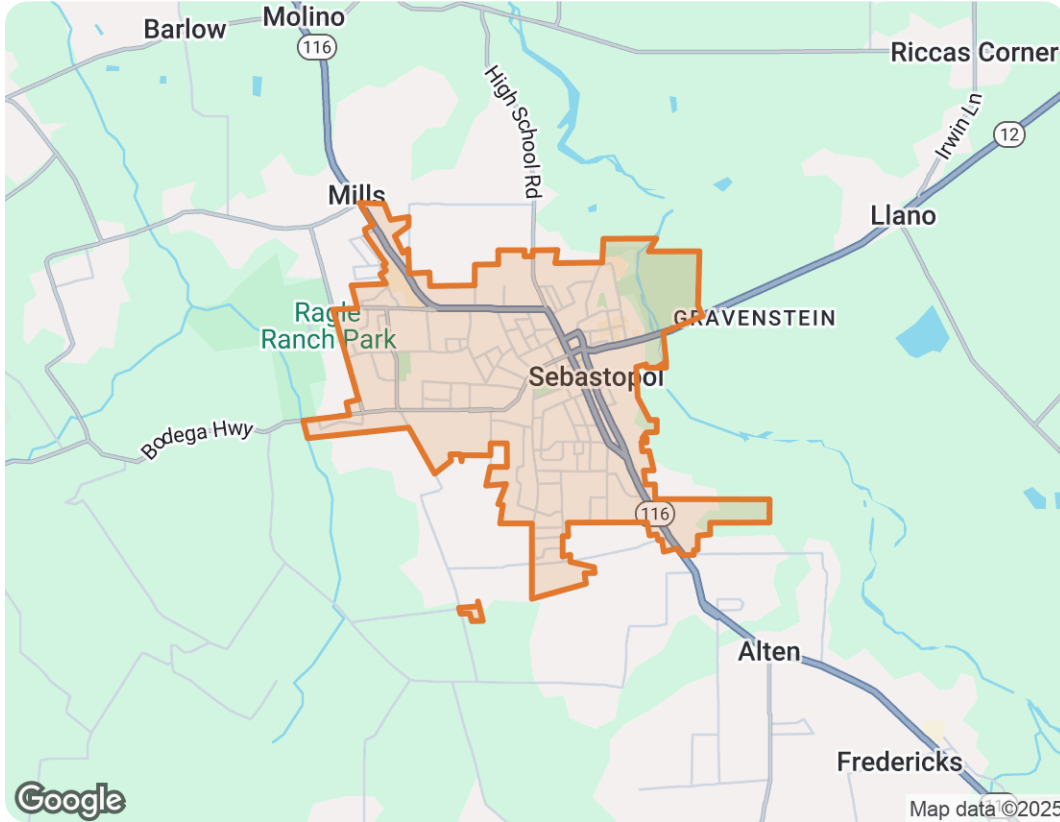




Sebastopol, California



Nima Kazeroonian

Broker Associate

California Real Estate License #01491305

Office (707) 527-8567 | Mobile (707) 486-9055

nima.kazeroonian@cbnorcal.com

www.nimakazeroonian.com



Coldwell Banker Realty

600 Bicentennial Way #100

Santa Rosa, CA 95403





Sebastopol, California

Market Trends

Market Trends for Sebastopol, California

Single Family + Condo/Townhouse/Apt.

