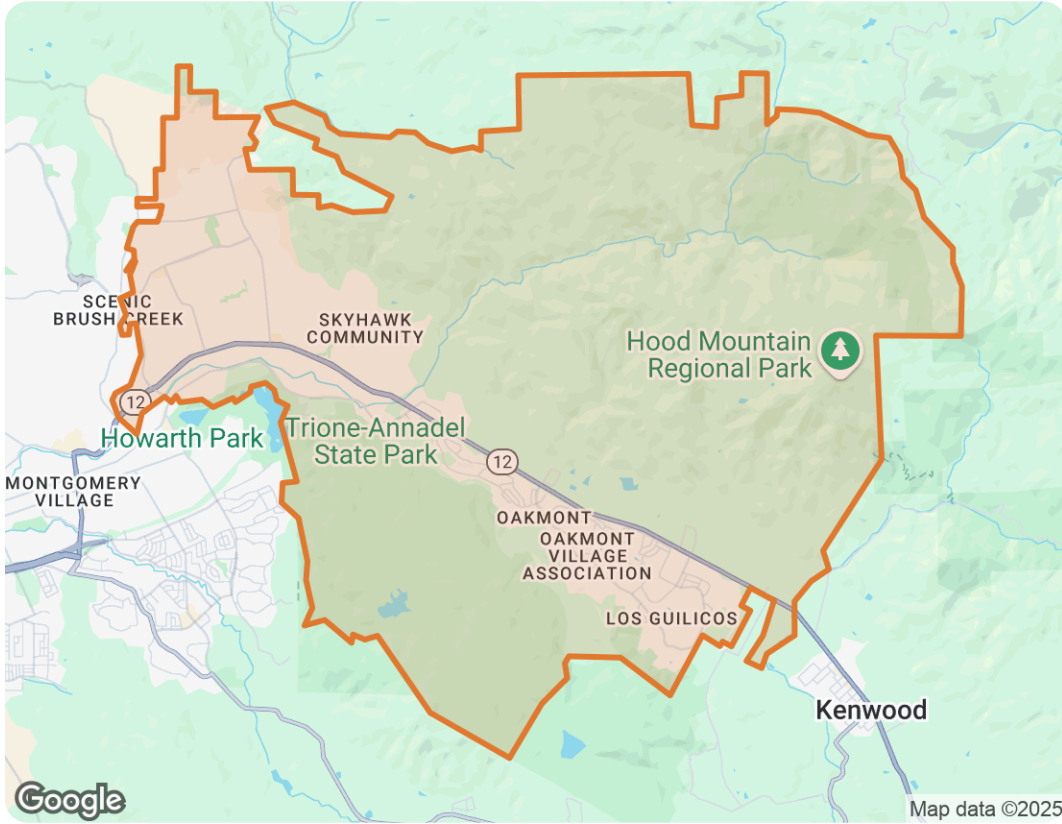




Santa Rosa, CA 95409



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Coldwell Banker Realty

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Market Trends

Market Trends for Santa Rosa, CA 95409

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.35 ↑ 10.66% MoM	100% ↑ 1.31% MoM	66 ↑ 10% MoM	\$805,000 ↑ 2.55% MoM

January 2025 Median Estimated Property Value

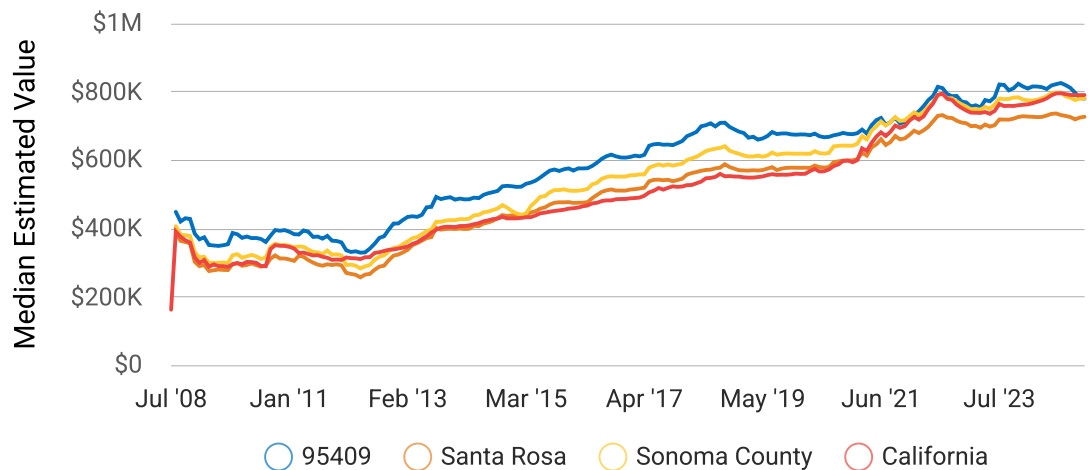
Single Family + Condo/Townhouse/Apt.

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 \$780,040	Last Month Change -0.2%	12 Month Change -3.6%
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Santa Rosa, CA 95409

January 2025 New Listings

Santa Rosa, CA 95409

Single Family + Condo/Townhouse/Apt.

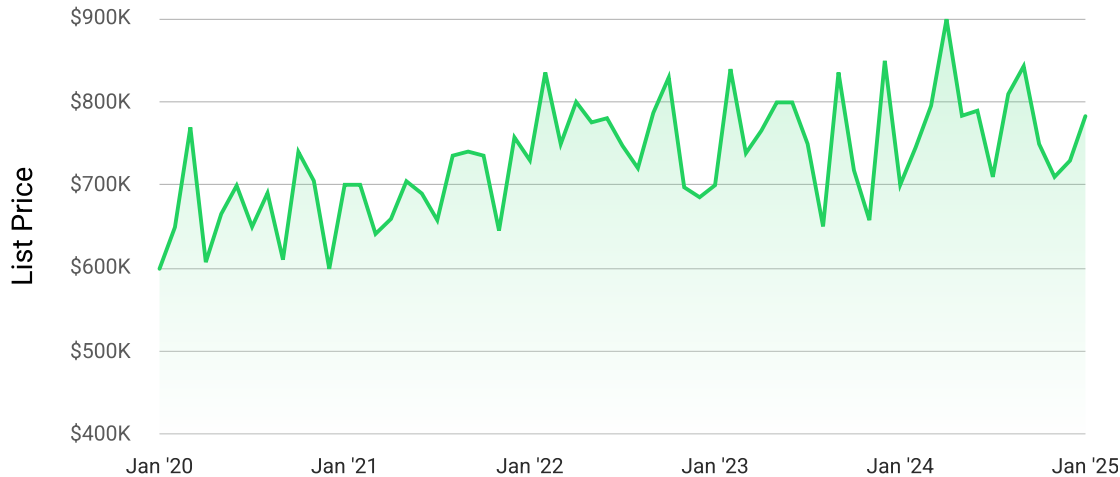
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$782,499

↑ 7.3% Month over Month



January 2025 Active Listings

Santa Rosa, CA 95409

Single Family + Condo/Townhouse/Apt.

