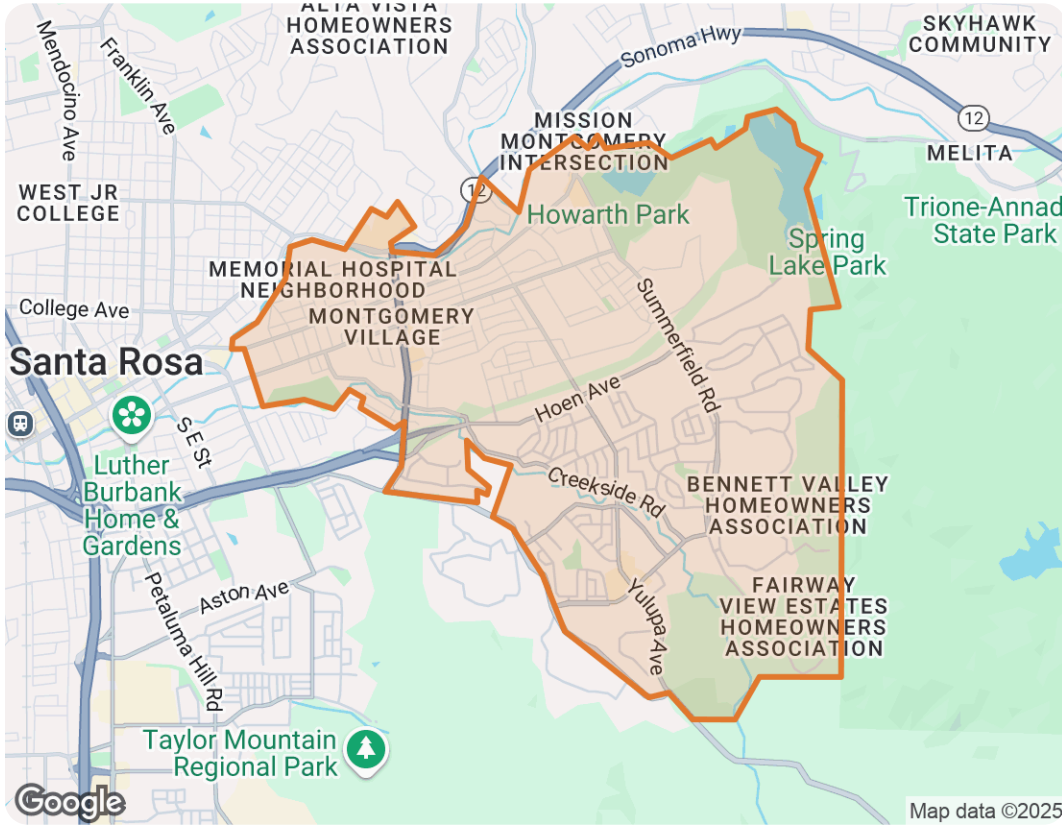




Santa Rosa, CA 95405



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Santa Rosa, CA 95403





Market Trends

Market Trends for Santa Rosa, CA 95405

Single Family + Condo/Townhouse/Apt.

Market Type



Seller's
Market

Balanced
Market

Buyer's
Market

Key Details

Months of Inventory

—

Sold to List Price %

99.1%

↓ 0.53% MoM

Median Days in RPR

119

↑ 310.34% MoM

Median Sold Price

\$722,500

↓ 4.3% 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

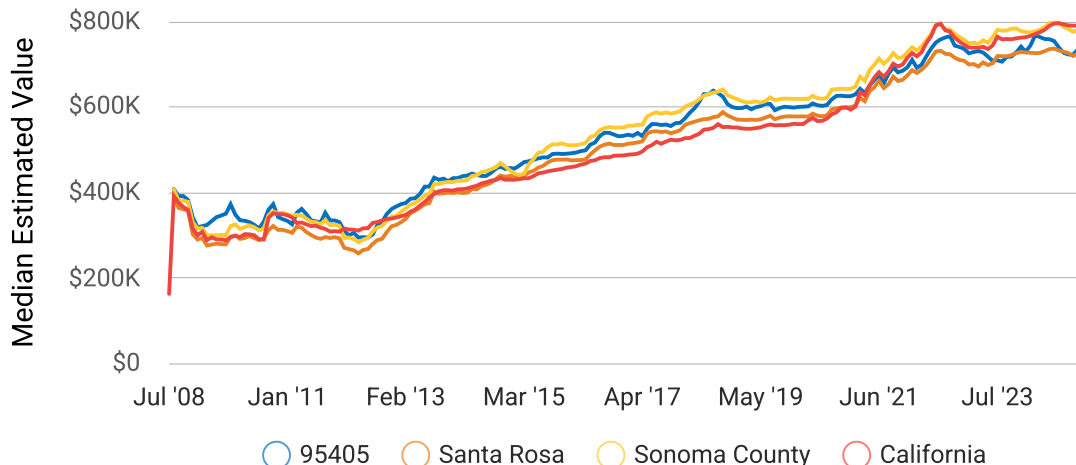
\$735,070

Last Month Change

+0%

12 Month Change

+0.8%



Santa Rosa, CA 95405

January 2025 New Listings

Santa Rosa, CA 95405

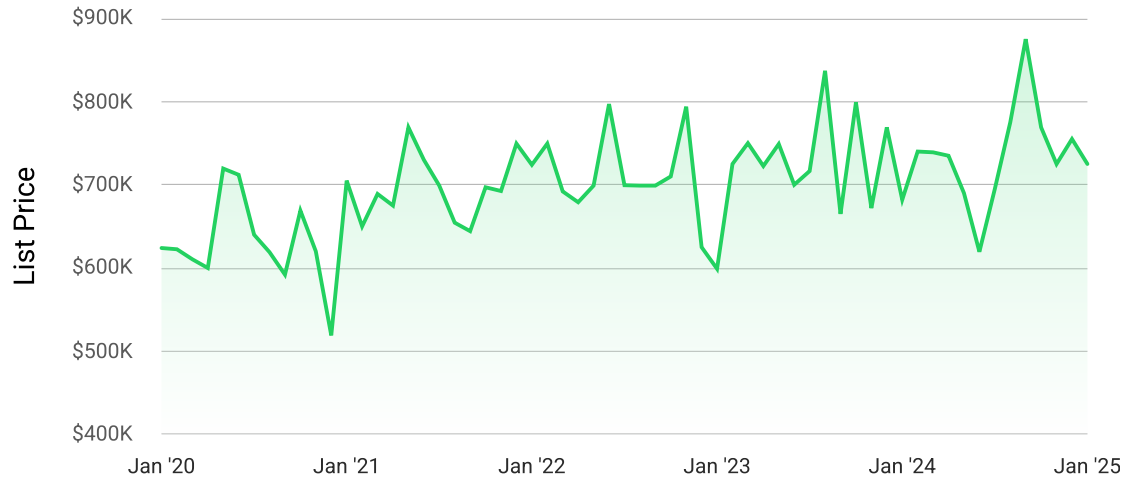
Single Family + Condo/Townhouse/Apt.

