



Sonoma County

MARKET REPORT

JULY 2026

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Sonoma County Market Talk

Summer is in full swing, and the California housing market continues to settle into a more balanced pace. Across many regions, fewer homes are coming to market, while prices remain relatively steady and buyers have a bit more room to explore their options. At the same time, well-priced homes continue to attract attention, and local conditions can vary quite a bit from one market to the next. 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 6.2% to 364 from the prior month, while the number of available listings decreased 2.6% to 910. Days on market increased 8.2% to 53 days. Median sales price decreased 4.6% from the prior month and decreased 1.2% from the prior year to \$835,000. For condos, the number of sales decreased 25.8% to 23 from the prior month, while the number of available listings decreased 4.6% to 103. Days on market increased 8.2% to 66 days. Median sales price increased 6.3% from the prior month and decreased 18.9% from the prior year to \$420,000.

Real estate is always local, and the numbers can tell a different story from one neighborhood to the next. Whether you're considering a move or simply want to understand where your home stands, having a clear picture of current conditions can help you make the right decisions. If you'd like to talk through the market or what it could mean for your property, I'm happy to help.

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Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Notable Numbers

Sonoma County: **JULY 2026**

20

PROPERTIES SOLD
OFF MARKET

28

SOLD WITH
ADDITIONAL
DWELLING

34%

SOLD ABOVE
LIST PRICE

36%

HAD MULTIPLE
OFFERS

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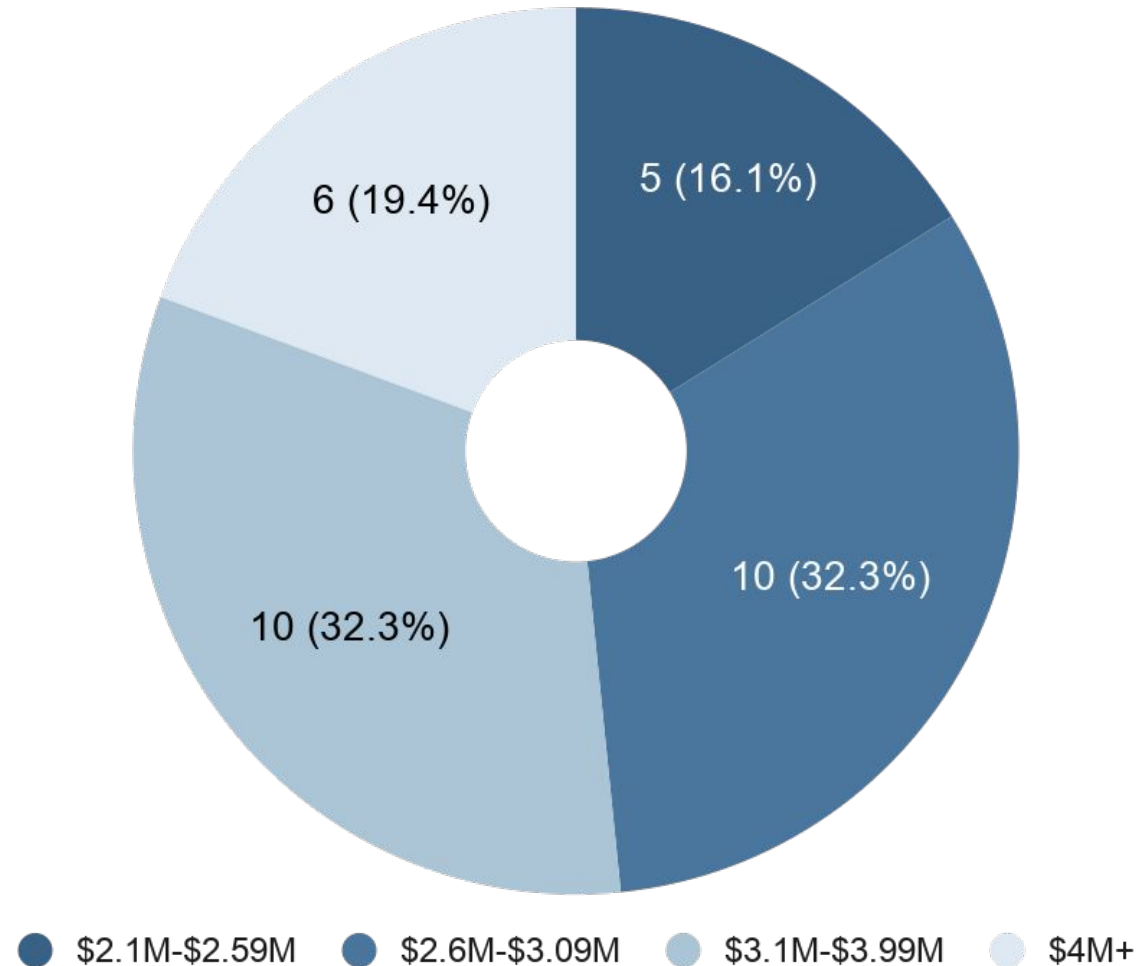
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A Look at Luxury

Sonoma County: **JULY 2026**



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Single Family Homes

Sonoma County: **JULY 2026**

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Market Snapshot

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

MEDIAN SOLD PRICE

\$835K

M-o-M Change ▼4.6%

Y-o-Y Change ▼1.2%

PRICE PER SQ. FT.

