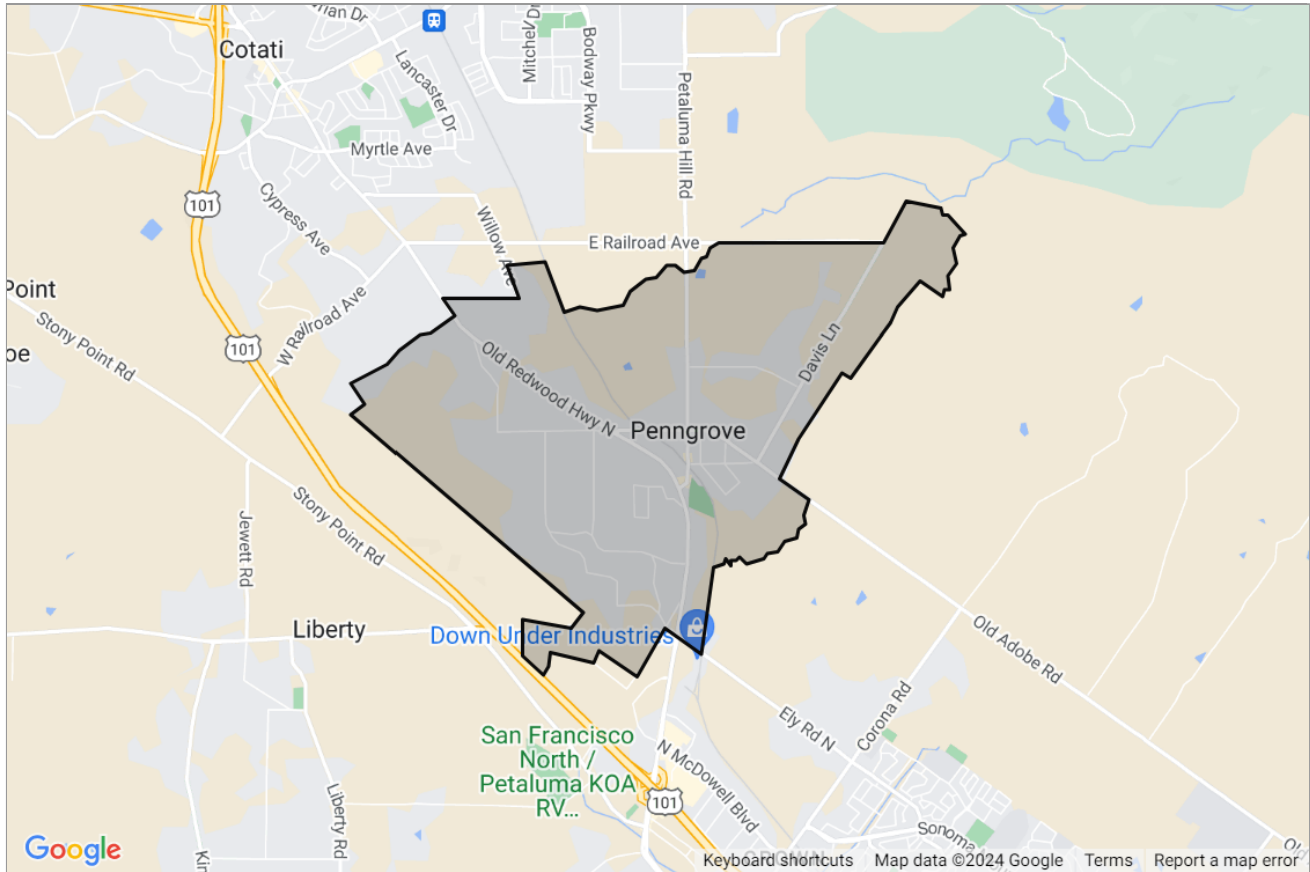


MARKET ACTIVITY REPORT

Penngrove, California



Presented by

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LivXplore

#10 Fourth Street

Petaluma, CA 94952

Penngrove, California

Market Snapshot: Estimated Home Values

Median Est. Home Value \$1.29M Updated: 5/31/2024	Change Over Last Month ↑ 4.27%	Change Over Last 3 Months ↑ 3.33%	Change Over Last 12 Months ↑ 2.79%	Change Over Last 24 Months ↓ 2.57%
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About this Data: Estimated home 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 shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$1.29M Updated: 5/31/2024	Change Over Last 12 Months ↑ 2.79%	Change Over Last 24 Months ↓ 2.57%	Change Over Last 36 Months ↑ 7.45%
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About this Data: Estimated home 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 shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 1 Updated: 6/20/2024	# of Pre-Foreclosures 1	# of Foreclosures 0	# of Foreclosed 0
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/20/2024.