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 - \$725,000
 ↓ 4% Month over Month



January 2025 Active Listings

Santa Rosa, CA 95405

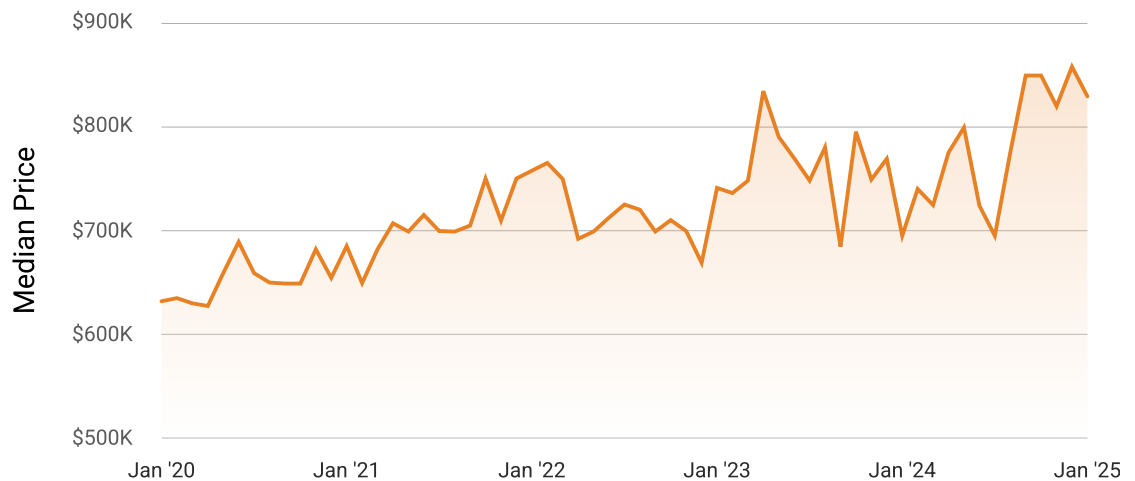
Single Family + Condo/Townhouse/Apt.

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 - \$829,000
 ↓ 3.3% Month over Month





Santa Rosa, CA 95405

January 2025 New Pending Listings

Santa Rosa, CA 95405

Single Family + Condo/Townhouse/Apt.

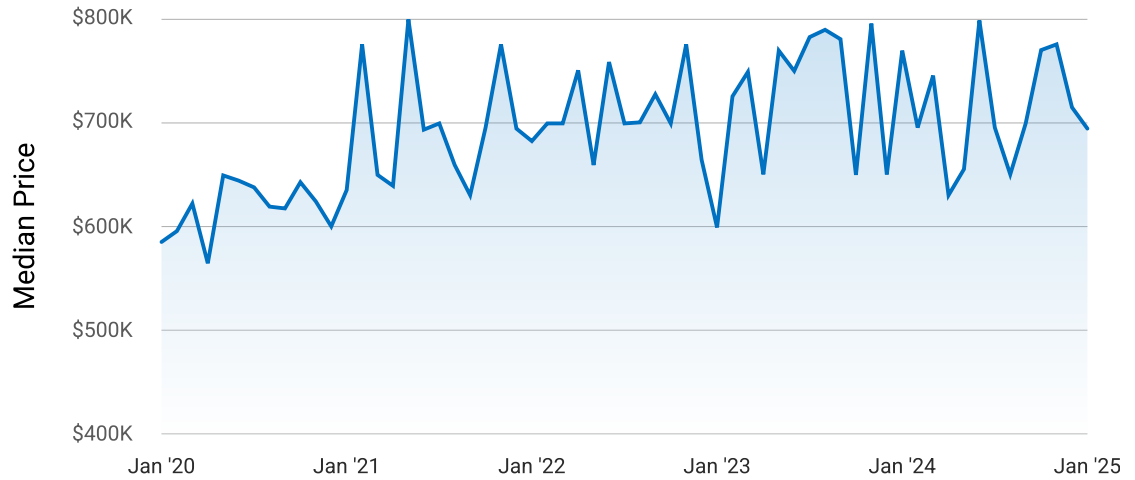
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$694,000

↓ 2.9% Month over Month



January 2025 Pending Listings

Santa Rosa, CA 95405

Single Family + Condo/Townhouse/Apt.

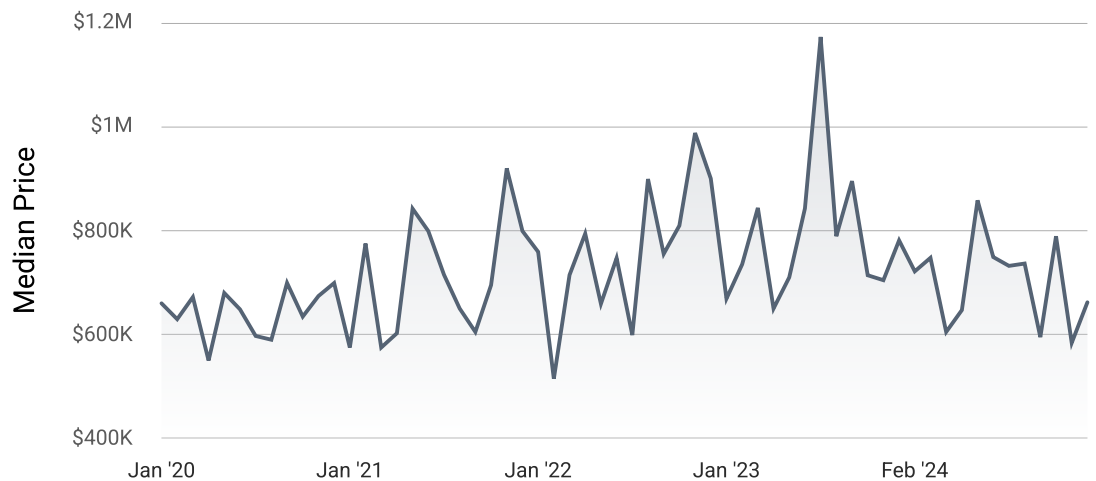
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot 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 - \$662,000

↑ 13.4% Month over Month





January 2025 Sold Listings

Santa Rosa, CA 95405

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.