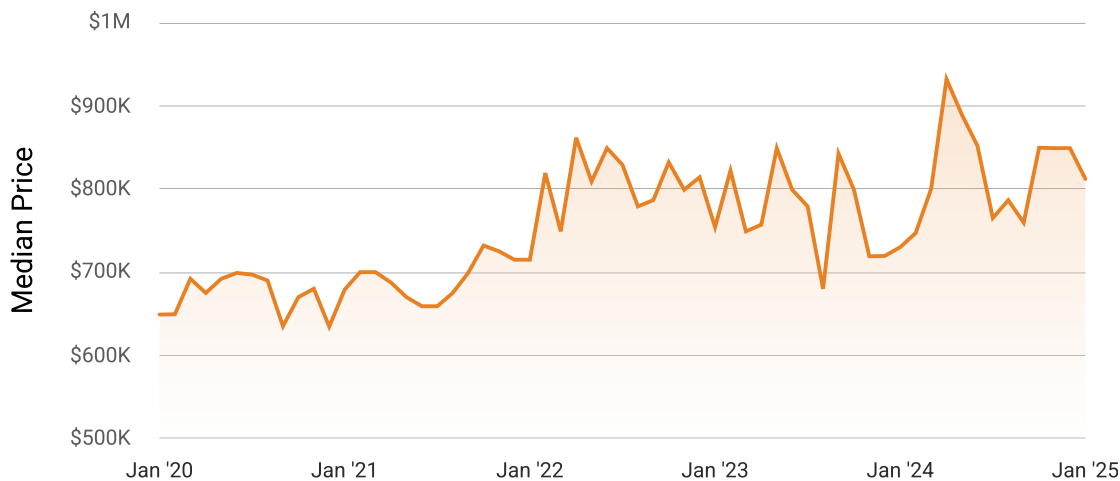
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$811,999

↓ 4.4% Month over Month





Santa Rosa, CA 95409

January 2025 New Pending Listings

Santa Rosa, CA 95409

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 - \$792,500

↑ 13.4% Month over Month



January 2025 Pending Listings

Santa Rosa, CA 95409

Single Family + Condo/Townhouse/Apt.

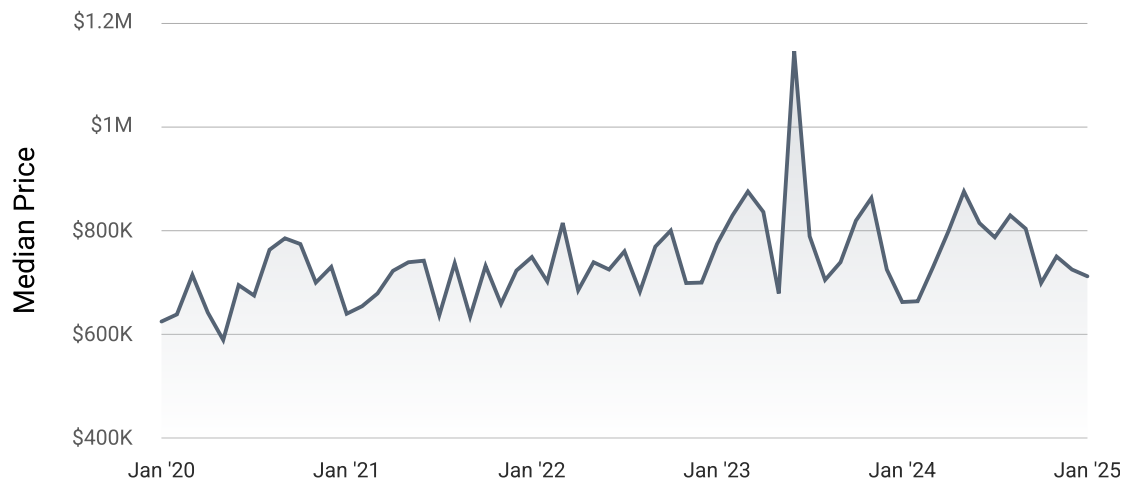
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot 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 - \$712,000

↓ 1.8% Month over Month



Santa Rosa, CA 95409

January 2025 Sold Listings

Santa Rosa, CA 95409

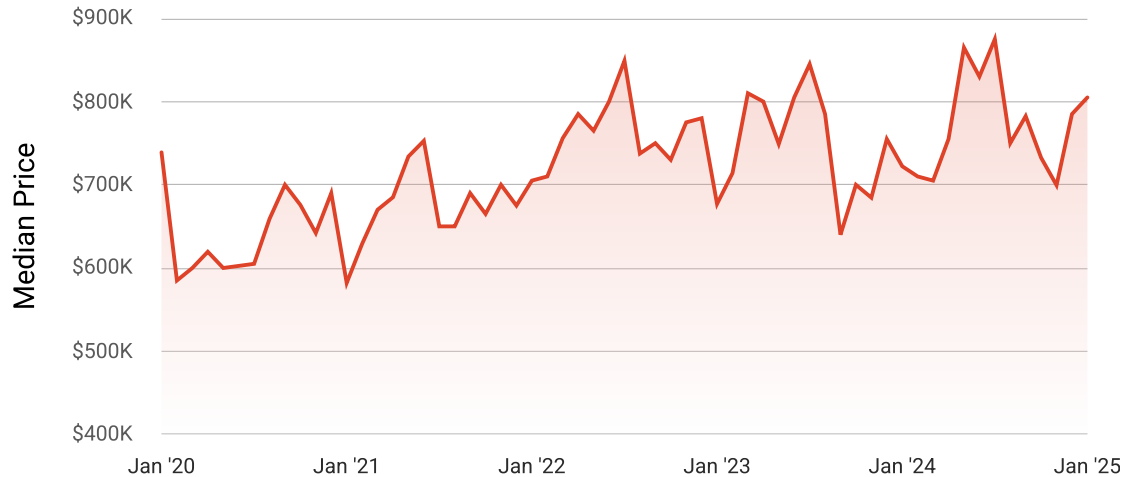
Single Family + Condo/Townhouse/Apt.

