



Sonoma County

MARKET REPORT

JUNE 2026

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Sonoma County Market Talk

Summer is in full swing, and the market continues to create opportunities for both buyers and sellers. While every region is a little different, we're seeing many markets settle into a more balanced pace, with steady buyer activity and more homes coming to market. Homes that are priced well and show beautifully are still standing out, while buyers have a bit more room to explore their options. Here's a look at how those trends played out in your local market this month.

In Sonoma County, the number of home sales decreased 0.6% to 355 from the prior month, while the number of available listings increased 3.1% to 934. Days on market increased 15.9% to 51 days. Median sales price decreased 0.6% from the prior month and increased 2.9% from the prior year to \$875,000. For condos, the number of sales increased 27.3% to 28 from the prior month, while the number of available listings increased 8.0% to 108. Days on market increased 3.2% to 65 days. Median sales price increased 0.3% from the prior month and decreased 3.2% from the prior year to \$390,000.

Whether you're thinking about selling, planning your next move, or simply curious about your home's value, these local trends can have a big impact on your strategy. Every home, and every situation, is unique. If you'd like to talk through what the market means for your property or your plans, I'd be happy to help.

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Notable Numbers

Sonoma County: **JUNE 2026**

23

PROPERTIES SOLD
OFF MARKET

37

SOLD WITH
ADDITIONAL
DWELLING

37%

SOLD ABOVE
LIST PRICE

39%

HAD MULTIPLE
OFFERS

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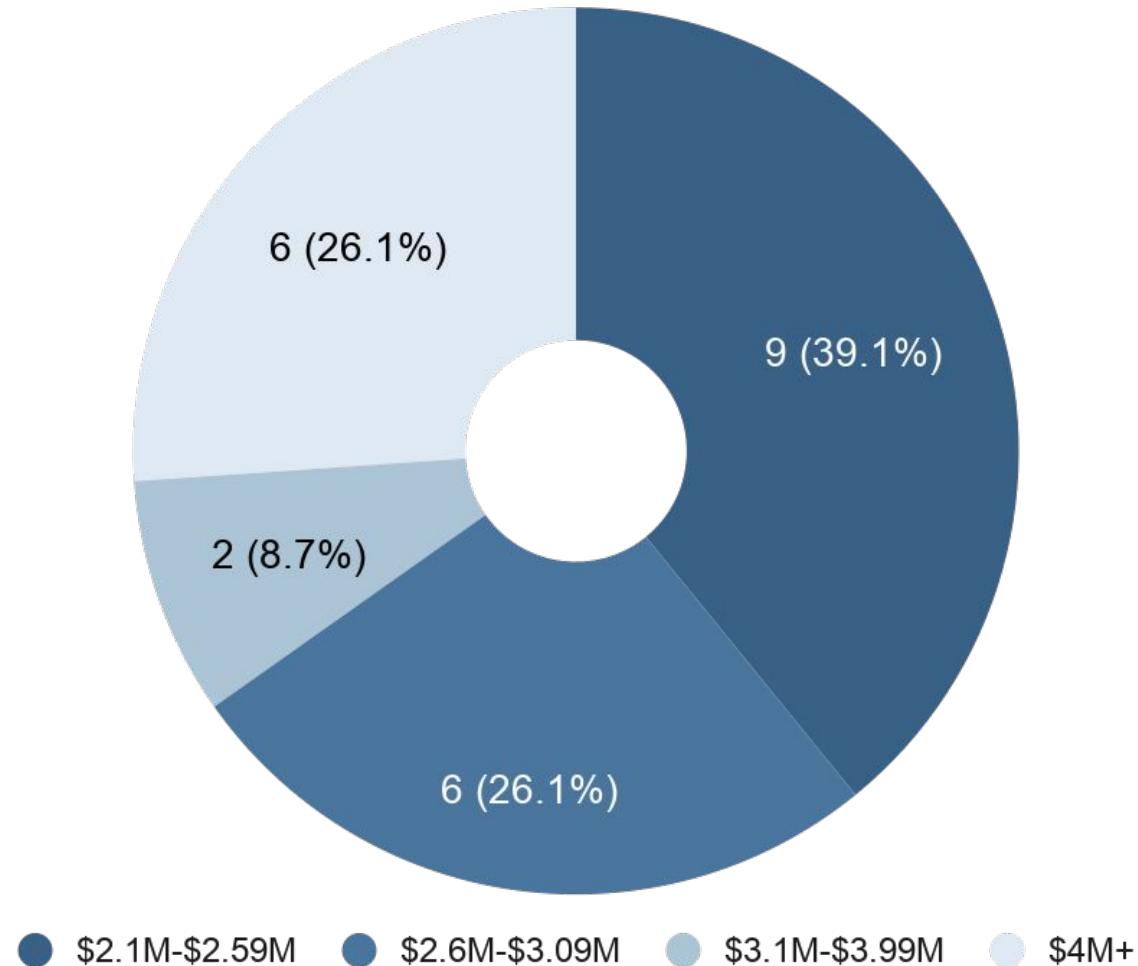
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A Look at Luxury

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Single Family Homes

Sonoma County: **JUNE 2026**

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Market Snapshot

Sonoma County | Single Family Homes: **JUNE 2026**

MEDIAN SOLD PRICE

\$875K

M-o-M Change ▼0.6%

Y-o-Y Change ▲2.9%

PRICE PER SQ. FT.