Market Snapshot: Sales Price

Median Sales Price

\$1.31M

Updated: 5/31/2024

Change Over
Last Month **9.17%**Change Over
Last 12 Months **16.83%**Change Over
Last 24 Months **55.95%**



About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **public records** data.

Market Snapshot: List Price

Median List Price

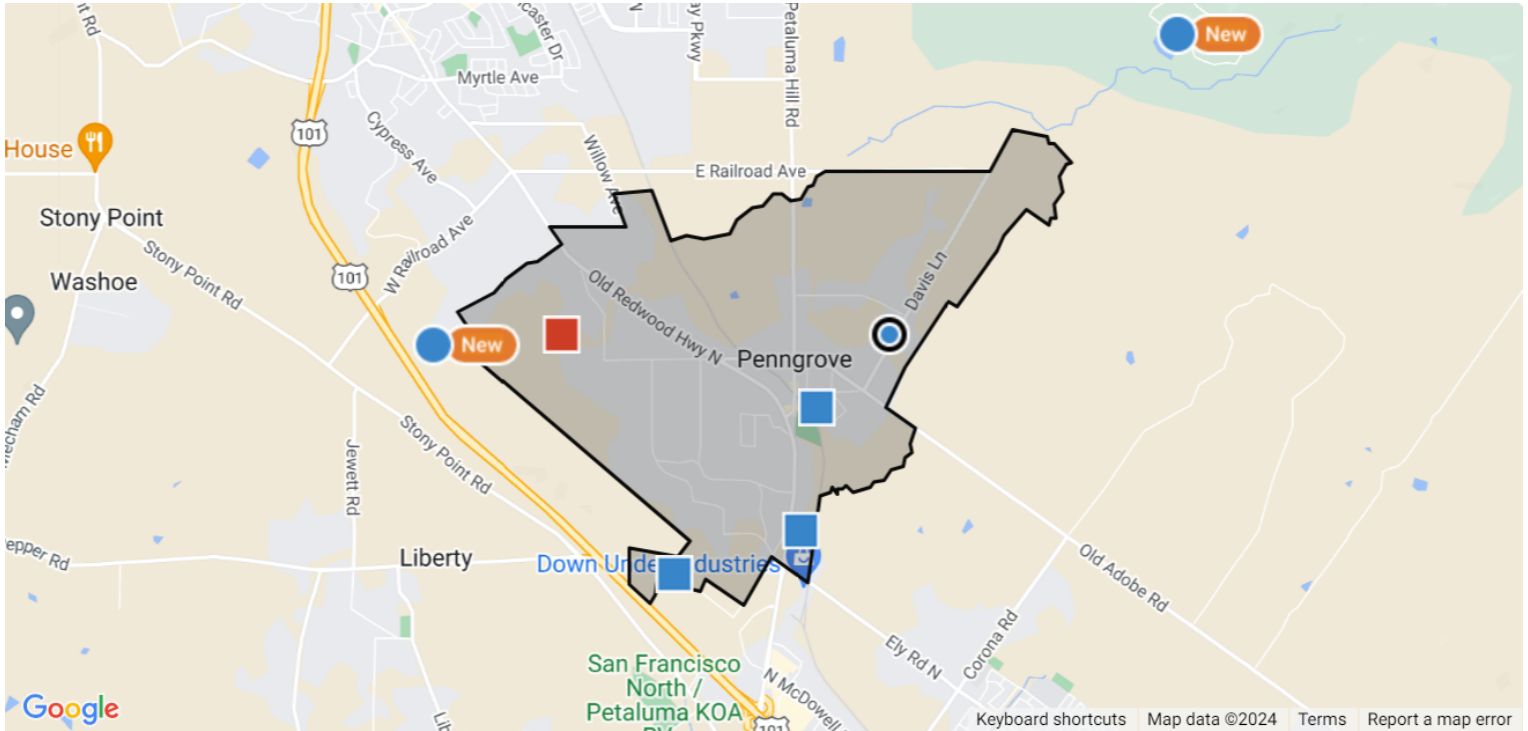
\$1.62M

Updated: 5/31/2024



Change Over
Last Month **5.53%**Change Over
Last 12 Months **3.11%**Change Over
Last 24 Months **31.97%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

