

A photograph of a modern building with a prominent red barn-style section featuring a gabled roof and vertical siding. To the left is a grey section with horizontal siding and large windows. The foreground shows a paved area and some landscaping.

# SONOMA COUNTY MARKET UPDATE

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JUNE 2025





## VANGUARD PROPERTIES

# MARKET UPDATE

SONOMA COUNTY | JUNE 2025

Sonoma County's single-family home market continued to show signs of steady activity in May, with more homes going into contract and a sharp rise in available inventory.

The median sales price declined 3.2% year over year to \$860,000, while the median days on market rose by 5 days to 31. Despite that, the median price per square foot increased 6.8% to \$547, pointing to continued interest in move-in-ready homes.

Buyer demand remained healthy, with a 2.4% increase in homes going into contract, even as closed sales dipped slightly by 2.4%. Inventory climbed significantly, with the number of homes for sale at month's end up 45.1% to 1,077, bringing months supply of inventory to 3.3.

With rising inventory and stable buyer activity, Sonoma County buyers have more options to choose from heading into summer.



## SINGLE FAMILY HOMES

MAY 2025

Median Sales Price	\$860,000 ↓
Days on market	31 ↑
\$ / SQ. FT.	\$547 ↑
# For Sale On Last Day Of Month	1,077 ↑
Went Into Contract	391 ↑
Properties Sold	326 ↓

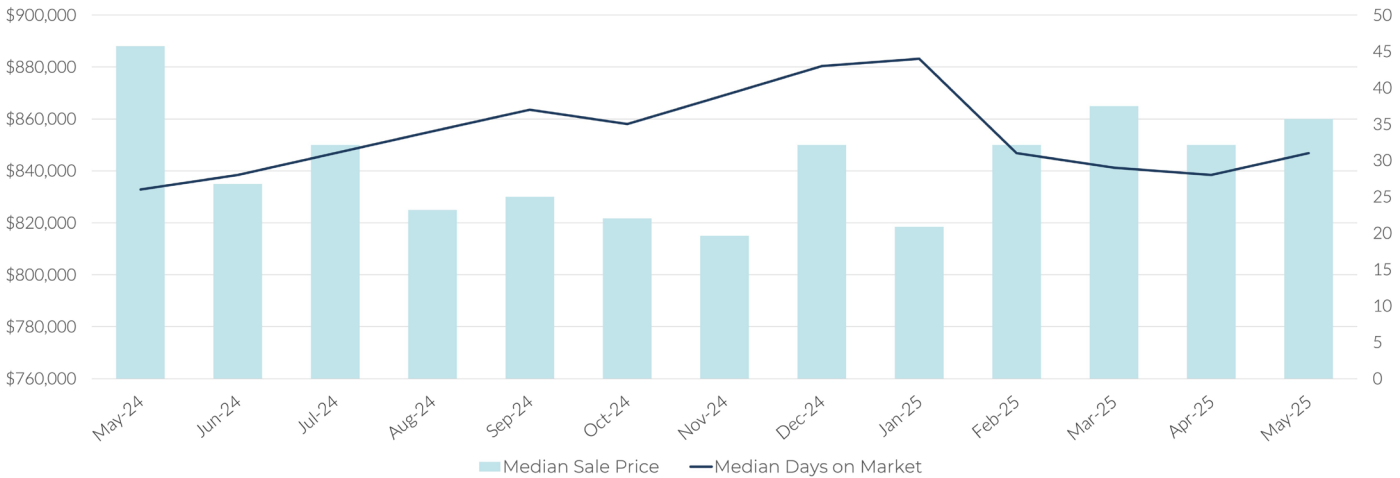


# SONOMA COUNTY MARKET UPDATE

JUNE 2025

## SINGLE FAMILY RESIDENCES

### MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: +1.2%

DAYS ON MARKET: +3 days

### YEAR-OVER-YEAR COMPARISON

"Sonoma County's single-family home market continued to show signs of steady activity in May, with more homes going into contract and a sharp rise in available inventory."

	MEDIAN		
	MAY-2025	MAY-2024	%Δ
Sales Price	\$860,000	\$888,000	-3.2%
Days On Market	31	26	+19.2%
\$ / SQ. FT.	\$547	\$512	+6.8%

	TOTAL		
	MAY-2025	MAY-2024	%Δ
Went Into Contract	391	382	+2.4%
Properties Sold	326	334	-2.4%
# For Sale Last Day of Month	1,077	742	+45.1%
% Of Properties Sold Over List	35.6%	50.0%	-28.8%
% Of List Price Received (Average)	99.7%	101.7%	-2.0%