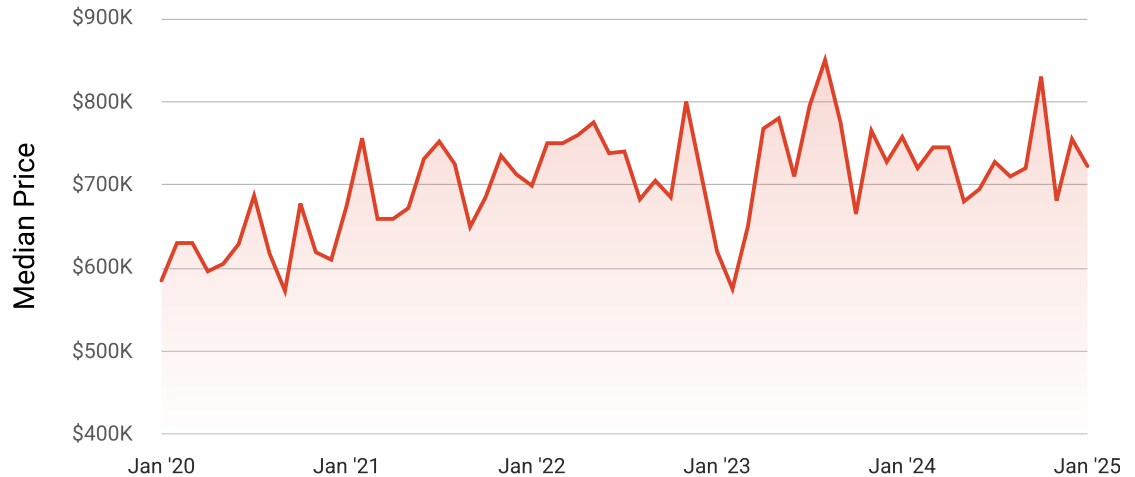
These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$722,500

↓ 4.3% 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>	-	\$734,920 +0.02%	\$722,910 +1.68%	\$729,340 +0.79%	\$725,480 +1.32%	\$710,260 +3.49%
Median Sold Price <small>Last Updated: 1/31/2025</small>	-	\$650,000 -15.77%	\$797,500 -31.35%	\$775,000 -29.35%	\$620,000 -11.69%	\$702,000 -22.01%
Median List Price <small>Last Updated: 1/31/2025</small>	-	\$857,500 -3.32%	\$849,000 -2.36%	\$695,000 +19.28%	\$741,000 +11.88%	\$757,500 +9.44%

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

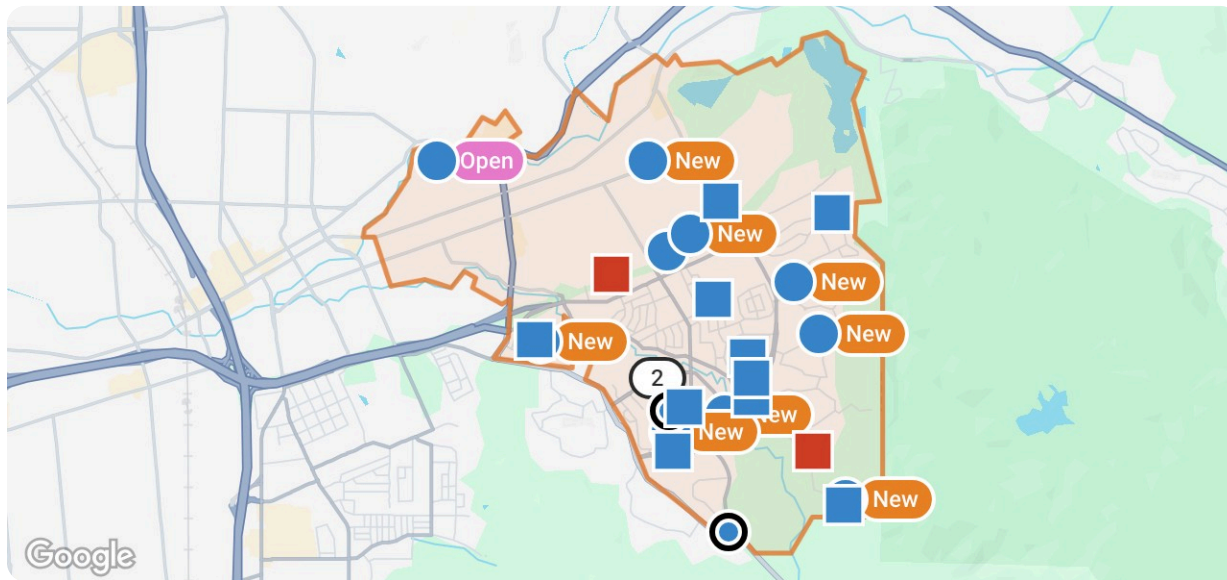
Change Types: New Listings, Pending, Closed, Distressed

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
- Distressed Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	3	10	3
Lowest Listing Price / Est.Value	\$599,000	\$635,000	\$487,000	\$662,970
Median Listing Price / Est.Value	\$839,500	\$725,000	\$752,500	\$725,000
Highest Listing Price / Est.Value	\$1,499,000	\$769,000	\$1,750,000	\$2,113,310
Average Price / sqft	\$454	\$465	\$510	\$475
Median Price / sqft	\$451	\$483	\$545	\$486
Average Days in RPR	25	73	78	4
Median Days in RPR	21	99	94	-
Total Volume	\$9,195,999	\$2,129,000	\$8,765,900	\$3,501,280
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