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 - \$805,000
 ↑ 2.5% Month over Month



January 2025 Months Supply of Inventory

Santa Rosa, CA 95409

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inventory
1.35

Last Month Change
+10.7%

12 Month Change
-8.8%





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 Last Updated: 1/31/2025	-	\$781,640 -0.2%	\$811,450 -3.87%	\$809,430 -3.63%	\$756,580 +3.1%	\$731,630 +6.62%
Median Sold Price Last Updated: 1/31/2025	-	\$667,500 +20.6%	\$704,500 +14.27%	\$695,000 +15.83%	\$694,500 +15.91%	\$714,000 +12.75%
Median List Price Last Updated: 1/31/2025	-	\$849,000 -4.36%	\$849,500 -4.41%	\$730,000 +11.23%	\$754,000 +7.69%	\$714,900 +13.58%

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

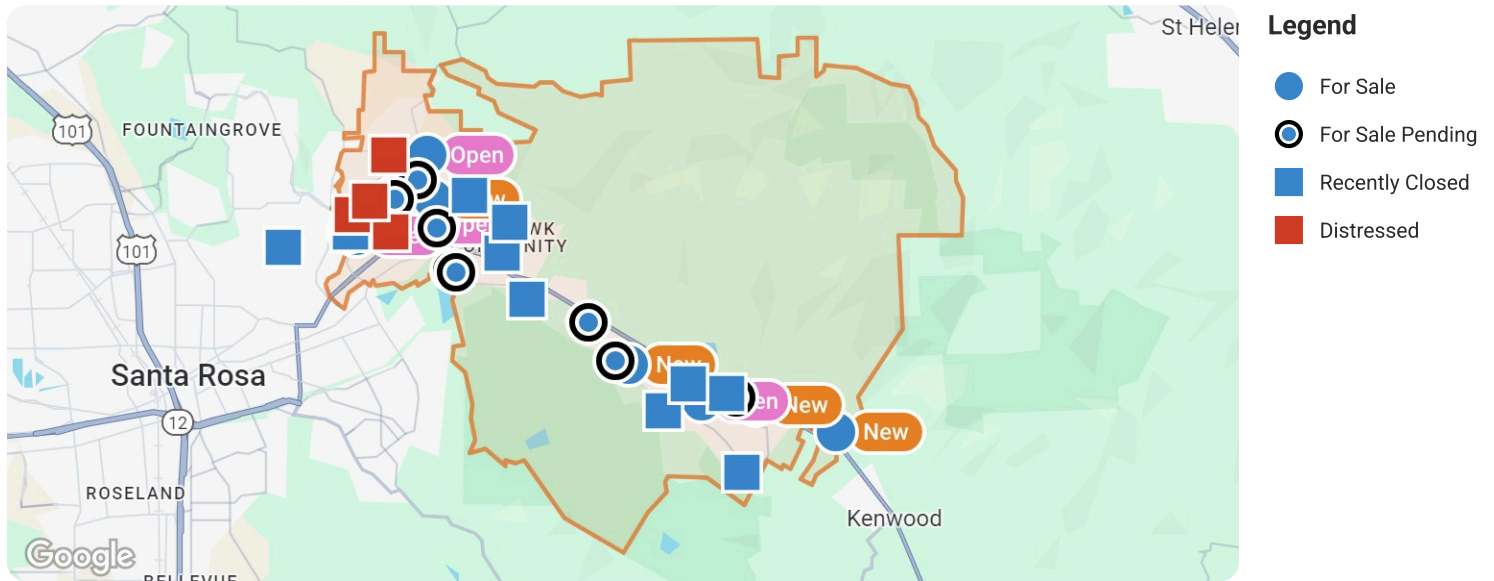
Property Features: Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size (acre): Any, Year Built: Any



