

Graton 95444

ZIP code · CA · California > Sonoma County > Graton

BALANCED MARKET

\$734K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$743K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$500K · Average \$475K



Price -40.4% · Sales +20.0%

Price per square foot

\$419/ft²

Growth (year over year)

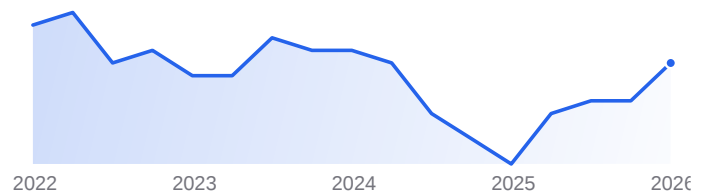
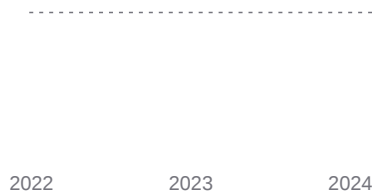


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

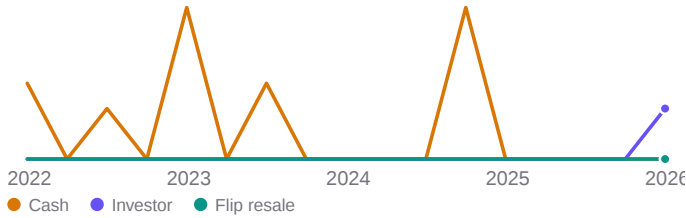
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



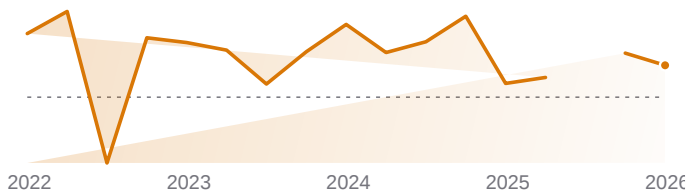
Sellers who sold at a gain

100%

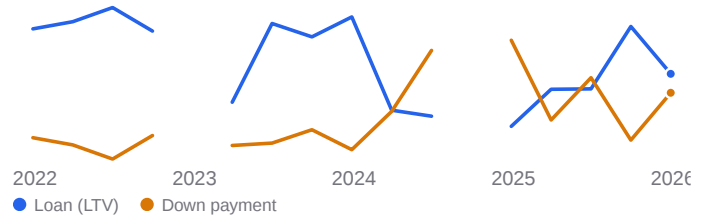


Median annualized return at resale

+3.3%

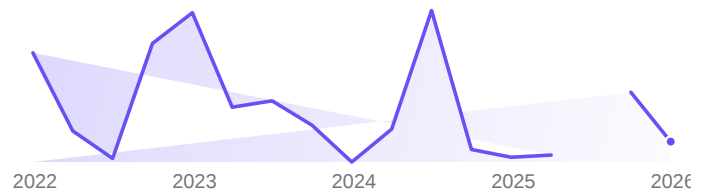


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



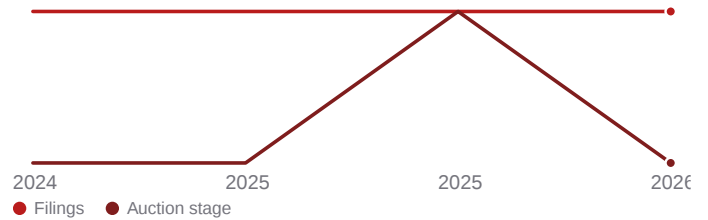
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	281
Median value (AVM)	\$743K
Median size	1,314 ft²
Median bedrooms	3
Median year built	1978
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.2%
Owner occupied	82%
Company owned	37%
Median loan-to-value	41%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	185
Density	675 / mi²
Median household income	\$127K
Average household income	\$133K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	345
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	3.4%
Unemployment	0.9%
Average temp	58°F
Annual precip	41 in
Sunshine	78%

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