\$596

M-o-M Change ▲2.6%

Y-o-Y Change ▲7.4%

DAYS ON MARKET

53

M-o-M Change ▲8.2%

Y-o-Y Change ▼3.6%

PROPERTIES SOLD

364

M-o-M Change ▼6.2%

Y-o-Y Change ▼6.7%

MONTHS OF INVENTORY

2.5

M-o-M Change ▲4.2%

Y-o-Y Change ▼13.8%

% SOLD TO ORIG PRICE

97%

M-o-M Change ▼1.0%

Y-o-Y Change ▲2.1%

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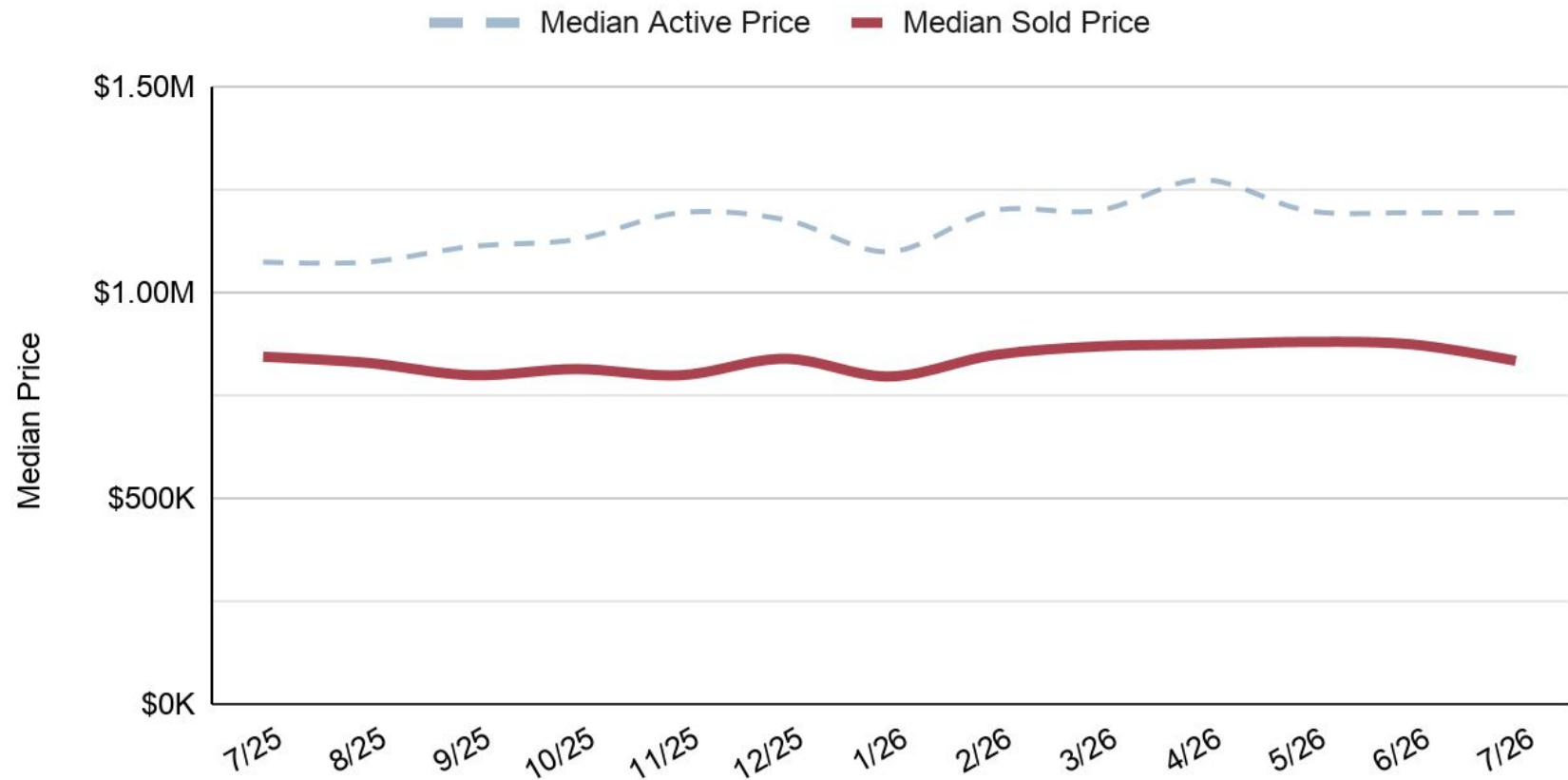
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Median Active vs. Sold Price

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



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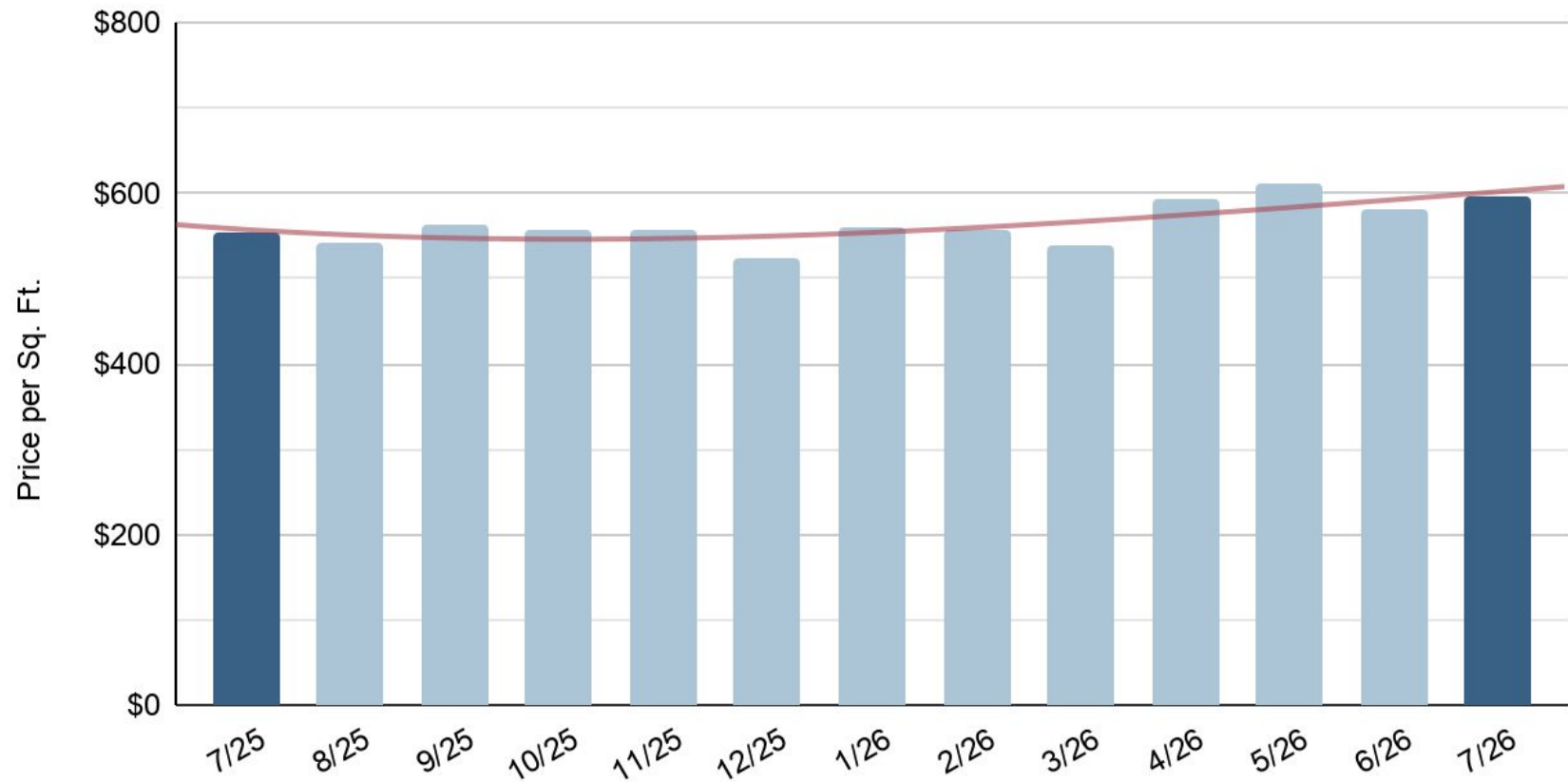
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Average Price per Square Foot