Santa Rosa, CA 95409

Summary

For Sale Activity in the Last 3 Months

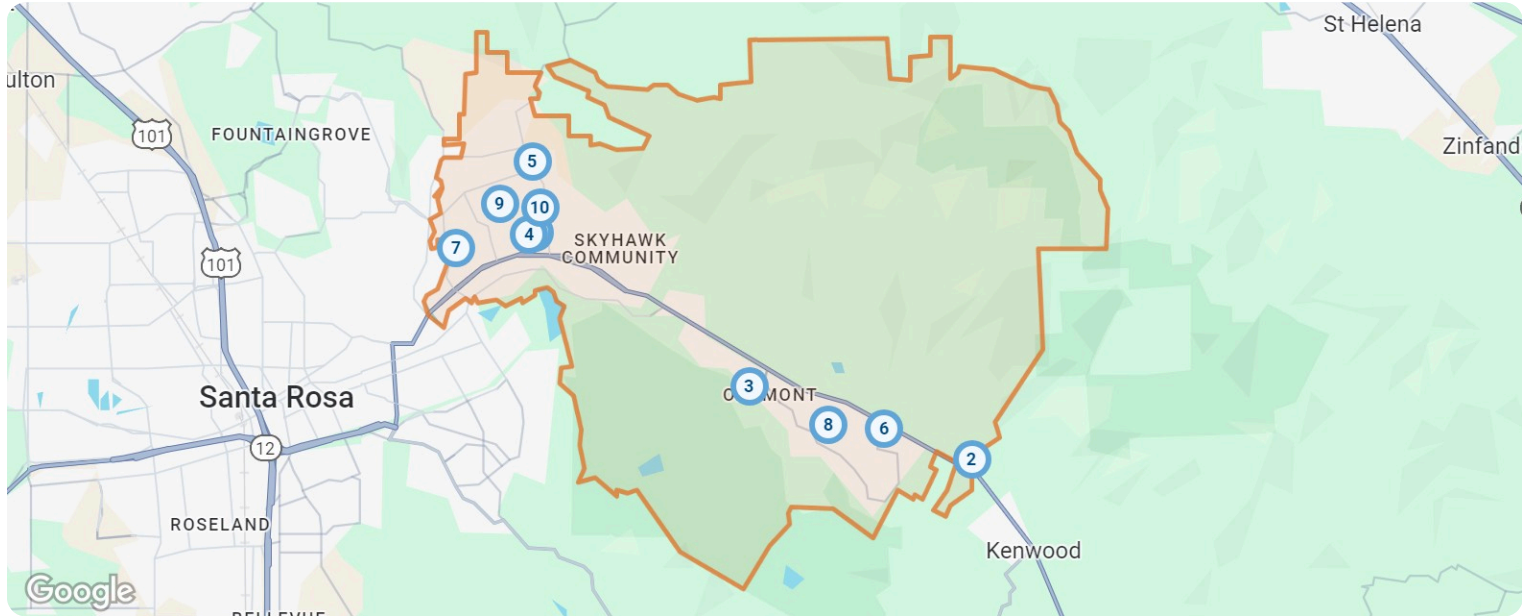


	New	Pending	Closed	Distressed
Number of Properties	10	9	10	4
Lowest Listing Price / Est.Value	\$353,111	\$430,000	\$440,000	\$658,530
Median Listing Price / Est.Value	\$797,000	\$890,000	\$1,037,500	\$731,150
Highest Listing Price / Est.Value	\$2,190,000	\$1,400,000	\$2,600,000	\$835,980
Average Price / sqft	\$496	\$431	\$517	\$450
Median Price / sqft	\$480	\$412	\$493	\$477
Average Days in RPR	10	65	55	-
Median Days in RPR	6	31	41	-
Total Volume	\$9,443,611	\$7,949,000	\$11,855,000	\$2,956,810
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Property Details






New

Source: Listings



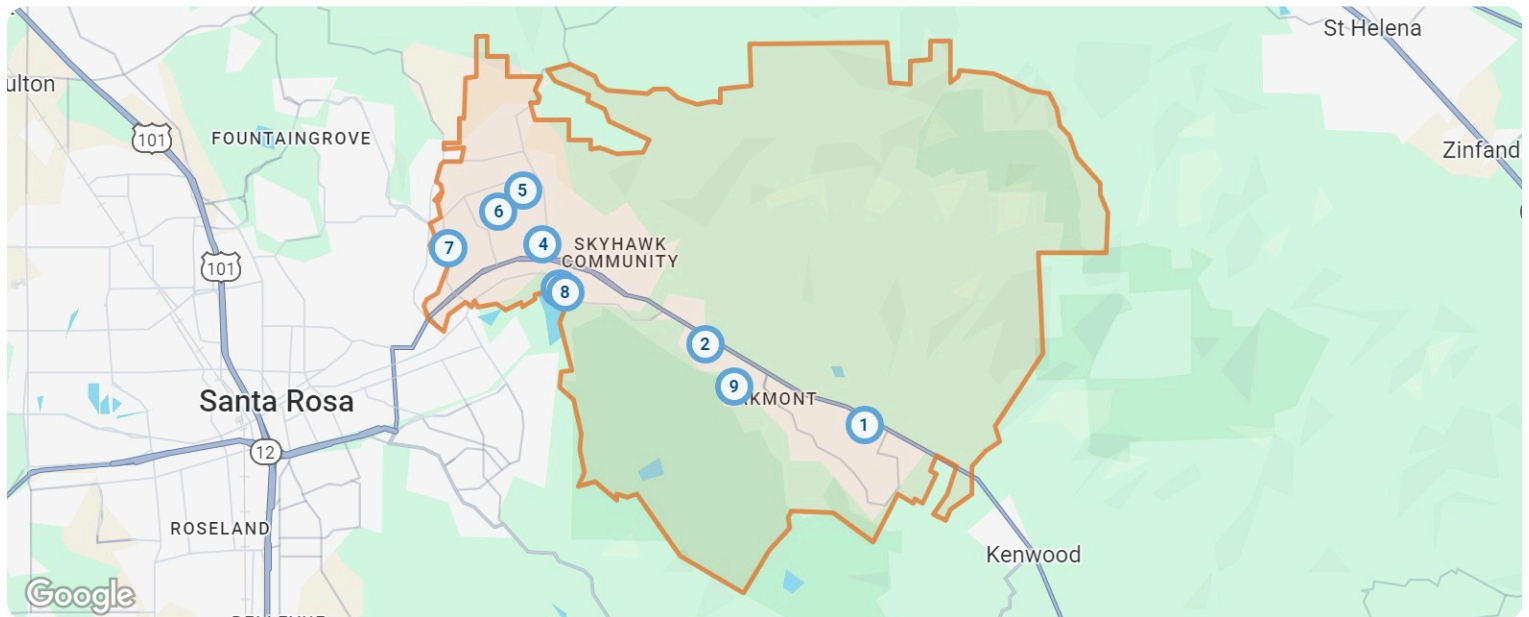
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>215 Simone Pl S Santa Rosa, CA 95409 MLS ID: 325005800 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,686	6,652 sq ft	1974	2/10/2025 3 days	\$775,000 \$460/sq ft
2	 <p>8099 Sonoma Hwy Kenwood, CA 95409 MLS ID: 325002876 ● Active / For Sale <i>Listing Courtesy of Sotheby's International Realty</i></p>	Single Family	4/4	2,340	2.94 acres	-	1/16/2025 28 days	\$2,190,000 \$936/sq ft
3	 <p>6562 Stone Bridge Rd Santa Rosa, CA 95409 MLS ID: 324114150 ● Active / For Sale <i>Listing Courtesy of Vista Sotheby's International Realty</i></p>	Single Family	3/2	1,835	3,049 sq ft	1973	1/8/2025 36 days	\$664,500 \$362/sq ft
4	 <p>234 Boas Dr Santa Rosa, CA 95409 MLS ID: 325007493 ● Active / For Sale <i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	4/3	2,254	1.07 acres	1956	2/12/2025 1 day	\$1,199,000 \$532/sq ft
5	 <p>835 Montrose Ct Santa Rosa, CA 95409 MLS ID: 325009608 ● Active / For Sale <i>Listing Courtesy of Vanguard Properties</i></p>	Single Family	3/2	1,928	0.26 acres	1979	2/6/2025 7 days	\$964,000 \$500/sq ft

