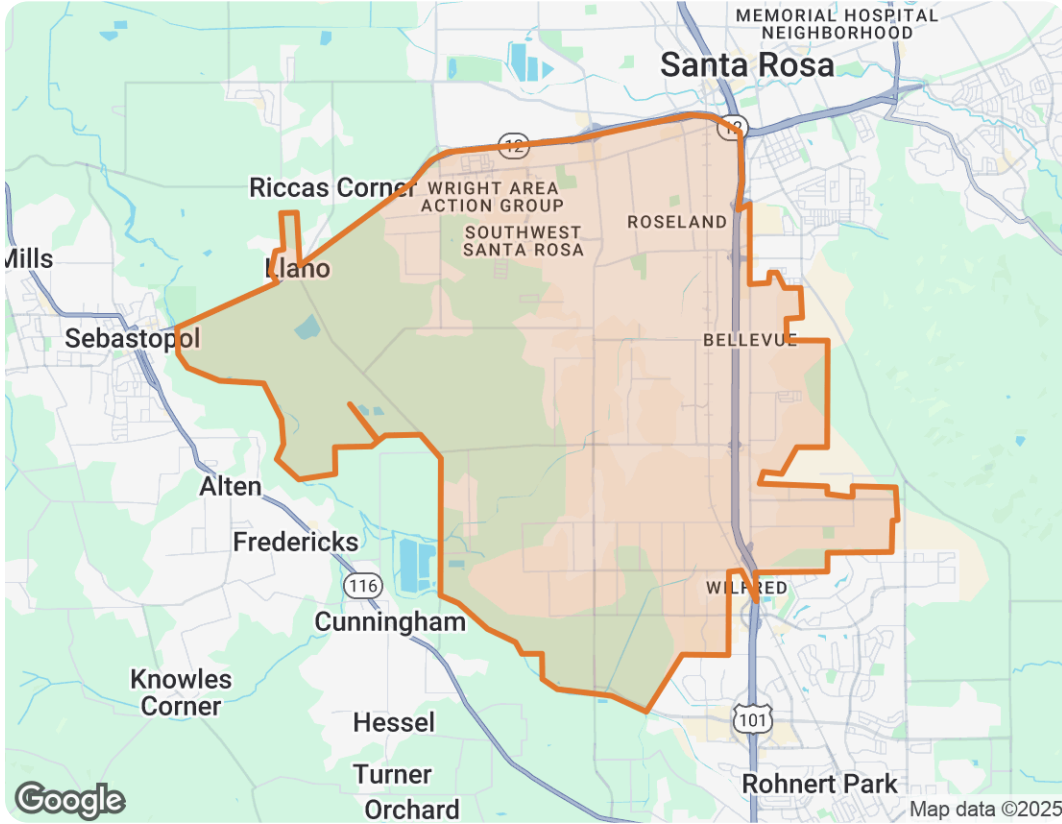




Santa Rosa, CA 95407



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Santa Rosa, CA 95407

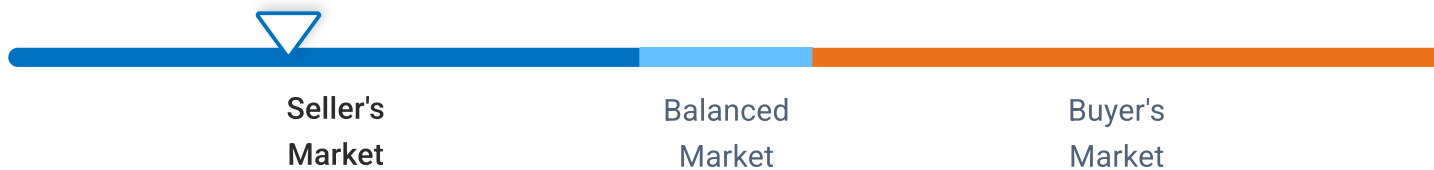
Market Trends

Market Trends for Santa Rosa, CA 95407

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
2.25	102.1%	35	\$538,000
↑ 13.07% MoM	↑ 3.41% MoM	↓ 52.7% MoM	↓ 28.27% MoM

January 2025 Median Estimated Property Value

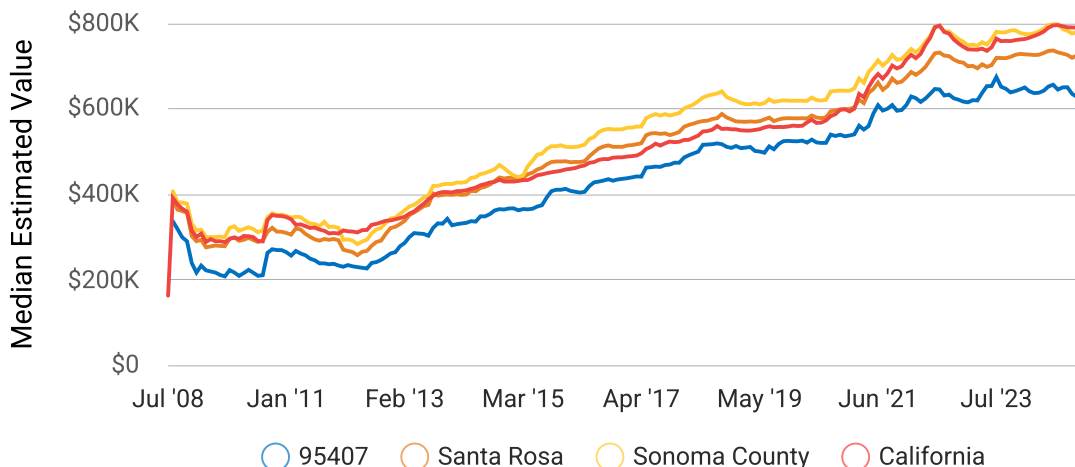
Single Family + Condo/Townhouse/Apt.

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 \$631,650	Last Month Change +0.5%	12 Month Change -2.8%
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Santa Rosa, CA 95407

January 2025 New Listings

Santa Rosa, CA 95407

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 - \$750,813

↑ 40.6% Month over Month



January 2025 Active Listings

Santa Rosa, CA 95407

Single Family + Condo/Townhouse/Apt.

