

Sonoma County

MARKET REPORT

MAY 2026

corcoran

ICON PROPERTIES

Sonoma County Market Talk


As we head into summer, buyers are seeing more choices as inventory continues to grow across many markets. At the same time, demand has remained relatively steady, with sales activity holding up in many areas. Pricing is a little more varied than we've seen in recent months, with some markets posting gains while others are leveling off. It's a reminder that real estate remains highly local, and that pricing, presentation, and strategy can make all the difference. Here's a closer look at how the market is shaping up in your area.

In Sonoma County, the number of home sales decreased 5.6% to 356 from the prior month, while the number of available listings increased 11.4% to 906. Days on market decreased 8.3% to 44 days. Median sales price increased 0.7% from the prior month and increased 2.4% from the prior year to \$881,000. For condos, the number of sales decreased 31.3% to 22 from the prior month, while the number of available listings increased 5.3% to 100. Days on market decreased 10.0% to 63 days. Median sales price decreased 26.2% from the prior month and decreased 10.6% from the prior year to \$389,000.

Whether you're thinking about selling or planning your next purchase, these shifts can look different depending on your specific goals and property. I'd be glad to help you map out the right approach.

corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.

Notable Numbers

Sonoma County: **MAY 2026**

20

PROPERTIES SOLD
OFF MARKET

26

SOLD WITH
ADDITIONAL
DWELLING

38%


SOLD ABOVE
LIST PRICE

40%

HAD MULTIPLE
OFFERS

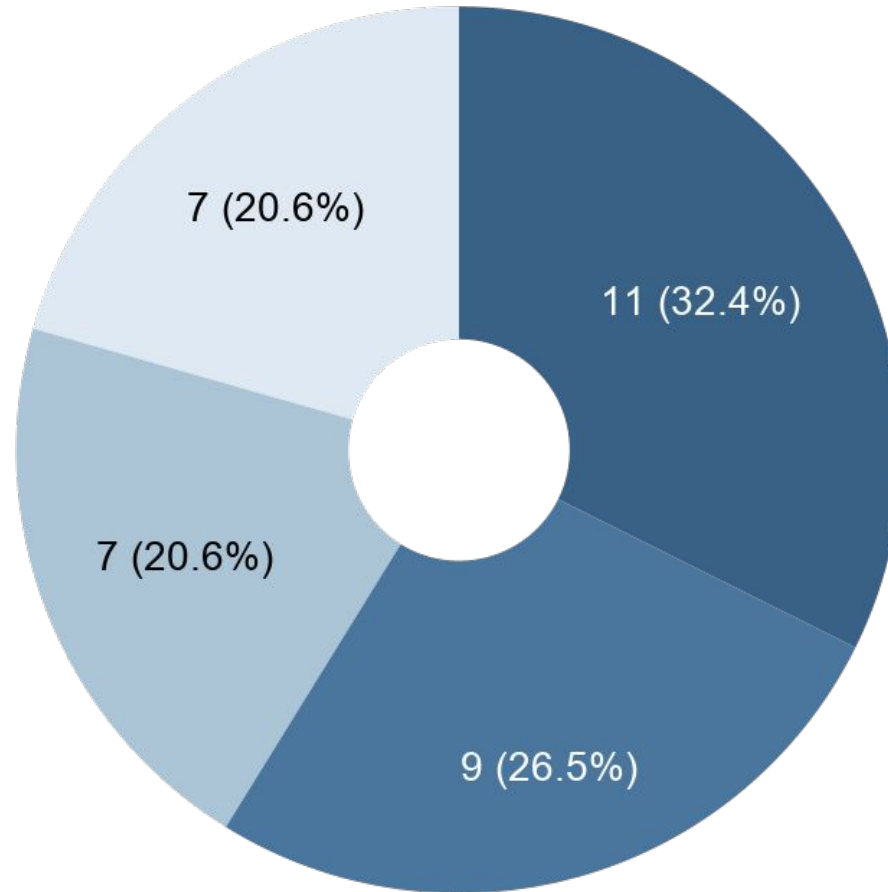
corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.

A Look at Luxury


Sonoma County: **MAY 2026**



● \$2.1M-\$2.59M ● \$2.6M-\$3.09M ● \$3.1M-\$3.99M ● \$4M+

corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Single Family Homes

Sonoma County: **MAY 2026**

corcoran

ICON PROPERTIES

Market Snapshot

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

MEDIAN SOLD PRICE

\$881K

M-o-M Change ▲0.7%

Y-o-Y Change ▲2.4%

PRICE PER SQ. FT.