Market Type



Seller's
Market

Balanced
Market

Buyer's
Market

Key Details

Months of Inventory

—

Sold to List Price %

94.8%

↓ 6.69% MoM

Median Days in RPR

48

↑ 84.62% MoM

Median Sold Price

\$995,000

↑ 0.51% MoM

January 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

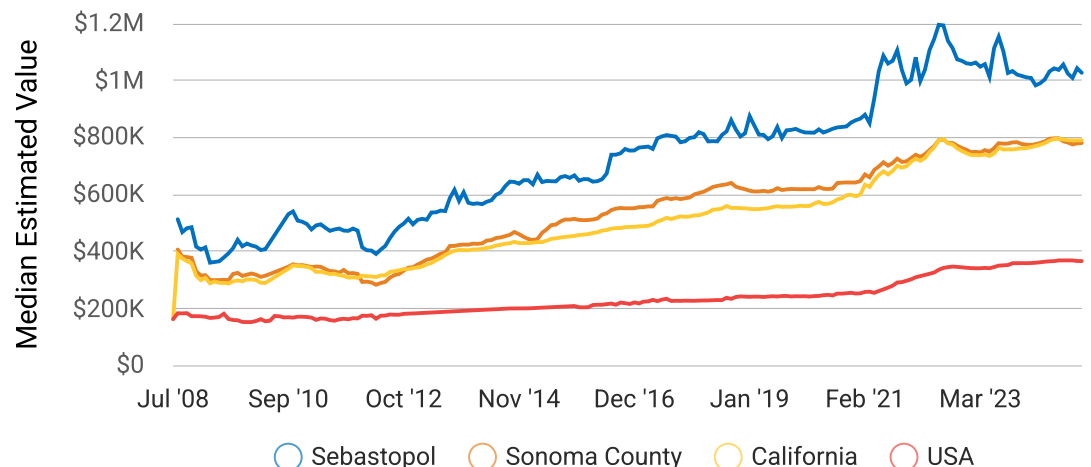
\$1,027,110

Last Month Change

-1.5%

12 Month Change

+1.6%





Sebastopol, California

New Listings

Sebastopol, California

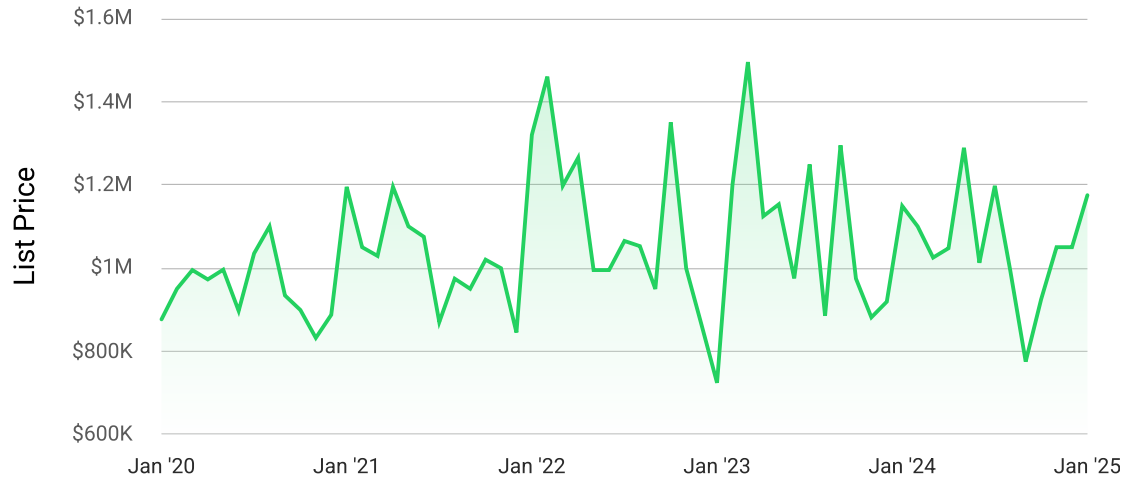
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,175,000
 ↑ 11.9% Month over Month



Active Listings

Sebastopol, California

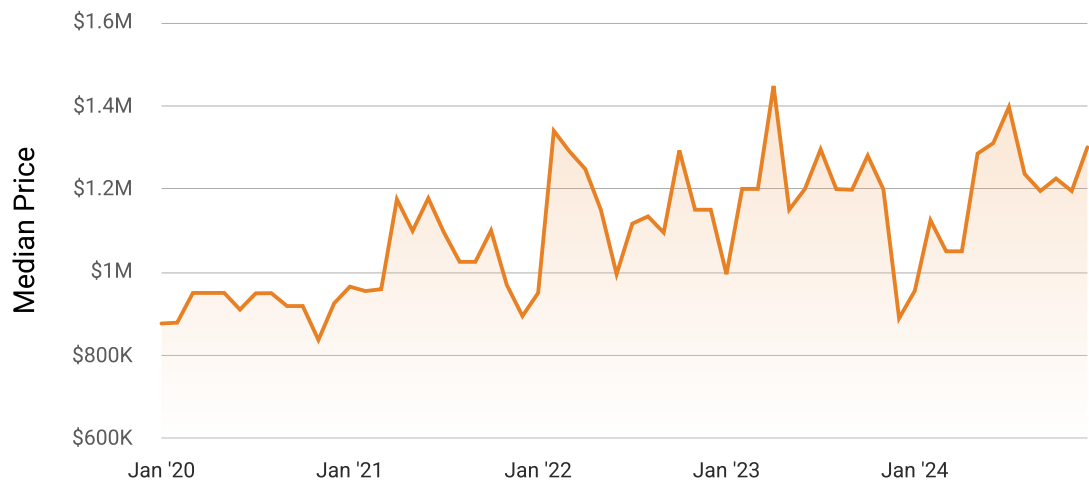
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - --
 ● Month over Month





Sebastopol, California

New Pending Listings

Sebastopol, California

Single Family + Condo/Townhouse/Apt.

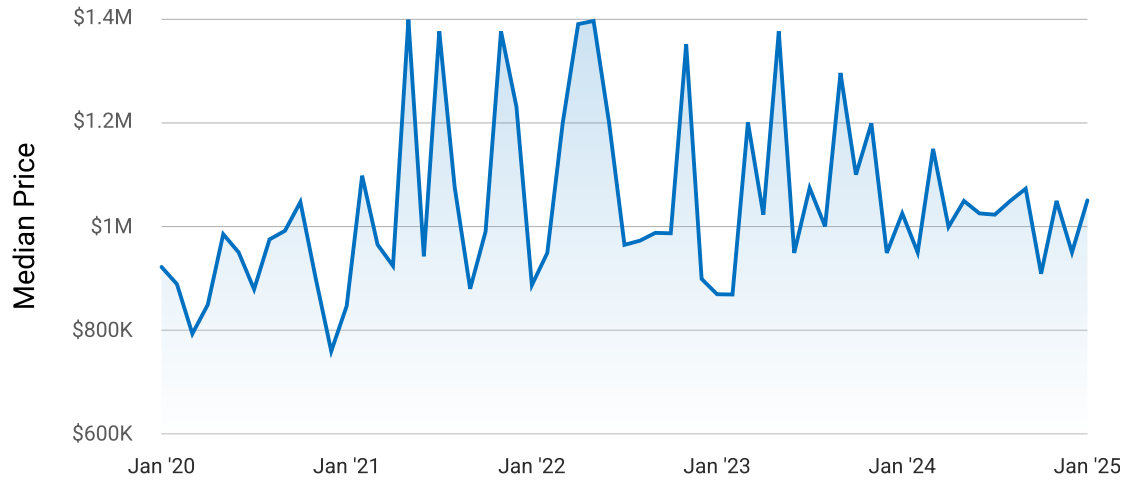
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,050,000

↑ 10.5% Month over Month



Pending Listings

Sebastopol, California

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,069,000

↑ 19% Month over Month





Sebastopol, California

Sold Listings

Sebastopol, California

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month.