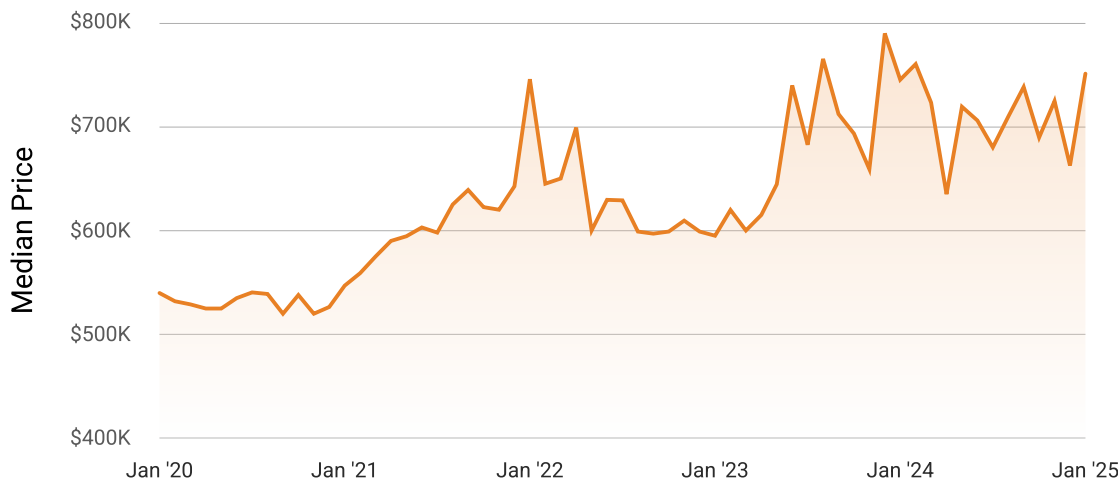
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$750,813

↑ 13.3% Month over Month





Santa Rosa, CA 95407

January 2025 New Pending Listings

Santa Rosa, CA 95407

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 - \$585,000

↓ 25.9% Month over Month



January 2025 Pending Listings

Santa Rosa, CA 95407

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 - \$589,000

● Month over Month



Santa Rosa, CA 95407

January 2025 Sold Listings

Santa Rosa, CA 95407

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.

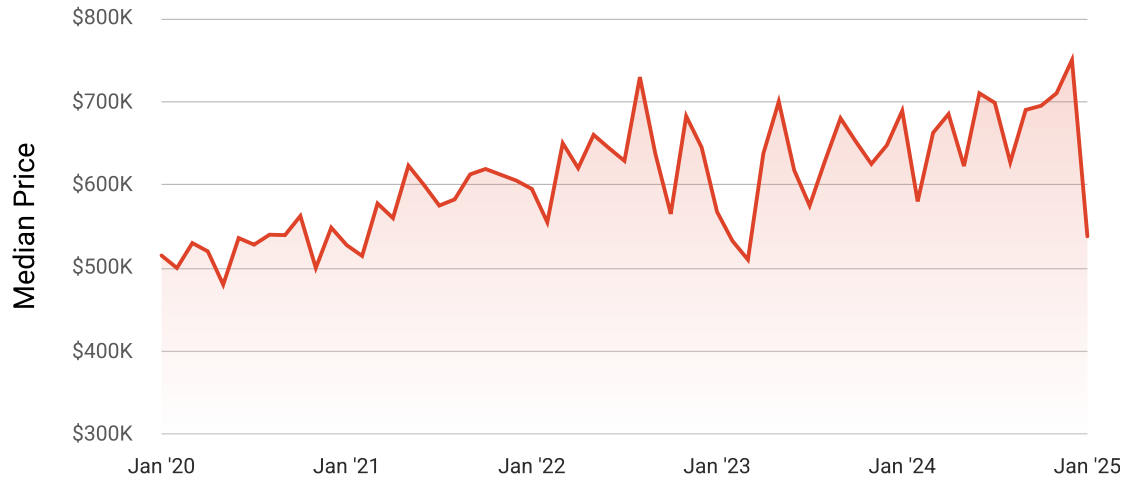
These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$538,000

↓ 28.3% Month over Month



January 2025 Months Supply of Inventory

Santa Rosa, CA 95407

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
2.25

Last Month Change
+13.1%

12 Month Change
+12.5%





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	-	\$628,260 +0.54%	\$650,620 -2.92%	\$650,050 -2.83%	\$615,250 +2.67%	\$629,000 +0.42%
Median Sold Price Last Updated: 1/31/2025	-	\$770,822 -30.72%	\$640,000 -16.56%	\$716,822 -25.5%	\$534,500 -0.09%	\$710,822 -24.88%
Median List Price Last Updated: 1/31/2025	-	\$662,500 +13.33%	\$689,449 +8.9%	\$744,990 +0.78%	\$595,000 +26.19%	\$745,500 +0.71%

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

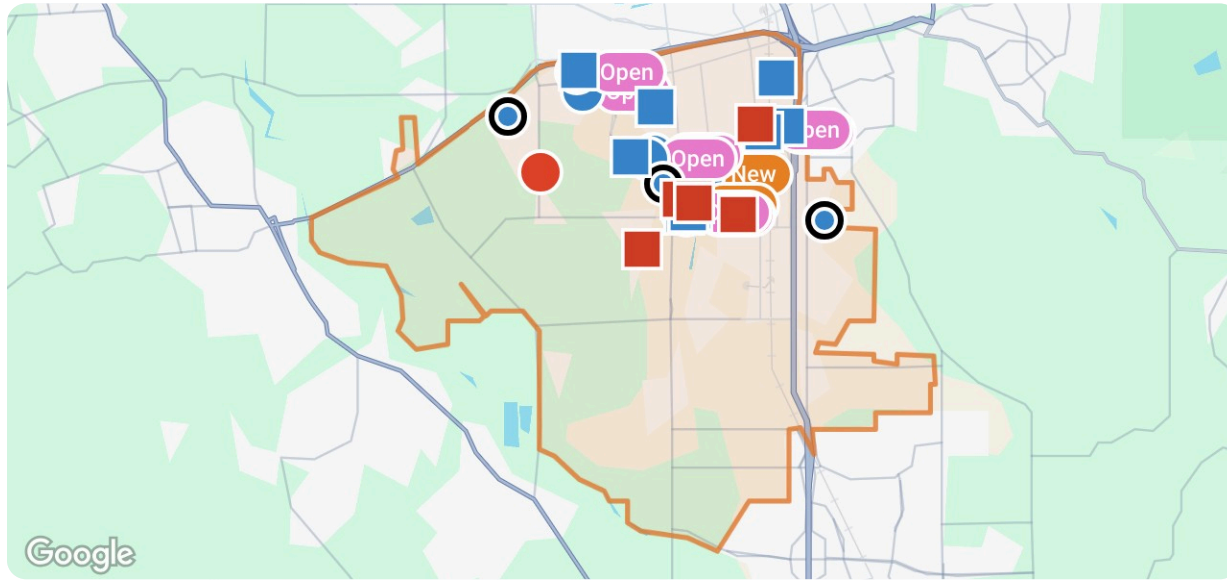
Property Features: Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size (acre): Any, Year Built: Any





Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	3	10	7
Lowest Listing Price / Est.Value	\$550,000	\$609,000	\$99,822	\$772,620
Median Listing Price / Est.Value	\$751,995	\$649,000	\$722,490	\$796,880
Highest Listing Price / Est.Value	\$939,990	\$750,000	\$957,367	\$1,759,000
Average Price / sqft	\$393	\$512	\$360	\$437
Median Price / sqft	\$382	\$491	\$377	\$388
Average Days in RPR	28	42	60	22
Median Days in RPR	18	6	37	-
Total Volume	\$7,277,880	\$2,008,000	\$6,536,059	\$6,866,300
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

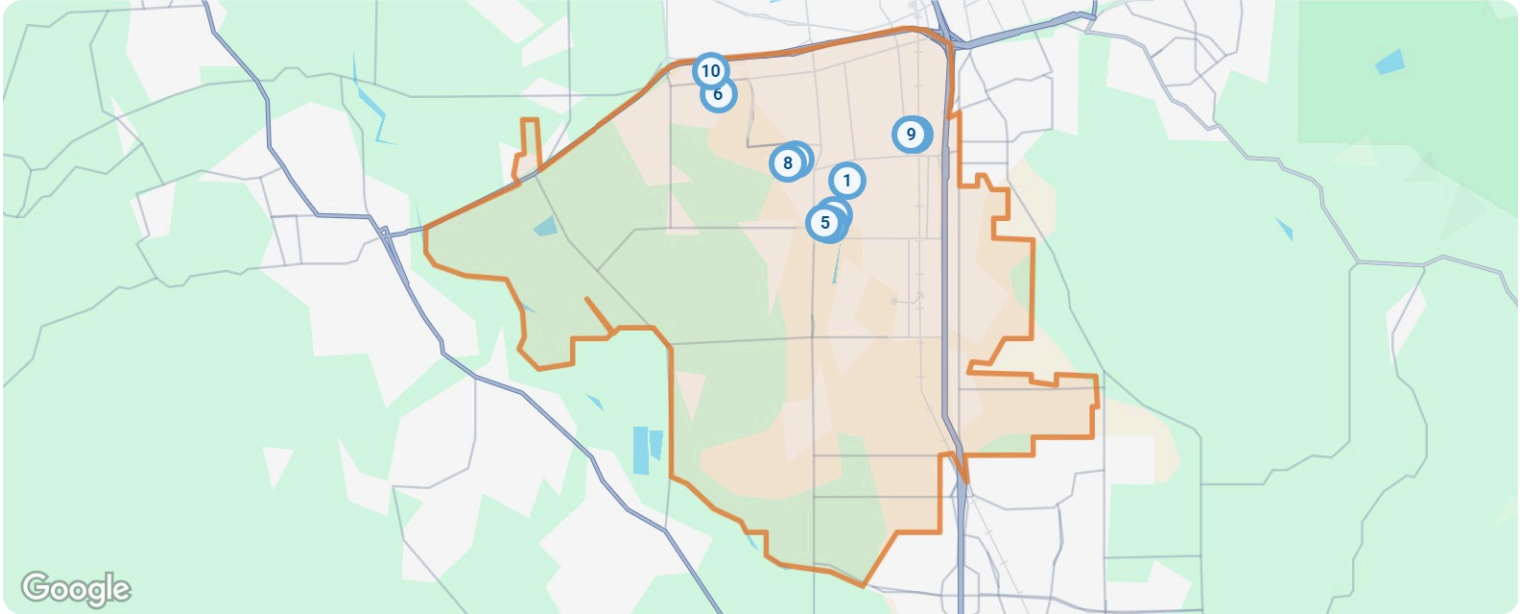




Property Details

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>2632 Wild Bill Way Santa Rosa, CA 95407 MLS ID: 41085691 ● Active / For Sale</p> <p><i>Listing Courtesy of A & J Investment Solutions</i></p>	Single Family	4/3	2,206	6,000 sq ft	2000	2/12/2025 1 day	\$820,000 \$372/sq ft
2	 <p>3084 Mule Deer Ln Santa Rosa, CA 95407 MLS ID: 325007732 ● Active / For Sale</p> <p><i>Listing Courtesy of Better Homes and Gardens RE</i></p>	Single Family	4/3	1,963	4,003 sq ft	1999	1/30/2025 14 days	\$789,900 \$402/sq ft
3	 <p>2744 Amora Cir Santa Rosa, CA 95407 MLS ID: 325002819 ● Active / For Sale</p> <p><i>Listing Courtesy of City Ventures Construction, Inc</i></p>	Single Family	3/3	2,022	2,700 sq ft	-	1/13/2025 31 days	\$774,990 \$383/sq ft
4	 <p>2744 Desert Rose Ln Santa Rosa, CA 95407 MLS ID: 325011060 ● Active / For Sale</p> <p><i>Listing Courtesy of Century 21 Epic</i></p>	Single Family	4/3	2,193	4,125 sq ft	2001	2/11/2025 2 days	\$775,000 \$353/sq ft
5	 <p>2920 Liscum St Santa Rosa, CA 95407 MLS ID: 325000383 ● Active / For Sale</p> <p><i>Listing Courtesy of City Ventures Construction, Inc</i></p>	Single Family	3/3	2,472	3,669 sq ft	-	1/3/2025 41 days	\$939,990 \$380/sq ft

