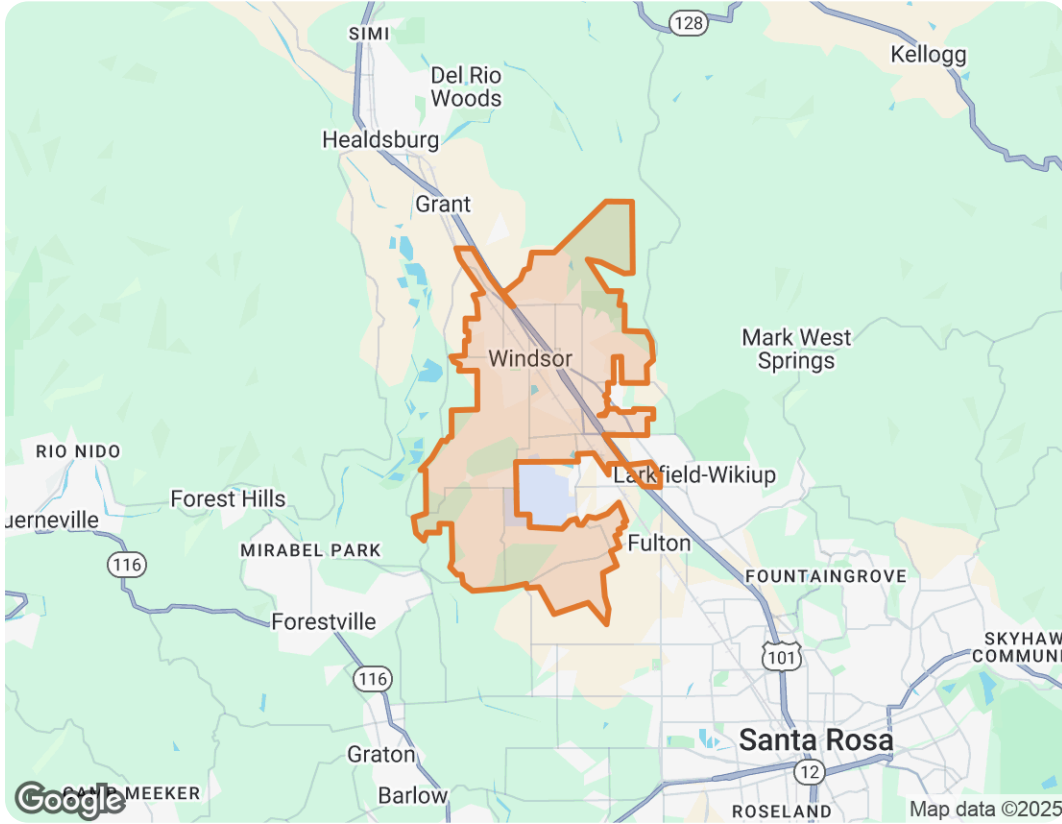




Windsor, CA 95492



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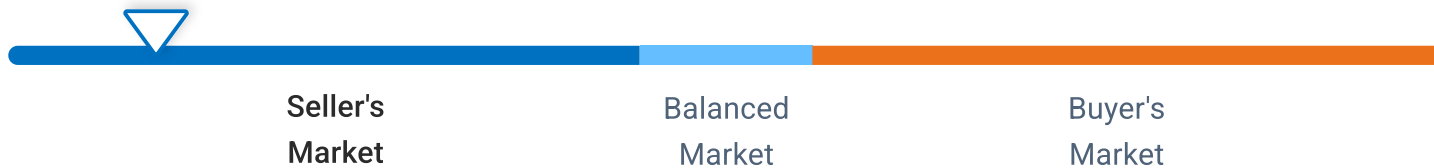
Market Trends

Market Trends for Windsor, CA 95492

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
1.14	99%	40	\$818,500
↓ 16.79% MoM	↓ 0.58% MoM	↑ 21.21% MoM	↑ 9.13% MoM

January 2025 Median Estimated Property Value

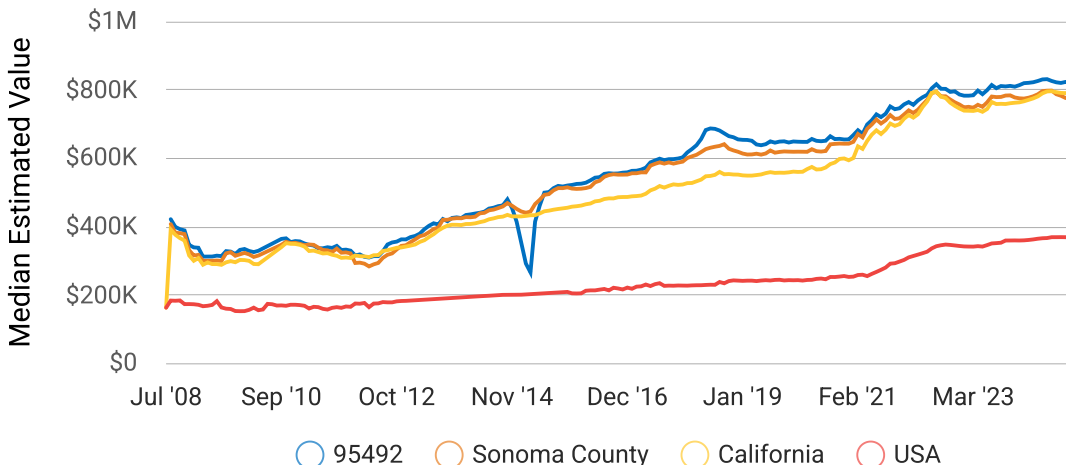
Single Family + Condo/Townhouse/Apt.

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 \$811,250	Last Month Change -1%	12 Month Change -0.3%
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New Listings

Windsor, CA 95492

Single Family + Condo/Townhouse/Apt.

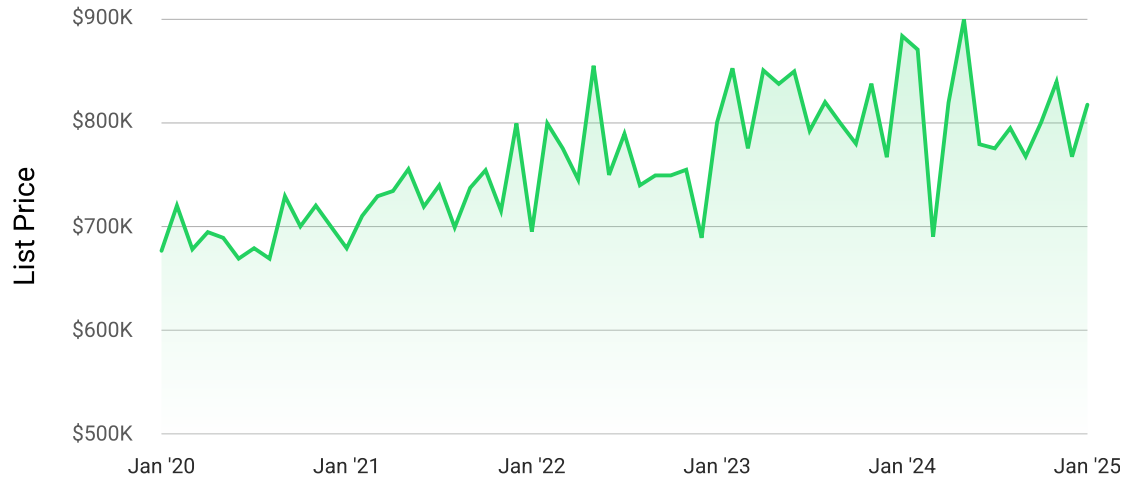
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$817,000

↑ 6.5% Month over Month



Active Listings

Windsor, CA 95492

Single Family + Condo/Townhouse/Apt.

