



December 2016 Market Report

SUMMARY

Month Ending 31 December 2016

	All Bodega Bay	Bodega Harbour
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HOMES		
Placed in Escrow	1	0
Sold - Month	5	4
Sold - 12 Month Period	54	37
Sold - Previous 12 Months	63	34
Median Price - 12 Month Period	\$797,500.00	\$859,000.00
Median Price - Previous 12 Months	\$767,000.00	\$867,000.00
Median Price - 5 Years Ago	\$550,000.00	\$612,750.00
Median Price - 10 Years Ago	\$899,000.00	\$967,000.00
Median Price - 15 Years Ago	\$639,000.00	\$693,000.00
Total Listing Inventory	19	9
Previous Year Listing Inventory	12	9

LOTS		
Placed in Escrow	1	0
Sold - Month	1	1
Sold - 12 Month Period	10	5
Sold - Previous 12 Months	13	2
Median Price - 12 Month Period	\$262,500.00	\$299,000.00
Median Price - Previous 12 Months	\$265,000.00	\$242,500.00
Median Price - 5 Years Ago	\$80,000.00	\$0.00
Median Price - 10 Years Ago	\$389,500.00	\$582,000.00
Median Price - 15 Years Ago	\$157,000.00	\$415,000.00
Total Listing Inventory	25	10
Previous Year Listing Inventory	21	8



December 2016 Market Report

PLACED IN ESCROW

Properties Placed in Escrow During the Month of December 2016

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
Bodega Bay							
12/6/2016		4860 North Highway One	1	1.0	1200	1951	649,000
12/14/2016		2156 Breakers Lane	N/A	N/A	N/A	N/A	325,000

TOTALS							\$974,000
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Bodega Harbour

TOTALS							\$0
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December 2016 Market Report

SOLD THIS MONTH

Properties Sold During the Month of December 2016

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
Bodega Bay									
12/22/2016	41		212 Los Santos Drive	3	2.0	1234	1985	565,000	600,000

TOTALS								\$565,000	\$600,000
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Bodega Harbour									
12/2/2016	252	477	920 Gull Drive	5	4.0	3413	2006	1,595,000	1,470,000
12/6/2016	47	300	1513 Sea Way	3	2.5	2440	1996	899,000	945,000
12/6/2016	180	140	21230 Heron Drive	3	2.0	1594	1977	760,000	750,000
12/9/2016	34	238	376 Sanderling Court	3	2.0	1997	1984	859,000	859,000
12/13/2016	169	331	1968 Sea Way	N/A	N/A	N/A	N/A	199,000	190,000

TOTALS								\$4,312,000	\$4,214,000
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Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 December 2016