\$580

M-o-M Change ▼5.5%

Y-o-Y Change ▲3.4%

DAYS ON MARKET

51

M-o-M Change ▲15.9%

Y-o-Y Change ▲13.3%

PROPERTIES SOLD

355

M-o-M Change ▼0.6%

Y-o-Y Change ▼10.1%

MONTHS OF INVENTORY

2.6

M-o-M Change ▲4.0%

Y-o-Y Change ▼13.3%

% SOLD TO ORIG PRICE

98%

M-o-M Change ▼1.0%

Y-o-Y Change ▲2.1%

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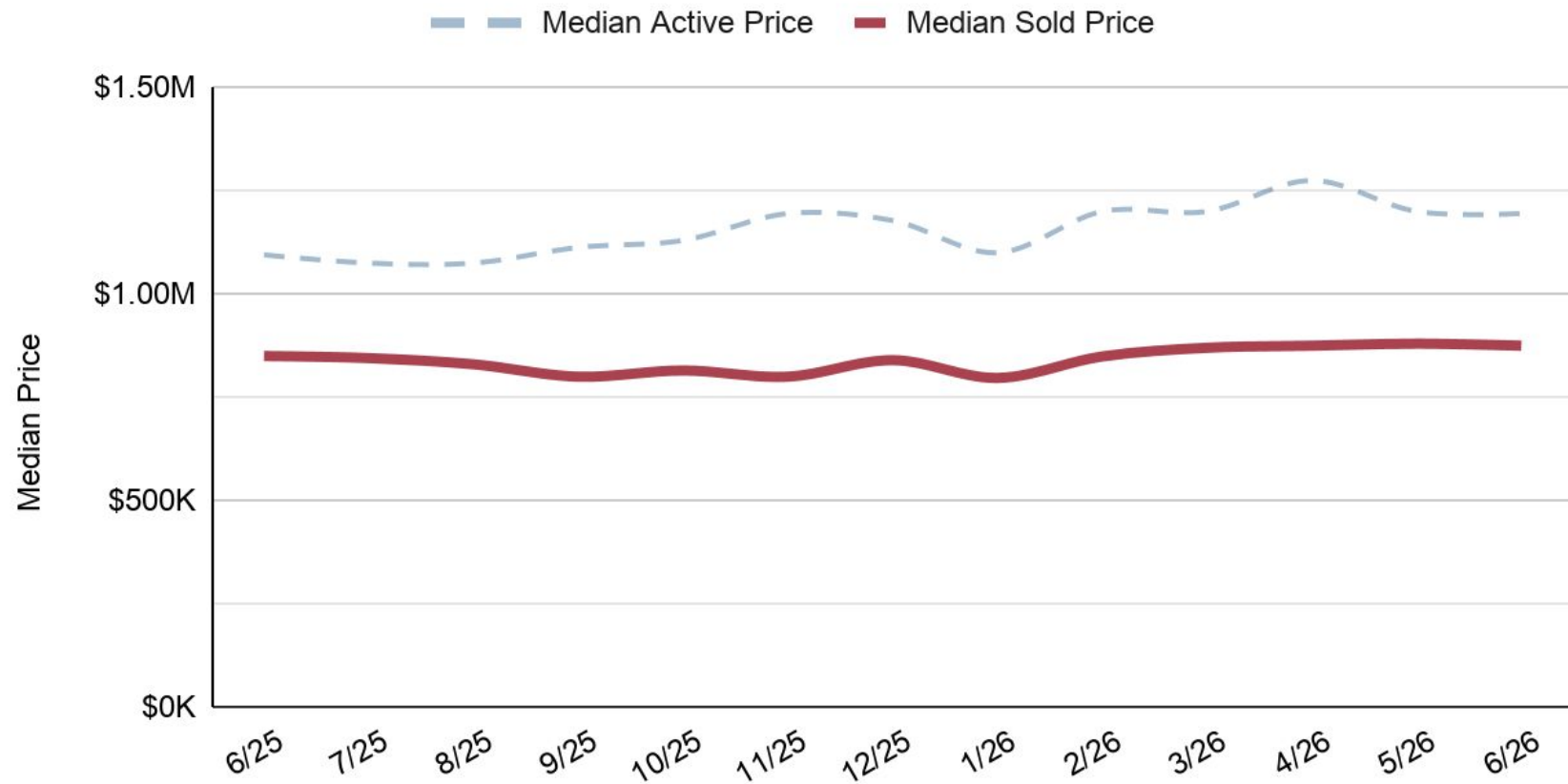
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Median Active vs. Sold Price

Sonoma County | Single Family Homes: **JUNE 2026**



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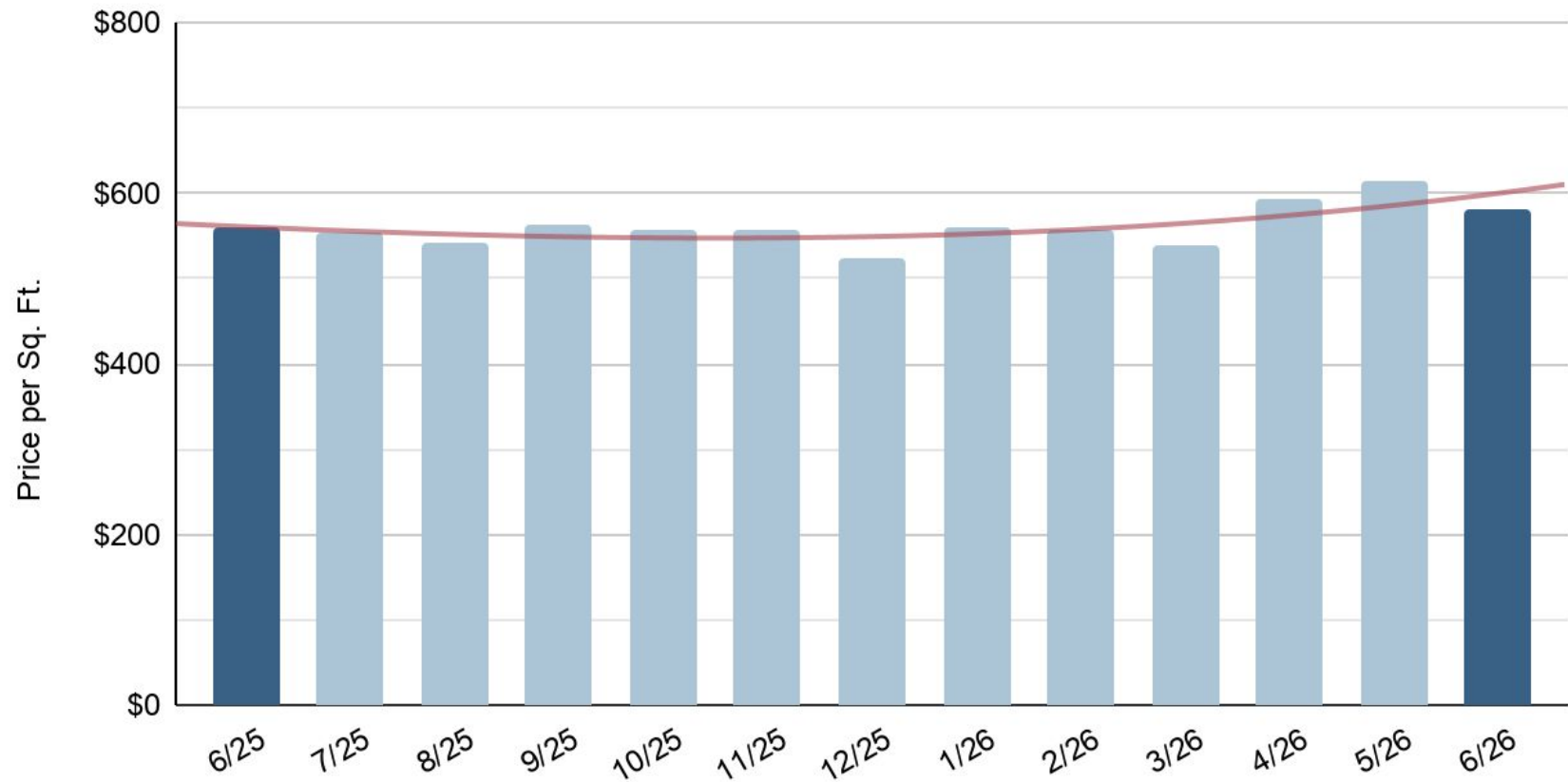
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Average Price per Square Foot