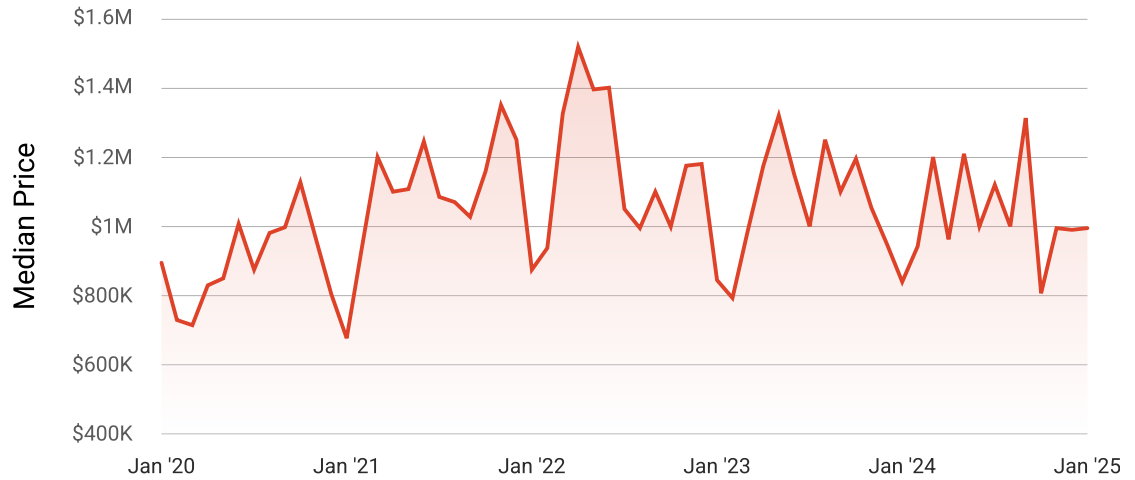
These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$995,000

↑ 0.5% Month over Month



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value <small>Last Updated: 1/31/2025</small>	-	\$1,043,100 -1.53%	\$1,024,010 +0.3%	\$1,011,120 +1.58%	\$1,057,840 -2.9%	\$1,081,250 -5.01%
Median Sold Price <small>Last Updated: 1/31/2025</small>	-	\$925,000 -56.76%	\$915,000 -56.28%	\$809,000 -50.56%	\$808,500 -50.53%	\$875,000 -54.29%
Median List Price <small>Last Updated: 1/31/2025</small>	-	\$1,300,000	\$1,225,000	\$955,000	\$995,000	\$950,000

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.





Market Activity

Market Filters Selected

Sort Order: Recently updated

Maximum Properties Per Change Type: 90

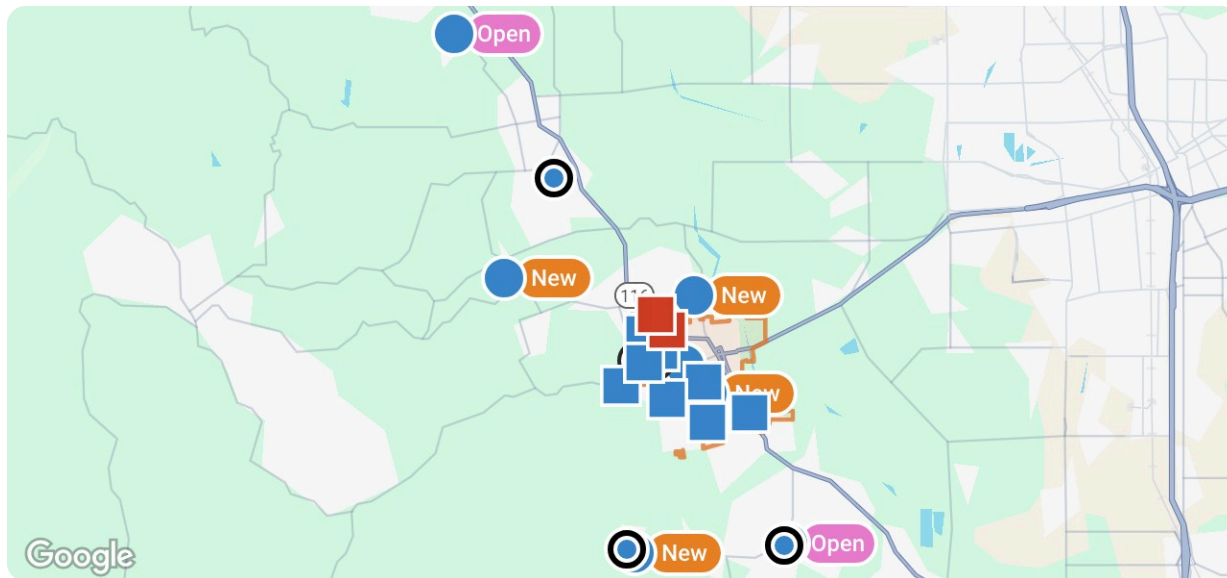
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt, CoOp