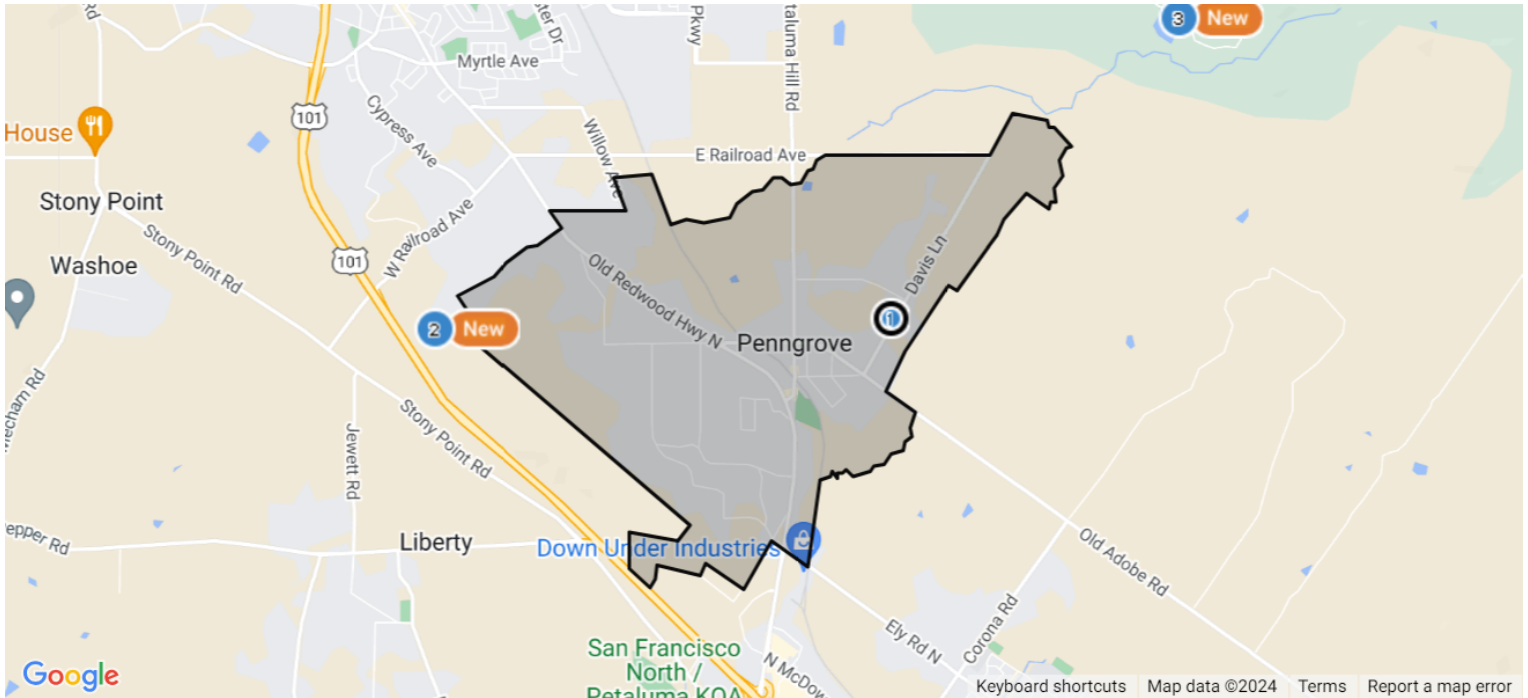
Market Activity Summary Stats





Search Criteria | **Location:** Penngrove, California; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Closed	 Distressed
Number of Properties	5	9	1
Low Price / Value	\$1,225,000	\$410,000	\$1,313,000
Median Price / Value	\$1,695,000	\$1,297,500	\$1,313,000
High Price / Value	\$3,400,000	\$1,800,000	\$1,313,000
Average Price / Sq. Ft.	\$586	\$578	\$856
Median Price / Sq. Ft.	\$608	\$577	\$856
Average Days in RPR	31	59	—
Median Days in RPR	30	25	—
Total Volume	\$9,314,950	\$10,897,500	\$1,313,000