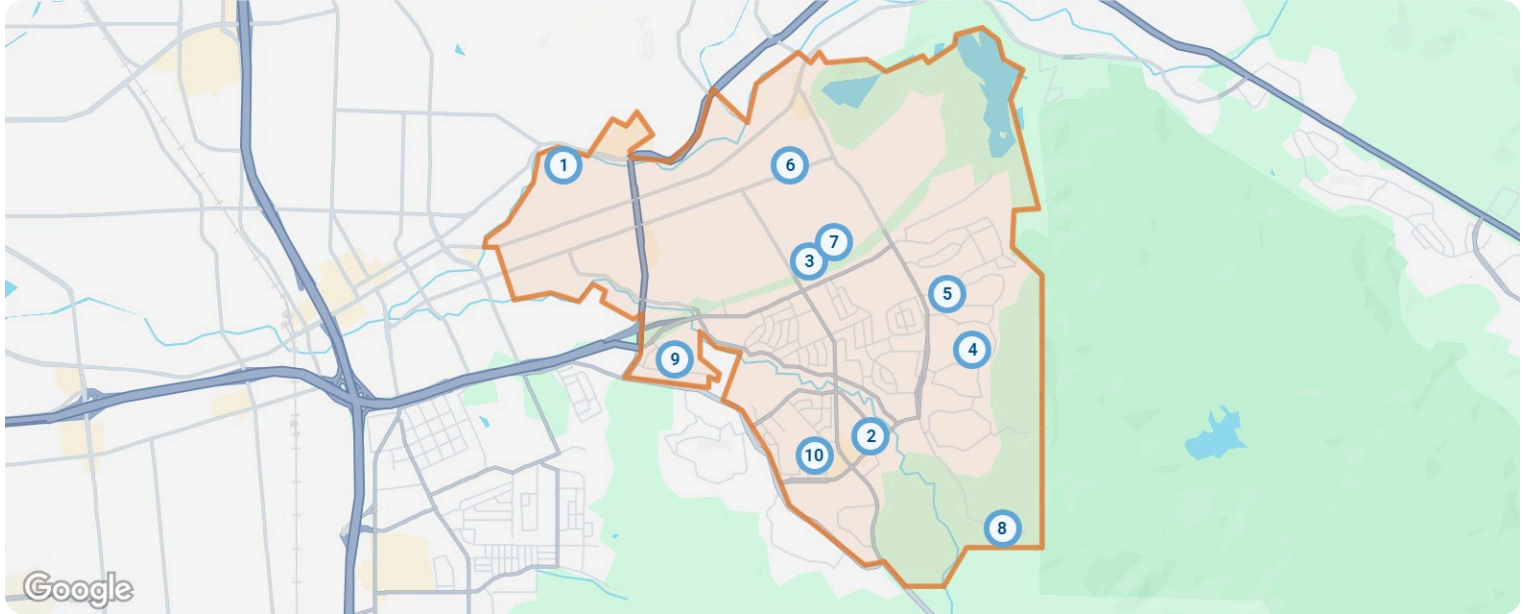





Property Details

New






Source: Listings



New: 10 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>1810 Sherwood Cir Santa Rosa, CA 95405 MLS ID: 325008548 ● Active / For Sale</p> <p><i>Listing Courtesy of Vanguard Properties</i></p>	Single Family	3/2	2,180	8,002 sq ft	1974	2/5/2025 8 days	\$969,000 \$444/sq ft
2	 <p>1002 Woodlake Dr Santa Rosa, CA 95405 MLS ID: 325003026 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/3	1,935	3,511 sq ft	1994	1/24/2025 20 days	\$699,999 \$362/sq ft
3	 <p>1224 Caribou Ct Santa Rosa, CA 95405 MLS ID: 324093447 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	1,760	7,200 sq ft	1962	12/16/2024 59 days	\$750,000 \$426/sq ft
4	 <p>3014 Santa Margarita Ct Santa Rosa, CA 95405 MLS ID: 81990169 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	4/3	2,407	0.29 acres	1985	1/12/2025 32 days	\$1,250,000 \$519/sq ft
5	 <p>4726 Parktrail Dr Santa Rosa, CA 95405 MLS ID: 81990166 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	4/3	1,976	6,181 sq ft	1976	1/12/2025 32 days	\$1,000,000 \$506/sq ft