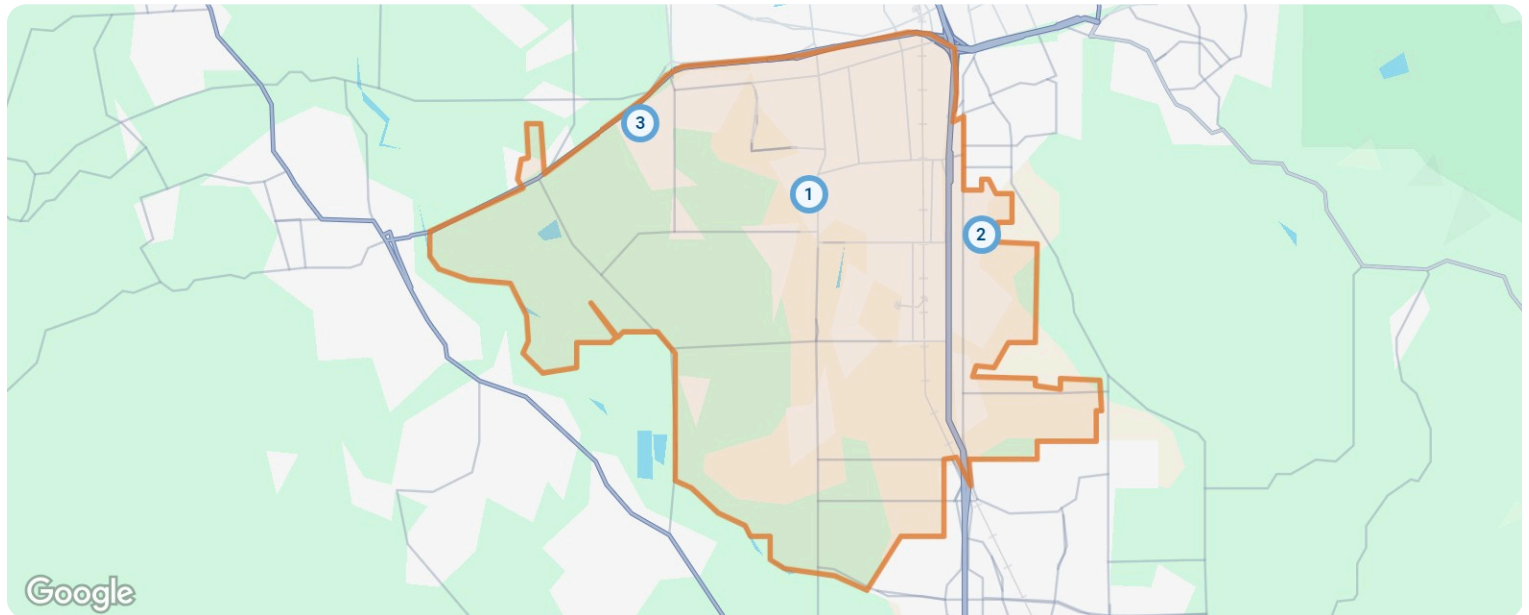


Santa Rosa, CA 95407




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>3924 Match Point Ave Santa Rosa, CA 95407 MLS ID: 325007731 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX Marketplace</i></p>	Single Family	3/3	1,617	4,609 sq ft	1998	1/30/2025 14 days	\$729,000 \$451/sq ft
7	 <p>2099 Melia Dr Santa Rosa, CA 95407 MLS ID: 324084492 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/3	1,293	1,673 sq ft	2021	10/28/2024 108 days	\$550,000 \$425/sq ft
8	 <p>2852 Pearblossom Dr Santa Rosa, CA 95407 MLS ID: 325006557 ● Active / For Sale</p> <p><i>Listing Courtesy of Vanguard Properties</i></p>	Condo/Townhouse/Apt.	3/3	1,692	2,134 sq ft	2003	2/7/2025 6 days	\$625,000 \$369/sq ft
9	 <p>1986 Las Ventanas Dr Santa Rosa, CA 95407 MLS ID: 325000426 ● Active / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/3	1,291	1,673 sq ft	2025	1/3/2025 41 days	\$579,000 \$448/sq ft
10	 <p>933 Aussie Ave Santa Rosa, CA 95407 MLS ID: 325005189 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX Marketplace</i></p>	Single Family	4/3	2,044	3,060 sq ft	1999	1/22/2025 22 days	\$695,000 \$340/sq ft