Penngrove, California

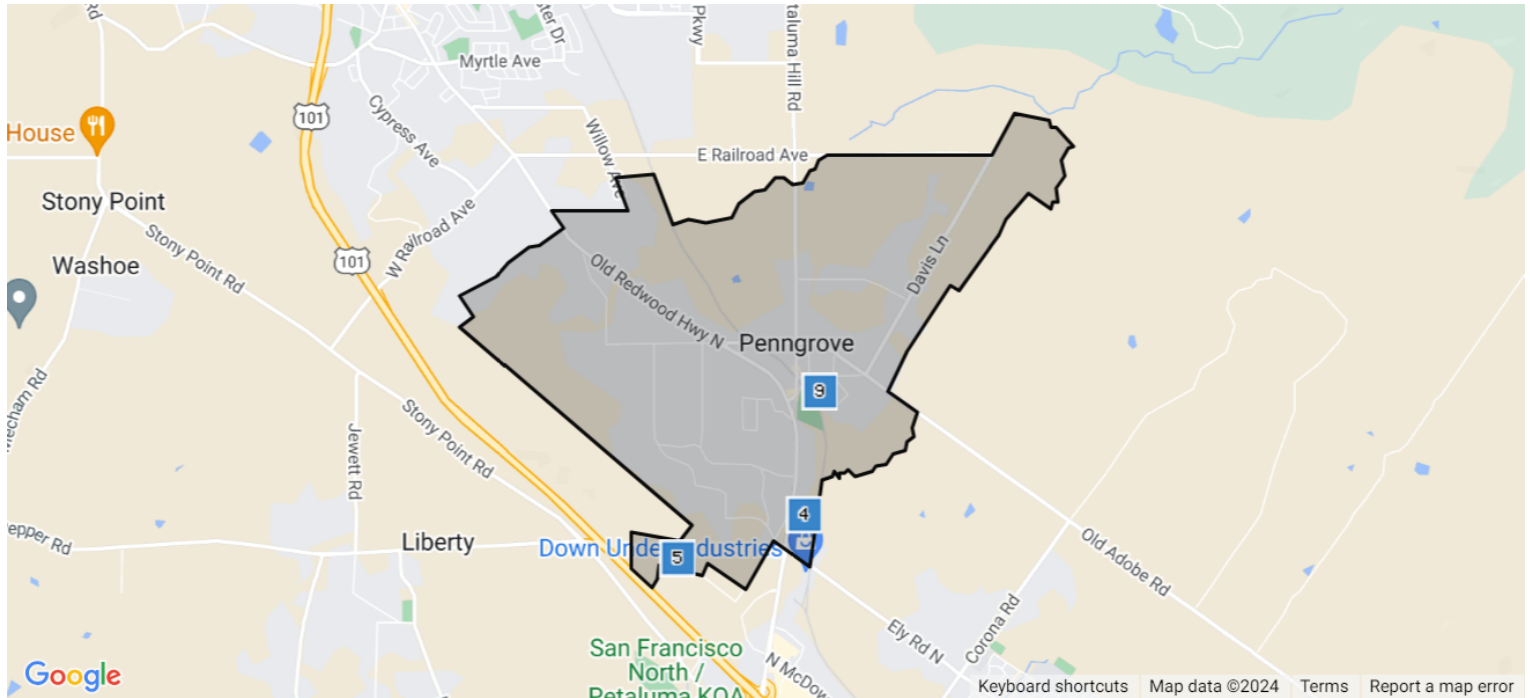


New Listings: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active Under Contract • Contingent - Show as of 6/17/2024 MLS ID: 324044336							
	Single Family	3/2	2,786 sq ft	108,900	1973	6/10/2024	\$1,695,000	\$608
Come home to this enchanting modern farmhouse on approximately 2.5 acres. Offering all the country living, yet just minutes to all the city amenities! The property is enhanced with extensive parking, flat usable terrain, and a large barn. An extensively remodeled home features 3 bedrooms, 2 full bathrooms, plus an office and separate large hobby/bonus room. Enjoy an open layout flowing from the great room to the spacious grounds and with direct access from the primary bedroom to the backyard too. Numerous high-end upgrades include new cabinets, countertops, high-end appliances, new gas fireplace and surround, high-end engineered hardwood floors, doors, hardware, extensively and tastefully remodeled bathrooms, and more! The barn is perfect for equestrian use or as a party barn plenty of possibilities. Landscaped features lawn areas, plenty of parking for all your toys, olives trees and plethora plantings and large pasture flat area. Enjoy the quiet, peaceful life on this country estate, Fantastic location just about 10 minutes' drive to downtown Petaluma or Rohnert Park and Sonoma State, under 30 minutes to the heart of wine Country and the town of Sonoma! A true must see to appreciate!								
Listing Courtesy of W Real Estate								
	2 ● Active • New, Active: 5/6/2024 MLS ID: 324033411							
	Single Family	3/2	2,460 sq ft	84,942	1975	5/6/2024	\$1,225,000	\$498
Majestically located and first time on the market is 9765 Kelly Lane in Penngrove. This two-story, 3 bed, 2 offices, 2 bath home is nestled off a private country lane offering all the benefits of hilltop living. Custom built in 1975 with architectural designs you'll discover all the treasured comforts of modern living. Vaulted ceilings, picturesque windows, park setting, and more are only the start. A bonus is an attached office or recreation room with private entrance offers multiple possibilities: guest quarters, office, games, or more. This property's intelligent layout perfectly suits home businesses for those working remote. The spacious chef's kitchen with an abundance of cabinetry, stainless appliances, and Corian Countertops ready to serve your culinary imagination. Dine al fresco on warm summer evenings on your spacious back deck with plenty of room for outside fun, while taking in the fabulous natural and hilltop views! There is much to love, offered with the Sonoma lifestyle, providing hiking, biking, dining, and entertainment near the sought-after wine country just minutes away. Create a new legacy and make this your dream home today! Don't let this gem slip away - the possibilities it presents are boundless!								
Listing Courtesy of Century 21 Epic								

