

The Sea Ranch 95497

ZIP code · CA · California > Sonoma County

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

66

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

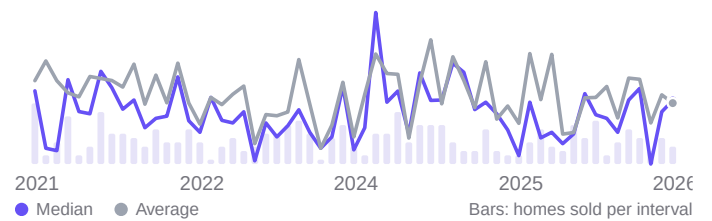
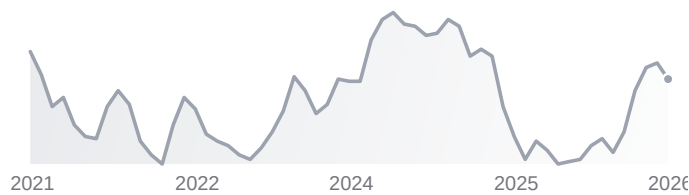
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$1.5M · Average \$1.5M

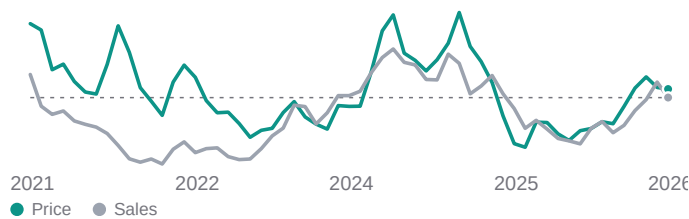


Growth (year over year)

Price +6.1% · Sales +0.0%

Price per square foot

\$671/ft²

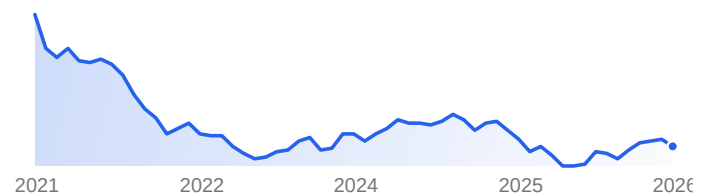
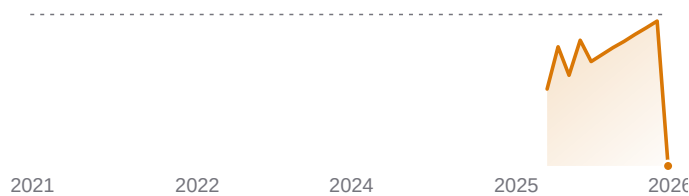


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

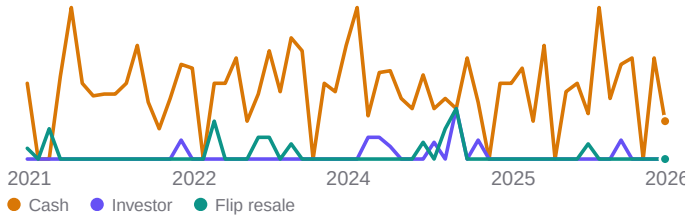
3.6%



BUYERS & OUTCOMES

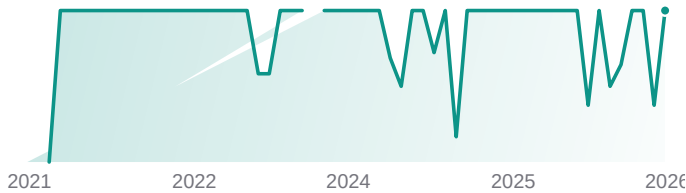
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



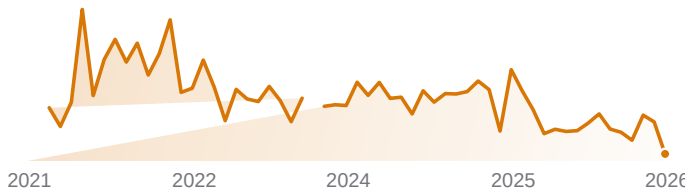
Sellers who sold at a gain

100%

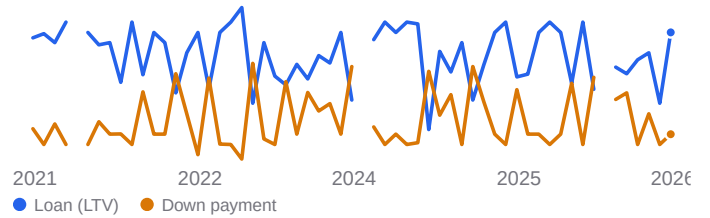


Median annualized return at resale

+1.0%

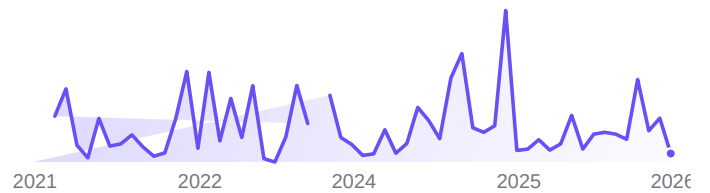


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



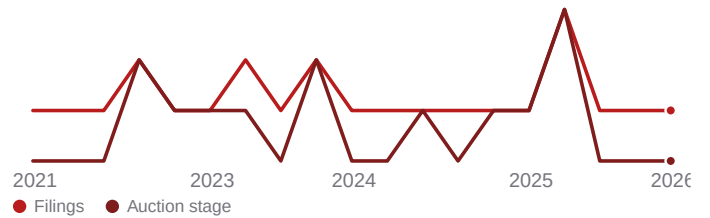
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,835
Median value (AVM)	\$1.4M
Median size	1,776 ft²
Median bedrooms	2
Median year built	1989
Single family	97%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.5%
Owner occupied	18%
Company owned	54%
Median loan-to-value	20%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	38
Density	17 / mi²
Median household income	\$91K
Average household income	\$123K
Crime index (US avg 100)	196
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	454
Homes occupied	45%
Bachelor's or higher	31%
Poverty rate	14.9%
Unemployment	0.7%
Average temp	54°F
Annual precip	47 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.