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
03-May-16	138	0	501 South Highway One	2	1	912	1918	\$250,000.00	\$162,500.00
20-Jul-16	35	0	1215 Bay View Street	2	2	0	1930	\$529,000.00	\$529,000.00
16-Feb-16	533	0	1010 North Highway One	2	2	1200	1950	\$599,000.00	\$550,000.00
27-Jun-16	30	0	1818 Bay Flat Road	1	1	0	1977	\$589,000.00	\$565,000.00
02-May-16	61	0	259 Los Santos Drive	2	2	1650	1971	\$599,000.00	\$575,000.00
25-May-16	129	0	2029 Sandpiper Court	1	2	1148	1983	\$599,000.00	\$590,000.00
27-May-16	27	283	122 Poppy Court	3	2	1513	1988	\$595,000.00	\$595,000.00
20-Oct-16	24	78	21668 Heron Drive	1	1	885	1973	\$625,000.00	\$620,000.00
03-Jun-16	190	192	216 Condor Court	3	3	1668	1986	\$699,000.00	\$640,000.00
06-May-16	482	373	20560 Heron Drive	3	3	1921	1985	\$719,000.00	\$650,000.00
13-Apr-16	74	0	250 Churchill Extension	1	1	1083	1931	\$699,000.00	\$655,000.00
25-Apr-16	279	0	4712 Carmet Drive	2	2	1603	1955	\$699,000.00	\$655,000.00
18-Apr-16	72	287	109 Poppy Court	2	2	1836	1974	\$699,000.00	\$670,000.00
07-Oct-16	212	0	369 Los Santos Drive	2	3	2171	1976	\$699,000.00	\$688,400.00
31-Mar-16	22	92	21502 Heron Drive	1	2	1662	1979	\$699,000.00	\$690,000.00
11-Jan-16	93	100	21400 Heron Drive	3	2	1600	1981	\$695,000.00	\$695,000.00
29-Jan-16	105	436	2056 Sea Way	4	3	3391	2006	\$785,000.00	\$712,000.00
08-Feb-16	555	260	1725 Sea Way	3	4	2345	1986	\$749,000.00	\$717,500.00
30-Aug-16	220	0	5663 Sierra Grande Drive	3	2	1659	1974	\$759,000.00	\$720,000.00
13-Jun-16	28	0	5222 Las Flores Road	2	2	1586	1985	\$775,000.00	\$735,000.00
21-Oct-16	98	11	20935 Heron Drive	2	2	1451	1972	\$750,000.00	\$740,000.00
18-Nov-16	49	0	2000 Sandpiper Court	2	2	1573	1968	\$769,000.00	\$747,000.00
06-Dec-16	180	140	21230 Heron Drive	3	2	1594	1977	\$760,000.00	\$750,000.00
12-Apr-16	16	154	21145 Hummingbird Court	3	3	1745	2004	\$750,000.00	\$760,000.00
14-Nov-16	34	128	140 Surfbird Court	3	3	1856	1985	\$749,000.00	\$768,500.00
25-Mar-16	94	270	155 Starboard Court	3	3	2102	1992	\$779,000.00	\$775,000.00
02-Jun-16	45	422	1584 Sea Way	3	3	2471	1987	\$795,000.00	\$795,000.00
01-Jul-16	281	666	904 Dowitcher Court	4	3	2255	1981	\$830,000.00	\$800,000.00
28-Oct-16	27	0	5373 La Dia Court	2	2	1848	2003	\$809,000.00	\$810,000.00
07-Jul-16	30	133	220 Surfbird Court	4	3	2510	1987	\$849,000.00	\$849,000.00
20-Apr-16	190	0	4811 Carmet Drive	2	3	1912	2005	\$879,000.00	\$850,000.00
04-Oct-16	238	356	20668 Mockingbird Road	3	3	1714	1981	\$875,000.00	\$850,000.00
18-Feb-16	24	0	530 South Highway One	3	3	1919	1979	\$899,000.00	\$858,500.00
09-Dec-16	37	238	376 Sanderling Court	3	2	1997	1984	\$859,000.00	\$859,000.00
06-Dec-16	47	300	1513 Sea Way	3	3	2440	1996	\$899,000.00	\$945,000.00
31-Aug-16	117	416	2039 Dubloon Court	3	3	2015	1996	\$979,000.00	\$949,000.00
07-Nov-16	175	583	20779 Pelican Loop	3	3	1928	1987	\$985,000.00	\$950,000.00
19-Sep-16	133	117	147 Surfbird Court	3	3	2772	1986	\$998,000.00	\$980,000.00
28-Mar-16	27	220	20872 Heron Drive	3	2	1869	1984	\$988,000.00	\$988,000.00
19-Apr-16	557	407	118 Widgen Court	4	3	2623	2006	\$1,035,000.00	\$990,000.00
04-Jan-16	145	0	1159 North Highway One	4	3	2444	1949	\$1,050,000.00	\$1,000,000.00
29-Apr-16	563	413	315 Mainsail Drive	5	3	3358	1996	\$1,125,000.00	\$1,050,000.00

Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 December 2016

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
15-Nov-16	128	626	894 Seaeagle Loop	3	4	2301	1990	\$1,089,000.00	\$1,080,000.00
26-May-16	40	629	864 Seaeagle Loop	3	3	2607	1998	\$1,200,000.00	\$1,200,000.00
28-Jun-16	35	346	20694 Heron Drive	4	4	3093	1991	\$1,200,000.00	\$1,200,000.00
01-Mar-16	128	55	21483 Heron Drive	3	2	2380	1988	\$1,265,000.00	\$1,201,000.00
14-Sep-16	0	682	20012 Oyster Catcher Loop	2	3	2274	1994	\$1,275,000.00	\$1,250,000.00
29-Jul-16	26	0	106 Calle del Sol	2	2	1413	2002	\$1,395,000.00	\$1,392,000.00
02-Dec-16	252	477	920 Gull Drive	5	4	3413	2006	\$1,595,000.00	\$1,470,000.00
01-Jun-16	92	230	300 Sanderling Court	4	4	3418	1990	\$1,495,000.00	\$1,495,000.00
17-Mar-16	289	598	788 Kittiwake Court	3	3	3175	1991	\$1,595,000.00	\$1,500,000.00
04-May-16	246	522	424 Loon Court	4	3	3030	1995	\$1,595,000.00	\$1,550,000.00
04-Mar-16	225	576	20863 Pelican Loop	3	3	3234	2009	\$1,800,000.00	\$1,750,000.00
18-Oct-16	0	711	20145 Oyster Catcher Loop	4	3	3051	2005	\$1,800,000.00	\$1,800,000.00
								\$49,776,000.00	\$48,366,400.00

Median Price per Square Foot: \$415.36

Average	\$895,674.07
Count	54
Median	\$797,500.00



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Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 31 December 2016

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
27-May-16	27	283	122 Poppy Court	3	2	1513	1988	\$595,000.00	\$595,000.00
20-Oct-16	24	78	21668 Heron Drive	1	1	885	1973	\$625,000.00	\$620,000.00
03-Jun-16	190	192	216 Condor Court	3	3	1668	1986	\$699,000.00	\$640,000.00
06-May-16	482	373	20560 Heron Drive	3	3	1921	1985	\$719,000.00	\$650,000.00
18-Apr-16	72	287	109 Poppy Court	2	2	1836	1974	\$699,000.00	\$670,000.00
31-Mar-16	22	92	21502 Heron Drive	1	2	1662	1979	\$699,000.00	\$690,000.00
11-Jan-16	93	100	21400 Heron Drive	3	2	1600	1981	\$695,000.00	\$695,000.00
29-Jan-16	105	436	2056 Sea Way	4	3	3391	2006	\$785,000.00	\$712,000.00
08-Feb-16	555	260	1725 Sea Way	3	4	2345	1986	\$749,000.00	\$717,500.00
21-Oct-16	98	11	20935 Heron Drive	2	2	1451	1972	\$750,000.00	\$740,000.00
06-Dec-16	180	140	21230 Heron Drive	3	2	1594	1977	\$760,000.00	\$750,000.00
12-Apr-16	16	154	21145 Hummingbird Court	3	3	1745	2004	\$750,000.00	\$760,000.00
14-Nov-16	34	128	140 Surfbird Court	3	3	1856	1985	\$749,000.00	\$768,500.00
25-Mar-16	94	270	155 Starboard Court	3	3	2102	1992	\$779,000.00	\$775,000.00
02-Jun-16	45	422	1584 Sea Way	3	3	2471	1987	\$795,000.00	\$795,000.00
01-Jul-16	281	666	904 Dowitcher Court	4	3	2255	1981	\$830,000.00	\$800,000.00
07-Jul-16	30	133	220 Surfbird Court	4	3	2510	1987	\$849,000.00	\$849,000.00
04-Oct-16	238	356	20668 Mockingbird Road	3	3	1714	1981	\$875,000.00	\$850,000.00
09-Dec-16	37	238	376 Sanderling Court	3	2	1997	1984	\$859,000.00	\$859,000.00
06-Dec-16	47	300	1513 Sea Way	3	3	2440	1996	\$899,000.00	\$945,000.00
31-Aug-16	117	416	2039 Dubloon Court	3	3	2015	1996	\$979,000.00	\$949,000.00
07-Nov-16	175	583	20779 Pelican Loop	3	3	1928	1987	\$985,000.00	\$950,000.00
19-Sep-16	133	117	147 Surfbird Court	3	3	2772	1986	\$998,000.00	\$980,000.00
28-Mar-16	27	220	20872 Heron Drive	3	2	1869	1984	\$988,000.00	\$988,000.00
19-Apr-16	557	407	118 Widgen Court	4	3	2623	2006	\$1,035,000.00	\$990,000.00
29-Apr-16	563	413	315 Mainsail Drive	5	3	3358	1996	\$1,125,000.00	\$1,050,000.00
15-Nov-16	128	626	894 Seaeagle Loop	3	4	2301	1990	\$1,089,000.00	\$1,080,000.00
26-May-16	40	629	864 Seaeagle Loop	3	3	2607	1998	\$1,200,000.00	\$1,200,000.00
28-Jun-16	35	346	20694 Heron Drive	4	4	3093	1991	\$1,200,000.00	\$1,200,000.00
01-Mar-16	128	55	21483 Heron Drive	3	2	2380	1988	\$1,265,000.00	\$1,201,000.00
14-Sep-16	0	682	20012 Oyster Catcher Loop	2	3	2274	1994	\$1,275,000.00	\$1,250,000.00
02-Dec-16	252	477	920 Gull Drive	5	4	3413	2006	\$1,595,000.00	\$1,470,000.00
01-Jun-16	92	230	300 Sanderling Court	4	4	3418	1990	\$1,495,000.00	\$1,495,000.00
17-Mar-16	289	598	788 Kittiwake Court	3	3	3175	1991	\$1,595,000.00	\$1,500,000.00
04-May-16	246	522	424 Loon Court	4	3	3030	1995	\$1,595,000.00	\$1,550,000.00
04-Mar-16	225	576	20863 Pelican Loop	3	3	3234	2009	\$1,800,000.00	\$1,750,000.00
18-Oct-16	0	711	20145 Oyster Catcher Loop	4	3	3051	2005	\$1,800,000.00	\$1,800,000.00
								\$37,179,000.00	\$36,284,000.00

