

IN SONOMA GREENS DEVELOPMENT COMPS 2024

1000 Princeton Dr, Sonoma, CA 95476



• \$1,150,000 Sold May 02, 2024

- 2,204 Sq Ft
- \$522/SF
- 3 Beds 3.5 Baths

884 Princeton Dr. Sonoma, CA 95476



2 2

\$1,110,000 Sold Jul 01, 2024

- 1,890 Sq Ft
- \$587/SF
- 3 Beds 2 Baths

816 Princeton Dr, Sonoma, CA 95476



2 2

\$1,087,500 Sold Oct 30, 2023

- 2,187 Sq Ft
- \$497/SF
- 2 Beds 2.5 Baths

18106 Vassar Ct, Sonoma, CA 95476



2 2

\$897,500 Sold Jan 11, 2024

- 1,514 Sq Ft
- \$593/SF
- 2 Beds 2 Baths

18504 Wellesley Ct, Sonoma, CA 95476



\$818,000 Sold Jul 16, 2024

- 1,908 Sq Ft
- \$429/SF
- 3 Beds 2 Baths

18009 Harvard Ct, Sonoma, CA 95476

(Sellers bought another home in development. Worst location right on Arnold Dr and Boyes. Direct view to road, security, noise, etc. Home Depot finishes, no real renovation.)



\$860,000 Sold Sep 17, 2024

- 2,160 Sq Ft
- \$398/SF
- 3 Beds 2.5 Baths

18121 Vassar Ct, Sonoma, CA 95476



\$850,000 Sold Sep 05, 2024

- 1,908 Sq Ft
- \$445/SF
- 3 Beds 2 Baths

860 Princeton Dr, Sonoma, CA 95476-

(Original, no improvements, terrible located at stop sign. Prior rental/maintenance, termite, etc.)



\$850,000 Sold Jul 16, 2024

- 2,160 Sq Ft
- \$394/SF
- 3 Beds 2.5 Baths

735 Amherst Cir, Sonoma, CA 95476



\$795,000 Sold Apr 29, 2024

- 1,527 Sq Ft
- \$521/SF
- 10 Days On Market
- 2 Beds 2 Baths

741 Amhurst Dr. Sonoma, CA 95476



\$777,000 Sold Jan 11, 2024

- 1,869 Sq Ft
- \$416/SF
- 60 Days On Market
- 3 Beds 2 Baths

701 Amhurst

\$1,030,000.00- Was under contract

1890 Sq. Ft.

\$545.00 sq. ft. 1890 Sq. Ft.

3 Beds 2.5 Ba

DEVELOPMENT AVERAGE \$483.00 sq. ft.

OUTSIDE DEVELOPMENT/SONOMA PROPER 95476

110 Calle Merlot, Sonoma, CA 95476

\$1,100,000 2,061sqft 534.00/ ft.

3beds 3baths

647 Iris Way, Sonoma, CA 95476

\$1,295,000 2,104sqft \$615/sq ft

3beds 2baths

522 Este Madera Dr, Sonoma, CA 95476

\$1,495,000 1,857sqft \$805/sqft

3beds 3baths

1215 Brockman Dr, Sonoma, CA 95476

\$1,289,000 1,856sqft \$695/sqft

3 beds 3 baths full – 2 ensuites

19027 Junipero Serra Dr, Sonoma, CA 95476

\$939,500 1,558sqft \$603/sqft

3beds 2baths

\$1,495,000

522 Este Madera Dr, Sonoma, CA 95476

3beds

3baths

1,857 805.00 ft

\$1,450,000

870 Verano Ave, Sonoma, CA 95476

3beds

3baths

1,864 778.00

\$1,295,000

647 Iris Way, Sonoma, CA 95476

3beds

2baths

2,104 615.00

\$1,289,000

1215 Brockman Dr, Sonoma, CA 95476

3beds

3baths

1,856 695.00

\$1,100,000

327 De Chene Ave, Sonoma, CA 95476

4beds

2baths

1,757 626.00

1,025,000

111 Fetters Ave, Sonoma, CA 95476

3beds

3baths

1,111 923.00

OUTSIDE DEVELOPMENT AVERAGE \$708.00 ft.

INSIDE DEVELOPEMNT AVERAGE \$483.00 ft.

COMBINED AVERAGE \$ 595.00 ft.

SUBJECT Prop. RENOVATION 150K COMP INCREASE of \$50,000.00

2160 \$ 595.00 ft. \$1,278,720.00

ASKING PRICE \$1,278,888.00