



August 2018 Market Report

SUMMARY

Month Ending 31 August 2018

	All Bodega Bay	Bodega Harbour
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HOMES

Placed in Escrow	9	6
Sold - Month	6	2
Sold - 12 Month Period	73	46
Sold - Previous 12 Months	54	33
Median Price - 12 Month Period	\$979,000.00	\$1,053,500.00
Median Price - Previous 12 Months	\$847,000.00	\$980,000.00
Median Price - 5 Years Ago	\$622,500.00	\$675,000.00
Median Price - 10 Years Ago	\$837,500.00	\$1,035,000.00
Median Price - 15 Years Ago	\$647,500.00	\$695,720.00
Total Listing Inventory	16	4
Previous Year Listing Inventory	22	10

LOTS

Placed in Escrow	2	0
Sold - Month	2	0
Sold - 12 Month Period	11	4
Sold - Previous 12 Months	13	8
Median Price - 12 Month Period	\$339,000.00	\$317,400.00
Median Price - Previous 12 Months	\$310,000.00	\$325,000.00
Median Price - 5 Years Ago	\$132,500.00	\$125,000.00
Median Price - 10 Years Ago	\$572,500.00	\$572,500.00
Median Price - 15 Years Ago	\$264,000.00	\$276,500.00
Total Listing Inventory	15	4
Previous Year Listing Inventory	22	9



August 2018 Market Report

PLACED IN ESCROW

Properties Placed in Escrow During the Month of August 2018

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
Bodega Bay							
8/1/2018		468 Los Santos Drive	N/A	N/A	N/A	N/A	324,000
8/3/2018		257 Calle del Sol	4	3.0	2285	2018	1,495,000
8/7/2018		1880 North Highway One	N/A	N/A	N/A	N/A	483,000
8/20/2018		5950 North Highway One	3	3.0	unknown	unknown	400,000
8/31/2018		1145 Bodega Avenue	2	1.0	1269	1920	649,000

TOTALS \$3,351,000

Bodega Harbour							
8/15/2018	341	277 Spyglass Court	4	2.5	3530	2000	1,775,000
8/23/2018	544	639 Swan Drive	4	3.0	3287	1990	1,849,000
8/23/2018	169	229 Condor Court	5	4.5	3603	2012	1,850,000
8/27/2018	196	250 Condor Court	3	2.0	1986	1987	1,098,000
8/29/2018	690	20090 Oyster Catcher Loop	3	3.5	3161	1987	1,395,000
8/30/2018	204	21042 Heron Drive	3	2.0	1655	1977	899,900

TOTALS \$8,866,900



August 2018 Market Report

SOLD THIS MONTH

Properties Sold During the Month of August 2018

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
Bodega Bay									
8/3/2018	91		1535 Shaw Court	4	4.0	2112	1972	598,000	495,000
8/9/2018	210		529 Smith Brothers Road	2	2.0	1316	1950	1,400,000	1,200,000
8/14/2018	78		3840 Bay Hill Road	3	3.0	2935	1993	1,225,000	1,175,000
8/24/2018	355		3800 Bay Hill Road	N/A	N/A	N/A	N/A	995,000	938,200
8/28/2018	782		468 Los Santos Drive	N/A	N/A	N/A	N/A	324,000	300,000
8/31/2018	45		5950 North Highway One	3	3.0	unknown	unknown	400,000	325,000
TOTALS								\$4,942,000	\$4,433,200

Bodega Harbour									
8/6/2018	17	455	833 Gull Drive	4	4.5	2435	2004	1,600,000	1,600,000
8/6/2018	31	341	20754 Heron Drive	3	2.5	1924	1988	925,000	911,700
TOTALS								\$2,525,000	\$2,511,700