Sonoma County | Single Family Homes: **JUNE 2026**



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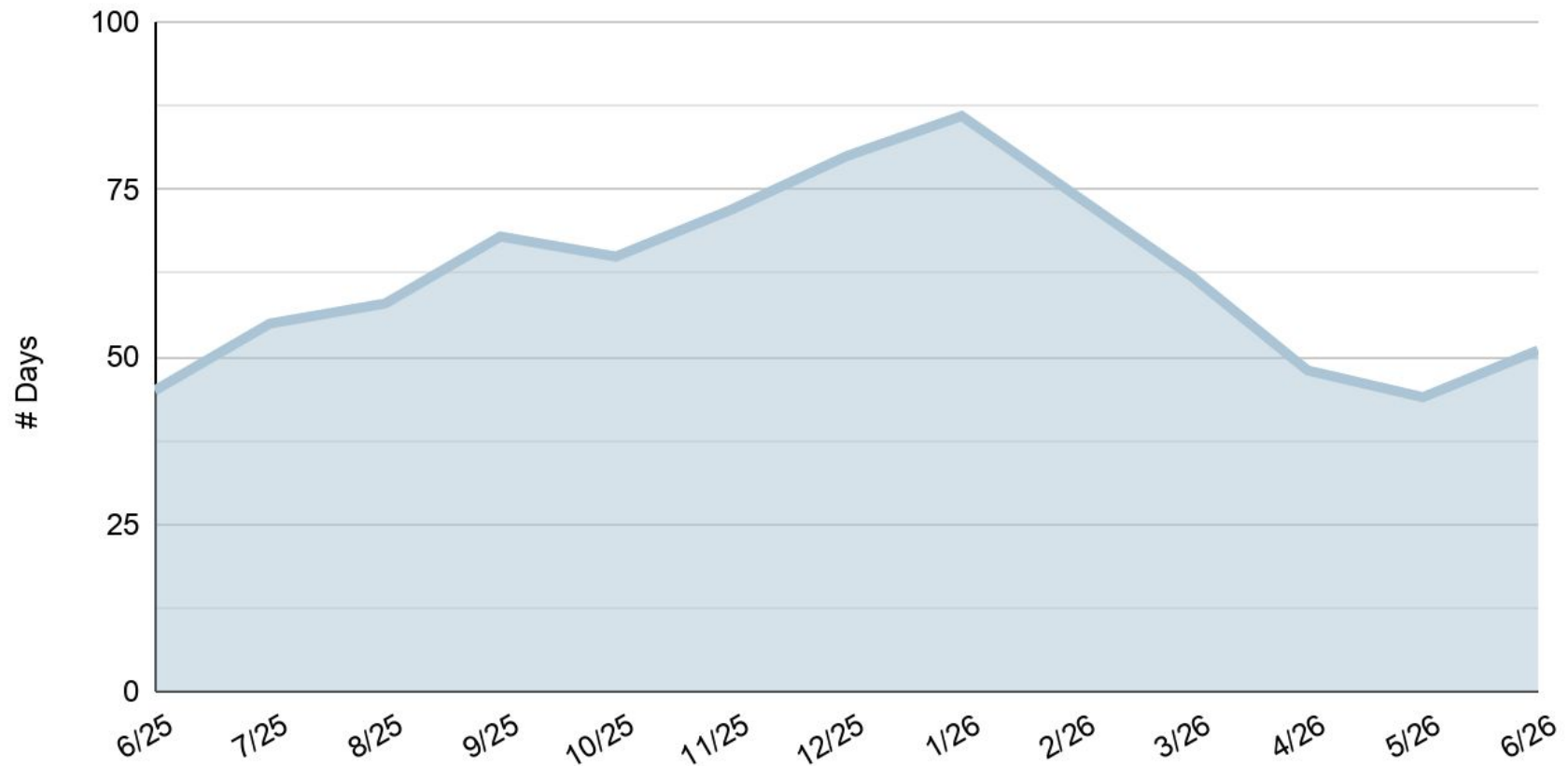
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Average Days on Market

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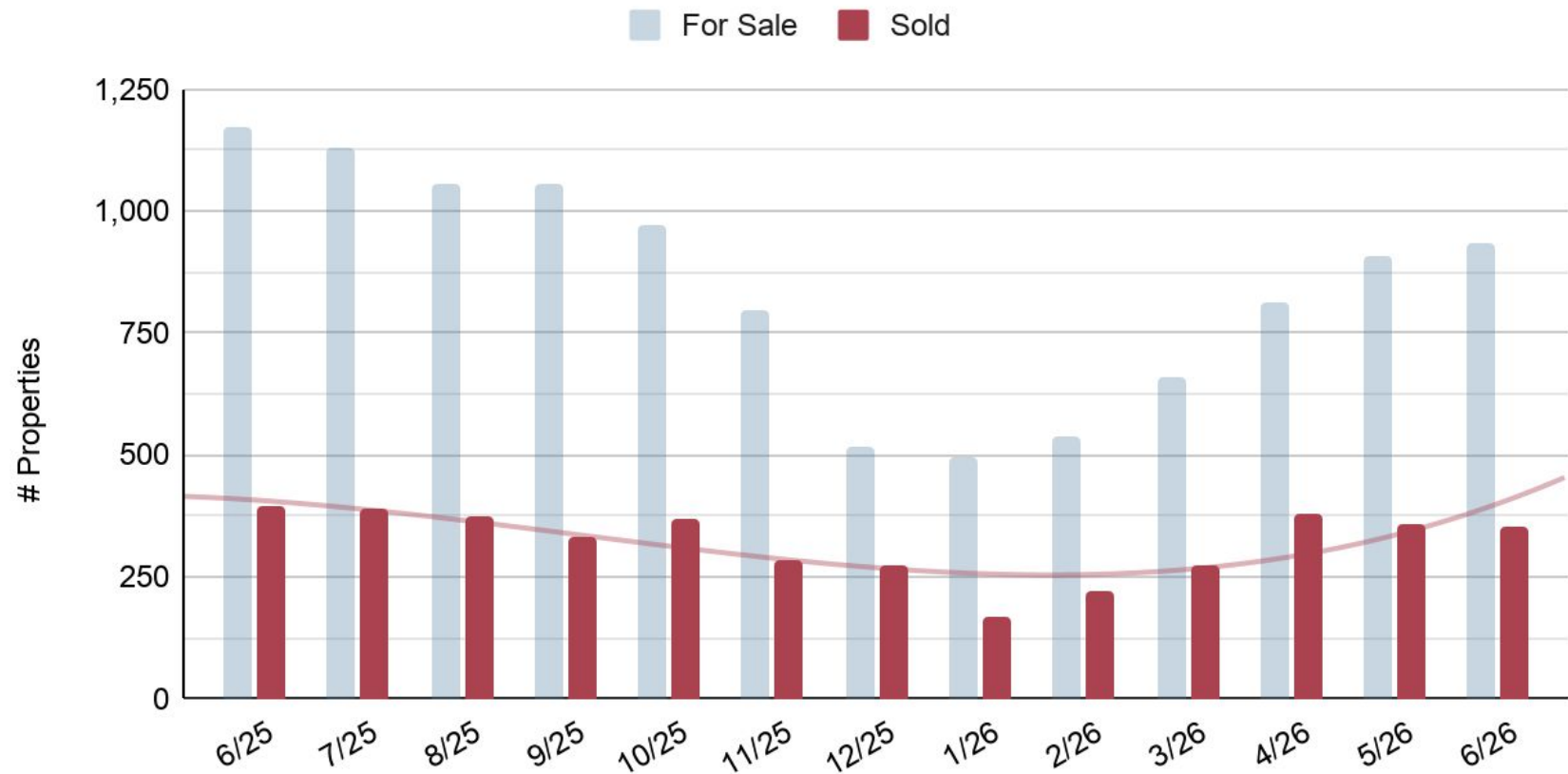
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Properties For Sale vs. Sold

