

Guerneville 95446

ZIP code · CA · California > Sonoma County > Guerneville

BALANCED MARKET

\$518K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

118

SALES (12 MO)

\$501K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



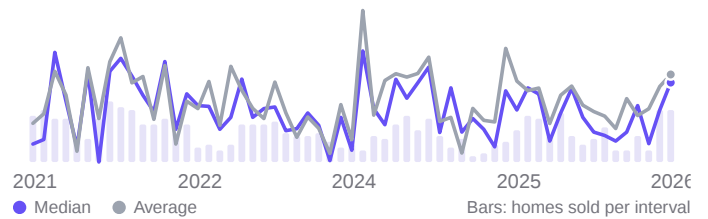
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$618K · Average \$645K

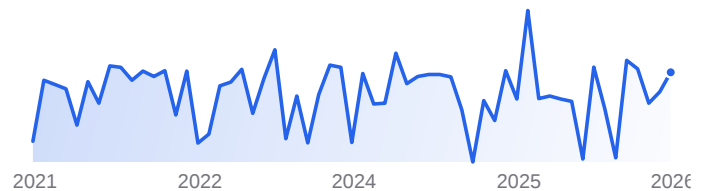
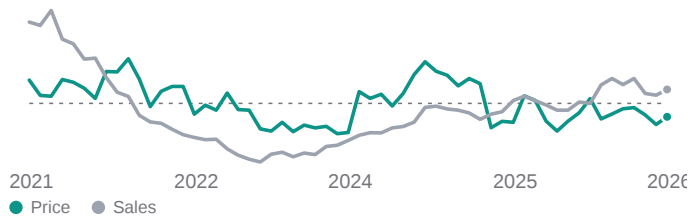


Growth (year over year)

Price -8.8% · Sales +9.3%

Price per square foot

\$542/ft²

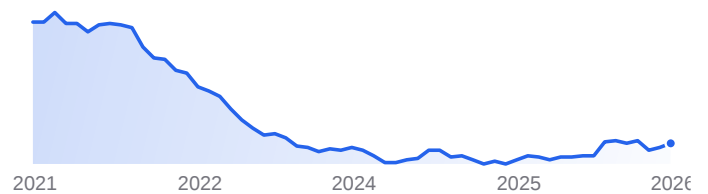
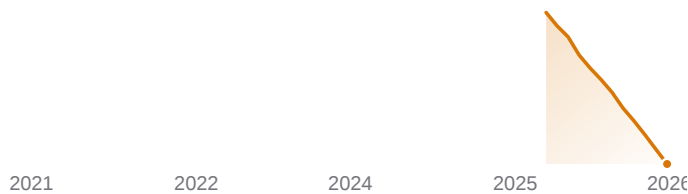


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

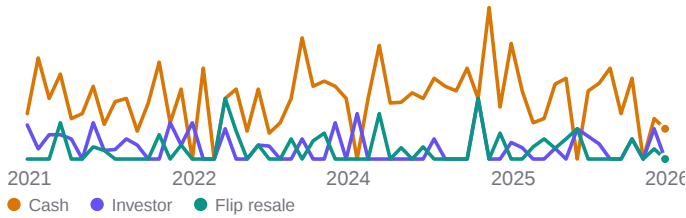
4.0%



BUYERS & OUTCOMES

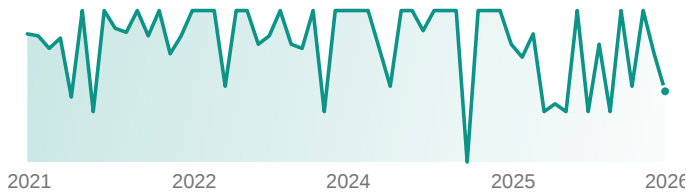
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



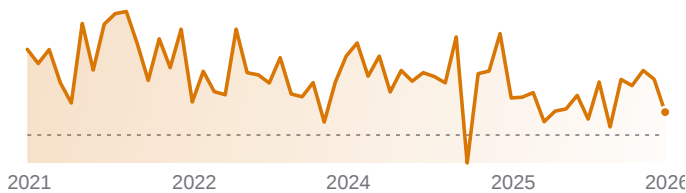
Sellers who sold at a gain

73%

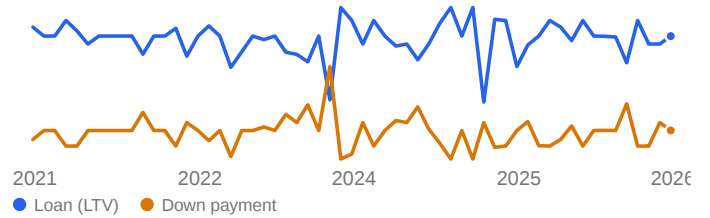


Median annualized return at resale

+1.8%

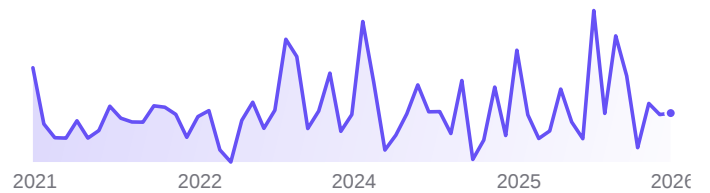


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



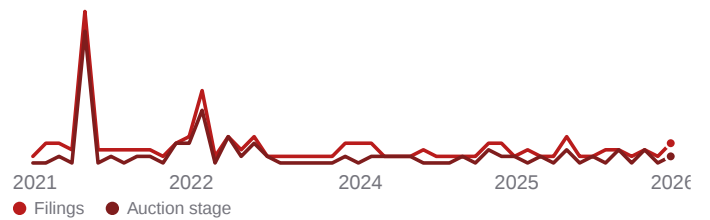
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	2,971
Median value (AVM)	\$501K
Median size	1,090 ft²
Median bedrooms	2
Median year built	1950
Single family	76%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	49%
Company owned	33%
Median loan-to-value	38%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	5,101
Density	165 / mi²
Median household income	\$88K
Average household income	\$128K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	331
Homes occupied	71%
Bachelor's or higher	26%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	57°F
Annual precip	53 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.