Santa Rosa, CA 95409

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>9413 Oak Trail Cir Santa Rosa, CA 95409 MLS ID: 325009541 ● Active / For Sale</p> <p><i>Listing Courtesy of Oakmont Realty</i></p>	Single Family	3/2	1,125	5,358 sq ft	2012	2/10/2025 3 days	\$353,111 \$314/sq ft
7	 <p>4444 Culebra Ave Santa Rosa, CA 95409 MLS ID: 325010668 ● Active / For Sale</p> <p><i>Listing Courtesy of Luxe Places International Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,370	2,004 sq ft	1973	2/8/2025 5 days	\$459,000 \$335/sq ft
8	 <p>250 Mockingbird Cir Santa Rosa, CA 95409 MLS ID: 325008952 ● Active / For Sale</p> <p><i>Listing Courtesy of McBride Realty</i></p>	Single Family	3/2	1,718	7,501 sq ft	1972	2/7/2025 6 days	\$725,000 \$422/sq ft
9	 <p>612 Benjamins Ct Santa Rosa, CA 95409 MLS ID: 325007298 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/2	2,338	0.49 acres	2001	2/3/2025 10 days	\$1,295,000 \$554/sq ft
10	 <p>501 Garfield Park Ave Santa Rosa, CA 95409 MLS ID: 325010743 ● Active / For Sale</p> <p><i>Listing Courtesy of Century 21 Epic</i></p>	Single Family	4/2	1,500	7,301 sq ft	1967	2/9/2025 4 days	\$819,000 \$546/sq ft







Pending

Source: Listings



Santa Rosa, CA 95409



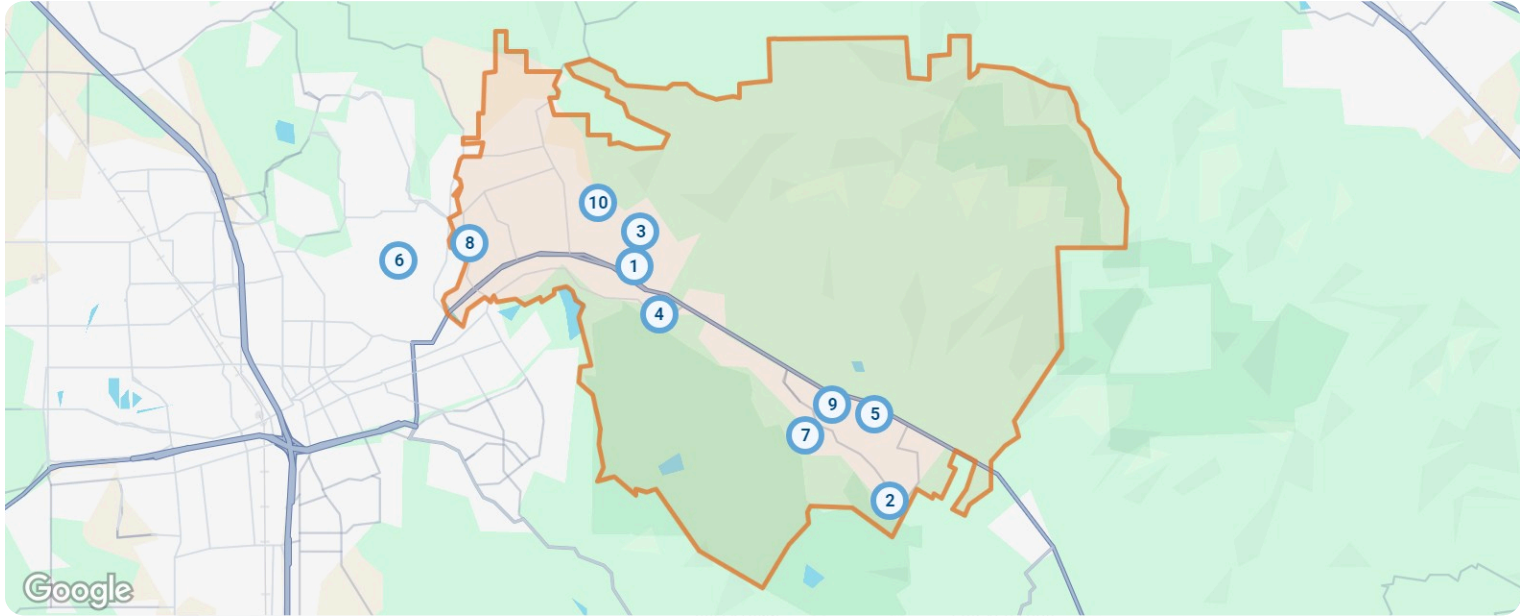
Pending: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>275 Oak Shadow Dr Santa Rosa, CA 95409 MLS ID: 325007959 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Corcoran Icon Properties</i></p>	Single Family	3/2	1,575	8,856 sq ft 1970	1/31/2025	\$730,000 \$463/sq ft	2/13/2025 13 days
2	 <p>6273 Meadowstone Dr Santa Rosa, CA 95409 MLS ID: 324057746 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of McBride Realty</i></p>	Single Family	3/3	2,159	0.38 acres 1992	7/22/2024	\$890,000 \$412/sq ft	2/12/2025 206 days
3	 <p>5408 Shallows Pl W Santa Rosa, CA 95409 MLS ID: 325002173 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Artisan Sotheby's Int'l Realty</i></p>	Single Family	3/2	1,973	8,141 sq ft 1990	1/20/2025	\$899,000 \$456/sq ft	2/12/2025 24 days
4	 <p>5074 Dupont Ct E Santa Rosa, CA 95409 MLS ID: 325009604 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Luxe Places International Realty</i></p>	Single Family	3/2	1,690	6,400 sq ft 1973	2/10/2025	\$585,000 \$346/sq ft	2/11/2025 3 days
5	 <p>5037 Parkhurst Dr Santa Rosa, CA 95409 MLS ID: 325007473 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway</i></p>	Single Family	3/2	1,220	5,998 sq ft 1971	2/4/2025	\$765,000 \$627/sq ft	2/6/2025 9 days
6	 <p>619 Benjamins Ct Santa Rosa, CA 95409 MLS ID: 324113612 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of KW Advisors</i></p>	Single Family	5/4	2,975	0.5 acres 2000	1/13/2025	\$1,400,000 \$471/sq ft	2/2/2025 31 days
7	 <p>1848 Primavera Dr Santa Rosa, CA 95409 MLS ID: 324089707 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Luxe Places International Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,220	993 sq ft 1972	11/15/2024	\$430,000 \$352/sq ft	2/1/2025 90 days
8	 <p>5426 Spring Lake Ct Santa Rosa, CA 95409 MLS ID: 324067426 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of TouchStone Properties</i></p>	Single Family	5/3	2,826	9,174 sq ft 1990	8/24/2024	\$960,000 \$340/sq ft	2/3/2025 173 days
9	 <p>6464 Timber Springs Dr Santa Rosa, CA 95409 MLS ID: 325001870 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of C21 Epic Valley of the Moon</i></p>	Single Family	4/3	3,145	5,227 sq ft 2000	1/12/2025	\$1,290,000 \$410/sq ft	1/30/2025 32 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>1466 Hawk Crest Pl Santa Rosa, CA 95409 Closed / Public Record</p>	Single Family	5/3	3,047	0.36 acres 2000	1/31/2025 - days	\$1,525,000 \$462/sq ft	-
2	 <p>402 Trail Ridge Pl Santa Rosa, CA 95409 Closed / Public Record</p>	Single Family	4/3	3,485	0.79 acres 1987	1/31/2025 - days	\$1,250,000 \$324/sq ft	-
3	 <p>1535 San Ramon Way Santa Rosa, CA 95409 MLS ID: 325003275 Closed / For Sale</p> <p><i>Courtesy of eXp Realty of Northern California, Inc</i></p>	Single Family	3/2	2,119	9,583 sq ft 1996	2/4/2025 20 days	\$995,000 \$470/sq ft	↑ 2.05%
4	 <p>6012 Melita Glen Pl Santa Rosa, CA 95409 MLS ID: 324093293 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,808	0.46 acres 1999	2/11/2025 8 days	\$1,500,000 \$534/sq ft	↑ 7.22%
5	 <p>113 Old Oak Ln Santa Rosa, CA 95409 MLS ID: 324078034 Closed / For Sale</p> <p><i>Courtesy of Barbara Lynch, Broker</i></p>	Single Family	3/2	1,750	7,383 sq ft 1973	2/10/2025 130 days	\$850,000 \$486/sq ft	↓ 3.41%
6	 <p>3935 Alta Vista Ave Santa Rosa, CA 95409 MLS ID: 324069000 Closed / For Sale</p> <p><i>Courtesy of Sotheby's International Realty</i></p>	Single Family	4/2	2,124	10,799 sq ft 1972	1/29/2025 146 days	\$1,080,000 \$508/sq ft	↓ 1.64%