New Listings: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	• New, Active: 4/16/2024 MLS ID: 324024032						
	4680 Acacia Way	Single Family	5/5	5,000 sq ft	193,406	1971	4/16/2024	\$3,400,000
Prepare to be captivated by awe-inspiring panoramic views from this truly unique Sonoma County Estate! Nestled in the vineyard-covered foothills of Sonoma Mountain, this Mediterranean-inspired home offers a blend of stunning natural beauty and luxurious living synonymous with the Wine Country lifestyle. Stepping inside, you are greeted by timeless finishes and floor-to-ceiling windows, seamlessly connecting the interior with the natural beauty beyond. The main living area is single level, boasting a chef's kitchen, luxurious primary suite, elegant ensuite bedroom, spacious third bedroom, and an extraordinary great room with living, dining, entertaining and media spaces. Upstairs, the two bedrooms, full bathroom, kitchenette and family room are all served by both exterior and interior access. The climate-controlled wine room, workshop, outbuildings, 3-car garage and RV parking, leave nothing to be desired! Ideally located, this property is the perfect retreat for those who value privacy, luxury and convenience. Immerse yourself in serene sunrises, watching light move across the valley floor, unwind to breathtaking sunsets from the sanctuary of your home or the expansive solar heated in-ground pool. This haven will enchant and inspire, leaving you spellbound by it's endless beauty!								
Listing Courtesy of Compass								
	4 ● Active	• New, Active: 5/20/2024 MLS ID: 324032766						
	6064 Hyland Rdg	Single Family	4/4	4,000 sq ft	35,684	1973	5/20/2024	\$1,695,000
Amazing Views! If you like to Entertain, this is the home for you. Home theater, Game Room with Full bar and Remote skylights, Kitchen any chef would love to prepare a family meal, Large Master with walk in closets with 2 Entrances. Master bath with heated floors and picturesque view while in soaking tub. tile Shower with 3 heads all Swarovski Crystal Faucets also includes a Bidet Additional bedrooms with Baths one Ensuite. Formal Living room and Dining Room. Family room with fireplace that also services the Home Theater. Stone wine cellar.								
Listing Courtesy of Premier Realty Associates								
	5 ● Active	• New, Active: 6/11/2024 MLS ID: 324045052						
	3910 Meadowview Ln	Single Family	4/2	1,804 sq ft	50,965	1972	6/11/2024	\$1,299,950
Welcome to your new home! Nestled in the Penngrrove Heights Community, this beautiful 4-bedroom, 2-bathroom property sits on 1.17 acres, tucked away at the end of a private driveway. Prepare to be blown away by the stunning views that greet you from the front porch and continue to captivate at the hilltop vantage point. Whether you're admiring the sunset or welcoming the sunrise, every moment is a spectacle against this breathtaking backdrop. Inside, the interior is nicely updated, featuring an open floor plan that seamlessly blends functionality with style to cater to all your needs. Additionally, discover a versatile space with its own separate entrance and half bath, offering endless possibilities. Transform it into a private rental unit, an in-law suite, or a luxurious guest room the choice is yours. Don't miss this opportunity to own a home that not only provides unparalleled privacy and views but also offers the flexibility to customize according to your preferences. Schedule a viewing today and step into a world of limitless potential and comfort								
Listing Courtesy of RE/MAX Marketplace								



Closed: 9



1 **Closed** • Sold Date: 5/14/2024, MLS Listing 324024540: 4/12/2024 MLS ID: 324024540

2099 Curtis Dr

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
Single Family	3/2	1,488 sq ft	23,549	1962	5/14/2024	\$925,000	\$622