\$617

M-o-M Change ▲4.0%

Y-o-Y Change ▲3.9%

DAYS ON MARKET

44

M-o-M Change ▼8.3%

Y-o-Y Change ▼18.5%

PROPERTIES SOLD

356

M-o-M Change ▼5.6%

Y-o-Y Change ▲7.9%

MONTHS OF INVENTORY

2.5

M-o-M Change ▲13.6%

Y-o-Y Change ▼26.5%

% SOLD TO ORIG PRICE


98%

M-o-M Change ▲2.1%

Y-o-Y Change ▲2.1%

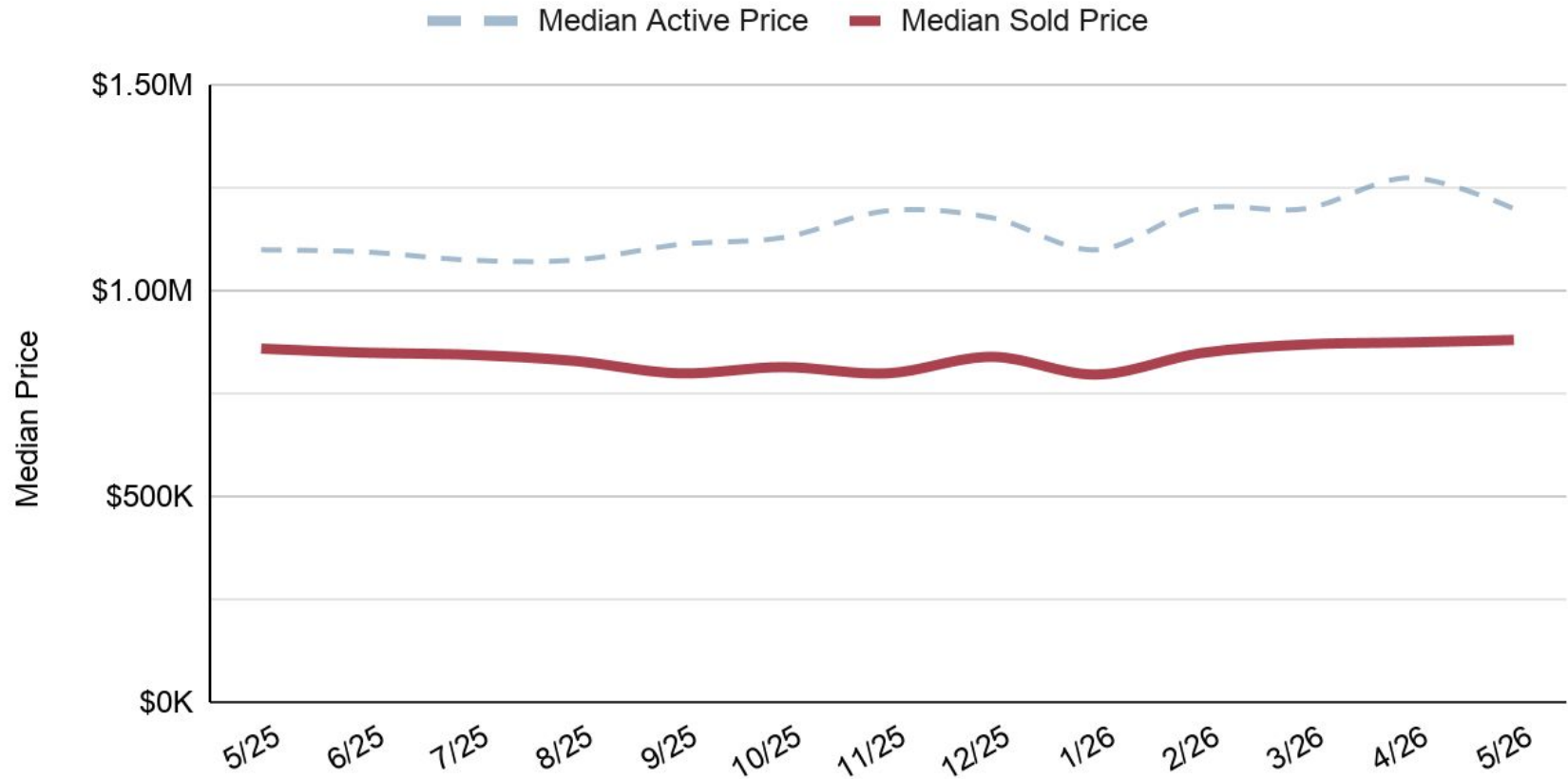
corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.

Median Active vs. Sold Price

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



corcoran

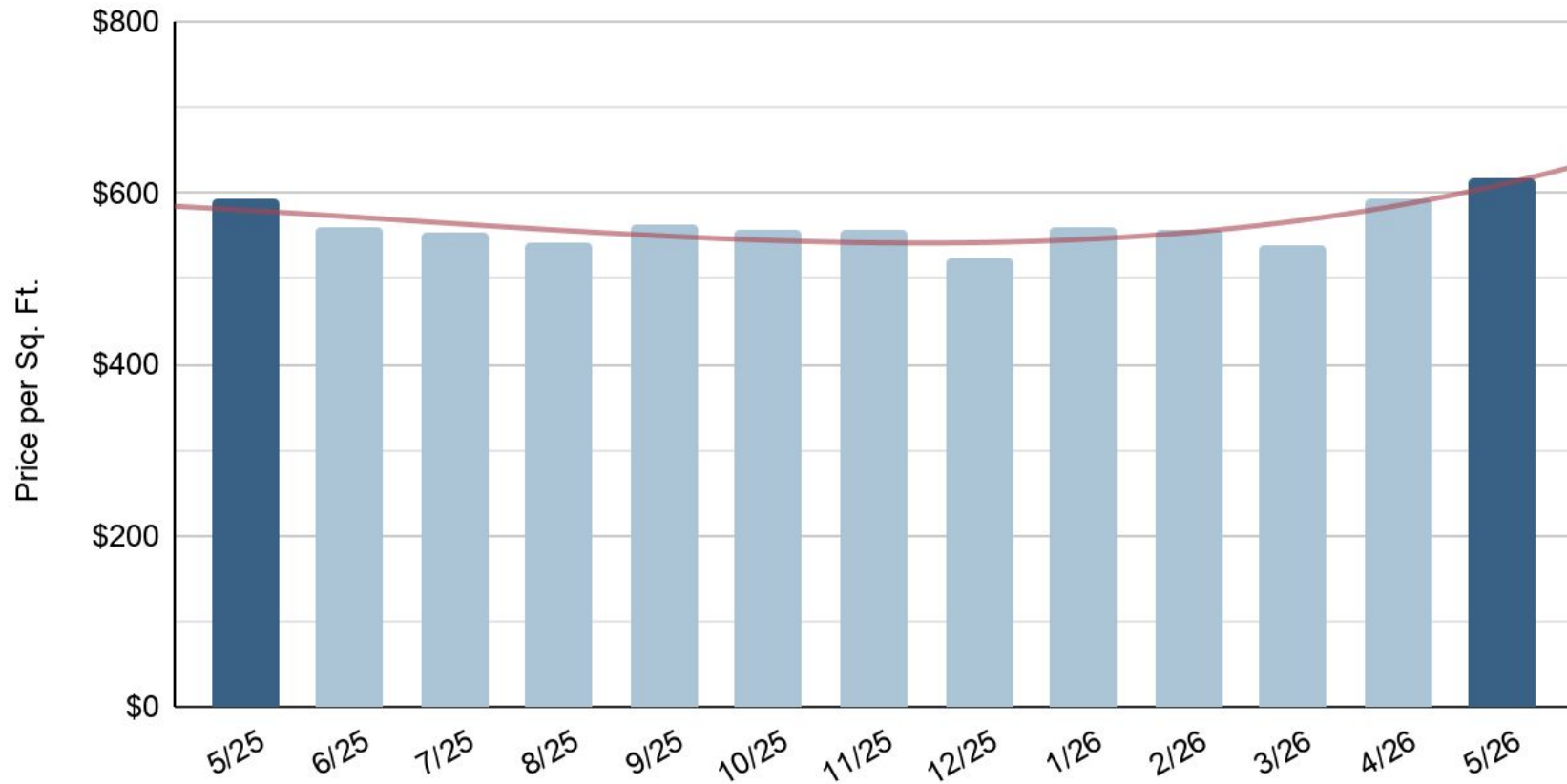
ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Average Price per Square Foot

