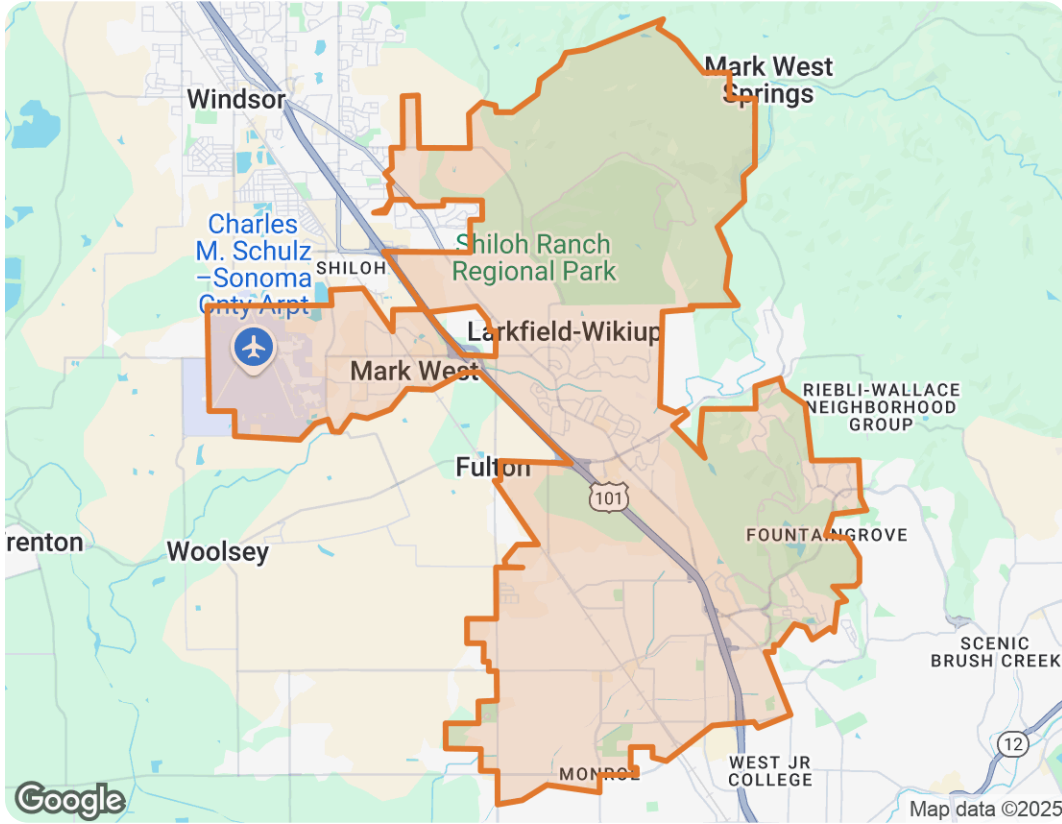




# Santa Rosa, CA 95403



## Nima Kazeroonian

Broker Associate

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### Coldwell Banker Realty

600 Bicentennial Way #100

Santa Rosa, CA 95403





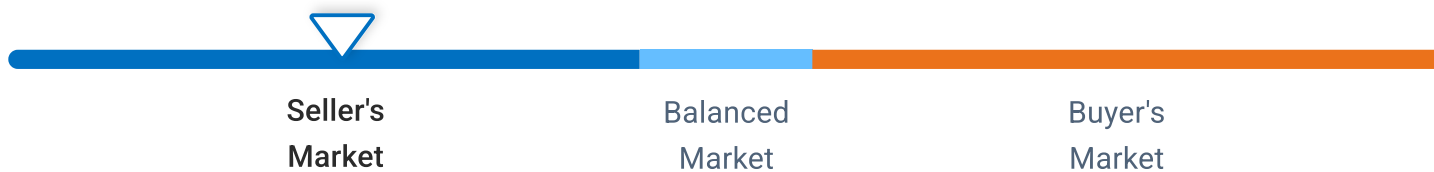
## Market Trends

### Market Trends for Santa Rosa, CA 95403

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
<b>2.7</b> ↑ 18.42% MoM	<b>99.3%</b> ↓ 0.61% MoM	<b>68</b> ↑ 70% MoM	<b>\$720,000</b> ↑ 3.97% MoM

### January 2025 Median Estimated Property Value

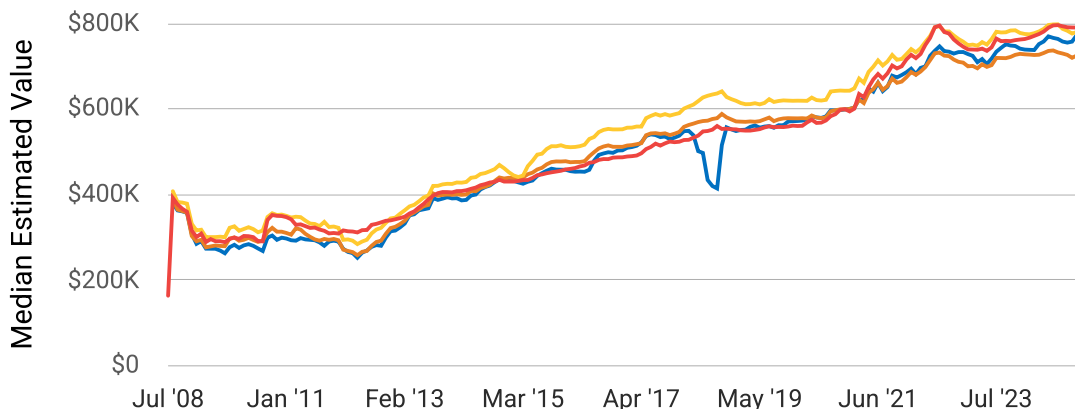
Single Family + Condo/Townhouse/Apt.

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

<b>Median Estimated Value</b> <b>\$776,220</b>	<b>Last Month Change</b> <b>+0.5%</b>	<b>12 Month Change</b> <b>+5.1%</b>
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○ 95403 ○ Santa Rosa ○ Sonoma County ○ California





## January 2025 New Listings

Santa Rosa, CA 95403

Single Family + Condo/Townhouse/Apt.

