

Location: SONOMA COUNTY

Property Types: All Residential Prop, SFH - Attached, SFH - Detached, RESI - 2 Houses on Lot - All Properties - All Properties - All Lot Sizes - Include Sold Off MLS

Price Range: \$0 - No Limit

SQFT Range: 1 - No Limit

Bedrooms: 0 - No Limit

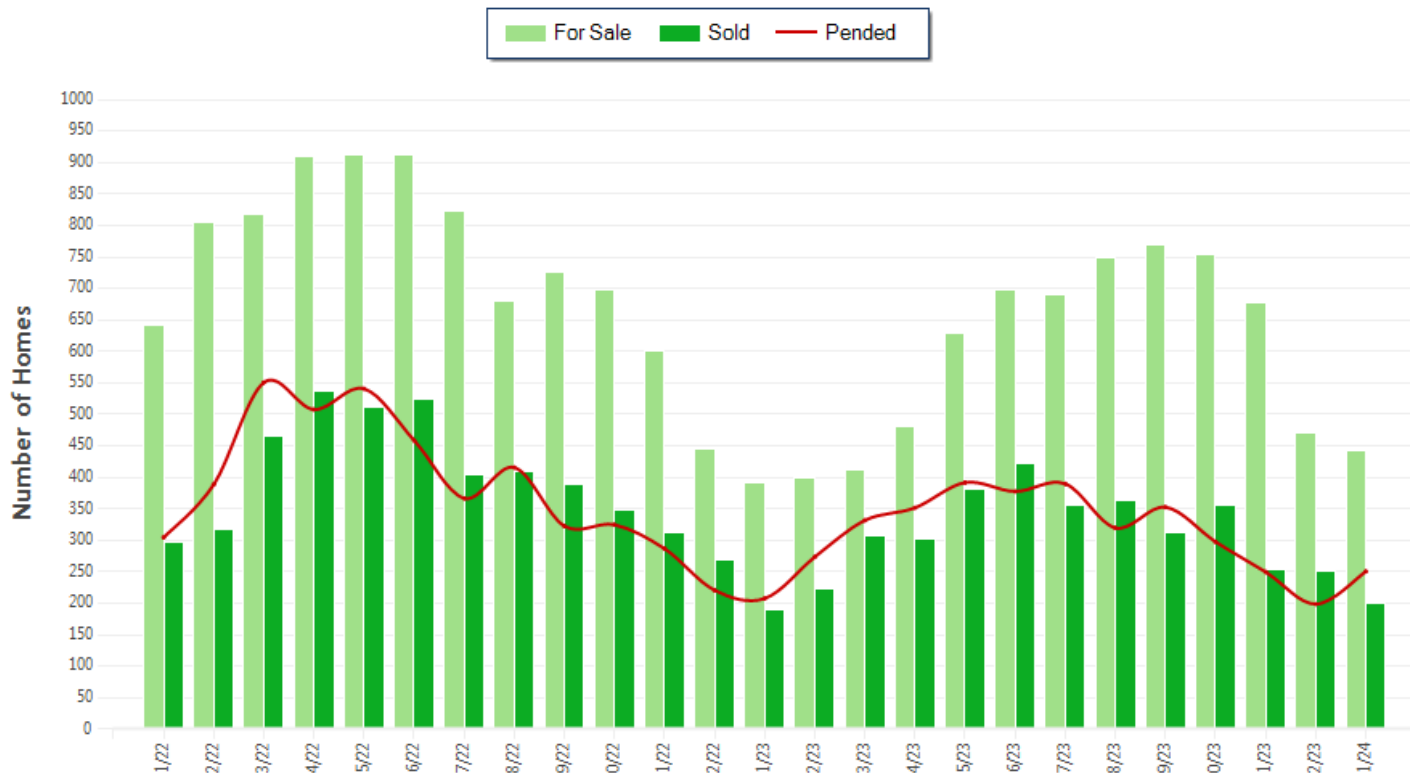
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Last 2 years)

