

Santa Rosa 95405

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

BALANCED MARKET

\$718K

MEDIAN SALE PRICE

-6.1%

1-YR CHANGE

240

SALES (12 MO)

\$715K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

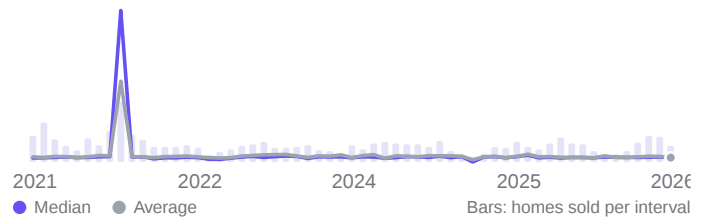
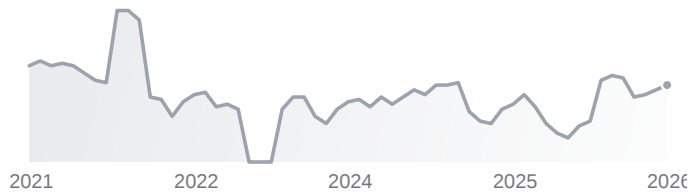
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$705K · Average \$693K

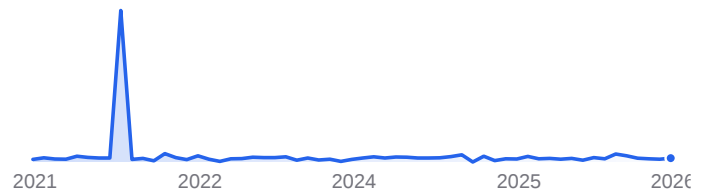
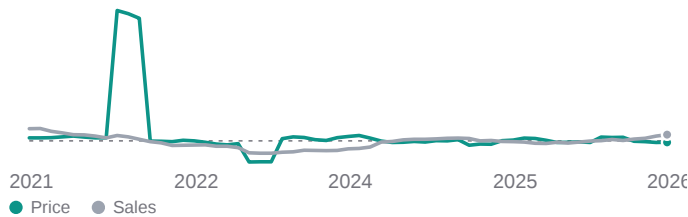


Growth (year over year)

Price -6.1% · Sales +23.7%

Price per square foot

\$460/ft²

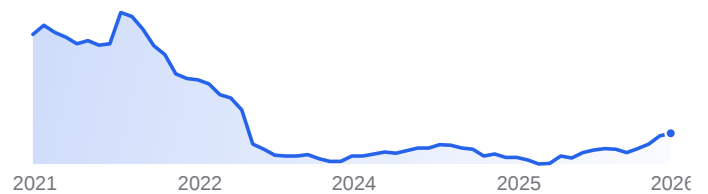


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

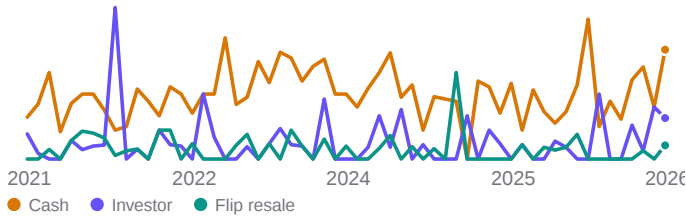
3.4%



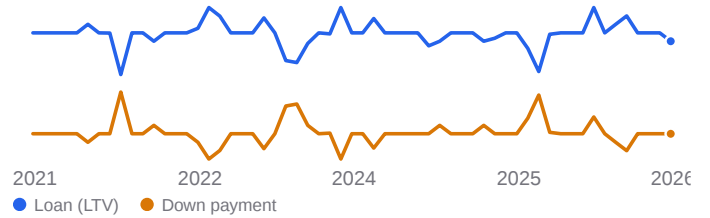
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 16% · Flip resale 5.3%

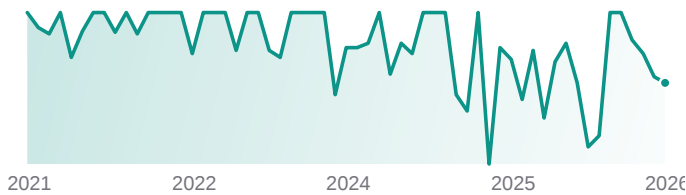


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



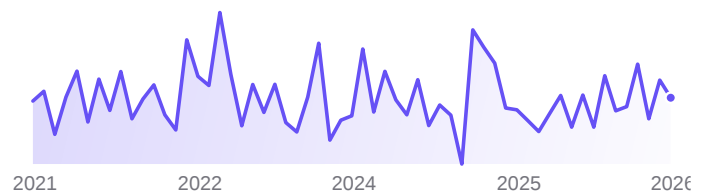
Sellers who sold at a gain

86%



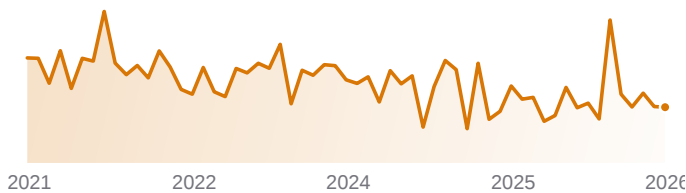
Typical hold before selling

10.4 yrs



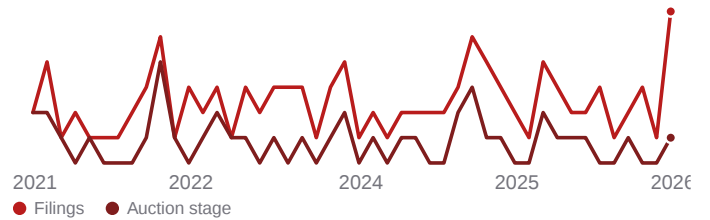
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	7,119
Median value (AVM)	\$715K
Median size	1,569 ft²
Median bedrooms	3
Median year built	1970
Single family	79%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.4%
Owner occupied	80%
Company owned	37%
Median loan-to-value	47%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	21,539
Density	3,990 / mi²
Median household income	\$118K
Average household income	\$147K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	549
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	7.2%
Unemployment	1.2%
Average temp	58°F
Annual precip	36 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.