

Area Market Survey Summary

Listings as of 07/03/13 at 4:33pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold
(6/1/2013 to 6/30/2013)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	9	Minimum	\$100,000	Maximum	\$1,700,000
\$160,000 thru \$179,999	1	374	Average	\$481,660	Median	\$389,000
\$180,000 thru \$199,999	5	26				
\$200,000 thru \$249,999	5	110				
\$250,000 thru \$299,999	8	85				
\$300,000 thru \$349,999	4	67				
\$350,000 thru \$399,999	11	35				
\$400,000 thru \$449,999	3	87				
\$450,000 thru \$499,999	4	27				
\$500,000 thru \$549,999	1	16				
\$550,000 thru \$599,999	3	203				
\$600,000 thru \$649,999	3	55				
\$650,000 thru \$699,999	4	47				
\$750,000 thru \$799,999	2	81				
\$800,000 thru \$849,999	2	21				
\$850,000 thru \$899,999	1	113				
\$900,000 thru \$949,999	2	140				
\$950,000 thru \$999,999	1	15				
\$1,250,000 thru \$1,499,999	1	316				
\$1,500,000 thru \$1,749,999	1	385				
	63	80				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$40,000 thru \$49,999	1	93	Minimum	\$49,000	Maximum	\$549,000
\$100,000 thru \$119,999	2	135	Average	\$278,410	Median	\$259,000
\$120,000 thru \$139,999	1	168				
\$140,000 thru \$159,999	1	32				
\$160,000 thru \$179,999	1	111				
\$180,000 thru \$199,999	1	104				
\$200,000 thru \$249,999	8	135				
\$250,000 thru \$299,999	11	106				
\$300,000 thru \$349,999	4	20				
\$350,000 thru \$399,999	2	13				
\$400,000 thru \$449,999	1	99				
\$450,000 thru \$499,999	1	133				
\$500,000 thru \$549,999	3	61				
	37	96				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	62	Minimum	\$103,000	Maximum	\$725,000
\$160,000 thru \$179,999	2	103	Average	\$339,050	Median	\$299,450
\$180,000 thru \$199,999	1	11				
\$250,000 thru \$299,999	2	82				
\$300,000 thru \$349,999	1	54				
\$350,000 thru \$399,999	1	21				
\$400,000 thru \$449,999	1	53				
\$450,000 thru \$499,999	1	54				
\$500,000 thru \$549,999	1	50				
\$700,000 thru \$749,999	1	16				
	12	57				

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Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, **Sold**
(6/1/2013 to 6/30/2013)

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	152	Minimum	\$129,000	Maximum	\$1,170,000
\$140,000 thru \$159,999	1	10	Average	\$343,123	Median	\$305,000
\$160,000 thru \$179,999	1	22				
\$200,000 thru \$249,999	5	48				
\$250,000 thru \$299,999	6	39				
\$300,000 thru \$349,999	7	60				
\$350,000 thru \$399,999	3	74				
\$450,000 thru \$499,999	2	35				
\$550,000 thru \$599,999	1	73				
\$700,000 thru \$749,999	1	50				
\$1,000,000 thru \$1,249,999	1	259				
	29	60				

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Russian River - SOLD - June 2013

Client 5-Up Residential

Listings as of: 07/03/2013 4:43 pm

Criteria: Property Type Residential

Transaction Type Sale Area Russian River County Sonoma Status Sold (6/1/2013 to 6/30/2013)

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22455 Highway 116 Hwy



XSt: Moscow Rd. Monte Rio / B0700 S Farms/Ranches DOM/CDOM: 259/259 LP: \$1,045,500
 BD: 5 BA: 3/1 RMS: FP: Yes Pool: No SqFt: 3023 R Lot Sz: 12392820/284.5000 OLP: \$1,230,000
 Stories: 2 Story YB: 1868 #Gar Sp: 0 #CP Sp: 0 APN: 097-100-012 HOA/\$: No

OMD: 09/27/12 PD: 06/13/13 COE: 06/14/13 SP: \$1,170,000 TIC: No 2nd Unit: No

Beautiful historic victorian set in 284 acres of scenic timber and meadows, The Sheridan Ranch has over 150 years of history under the original family ownership. Spectacular views and possible additional homesite on upper forested portion Property must sell as one with mls#21222702 as one parcel due to the fact these parcels are not recognized as separate legal parcels.