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



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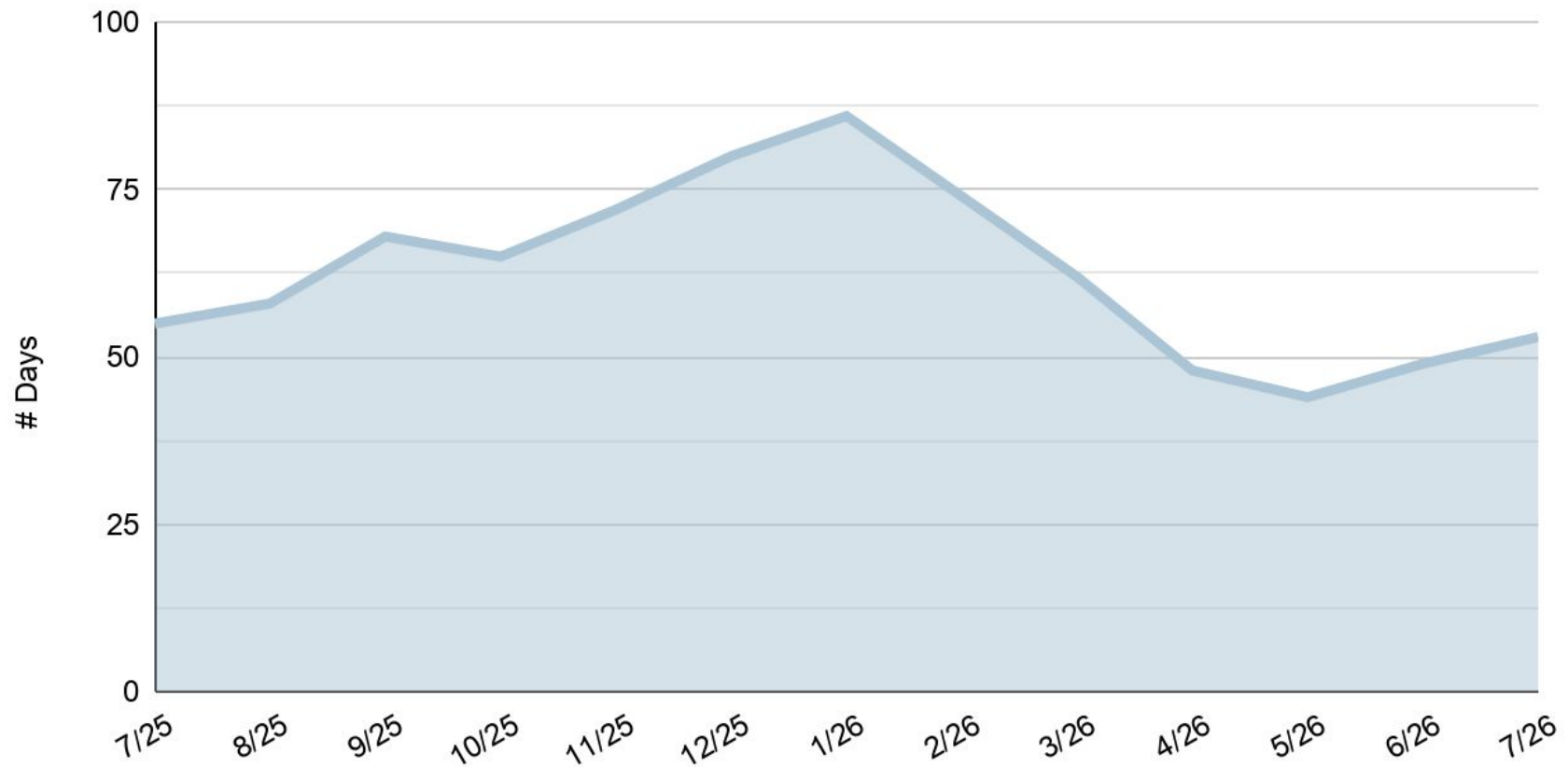
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Average Days on Market

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



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Properties For Sale vs. Sold

