

Glen Ellen 95442

ZIP code · CA · California > Sonoma County > Glen Ellen

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+25.3%

1-YR CHANGE

38

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

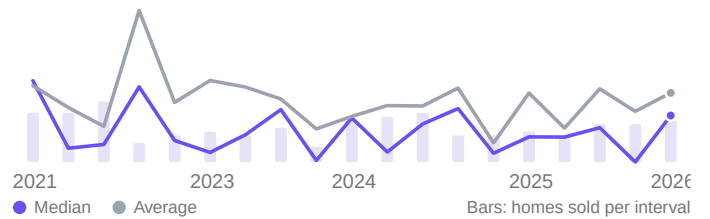
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$1.4M · Average \$1.7M

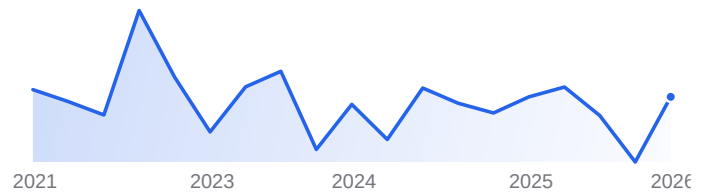
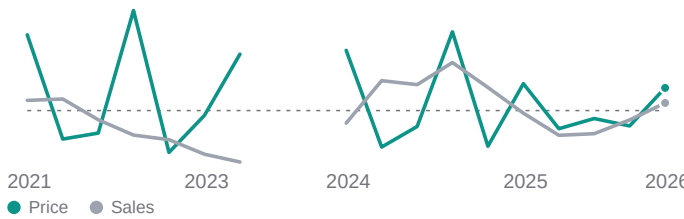


Growth (year over year)

Price +25.3% · Sales +8.6%

Price per square foot

\$765/ft²

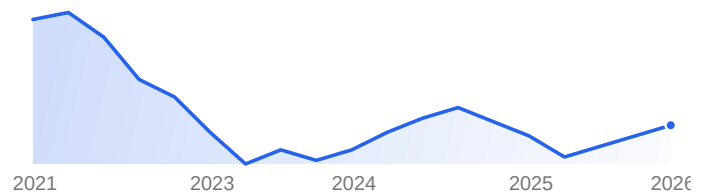
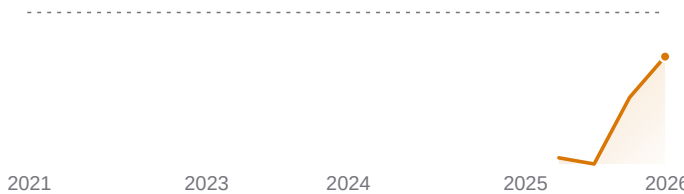


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

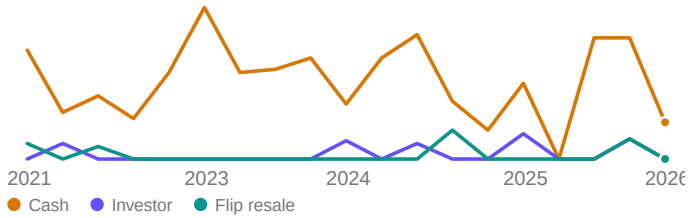
3.1%



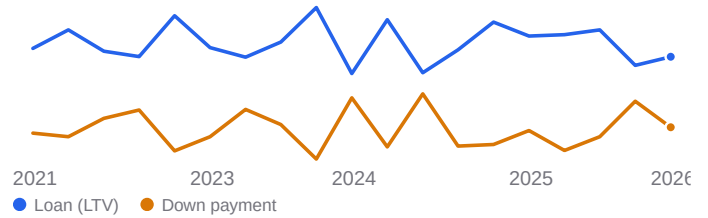
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 0% · Flip resale 0%

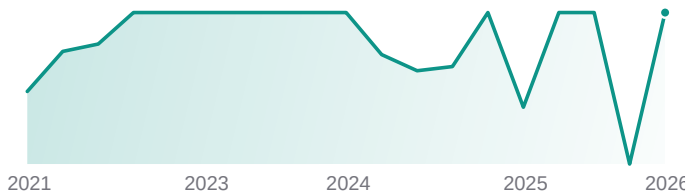


Financing (share of purchase price) Loan (LTV) 65% · Down payment 25%



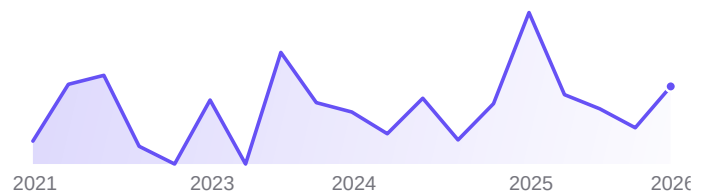
Sellers who sold at a gain

100%



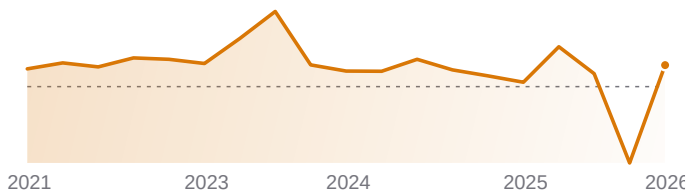
Typical hold before selling

11.2 yrs



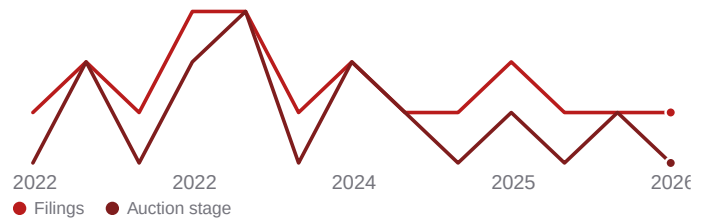
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,231
Median value (AVM)	\$1.2M
Median size	1,696 ft²
Median bedrooms	3
Median year built	1967
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.5%
Owner occupied	61%
Company owned	46%
Median loan-to-value	38%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	3,035
Density	121 / mi²
Median household income	\$163K
Average household income	\$295K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	404
Homes occupied	82%
Bachelor's or higher	36%
Poverty rate	16.8%
Unemployment	1.0%
Average temp	58°F
Annual precip	43 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.