

Monte Rio 95462

ZIP code · CA · California > Sonoma County > Monte Rio

BUYER'S MARKET

\$438K

MEDIAN SALE PRICE

+20.8%

1-YR CHANGE

31

SALES (12 MO)

\$501K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



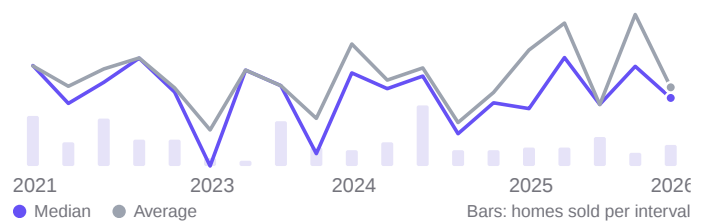
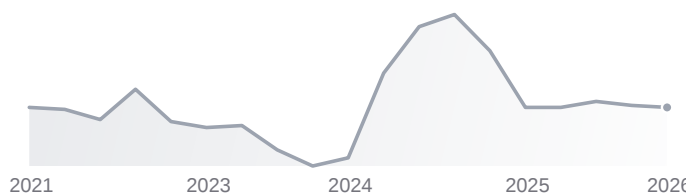
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$463K · Average \$512K

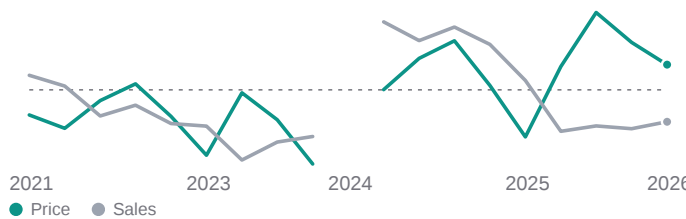


Growth (year over year)

Price +20.8% · Sales -26.2%

Price per square foot

\$513/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

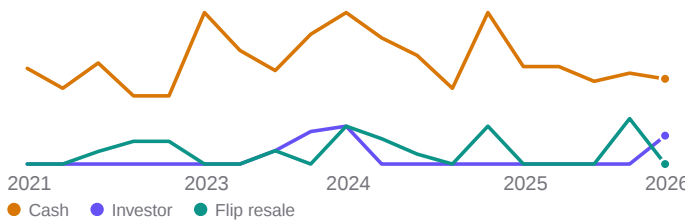
3.1%



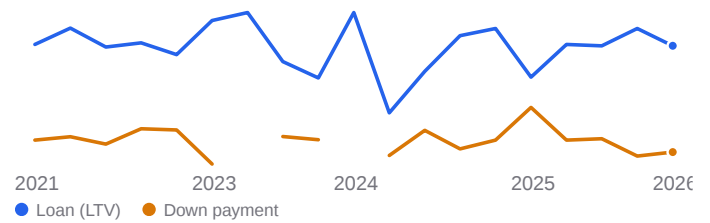
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 13% · Flip resale 0%

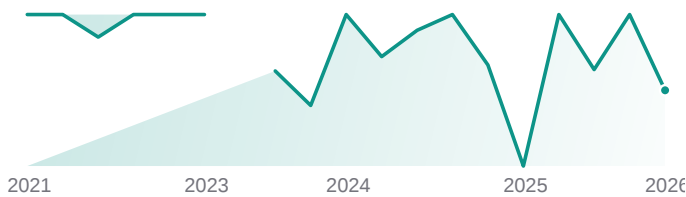


Financing (share of purchase price) Loan (LTV) 79% · Down payment 13%



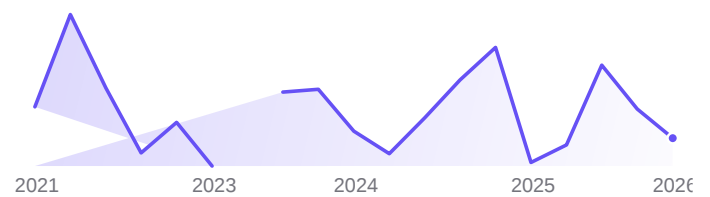
Sellers who sold at a gain

75%



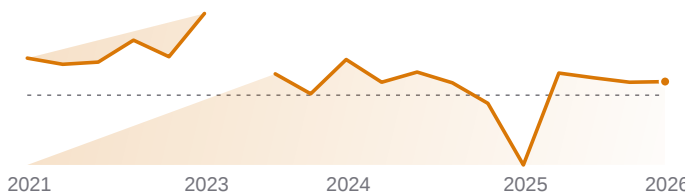
Typical hold before selling

5.6 yrs



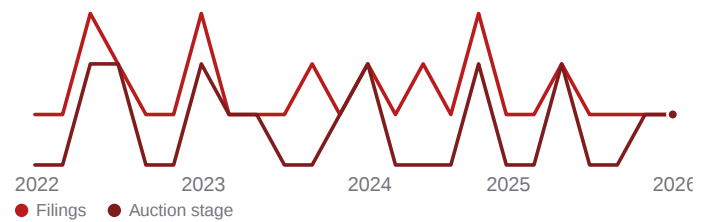
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,011
Median value (AVM)	\$501K
Median size	1,094 ft²
Median bedrooms	2
Median year built	1949
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	38%
Company owned	37%
Median loan-to-value	32%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	1,428
Density	213 / mi²
Median household income	\$73K
Average household income	\$108K
Crime index (US avg 100)	182
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	379
Homes occupied	67%
Bachelor's or higher	29%
Poverty rate	9.6%
Unemployment	1.0%
Average temp	57°F
Annual precip	53 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.