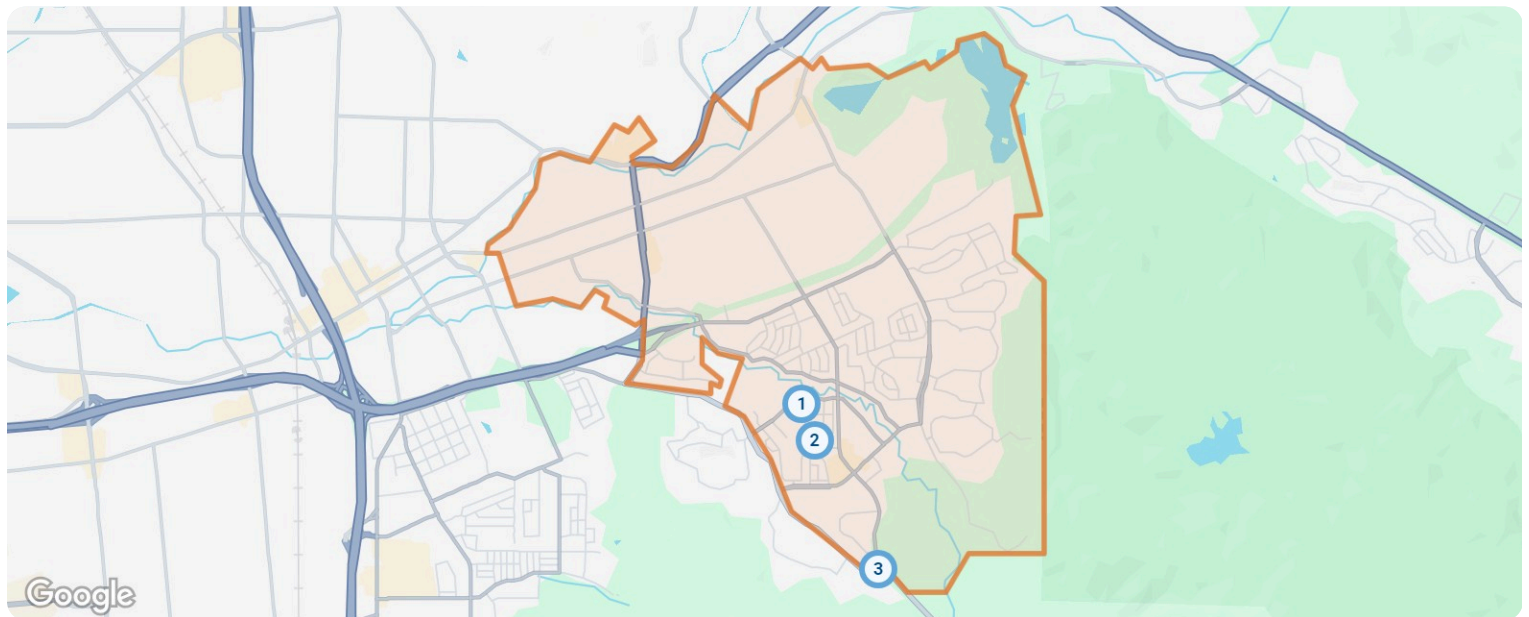


Santa Rosa, CA 95405




New: 10 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>3540 Magowan Dr Santa Rosa, CA 95405 MLS ID: 325005947 ● Active / For Sale</p> <p><i>Listing Courtesy of Michael Wagner</i></p>	Single Family	3/3	1,714	8,316 sq ft	1954	1/23/2025 21 days	\$829,000 \$484/sq ft
7	 <p>4337 Mayette Ave Santa Rosa, CA 95405 MLS ID: 325008985 ● Active / For Sale</p> <p><i>Listing Courtesy of Miserlian Baker Real Estate</i></p>	Single Family	3/2	1,736	7,079 sq ft	1946	2/3/2025 10 days	\$750,000 \$432/sq ft
8	 <p>4727 Woodview Dr Santa Rosa, CA 95405 MLS ID: 325000109 ● Active / For Sale</p> <p><i>Listing Courtesy of Artisan Sotheby's Int'l Realty</i></p>	Single Family	4/3	3,243	0.48 acres	1983	1/7/2025 37 days	\$1,499,000 \$462/sq ft
9	 <p>1459 Post Ranch Rd Santa Rosa, CA 95405 MLS ID: 325009070 ● Active / For Sale</p> <p><i>Listing Courtesy of Inspire Real Estate</i></p>	Condo/Townhouse/Apt.	3/3	1,307	849 sq ft	1975	2/6/2025 7 days	\$599,000 \$458/sq ft
10	 <p>2521 Sage St Santa Rosa, CA 95405 MLS ID: 325006121 ● Active / For Sale</p> <p><i>Listing Courtesy of Windermere Napa Valley Properties</i></p>	Single Family	3/3	1,921	6,299 sq ft	1963	1/24/2025 20 days	\$850,000 \$442/sq ft