Pending

Source: Listings

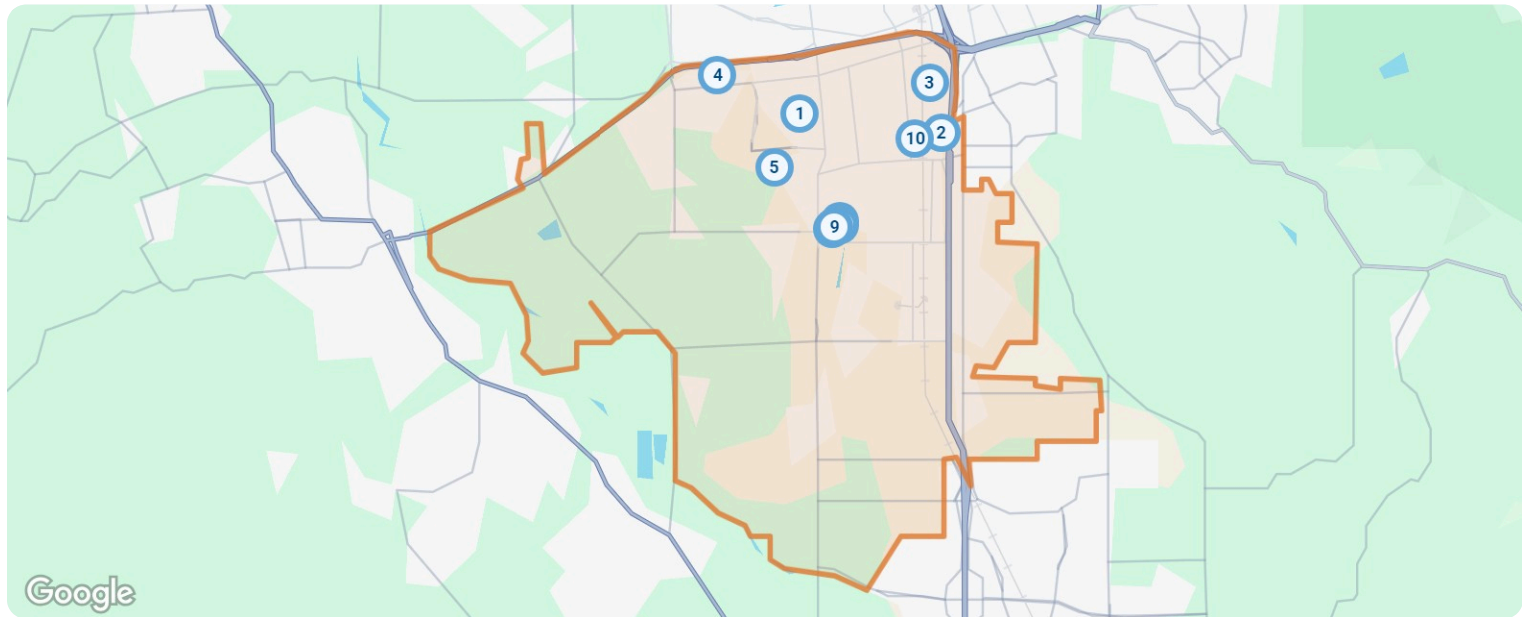




Santa Rosa, CA 95407

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>2632 Barndance Ln Santa Rosa, CA 95407 MLS ID: 325007230 🟡 Pending / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/3	1,380	3,794 sq ft 2002	2/11/2025	\$649,000 \$470/sq ft	2/11/2025 2 days
2	 <p>689 Powderhorn Ave Santa Rosa, CA 95407 MLS ID: 325010669 🟡 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,240	3,999 sq ft 1999	2/7/2025	\$609,000 \$491/sq ft	2/8/2025 6 days
3	 <p>4405 Price Ave Santa Rosa, CA 95407 MLS ID: 324082771 🟡 Pending / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/2	1,307	0.68 acres 1960	10/17/2024	\$750,000 \$574/sq ft	1/6/2025 119 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>2408 Stephanie Ct E Santa Rosa, CA 95407 MLS ID: 325006652 🟢 Closed / For Sale</p> <p><i>Courtesy of NorthBay Property Management</i></p>	Single Family	3/2	960	6,242 sq ft 1974	2/10/2025 16 days	\$450,000 \$469/sq ft	↑ 13.92%
2	 <p>2113 Corby Ave Santa Rosa, CA 95407 MLS ID: 325000351 🟢 Closed / For Sale</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	3/3	1,302	6,434 sq ft 1961	2/10/2025 38 days	\$630,000 \$484/sq ft	↑ 5.18%



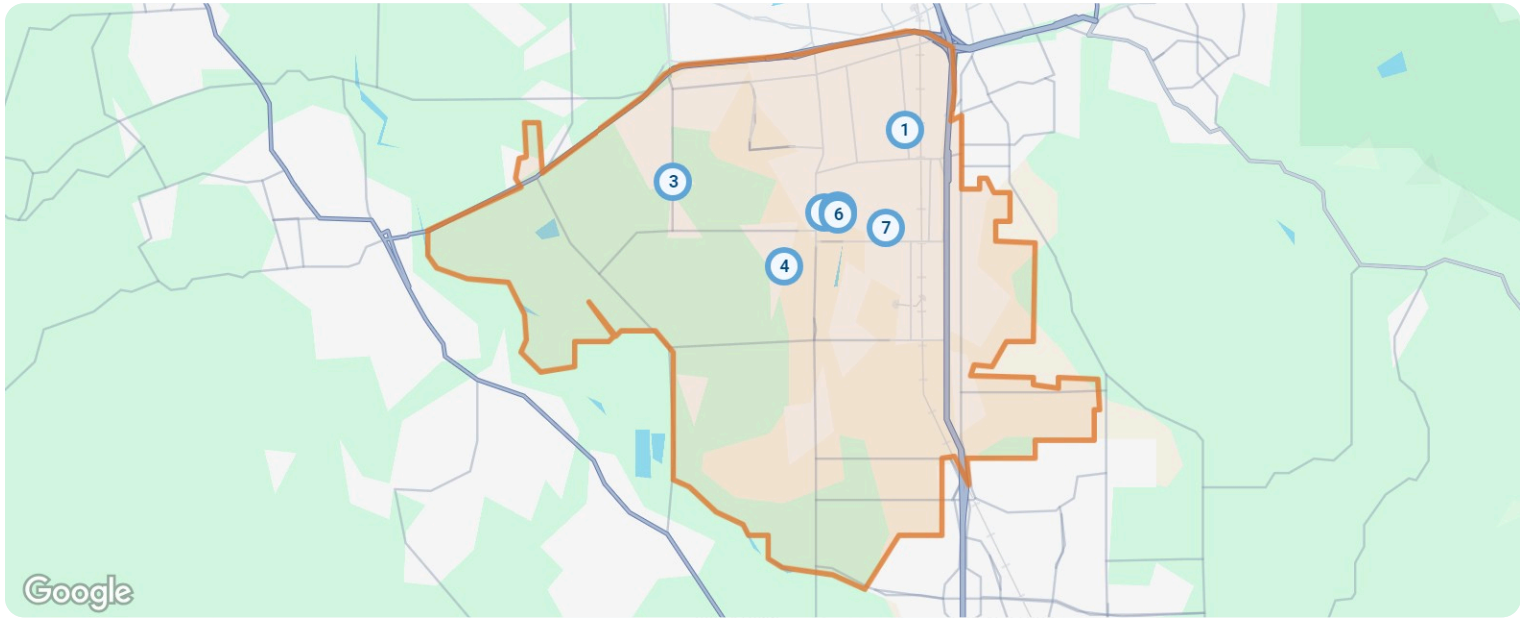
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
3	 <p>541 Ironwood Ct Santa Rosa, CA 95407 Closed / Public Record</p>	Single Family	3/2	1,062	8,800 sq ft / 1971	1/17/2025 - days	\$99,822 \$503/sq ft	-
4	 <p>3856 Louis Krohn Dr Santa Rosa, CA 95407 MLS ID: 324094494 Closed / For Sale</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	4/5	2,713	3,672 sq ft / 2000	1/29/2025 26 days	\$770,000 \$284/sq ft	↑ 1.32%
5	 <p>2941 Sweet Grass Ln Santa Rosa, CA 95407 MLS ID: 324082948 Closed / For Sale</p> <p><i>Courtesy of Trin Hong Real Estate Inc</i></p>	Single Family	4/3	2,273	4,526 sq ft / 2002	1/28/2025 103 days	\$750,000 \$330/sq ft	↓ 1.19%
6	 <p>2685 Amora Cir Santa Rosa, CA 95407 MLS ID: 324091055 Closed / For Sale</p> <p><i>Courtesy of City Ventures Construction, Inc</i></p>	Single Family	4/3	2,455	9,873 sq ft / 2024	12/27/2024 35 days	\$957,367 \$390/sq ft	-
7	 <p>2701 Amora Cir Santa Rosa, CA 95407 MLS ID: 324091070 Closed / For Sale</p> <p><i>Courtesy of City Ventures Construction, Inc</i></p>	Single Family	3/3	2,455	4,891 sq ft / 2024	12/27/2024 35 days	\$844,890 \$344/sq ft	-
8	 <p>2750 Amora Cir Santa Rosa, CA 95407 MLS ID: 324064724 Closed / For Sale</p> <p><i>Courtesy of City Ventures Construction, Inc</i></p>	Single Family	3/3	1,806	2,478 sq ft / 2024	12/27/2024 134 days	\$709,990 \$393/sq ft	↓ 1.69%
9	 <p>2662 Guldman St Santa Rosa, CA 95407 MLS ID: 324049825 Closed / For Sale</p> <p><i>Courtesy of City Ventures Construction, Inc</i></p>	Single Family	3/3	2,022	2,700 sq ft / -	11/27/2024 156 days	\$734,990 \$363/sq ft	-
10	 <p>1988 Las Ventanas Dr Santa Rosa, CA 95407 MLS ID: 324089512 Closed / For Sale</p> <p><i>Courtesy of W Real Estate</i></p>	Single Family	3/3	1,298	1,956 sq ft / 2024	1/13/2025 60 days	\$589,000 \$454/sq ft	-