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



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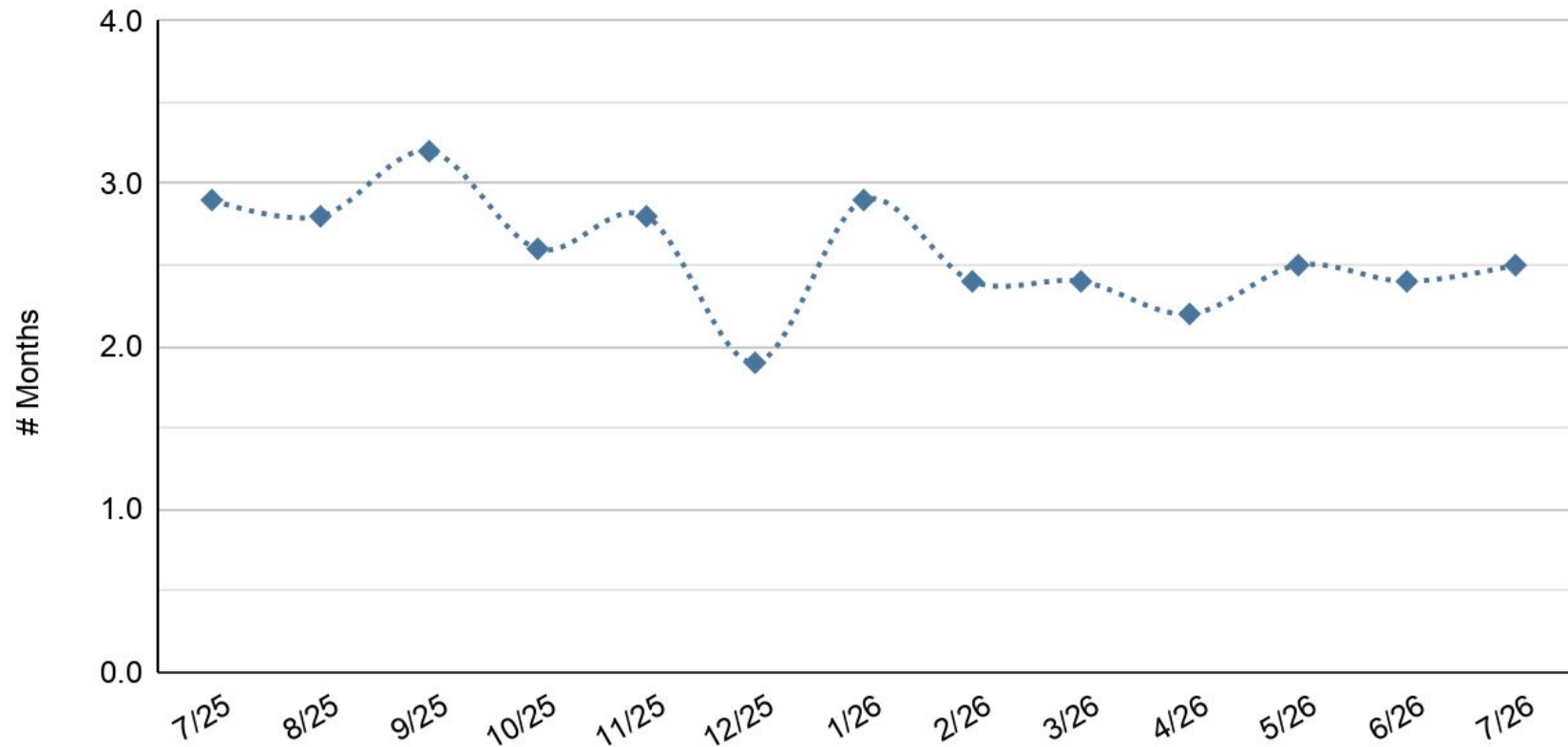
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Months Supply of Inventory

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



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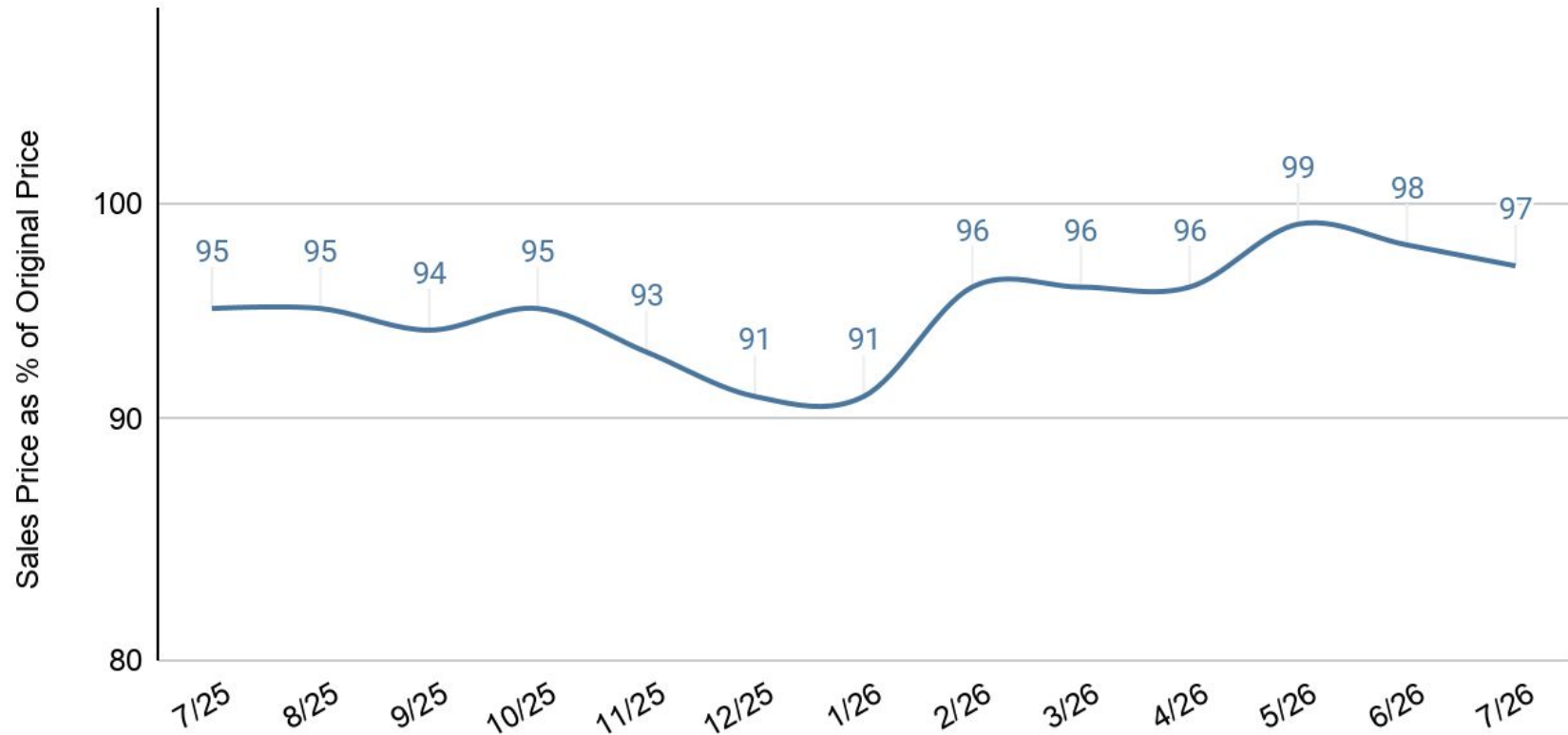
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% Sold Price to Original Price