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



corcoran

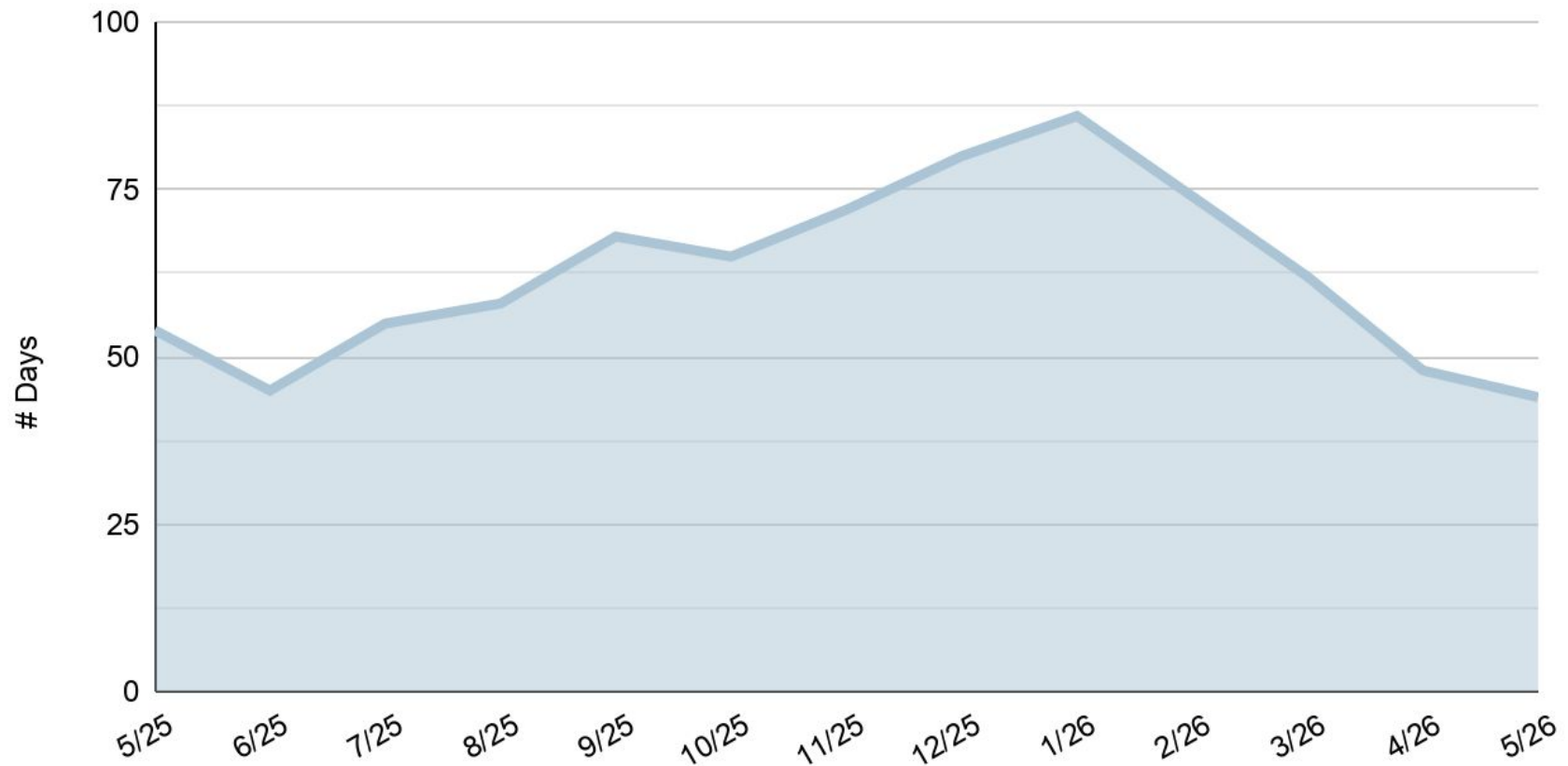
ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.




Average Days on Market

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



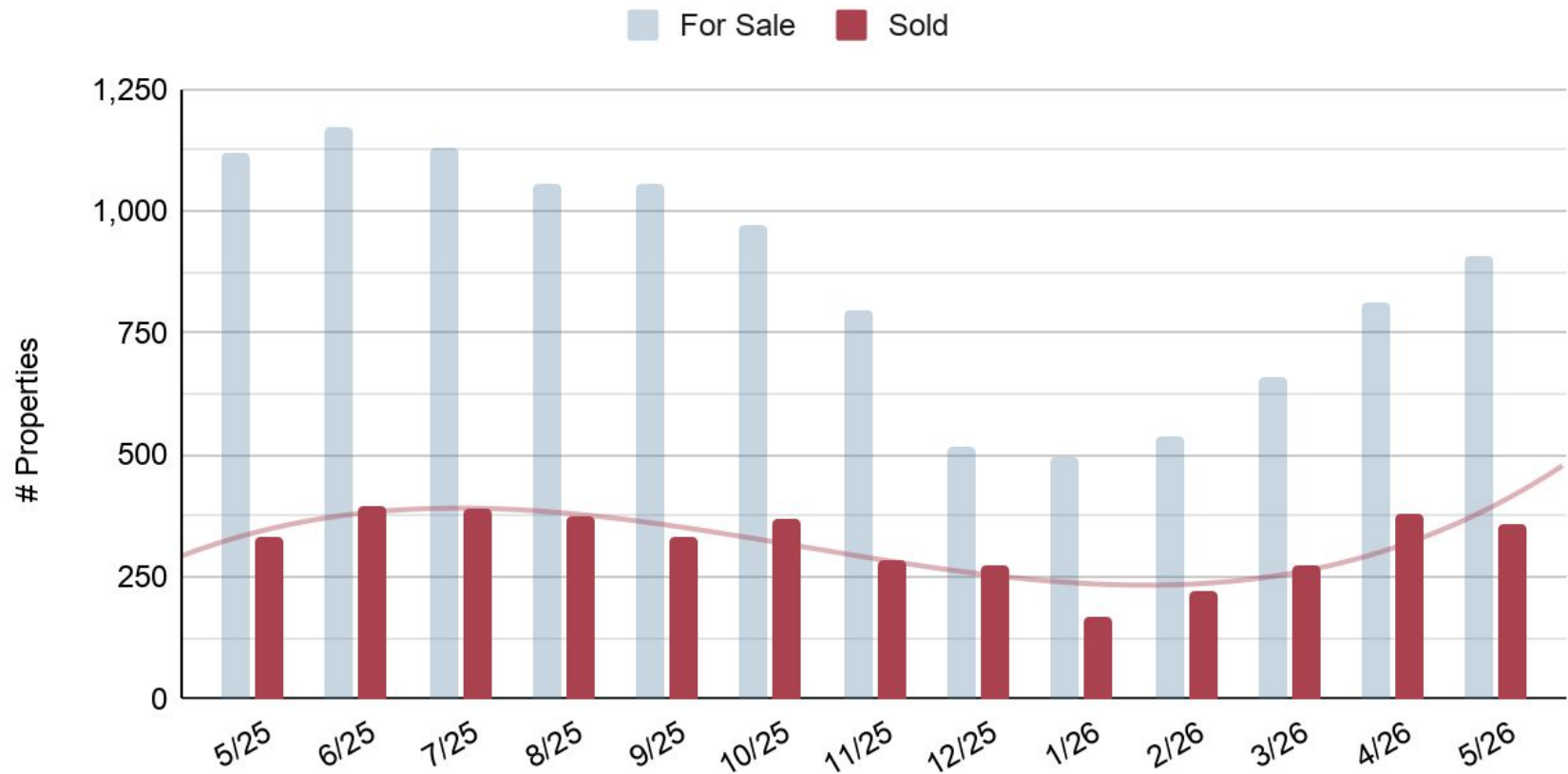
corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.