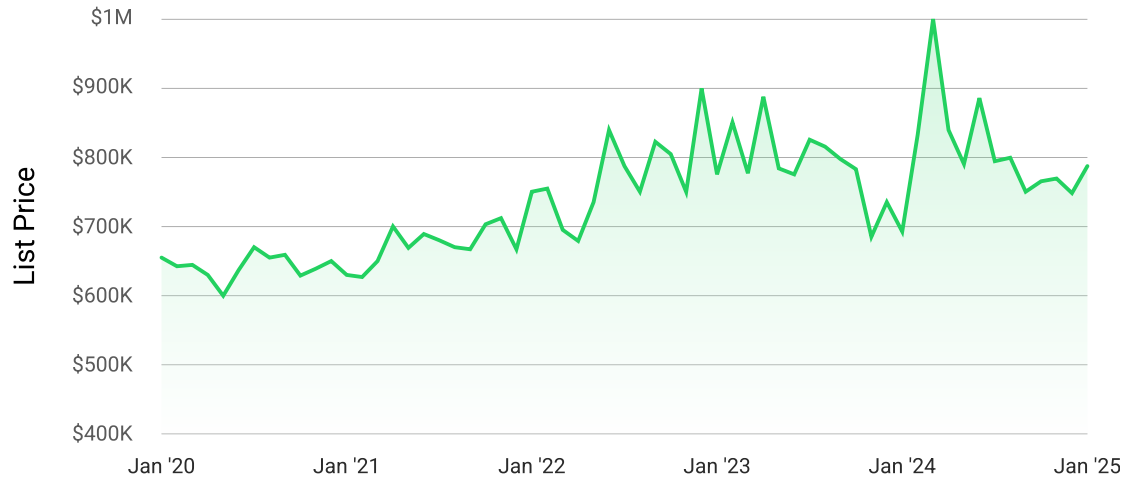
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$787,000**

↑ 5.2% Month over Month



## January 2025 Active Listings

Santa Rosa, CA 95403

Single Family + Condo/Townhouse/Apt.

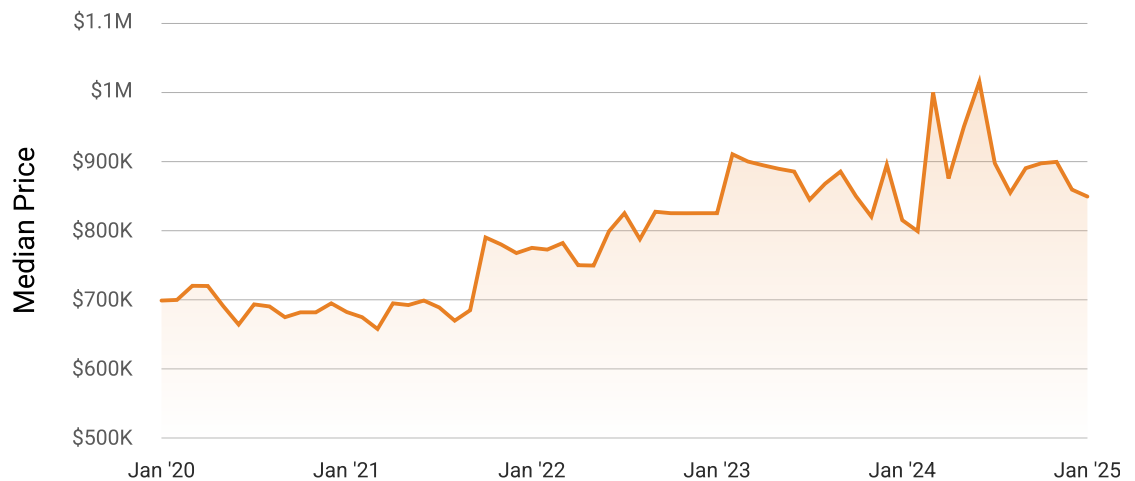
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$849,000**

↓ 1.2% Month over Month





# Santa Rosa, CA 95403

## January 2025 New Pending Listings

### Santa Rosa, CA 95403

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 - \$750,000**

↑ 2.7% Month over Month



## January 2025 Pending Listings

### Santa Rosa, CA 95403

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 - \$779,000**

↑ 3.9% Month over Month





## January 2025 Sold Listings

### Santa Rosa, CA 95403

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.

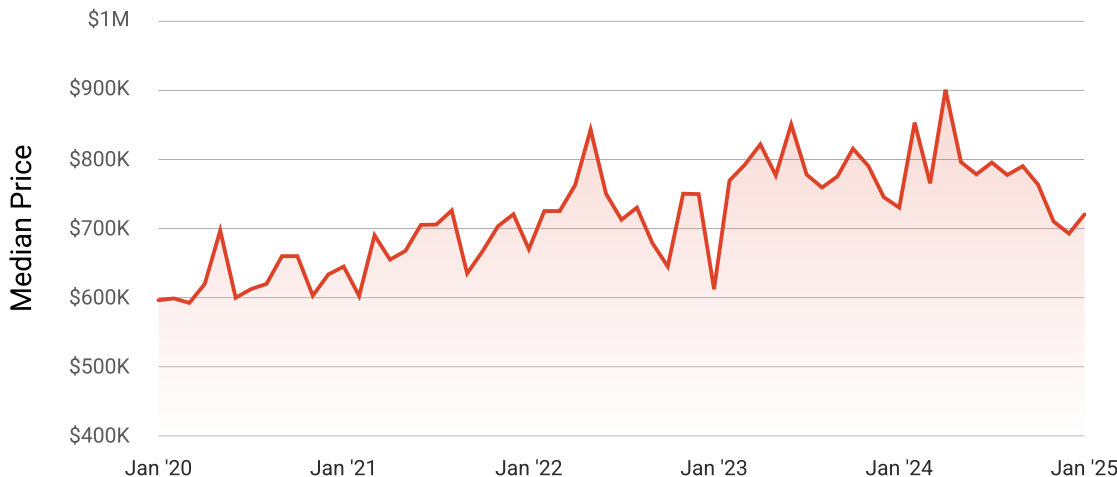
These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$720,000**

↑ 4% Month over Month



## Market Snapshot

### Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> <small>Last Updated: 1/31/2025</small>	-	\$772,660 <span>+0.46%</span>	\$754,860 <span>+2.83%</span>	\$738,620 <span>+5.09%</span>	\$728,040 <span>+6.62%</span>	\$694,000 <span>+11.85%</span>
<b>Median Sold Price</b> <small>Last Updated: 1/31/2025</small>	-	\$700,000 <span>+1.43%</span>	\$749,000 <span>-5.21%</span>	\$737,911 <span>-3.78%</span>	\$750,000 <span>-5.33%</span>	\$650,000 <span>+9.23%</span>
<b>Median List Price</b> <small>Last Updated: 1/31/2025</small>	-	\$859,000 <span>-1.16%</span>	\$896,895 <span>-5.34%</span>	\$814,990 <span>+4.17%</span>	\$825,000 <span>+2.91%</span>	\$775,000 <span>+9.55%</span>