A sweet country lane reveals this 3 bedroom, 2 bathroom single-story ranch-style home on over half an acre! Clean bark landscaping with lawn and sitting porch lead into the home with vaulted ceiling, some hardwood flooring, and windows overflowing with natural light. The kitchen and dining space is an updated marvel with dimmable recessed and track lighting, updated stainless appliances, slow-close drawers, 5-burner gas cooktop, and gorgeous countertops with bar seating, but retains country charm with the large fireplace and free-standing wood stove. The living areas consist of two comfortable guest rooms, a full bath with updated vanity and glass-block window detail, and the primary suite with convenient backyard access. The backyard is private and spacious with a deck, tool shed, lawn, mature trees, gate-access for large vehicles, and an open fence with hill views. If that's not enough, the home also enjoys a recently replaced septic tank (2020), attached 2-car garage with laundry, and uses Penngrove Water! All of this moments from Downtown Penngrove, Sonoma State, and the revered Green Music Center!

Courtesy of Livxplore Real Estate & Lifestyle



2 **Closed** • Sold Date: 5/22/2024, Public Record MLS ID: -





4314 Lichau Rd

Single Family	4/2	2,045 sq ft	54,885	1965	5/22/2024	\$410,000	\$687
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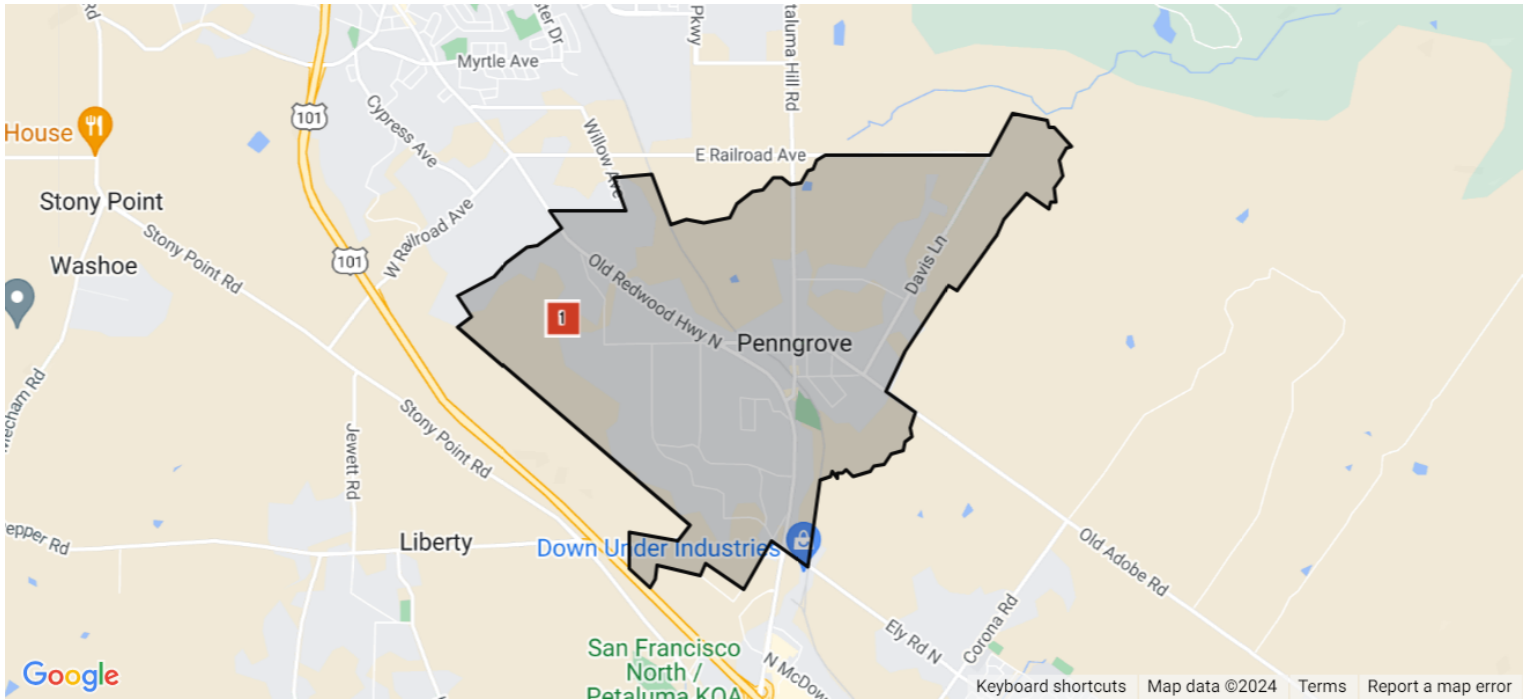
Closed: 9 (cont.)