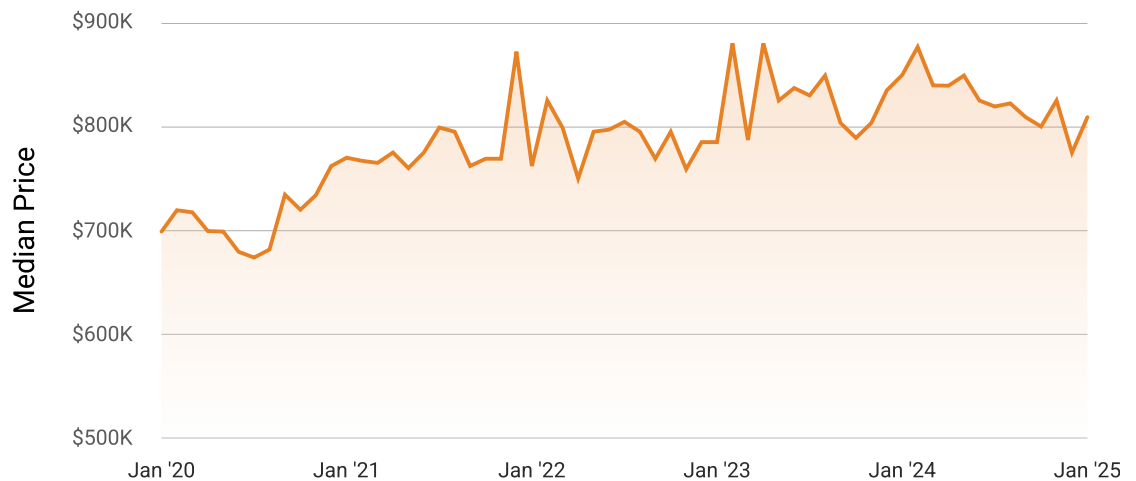
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$809,000

↑ 4.4% Month over Month





Windsor, CA 95492

New Pending Listings

Windsor, CA 95492

Single Family + Condo/Townhouse/Apt.

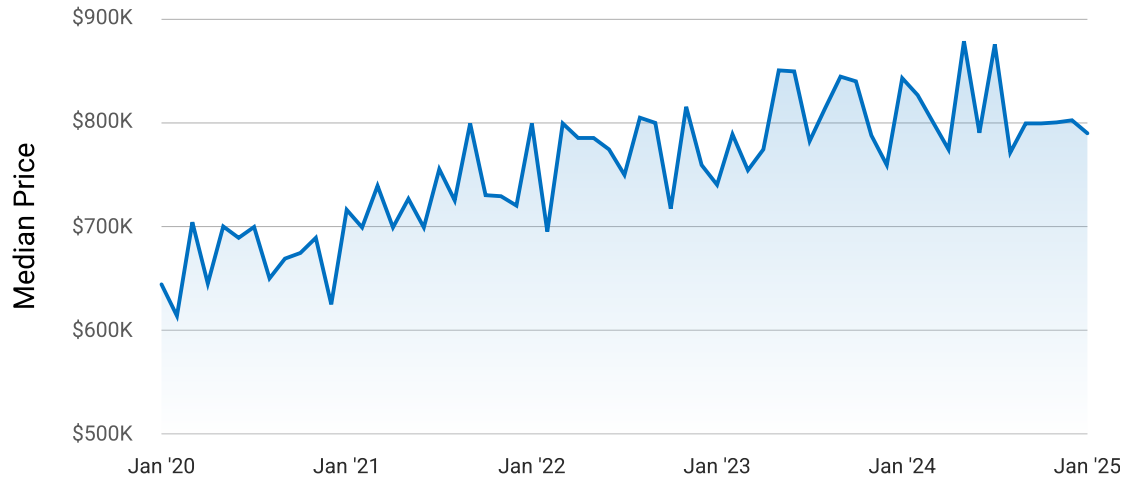
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$789,500

↓ 1.6% Month over Month



Pending Listings

Windsor, CA 95492

Single Family + Condo/Townhouse/Apt.

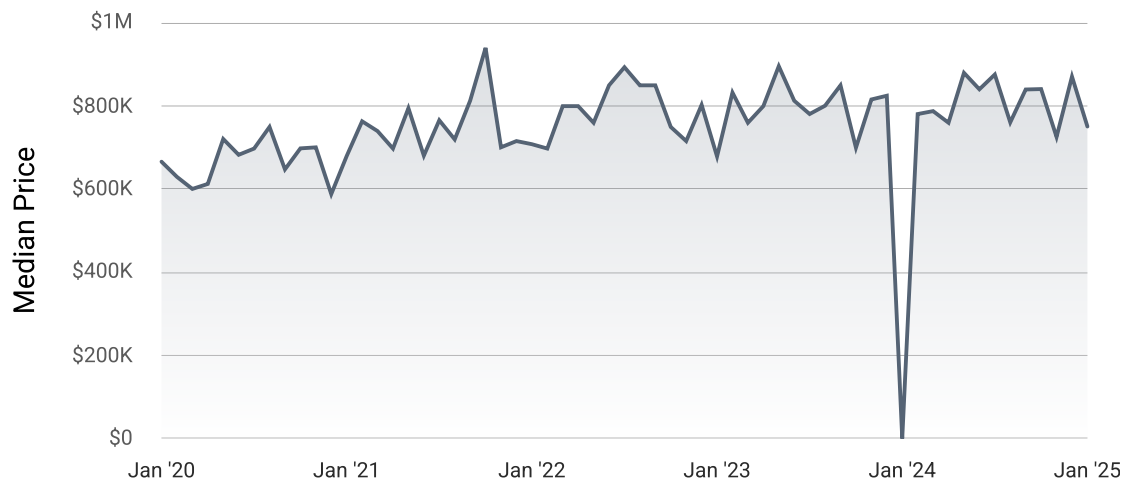
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot 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 - \$750,000

↓ 13.8% Month over Month





Sold Listings

Windsor, CA 95492

Single Family + Condo/Townhouse/Apt.