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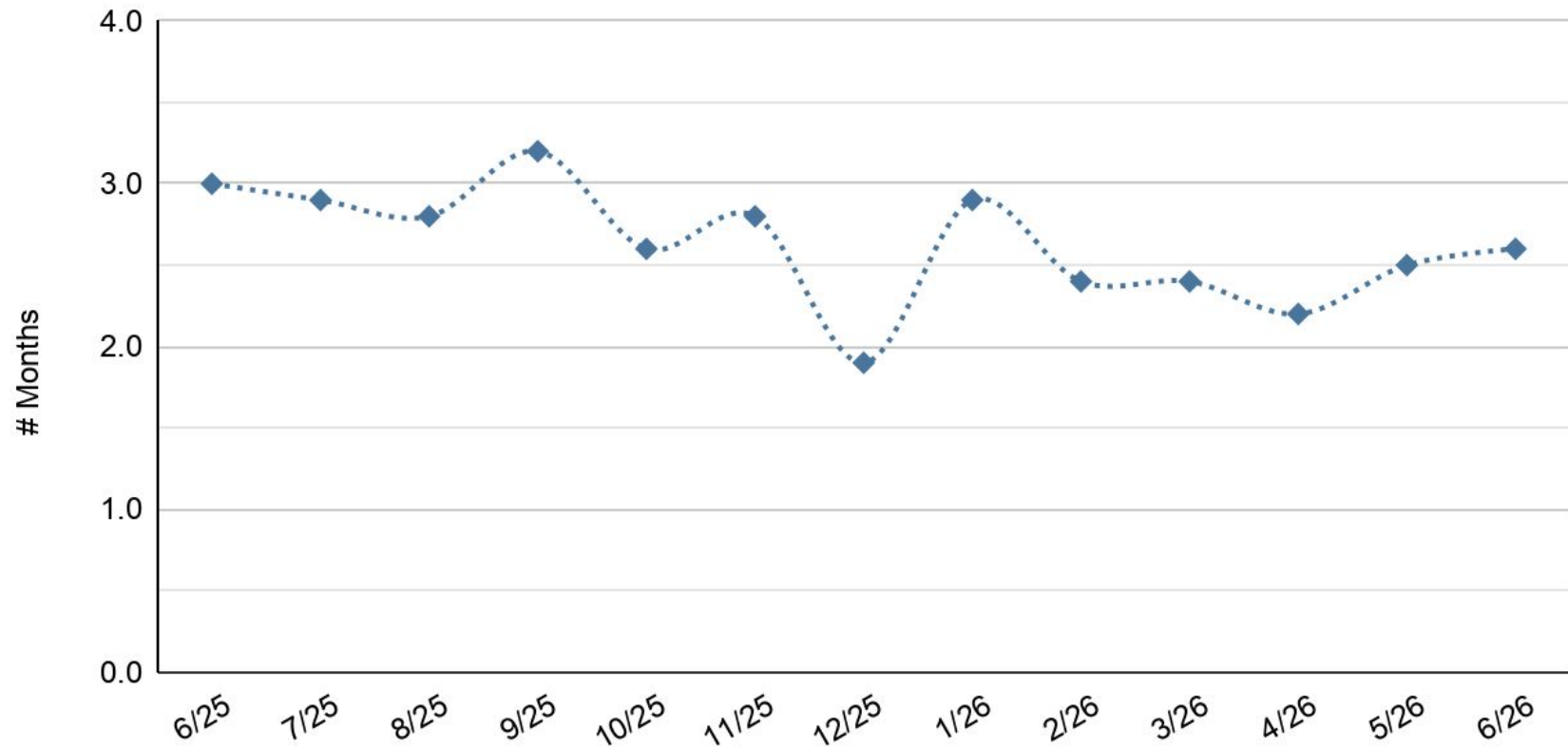
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Months Supply of Inventory

Sonoma County | Single Family Homes: **JUNE 2026**



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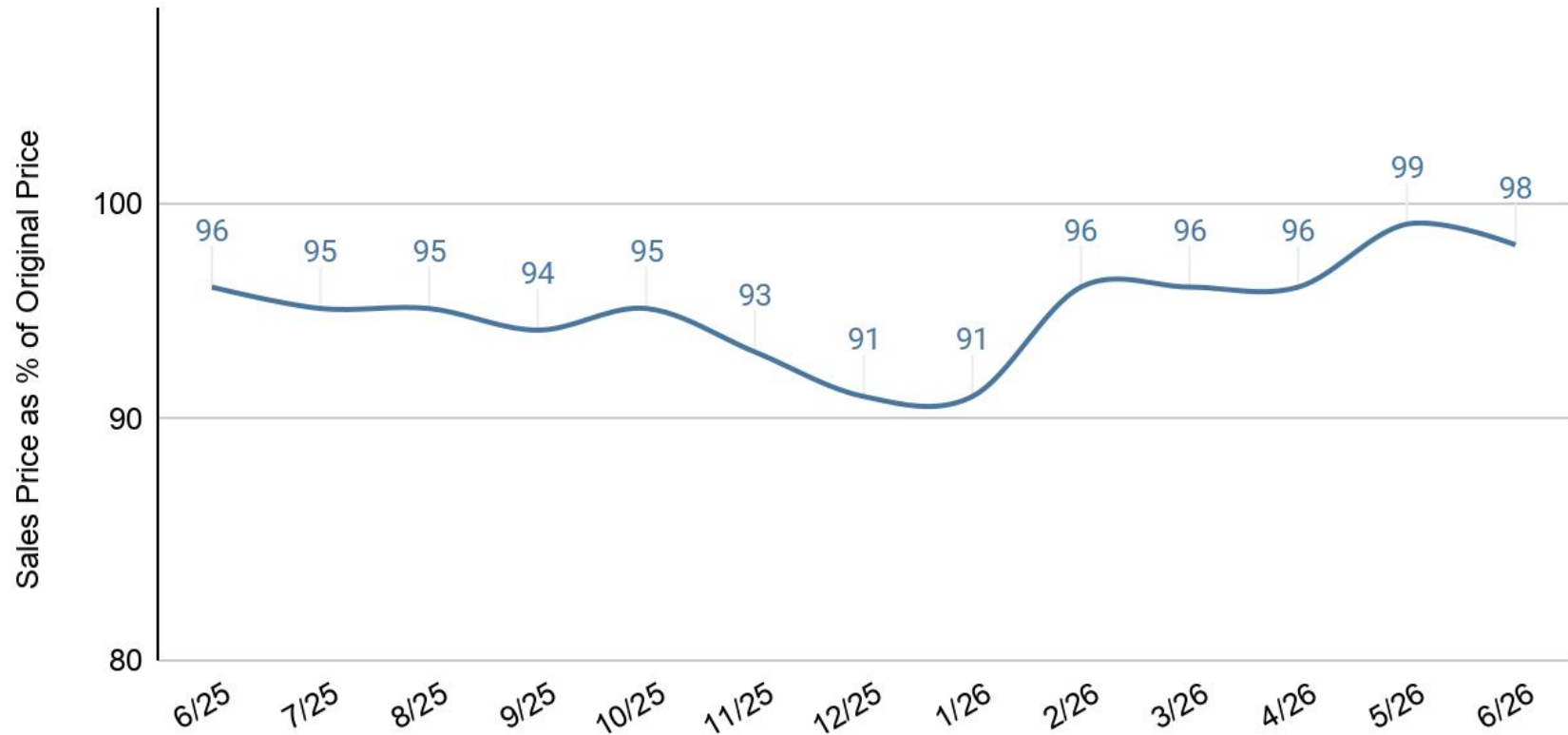
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% Sold Price to Original Price