DIR: Hwy 116 west from monte rio approx 2 miles

UBL: Subd: TBM: 380, G1 21222702

6015 Hughes Rd



XSt: Van Keppel Forestville / B0700 S Single Family DOM/CDOM: 50/50 LP: \$724,900
 BD: 3 BA: 3 RMS: 9 FP: Yes Pool: Yes SqFt: 2372 R Lot Sz: 43996/1.0100 OLP: \$724,900
 Stories: Multi Level YB: 1976 #Gar Sp: 2 #CP Sp: 2 APN: 083-072-044 HOA/\$: No

OMD: 04/23/13 PD: 06/12/13 COE: 06/12/13 SP: \$720,000 TIC: No 2nd Unit: Yes

Imagine awakening to the rooster crowing while being a frog's leap from town. This charming home is equipped with a kitchen that would delight any chef. The spaces flow abundantly with light and nature. Bonus area above attached & detached workshop/garage. All nestled among, Deodar, Turkish Bay and Valley Oak trees. Settle yourself in at the pool or lovely decks on warm summer nights so quiet you can hear your heartbeat.

DIR: Hwy 116, Right on Covey, Right on Van Kappel Way, Right on Hughes.

UBL: Subd: TBM: 362, F7 21308802

8132 Speer Ranch Rd



XSt: Nolan Rd/ Mirabel Rd. Forestville / B0700 S Single Family DOM/CDOM: 73/73 LP: \$573,330
 BD: 4 BA: 3 RMS: 9 FP: Yes Pool: No SqFt: 2222 R Lot Sz: 19602/0.4500 OLP: \$573,330
 Stories: 2 Story YB: 1961 #Gar Sp: 2 #CP Sp: 0 APN: 083-120-090 HOA/\$: No

OMD: 03/29/13 PD: 06/10/13 COE: 06/21/13 SP: \$560,000 TIC: No 2nd Unit: No

Nestled in the heart of Russian River Valley, this property features large mature garden w/ bearing fruit trees (pear, apple, plum to name a few), berry vines, raised vegetable beds and roses galore! Spacious patio to entertain or sit and enjoy the lush surroundings. The home has 4 bedrooms AND a bonus room that could be an exercise room, home office, or play room, AND 250+ case wine cellar. Brand new roof. Newer upgraded appliances in the kitchen.

DIR: River Rd or HWY 116 to Mirabel Road to Speer Ranch Road

UBL: Subd: TBM: , 21306521

8101 Bohemian Hwy



XSt: Tyrone Monte Rio / B0700 S Single Family DOM/CDOM: 49/49 LP: \$489,000
 BD: 2 BA: 1 RMS: 9 FP: Yes Pool: No SqFt: A Lot Sz: 39204/0.9000 OLP: \$489,000
 Stories: 2 Story YB: 1949 #Gar Sp: 2 #CP Sp: 0 APN: 074-240-011 HOA/\$: No

OMD: 04/19/13 PD: 06/07/13 COE: 06/11/13 SP: \$497,000 TIC: No 2nd Unit: Yes

Updated contemporary cottage & studio on the banks Dutch Bill Creek in W. Sonoma County. Walls of glass, skylights, bamboo flooring, slate slab, glass tiles, gas heat fireplace, FA heat & 3 sets of sliding doors that invites the greenbelt in! Outside you'll find multiple decks, towering redwoods, hot tub, 2 car garage, beautiful landscaping and verdant creek views. The studio is perfect for art, office and/or your imagination.

DIR: Graton Rd or Occidental Rd to Occidental. Right on Bohemian Hwy.

