

# Forestville 95436

ZIP code · CA · California > Sonoma County > Forestville

BALANCED MARKET

**\$645K**

MEDIAN SALE PRICE

**+23.7%**

1-YR CHANGE

**84**

SALES (12 MO)

**\$558K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



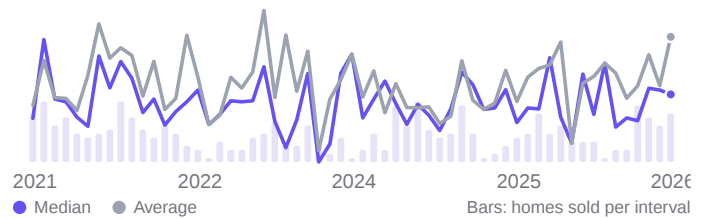
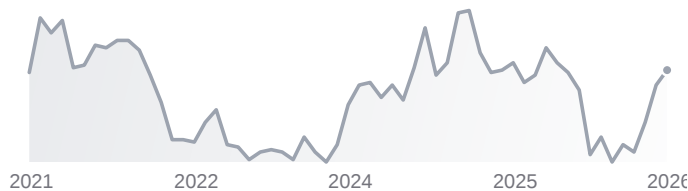
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$626K · Average \$946K

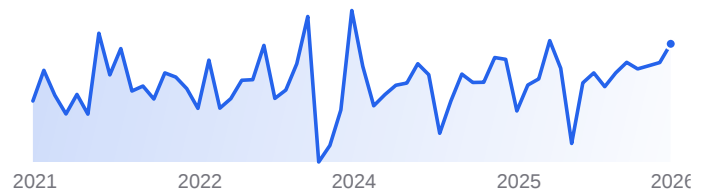
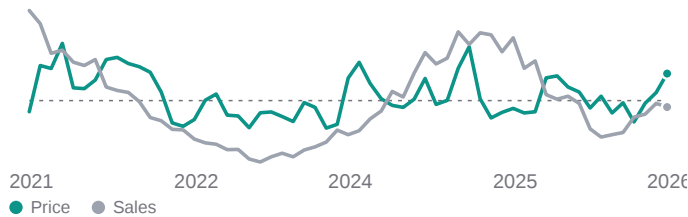


Growth (year over year)

Price +23.7% · Sales -5.6%

Price per square foot

\$670/ft²

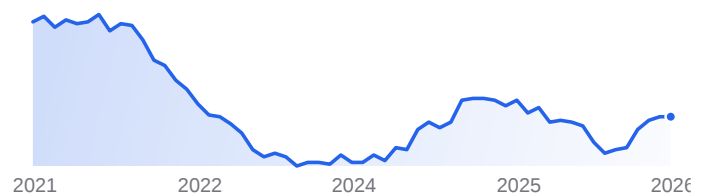


Sale premium vs estimated value

+3.6%

Annual turnover (share of homes sold)

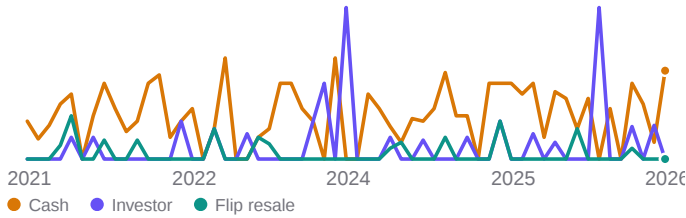
3.5%



## BUYERS & OUTCOMES

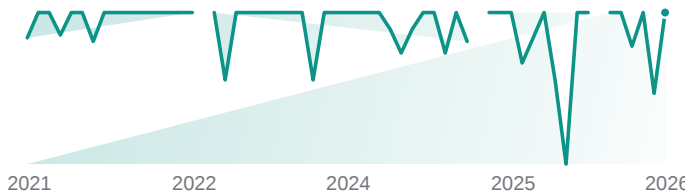
### Buyer mix

Cash 58% · Investor 0% · Flip resale 0%



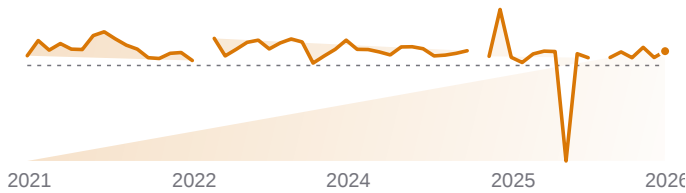
### Sellers who sold at a gain

100%

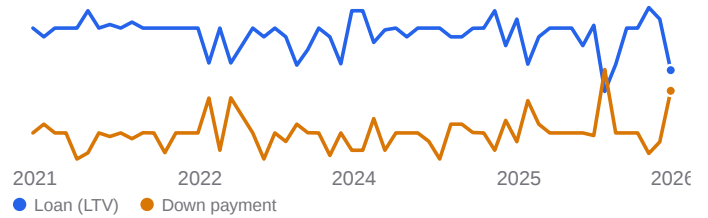


### Median annualized return at resale

+4.6%

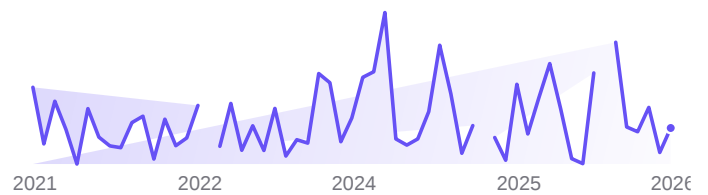


### Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



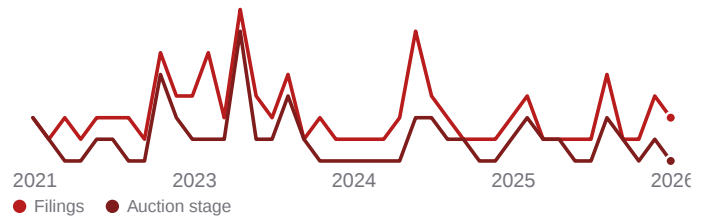
### Typical hold before selling

8.6 yrs



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,420     |
| Median value (AVM) | \$558K    |
| Median size        | 1,230 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          | 40%      |
| Typical ownership tenure      | 13.1 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 5,386     |
| Density                          | 227 / mi² |
| Median household income          | \$95K     |
| Average household income         | \$118K    |
| Crime index (US avg 100)         | 152       |
| Air pollution index (US avg 100) | 82        |
| Earthquake index (US avg 100)    | 340       |
| Homes occupied                   | 84%       |
| Bachelor's or higher             | 24%       |
| Poverty rate                     | 6.7%      |
| Unemployment                     | 1.2%      |
| Average temp                     | 57°F      |
| Annual precip                    | 46 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.