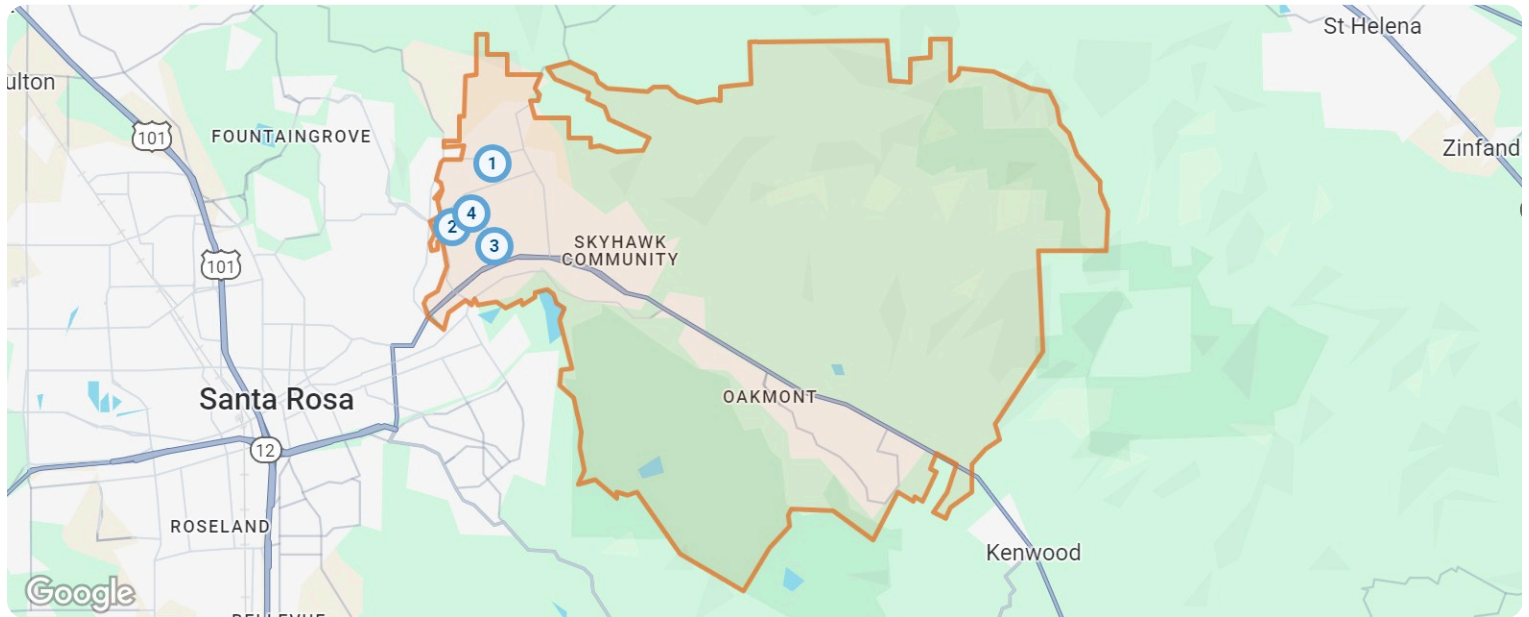



Santa Rosa, CA 95409

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 %
7	 807 Wild Oak Dr Santa Rosa, CA 95409 MLS ID: 324093213 ■ Closed / For Sale <i>Courtesy of Compass</i>	Single Family	3/4	2,349	1.37 acres / 1982	1/29/2025 / 53 days	\$2,600,000 / \$1,107/sq ft	-
8	 1850 Primavera Dr Santa Rosa, CA 95409 MLS ID: 324081085 ■ Closed / For Sale <i>Courtesy of Corcoran Icon Properties</i>	Condo/Townhouse/Apt.	3/2	1,220	1,063 sq ft / 1972	2/7/2025 / 69 days	\$440,000 / \$361/sq ft	↓ 1.12%
9	 223 Belhaven Ct Santa Rosa, CA 95409 MLS ID: 324086667 ■ Closed / For Sale <i>Courtesy of McBride Realty</i>	Single Family	3/2	2,158	7,802 sq ft / 1966	2/7/2025 / 91 days	\$715,000 / \$331/sq ft	↓ 10.06%
10	 5525 Monte Verde Dr Santa Rosa, CA 95409 MLS ID: 325001271 ■ Closed / For Sale <i>Courtesy of Berkshire Hathaway-Franciscan</i>	Single Family	3/2	1,762	0.65 acres / 1950	2/7/2025 / 29 days	\$900,000 / \$511/sq ft	↑ 12.64%