UBL: Subd: TBM: , 21308223

16450 Cutten Dr



XSt: Laughlin Road Guerneville / B0700 S Single Family DOM/CDOM: 21/21 LP: ↓ \$475,000
 BD: 3 BA: 2 RMS: 9 FP: Yes Pool: No SqFt: 2520 R Lot Sz: 12001/0.2755 OLP: \$475,000
 Stories: 2 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 069-280-030 HOA/\$: No

OMD: 06/06/13 PD: 06/27/13 COE: 06/27/13 SP: \$470,000 TIC: No 2nd Unit: No

Classic 1950 hilltop home on two parcels. Large living room and kitchen with dining area downstairs. Three bedrooms upstairs. Redwood beams hand selected by original owner. Built by Oscar Birkhoffer. Sunny and private backyard. One of this area's gems!

DIR: Armstrong Woods Road to Laughlin, left at fork up hill to Cutten.

UBL: Subd: TBM: , 21312719

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: [707-303-6358](tel:707-303-6358)

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/03/2013 4:43 pm

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Status Sold (6/1/2013 to 6/30/2013)

19389 Pine Glade Rd XSt: Redwood Glade Guerneville / B0700 S Single Family DOM/CDOM: 110/110 LP: \$379,000
 BD: 3 BA: 2 RMS: 3 FP: Yes Pool: No SqFt: 1160 R Lot Sz: 4356/0.1000 OLP: \$379,000
 Stories: 1 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 094-160-018 HOA/\$: No



OMD: 02/27/13 PD: 06/17/13 COE: 06/21/13 **SP: \$379,000** TIC: No 2nd Unit: No

Immaculate Wine Country Cottage walking distance to Northwood Golf Course. This home has been lovingly updated and shines through-out. Enjoy the warmth and convenience of central heat and the ambiance of a wood burning stove. This home features a large kitchen dining area, comfortable living room with views and updated bathrooms. The large deck off of the living room is perfect for entertaining. Sunny location great full time use or getaway.

DIR: Hwy 116 to to Ridgecrest, Left on Redwood Glade, Left on Pine Glade UBL: Subd: TBM: 361, B7 21303981

9677 Rio Vista Rd XSt: Park Forestville / B0700 S Single Family DOM/CDOM: 69/69 LP: \$370,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 1385 R Lot Sz: 5602/0.1286 OLP: \$380,000
 Stories: 1 Story YB: 1929 #Gar Sp: 1 #CP Sp: 0 APN: 082-123-018 HOA/\$: No



OMD: 04/05/13 PD: 06/13/13 COE: 06/13/13 **SP: \$360,000** TIC: No 2nd Unit: No

Are you looking for an older home with newer finishes and upgrades? Here is your home!

DIR: Just West of Burke's Canoe and just East of Westside Rd off of Park UBL: Subd: TBM: , 21307051

21956 moscow Rd XSt: River Way Monte Rio / B0700 S Single Family DOM/CDOM: 42/42 LP: ↓ \$379,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 936 R Lot Sz: 4356/0.1000 OLP: \$379,000
 Stories: 1 Story, Mul YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 095-011-004 HOA/\$: No



OMD: 05/17/13 PD: 06/28/13 COE: 06/28/13 **SP: \$359,000** TIC: No 2nd Unit: No

Wonderful RiverFront home with spectacular Views! 2 bedroom, 1 bath home with large sunny deck overlooking ample back yard and the Russian River. Totally private, complete with your own floating boat dock. Bonus* unfinished lower level just waiting for your imagination. Come in enjoy the good life!

DIR: Hwy 116, left over bridge, right on Main, right on Moscow. New dock will be complete by 5/22. UBL: Subd: TBM: 360, J7 21311021

16880 Neeley Rd XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 60/60 LP: \$339,000
 BD: 1 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 704 R Lot Sz: 14802/0.3398 OLP: \$339,000
 Stories: 1 Story, Oth YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 071-200-015 HOA/\$: No



OMD: 04/08/13 PD: 06/07/13 COE: 06/21/13 **SP: \$340,000** TIC: No 2nd Unit: No

Adorable River Front, 1 + bedrooms, on over 1/3 of a sunny acre. Great decks on two sides of the house. Amble from your garden down to the super sized dock on the river. Wood burning stove to cozy up to. French doors to the plus room with views. Newer floors in the living room & sleeping spaces. Newer shingle roof. The storage below is framed for windows. Ample parking. Your own personal touches can make this house your home. Your house matters.