Properties For Sale vs. Sold

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



corcoran

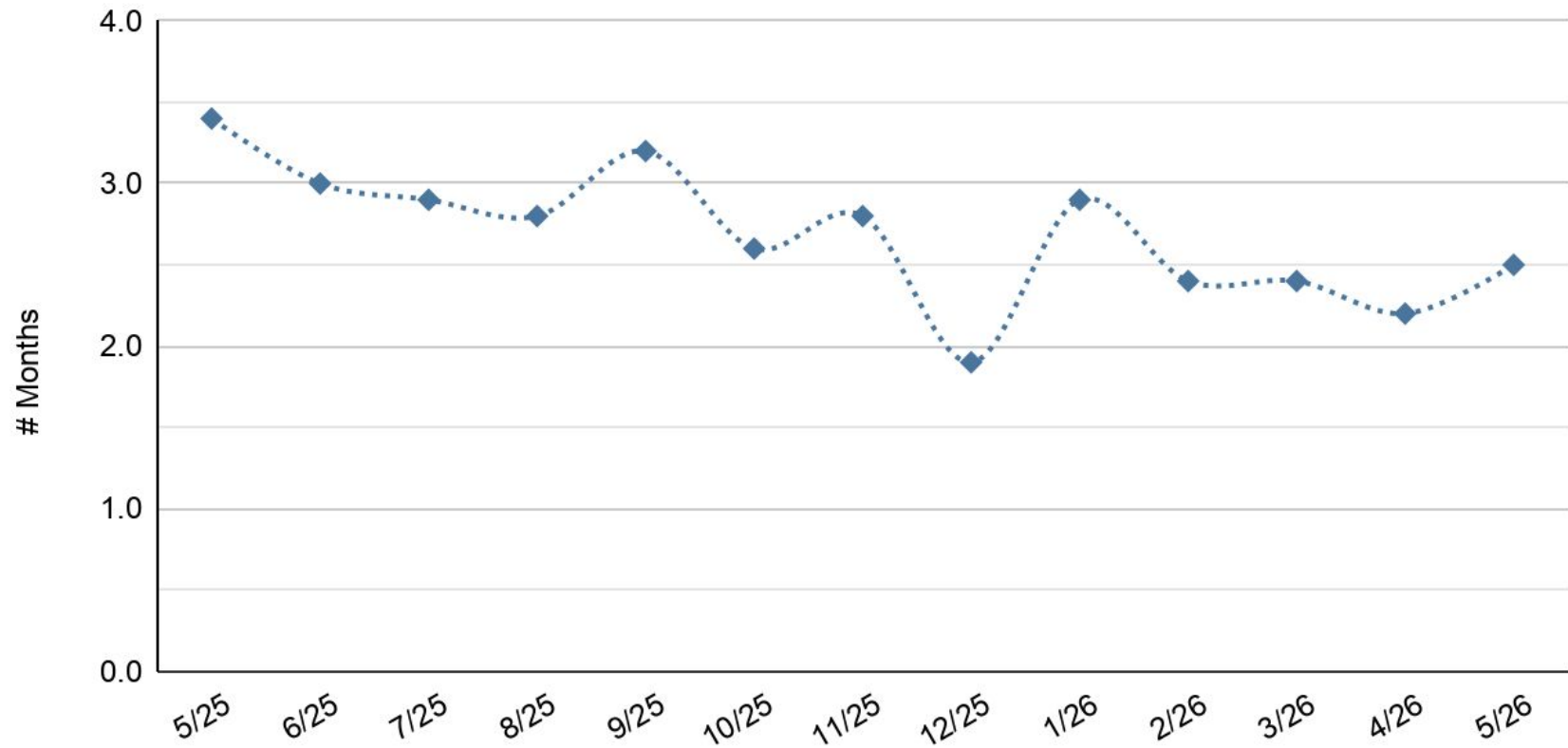
ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Months Supply of Inventory

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



corcoran

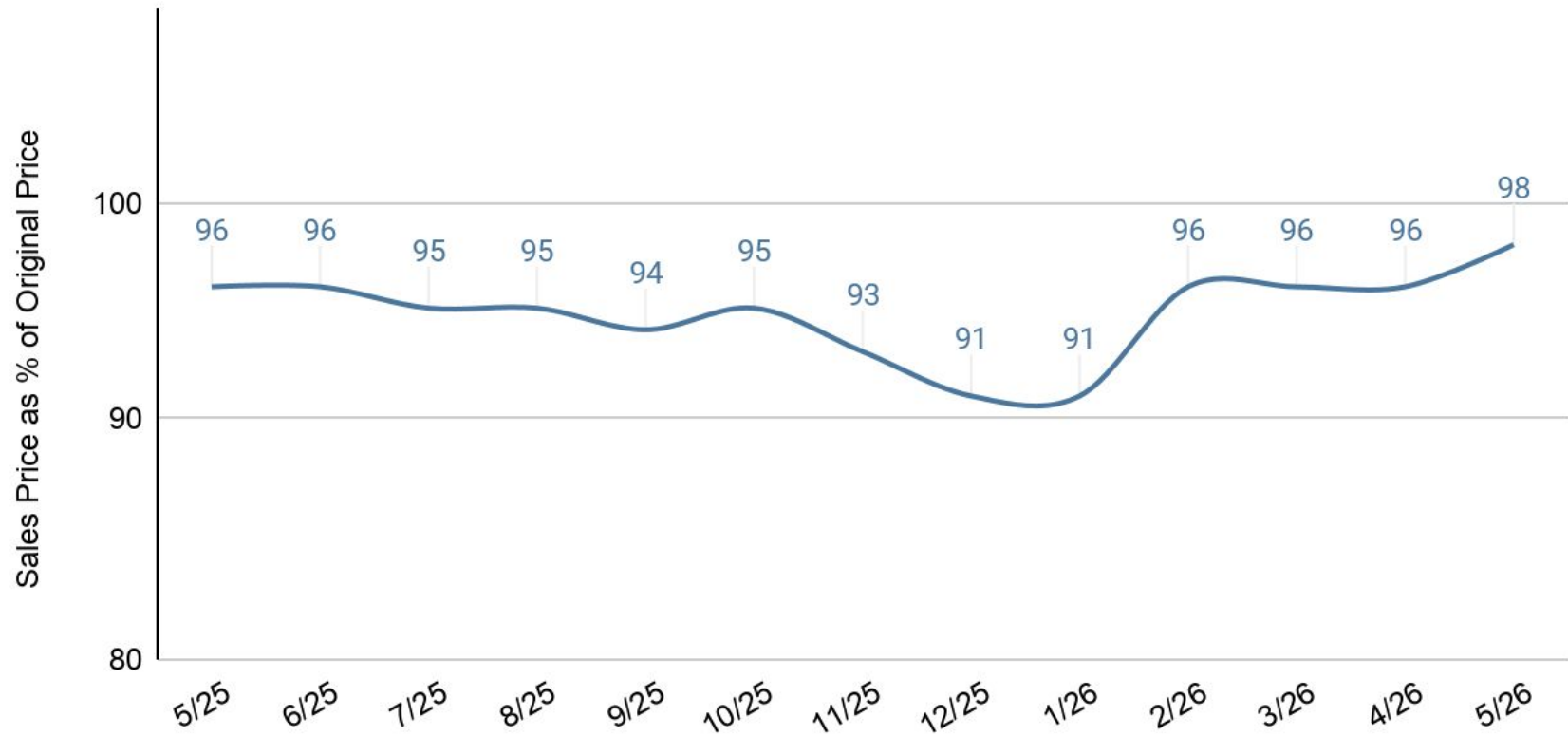
ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.