# SONOMA COUNTY MARKET UPDATE

MAY 2025

## YEAR-OVER-YEAR REGION COMPARISON

REGION	HOMES SOLD (TOTAL)			DAYS ON MARKET (MEDIAN)			SALE PRICE (MEDIAN)		
	Q1 2025	Q1 2024	%Δ	Q1 2025	Q1 2024	%Δ	Q1 2025	Q1 2024	%Δ
Bodega Bay	9*	7*	▲ 29%	29	23	▲ 26%	\$1,527,500	\$1,130,000	▲ 35%
Cazadero	1*	5*	▼ 80%	146	161	▼ 9%	\$200,000	\$515,000	▼ 61%
Cloverdale	23*	18*	▲ 28%	44	48	▼ 8%	\$635,000	\$682,000	▼ 7%
Cotati	8*	8*	0%	16	29	▼ 45%	\$660,000	\$1,025,000	▼ 36%
Forestville	7*	7*	0%	42	33	▲ 27%	\$603,340	\$830,000	▼ 27%
Geyserville	4*	1*	▲ 300%	69	18	▲ 283%	\$2,262,500	\$575,000	▲ 293%
Glen Ellen	5*	8*	▼ 38%	27	151	▼ 82%	\$1,310,000	\$1,217,500	▲ 8%
Guerneville	12*	12*	0%	28	101	▼ 72%	\$530,500	\$539,500	▼ 2%
Healdsburg	33*	31*	▲ 6%	37	43	▼ 14%	\$1,247,000	\$960,000	▲ 30%
Jenner	1*	2*	▼ 50%	24	15	▲ 60%	\$650,000	\$665,000	▼ 2%
Kenwood	2*	3*	▼ 33%	141	34	▲ 315%	\$1,275,000	\$1,800,000	▼ 29%
Monte Rio	3*	6*	▼ 50%	141	17	▲ 729%	\$700,000	\$634,750	▲ 10%
Occidental	2*	1*	▲ 100%	75	12	▲ 525%	\$1,262,500	\$744,000	▲ 70%
Penngrove	6*	6*	0%	48	13	▲ 269%	\$1,282,500	\$1,320,000	▼ 3%
Petaluma	95	82	▲ 16%	27	26	▲ 4%	\$1,030,000	\$924,944	▲ 11%
Rohnert Park	54	45*	▲ 20%	35	24	▲ 46%	\$795,000	\$750,000	▲ 6%
Santa Rosa	239	241	▼ 1%	34	39	▼ 13%	\$775,000	\$775,000	0%
Sebastopol	27*	32*	▼ 16%	32	27	▲ 19%	\$1,100,000	\$940,000	▲ 17%
Sonoma	47*	62	▼ 24%	27	37	▼ 27%	\$930,000	\$949,500	▼ 2%
Windsor	54	38*	▲ 42%	35	29	▲ 21%	\$816,785	\$845,000	▼ 3%
SONOMA COUNTY	650	635	▲ 2%	33	33	0%	\$840,000	\$840,000	0%

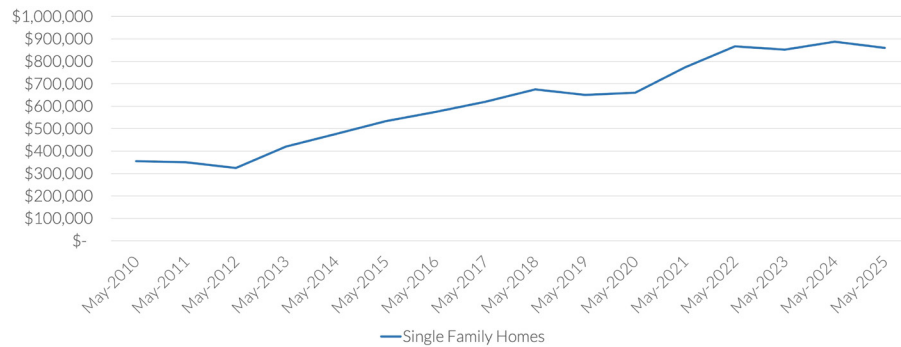
Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

# SONOMA COUNTY MARKET UPDATE

JUNE 2025

## YEAR-OVER-YEAR COMPARISONS

### MEDIAN SALE PRICE

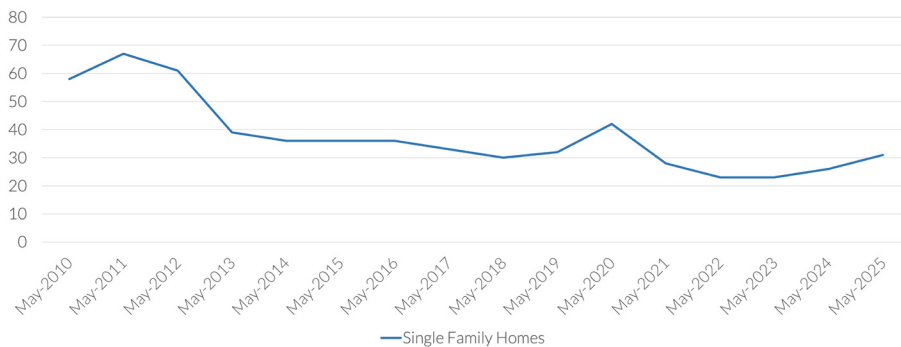


Single Family Residences

**\$860,000**

-3.2% change year-over-year

### MEDIAN MARKET TIME

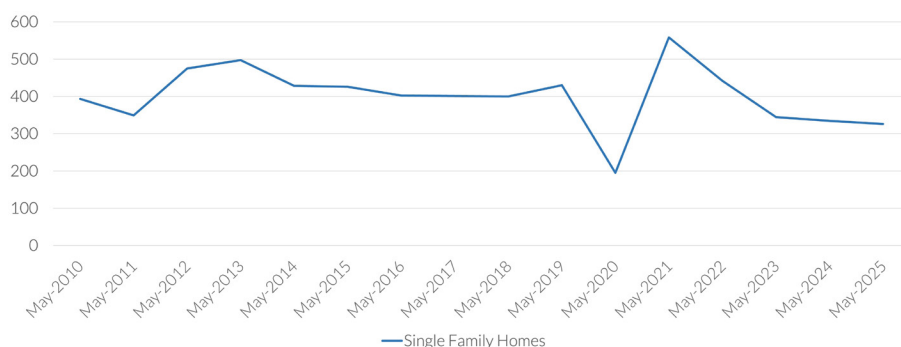


Single Family Residences

**31 days**

+5 day change year-over-year

### NUMBER OF SALES



Single Family Residences

**326**

-2.4% change year-over-year