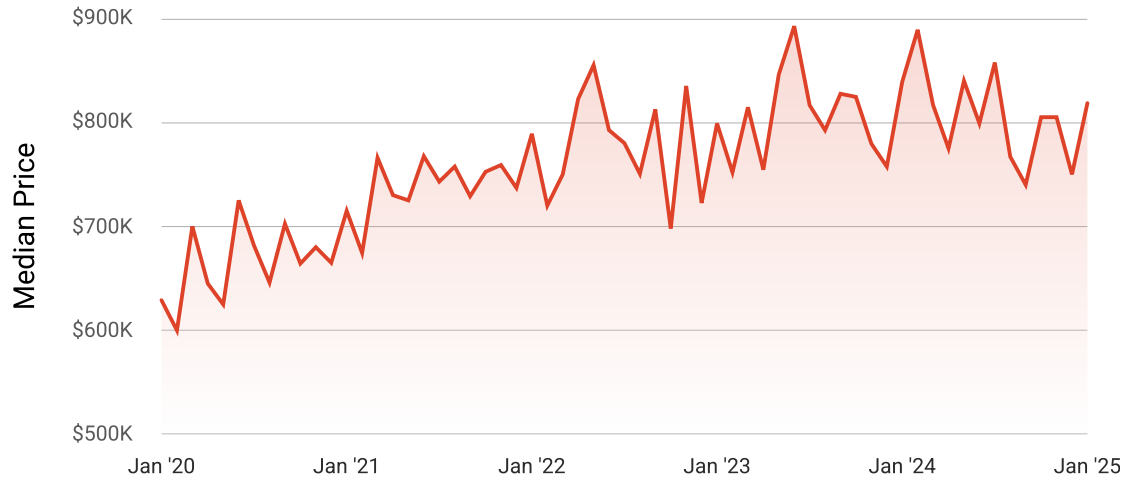
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$818,500

↑ 9.1% Month over Month



January 2025 Months Supply of Inventory

Windsor, CA 95492

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.

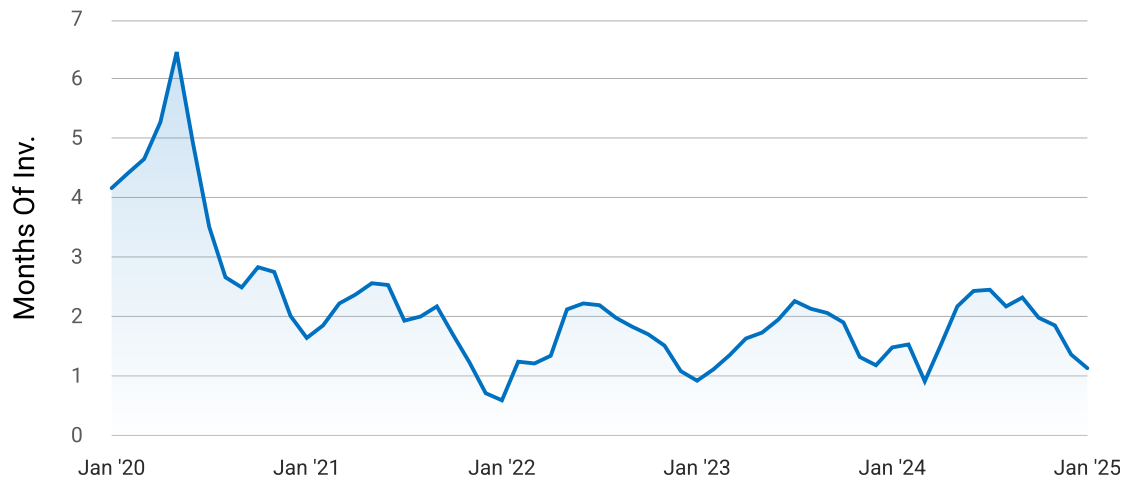
Source: Listing sources

Update Frequency: Monthly

Months Supply of Inventory
1.14

Last Month Change
-16.8%

12 Month Change
-23.5%





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	-	\$819,300 -0.98%	\$819,910 -1.06%	\$813,540 -0.28%	\$782,680 +3.65%	\$764,100 +6.17%
Median Sold Price Last Updated: 1/31/2025	-	\$782,000 +5.75%	\$834,500 -0.9%	\$797,750 +3.67%	\$799,000 +3.5%	\$750,000 +10.27%
Median List Price Last Updated: 1/31/2025	-	\$774,900 +4.4%	\$799,950 +1.13%	\$849,500 -4.77%	\$785,000 +3.06%	\$762,000 +6.17%

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

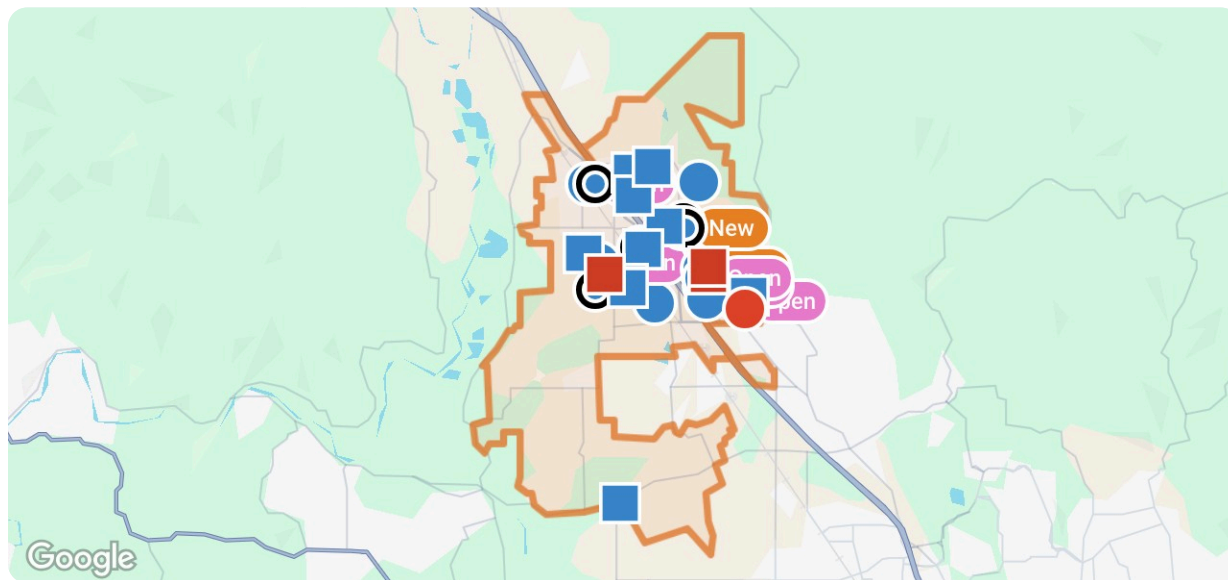
Property Types: Single Family, Condo/Townhouse/Apt, CoOp