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Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 August 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
26-Jan-18	47	0	1310 Windy Lane	1	1	618	1928	\$400,000.00	\$300,000.00
31-Aug-18	45	0	5950 North Highway One	3	3	0	0	\$400,000.00	\$325,000.00
05-Jan-18	200	0	1195 Bay View Street	2	1	1082	1930	\$399,000.00	\$350,000.00
13-Jul-18	50	0	1215 Canon Street	2	1	843	1935	\$380,000.00	\$350,000.00
11-Sep-17	41	0	1325 Bay Flat Road	3	1	812	1927	\$475,000.00	\$475,000.00
25-Jan-18	264	0	1340 Windy Lane	2	2	0	0	\$599,000.00	\$475,000.00
03-Aug-18	91	0	1535 Shaw Court	4	4	2112	1972	\$598,000.00	\$495,000.00
01-Dec-17	264	0	1315 Bay View Street	2	2	1080	1957	\$550,000.00	\$500,000.00
15-Dec-17	32	0	1345 Bay View Street	2	1	1246	1928	\$585,000.00	\$585,000.00
11-Dec-17	106	0	1530 Ranch Road	3	2	1590	1974	\$599,000.00	\$599,000.00
28-Dec-17	29	0	1320 Bodega Avenue	2	1	930	1987	\$615,000.00	\$615,000.00
12-Oct-17	34	0	2006 Sandpiper Court	2	1	1247	1971	\$635,000.00	\$635,000.00
20-Jun-18	169	0	4706 Carmet Drive	2	1	1202	1953	\$665,000.00	\$660,000.00
26-Oct-17	35	0	1960 Bay Flat Road	2	1	0	1966	\$679,000.00	\$679,000.00
15-Jun-18	34	0	1777 North Highway One	3	3	1902	1972	\$699,000.00	\$699,999.00
28-Jun-18	178	0	4760 North Highway One	2	1	1132	1956	\$749,000.00	\$710,628.00
06-Oct-17	366	0	5391 Las Flores Drive	2	2	1517	2003	\$729,000.00	\$717,000.00
22-Dec-17	123	283	122 Poppy Court	3	2	1513	1988	\$739,000.00	\$725,000.00
18-Sep-17	49	329	1930 Sea Way	3	2	2154	1989	\$739,000.00	\$748,000.00
07-Mar-18	227	288	121 Poppy Court	3	2	1654	1981	\$749,000.00	\$749,000.00
18-Jun-18	42	315	1664 Sea Way	2	2	1770	1974	\$785,000.00	\$785,000.00
28-Mar-18	56	537	434 Swan Drive	2	2	1328	1990	\$795,000.00	\$831,000.00
29-Jan-18	82	208	21002 Heron Drive	3	3	1821	1982	\$849,000.00	\$839,000.00
26-Jun-18	34	14	20971 Heron Drive	2	2	1303	1978	\$859,000.00	\$849,000.00
18-Apr-18	221	0	290 Churchill Street	2	2	1196	1970	\$899,000.00	\$870,000.00
20-Sep-17	29	197	21120 Heron Drive	3	3	2345	1990	\$959,000.00	\$900,000.00
16-Jan-18	42	94	21468 Heron Drive	3	3	2034	1988	\$950,000.00	\$910,000.00
24-Jan-18	25	498	527 Gull Drive	3	3	1838	1990	\$910,000.00	\$910,000.00
22-Mar-18	115	150	245 Condor Court	3	2	1598	1981	\$922,500.00	\$910,000.00
28-Feb-18	120	520	408 Loon Court	3	3	2444	1986	\$949,000.00	\$911,000.00
06-Aug-18	31	341	20754 Heron Drive	3	3	1924	1988	\$925,000.00	\$911,700.00
27-Dec-17	42	0	1705 Bay Flat Road	3	2	1743	1980	\$930,000.00	\$915,000.00
21-Sep-17	42	337	20719 Heron Drive	3	2	1455	1979	\$925,000.00	\$925,000.00
30-Mar-18	126	142	21206 Heron Drive	3	3	2604	1983	\$989,000.00	\$970,000.00
10-Jul-18	30	364	20728 Wren Court	3	2	2011	1988	\$998,000.00	\$975,000.00
29-Jun-18	23	349	20785 Heron Drive	2	2	2033	1982	\$989,500.00	\$977,500.00
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
20-Jun-18	70	615	1056 Saeagle Loop	2	3	1845	1990	\$989,000.00	\$990,000.00
03-Nov-17	45	633	1059 Saeagle Loop	3	3	2305	1993	\$995,000.00	\$995,000.00
03-Oct-17	128	382	125 Duck Court	3	2	2273	1985	\$1,100,000.00	\$1,030,000.00
16-Mar-18	313	515	20920 Grebe Court	4	4	2676	2001	\$1,050,000.00	\$1,050,000.00
09-Feb-18	24	147	21158 Heron Drive	3	3	1962	1976	\$995,000.00	\$1,052,000.00
02-Jul-18	52	317	1706 Sea Way	3	2	2169	1994	\$1,100,000.00	\$1,055,000.00
05-Oct-17	32	575	20875 Pelican Loop	3	2	2221	1987	\$1,075,000.00	\$1,080,000.00

Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 August 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
14-Dec-17	135	0	1846 Whale Ship Road	3	2	2838	1991	\$1,195,000.00	\$1,080,000.00
24-Feb-18	32	543	506 Swan Drive	3	2	2060	1990	\$1,085,000.00	\$1,085,000.00
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
17-Jul-18	19	406	126 Widgen Court	3	3	2073	1990	\$1,149,000.00	\$1,100,000.00
14-Aug-18	78	0	3840 Bay Hill Road	3	3	2935	1993	\$1,225,000.00	\$1,175,000.00
01-Nov-17	35	0	5615 Sierra Grande Drive	3	2	2134	2004	\$1,188,000.00	\$1,188,000.00
28-Sep-17	29	420	2000 Dubloon Court	3	3	2513	1998	\$1,199,900.00	\$1,199,000.00
16-Nov-17	238	0	125 Calle del Sol	3	4	2983	2007	\$1,249,000.00	\$1,200,000.00
27-Nov-17	36	604	836 Kittiwake Court	4	3	2508	1992	\$1,199,000.00	\$1,200,000.00
09-Aug-18	210	0	529 Smith Brothers Road	2	2	1316	1950	\$1,400,000.00	\$1,200,000.00
06-Jun-18	294	0	411 Los Santos Drive	2	2	2153	1981	\$1,249,000.00	\$1,225,000.00
11-Sep-17	39	175	169 Condor Court	4	5	3316	1985	\$1,295,000.00	\$1,290,000.00
30-Apr-18	38	65	21575 Heron Drive	3	2	1983	1983	\$1,300,000.00	\$1,300,000.00
21-Nov-17	19	446	296 Cutlass Court	3	4	2568	2017	\$1,299,000.00	\$1,325,000.00
18-May-18	24	540	470 Swan Drive	4	3	2800	1988	\$1,400,000.00	\$1,338,000.00
06-Dec-17	18	433	256 Spyglass Court	4	5	3712	2005	\$1,395,000.00	\$1,365,000.00
14-Mar-18	24	446	296 Cutlass Court	3	4	2568	2017	\$1,395,000.00	\$1,395,000.00
20-Sep-17	29	448	760 Gull Drive	3	3	2698	1982	\$1,495,000.00	\$1,446,000.00
12-Oct-17	66	0	1520 Estero Lane	2	1	1176	1916	\$1,500,000.00	\$1,485,000.00
16-Jan-18	116	454	827 Gull Drive	4	3	2495	2002	\$1,595,000.00	\$1,550,000.00
08-May-18	21	82	21622 Heron Drive	4	4	2896	1999	\$1,479,000.00	\$1,580,000.00
18-May-18	38	402	20090 Heron Drive	4	4	3065	1979	\$1,595,000.00	\$1,600,000.00
06-Aug-18	17	455	833 Gull Drive	4	5	2435	2004	\$1,600,000.00	\$1,600,000.00
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
13-Mar-18	26	619	978 Seaeagle Loop	3	2	2202	1981	\$1,768,000.00	\$1,704,000.00
05-Jan-18	14	48	21401 Heron Drive	3	3	2448	1978	\$1,695,000.00	\$1,730,000.00
27-Apr-18	893	0	3919 Bay Hill Road	9	7	5477	1987	\$1,749,000.00	\$1,734,000.00
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
21-Jun-18	209	599	796 Kittiwake Court	5	4	4286	1992	\$2,395,000.00	\$2,025,000.00
								\$76,701,900.00	\$74,831,827.00