**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

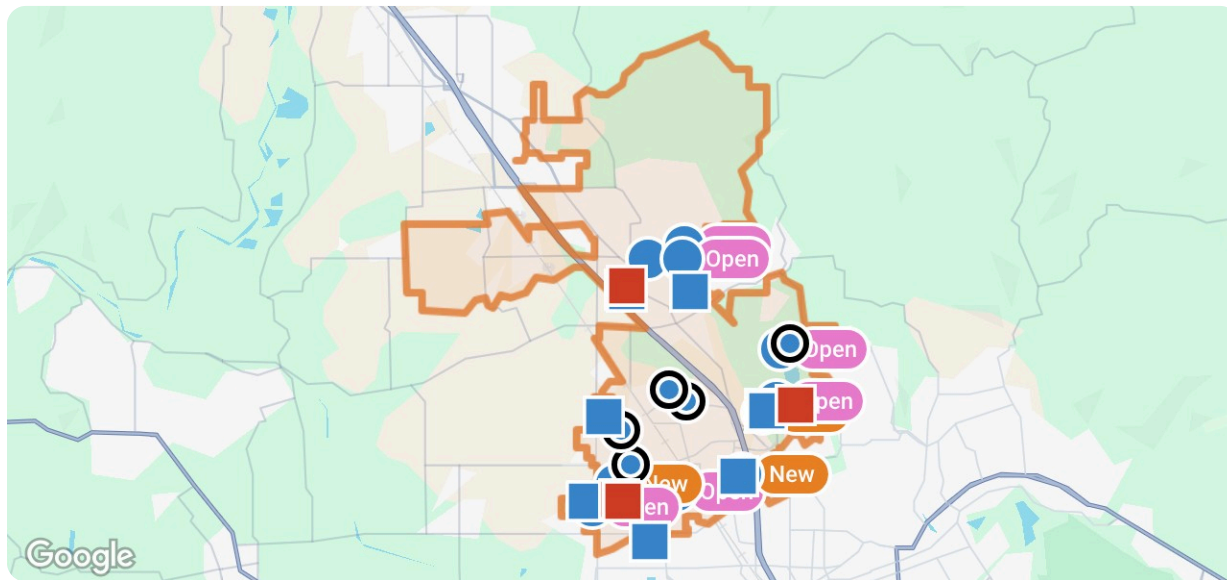
Change Types: New Listings, Pending, Closed, Distressed

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	10	5	10	4
Lowest Listing Price / Est.Value	\$529,000	\$649,000	\$490,000	\$690,550
Median Listing Price / Est.Value	\$778,000	\$799,000	\$745,000	\$866,685
Highest Listing Price / Est.Value	\$2,750,000	\$2,888,000	\$1,290,000	\$3,158,000
Average Price / sqft	\$474	\$481	\$378	\$509
Median Price / sqft	\$442	\$481	\$380	\$461
Average Days in RPR	25	73	98	-
Median Days in RPR	19	96	90	-
Total Volume	\$11,357,990	\$6,201,000	\$7,640,024	\$5,581,920
Source	Listings	Listings	Public Records & Listings	Public Records & Listings