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

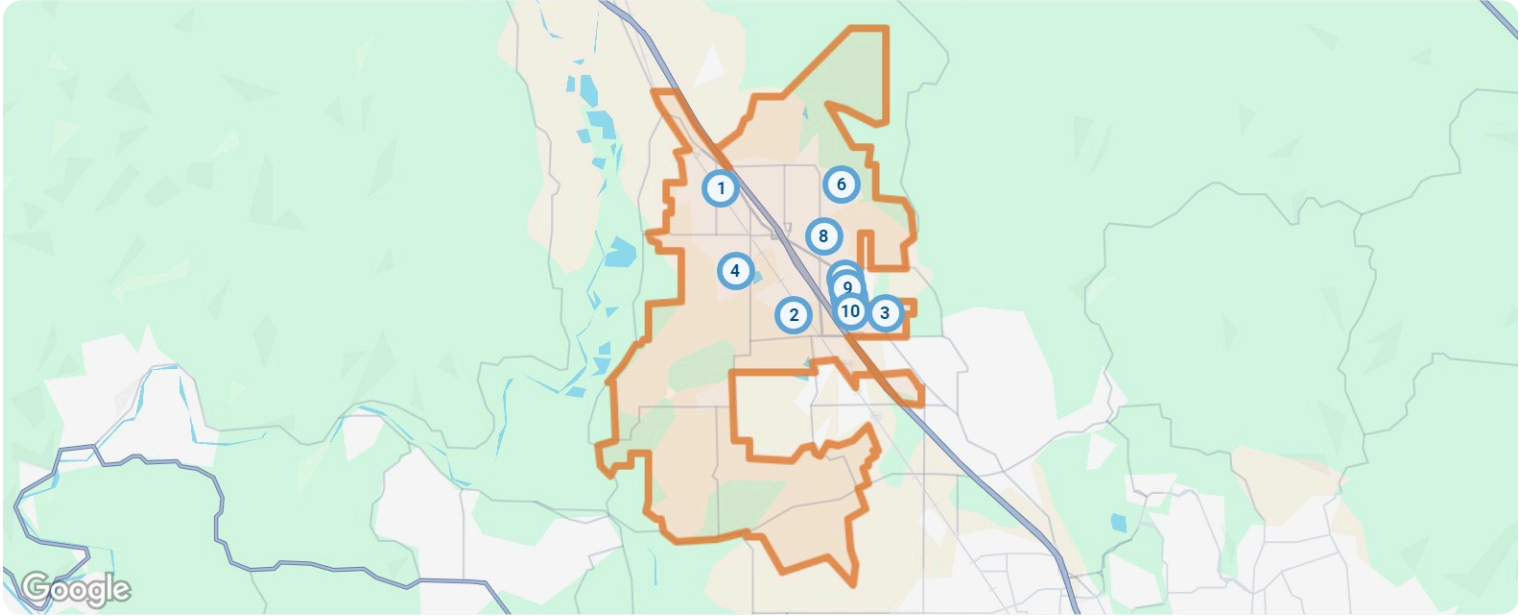
	New	Pending	Closed	Distressed
Number of Properties	10	5	10	4
Lowest Listing Price / Est.Value	\$699,000	\$750,000	\$535,000	\$916,980
Median Listing Price / Est.Value	\$882,000	\$835,000	\$795,665	\$962,400
Highest Listing Price / Est.Value	\$1,350,000	\$1,300,000	\$1,475,000	\$1,395,000
Average Price / sqft	\$491	\$482	\$434	\$455
Median Price / sqft	\$493	\$477	\$440	\$409
Average Days in RPR	25	28	36	47
Median Days in RPR	15	20	39	-
Total Volume	\$9,282,950	\$4,655,000	\$8,716,329	\$4,236,780
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>10936 Rio Ruso Dr Windsor, CA 95492 MLS ID: 325011608 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,573	5,550 sq ft	1990	2/12/2025 1 day	\$829,000 \$527/sq ft
2	 <p>7606 12th Hole Dr Windsor, CA 95492 MLS ID: 324080654 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	4/3	1,919	4,576 sq ft	2000	10/8/2024 128 days	\$819,000 \$427/sq ft
3	 <p>6152 Wright Way Windsor, CA 95492 MLS ID: 325006707 ● Active / For Sale</p> <p><i>Listing Courtesy of Ajility Real Estate</i></p>	Single Family	3/2	2,283	0.35 acres	1979	2/1/2025 12 days	\$1,130,000 \$495/sq ft
4	 <p>992 Pinot Noir Way Windsor, CA 95492 MLS ID: 325006563 ● Active / For Sale</p> <p><i>Listing Courtesy of Sonoma County Realty</i></p>	Single Family	3/2	2,116	6,717 sq ft	2006	1/27/2025 17 days	\$949,000 \$448/sq ft
5	 <p>6441 Yale St Windsor, CA 95492 MLS ID: 325006360 ● Active / For Sale</p> <p><i>Listing Courtesy of Healdsburg Sotheby's Int'l Realty</i></p>	Single Family	4/3	1,888	5,998 sq ft	1988	1/24/2025 20 days	\$935,000 \$495/sq ft