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



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Cities by the Numbers

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

JULY 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	\$954K	\$427	44	3	4	0.8	▲11%	▼14%	▼34%	▼50%	▼56%	▲14%
Healdsburg	\$1.53M	\$859	63	83	18	4.6	▲31%	▲8%	▼23%	▼6%	▼36%	▲48%
Petaluma	\$923K	\$567	39	59	51	1.2	▲3%	▼2%	▲8%	▼37%	▲16%	▼43%
Rohnert Park	\$783K	\$441	33	24	20	1.2	▲8%	▲3%	▼27%	▼60%	▼5%	▼59%
Russian River	\$626K	\$598	61	75	34	2.2	▲6%	▲21%	▲20%	▼22%	▲3%	▼24%
Santa Rosa	\$779K	\$525	50	312	140	2.2	▲2%	▲12%	▼11%	▼20%	▼1%	▼21%
Sebastopol	\$1.06M	\$618	71	39	12	3.3	▼18%	▼20%	▲82%	▼13%	▼45%	▲65%
Sonoma	\$925K	\$792	67	106	41	2.6	▼11%	▲9%	▲0%	▼19%	▲37%	▼41%
Sonoma Coast	\$1.45M	\$988	46	30	5	6.0	▲4%	▲53%	▼18%	▼14%	▲25%	▼32%
Windsor	\$930K	\$507	44	30	17	1.8	▲15%	▲5%	▼8%	▼27%	▼45%	▲38%

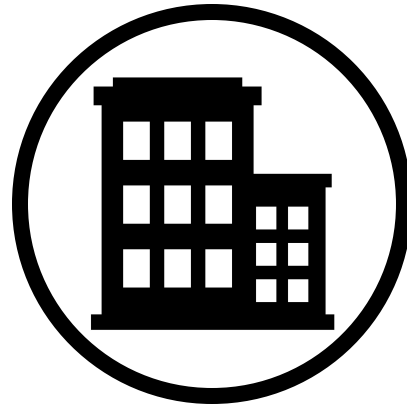
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Condominiums

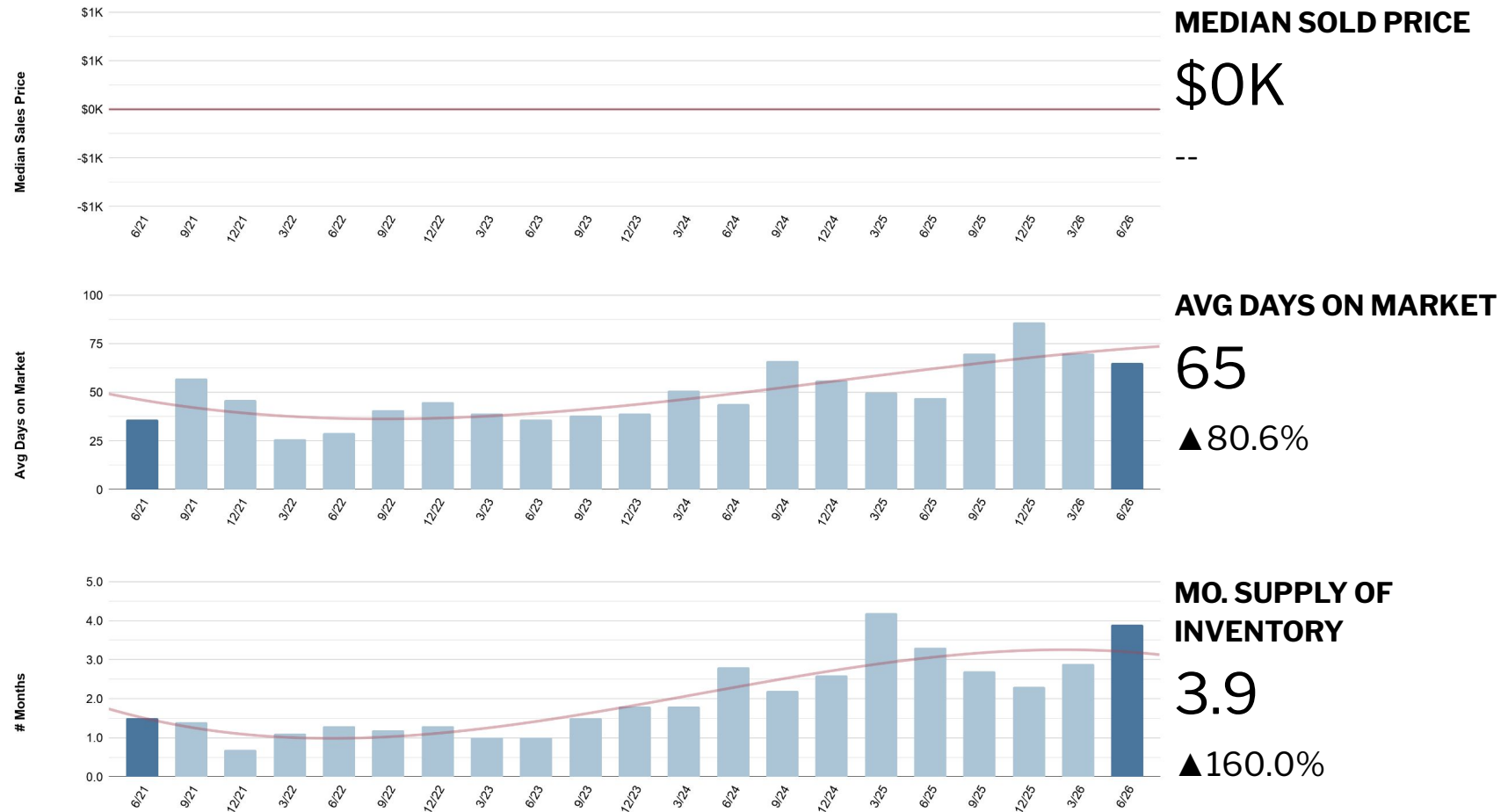
Sonoma County: **JULY 2026**

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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

\$420K

M-o-M Change ▲6.3%

Y-o-Y Change ▼18.9%

PRICE PER SQ. FT.