DIR: Highway 116 to Neeley UBL: Subd: TBM: , 21307386

9143 Argonne Way XSt: River Forestville / B0700 S Single Family DOM/CDOM: 25/25 LP: \$250,000
 BD: 3 BA: 1/1 RMS: 5 FP: Yes Pool: No SqFt: 1344 A Lot Sz: 9801/0.2250 OLP: \$250,000
 Stories: 2 Story YB: Unknown #Gar Sp: 2 #CP Sp: 0 APN: 082-072-034 HOA/\$: No



OMD: 05/23/13 PD: 06/17/13 COE: 06/21/13 **SP: \$330,000** TIC: No 2nd Unit: No

Sun filled lot with room for gardening and parking. This home has lots of charm and with your personal touch could be what you have been looking for. New septic system installed with permits in 2013. Main level bedroom with full bath. 2 bedrooms upstairs with 1/2 bath. Natural wood interior in livingroom. Attached garage and detached garage. Lot extends from corner to end of picket fence. AS IS sale only This is not a probate

DIR: River to Argonne Up the hill on the left UBL: Subd: TBM: 362, D5 21311664

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: [707-303-6358](tel:707-303-6358)
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Client 5-Up Residential

Listings as of: 07/03/2013 4:43 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Status** Sold (6/1/2013 to 6/30/2013)

11110 Summerhome Park Rd XSt: Ice Box Canyon **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 4/4 **LP:** \$325,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 13504/0.3100 **OLP:** \$325,000
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-140-030 **HOA/\$:** No



OMD: 05/20/13 **PD:** 05/24/13 **COE:** 06/20/13 **SP:** \$325,000 **TIC:** No **2nd Unit:** No

Taste, style, charm, privacy, views on a secluded acre (approx). Huge deck, hot tub, loft, paved driveway - all above the river and close to Summerhome Park and River beaches. Make it a getaway - make it your home.

DIR: RiverRd-Forest HillsRd-Summerhome ParkRd. L.off Summerhome to top of paved drive. Before Ice Box. **UBL:** **Subd:** **TBM:** , 21311306

19122 E St XSt: Foothill Drive **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 50/152 **LP:** \$325,000
BD: 4 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2075 R **Lot Sz:** 4356/0.1000 **OLP:** \$325,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-126-003 **HOA/\$:** No



OMD: 04/04/13 **PD:** 05/24/13 **COE:** 06/07/13 **SP:** \$325,000 **TIC:** No **2nd Unit:** No

Sunny spot in West County! What more could you ask for?! This beautifully renovated home offers 4 bedrooms/2 full baths plus a large bonus room that could be used as a craft room, work out area or a family room. Kitchen has hardwood cabinets with high quality, vintage oven and cooktop. Enjoy gardening in the front yard, walk downtown Monte Rio or head to the river. New flooring and paint throughout, granite countertops and much more.

DIR: Hwy 116 or River Road to Monte Rio. Right on E St. **UBL:** **Subd:** **TBM:** 381, A1 21306909

10475 Old River Rd XSt: River Drive **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 184/184 **LP:** \$319,000
BD: 2 **BA:** 3 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 1523 R **Lot Sz:** 30492/0.7000 **OLP:** \$319,000
Stories: Multi Level **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-191-011 **HOA/\$:** No



OMD: 12/12/12 **PD:** 06/14/13 **COE:** 06/17/13 **SP:** \$320,000 **TIC:** No **2nd Unit:** Yes

Two very charming houses nestled in a redwood grove on over 2/3 acre! Main has unique floor plan with 2 huge rooms w/sleeping/office lofts on either end, indoor hot tub, field stone fireplace, cathedral ceilings, great use of natural wood, wood brning stove, huge eat in kitchen, FDR, 2ba-1 remodeled w/granite & tile, laundry room. Cottage is 1 bedroom w/kitchen, bath & wood burning stove. Chicken coop, storage shed, storage port, garden, hug deck, perimeter fence