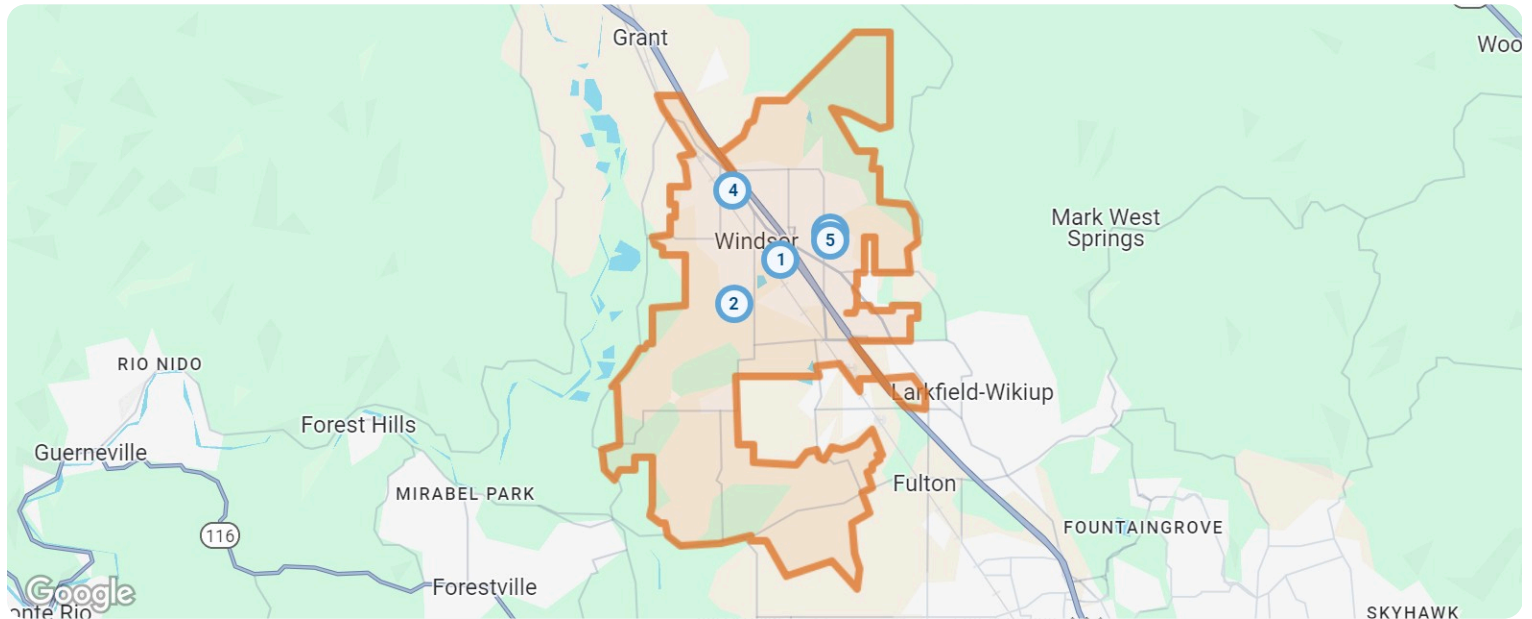


Windsor, CA 95492

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>248 Buena Tierra Way Windsor, CA 95492 MLS ID: 325008383</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Excellerate Real Estate</i></p>	Single Family	3/2	1,087	7,174 sq ft	1989	2/2/2025 11 days	\$699,000 \$643/sq ft
7	 <p>6264 Old Redwood Hwy Windsor, CA 95492 MLS ID: 81989975</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	4/3	2,976	0.25 acres	2002	1/10/2025 34 days	\$1,350,000 \$454/sq ft
8	 <p>508 Pistachio Pl Windsor, CA 95492 MLS ID: 324094097</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	5/4	2,567	6,046 sq ft	1990	2/10/2025 3 days	\$999,000 \$389/sq ft
9	 <p>120 Cornell St Windsor, CA 95492 MLS ID: 325010205</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Vanguard Properties</i></p>	Single Family	3/2	1,432	5,502 sq ft	1988	2/6/2025 7 days	\$775,000 \$541/sq ft
10	 <p>249 Spanish Oak Dr Windsor, CA 95492 MLS ID: 325006340</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/2	1,626	4,779 sq ft	2025	1/24/2025 20 days	\$797,950 \$491/sq ft

Pending

Source: Listings

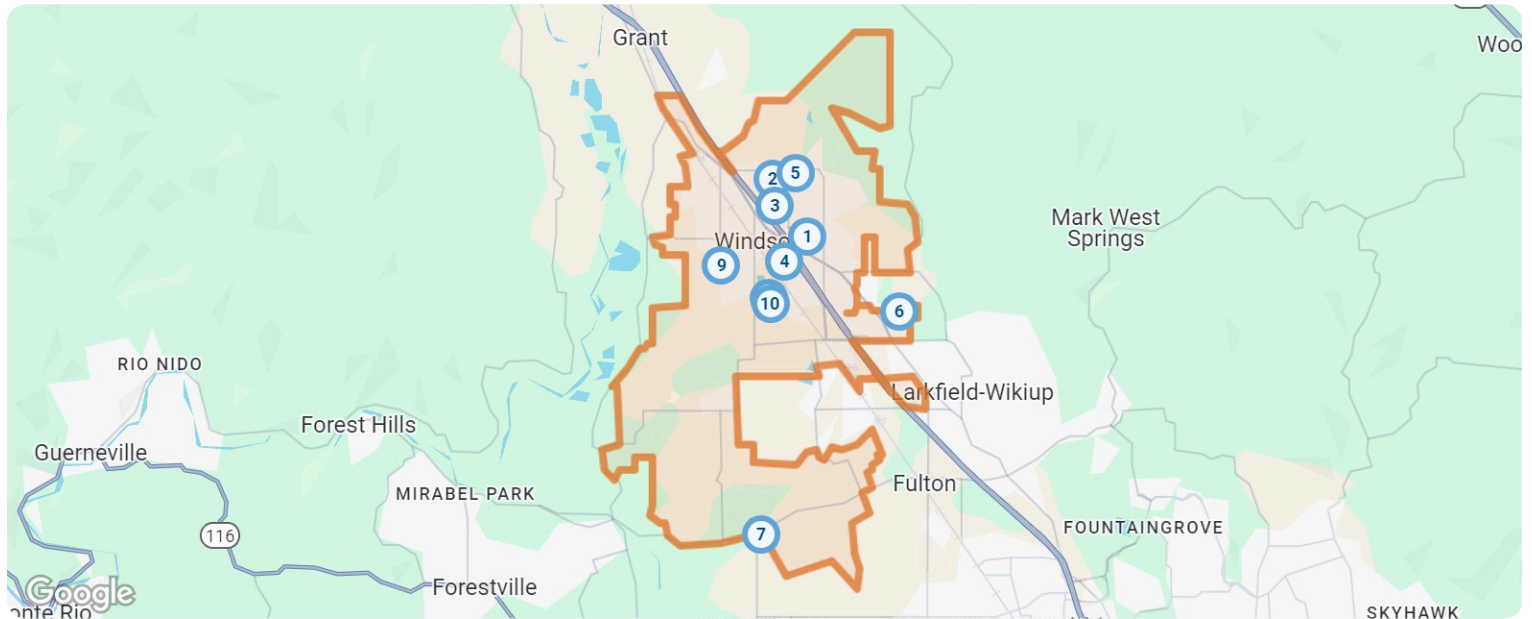


Windsor, CA 95492

Pending: 5 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>8420 Old Oak Rd Windsor, CA 95492 MLS ID: 325006336 Pending / For Sale</p> <p><i>Listing Courtesy of The Agency</i></p>	Single Family	4/2	2,462	7,500 sq ft / 1973	1/24/2025	\$835,000 / \$339/sq ft	2/6/2025 / 20 days
2	<p>8027 Oak Way Windsor, CA 95492 MLS ID: 325008902 Pending / For Sale</p> <p><i>Listing Courtesy of Excellerate Real Estate</i></p>	Single Family	3/2	1,800	3.18 acres / 1945	2/3/2025	\$1,300,000 / \$722/sq ft	2/10/2025 / 10 days
3	<p>8729 Holly Leaf Dr Windsor, CA 95492 MLS ID: 325006522 Pending / For Sale</p> <p><i>Listing Courtesy of Corcoran Icon Properties</i></p>	Single Family	3/2	1,615	5,945 sq ft / 1995	1/24/2025	\$795,000 / \$492/sq ft	2/7/2025 / 20 days
4	<p>117 Los Robles Ave Windsor, CA 95492 MLS ID: 324093797 Pending / For Sale</p> <p><i>Listing Courtesy of Magnolia Realty</i></p>	Single Family	3/3	1,573	8,516 sq ft / 1990	12/11/2024	\$750,000 / \$477/sq ft	1/10/2025 / 64 days
5	<p>526 Pistachio Pl Windsor, CA 95492 MLS ID: 325002981 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/3	2,567	6,111 sq ft / 1990	1/16/2025	\$975,000 / \$380/sq ft	2/5/2025 / 28 days