\$375

M-o-M Change ▼35.6%

Y-o-Y Change ▼6.7%

DAYS ON MARKET

66

M-o-M Change ▲8.2%

Y-o-Y Change ▲8.2%

PROPERTIES SOLD

23

M-o-M Change ▼25.8%

Y-o-Y Change ▼11.5%

MONTHS OF INVENTORY

4.5

M-o-M Change ▲28.6%

Y-o-Y Change ▲9.8%

% SOLD TO ORIG PRICE

95%

M-o-M Change ▼3.1%

Y-o-Y Change ▼2.1%

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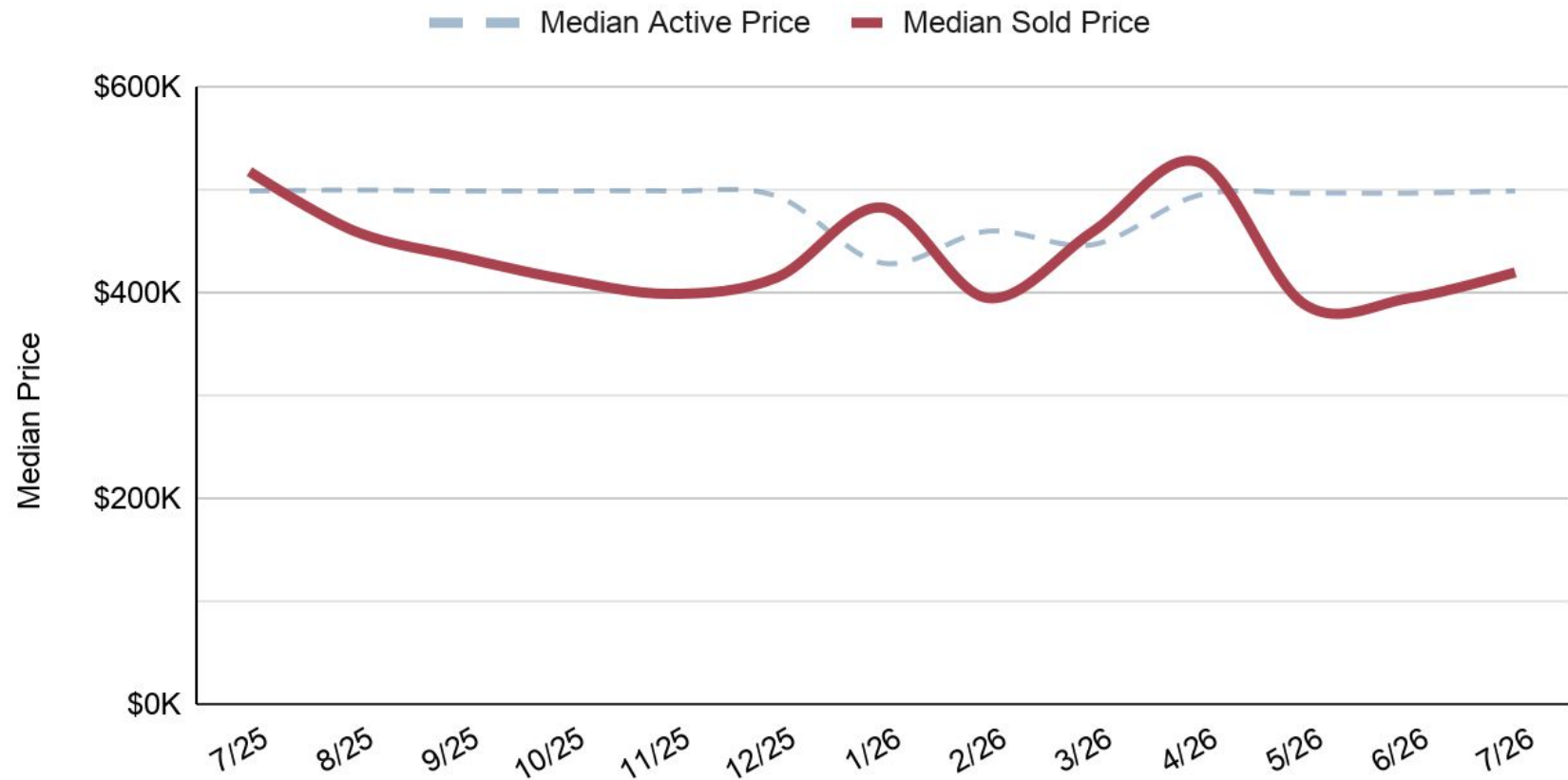
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Median Active vs. Sold Price

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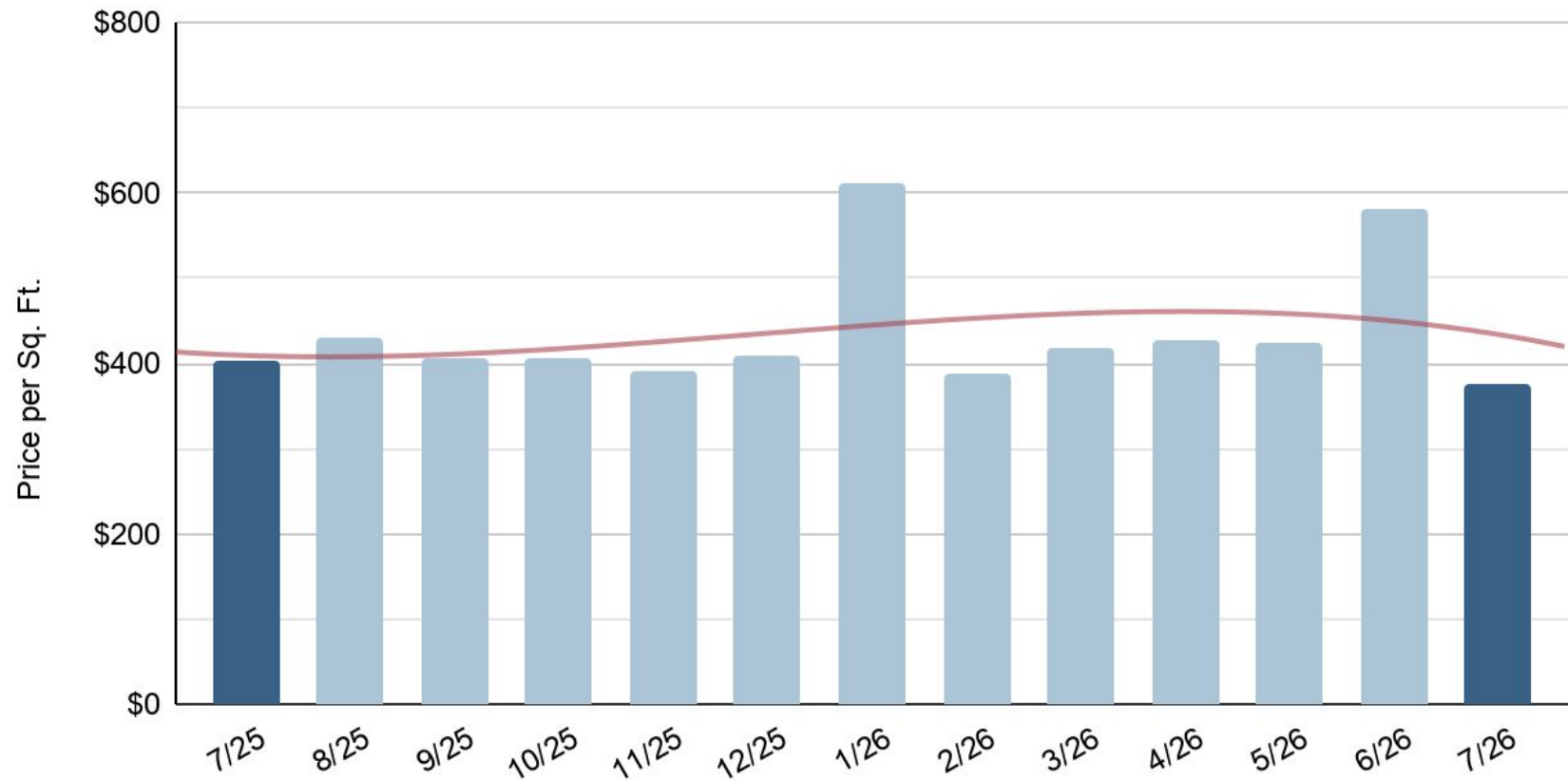
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Average Price per Square Foot