DIR: West on River Road; left on River Drive, dogleg left to driveway **UBL:** **Subd:** **TBM:** 362, B3 21227382

10972 Terrace Dr XSt: Ogburn Ln **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 71/71 **LP:** \$325,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 974 N **Lot Sz:** 4356/0.1000 **OLP:** \$325,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-013 **HOA/\$:** No



OMD: 04/01/13 **PD:** 06/11/13 **COE:** 06/14/13 **SP:** \$311,000 **TIC:** No **2nd Unit:** No

Charming Country Cottage in Forestville. 2 bedroom, 1 bath home on tree studded corner lot in nice neighborhood. Mix of country charm & modern comforts. Reclaimed wood floor in living room opens to upgraded redwood deck. Tile in kitchen & bath with skylights to let natural light in. Central and wood heat. Minutes from Russian River & short commute to Santa Rosa. Property also features a 120 Sq. Ft. detached outbuilding & rustic stone landscaping.

DIR: River Rd to Berry's Mkt-Forest Hills Rd, Rt. on Summerhome, Lt.on Ogburn. Corner Of Ogburn & Terrace **UBL:** **Subd:** **TBM:** , 21306627

14079 Sosna Way XSt: Verba Lane **Guerneville / B0700** **S** **Condo/Coop** **DOM/CDOM:** 24/24 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 969 R **Lot Sz:** **OLP:** \$299,000
Stories: 3 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-008 **HOA/\$:** Yes/\$375.00/Mo



OMD: 04/29/13 **PD:** 05/23/13 **COE:** 06/07/13 **SP:** \$305,000 **TIC:** No **2nd Unit:** No

Magical Dubrava Village. Nestled along the Russian River is your 2 bedroom 2 full bath home. Vaulted ceilings with dramatic floor to ceiling windows bathes the 'Great Room' with streaming light. The loft area can be used as a library, office, bedroom or? Rare end unit with a generous yard & patio area to enjoy outdoor living. Private Beaches, clubhouse, rec room, gym, storage for toys, hiking trails & minutes to town.

DIR: West of the downtown Guerneville Safeway & west of Old Cazadero Road-gate is south side of Hwy 116 **UBL:** **Subd:** Dubrava Village **TBM:** 361, A4 21309143

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: [707-303-6358](tel:707-303-6358)

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Client 5-Up Residential

Listings as of: 07/03/2013 4:43 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Status** Sold (6/1/2013 to 6/30/2013)

21573 Highland Ter



XSt: Mesa Way **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 58/58 **LP:** ↓ \$299,000
BD: 2 **BA:** 1 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 1167 **O** **Lot Sz:** **OLP:** \$299,000
Stories: 3 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-111-007 **HOA/\$:** No

OMD: 04/25/13 **PD:** 06/22/13 **COE:** 06/26/13 **SP:** \$295,000 **TIC:** No **2nd Unit:** No

Lovely Hillside Artisan Retreat. Vintage brown shingle Craftsman, newly remodeled. Windows with stained glass artistry lovingly embedded. Gorgeous new patio. Pathways wind to forest AND a sunny deck! Bamboo floors. Skylights galore. Circular staircase to a sweet sun room. Light filled Bedrooms. Library space for all your personal treasures. Double lot with deck and discreet spaces. Private. Quirky, charming, & quaint. Your House Matters.

DIR: Starrett Hill, R Middle Terrace, R Monte Vista, L Mesa Way. R on Highland. Turn around to go back. **UBL:** **Subd:** **TBM:** , 21308689

10651 River Dr



XSt: River Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$275,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 960 **R** **Lot Sz:** 8276/0.1900 **OLP:** \$275,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-220-027 **HOA/\$:** No

OMD: 05/16/13 **PD:** 06/21/13 **COE:** 06/21/13 **SP:** \$280,000 **TIC:** No **2nd Unit:** No

What till you see the upgrades and improvements to this home. Here is a quick small list; Roof, Plumbing, On demand Hot Water system, windows, flooring, Bathroom and YES the Kitchen! This is truly a turn key home purchase.