Closed

Source: Public Records and Listings



Windsor, CA 95492



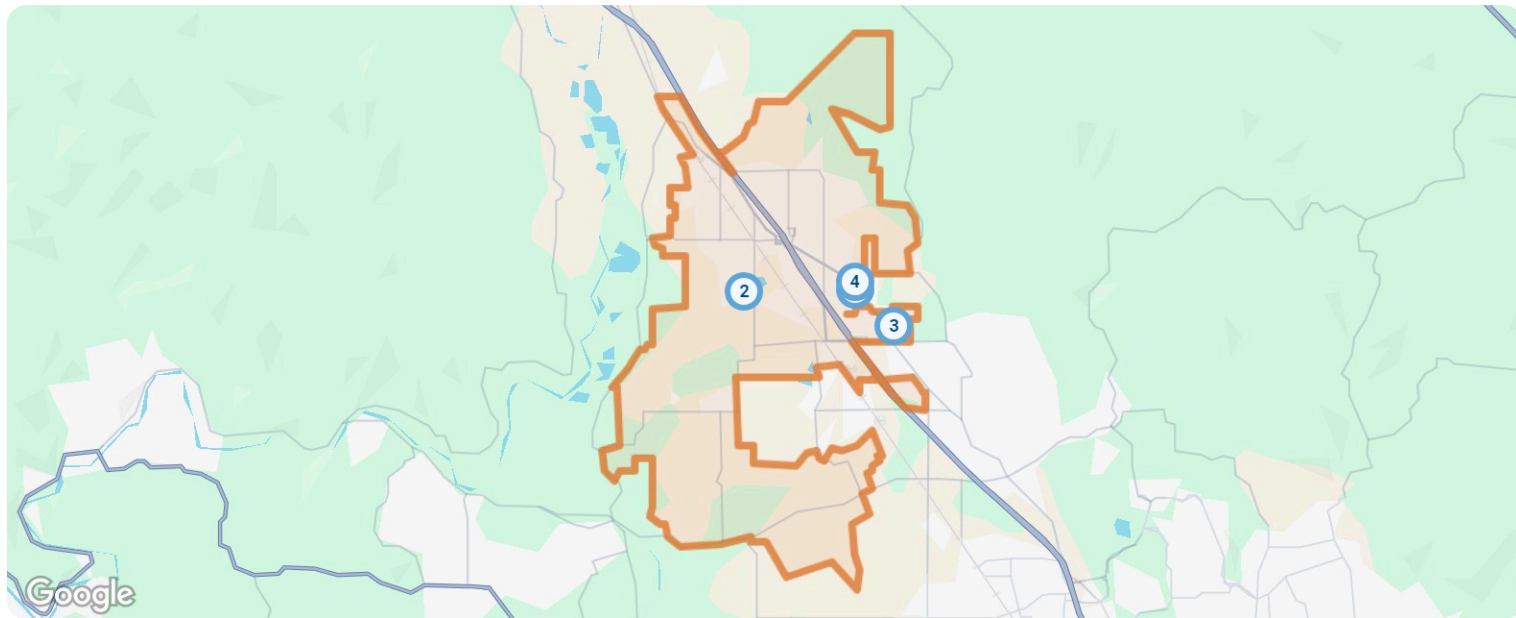
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>193 Jensen Ln Windsor, CA 95492 Closed / Public Record</p>	Single Family	3/2	1,344	0.5 acres 1959	1/31/2025 - days	\$535,000 \$1,053/sq ft	-
2	 <p>704 Natalie Dr Windsor, CA 95492 Closed / Public Record</p>	Single Family	4/2	1,935	6,000 sq ft 1990	1/31/2025 - days	\$630,000 \$431/sq ft	-
3	 <p>9478 Lazy Creek Dr Windsor, CA 95492 MLS ID: 324093938 Closed / For Sale</p> <p><i>Courtesy of Dayton & Tremont Real Estate</i></p>	Single Family	3/3	1,400	7,200 sq ft 1993	2/3/2025 49 days	\$776,329 \$555/sq ft	↓ 0.34%
4	 <p>8405 Old Oak Rd Windsor, CA 95492 MLS ID: 324091838 Closed / For Sale</p> <p><i>Courtesy of NorthBay Property Management</i></p>	Single Family	4/3	2,204	4,556 sq ft 2000	1/31/2025 58 days	\$720,000 \$327/sq ft	↓ 0.69%
5	 <p>903 Vanessa Ct Windsor, CA 95492 MLS ID: 325000787 Closed / For Sale</p> <p><i>Courtesy of BW&CO. Real Estate</i></p>	Single Family	4/3	2,800	8,830 sq ft 1991	2/3/2025 28 days	\$1,240,000 \$443/sq ft	↓ 0.72%
6	 <p>196 Barrio Way Windsor, CA 95492 MLS ID: 324088395 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,303	0.28 acres 2001	2/11/2025 88 days	\$1,055,000 \$458/sq ft	↓ 4.09%
7	 <p>3825 Woolsey Rd Windsor, CA 95492 Closed / Public Record</p>	Single Family	3/2	1,154	0.83 acres 1974	1/10/2025 - days	\$635,000 \$1,211/sq ft	-
8	 <p>7964 Ferrari Way Windsor, CA 95492 Closed / Public Record</p>	Single Family	4/3	1,912	4,848 sq ft 2007	1/13/2025 - days	\$835,000 \$440/sq ft	-
9	 <p>8830 Starr Rd Windsor, CA 95492 MLS ID: 324084263 Closed / For Sale</p> <p><i>Courtesy of Redfin</i></p>	Single Family	4/3	3,187	0.39 acres 2008	1/7/2025 69 days	\$1,475,000 \$463/sq ft	-
10	 <p>7825 Carano Way Windsor, CA 95492 MLS ID: 324066695 Closed / For Sale</p> <p><i>Courtesy of RE/MAX Marketplace</i></p>	Single Family	4/3	2,132	4,400 sq ft 2006	11/27/2024 71 days	\$815,000 \$382/sq ft	↓ 3.55%