% Sold Price to Original Price

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



corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.


Cities by the Numbers

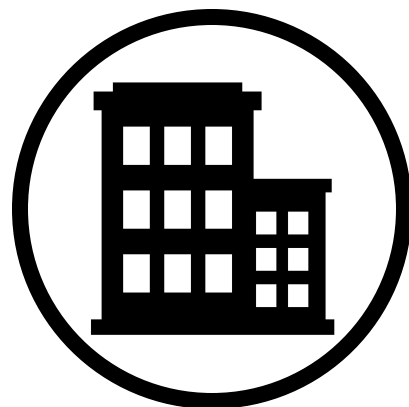
Sonoma County | Single Family Homes: **MAY 2026**

Single Family Homes	MAY 2026						YEAR-OVER-YEAR % CHANGE					
	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	\$885K	\$478	14	5	5	1.0	▲17%	▼3%	▲17%	▲0%	▲150%	▼60%
Healdsburg	\$1.33M	\$761	66	84	13	6.5	▲12%	▼27%	▲27%	▼15%	▼19%	▲5%
Petaluma	\$1.06M	\$591	32	48	42	1.1	▲14%	▼1%	▼32%	▼44%	▼16%	▼35%
Rohnert Park	\$785K	\$441	37	25	21	1.2	▲5%	▲7%	▲0%	▼52%	▼22%	▼37%
Russian River	\$636K	\$503	32	80	20	4.0	▲4%	▲16%	▼59%	▼26%	▲18%	▼38%
Santa Rosa	\$805K	\$526	44	300	138	2.2	▲3%	▲9%	▼15%	▼16%	▲15%	▼27%
Sebastopol	\$1.30M	\$717	36	42	23	1.8	▼2%	▼13%	▲64%	▼7%	▲15%	▼22%
Sonoma	\$1.29M	\$923	46	126	32	3.9	▲8%	▲19%	▼44%	▼19%	▼9%	▼13%
Sonoma Coast	\$1.04M	\$826	108	30	9	3.3	▼14%	▼0%	▲170%	▲11%	▲80%	▼39%
Windsor	\$820K	\$463	36	32	20	1.6	▼1%	▼5%	▼41%	▼22%	▲33%	▼41%

corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
 Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Condominiums

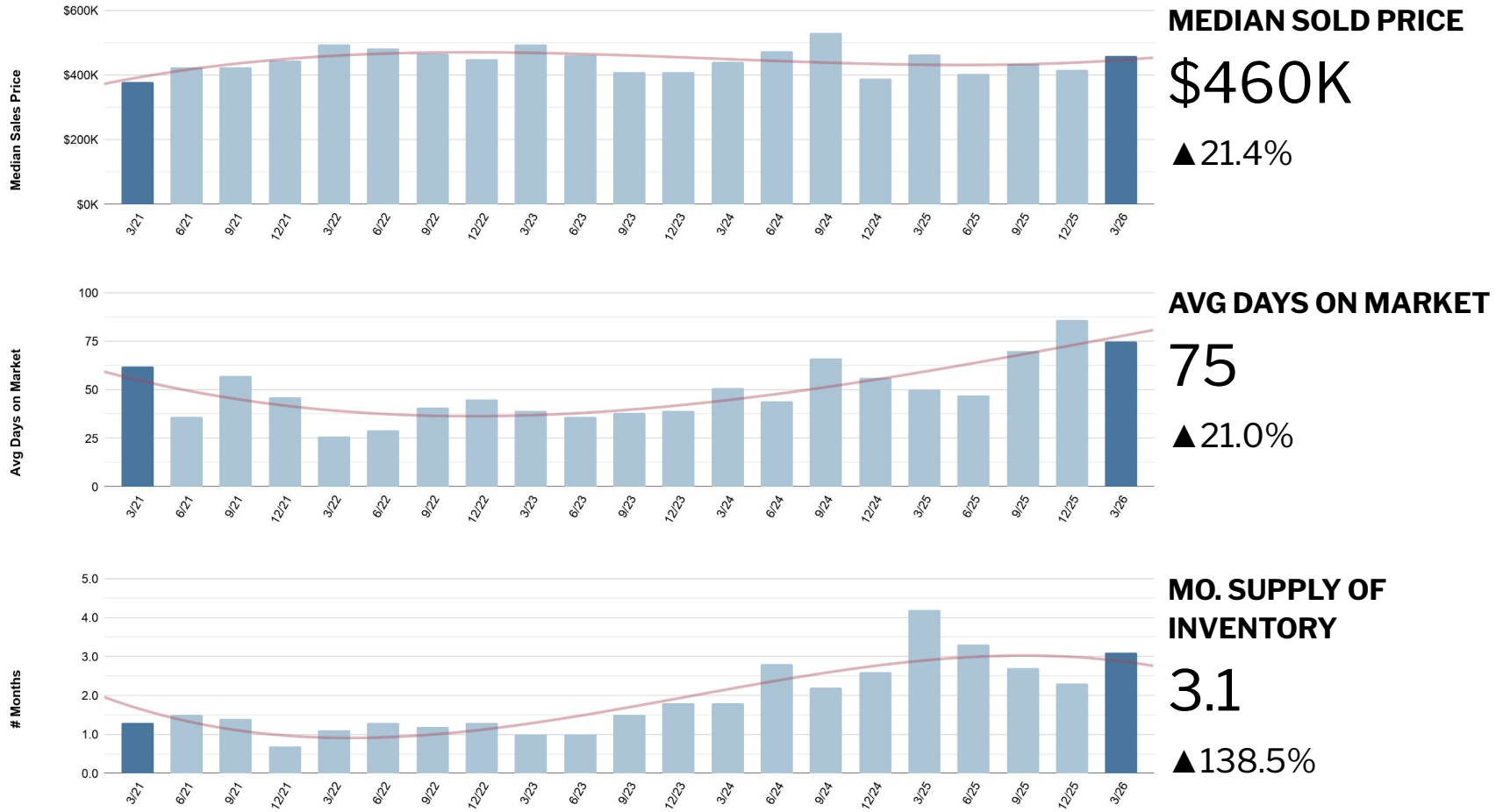
Sonoma County: **MAY 2026**

corcoran

ICON PROPERTIES

5 Year Change: Q4 2020 vs. Q4 2025

Sonoma County | Condominiums



corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Market Snapshot

Sonoma County | Condominiums: **MAY 2026**

MEDIAN SOLD PRICE

\$389K

M-o-M Change ▼26.2%

Y-o-Y Change ▼10.6%

PRICE PER SQ. FT.