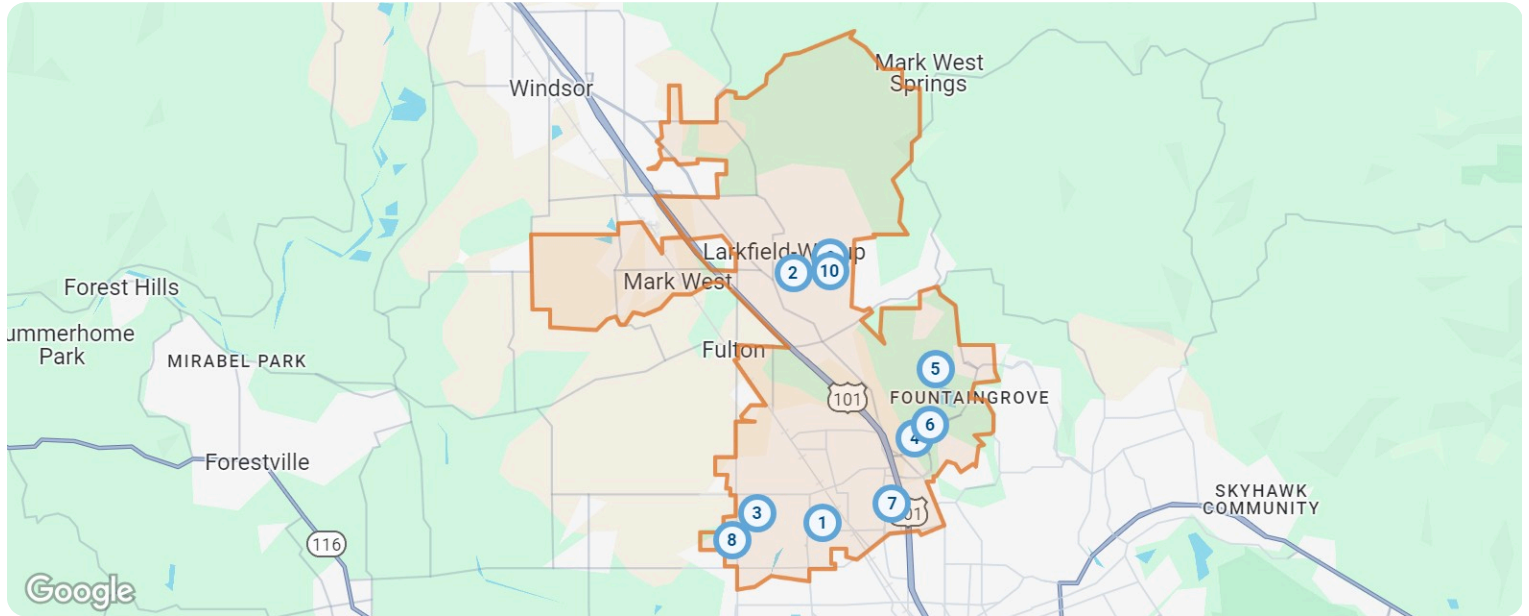




## Property Details

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><b>2733 Yuma St</b> Santa Rosa, CA 95403 MLS ID: 325006456 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/2	1,098	6,000 sq ft	1964	2/4/2025 9 days	\$625,000 \$569/sq ft
2	 <p><b>255 Candlelight Dr</b> Santa Rosa, CA 95403 MLS ID: 324090629 ● Active / For Sale</p> <p><i>Listing Courtesy of Sotheby's International Realty</i></p>	Single Family	3/2	1,268	1,568 sq ft	1974	12/1/2024 74 days	\$560,000 \$442/sq ft
3	 <p><b>2345 Hickock Ct</b> Santa Rosa, CA 95403 MLS ID: 324092980 ● Active / For Sale</p> <p><i>Listing Courtesy of eXp Realty of California, Inc</i></p>	Single Family	5/3	1,974	10,032 sq ft	1973	12/15/2024 60 days	\$795,000 \$403/sq ft
4	 <p><b>641 Semillon Ln</b> Santa Rosa, CA 95403 MLS ID: 325011829 ● Active / For Sale</p> <p><i>Listing Courtesy of City Ventures Construction, Inc</i></p>	Condo/Townhouse/Apt.	4/4	1,884	&ndash;	-	2/12/2025 1 day	\$757,990 \$402/sq ft
5	 <p><b>3710 Skyfarm Dr</b> Santa Rosa, CA 95403 MLS ID: 324113865 ● Active / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	4/4	5,531	1.71 acres	2003	1/17/2025 27 days	\$2,750,000 \$497/sq ft

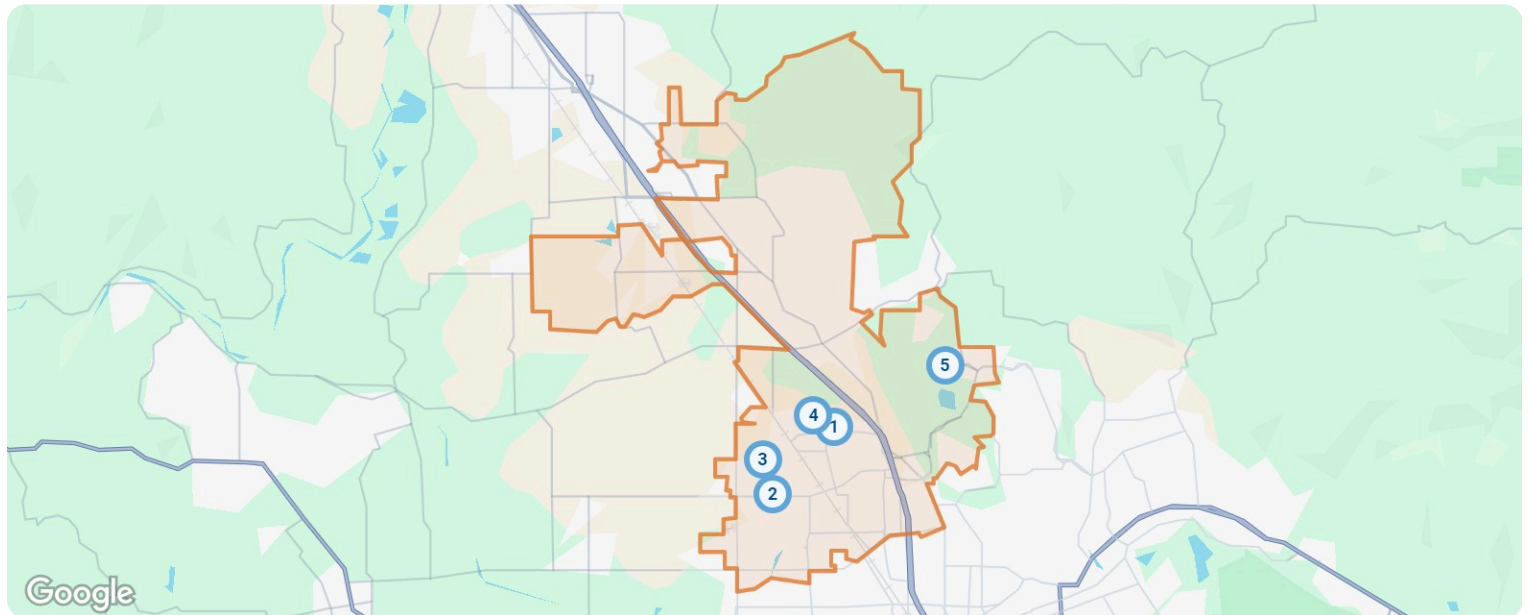


# Santa Rosa, CA 95403

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><b>2001 Stonefield Ln</b> Santa Rosa, CA 95403 MLS ID: 325005635 ● Active / For Sale</p> <p><i>Listing Courtesy of Sotheby's International Realty</i></p>	Condo/Townhouse/Apt.	3/3	1,830	1,459 sq ft	1992	1/27/2025 17 days	\$787,000 \$430/sq ft
7	 <p><b>2791 McBride Ln, Apt 188</b> Santa Rosa, CA 95403 MLS ID: 325003200 ● Active / For Sale</p> <p><i>Listing Courtesy of NextHome Wine Country Premier</i></p>	Condo/Townhouse/Apt.	3/3	1,324	1,752 sq ft	1979	1/15/2025 29 days	\$529,000 \$400/sq ft
8	 <p><b>2512 Red Willow Dr</b> Santa Rosa, CA 95403 MLS ID: 325006464 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,742	3,877 sq ft	2018	1/24/2025 20 days	\$769,000 \$441/sq ft
9	 <p><b>5314 Vista Grande Dr</b> Santa Rosa, CA 95403 MLS ID: 325009938 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/6	3,828	1.3 acres	2019	2/7/2025 6 days	\$1,890,000 \$494/sq ft
10	 <p><b>1335 Wikiup Dr</b> Santa Rosa, CA 95403 MLS ID: 325009006 ● Active / For Sale</p> <p><i>Listing Courtesy of Redwood Empire Realty</i></p>	Single Family	4/3	2,844	0.59 acres	2019	2/11/2025 2 days	\$1,895,000 \$666/sq ft