DIR: River Drive is off of River Rd. Just East of the Hacienda Bridge. **UBL:** **Subd:** **TBM:** , 21310696

9585 Argonne Way



XSt: Trenton **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$275,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 884 **R** **Lot Sz:** 3698/0.0849 **OLP:** \$259,000
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-061-040 **HOA/\$:** No

OMD: 05/17/13 **PD:** 06/12/13 **COE:** 06/21/13 **SP:** \$275,000 **TIC:** No **2nd Unit:** No

Classic Mid Century Style Home. Imagine the fun decorating this classic jewel box home. 2 Story 2 bedroom home in the most purist of form. Do you go modern? Retro? Walking distance to the Russian River at Steel Head Beach. Two extra buildings for storage & maybe a little art studio. It has a convenient location right off of River Rd. Year round or part time, you will love to show off this sweet home.

DIR: River Rd. to Trenton (directly across from Steel Head Beach access) Lf on Argonne.1st house on right **UBL:** **Subd:** **TBM:** , 21311073

8368 Trenton Rd



XSt: Mirabel **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$265,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1200 **R** **Lot Sz:** 6800/0.1561 **OLP:** \$265,000
Stories: 1 Story **YB:** 2001 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-039-081 **HOA/\$:** No

OMD: 04/30/13 **PD:** 06/05/13 **COE:** 06/10/13 **SP:** \$270,000 **TIC:** No **2nd Unit:** No

Forestville, the Good Life. Show this light, bright, and efficient 2 bedroom, 2 bath, manufactured home with office, ready for you to move in. Skylights throughout home, give a light and airy feeling. Newer appliances, indoor laundry, terraced backyard with lovely landscaping, fruit trees and storage shed. Conveniently located near grocery store, restaurants, Russian River, Sebastopol, and Highway 101.

DIR: Highway 116 to Mirabel, right on Trenton to home or River Road to Mirabel, left on Trenton to home. **UBL:** **Subd:** **TBM:** 362, E5 21309250

17325 Summit Ave



XSt: Park **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$269,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 790 **R** **Lot Sz:** 5227/0.1200 **OLP:** \$259,000
Stories: 1 Story **YB:** 1904 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-057 **HOA/\$:** No

OMD: 04/23/13 **PD:** 06/07/13 **COE:** 06/14/13 **SP:** \$265,000 **TIC:** No **2nd Unit:** No

Charming updated home in great neighborhood with newer foundation. Nice hardwood floors, new paint, stone fireplace, deck in back and private sunny yard to enjoy your garden. Usable storage / work room under the house. Don't miss this cute home that is in close proximity to town. Public Water and Sewer. Move right into this turnkey home.

DIR: Hwy 116 to Old Monte Rio Rd. Right on Park Ave. Left on Summit Ave. Property on right side **UBL:** **Subd:** **TBM:** , 21308664

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: [707-303-6358](tel:707-303-6358)

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Client 5-Up Residential

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Status** Sold (6/1/2013 to 6/30/2013)

17485 Neeley Rd



XSt: CA-116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$199,900
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 780 R **Lot Sz:** 6817/0.1565 **OLP:** \$199,900
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-220-052 **HOA/\$:** No

OMD: 05/07/13 **PD:** 06/07/13 **COE:** 06/18/13 **SP:** \$252,000 **TIC:** No **2nd Unit:** No

Wonderful Russian River home! This home features 2 bedrooms each with their own bathroom. Home has new carpet, new paint and a clear section 1. The large deck allows for spectacular views. Truly a relaxing place to call home.

DIR: CA-116 to Neeley-property on left hand side

UBL: **Subd:** **TBM:** , 21310229

11235 Dell Ave



XSt: Westside **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$254,900
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1039 R **Lot Sz:** 3485/0.0800 **OLP:** \$254,900
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-022-014 **HOA/\$:** No

OMD: 05/03/13 **PD:** 06/07/13 **COE:** 06/07/13 **SP:** \$247,000 **TIC:** No **2nd Unit:** No

Perched on a Sunny Hillside. The cabin you have been dreaming of. This charming home is the perfect get-away for everyday or vacations. Lite modern kitchen & warm interior that features a wood burning stove & central heat. Knotty pine walls & sunny skylights. Bonus space downstairs as an office or room for guests. Newer dual pane windows. Walk to River. Bike to Wineries. Morning Sun envelopes this home. large bedrm & bathrm add to the comfort.