Closed: 9 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3	Closed	*Sold Date: 3/26/2024, MLS Listing 323022128: 4/20/2023 MLS ID: 323022128					
6129 Lichau Rd	Single Family	4/3	4,000 sq ft	396,832	1985	3/26/2024	\$1,315,000	\$329
Contemporary Penngrove Estate located on nearly 10 acres bordering a nature preserve. This gated property could live as 3 separate units or a family compound. The main home consists of 2500+ square feet (subject to buyer's verification), 3 bedrooms, 2 baths and a dual office. One bedroom and full bath has its own kitchen area, separate entrance and could be used as a junior ADU. Also included is a 1500 square foot detached second unit located over a 5-car garage. The updated loft style second unit has vaulted ceilings, two decks, 1 bedroom, a full bath and an office area. Enjoy hiking/biking and valley views year-round. This rolling property has room for a pool, vineyards, horses and much more. Located in close proximity to Sonoma State University, charming Penngrove Village and just 1 hour to San Francisco.								
Courtesy of W Real Estate								
	4	Closed	*Sold Date: 5/6/2024, MLS Listing 324010089: 4/17/2024 MLS ID: 324010089					
5660 Old Redwood Hwy	Single Family	4/3	2,250 sq ft	79,715	1989	5/6/2024	\$1,297,500	\$577
Welcome to your slice of paradise nestled amidst golden fields and rolling hills! This stunning single-level abode boasts 4 spacious bedrooms and 2.5 baths, exuding charm and elegance at every turn. Step inside to be greeted by vaulted ceilings that create an airy, open atmosphere, complemented by the warmth of a cozy brick fireplace. Marvel at the panoramic views from the wrap-around deck, where you can soak in the tranquility of your surroundings. With a newer roof and paid solar panels, this home offers both efficiency and peace of mind. Indulge in the spacious primary suite, a sanctuary of relaxation. City sewer and a private well ensure convenience and self-sufficiency, while the flat, usable yard beckons for outdoor enjoyment and entertainment. Car enthusiasts and hobbyists will rejoice at the attached 3-car garage and 1470 sqft shop, complete with power, heat, and roll-up doors, perfect for all your projects and storage needs. Plus, an additional 870 sqft building provides endless possibilities for customization. With skylights casting natural light throughout and level, usable land backing to a serene creek, this property offers the ultimate in comfort and serenity. RV hookups add further versatility, making this haven a dream for adventures & nature lovers alike.								
Courtesy of Coldwell Banker Realty								
	5	Closed	*Sold Date: 4/12/2024, MLS Listing 324008745: 2/22/2024 MLS ID: 324008745					
311 Orchard Ln	Single Family	3/3	2,095 sq ft	81,457	1973	4/12/2024	\$1,200,000	\$573
Fantastic Penngrove property located on 1.87 acres. Located just outside of Penngrove and Petaluma, this conveniently located property includes a 2100 square foot single level main home with a 3 car attached garage, and a 1500 square foot shop/barn. The home includes 3 bedrooms, 2 remodeled bathrooms and an upgraded kitchen. Lots of room to roam, room for a pool, horses or gardens. The shop/barn building includes 3 bays and is large enough to store a small RV/travel trailer, boats and equipment. This property is truly a gem!!								
Courtesy of W Real Estate								
	6	Closed	*Sold Date: 4/26/2024, MLS Listing 324024524: 4/8/2024 MLS ID: 324024524					
1941 Weiss Ln	Single Family	3/2	1,784 sq ft	49,223	1979	4/26/2024	\$1,650,000	\$925
Come home to this gorgeous Modern Farmhouse on approx. 1.13-acre property with 3 bedrooms + Den and 2 full baths. Sewer and water connection complete and well for landscape irrigation. Enjoy this open layout living with large kitchen island, natural movement Monte Blanc Quartzite countertops with wrapped backsplash, and stainless-steel KitchenAid appliances. Relax in the primary bedroom with dual closets and wide plank floors. Luxury primary bathroom with barn door, freestanding soaking tub, large shower area with rain shower, heated towel rack, dual sinks, and water closet. Additional 2 bedrooms + den and renovated full bath with wide tub and double sinks. Expansive great room and dining area enjoy the flow of large plank flooring, modern electric fireplace and access to the patio areas and lushly landscaped park like grounds. Tranquil and lush front and backyards. Finished shed with covered porch and double doors looking out to back half of property. Ample parking areas for all the toys plus two car garage and additional sizable level areas with rustic greenhouse for the green thumb. Lots of extra space to enjoy. Close to Sonoma State, shopping, and restaurants								
Courtesy of Corcoran Icon Properties								