## Pending

Source: Listings



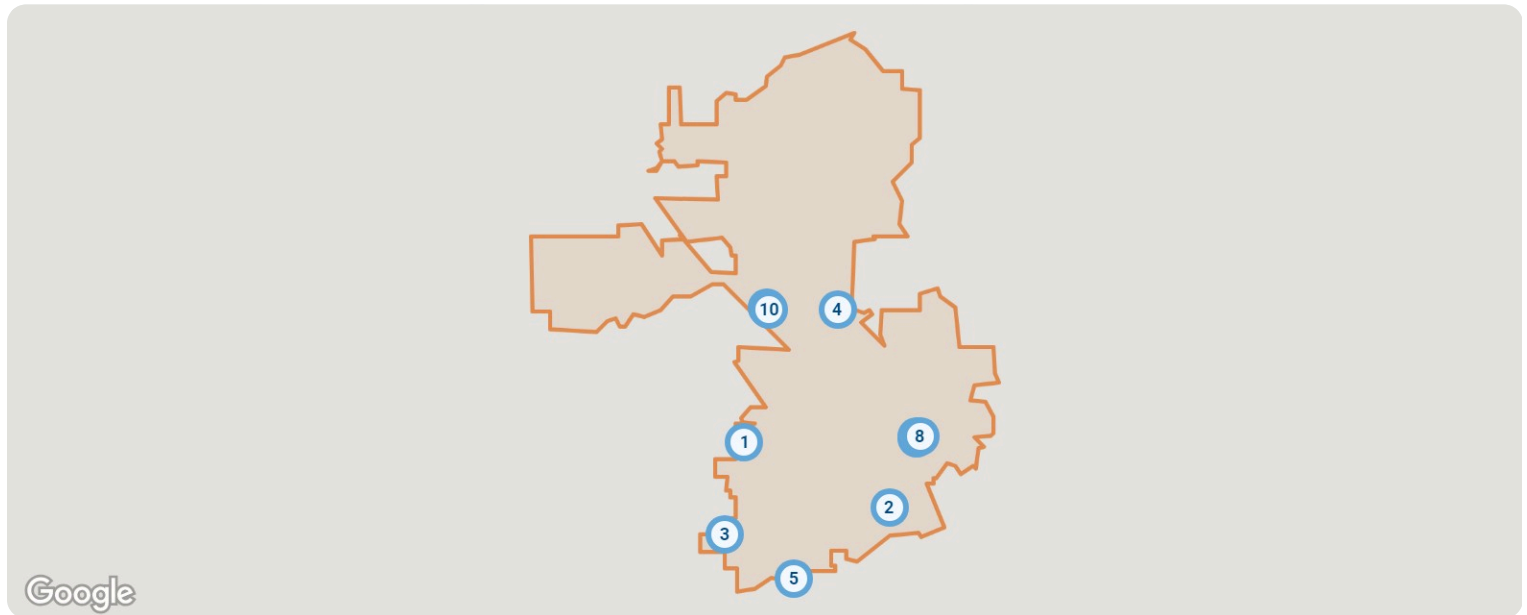


# Santa Rosa, CA 95403











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><b>3716 Crestview Dr</b> Santa Rosa, CA 95403 MLS ID: 324087521 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Corcoran Icon Properties</i></p>	Single Family	3/3	1,599	5,998 sq ft 2019	11/9/2024	\$799,000 \$500/sq ft	2/12/2025 96 days
2	 <p><b>2022 Red Oak Cir</b> Santa Rosa, CA 95403 MLS ID: 325007197 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of NextHome Wine Country Premier</i></p>	Single Family	3/3	1,621	4,657 sq ft 2002	1/29/2025	\$649,000 \$400/sq ft	2/4/2025 15 days
3	 <p><b>2263 Orleans St</b> Santa Rosa, CA 95403 MLS ID: 324113592 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of W Real Estate</i></p>	Single Family	3/3	1,744	3,254 sq ft 2017	12/30/2024	\$765,000 \$439/sq ft	1/31/2025 45 days
4	 <p><b>1965 Dennis Ln</b> Santa Rosa, CA 95403 MLS ID: 324082820 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Corcoran Icon Properties</i></p>	Single Family	3/2	1,878	0.77 acres 2019	10/24/2024	\$1,100,000 \$586/sq ft	12/16/2024 112 days
5	 <p><b>3794 Skyfarm Dr</b> Santa Rosa, CA 95403 MLS ID: 24-457999 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Hurwitz James Company</i></p>	Single Family	6/6	6,000	1.34 acres 2022	11/8/2024	\$2,888,000 \$481/sq ft	2/6/2025 97 days