Prepared for you by: Seth Cherney



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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 2 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago		
	Jan. 24	Dec. 23	% Change	Jan. 24	Jan. 23	% Change	Nov. 23 to Jan. 24	Nov. 22 to Jan. 23	% Change	Jan. 24	Jan. 22	% Change	Feb. 23 to Jan. 24	Feb. 22 to Jan. 23	% Change
For Sale	443	470	-5.7% ▼	443	391	13.3% ▲	443	391	13.3% ▲	443	641	-30.9% ▼	443	391	13.3% ▲
Sold	200	250	-20% ▼	200	190	5.3% ▲	703	772	-8.9% ▼	200	298	-32.9% ▼	3,725	4,676	-20.3% ▼
Pended	251	199	26.1% ▲	251	208	20.7% ▲	700	716	-2.2% ▼	251	305	-17.7% ▼	3,789	4,595	-17.5% ▼

Date	1/22	2/22	3/22	4/22	5/22	6/22	7/22	8/22	9/22	10/22	11/22	12/22	1/23	2/23	3/23	4/23	5/23	6/23	7/23	8/23	9/23	10/23	11/23	12/23	1/24
For Sale	641	805	819	910	911	911	822	681	727	698	600	446	391	400	411	482	630	698	690	748	770	755	677	470	443
New Listing	440	584	607	639	600	535	468	444	416	331	253	168	277	310	399	455	538	444	422	412	370	320	233	157	181
Sold	298	318	466	536	512	524	403	409	388	348	312	270	190	223	306	302	382	422	355	363	312	357	253	250	200
Pended	305	389	551	508	541	459	367	416	323	325	287	221	208	274	332	352	392	378	390	320	353	298	250	199	251
Months of Inventory (Closed Sales)	2.2	2.5	1.8	1.7	1.8	1.7	2	1.7	1.9	2	1.9	1.7	2.1	1.8	1.3	1.6	1.6	1.7	1.9	2.1	2.5	2.1	2.7	1.9	2.2
Months of Inventory (Pended Sales)	2.1	2.1	1.5	1.8	1.7	2	2.2	1.6	2.3	2.1	2.1	2	1.9	1.5	1.2	1.4	1.6	1.8	1.8	2.3	2.2	2.5	2.7	2.4	1.8
Absorption Rate (Closed Sales) %	46.5	39.5	56.9	58.9	56.2	57.5	49	60.1	53.4	49.9	52	60.5	48.6	55.8	74.5	62.7	60.6	60.5	51.4	48.5	40.5	47.3	37.4	53.2	45.1
Absorption Rate (Pended Sales) %	47.6	48.3	67.3	55.8	59.4	50.4	44.6	61.1	44.4	46.6	47.8	49.6	53.2	68.5	80.8	73	62.2	54.2	56.5	42.8	45.8	39.5	36.9	42.3	56.7
Avg. Active Price	1,726	1,697	1,727	1,640	1,624	1,614	1,643	1,726	1,805	1,805	1,835	1,756	1,860	1,913	2,000	2,196	2,016	1,988	1,924	1,869	1,979	1,978	1,846	1,796	1,907
Avg. Sold Price	938	954	997	1,011	1,036	1,026	951	956	971	986	1,014	938	925	882	1,016	1,048	1,031	1,012	1,063	1,024	1,043	994	978	999	1,248
Avg. Sq. Ft. Price (Sold)	508	543	569	567	572	504	542	533	560	552	529	524	541	514	550	560	557	557	594	564	580	559	550	544	678
Sold/List Diff. %	100	103	105	105	105	103	101	100	101	99	98	98	98	99	100	101	102	101	100	100	99	99	98	98	95
Sold/Orig LP Diff. %	98	102	104	105	104	102	99	98	99	97	95	94	96	97	97	100	100	100	98	97	96	96	95	94	93
Avg Days on Market	57	41	30	28	27	31	37	37	44	44	53	52	60	60	51	52	40	37	34	43	37	49	50	58	68
Median Active Price	949	975	950	925	899	915	949	985	949	950	947	944	938	1,048	1,149	1,249	1,199	1,158	1,144	1,060	1,100	1,075	995	995	989
Median Sold Price	757	775	788	820	820	815	785	780	775	765	808	750	739	742	795	826	827	810	820	805	802	807	777	775	800