Property Features: Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	7	4	10	2
Lowest Listing Price / Est.Value	\$1,149,900	\$930,000	\$540,000	\$1,091,780
Median Listing Price / Est.Value	\$1,499,000	\$1,122,000	\$1,040,000	\$1,213,335
Highest Listing Price / Est.Value	\$2,850,000	\$1,295,000	\$1,425,000	\$1,334,890
Average Price / sqft	\$751	\$628	\$550	\$629
Median Price / sqft	\$803	\$629	\$563	\$629
Average Days in RPR	28	57	28	-
Median Days in RPR	21	23	25	-
Total Volume	\$12,072,900	\$4,469,000	\$9,673,500	\$2,426,670
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

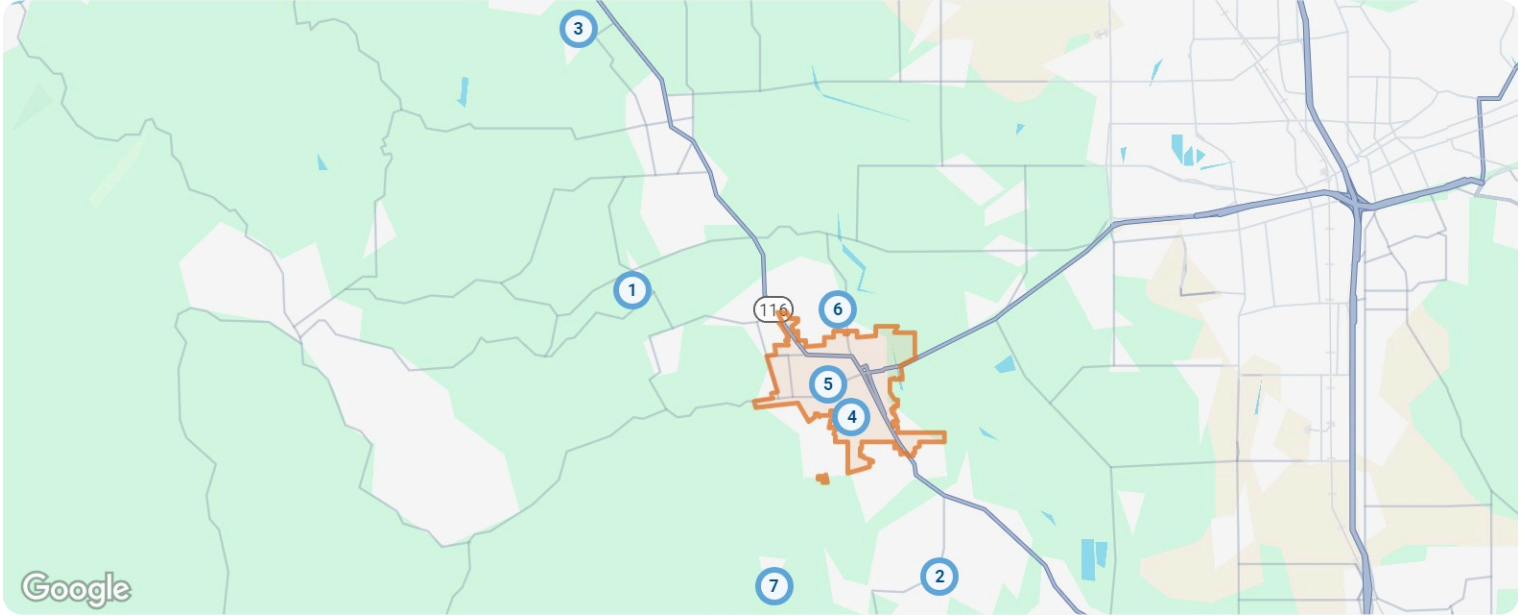




Property Details

New

Source: Listings




New: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>9817 Mill Station Rd Sebastopol, CA 95472 MLS ID: 325008206 ● Active / For Sale</p> <p><i>Listing Courtesy of Corcoran Icon Properties</i></p>	Single Family	3/3	3,650	2.27 acres	1990	2/4/2025 9 days	\$2,495,000 \$684/sq ft
2	 <p>6601 Lone Pine Rd Sebastopol, CA 95472 MLS ID: 325000002 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX Gold</i></p>	Single Family	5/3	1,350	1.26 acres	1951	1/24/2025 20 days	\$1,149,900 \$852/sq ft
3	 <p>5661 Ross Branch Rd Sebastopol, CA 95472 MLS ID: 325010853 ● Active / For Sale</p> <p><i>Listing Courtesy of Excellerate Real Estate</i></p>	Single Family	4/3	3,190	2.78 acres	1998	2/10/2025 3 days	\$2,850,000 \$893/sq ft
4	 <p>7440 Blossomwood Ave Sebastopol, CA 95472 MLS ID: 325001253 ● Active / For Sale</p> <p><i>Listing Courtesy of Century 21 Epic</i></p>	Single Family	3/3	2,937	10,642 sq ft	1981	1/23/2025 21 days	\$1,499,000 \$510/sq ft
5	 <p>247 Murphy Ave Sebastopol, CA 95472 MLS ID: 324086867 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of SOCO PROPERTY</i></p>	Single Family	3/2	1,617	7,749 sq ft	1944	11/14/2024 91 days	\$1,299,000 \$803/sq ft