Pending

Source: Listings

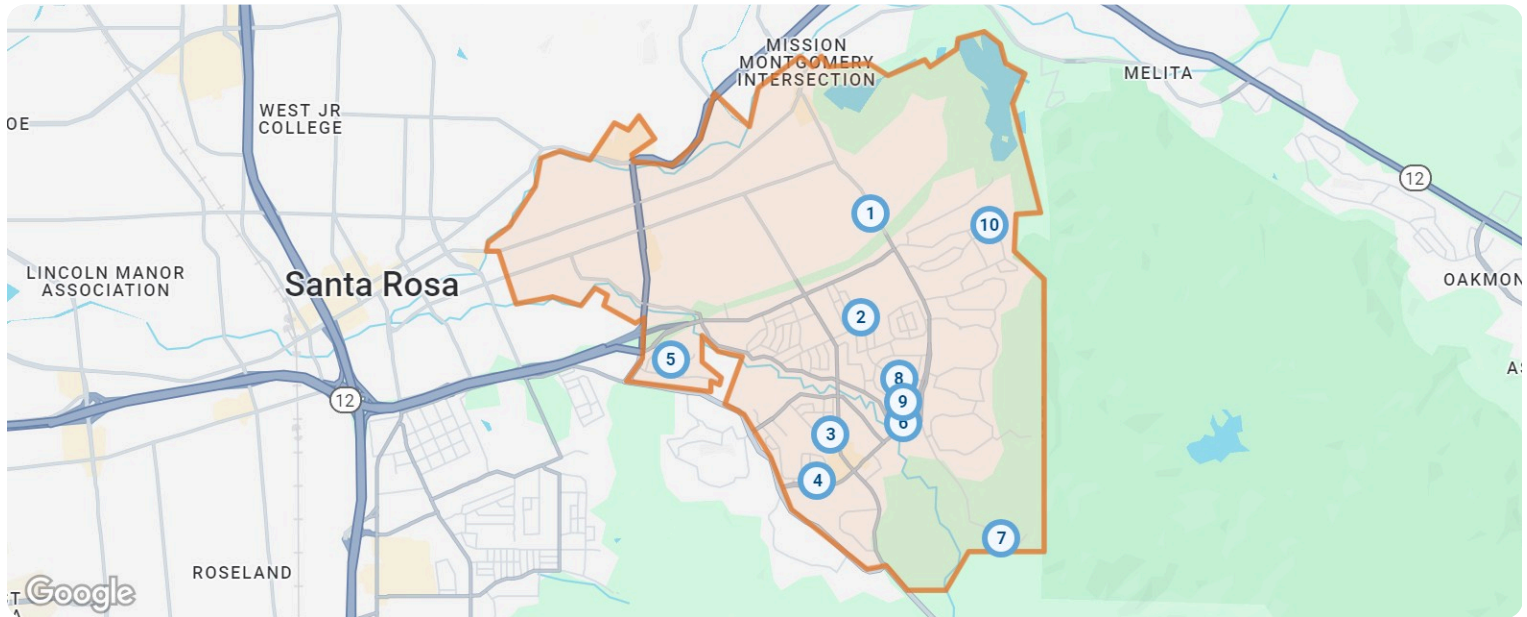




Santa Rosa, CA 95405

Pending: 3 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>2543 Tuscan Dr Santa Rosa, CA 95405 MLS ID: 325007242 🔴 Pending / For Sale</p> <p><i>Listing Courtesy of Above the Bay Real Estate Services</i></p>	Single Family	3/2	1,491	7,802 sq ft / 1966	1/31/2025	\$725,000 / \$486/sq ft	2/12/2025 / 13 days
2	 <p>2711 Wawona Ct Santa Rosa, CA 95405 MLS ID: 324084059 🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Sterling California Properties</i></p>	Single Family	3/2	1,592	6,035 sq ft / 1968	10/29/2024	\$769,000 / \$483/sq ft	2/10/2025 / 107 days
3	 <p>3353 Yulupa Ave Santa Rosa, CA 95405 MLS ID: 324086969 🔵 Pending / For Sale</p> <p><i>Listing Courtesy of Poppy Real Estate</i></p>	Condo/Townhouse/Apt.	3/3	1,496	1,856 sq ft / 1985	11/6/2024	\$635,000 / \$424/sq ft	1/25/2025 / 99 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>1033 Summerfield Rd Santa Rosa, CA 95405 MLS ID: 324082182 🔵 Closed / For Sale</p> <p><i>Courtesy of Mantra Real Estate</i></p>	Single Family	3/2	1,180	6,599 sq ft / 1956	2/7/2025 / 99 days	\$729,000 / \$618/sq ft	-
2	 <p>4126 Trinity Dr Santa Rosa, CA 95405 MLS ID: 324061980 🔵 Closed / For Sale</p> <p><i>Courtesy of Century 21 Epic</i></p>	Single Family	4/2	1,560	0.26 acres / 1971	1/21/2025 / 166 days	\$745,000 / \$478/sq ft	📉 3.81%



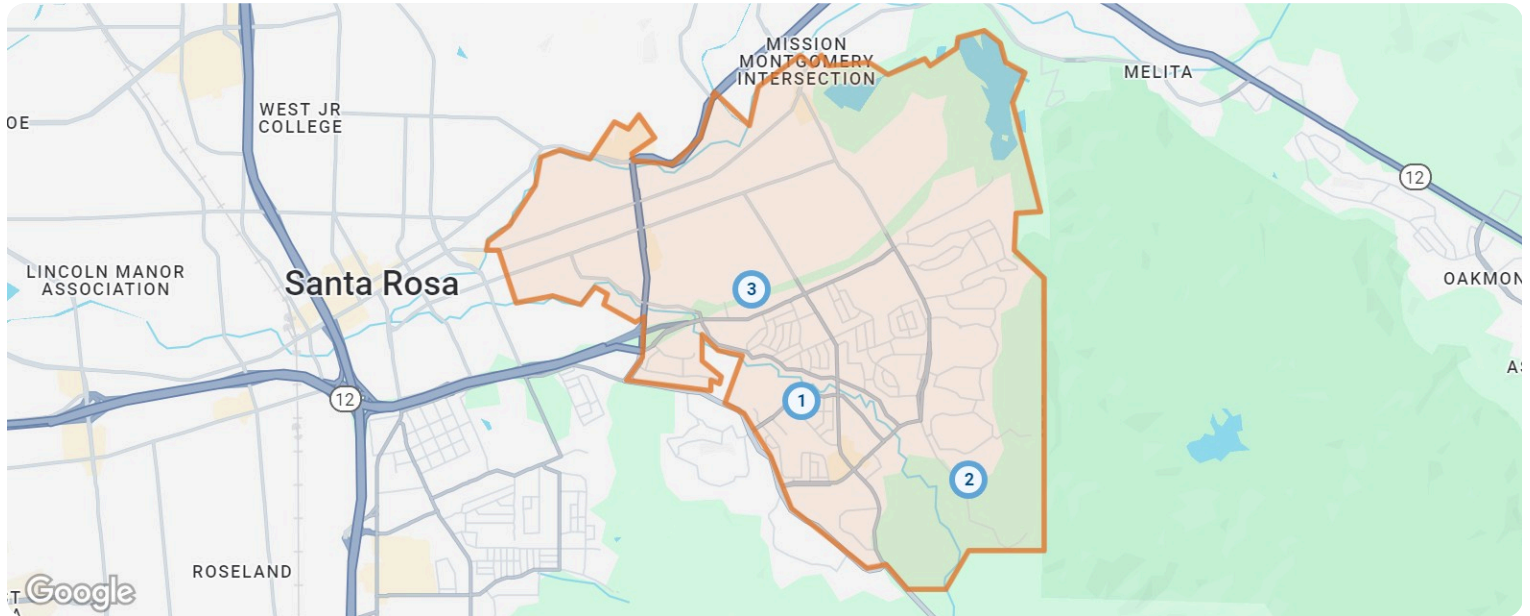
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
3	 2630 Wawona Dr Santa Rosa, CA 95405 MLS ID: 324059206  <i>Courtesy of Hedge Realty</i>	Single Family	3/2	1,362	7,200 sq ft 1964	11/22/2024 105 days	\$750,000 \$551/sq ft	↓ 3.23%
4	 2254 Yucca St Santa Rosa, CA 95405 MLS ID: 324093398  <i>Courtesy of W Real Estate</i>	Single Family	3/2	1,360	6,399 sq ft 1963	12/9/2024 – days	\$755,000 \$555/sq ft	↓ 2.58%
5	 1382 Townview Ct Santa Rosa, CA 95405 MLS ID: 324067994  <i>Courtesy of W Real Estate</i>	Condo/Townhouse/Apt.	3/3	1,307	845 sq ft 1975	12/6/2024 99 days	\$487,000 \$373/sq ft	↑ 1.67%
6	 2513 Bethards Dr Santa Rosa, CA 95405 MLS ID: 324085453  <i>Courtesy of McBride Realty</i>	Single Family	3/3	1,895	8,276 sq ft 1970	1/23/2025 89 days	\$700,000 \$369/sq ft	↑ 0.14%
7	 4729 Woodview Dr Santa Rosa, CA 95405 MLS ID: 324058775  <i>Courtesy of SOCO PROPERTY</i>	Single Family	4/3	2,746	0.43 acres 1985	11/21/2024 115 days	\$1,750,000 \$637/sq ft	↓ 2.72%
8	 2132 Contra Costa Ave Santa Rosa, CA 95405 MLS ID: 324084209  <i>Courtesy of Compass</i>	Single Family	4/3	2,148	7,802 sq ft 1976	11/22/2024 29 days	\$925,000 \$431/sq ft	↑ 2.89%
9	 2152 Contra Costa Ct Santa Rosa, CA 95405 MLS ID: 324082272  <i>Courtesy of Premier Lending & Real Estate</i>	Single Family	3/2	1,740	9,200 sq ft 1974	12/4/2024 41 days	\$959,900 \$552/sq ft	–
10	 4793 Glencannon St Santa Rosa, CA 95405 MLS ID: 324084917  <i>Courtesy of Coldwell Banker Realty</i>	Single Family	3/2	1,790	8,503 sq ft 1976	12/5/2024 35 days	\$965,000 \$539/sq ft	↓ 1.53%