Distressed

Source: Public Records and Listings




Distressed: 7 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>502 Leo Dr Santa Rosa, CA 95407 ■ Off Market / Public Record</p>	Single Family	7/3	3,130	0.36 acres 1956	- - days	- \$276/sq ft	2/5/2025 Notice of Foreclosure Sale
2	 <p>2855 Liscum St Santa Rosa, CA 95407 ■ Off Market / Public Record</p>	Single Family	4/3	2,125	4,064 sq ft 2000	- - days	- \$375/sq ft	1/31/2025 Notice of Default
3	 <p>1485 S Wright Rd Santa Rosa, CA 95407 MLS ID: 324072511 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	5/4	2,335	0.82 acres 1944	9/12/2024 154 days	\$1,099,000 \$471/sq ft	1/7/2025 As Is
4	 <p>970 Butler Ave Santa Rosa, CA 95407 ■ Off Market / Public Record</p>	Single Family	3/2	2,250	5 acres 1987	- - days	- \$782/sq ft	11/26/2024 Notice of Foreclosure Sale
5	 <p>2876 Blacktail St Santa Rosa, CA 95407 ■ Off Market / Public Record</p>	Single Family	4/3	2,125	4,231 sq ft 1999	- - days	- \$372/sq ft	12/27/2024 Notice of Default
6	 <p>2896 Blacktail St Santa Rosa, CA 95407 ■ Off Market / Public Record</p>	Single Family	4/3	1,963	4,225 sq ft 1999	- - days	- \$394/sq ft	1/17/2025 Notice of Default



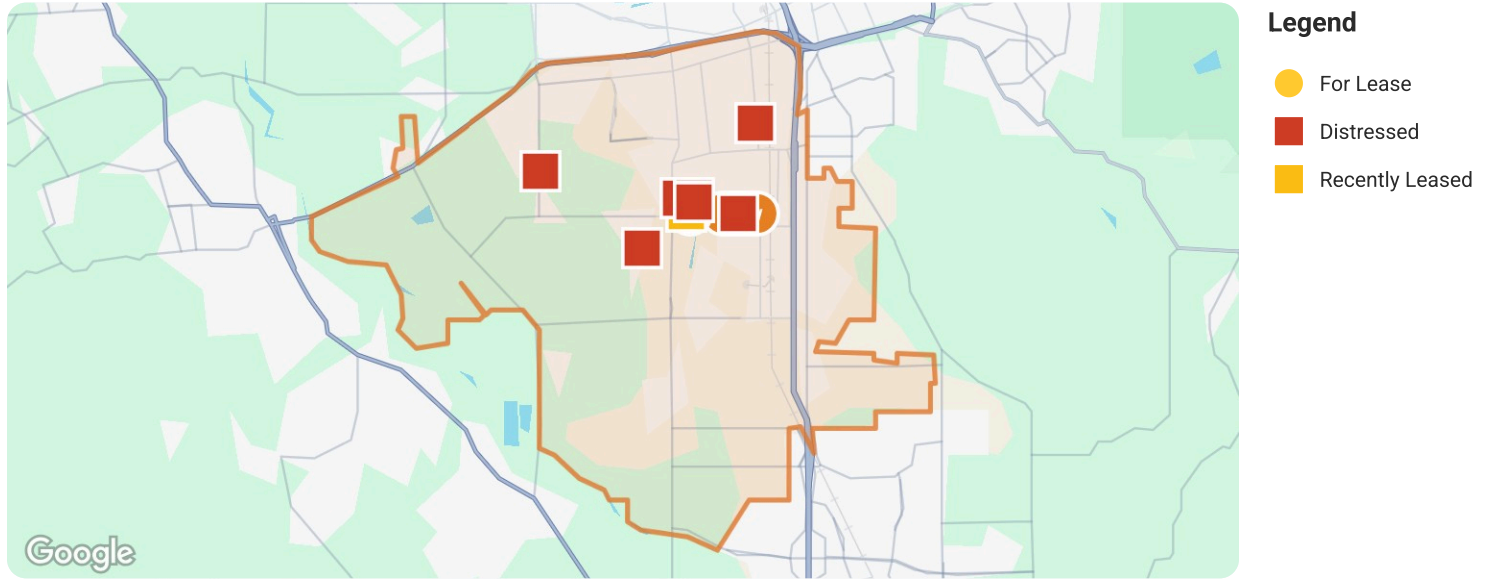


Santa Rosa, CA 95407

Distressed: 7 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
7	 <p>3389 Mojave Ave Santa Rosa, CA 95407 Off Market / Public Record</p>	Single Family	3/3	2,027	3,915 sq ft 2001	- - days	- \$388/sq ft	1/7/2025 Notice of Foreclosure Sale