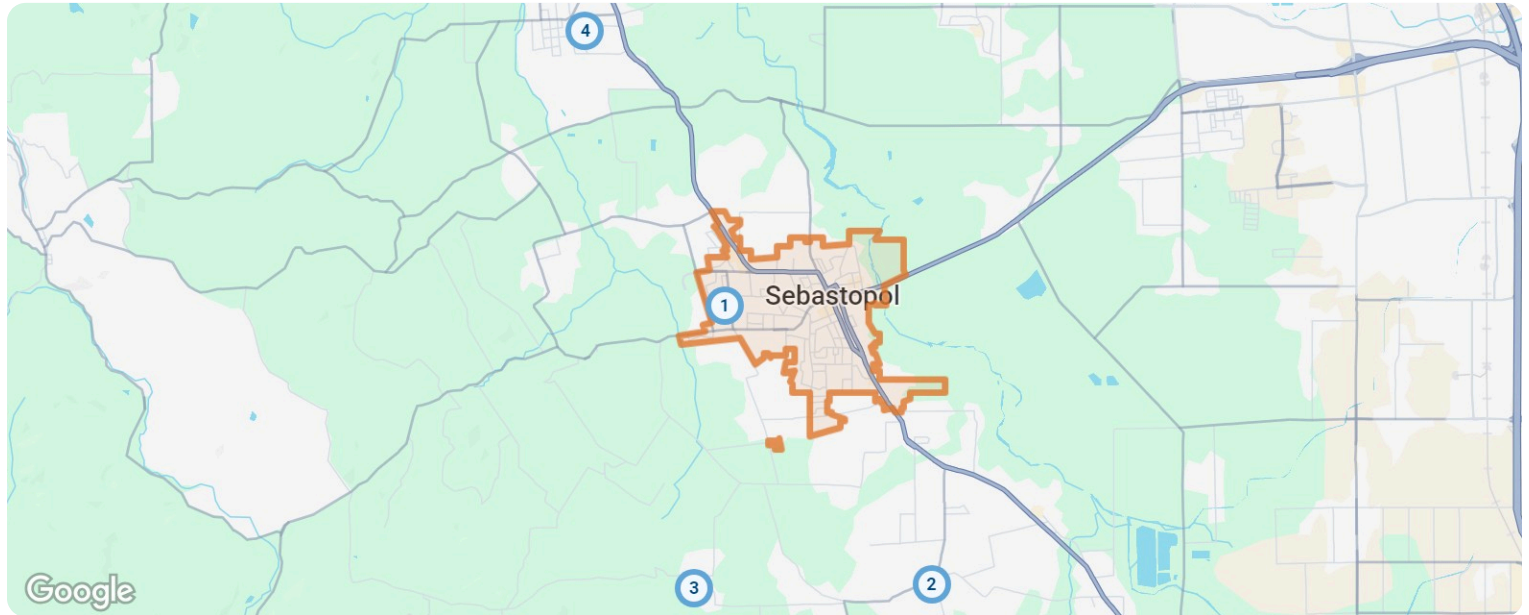
Sebastopol, California


New: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>7084 E Hurlbut Ave Sebastopol, CA 95472 MLS ID: 324113754 ● Active / For Sale</p> <p><i>Listing Courtesy of Holmes Burrell Real Estate</i></p>	Single Family	3/2	1,060	0.33 acres	1953	1/14/2025 30 days	\$1,195,000 \$1,127/sq ft

7	 <p>8456 Kennedy Rd Sebastopol, CA 95472 MLS ID: 325003969 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	4,103	0.64 acres	1959	1/21/2025 23 days	\$1,585,000 \$386/sq ft
---	---	---------------	-----	-------	------------	------	----------------------	----------------------------


Pending

Source: Listings




Pending: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>344 Brookhaven Ct Sebastopol, CA 95472 MLS ID: 325003838 ● Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/2	1,600	7,318 sq ft 1972	1/16/2025	\$1,069,000 \$668/sq ft	1/17/2025 28 days

2	 <p>985 Bloomfield Rd Sebastopol, CA 95472 MLS ID: 325006091 ● Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	1,578	0.81 acres 1963	1/29/2025	\$930,000 \$589/sq ft	2/12/2025 15 days
---	---	---------------	-----	-------	--------------------	-----------	--------------------------	----------------------

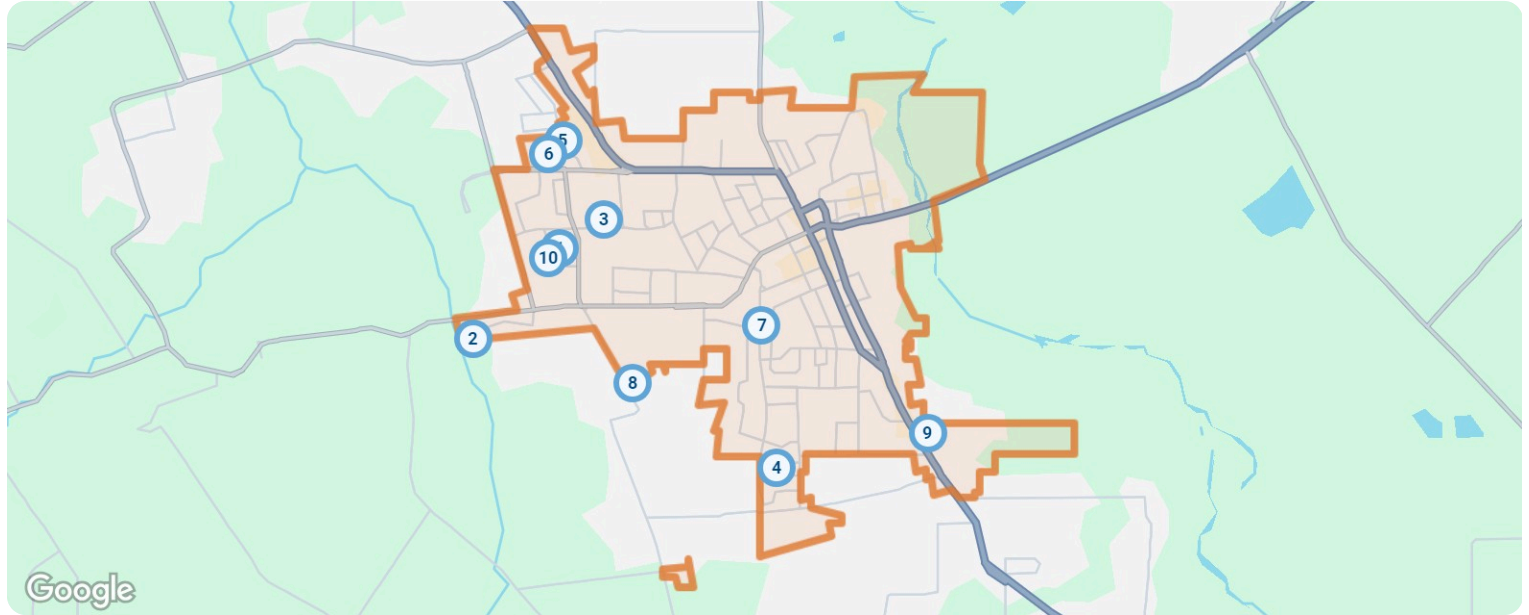
3	 <p>2640 Olsen Rd Sebastopol, CA 95472 MLS ID: 325005934 ● Pending / For Sale</p> <p><i>Listing Courtesy of Vanguard Properties</i></p>	Single Family	3/2	2,397	0.99 acres 1985	1/27/2025	\$1,295,000 \$540/sq ft	2/10/2025 17 days
---	---	---------------	-----	-------	--------------------	-----------	----------------------------	----------------------