Closed: 9 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	7	Closed • Sold Date: 4/11/2024, MLS Listing 324012266: 3/13/2024 MLS ID: 324012266							
	1971 William Dr	Single Family	4/4	3,588 sq ft	98,446	1984	4/11/2024	\$1,400,000	\$390
Welcome home to 1971 William Drive! Experience the perfect blend of country charm and modern convenience in this stunning 4 bed, 3.5 bath home nestled on 2+ acres. Step inside to discover a spacious and inviting interior, where natural light floods every room, creating a warm and welcoming atmosphere throughout. The main level boasts a well-appointed kitchen, ample cabinet & counter space, and a convenient breakfast nook - perfect for enjoying your morning coffee or whipping up gourmet meals for family and friends. The adjacent family room and dining room provides the ideal setting for memorable gatherings, with a cozy fireplace and scenic backyard views. Upstairs, you'll find a luxurious master suite, featuring a private en-suite bathroom and walk-in closet- the ultimate haven for relaxation and rejuvenation. Three additional bedrooms offer plenty of space for family members or guests, ensuring everyone has their own private oasis to retreat to at the end of the day. The true highlight of this exceptional property is the expansive attached shop. Whether you're a hobbyist, car enthusiast, or entrepreneur in need of workspace, this versatile space offers endless possibilities. Potential for an ADU or pool. Easy RV parking. Don't miss out on this one of a kind dream home!									
Courtesy of HomeSmart Advantage Realty									
	8	Closed • Sold Date: 5/14/2024, MLS Listing 324026230: 4/19/2024 MLS ID: 324026230							
	1938 William Dr	Single Family	4/3	2,604 sq ft	24,481	2008	5/14/2024	\$1,800,000	\$691
Enjoy your own Private staycation in this exceptional Single Level custom home in desirable Canon Manor. You may never want to leave your Poolside Oasis, listening to the fabulous Waterfall, swimming into the enchanted Grotto & enjoying the ambiance with the hummingbirds around the lush landscaping. Inside, space abounds with vaulted tray ceilings, an open family & dining room combo with beautiful acacia floors & a custom bar with wine fridge & sink. The Chef's Kitchen is enhanced with stainless steel appliances including a multi-burner gas range & warming drawer, a large center island, granite counters, a pantry cabinet & eat-in dining. This wonderful home also features: 4 bedrooms including the Primary Suite with backyard access, a Claw Foot soaking tub, separate tiled shower, granite vanity & two walk-in closets. Family room with walled-in surround sound speakers. Living room with gas log Fireplace. Hall bath with jetted tub. Many Smart-home features. Solar heated pool. Tesla Solar Roof with power banks. 3 car garage with EV chargers. RV/boat parking & oversized driveway for ample off-street parking. Too much to list. Don't miss your dream home oasis!									
Courtesy of Berkshire Hathaway									
	9	Closed • Sold Date: 3/28/2024, MLS Listing 324004337: 3/7/2024 MLS ID: 324004337							
	290 Oak St	Single Family	3/2	1,004 sq ft	8,281	1950	3/28/2024	\$900,000	\$896
Welcome to 290 Oak St.in idyllic Penn Grove. Step inside this charming home and be greeted with an updated kitchen and bathrooms, and three cozy bedrooms. The expansive backyard beckons with promise, offering space for gardening (there are numerous fruit trees there already), outdoor entertainment, or possibly the addition of an ADU. The property also boasts ample parking. Penn Grove is not just a place to live; experience the quaint allure of the downtown, just a short walk away. Here you'll find a charming market, artisanal bakery, boutique shops, inviting eateries, a yoga studio, two cozy pubs, a montessori and Penn Grove Elementary school. From the beloved Fourth of July parade to the enchanting Christmas light parade, residents come together to celebrate and create cherished traditions that enrich the fabric of community life. Come experience the charm, beauty, and warmth that define life in this delightful town.									
Courtesy of Rose Booth Realty									



Distressed: 1

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1	<div> <div>Off Market</div> <div> <i>• Notice of Default</i> </div> <div>MLS ID: –</div> </div>							
	1005 Rose Ave	Single Family	3/2	1,533 sq ft	269,636	–	4/5/2024	Notice of Default	

About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