Distressed




Source: Public Records and Listings



Distressed: 4 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	 1036 Badger Ct Santa Rosa, CA 95409 ■ Off Market / Public Record <i>Google</i>	Single Family	3/2	1,295	5,980 sq ft / 1985	- / - days	- / \$509/sq ft	1/21/2025 / Notice of Foreclosure Sale

Santa Rosa, CA 95409



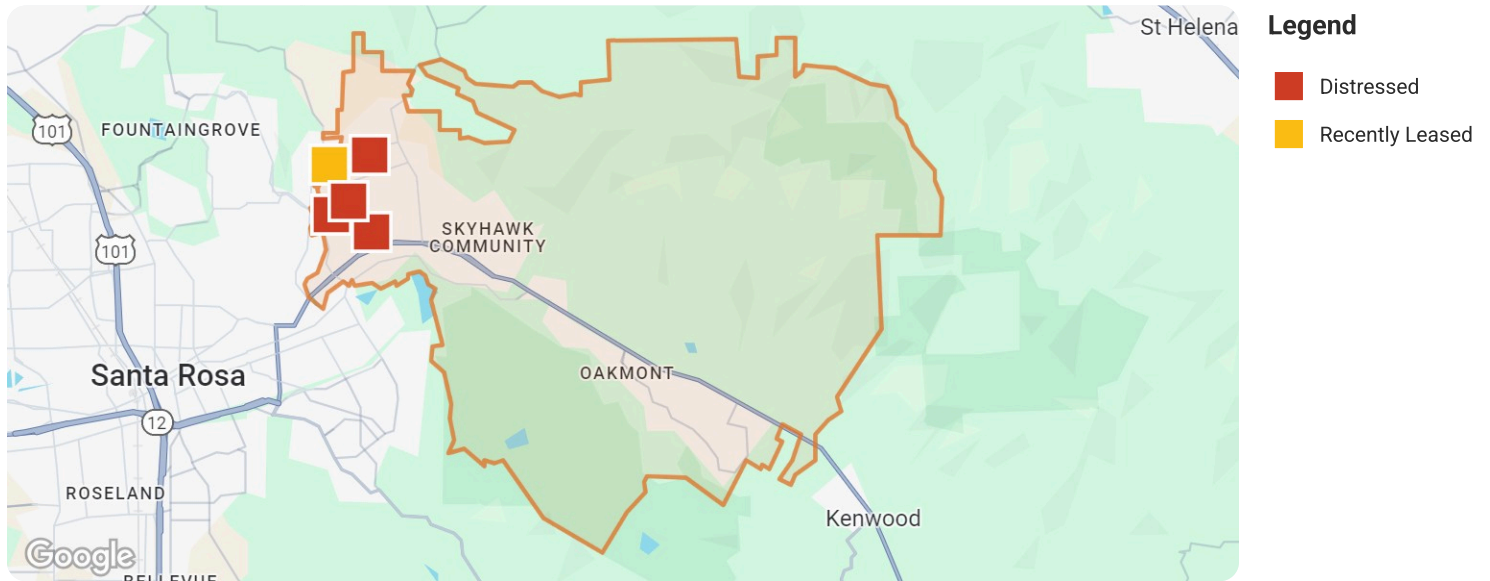
Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
2	 2127 Fremont Dr Santa Rosa, CA 95409 Off Market / Public Record	Single Family	3/2	1,339	8,400 sq ft 1962	- - days	- \$494/sq ft	1/9/2025 Notice of Foreclosure Sale
3	 134 Middle Rincon Rd Santa Rosa, CA 95409 Off Market / Public Record	Single Family	4/2	1,820	0.9 acres 1953	- - days	- \$459/sq ft	12/11/2024 Notice of Default
4	 635 Middle Rincon Rd Santa Rosa, CA 95409 Off Market / Public Record	Single Family	4/3	2,380	0.37 acres 1924	- - days	- \$337/sq ft	12/31/2024 Notice of Default





Summary

For Lease Activity in the Last 3 Months



	Closed	Distressed
Number of Properties	1	4
Lowest Listing Price / Est.Value	\$3,500	\$658,530
Median Listing Price / Est.Value	\$3,500	\$731,150
Highest Listing Price / Est.Value	\$3,500	\$835,980
Average Price / sqft	\$2	\$450
Median Price / sqft	\$2	\$477
Average Days in RPR	47	-
Median Days in RPR	47	-
Total Volume	\$3,500	\$2,956,810
Source	Public Records & Listings	Public Records & Listings