Distressed

Source: Public Records and Listings



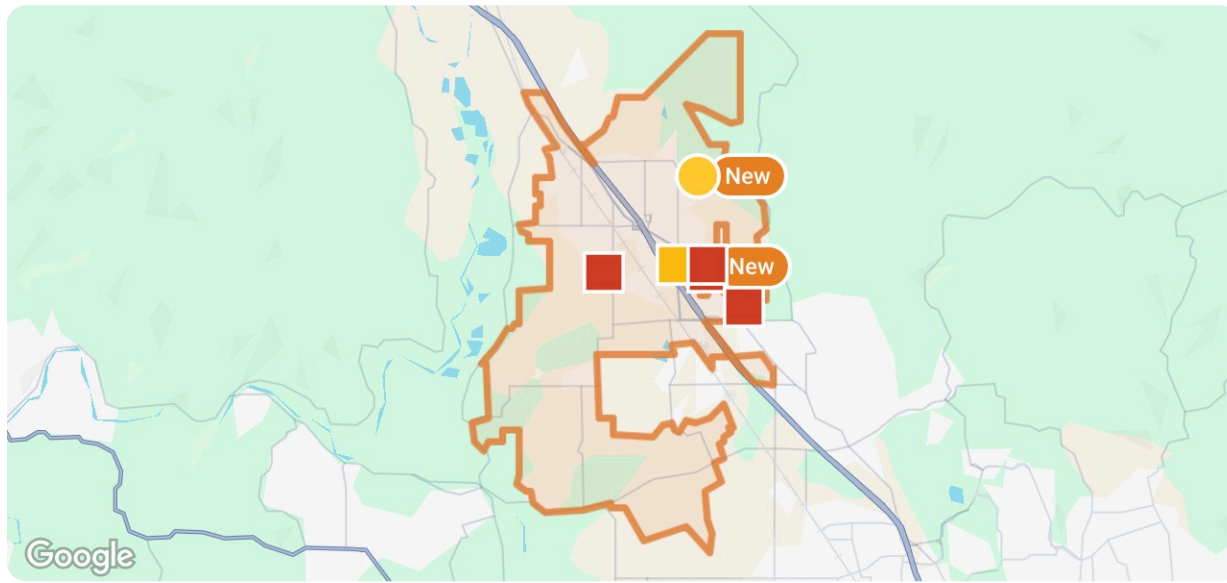
Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 107 Anish Way Windsor, CA 95492 ■ Off Market / Public Record	Single Family	4/4	2,699	6,604 sq ft 2007	- - days	- \$340/sq ft	11/15/2024 Notice of Default
2	 1635 Reiman Ln Windsor, CA 95492 ■ Off Market / Public Record	Single Family	3/2	2,507	0.29 acres 2005	- - days	- \$394/sq ft	1/16/2025 Notice of Default
3	 126 Merner Dr Windsor, CA 95492 MLS ID: 324058573 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Solano Pacific</i>	Single Family	3/2	2,103	0.83 acres 1985	8/8/2024 189 days	\$1,395,000 \$663/sq ft	12/5/2024 None
4	 121 Thrushwing Ave Windsor, CA 95492 ■ Off Market / Public Record	Single Family	3/3	2,211	6,858 sq ft 1989	- - days	- \$424/sq ft	1/23/2025 Notice of Default





Summary

For Lease Activity in the Last 3 Months



	New	Closed	Distressed
Number of Properties	2	1	4
Lowest Listing Price / Est.Value	\$5,000	\$4,500	\$916,980
Median Listing Price / Est.Value	\$5,250	\$4,500	\$962,400
Highest Listing Price / Est.Value	\$5,500	\$4,500	\$1,308,930
Average Price / sqft	\$2	\$2	\$858
Median Price / sqft	\$2	\$2	\$409
Average Days in RPR	35	50	-
Median Days in RPR	35	50	-
Total Volume	\$10,500	\$4,500	\$4,150,710
Source	Listings	Public Records & Listings	Public Records & Listings