Summary

For Lease Activity in the Last 3 Months



	New	Closed	Distressed
Number of Properties	1	1	7
Lowest Listing Price / Est.Value	\$4,100	\$4,000	\$772,620
Median Listing Price / Est.Value	\$4,100	\$4,000	\$796,880
Highest Listing Price / Est.Value	\$4,100	\$4,000	\$1,759,000
Average Price / sqft	\$2	\$2	\$468
Median Price / sqft	\$2	\$2	\$388
Average Days in RPR	7	104	-
Median Days in RPR	7	104	-
Total Volume	\$4,100	\$4,000	\$6,886,390
Source	Listings	Public Records & Listings	Public Records & Listings

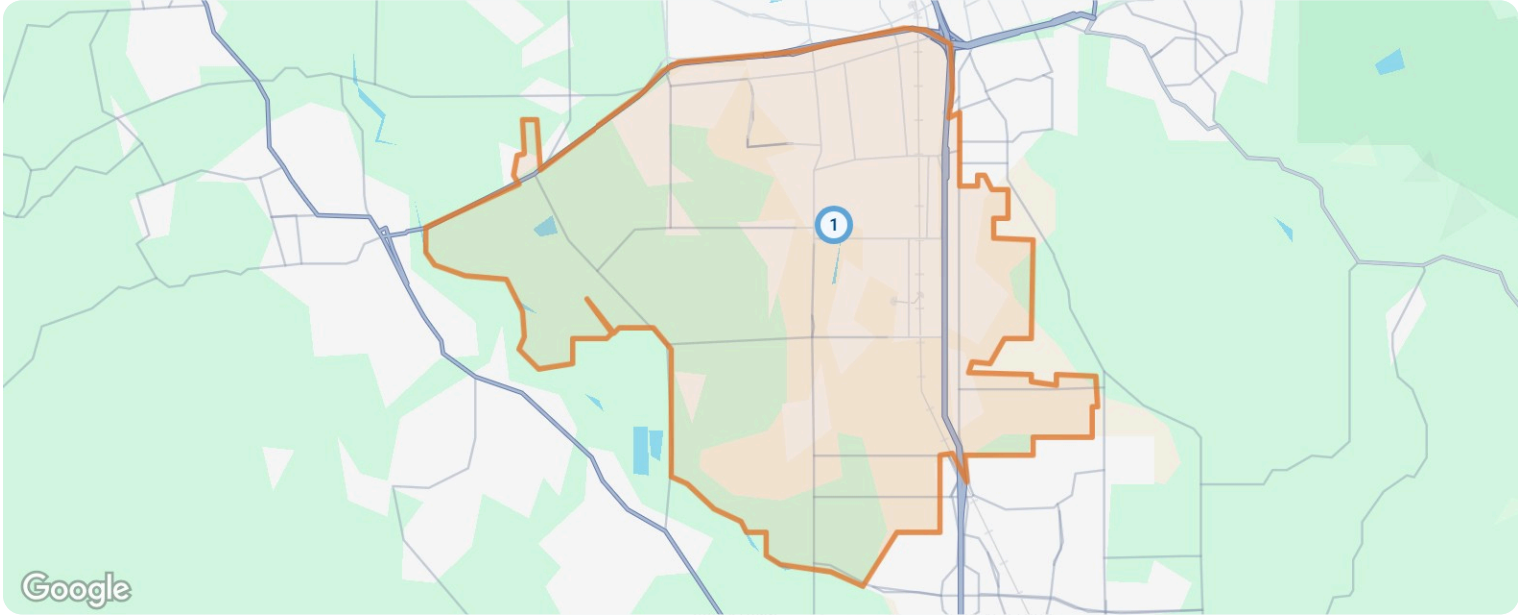





Property Details

New

Source: Listings



New: 1 properties

	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1 	Single Family	4/4	1,975	4,687 sq ft	2025	2/6/2025 7 days	\$4,100 mo. \$2/sq ft