Pending: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
-----------------------	--	---------------	--------------	---------------------	-----------------------	-----------	---------------------------	----------------------------


4	 <p>8932 Oak Grove Ave Sebastopol, CA 95472 MLS ID: 324062586</p> <p>🔵 Pending / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/4	1,646	0.66 acres 1983	8/31/2024	\$1,175,000 \$714/sq ft	1/27/2025 166 days
---	--	---------------	-----	-------	--------------------	-----------	----------------------------	-----------------------

Closed

Source: Public Records and Listings




Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
-----------------------	--	---------------	--------------	---------------------	-----------------------	---------------------------	-----------------------------	----------------------







1	 <p>344 Brookhaven Ct Sebastopol, CA 95472</p> <p>🔵 Closed / Public Record</p>	Single Family	4/2	1,600	7,320 sq ft 1972	1/31/2025 - days	\$1,071,500 \$647/sq ft	-
---	---	---------------	-----	-------	---------------------	---------------------	----------------------------	---

2	 <p>8331 Valley View Ct Sebastopol, CA 95472 MLS ID: 324087977</p> <p>🔵 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,350	779 sq ft 1982	2/3/2025 83 days	\$540,000 \$400/sq ft	📉 9.85%
---	---	----------------------	-----	-------	-------------------	---------------------	--------------------------	---------

3	 <p>7941 Patricia Ct Sebastopol, CA 95472 MLS ID: 325005450</p> <p>🔵 Closed / For Sale</p> <p><i>Courtesy of Kendrick Realty, Inc.</i></p>	Single Family	3/2	1,578	5,602 sq ft 1968	2/4/2025 13 days	\$1,060,000 \$672/sq ft	📈 11.7%
---	---	---------------	-----	-------	---------------------	---------------------	----------------------------	---------

4	 <p>7519 Belle View Ave Sebastopol, CA 95472 MLS ID: 324090612</p> <p>🔵 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,107	5,942 sq ft 1964	12/16/2024 25 days	\$700,000 \$632/sq ft	📈 2.04%
---	---	---------------	-----	-------	---------------------	-----------------------	--------------------------	---------



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
5	 <p>8000 Hill Dr Sebastopol, CA 95472 MLS ID: 324092246 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,819	7,841 sq ft 1986	12/20/2024 17 days	\$875,000 \$481/sq ft	↑ 2.94%
6	 <p>8050 Hill Dr Sebastopol, CA 95472 MLS ID: 324086529 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/2	2,091	7,405 sq ft 1980	12/6/2024 25 days	\$1,250,000 \$598/sq ft	↑ 4.6%
7	 <p>485 Jewell Ave Sebastopol, CA 95472 MLS ID: 324092816 Closed / For Sale</p> <p><i>Courtesy of Century 21 Epic</i></p>	Single Family	3/3	1,952	9,409 sq ft 1976	1/23/2025 34 days	\$1,060,000 \$543/sq ft	↑ 0.95%
8	 <p>7990 Mitchell Ct Sebastopol, CA 95472 MLS ID: 324082028 Closed / For Sale</p> <p><i>Courtesy of Sonoma County Properties</i></p>	Single Family	4/4	3,742	0.46 acres 1987	12/3/2024 42 days	\$1,425,000 \$381/sq ft	↓ 1.72%
9	 <p>6920 Redwood Ave Sebastopol, CA 95472 Closed / Public Record</p>	Single Family	3/2	1,247	1,529 sq ft 2011	11/15/2024 – days	\$672,000 \$601/sq ft	–
10	 <p>8046 Washington Ave Sebastopol, CA 95472 MLS ID: 324089502 Closed / For Sale</p> <p><i>Courtesy of Engel & Volkers</i></p>	Single Family	4/2	1,748	5,998 sq ft 1972	12/27/2024 42 days	\$1,020,000 \$584/sq ft	↓ 2.76%

