

# Healdsburg 95448

ZIP code · CA · California > Sonoma County > Healdsburg

BALANCED MARKET

**\$1.2M**

MEDIAN SALE PRICE

**+8.0%**

1-YR CHANGE

**208**

SALES (12 MO)

**\$1.2M**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

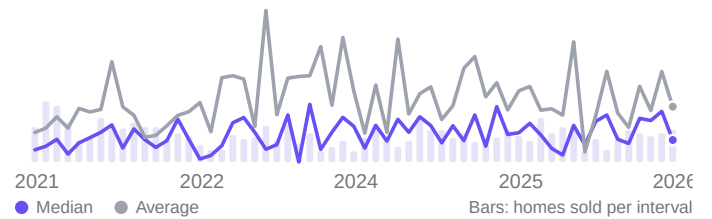
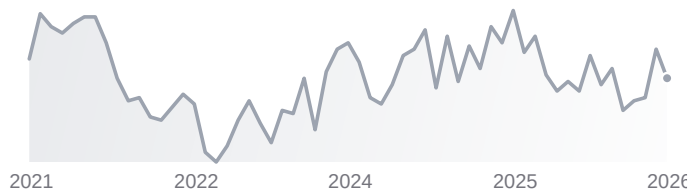
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$990K · Average \$1.5M

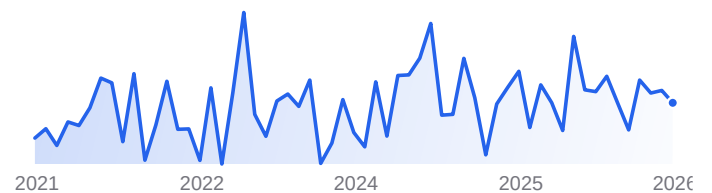
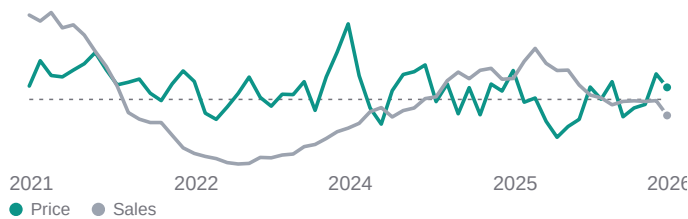


Growth (year over year)

Price +8.0% · Sales -10.7%

Price per square foot

\$716/ft²

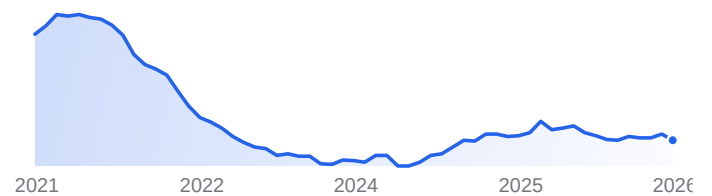
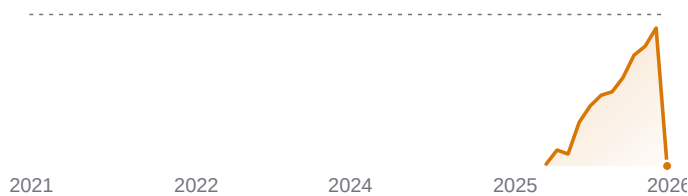


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

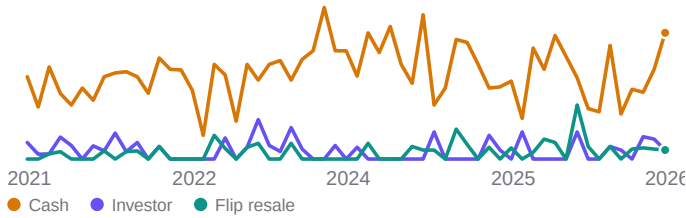
3.6%



## BUYERS & OUTCOMES

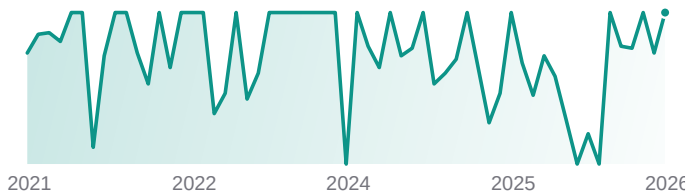
### Buyer mix

Cash 67% · Investor 4.8% · Flip resale 4.8%



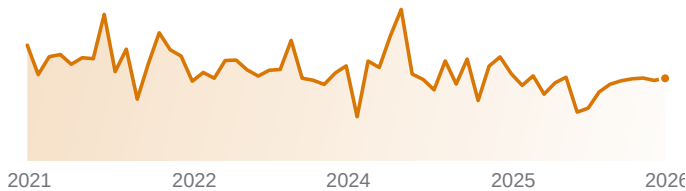
### Sellers who sold at a gain

100%

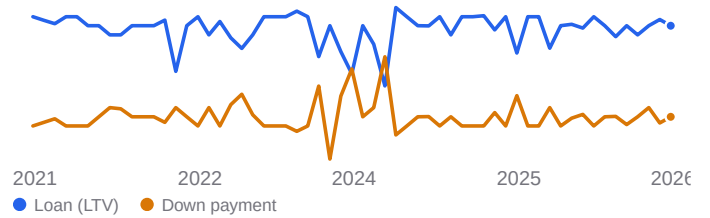


### Median annualized return at resale

+4.9%

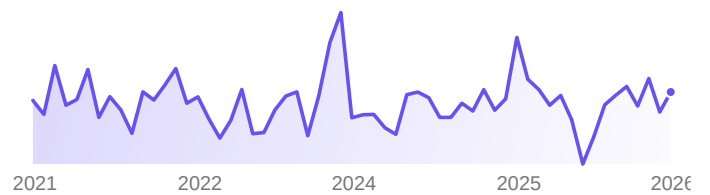


### Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



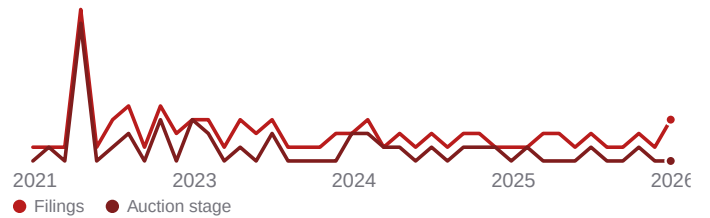
### Typical hold before selling

9.9 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,830     |
| Median value (AVM) | \$1.2M    |
| Median size        | 1,584 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1975      |
| Single family      | 59%       |
| Condos             | 2.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 72%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 66%  |
| Company owned                 | 47%  |
| Median loan-to-value          | 28%  |

Typical ownership tenure

12.1 yrs

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 16,668               |
| Density                          | 84 / mi <sup>2</sup> |
| Median household income          | \$103K               |
| Average household income         | \$144K               |
| Crime index (US avg 100)         | 116                  |
| Air pollution index (US avg 100) | 83                   |
| Earthquake index (US avg 100)    | 418                  |
| Homes occupied                   | 87%                  |
| Bachelor's or higher             | 28%                  |
| Poverty rate                     | 8.7%                 |
| Unemployment                     | 1.2%                 |
| Average temp                     | 58°F                 |
| Annual precip                    | 48 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.