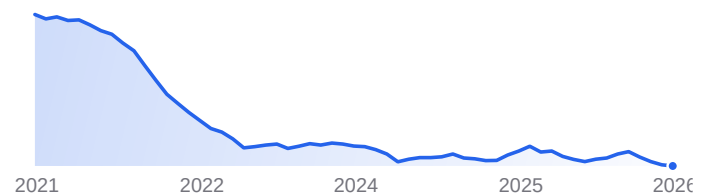


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

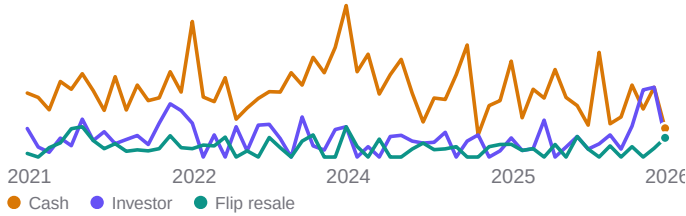
2.9%



BUYERS & OUTCOMES

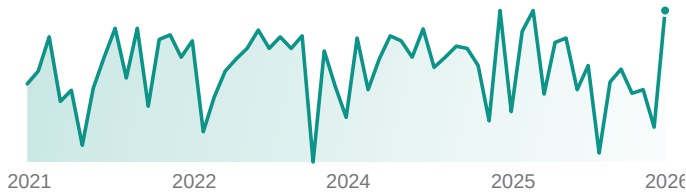
Buyer mix

Cash 10% · Investor 6.7% · Flip resale 6.7%



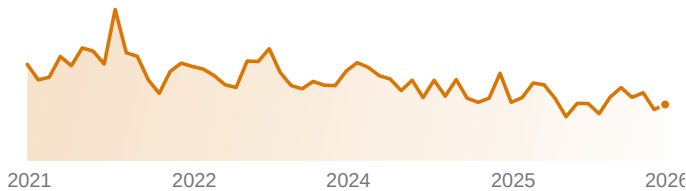
Sellers who sold at a gain

100%

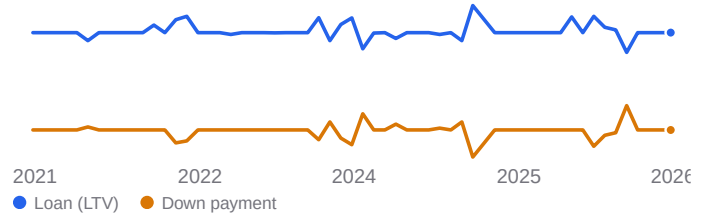


Median annualized return at resale

+3.4%

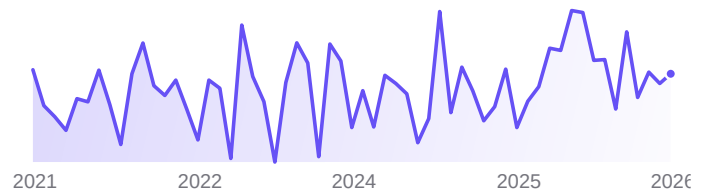


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



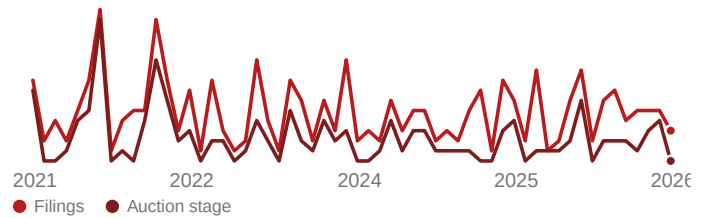
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	12,520
Median value (AVM)	\$711K
Median size	1,630 ft²
Median bedrooms	3
Median year built	1989
Single family	66%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	34%
Median loan-to-value	49%

Typical ownership tenure

12.5 yrs

COMMUNITY

Population	43,826
Density	1,997 / mi²
Median household income	\$97K
Average household income	\$119K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	511
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	9.4%
Unemployment	1.2%
Average temp	58°F
Annual precip	37 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.