## Closed

Source: Public Records and Listings





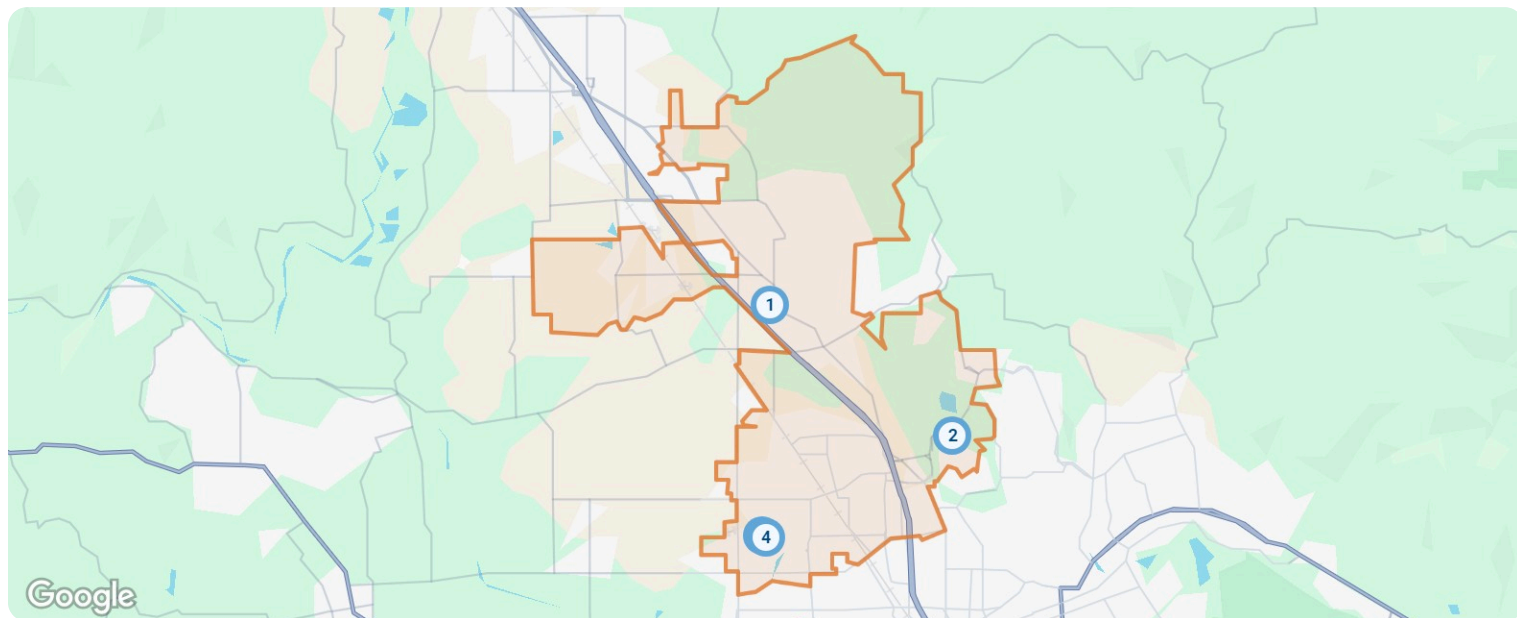
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p><b>2349 George Ln</b> Santa Rosa, CA 95403 MLS ID: 324064183 Closed / For Sale</p> <p><i>Courtesy of W Real Estate</i></p>	Single Family	4/3	2,067	5,221 sq ft 2008	1/31/2025 162 days	\$710,000 \$343/sq ft	-
2	 <p><b>2791 McBride Ln, Apt 140</b> Santa Rosa, CA 95403 MLS ID: 325000108 Closed / For Sale</p> <p><i>Courtesy of W Real Estate</i></p>	Condo/Townhouse/Apt.	3/3	1,324	1,751 sq ft 1980	2/3/2025 32 days	\$490,000 \$370/sq ft	↑ 0.2%
3	 <p><b>1628 Sorrel St</b> Santa Rosa, CA 95403 MLS ID: 324074267 Closed / For Sale</p> <p><i>Courtesy of RE/MAX Gold of Fairfield</i></p>	Single Family	5/3	2,454	3,890 sq ft 2021	2/4/2025 138 days	\$860,000 \$350/sq ft	↓ 3.36%
4	 <p><b>536 Carriage Ct</b> Santa Rosa, CA 95403 MLS ID: 324088873 Closed / For Sale</p> <p><i>Courtesy of Safer Properties</i></p>	Single Family	5/3	2,953	0.32 acres 2019	1/30/2025 73 days	\$1,290,000 \$437/sq ft	-
5	 <p><b>2138 Riesling Way</b> Santa Rosa, CA 95403 MLS ID: 324049478 Closed / For Sale</p> <p><i>Courtesy of Premier Realty Associates</i></p>	Condo/Townhouse/Apt.	3/3	1,568	2,143 sq ft 1984	2/6/2025 211 days	\$530,000 \$338/sq ft	↓ 1.4%
6	 <p><b>432 Semillon Ln</b> Santa Rosa, CA 95403 MLS ID: 324071699 Closed / For Sale</p> <p><i>Courtesy of City Ventures Construction, Inc</i></p>	Condo/Townhouse/Apt.	3/3	1,746	1,746 sq ft 2024	12/20/2024 102 days	\$699,990 \$401/sq ft	-
7	 <p><b>435 Semillon Ln</b> Santa Rosa, CA 95403 MLS ID: 324071713 Closed / For Sale</p> <p><i>Courtesy of City Ventures Construction, Inc</i></p>	Condo/Townhouse/Apt.	3/3	1,746	1,746 sq ft 2024	11/26/2024 78 days	\$740,000 \$424/sq ft	↓ 1.33%
8	 <p><b>469 Semillon Ln</b> Santa Rosa, CA 95403 MLS ID: 324079361 Closed / For Sale</p> <p><i>Courtesy of City Ventures Construction, Inc</i></p>	Condo/Townhouse/Apt.	4/4	1,746	1,746 sq ft 2024	11/22/2024 50 days	\$765,034 \$438/sq ft	-
9	 <p><b>71 Noonan Ranch Cir</b> Santa Rosa, CA 95403 MLS ID: 324052389 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,068	7,349 sq ft 1988	11/27/2024 138 days	\$805,000 \$389/sq ft	↓ 0.62%
10	 <p><b>471 Noonan Ranch Ln</b> Santa Rosa, CA 95403 Closed / Public Record</p> <p><i>Google</i></p>	Single Family	3/3	2,622	8,820 sq ft 1988	11/15/2024 - days	\$750,000 \$351/sq ft	-





## Distressed

Source: Public Records and Listings



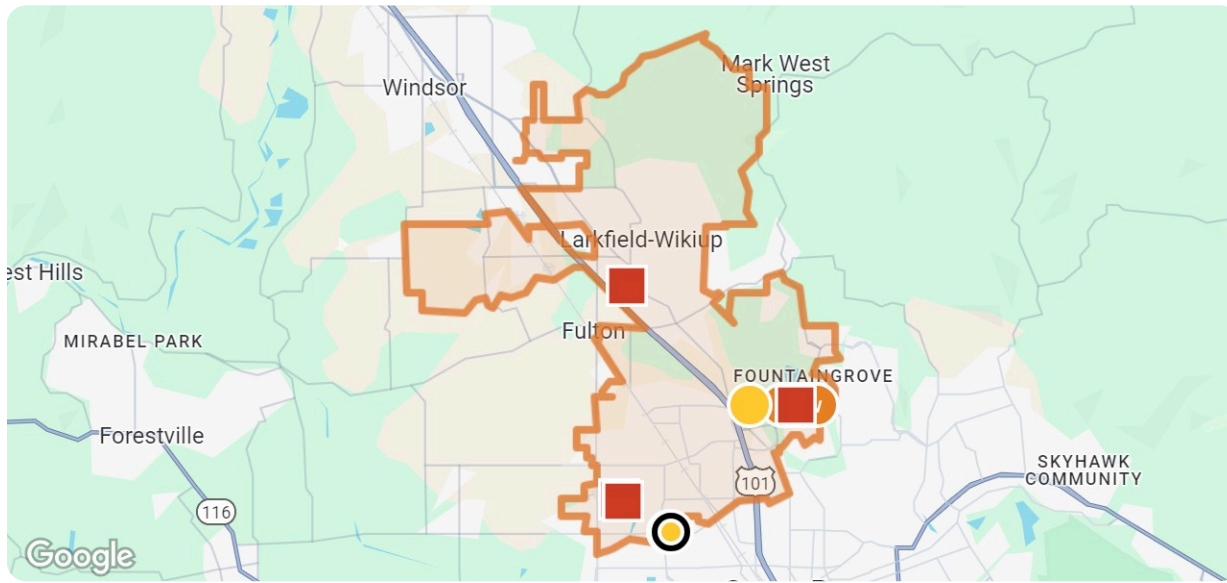
Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 5029 Deerwood Dr Santa Rosa, CA 95403 Off Market / Public Record	Single Family	3/3	2,397	6,105 sq ft 1988	- - days	- \$423/sq ft	1/21/2025 Notice of Default
2	 2022 Gardenview Pl Santa Rosa, CA 95403 Off Market / Public Record	Single Family	5/5	4,564	1.22 acres 2001	- - days	- \$692/sq ft	1/30/2025 Notice of Default
3	 2338 Sundance St Santa Rosa, CA 95403 Off Market / Public Record	Single Family	3/2	1,474	8,611 sq ft 1973	- - days	- \$468/sq ft	11/21/2024 Notice of Foreclosure Sale
4	 2335 Westview Way Santa Rosa, CA 95403 Off Market / Public Record	Single Family	3/2	1,584	0.5 acres 1961	- - days	- \$454/sq ft	1/3/2025 Notice of Foreclosure Sale