Sonoma County | Single Family Homes: **JUNE 2026**



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Cities by the Numbers

Sonoma County | Single Family Homes: **JUNE 2026**

JUNE 2026							YEAR-OVER-YEAR % CHANGE					
Single Family Homes	Med. Sold \$	\$ per Sq Ft	Days on Market	# Active Props	# Sold Props	Mo. of Inventory	Med. Sold \$	\$ per Sq Ft	Days on Market	# Active Props	# Sold Props	Mo. of Inventory
Cotati	\$950K	\$462	92	4	3	1.3	▼14%	▼49%	▲109%	▼33%	▼40%	▲8%
Healdsburg	\$1.45M	\$877	131	91	12	7.6	▲7%	▲12%	▲236%	▼11%	▼14%	▲4%
Petaluma	\$981K	\$593	33	45	48	0.9	▼2%	▲9%	▼11%	▼50%	▼20%	▼40%
Rohnert Park	\$765K	\$410	34	23	31	0.7	▲2%	▼4%	▼17%	▼56%	▼3%	▼56%
Russian River	\$600K	\$512	39	86	24	3.6	▼2%	▲2%	▲8%	▼26%	▼8%	▼20%
Santa Rosa	\$790K	\$481	52	317	134	2.4	▼2%	▼3%	▼2%	▼18%	▼15%	▼4%
Sebastopol	\$1.10M	\$595	32	37	21	1.8	▼21%	▼6%	▼9%	▼16%	▲0%	▼14%
Sonoma	\$1.27M	\$921	59	124	34	3.6	▲29%	▲28%	▲40%	▼21%	▲21%	▼36%
Sonoma Coast	\$1.93M	\$911	86	31	5	6.2	▲4%	▼4%	▲330%	▲7%	▲67%	▼36%
Windsor	\$823K	\$483	47	32	24	1.3	▼4%	▲1%	▲15%	▼14%	▲9%	▼24%

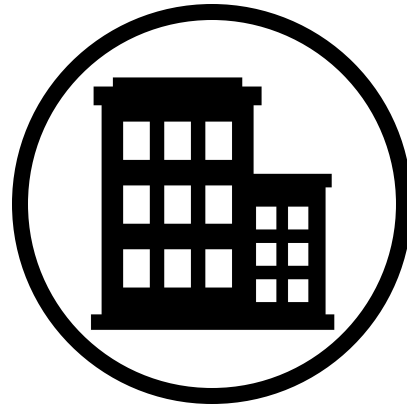
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Condominiums

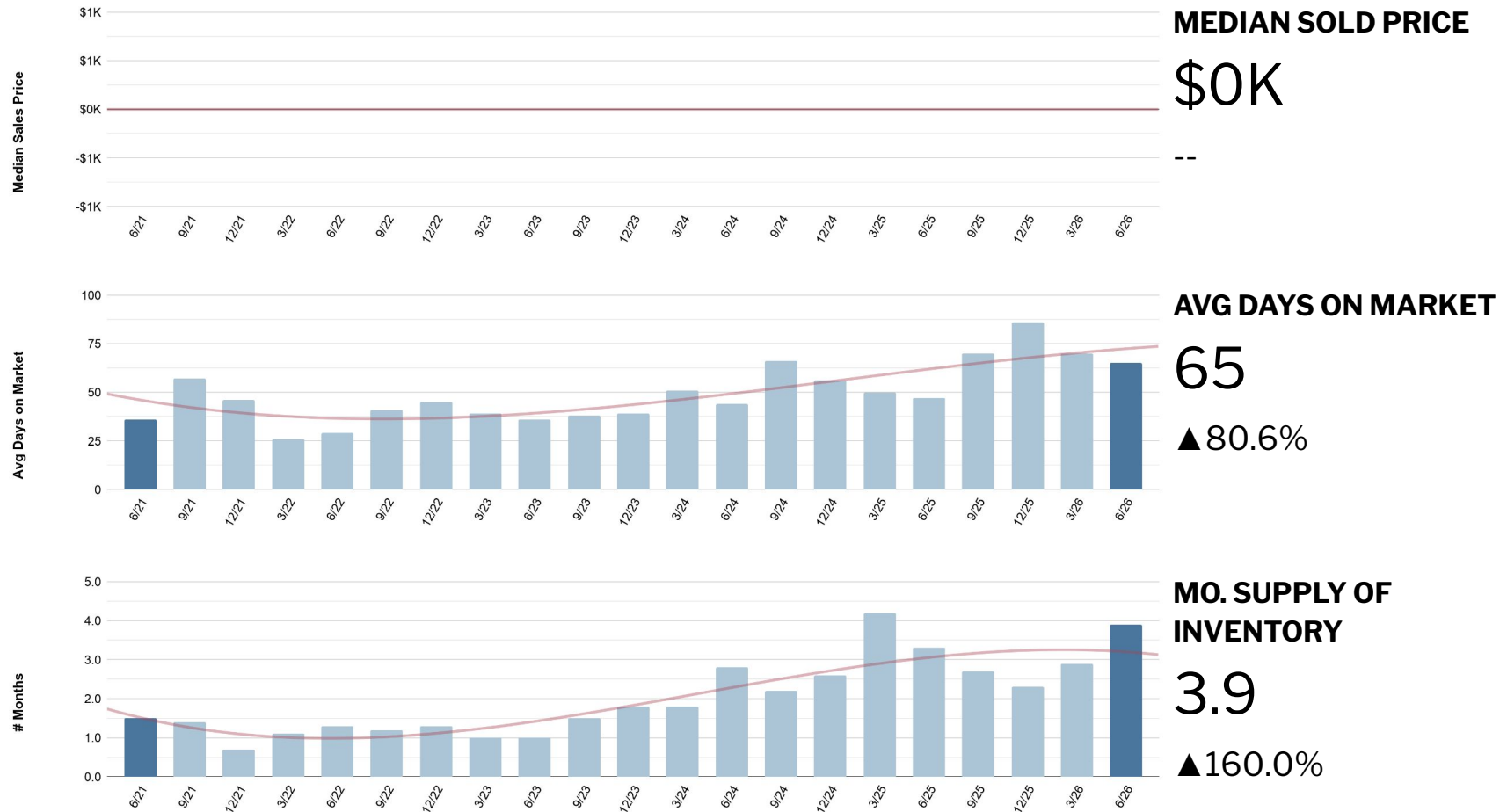
Sonoma County: **JUNE 2026**

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5 Year Change: Q4 2020 vs. Q4 2025

Sonoma County | Condominiums



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Market Snapshot

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MEDIAN SOLD PRICE

\$390K

M-o-M Change ▲0.3%

Y-o-Y Change ▼3.2%

PRICE PER SQ. FT.