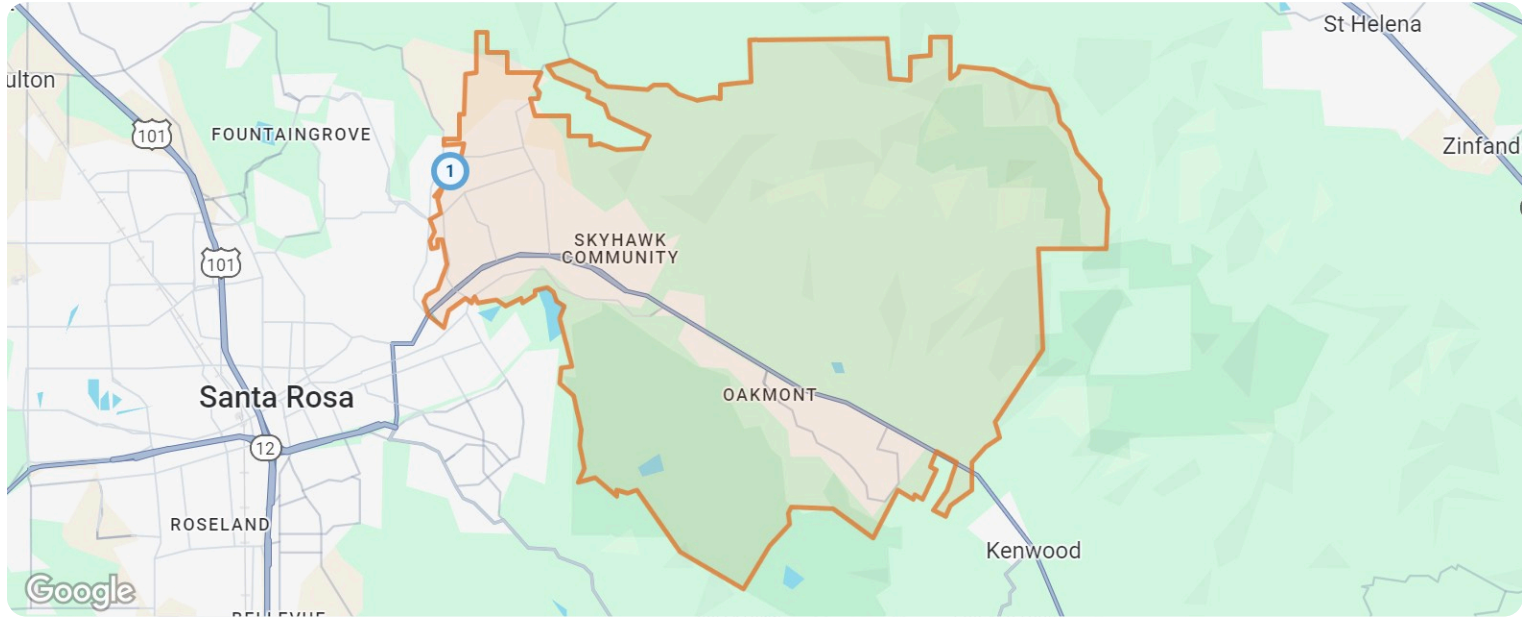




Property Details


Closed

Source: Public Records and Listings



Closed: 1 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 %
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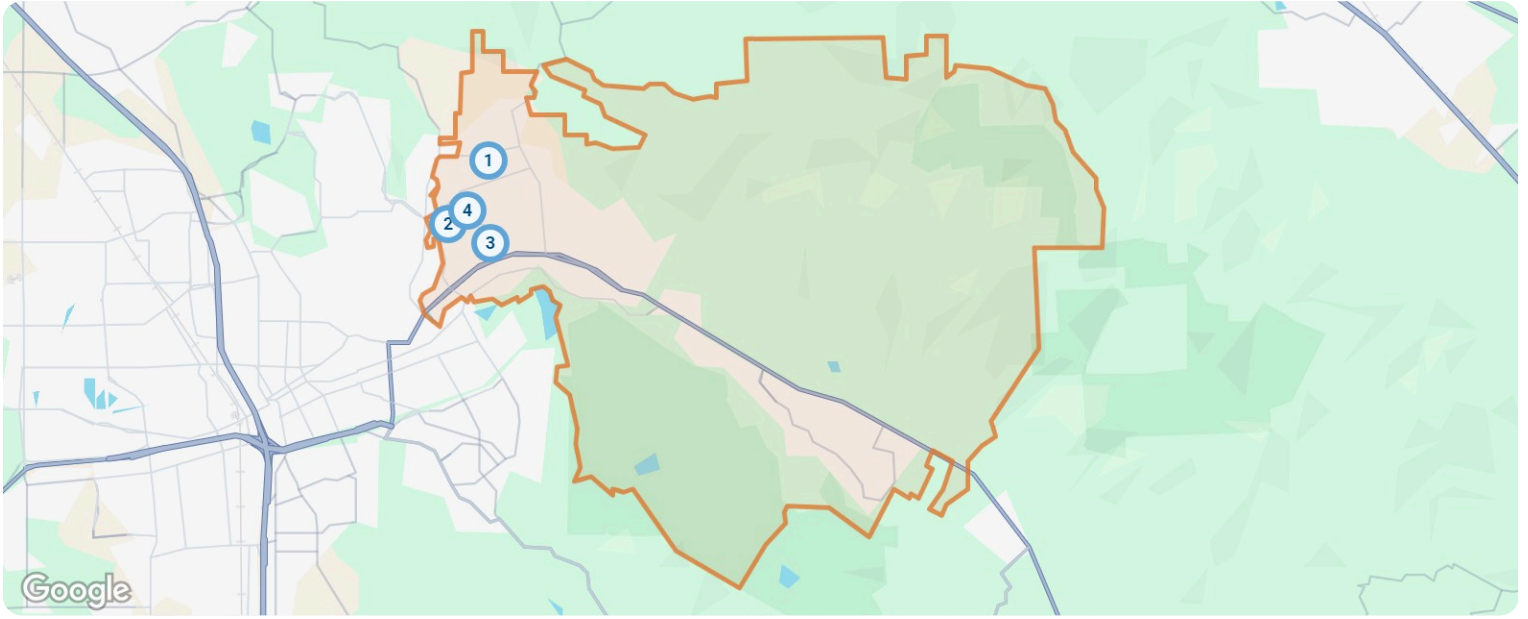
1	 <p>4347 Fistor Dr Santa Rosa, CA 95409 MLS ID: 324082502</p> <p>■ Closed / For Lease</p> <p><small>Courtesy of Safer Properties</small></p>	Single Family	3/2	1,624	7,227 sq ft 1976	12/1/2024 47 days	- \$2/sq ft	-
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Distressed

Source: Public Records and Listings



Distressed: 4 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>1036 Badger Ct Santa Rosa, CA 95409 Off Market / Public Record</p>	Single Family	3/2	1,295	5,980 sq ft 1985	- - days	- \$509/sq ft	1/21/2025 Notice of Foreclosure Sale
2	 <p>2127 Fremont Dr Santa Rosa, CA 95409 Off Market / Public Record</p>	Single Family	3/2	1,339	8,400 sq ft 1962	- - days	- \$494/sq ft	1/9/2025 Notice of Foreclosure Sale
3	 <p>134 Middle Rincon Rd Santa Rosa, CA 95409 Off Market / Public Record</p>	Single Family	4/2	1,820	0.9 acres 1953	- - days	- \$459/sq ft	12/11/2024 Notice of Default
4	 <p>635 Middle Rincon Rd Santa Rosa, CA 95409 Off Market / Public Record</p>	Single Family	4/3	2,380	0.37 acres 1924	- - days	- \$337/sq ft	12/31/2024 Notice of Default





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- 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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Guaranteed Rate Affinity



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