DIR: On the West side of the Hacienda Bridge, take westside rd to Dell. Dell to almost the end of road.

UBL: **Subd:** **TBM:** 362, A2 21307737

16745 Center Way



XSt: Neeley Road **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 36/36 **LP:** ↓ \$259,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 5184/0.1190 **OLP:** \$259,000
Stories: 1 Story **YB:** 1931 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-193-002 **HOA/\$:** No

OMD: 05/07/13 **PD:** 06/12/13 **COE:** 06/28/13 **SP:** \$245,000 **TIC:** No **2nd Unit:** No

Yesteryear's charm has been spun together with some sweet remodeling touches in this simple 1930's 2 bedroom cabin. The Russian River is just around the corner waiting for your kayaks and picnic baskets. Built in the midst of Russian River hey-day, this precious pied a terre can be your home away from home. Location is perfect for a vacation rental. Summer bridge is opening up for an easy commute!

DIR: Hwy. 116 to Neeley Road to Guerneville (don't blink) to Center Way.

UBL: **Subd:** **TBM:** , 21309860

17936 Neeley Rd



XSt: Benson **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$160,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 868 N **Lot Sz:** 0 **OLP:** \$160,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-321-011 **HOA/\$:** No

OMD: 04/08/13 **PD:** 06/01/13 **COE:** 06/05/13 **SP:** \$210,553 **TIC:** No **2nd Unit:** No

Rough & ready. Close to the Russian River. This 2 bedroom 1 bath home is a great place to start. Needs some TLC.

DIR: Highway 116 to Neeley Road way out past Beach Ave

UBL: **Subd:** **TBM:** , 21307364

17415 Riverside Dr



XSt: Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$225,000
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 841 R **Lot Sz:** 5000/0.1148 **OLP:** \$225,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-190-038 **HOA/\$:** No

OMD: 05/04/13 **PD:** 06/14/13 **COE:** 06/19/13 **SP:** \$200,000 **TIC:** No **2nd Unit:** No

Create your own memories of MAGICAL SUMMERS lazing on the Russian River. This CLASSIC COTTAGE still retains many of the original features of the 1940's cottages: Knotty pine interior, tree-motifed shutters and fencing, open beamed ceilings, clawfoot bathtub, porch, deck and great outdoor space.

DIR: West on Hwy 116, turn left onto Riverside Dr.

UBL: **Subd:** **TBM:** 361, A5 21309923

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: [707-303-6356](tel:707-303-6356)

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/03/2013 4:43 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County Sonoma **Status** Sold (6/1/2013 to 6/30/2013)

18183 Fairview Ave XSt: Bei **Cazadero / B0700**
BD: 2 **BA: 2**
Stories: 1 Story



RMS: 5 **FP: No** **Pool: No** **S** **Single Family** **DOM/CDOM: 72/72**
YB: 1902 **#Gar Sp: 0** **#CP Sp: 0** **SqFt: 1029 N** **Lot Sz: 12197/0.2800**
APN: 106-080-023

LP: ↓ \$220,000
OLP: \$285,000
HOA/\$: No

OMD: 04/15/13 **PD:** 06/26/13 **COE:** 06/26/13 **SP: \$200,000** **TIC:** No **2nd Unit:** No

Gardeners paradise! This private home amongst giant oaks is situated above Cazadero. Plenty of sun at this classic home. Walking distance to Austin Creek and Cazadero. Room for gardening and pets. Lots of parking and room for a garage if you want to add one! Listing Price includes APN 106-080-022.

