What's your home worth?

And buyers, what does that mean for you?

The Sonoma Valley Southwest Corner Neighborhoods

Alburn Estates, Bainbridge, Buenavista Gardens, Emily's Meadow, Fryer Creek, Harrington, Holden, Justin Firmigac Tract, MacArthur, Madera Park, Montclair Park, Saint Francis Place, Troy Lane, & Vintage Estates

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VANGUARD PROPERTIES

WHERE WE ARE NOW

County Overview vs. Our Sonoma Valley Neighborhoods

SONOMA COUNTY | 2025 YEAR IN REVIEW

Sonoma County closed 2025 with improving momentum and clear signs of renewed activity. A key driver heading into year end has been the sharp drop in mortgage rates, with the average 30-year fixed rate recently falling to its lowest level in more than three years. This shift has already translated into increased purchase and refinance activity, reinforcing confidence that housing demand is strengthening and setting the stage for a solid spring selling season.

Transaction activity confirmed this trend. The number of single-family homes going into contract increased 5.8 percent in 2025, and closed sales rose 4.4 percent year over year, demonstrating steady buyer engagement as financing conditions improved. Pricing remained broadly stable. The median sales price edged down just 0.4 percent to $836,000, while price per square foot held flat at $508, suggesting normalization rather than meaningful softening.

Homes did take longer to sell, with median days on market increasing to 39 days, reflecting a more deliberate pace and greater buyer choice throughout much of the year. Inventory levels were higher for most of 2025, which helped moderate competition and pricing. Even so, nearly one-third of homes still sold over list price, and sellers received an average of 99.3 percent of asking, indicating continued demand for well-located, well-prepared properties.

Overall, Sonoma County exits 2025 with improving affordability, rising transaction volume, and a healthier balance between buyers and sellers. With mortgage rates now materially lower and buyer activity already responding, the market appears well positioned for a more active and constructive start to 2026, particularly as spring approaches.

SINGLE FAMILY HOMES — Sonoma County — 2025

Median Sale Price	$924,672 ↓
Days On Market	39 ↑
$/Sq. Ft.	$508 ↓
Properties Sold	3,743 ↑

SINGLE FAMILY HOMES — City of Sonoma — 2025

Median Sale Price	$1,079,000 ↓
Days On Market	53 ↑
$/Sq. Ft.	$622 ↓
Properties Sold	337 ↓

SINGLE FAMILY HOMES — Our Neighborhood — 2025

Median Sale Price	$1,097,991 ↓
Days On Market	74 ↑
$/Sq. Ft.	$424 ↓
Properties Sold	14 ↓

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.

Knowing your home's value is the first step in evaluating your options!

If you are considering selling your home or looking to buy in our fabulous neighborhood, knowing the history and prices are critical when determining the listing price or offer amount. I have lived in Madera Park since 1998 and have intimate knowledge of this area's market, spanning back 28 years.

YEAR-OVER-YEAR COMPARISON

SINGLE FAMILY RESIDENCES

Median Sale Price

Sonoma County

2025	2024	% ▼
$924,672	$967,207	-4.6%

City of Sonoma

2025	2024	% ▲
$1,099,000	$1,080,000	+1%

Our Neighborhood

2025	2024	% ▼
$1,097,000	$1,148,498	-4.4%

2025 SALES IN OUR NEIGHBORHOOD

Fast Facts:

- Median Sales 2025: $1,097,991
- Average days on the market: 74
- 3 of 14 homes sold for over the asking price
- 4 of 14 homes sold at the asking price
- 5 of 14 properties were on the market for over 100 days
- 7 of 14 properties sold under 45 days

Homes Sold City of Sonoma 2025 (Shown in the Map Above)

# On Map	Address	Asking Price	Sold Price	Beds/Baths	Size of Home	Days on Market	Sold
1	906 Boccoli Street	$1,115,000	$1,105,000	3/3	1,524	115	5/27/2025
2	980 Amedeo Court	$1,345,000	$1,345,000	3/2	1,795	9	5/2/2025
3	960 First Street West	$795,000	$775,000	3/3	1,438	32	1/22/2025
4	1030 Fryer Creek Drive	$1,795,000	$1,700,000	4/3	2,575	208	8/27/2025
5	272 Newcomb Street	$1,395,000	$1,430,000	4/3	2,575	23	3/4/2025
6	1120 Beasley Way	$985,000	$985,000	3/2	1,630	19	12/8/2025
7	1125 Broadway	$875,000	$860,000	3/2	1,530	42 & 114	12/23/2025
8	1142 Fryer Creek Drive	$1,195,000	$1,050,000	4/3	2,178	180	10/24/2025
9	1160 Fryer Creek Drive	$1,350,000	$1,415,000	3/2	2,408	7	8/12/2025
10	1224 Nash Street	$795,000	$800,000	3/3	1,384	19	6/16/2025
11	1284 Nash Street	$750,000	$750,000	3/3	1,384	78	7/16/2025
12	164 Cooper Street	$1,550,000	$1,480,000	3/3	2,202	100	2/14/2025
13	105 Cooper Street	$1,265,000	$1,225,000	3/3	2,160	45	11/12/2025
14	122 Clay Street	$1,225,000	$1,225,000	3/2	2,202	96	7/14/2025

IN CONCLUSION...

According to Chris Davis of SplitRock Mortgage, throughout much of 2025, the average 30-year fixed mortgage rate hovered in the mid-to-high 6% range, often near 6.75-6.8%, significantly above the pandemic lows but lower than the peaks seen earlier in the decade.

- By late 2025 and early 2026, average 30-year fixed rates had fallen to around 6.06-6.16%, the lowest levels in over three years, as inflation cooled and financial markets adjusted
- Despite the decline from 2024-2025 highs, rates remained elevated compared to historical norms (well above sub-4% pandemic-era rates)

What to expect in 2026

- Most forecasts project mortgage rates will stay mostly in the 6% range throughout 2026, generally lower than 2025's peaks but not dramatically lower. I think the competition will drive these rates down further, likely into the high fives, which we are already seeing for well-qualified buyers. Some institutions, like Fanny Mae, see averages dipping closer to 5.9% by late 2026
- Mortgage rates will still be influenced by inflation, housing demand, and long-term bond yields, meaning movements could be gradual and dependent on broader economic conditions

Quick Takeaways Homebuyers Will Appreciate

- Rates have come down from the highest 2025 level, improving affordability slightly as 2026 begins
- Expect a modest decline or stabilization; a significant drop below historical norms (like pre-2020 levels) is unlikely unless there's a major economic shift
- Buyers still benefit from locking in competitive rates now, because even modest declines don't usually last long and depend on economic shifts

Keep in mind that if rates drop too low, while consumers benefit from lower rates, it will drive home prices up and wash out the savings from the cheaper rate. Consumers should take advantage of lower rates and a housing market that enables opportunities for buyers. In the Bay Area? These markets don't last very long because there is nearly always a lack of inventory, with no new houses being built.

An experienced professional working for you.

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green
NAR's Green Designation

Kevin B. Brown is National Association of REALTOR® "Green Certified"