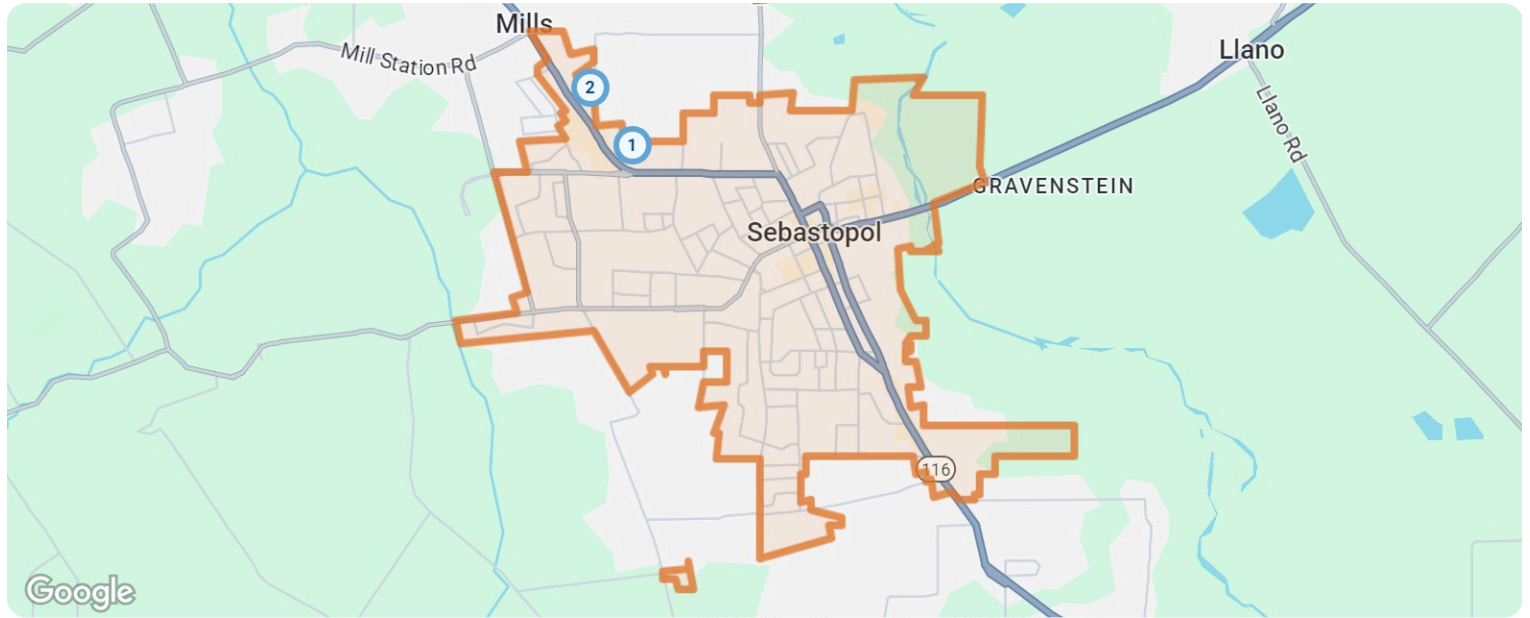




Sebastopol, California



Distressed

Source: Public Records and Listings



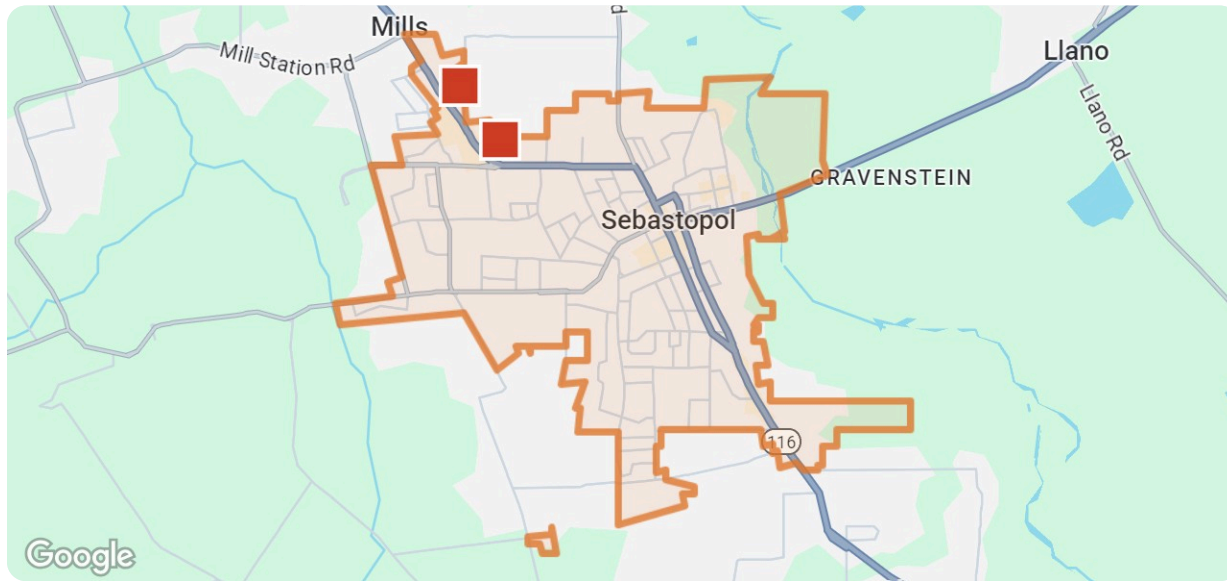
Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>614 Live Oak Ave Sebastopol, CA 95472 ■ Off Market / Public Record</p>	Single Family	3/2	2,736	0.34 acres 1918	- - days	- \$488/sq ft	12/24/2024 Notice of Default
2	 <p>790 Hurlbut Ave Sebastopol, CA 95472 ■ Off Market / Public Record</p>	Single Family	3/2	1,416	1.2 acres 1998	- - days	- \$771/sq ft	1/28/2025 Notice of Default