## Summary

### For Lease Activity in the Last 3 Months



	New	Pending	Distressed
Number of Properties	1	2	4
Lowest Listing Price / Est.Value	\$5,000	\$3,395	\$690,550
Median Listing Price / Est.Value	\$5,000	\$3,498	\$866,685
Highest Listing Price / Est.Value	\$5,000	\$3,600	\$3,158,000
Average Price / sqft	\$3	\$2	\$509
Median Price / sqft	\$3	\$2	\$461
Average Days in RPR	15	106	-
Median Days in RPR	15	106	-
Total Volume	\$5,000	\$6,995	\$5,581,920
Source	Listings	Listings	Public Records & Listings

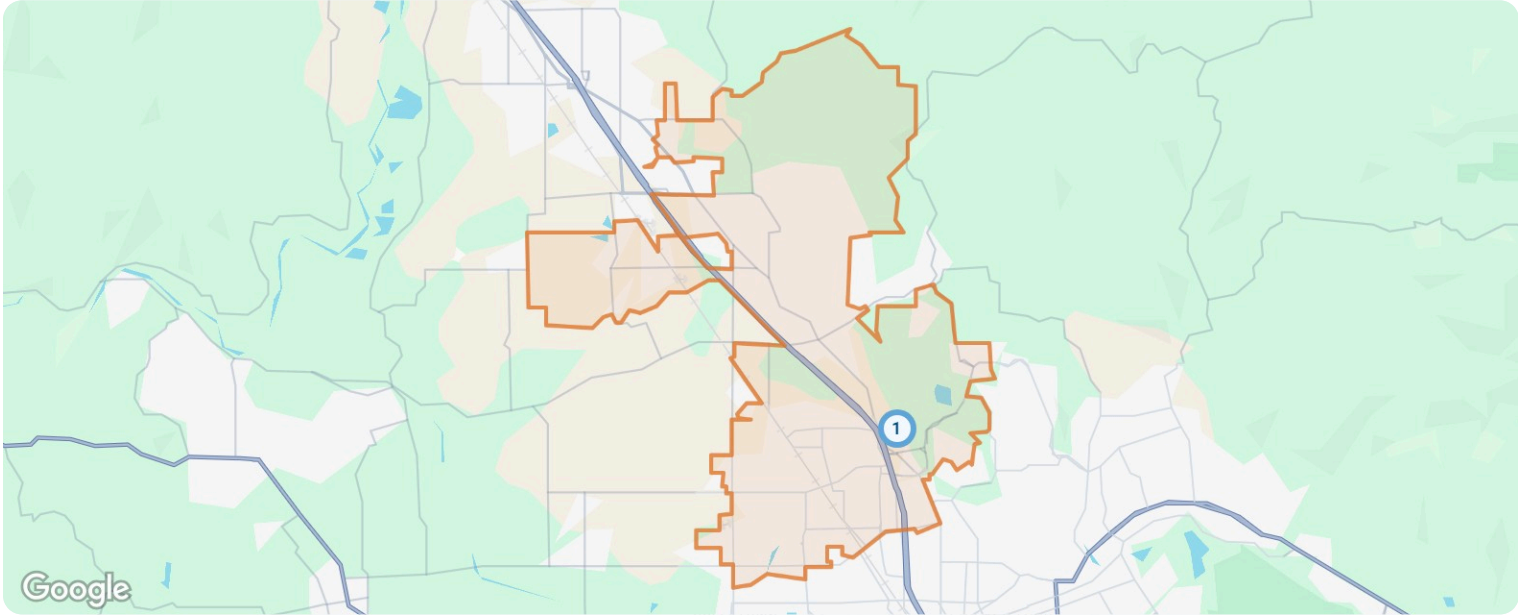




## Property Details

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
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1



**243 Gambrel Cir**  
**Santa Rosa, CA 95403**  
 MLS ID: 325007513

● Active / For Lease

Courtesy of Luxe Places International Realty

Condo/Townhouse/Apt.