Distressed

Source: Public Records and Listings



Distressed: 3 properties

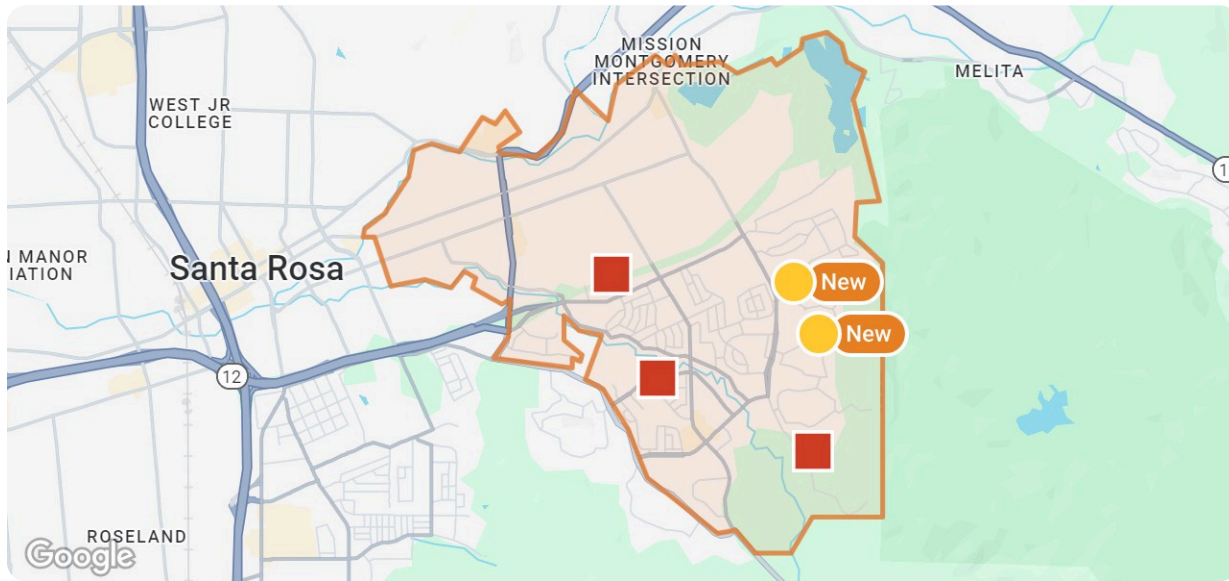
	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
 <p>2543 Tuscan Dr Santa Rosa, CA 95405 MLS ID: 325007242 🔴 Pending / For Sale</p> <p><i>Listing Courtesy of Above the Bay Real Estate Services</i></p>	Single Family	3/2	1,491	7,802 sq ft / 1966	1/31/2025 / 13 days	\$725,000 / \$486/sq ft	12/3/2024 / As Is
 <p>3557 Golf View Ter Santa Rosa, CA 95405 🔴 Off Market / Public Record</p>	Single Family	4/4	4,812	9,000 sq ft / 2006	- / - days	- / \$439/sq ft	1/10/2025 / Notice of Default
 <p>1237 Albert Dr Santa Rosa, CA 95405 🔴 Off Market / Public Record</p>	Single Family	3/2	1,325	6,000 sq ft / 1959	- / - days	- / \$500/sq ft	11/19/2024 / Notice of Default





Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed

	New	Distressed
Number of Properties	2	3
Lowest Listing Price / Est.Value	\$4,500	\$662,970
Median Listing Price / Est.Value	\$4,750	\$738,900
Highest Listing Price / Est.Value	\$5,000	\$2,113,310
Average Price / sqft	\$2	\$478
Median Price / sqft	\$2	\$496
Average Days in RPR	32	-
Median Days in RPR	32	-
Total Volume	\$9,500	\$3,515,180
Source	Listings	Public Records & Listings