Median Price per Square Foot: \$377.75

Average	\$980,648.65
Count	37
Median	\$859,000.00



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Median Price: Bodega Bay Lots

Properties Sold 12 Months through 31 December 2016

Sold Date	DOM	Parcel	Address	List Price	Sale Price
13-Apr-16	0	0	260 Churchill Extension	\$45,000.00	\$45,000.00
02-Mar-16	216	0	1020 North Highway One	\$199,000.00	\$100,000.00
21-Nov-16	225	0	1785 Bay Flat Road	\$149,500.00	\$150,000.00
13-Dec-16	169	331	1968 Sea Way	\$199,000.00	\$190,000.00
08-Jan-16	745	107	21330 Heron Drive	\$269,000.00	\$250,000.00
26-Feb-16	43	0	5374 Las Flores Road	\$299,950.00	\$275,000.00
29-Feb-16	646	0	225 Los Santos Drive	\$312,000.00	\$285,000.00
13-May-16	346	525	448 Loon Court	\$299,000.00	\$299,000.00
27-Sep-16	23	640	20354 Meadowlark Court	\$329,000.00	\$325,000.00
30-Nov-16	2042	656	20438 Osprey Drive	\$389,000.00	\$339,000.00
				\$2,490,450.00	\$2,258,000.00

Average	\$225,800.00
Count	10
Median	\$262,500.00



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Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 31 December 2016

Sold Date	DOM	Parcel	Address	List Price	Sale Price
13-Dec-16	169	331	1968 Sea Way	\$199,000.00	\$190,000.00
08-Jan-16	745	107	21330 Heron Drive	\$269,000.00	\$250,000.00
13-May-16	346	525	448 Loon Court	\$299,000.00	\$299,000.00
27-Sep-16	23	640	20354 Meadowlark Court	\$329,000.00	\$325,000.00
30-Nov-16	2042	656	20438 Osprey Drive	\$389,000.00	\$339,000.00
				\$1,485,000.00	\$1,403,000.00

Average	\$280,600.00
Count	5
Median	\$299,000.00



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