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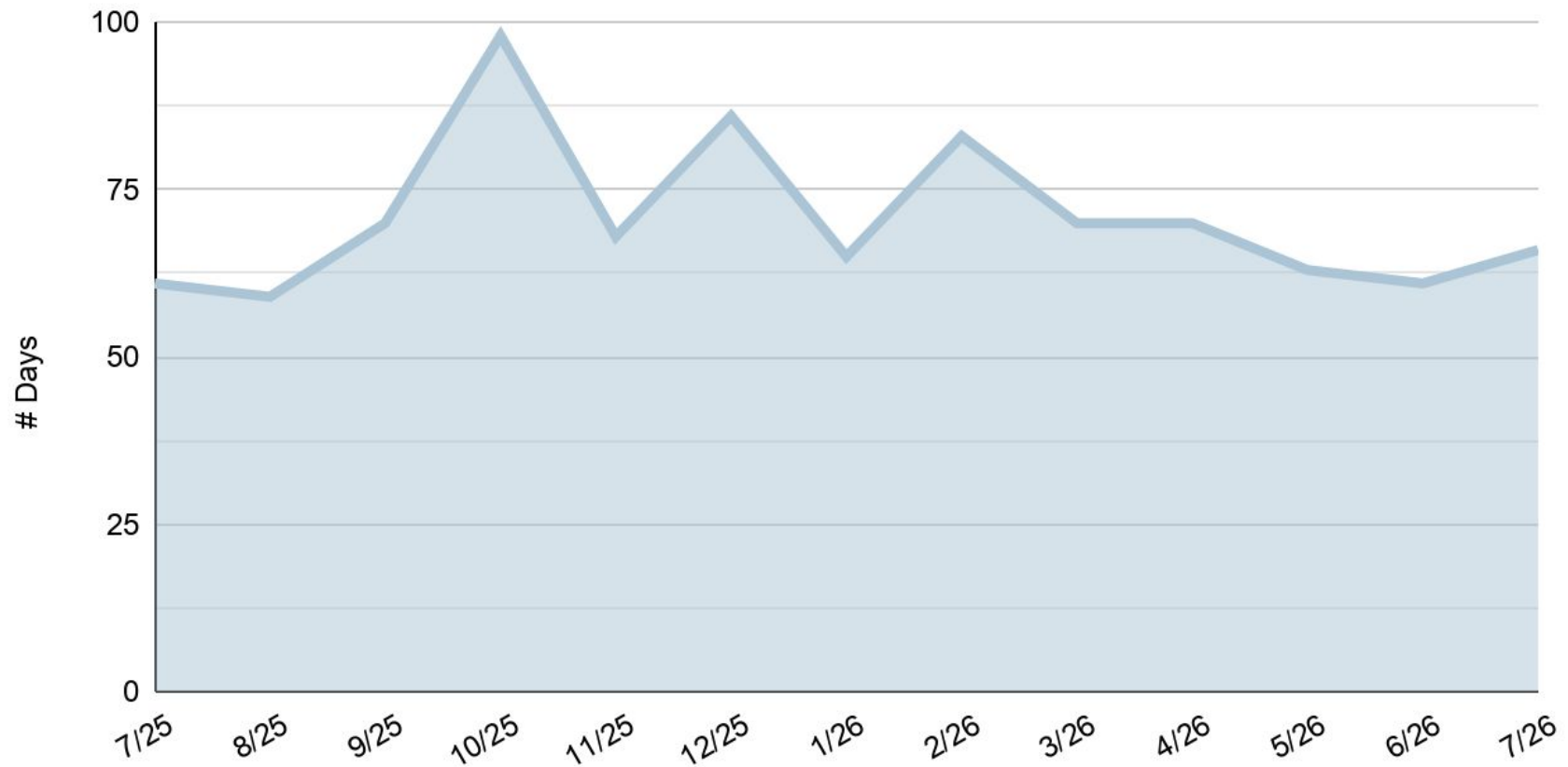
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Average Days on Market