\$424

M-o-M Change ▼0.5%

Y-o-Y Change ▼3.4%

DAYS ON MARKET

63

M-o-M Change ▼10.0%

Y-o-Y Change ▼1.6%

PROPERTIES SOLD

22

M-o-M Change ▼31.3%

Y-o-Y Change ▼21.4%

MONTHS OF INVENTORY

4.5

M-o-M Change ▲50.0%

Y-o-Y Change ▲18.4%

% SOLD TO ORIG PRICE


98%

M-o-M Change ▼1.0%

Y-o-Y Change ▲0.0%

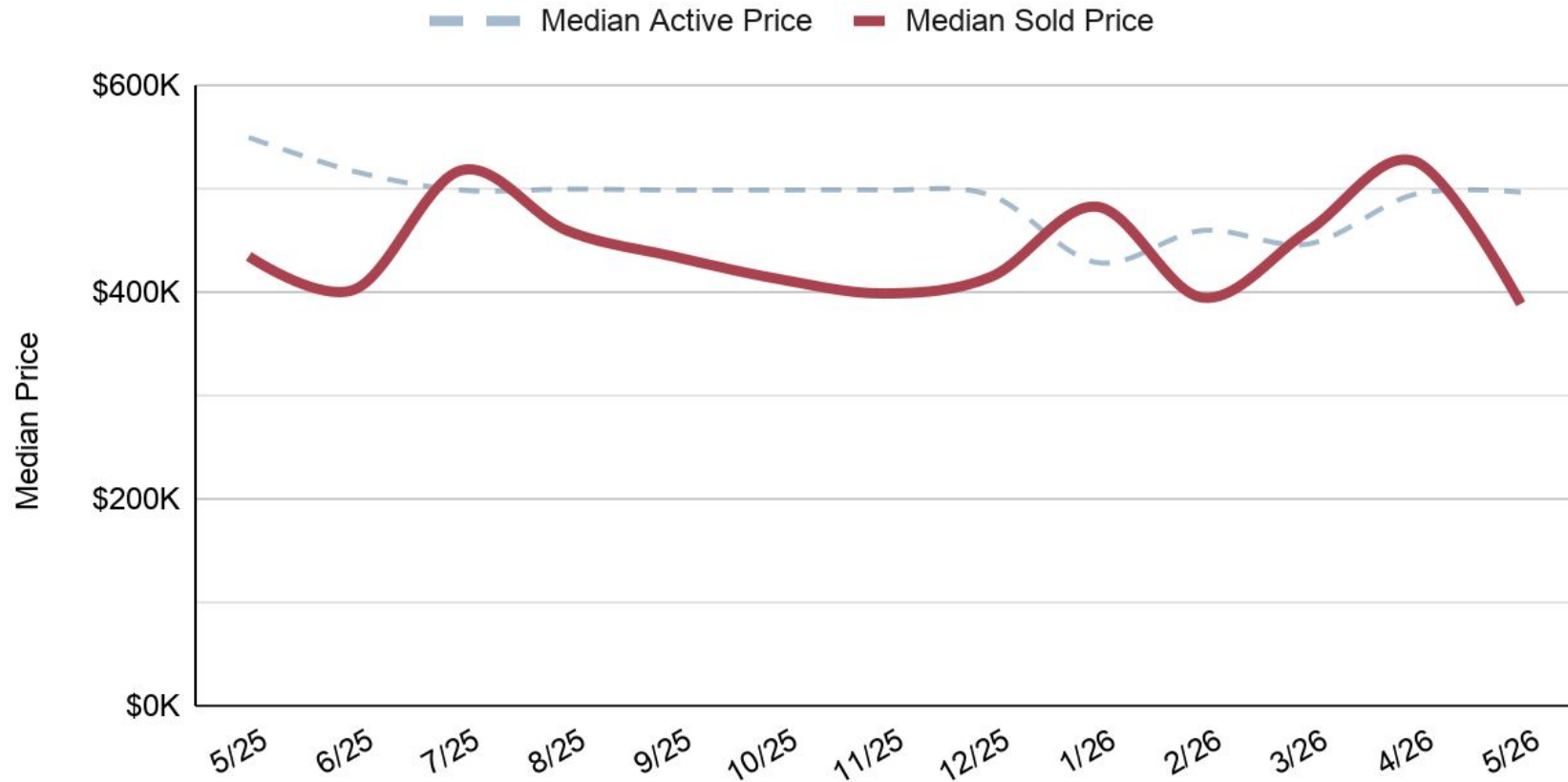
corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.

Median Active vs. Sold Price

Sonoma County | Condominiums: **MAY 2026**



corcoran

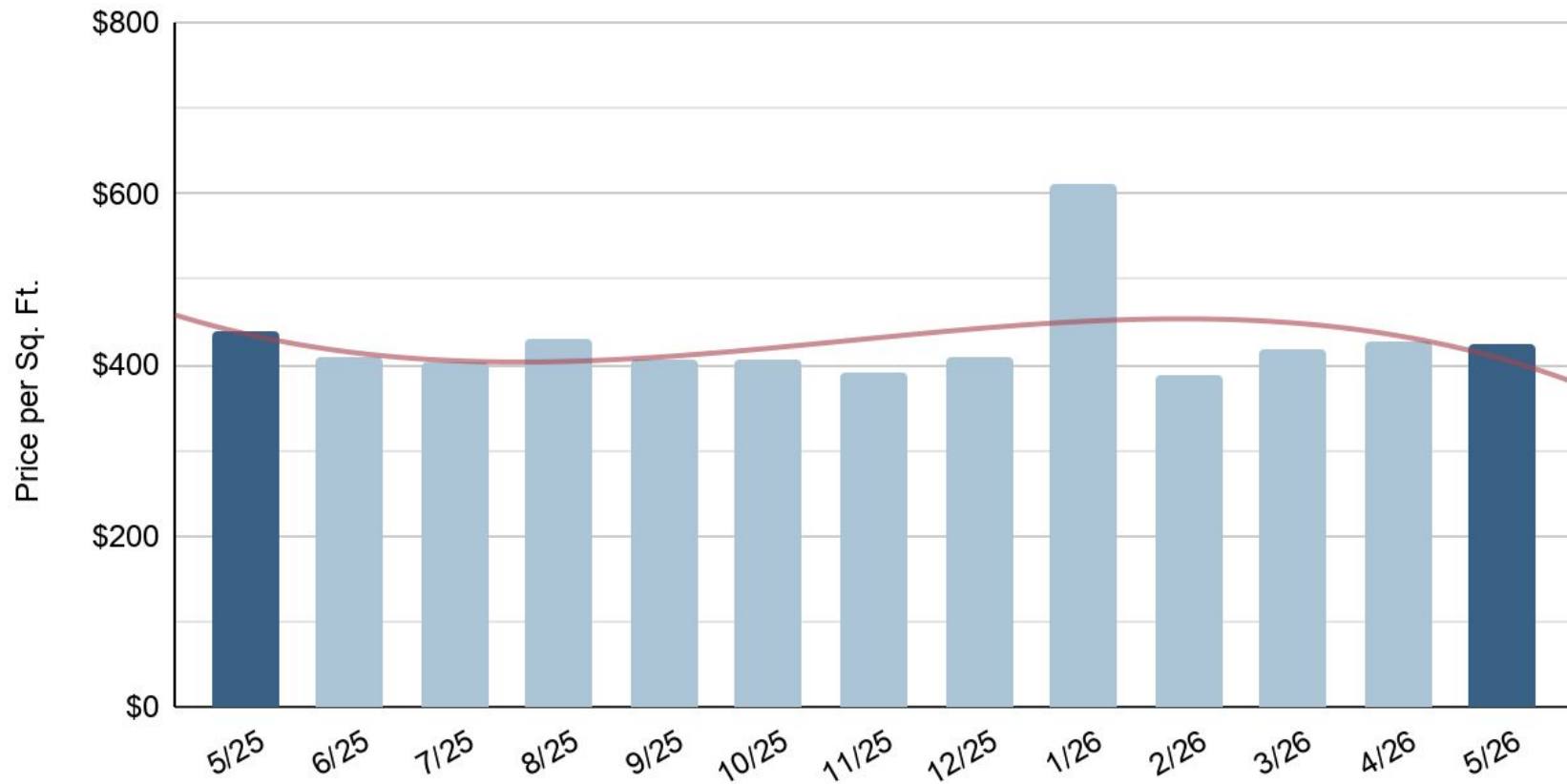
ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Average Price per Square Foot