\$604

M-o-M Change ▲42.5%

Y-o-Y Change ▲48.0%

DAYS ON MARKET

65

M-o-M Change ▲3.2%

Y-o-Y Change ▲38.3%

PROPERTIES SOLD

28

M-o-M Change ▲27.3%

Y-o-Y Change ▼12.5%

MONTHS OF INVENTORY

3.9

M-o-M Change ▼13.3%

Y-o-Y Change ▲18.2%

% SOLD TO ORIG PRICE

98%

M-o-M Change ▲0.0%

Y-o-Y Change ▼1.0%

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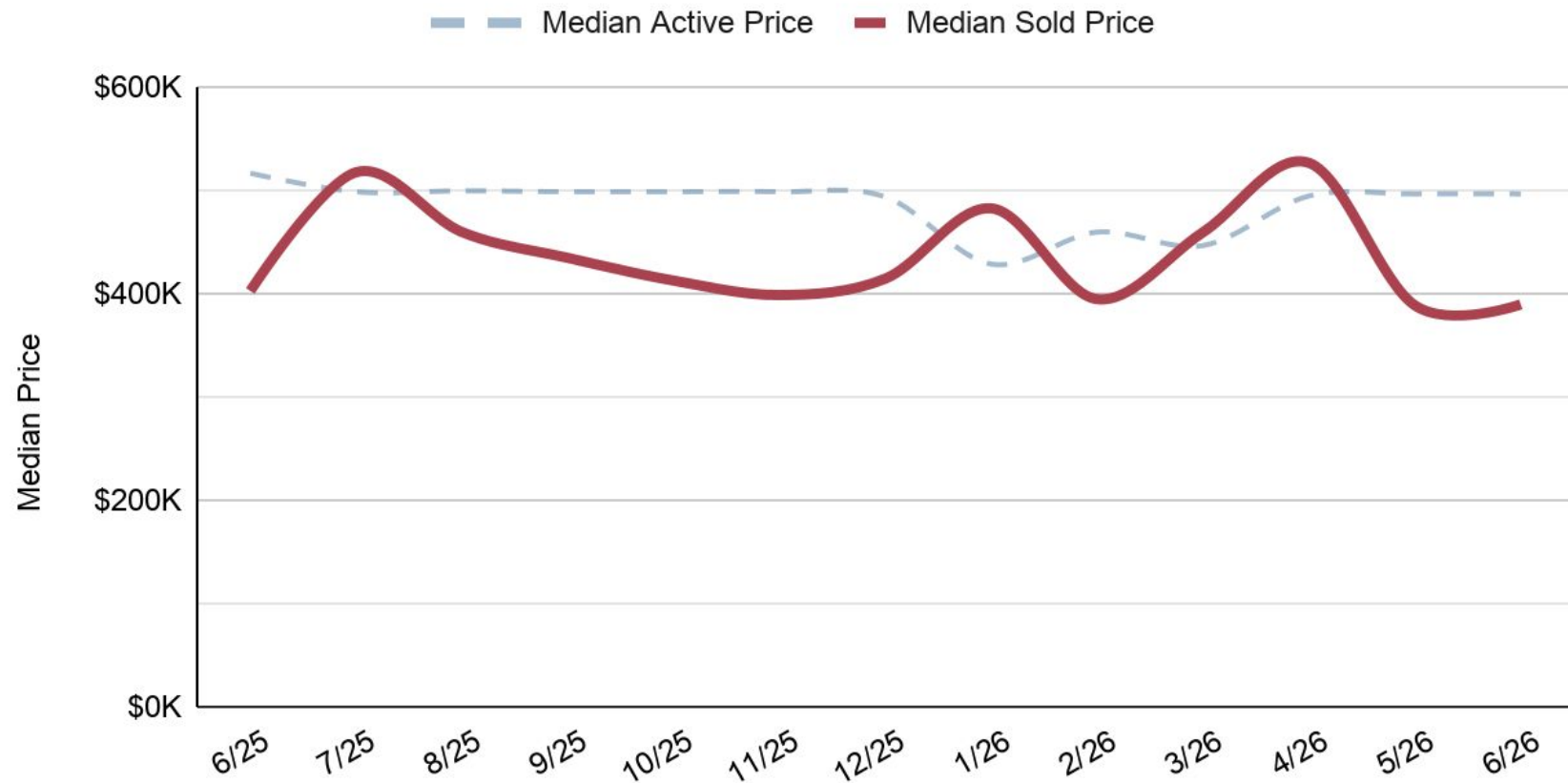
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Median Active vs. Sold Price

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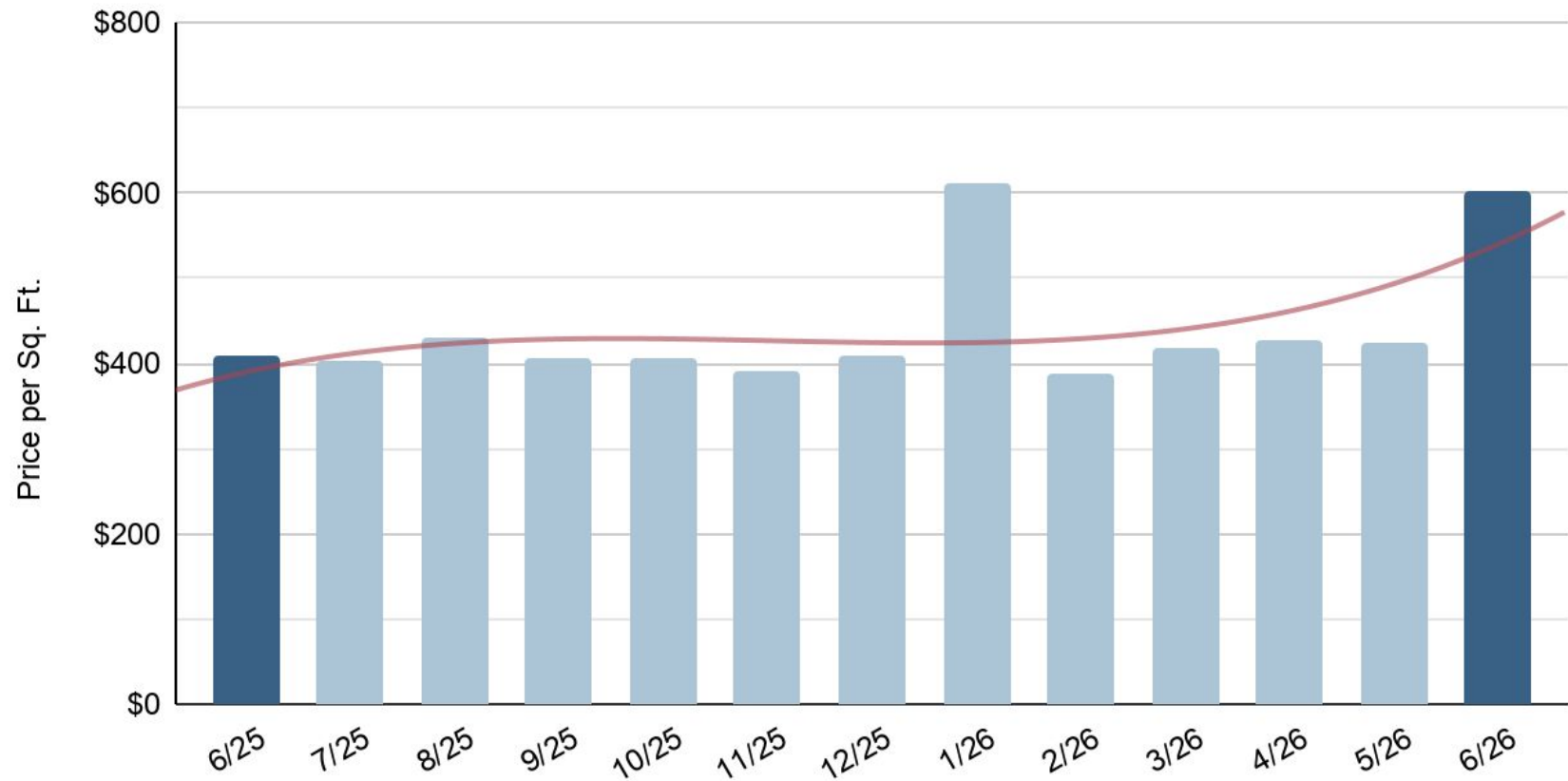
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Average Price per Square Foot