Median Price per Square Foot: \$481.32

Average	\$1,025,093.52
Count	73
Median	\$979,000.00



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Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 31 August 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
22-Dec-17	123	283	122 Poppy Court	3	2	1513	1988	\$739,000.00	\$725,000.00
18-Sep-17	49	329	1930 Sea Way	3	2	2154	1989	\$739,000.00	\$748,000.00
07-Mar-18	227	288	121 Poppy Court	3	2	1654	1981	\$749,000.00	\$749,000.00
18-Jun-18	42	315	1664 Sea Way	2	2	1770	1974	\$785,000.00	\$785,000.00
28-Mar-18	56	537	434 Swan Drive	2	2	1328	1990	\$795,000.00	\$831,000.00
29-Jan-18	82	208	21002 Heron Drive	3	3	1821	1982	\$849,000.00	\$839,000.00
26-Jun-18	34	14	20971 Heron Drive	2	2	1303	1978	\$859,000.00	\$849,000.00
20-Sep-17	29	197	21120 Heron Drive	3	3	2345	1990	\$959,000.00	\$900,000.00
16-Jan-18	42	94	21468 Heron Drive	3	3	2034	1988	\$950,000.00	\$910,000.00
24-Jan-18	25	498	527 Gull Drive	3	3	1838	1990	\$910,000.00	\$910,000.00
22-Mar-18	115	150	245 Condor Court	3	2	1598	1981	\$922,500.00	\$910,000.00
28-Feb-18	120	520	408 Loon Court	3	3	2444	1986	\$949,000.00	\$911,000.00
06-Aug-18	31	341	20754 Heron Drive	3	3	1924	1988	\$925,000.00	\$911,700.00
21-Sep-17	42	337	20719 Heron Drive	3	2	1455	1979	\$925,000.00	\$925,000.00
30-Mar-18	126	142	21206 Heron Drive	3	3	2604	1983	\$989,000.00	\$970,000.00
10-Jul-18	30	364	20728 Wren Court	3	2	2011	1988	\$998,000.00	\$975,000.00
29-Jun-18	23	349	20785 Heron Drive	2	2	2033	1982	\$989,500.00	\$977,500.00
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
20-Jun-18	70	615	1056 Seaeagle Loop	2	3	1845	1990	\$989,000.00	\$990,000.00
03-Nov-17	45	633	1059 Seaeagle Loop	3	3	2305	1993	\$995,000.00	\$995,000.00
03-Oct-17	128	382	125 Duck Court	3	2	2273	1985	\$1,100,000.00	\$1,030,000.00
16-Mar-18	313	515	20920 Grebe Court	4	4	2676	2001	\$1,050,000.00	\$1,050,000.00
09-Feb-18	24	147	21158 Heron Drive	3	3	1962	1976	\$995,000.00	\$1,052,000.00
02-Jul-18	52	317	1706 Sea Way	3	2	2169	1994	\$1,100,000.00	\$1,055,000.00
05-Oct-17	32	575	20875 Pelican Loop	3	2	2221	1987	\$1,075,000.00	\$1,080,000.00
24-Feb-18	32	543	506 Swan Drive	3	2	2060	1990	\$1,085,000.00	\$1,085,000.00
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
17-Jul-18	19	406	126 Widgen Court	3	3	2073	1990	\$1,149,000.00	\$1,100,000.00
28-Sep-17	29	420	2000 Dubloon Court	3	3	2513	1998	\$1,199,900.00	\$1,199,000.00
27-Nov-17	36	604	836 Kittiwake Court	4	3	2508	1992	\$1,199,000.00	\$1,200,000.00
11-Sep-17	39	175	169 Condor Court	4	5	3316	1985	\$1,295,000.00	\$1,290,000.00
30-Apr-18	38	65	21575 Heron Drive	3	2	1983	1983	\$1,300,000.00	\$1,300,000.00
21-Nov-17	19	446	296 Cutlass Court	3	4	2568	2017	\$1,299,000.00	\$1,325,000.00
18-May-18	24	540	470 Swan Drive	4	3	2800	1988	\$1,400,000.00	\$1,338,000.00
06-Dec-17	18	433	256 Spyglass Court	4	5	3712	2005	\$1,395,000.00	\$1,365,000.00
14-Mar-18	24	446	296 Cutlass Court	3	4	2568	2017	\$1,395,000.00	\$1,395,000.00
20-Sep-17	29	448	760 Gull Drive	3	3	2698	1982	\$1,495,000.00	\$1,446,000.00
16-Jan-18	116	454	827 Gull Drive	4	3	2495	2002	\$1,595,000.00	\$1,550,000.00
08-May-18	21	82	21622 Heron Drive	4	4	2896	1999	\$1,479,000.00	\$1,580,000.00
18-May-18	38	402	20090 Heron Drive	4	4	3065	1979	\$1,595,000.00	\$1,600,000.00
06-Aug-18	17	455	833 Gull Drive	4	5	2435	2004	\$1,600,000.00	\$1,600,000.00
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
13-Mar-18	26	619	978 Seaeagle Loop	3	2	2202	1981	\$1,768,000.00	\$1,704,000.00

Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 31 August 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
05-Jan-18	14	48	21401 Heron Drive	3	3	2448	1978	\$1,695,000.00	\$1,730,000.00
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
21-Jun-18	209	599	796 Kittiwake Court	5	4	4286	1992	\$2,395,000.00	\$2,025,000.00
								\$54,361,900.00	\$53,589,200.00

Median Price per Square Foot: \$470.00

Average	\$1,164,982.61
Count	46
Median	\$1,053,500.00



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Median Price: Bodega Bay Lots

Properties Sold 12 Months through 31 August 2018

Sold Date	DOM	Parcel	Address	List Price	Sale Price
16-Apr-18	810	0	1205 North Highway One	\$169,000.00	\$150,000.00
10-May-18	2295	131	202 Surfbird Court	\$279,000.00	\$289,000.00
28-Aug-18	782	0	468 Los Santos Drive	\$324,000.00	\$300,000.00
21-May-18	571	215	20922 Heron Drive	\$325,000.00	\$310,000.00
07-Dec-17	1716	444	2134 Sea Way	\$369,000.00	\$325,000.00
12-Mar-18	85	0	269 Calle del Sol	\$339,000.00	\$339,000.00
09-Nov-17	853	0	1835 Bay Flat Road	\$550,000.00	\$500,000.00
16-Jun-18	2464	0	1690 Salmon Creek Road	\$499,950.00	\$509,950.00
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
24-Aug-18	355	0	3800 Bay Hill Road	\$995,000.00	\$938,200.00
13-Oct-17	84	0	22000 Coleman Valley Road	\$1,800,000.00	\$1,600,000.00
				\$6,444,950.00	\$6,011,150.00

Average	\$546,468.18
Count	11
Median	\$339,000.00



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Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 31 August 2018

Sold Date	DOM	Parcel	Address	List Price	Sale Price
10-May-18	2295	131	202 Surfbird Court	\$279,000.00	\$289,000.00
21-May-18	571	215	20922 Heron Drive	\$325,000.00	\$310,000.00
07-Dec-17	1716	444	2134 Sea Way	\$369,000.00	\$325,000.00
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
				\$1,768,000.00	\$1,674,000.00

Average	\$418,500.00
Count	4
Median	\$317,500.00



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