Summary

For Lease Activity in the Last 3 Months



Legend

■ Distressed

	Distressed
Number of Properties	2
Lowest Listing Price / Est.Value	\$1,091,780
Median Listing Price / Est.Value	\$1,213,335
Highest Listing Price / Est.Value	\$1,334,890
Average Price / sqft	\$629
Median Price / sqft	\$629
Average Days in RPR	-
Median Days in RPR	-
Total Volume	\$2,426,670
Source	Public Records & Listings

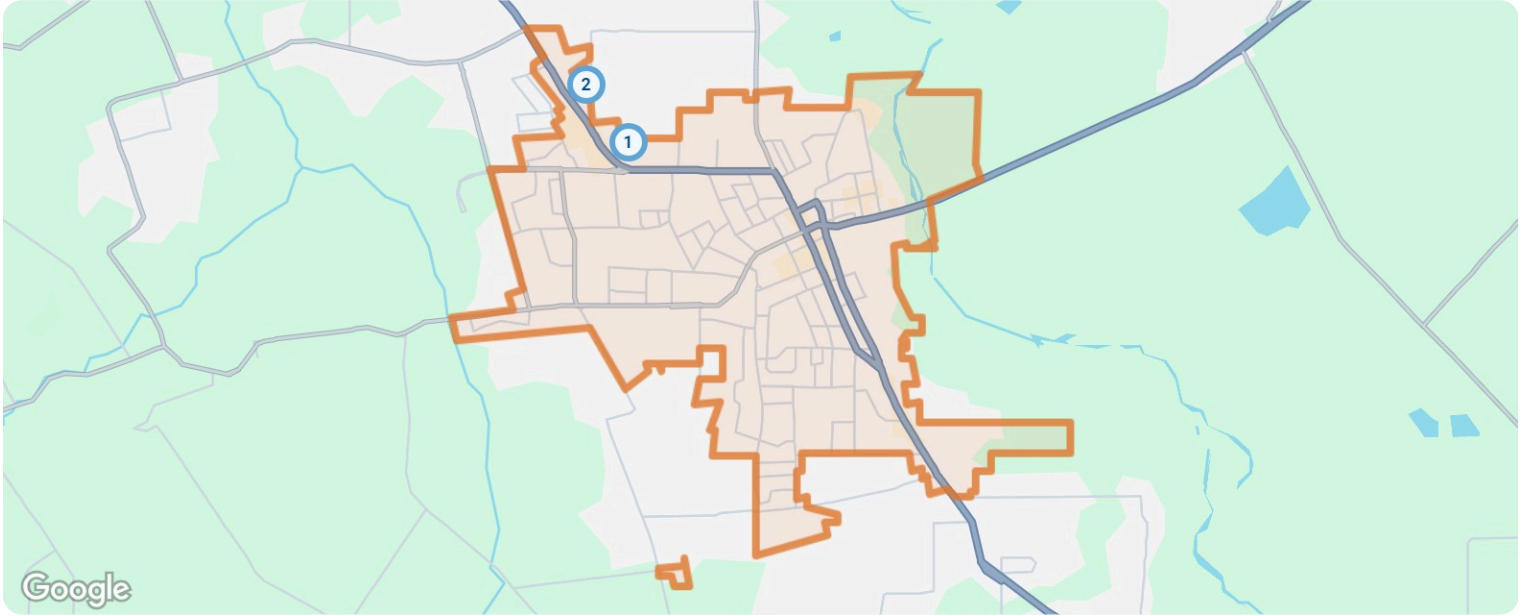






Property Details

Distressed

Source: Public Records and Listings



Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>614 Live Oak Ave Sebastopol, CA 95472 Off Market / Public Record</p>	Single Family	3/2	2,736	0.34 acres 1918	- - days	- \$488/sq ft	12/24/2024 Notice of Default
2	 <p>790 Hurlbut Ave Sebastopol, CA 95472 Off Market / Public Record</p>	Single Family	3/2	1,416	1.2 acres 1998	- - days	- \$771/sq ft	1/28/2025 Notice of Default





About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Ancillary Services

Guaranteed Rate Affinity



Eric Taggesell

VP of Mortgage Lending

Office: (707) 757-6195

Mobile: (707) 666-1362

(408) 335-0317

Eric.Taggesell@grarate.com

<http://grarate.com/EricTaggesell>

NMLS# 282976

600 Bicentennial Way

Suite 100

Santa Rosa, CA 95403

Guaranteed Rate Affinity



Jen Landrus

VP of Mortgage Lending

Office: (707) 757-6196

Mobile: (707) 236-4397

Jen@grarate.com

<http://grarate.com/JenLandrus>

NMLS# 284665

600 Bicentennial Way

Suite 100

Santa Rosa, CA 95403

Cornerstone Title Company



Jennifer Cortez

Northern CA Sales Manager

Work: (408) 504-5596

Jennifer.Cortez@CSTitleCo.com

<http://www.cstitleco.com>

5990 Stoneridge Drive

Suite 119

Pleasanton, CA 94588

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.