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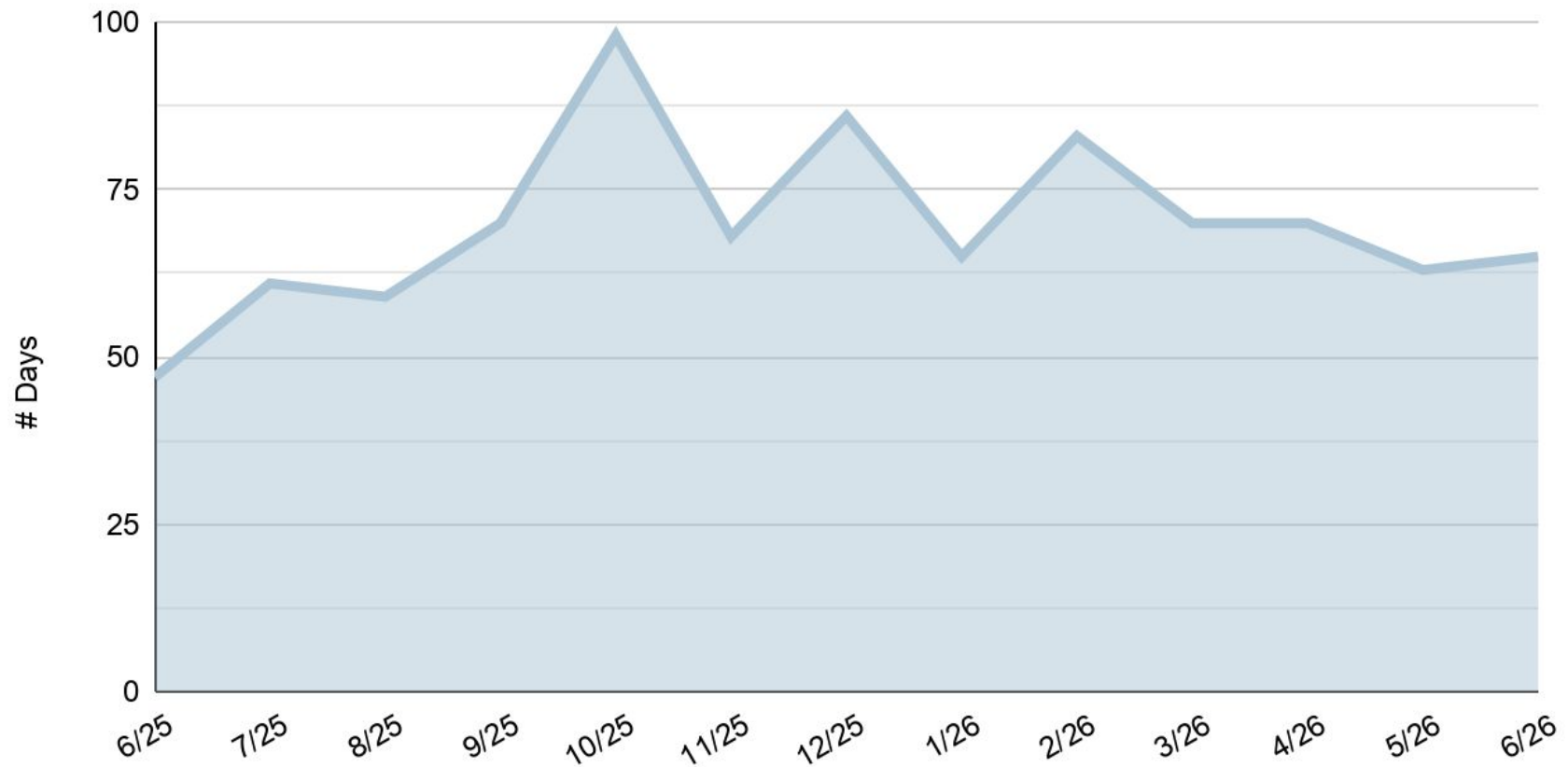
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Average Days on Market