DIR: Cazadero Highway through Cazadero, take a left on Bei Rd. go straight on to dirt rd. house on left. **UBL:** **Subd:** **TBM:** , 21307591

35-36 Magic Mountain Rd XSt: Cazadero Hwy **Cazadero / B0700**
BD: 1 **BA: 1** **RMS:** **FP: Yes** **Pool: No** **S** **Single Family** **DOM/CDOM: 22/212**
Stories: 1 Story **YB: 1961** **#Gar Sp: 0** **#CP Sp: 0** **SqFt: 820 R** **Lot Sz: 60984/1.4000**
APN: 097-240-056



LP: ↑ \$139,900
OLP: \$139,900
HOA/\$: Yes/\$95.00/Mo

OMD: 05/29/13 **PD:** 06/20/13 **COE:** 06/21/13 **SP: \$165,002** **TIC:** No **2nd Unit:** Yes

Two homes on 1.4 ac. The A-frame house (35) overlooks the Duncan Mills area below. The second home (36), faces East towards Austin Creek.

DIR: HWY 116 to Cazadero Hwy to Magic Mountain Rd **UBL:** **Subd:** **TBM:** 360, F7 21311639

15510 Willow Rd XSt: Canyon Seven **Guerneville / B0700**
BD: 1 **BA: 1** **RMS:** **FP: Yes** **Pool: No** **S** **Single Family** **DOM/CDOM: 10/10**
Stories: 1 Story **YB: 1991** **#Gar Sp: 0** **#CP Sp: 1** **SqFt: 672 R** **Lot Sz: 1680/0.0386**
APN: 070-252-002



LP: \$120,000
OLP: \$120,000
HOA/\$: No

OMD: 02/22/13 **PD:** 03/04/13 **COE:** 06/07/13 **SP: \$146,000** **TIC:** No **2nd Unit:** No

Cozy home in quiet community. Great starter home or vacation home with wood burning fireplace with open living, fully functional kitchen, and laundry room with hook ups only. Attached carport with plenty of storage space. Must come and see!

DIR: Off River Road to Canyon 2, turn left on Canyon 7, Right on Willow. **UBL:** **Subd:** **TBM:** , 21303617

14830 Canyon 2 Rd XSt: River Road **Guerneville / B0700**
BD: 2 **BA: 1** **RMS:** **FP: Yes** **Pool: No** **S** **Single Family** **DOM/CDOM: 152/152**
Stories: 2 Story **YB: 1930** **#Gar Sp: 0** **#CP Sp: 0** **SqFt: 720 R** **Lot Sz: 6098/0.1400**
APN: 070-261-005



LP: \$133,000
OLP: \$133,000
HOA/\$: No

OMD: 01/22/13 **PD:** 06/24/13 **COE:** 06/25/13 **SP: \$129,000** **TIC:** No **2nd Unit:** No

Affordable house on Canyon 2. Nice sized living room and bedrooms. On sewer. Close to all that the river has to offer. Restaurant and community pool and gardens within walking distance. Blues and Jazz Festival, Wine Tasting, Civil War Days, Rodeo, Parades in downtown Guerneville and so many other activities to enjoy here in the West County. Good off road parking.

DIR: River Road to Canyon 2. Map Attached. **UBL:** **Subd:** **TBM:** , 21301263

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: [707-303-6358](tel:707-303-6358)

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U.S. Patent 6,910,045

Market Statistics Report

Listings as of 07/03/13 at 4:35pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2013 to 6/30/2013)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	66	25	7	2	100
Average List Price	\$338,088	\$525,136	\$596,500	\$514,000	\$406,457
Average Market Time	88	84	25	279	86
Average Square Feet	952	1766	2074	2754	1270
All Off Market					
#Units	28	8	4	1	41
Pending					
#Units	6	4	2	0	12
Average List Price	\$360,300	\$345,700	\$262,000	\$0	\$339,050
Average Market Time	60	54	58	0	57
Average Square Feet	875	1500	1867	0	1249
Sold					
#Units	22	4	2	1	29
Dollar Value	\$5,996,555	\$1,899,000	\$885,000	\$1,170,000	\$9,950,555
Average List Price	\$269,986	\$457,225	\$449,165	\$1,045,500	\$334,911
Average Sold Price	\$272,571	\$474,750	\$442,500	\$1,170,000	\$343,123
Average Market Time	53	52	62	259	60
Average Square Feet	863	1849	2149	3023	1162
% of List Price	100.96	103.83	98.52	111.91	102.45
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
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