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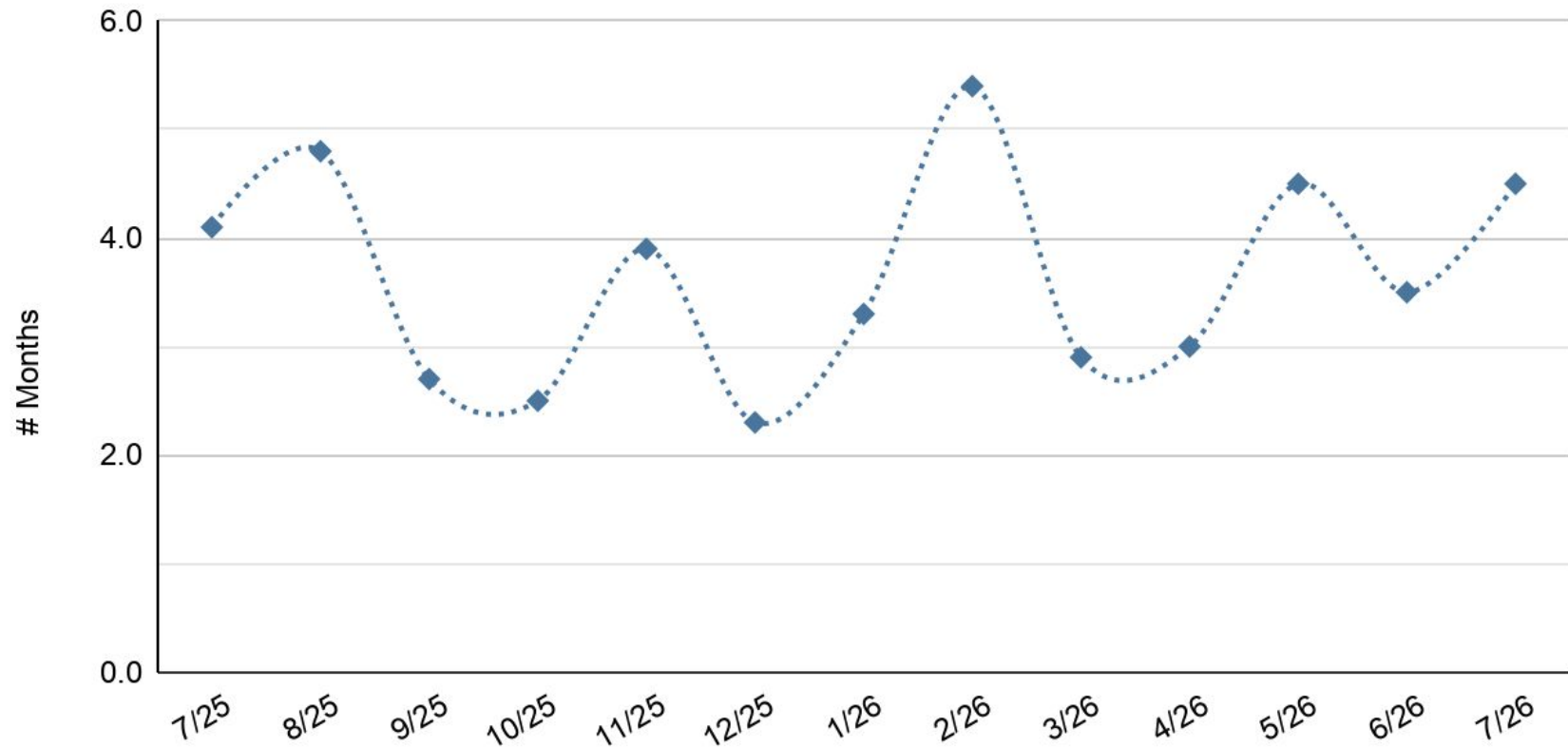
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Months Supply of Inventory

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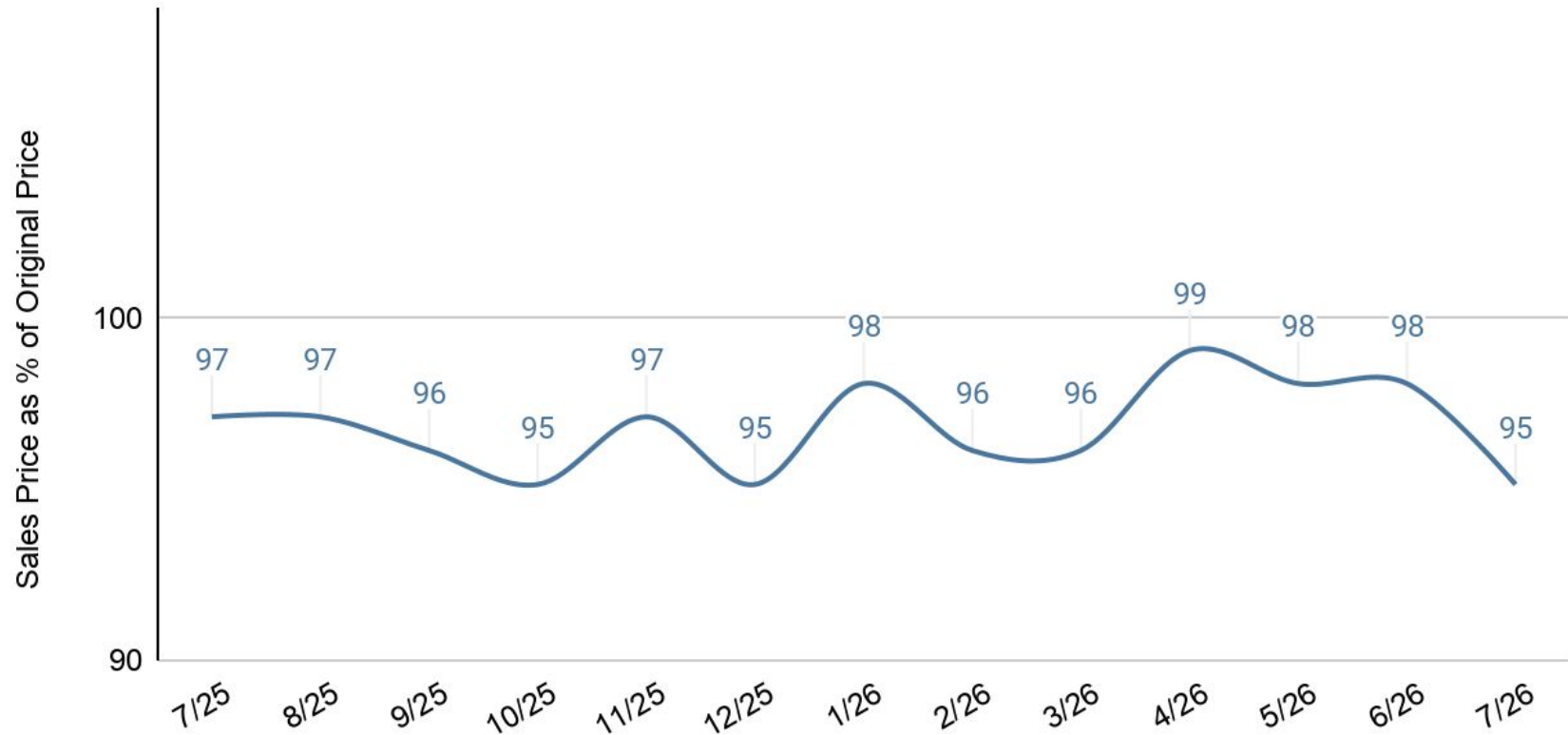
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% Sold Price to Original Price

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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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