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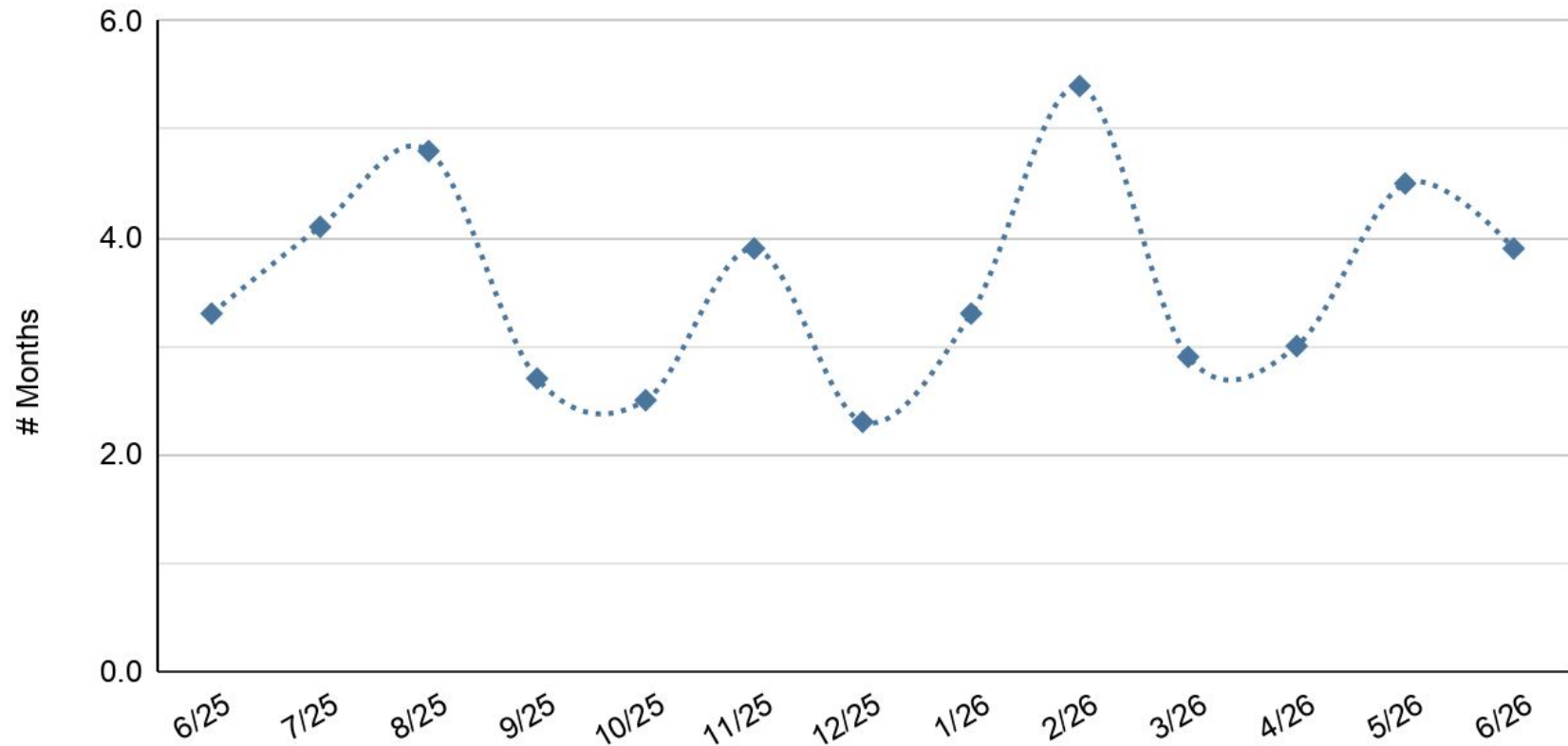
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Months Supply of Inventory

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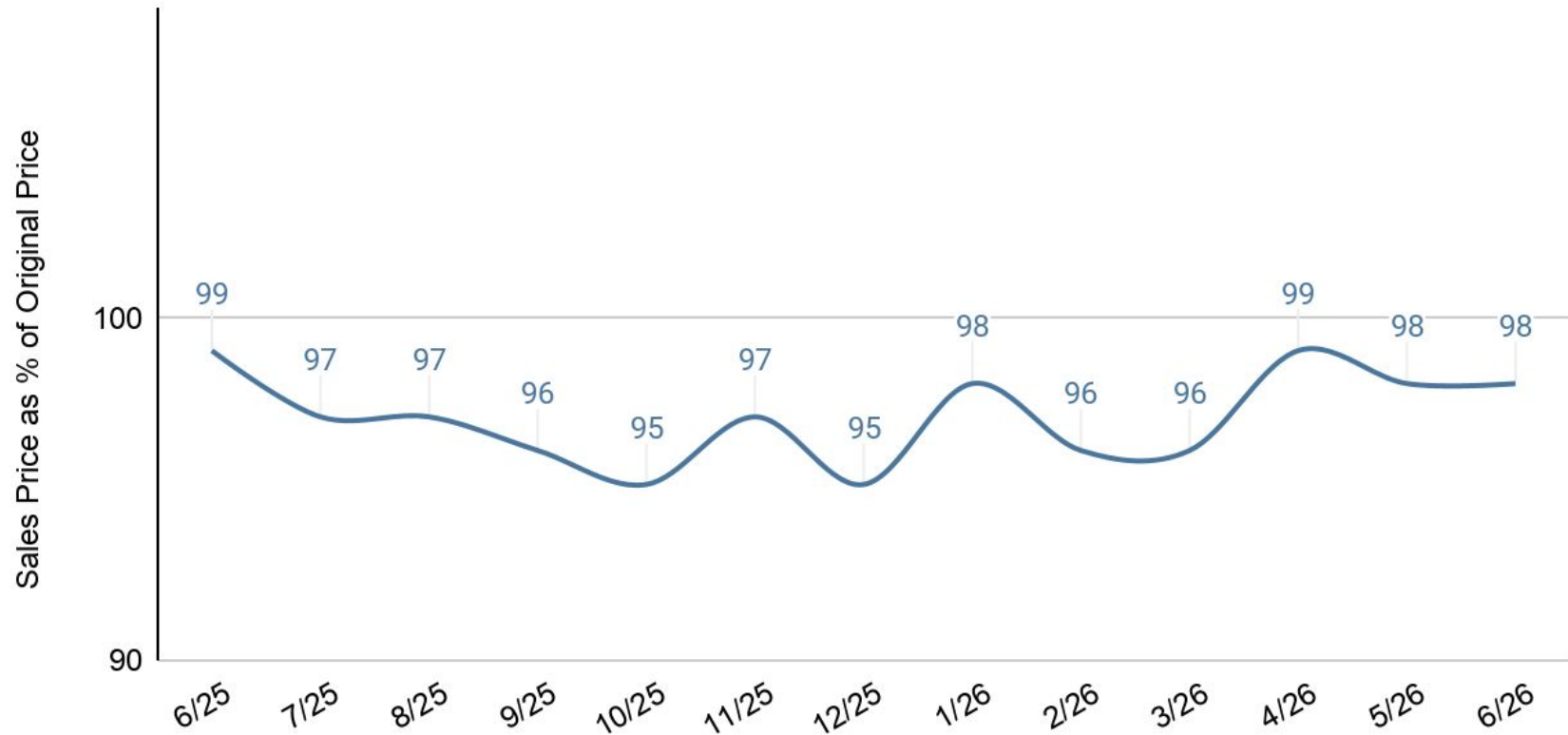
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% Sold Price to Original Price

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METHODOLOGY, METRICS & SOURCE

The Corcoran Icon Properties Market Report offers current and valuable information regarding the local market. Each region reported on is broken down by city or neighborhood and contains specific details and insights related to that market.

Metrics

MEDIAN PRICE is the middle or midpoint price where half of sales fall below and half fall above this number.

AVERAGE PRICE PER SQUARE FOOT is the average sold price divided by the average square footage of sold properties.

DAYS ON MARKET averages how long a unit takes to sell and is calculated determining the number of days from when the property is first listed until the property comes off market (for example, when it becomes pending).

PROPERTIES SOLD is the total number of properties that closed during the period shown.

PROPERTIES FOR SALE is the total number of properties available for sale during the period shown.

MONTHS SUPPLY OF INVENTORY is the number of months it would take for all currently for sale properties to sell based on the current pace of sales. This is calculated by dividing the number of properties for sale by the number of properties sold during a given month.

PERCENTAGE SOLD PRICE TO ORIGINAL PRICE is the final sales price of a property compared to the original list price, expressed as a percentage. This number is above 100% when properties are selling above the original list price.

Data Source:

Figures in this report are based on publicly reported closed sales information via the Multiple Listing Service (MLS). Information is deemed reliable, but may contain errors and is subject to change. Not all sales are entered into the MLS. Information is added daily, therefore data available is constantly changing. Current monthly sold statistics may be adjusted on the next month's report; this reflects additional closed transactions that are reported late.

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