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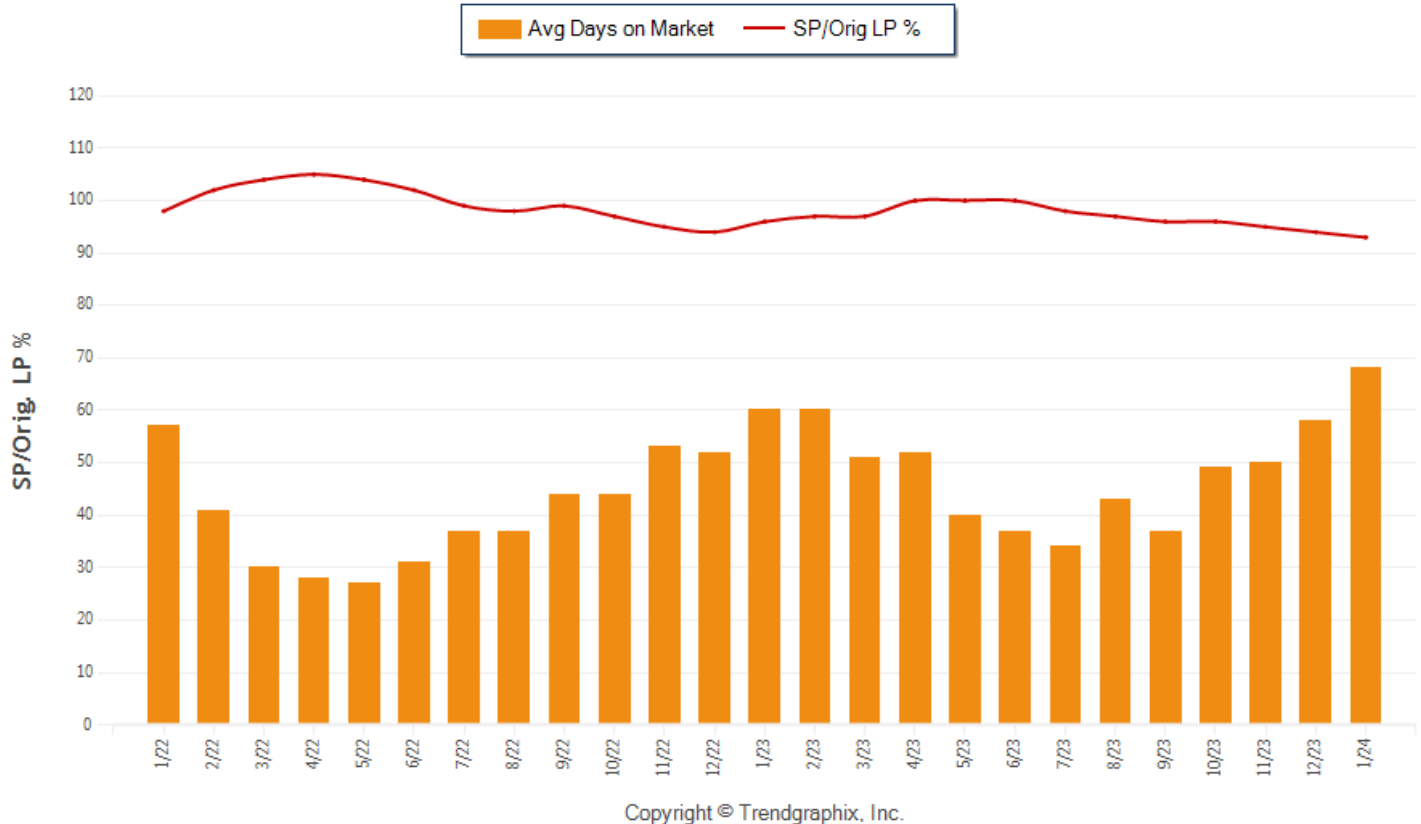
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Avg Days On Market & SP/Orig LP % (Last 2 years)