3/3

1,746

1,747 sq ft

2020

1/29/2025  
15 days

\$5,000 mo.  
\$3/sq ft



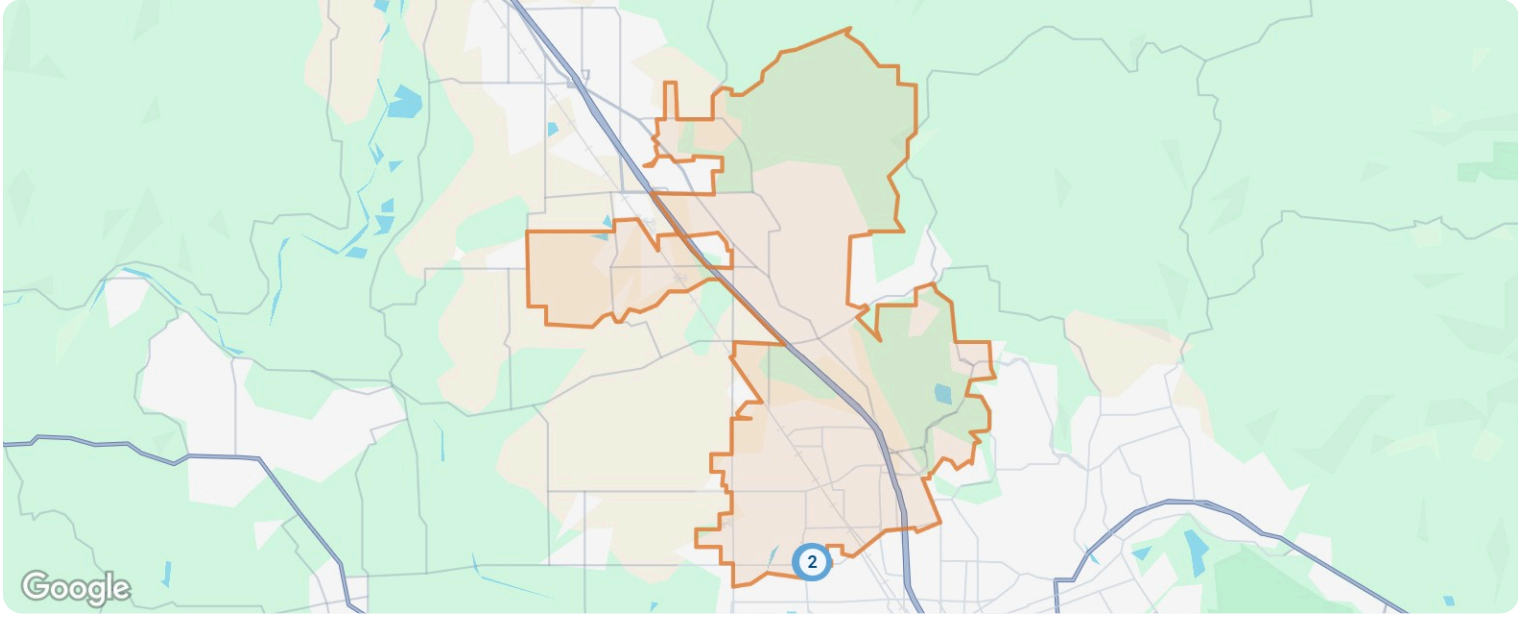




# Santa Rosa, CA 95403



## Pending

Source: Listings



Pending: 2 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><b>2021 Ravello Way</b> Santa Rosa, CA 95403 MLS ID: 324093303 🟡 Pending / For Lease</p> <p><i>Courtesy of Artisan Sotheby's Int'l Realty</i></p>	Single Family	4/3	1,598	3,855 sq ft 2018	12/9/2024	\$3,600 mo. \$2/sq ft	1/1/2025 66 days
2	 <p><b>2022 Ravello Way</b> Santa Rosa, CA 95403 MLS ID: 324075687 🟡 Pending / For Lease</p> <p><i>Courtesy of Artisan Sotheby's Int'l Realty</i></p>	Single Family	4/3	1,514	2,256 sq ft 2018	9/20/2024	\$3,395 mo. \$2/sq ft	12/18/2024 146 days

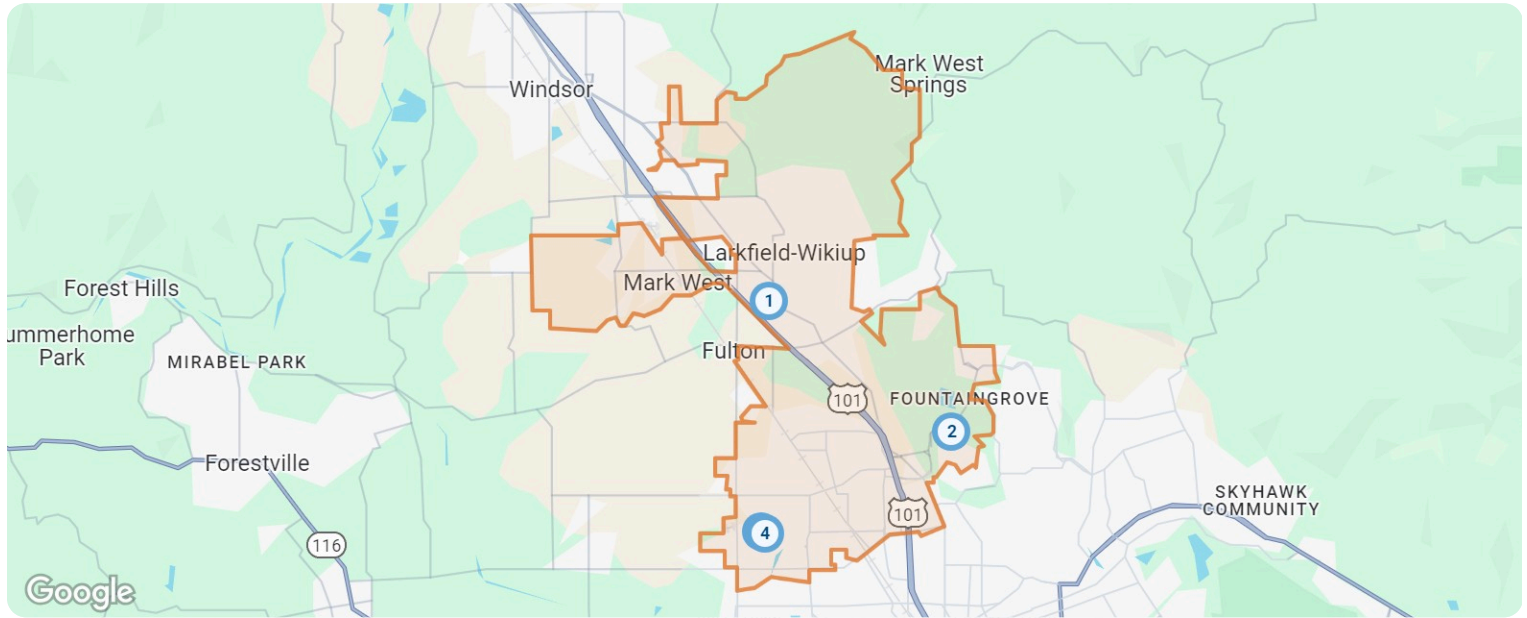






## Distressed

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><b>5029 Deerwood Dr</b> Santa Rosa, CA 95403 Off Market / Public Record</p>	Single Family	3/3	2,397	6,105 sq ft 1988	- - days	- \$423/sq ft	1/21/2025 Notice of Default
2	 <p><b>2022 Gardenview Pl</b> Santa Rosa, CA 95403 Off Market / Public Record</p>	Single Family	5/5	4,564	1.22 acres 2001	- - days	- \$692/sq ft	1/30/2025 Notice of Default
3	 <p><b>2338 Sundance St</b> Santa Rosa, CA 95403 Off Market / Public Record</p>	Single Family	3/2	1,474	8,611 sq ft 1973	- - days	- \$468/sq ft	11/21/2024 Notice of Foreclosure Sale
4	 <p><b>2335 Westview Way</b> Santa Rosa, CA 95403 Off Market / Public Record</p>	Single Family	3/2	1,584	0.5 acres 1961	- - days	- \$454/sq ft	1/3/2025 Notice of Foreclosure Sale





## 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).

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## Ancillary Services

### Guaranteed Rate Affinity



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VP of Mortgage Lending

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(408) 335-0317

✉ [Eric.Taggesell@grarate.com](mailto:Eric.Taggesell@grarate.com)

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### Guaranteed Rate Affinity



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VP of Mortgage Lending

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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](mailto:Jennifer.Cortez@CSTitleCo.com)

🌐 <http://www.cstitleco.com>

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