2716 Amora Cir
Santa Rosa, CA 95407
 MLS ID: 325009684
 ● Active / For Lease

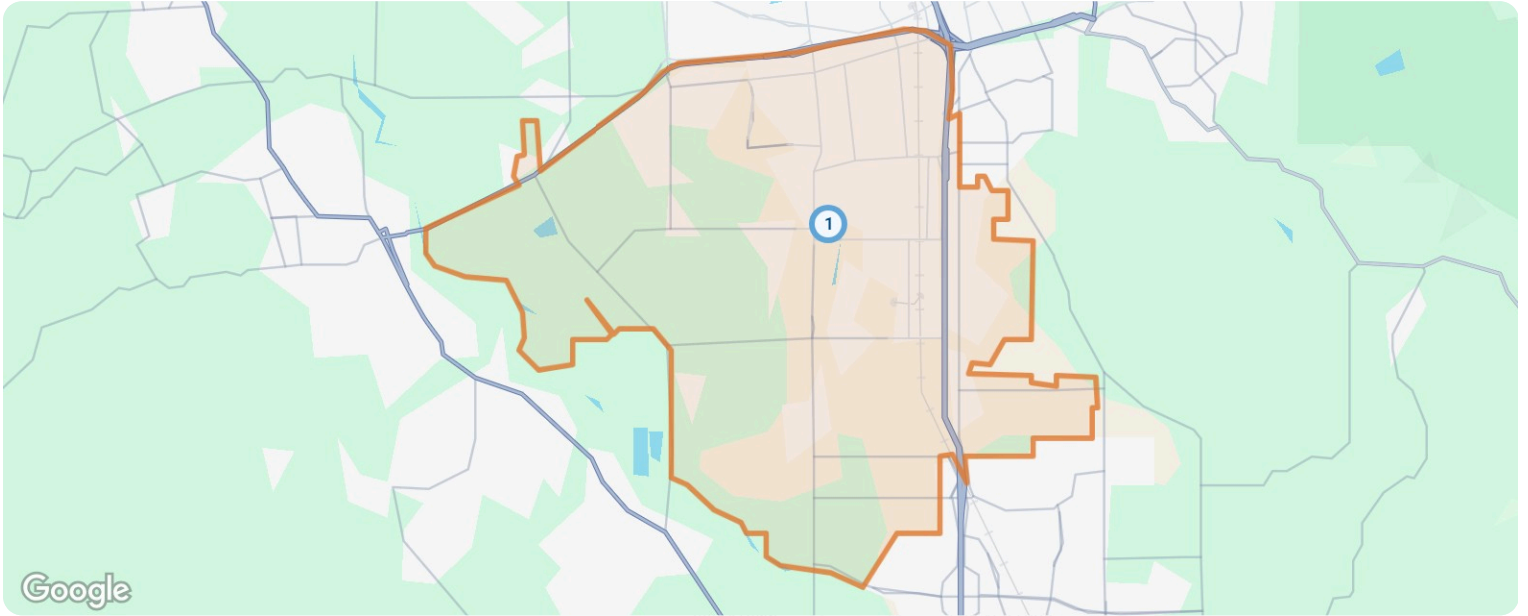
Courtesy of Safer Properties




Santa Rosa, CA 95407

Closed

Source: Public Records and Listings

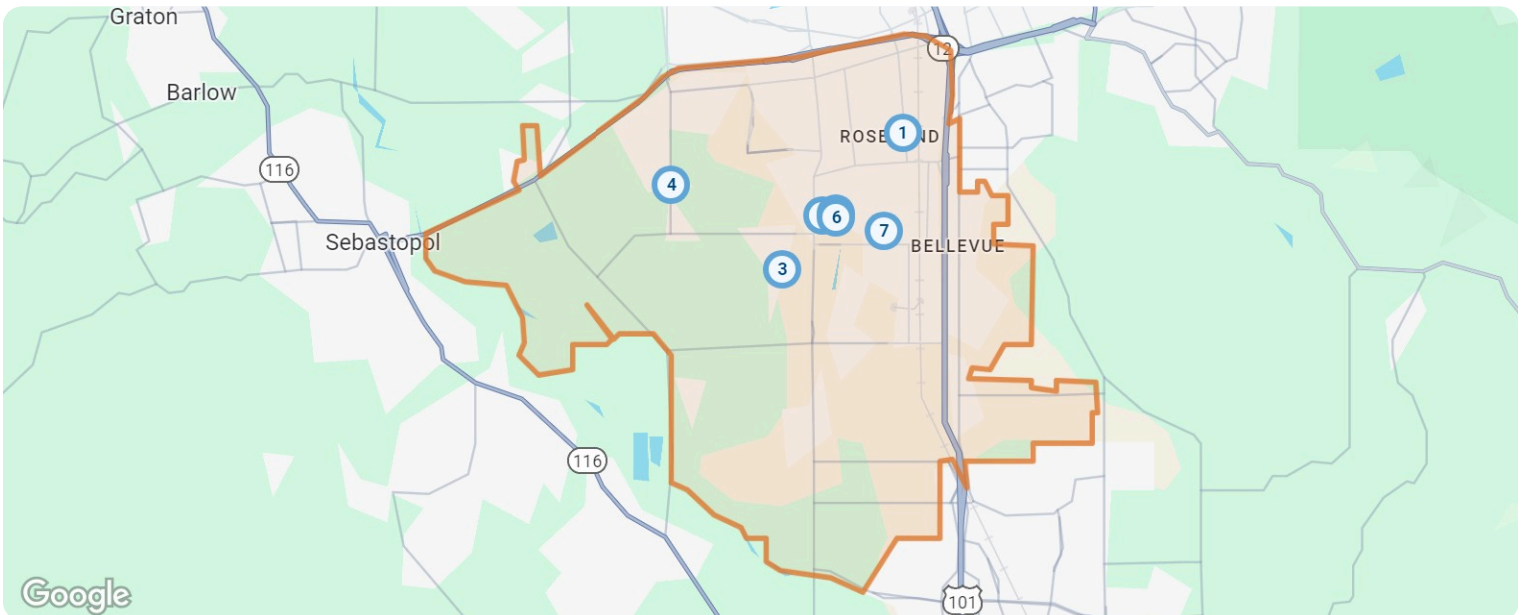


Closed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>2668 Goldman St Santa Rosa, CA 95407 MLS ID: 324084718</p> <p>■ Closed / For Lease</p>	Single Family	3/3	1,806	2,478 sq ft 2024	2/5/2025 104 days	- \$2/sq ft	-

Courtesy of Safer Properties






Distressed

Source: Public Records and Listings





Santa Rosa, CA 95407

Distressed: 7 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>502 Leo Dr Santa Rosa, CA 95407 Off Market / Public Record</p>	Single Family	7/3	3,130	0.36 acres 1956	- - days	- \$276/sq ft	2/5/2025 Notice of Foreclosure Sale
2	 <p>2855 Liscum St Santa Rosa, CA 95407 Off Market / Public Record</p>	Single Family	4/3	2,125	4,064 sq ft 2000	- - days	- \$375/sq ft	1/31/2025 Notice of Default
3	 <p>970 Butler Ave Santa Rosa, CA 95407 Off Market / Public Record</p>	Single Family	3/2	2,250	5 acres 1987	- - days	- \$782/sq ft	11/26/2024 Notice of Foreclosure Sale
4	 <p>1485 S Wright Rd Santa Rosa, CA 95407 Off Market / Public Record</p>	Single Family	3/2	1,628	0.82 acres 1944	- - days	- \$687/sq ft	1/7/2025 Notice of Default
5	 <p>2876 Blacktail St Santa Rosa, CA 95407 Off Market / Public Record</p>	Single Family	4/3	2,125	4,231 sq ft 1999	- - days	- \$372/sq ft	12/27/2024 Notice of Default
6	 <p>2896 Blacktail St Santa Rosa, CA 95407 Off Market / Public Record</p>	Single Family	4/3	1,963	4,225 sq ft 1999	- - days	- \$394/sq ft	1/17/2025 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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