Sonoma County | Condominiums: **MAY 2026**



corcoran

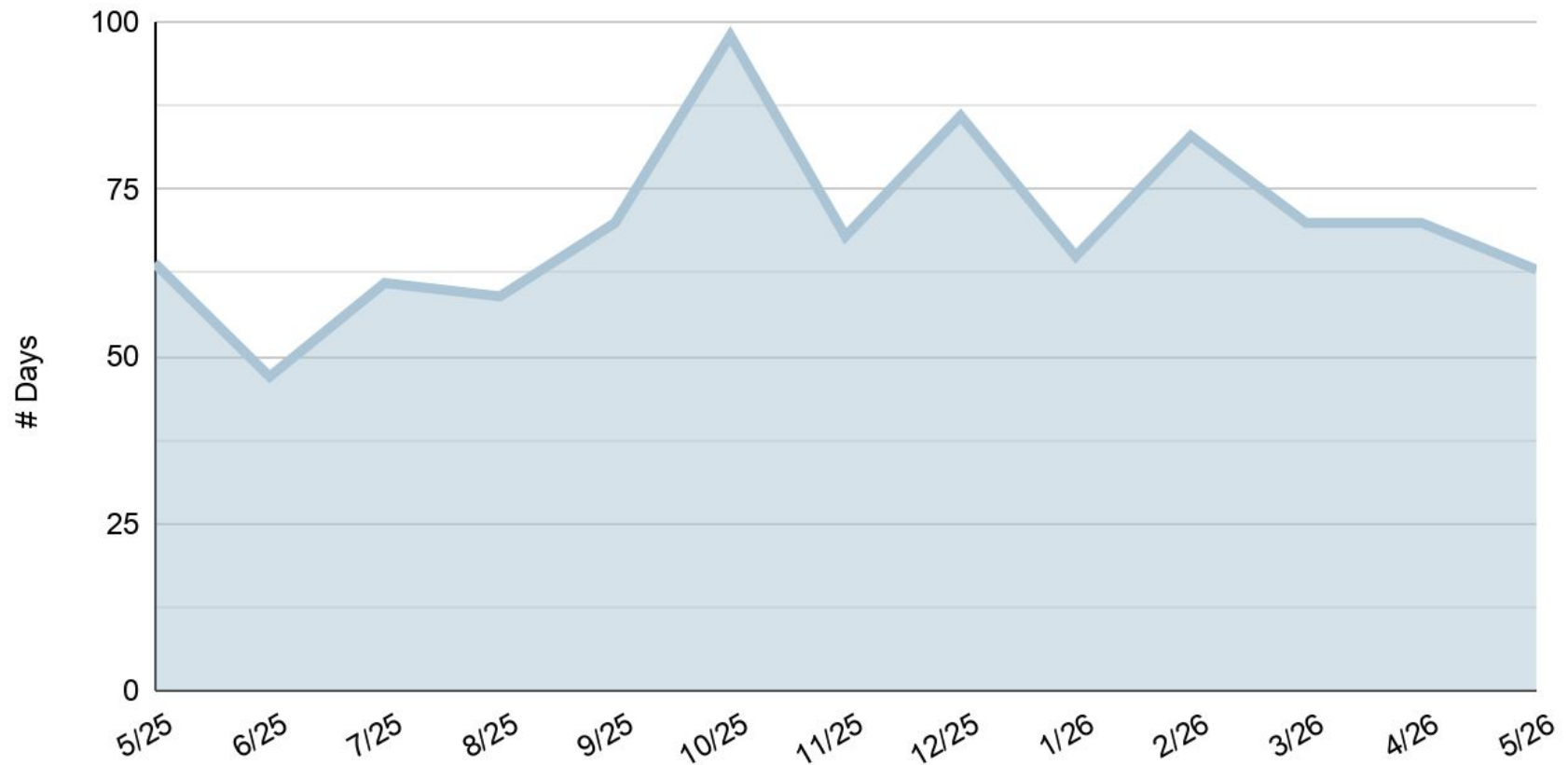
ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.




Average Days on Market

Sonoma County | Condominiums: **MAY 2026**



corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.