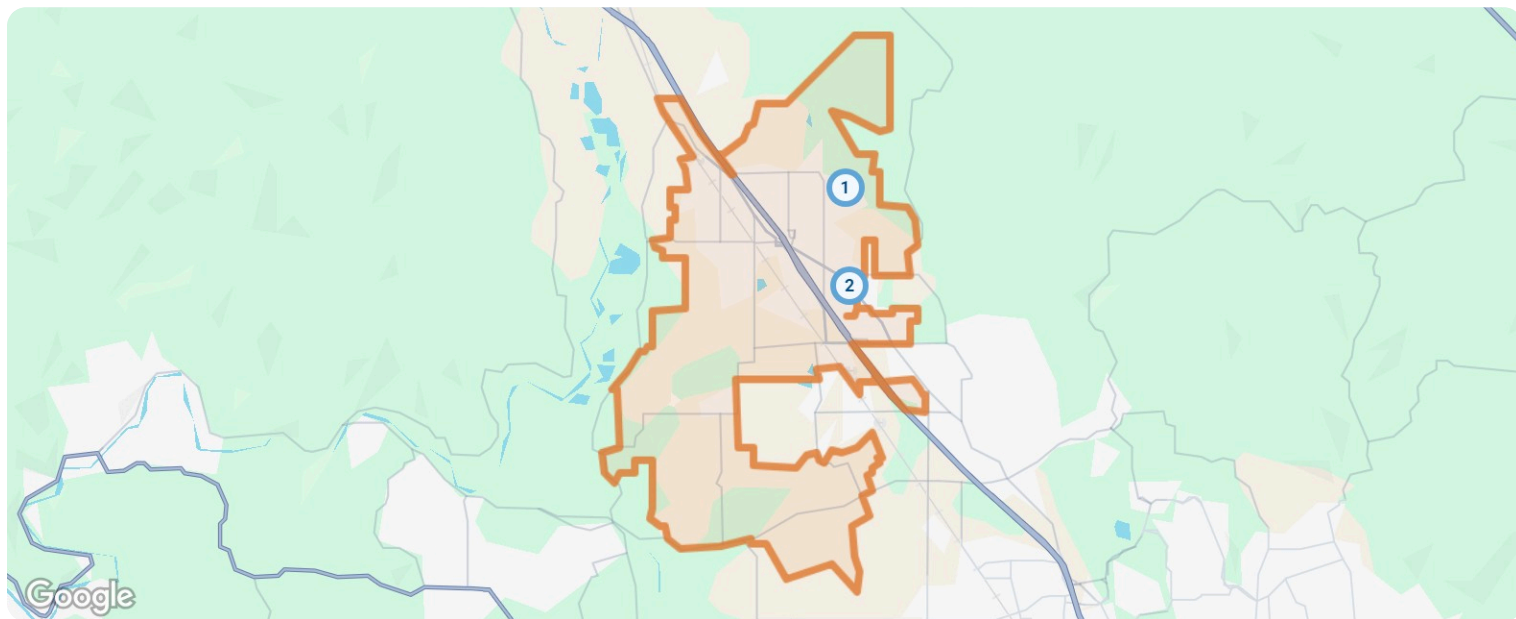






Property Details

New

Source: Listings



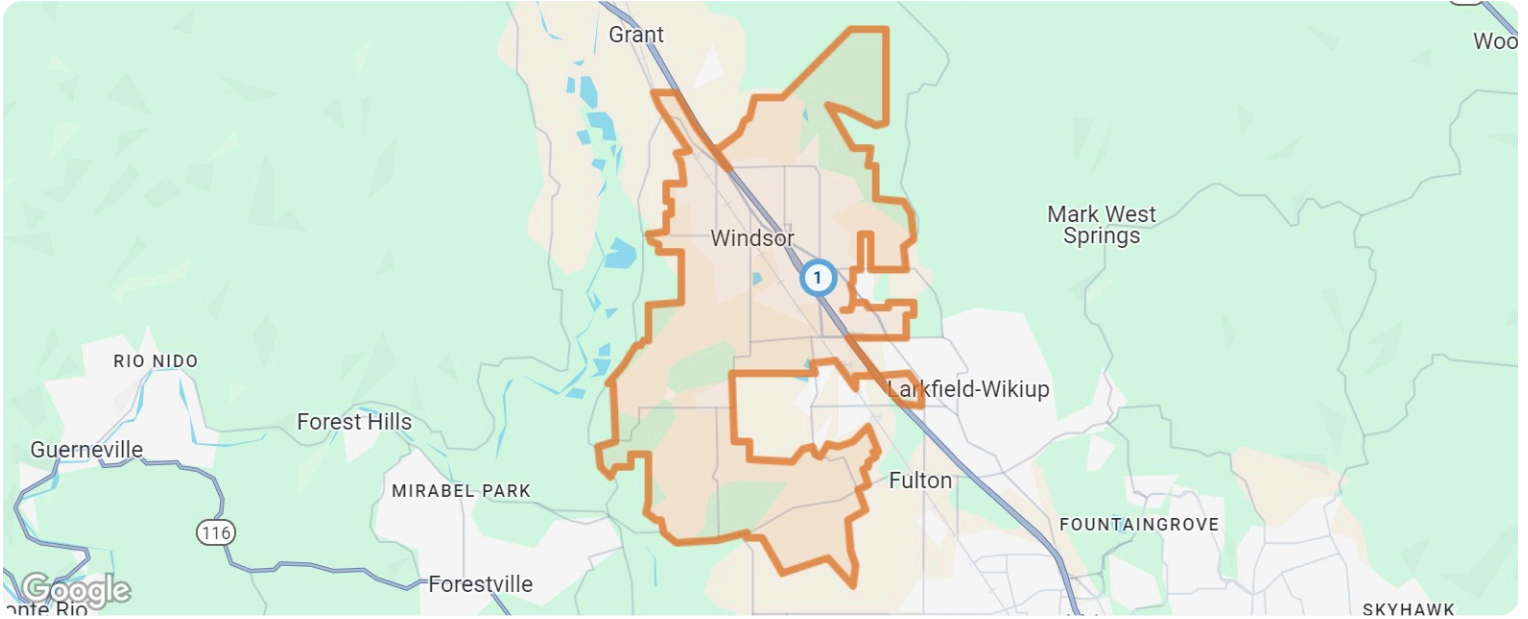
New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>405 Buena Tierra Ct Windsor, CA 95492 MLS ID: 324113208 ● Active / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,237	6,499 sq ft	1989	1/9/2025 35 days	\$5,000 mo. \$2/sq ft
2	 <p>6264 Old Redwood Hwy Windsor, CA 95492 MLS ID: 81989976 ● Active / For Lease</p> <p><i>Courtesy of Intero Real Estate Services</i></p>	Single Family	4/3	2,976	0.25 acres	2002	1/10/2025 34 days	\$5,500 mo. \$2/sq ft






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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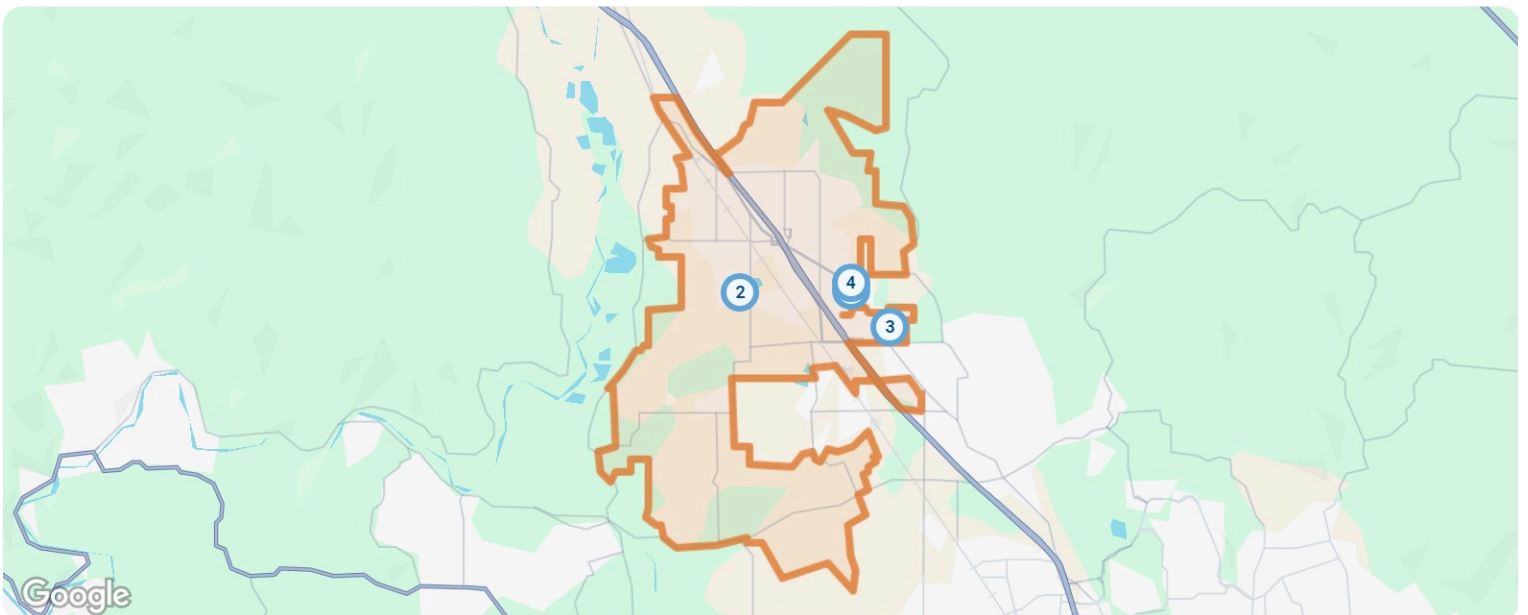
1  **641 Yerba Buena Way**
Windsor, CA 95492
 MLS ID: 324092823
Closed / For Lease

Courtesy of W Real Estate

Single Family	3/3	1,966	6,098 sq ft 2000	2/1/2025 50 days	- \$2/sq ft	-
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Distressed

Source: Public Records and Listings





Windsor, CA 95492

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>107 Anish Way Windsor, CA 95492 Off Market / Public Record</p>	Single Family	4/4	2,699	6,604 sq ft 2007	- - days	- \$340/sq ft	11/15/2024 Notice of Default
2	 <p>1635 Reiman Ln Windsor, CA 95492 Off Market / Public Record</p>	Single Family	3/2	2,507	0.29 acres 2005	- - days	- \$394/sq ft	1/16/2025 Notice of Default
3	 <p>126 Merner Dr Windsor, CA 95492 Off Market / Public Record</p>	Single Family	3/2	576	0.83 acres 2002	- - days	- \$2,272/sq ft	12/5/2024 Notice of Default
4	 <p>121 Thrushwing Ave Windsor, CA 95492 Off Market / Public Record</p>	Single Family	3/3	2,211	6,858 sq ft 1989	- - days	- \$424/sq ft	1/23/2025 Notice of Default

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- 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).

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Guaranteed Rate Affinity



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