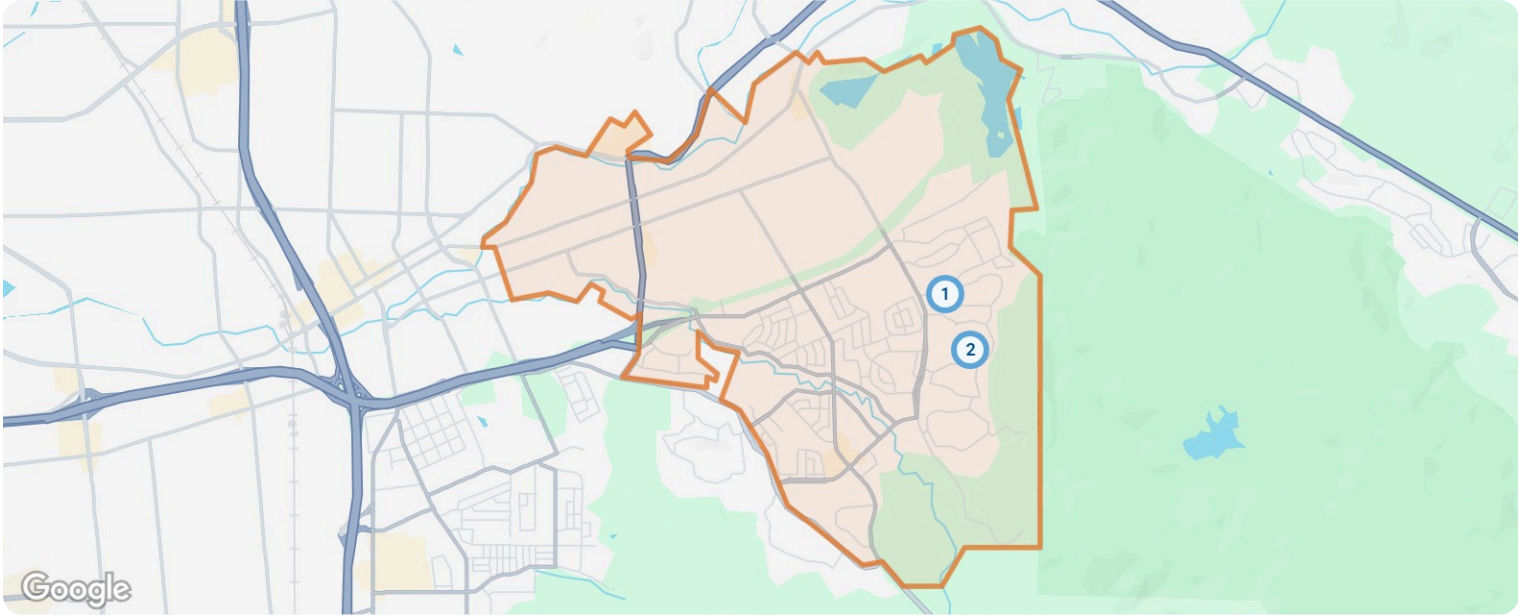






Property Details

New

Source: Listings



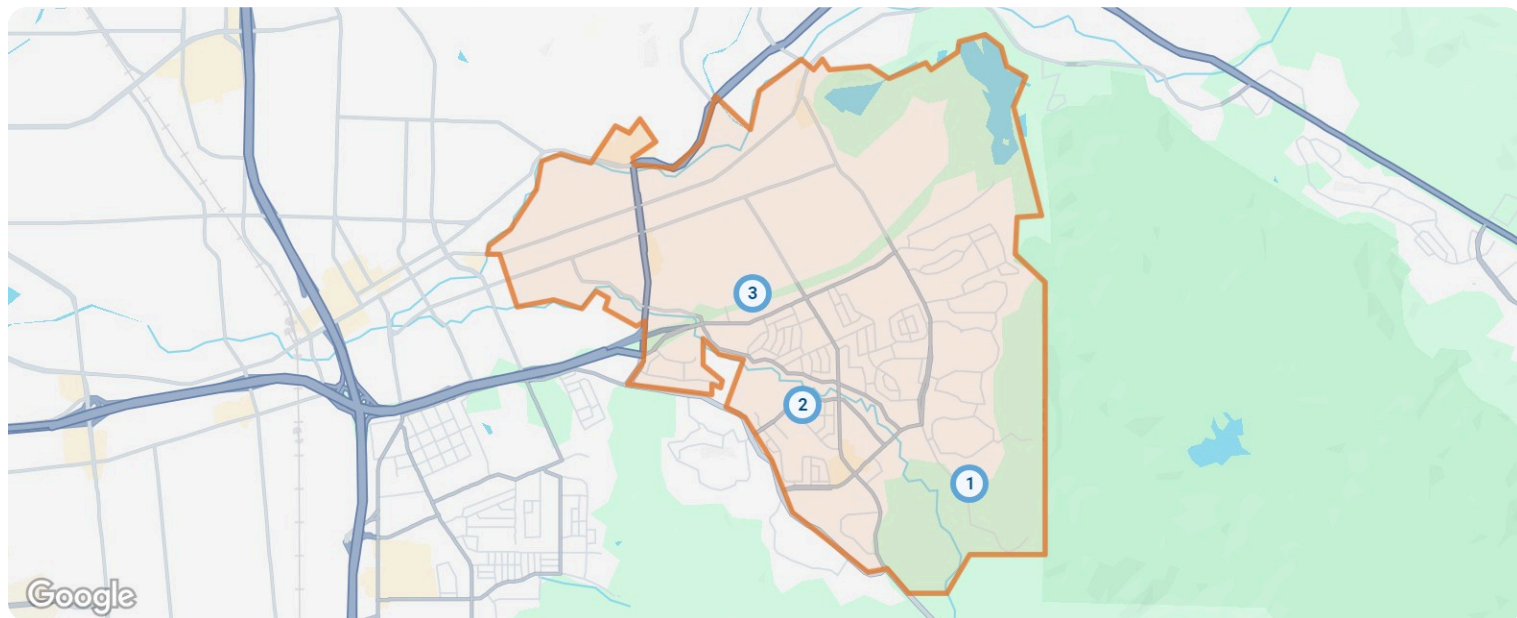
New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>4726 Parktrail Dr Santa Rosa, CA 95405 MLS ID: 81990168 ● Active / For Lease</p> <p><i>Courtesy of Intero Real Estate Services</i></p>	Single Family	4/3	1,976	6,181 sq ft	1976	1/12/2025 32 days	\$4,500 mo. \$2/sq ft
2	 <p>3014 Santa Margarita Ct Santa Rosa, CA 95405 MLS ID: 81990174 ● Active / For Lease</p> <p><i>Courtesy of Intero Real Estate Services</i></p>	Single Family	4/3	2,407	0.29 acres	1985	1/12/2025 32 days	\$5,000 mo. \$2/sq ft








Distressed

Source: Public Records and Listings



Distressed: 3 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	 3557 Golf View Ter Santa Rosa, CA 95405 Off Market / Public Record	Single Family	4/4	4,812	9,000 sq ft 2006	- - days	- \$439/sq ft	1/10/2025 Notice of Default
2	 2543 Tuscan Dr Santa Rosa, CA 95405 Off Market / Public Record	Single Family	3/2	1,491	7,800 sq ft 1966	- - days	- \$496/sq ft	12/3/2024 Notice of Default
3	 1237 Albert Dr Santa Rosa, CA 95405 Off Market / Public Record	Single Family	3/2	1,325	6,000 sq ft 1959	- - days	- \$500/sq ft	11/19/2024 Notice of Default





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- 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).

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