Properties For Sale vs. Sold

Sonoma County | Condominiums: **MAY 2026**



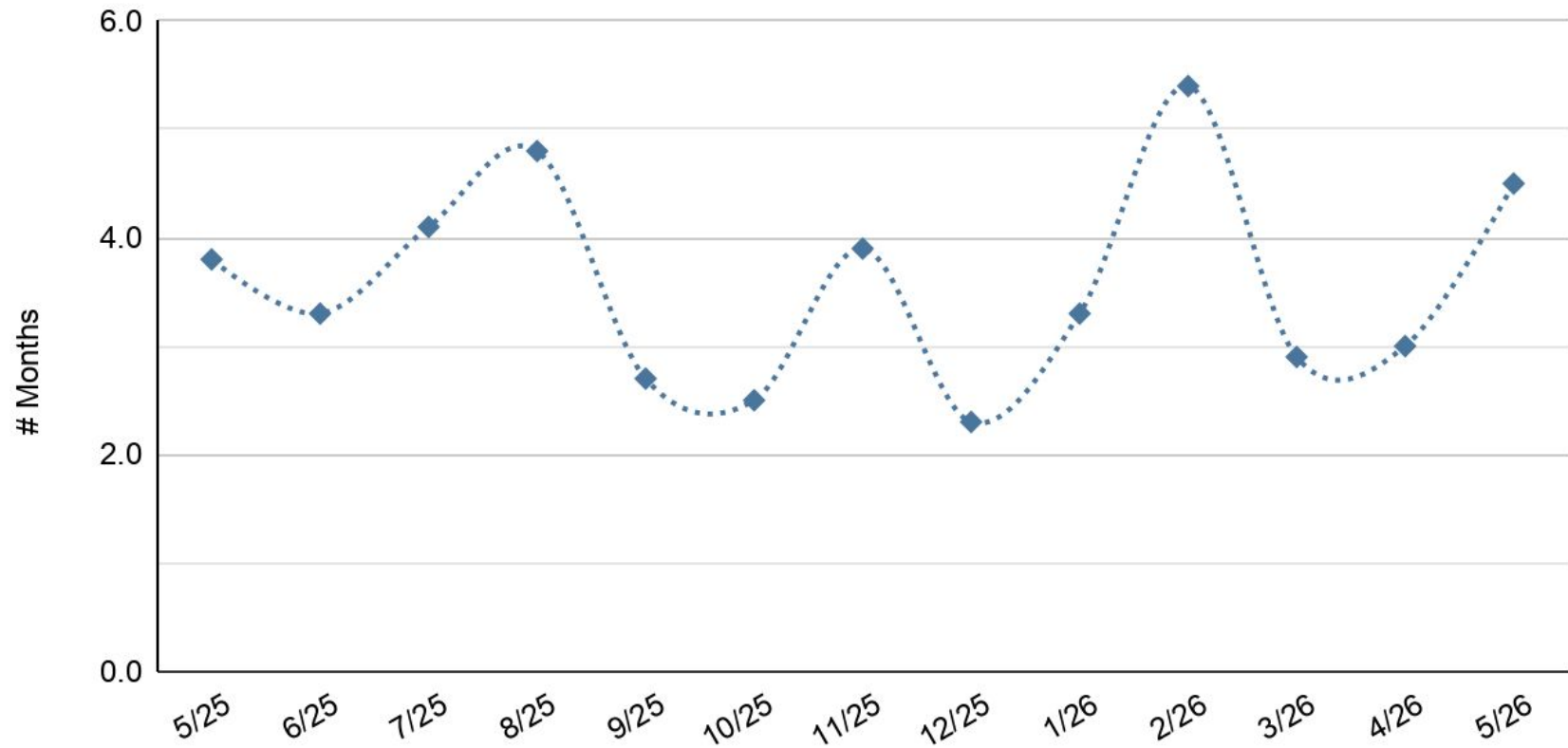
corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.


Months Supply of Inventory

Sonoma County | Condominiums: **MAY 2026**



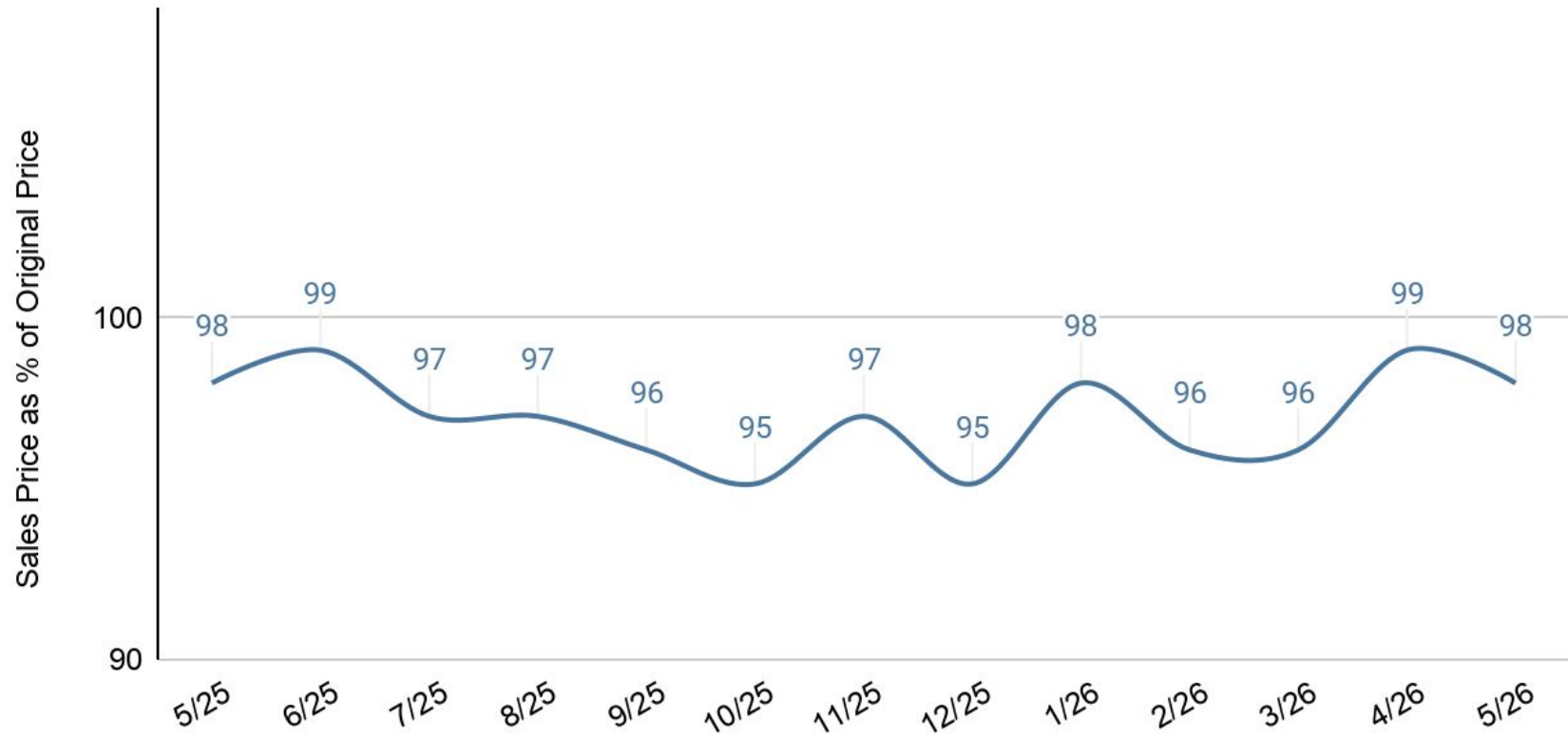
corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.


% Sold Price to Original Price

Sonoma County | Condominiums: **MAY 2026**



corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.

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.

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Corcoran Icon Properties is a licensed California real estate brokerage, CA DRE# 02205397. Corcoran Icon Properties fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

corcoran

ICON PROPERTIES


For a personalized property valuation, contact your
Corcoran Icon Properties agent.

CorcoranIcon.com

SAN FRANCISCO | SILICON VALLEY | EAST BAY | MARIN | WINE COUNTRY | SIERRA FOOTHILLS | HUMBOLDT

corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. 
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.