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Avg Days on Market	68	58	17.2% ▲	68	60	13.3% ▲	58	54	7.4% ▲	68	57	19.3% ▲	46	38	21.1% ▲
Sold/Orig LP Diff. %	93	94	-1.1% ▼	93	96	-3.1% ▼	94	95	-1.1% ▼	93	98	-5.1% ▼	97	100	-3% ▼

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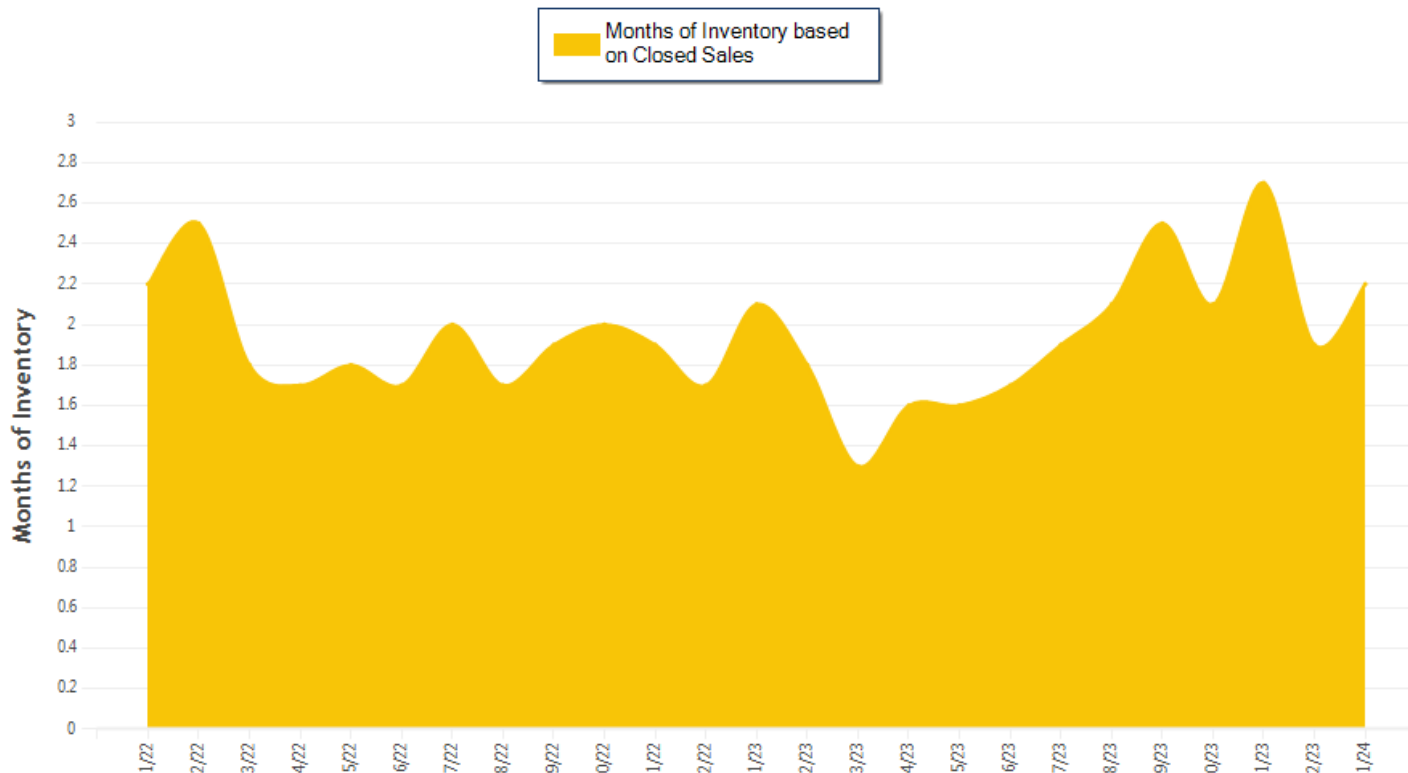
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Months of Inventory Based on Closed Sales (Last 2 years)

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Months of Inventory (Closed Sales)	2.2	1.9	16% ▲	2.2	2.1	4.9% ▲	1.9	1.5	26.3% ▲	2.2	2.2	0%	1.4	1	39.9% ▲

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