



December 2017 Market Report

SUMMARY

Month Ending 31 December 2017

	All Bodega Bay	Bodega Harbour
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HOMES

Placed in Escrow	5	4
Sold - Month	8	2
Sold - 12 Month Period	66	38
Sold - Previous 12 Months	54	37
Median Price - 12 Month Period	\$922,500.00	\$1,037,500.00
Median Price - Previous 12 Months	\$797,500.00	\$859,000.00
Median Price - 5 Years Ago	\$637,750.00	\$720,000.00
Median Price - 10 Years Ago	\$790,000.00	\$879,000.00
Median Price - 15 Years Ago	\$602,000.00	\$662,000.00
Total Listing Inventory	11	6
Previous Year Listing Inventory	19	9

LOTS

Placed in Escrow	2	0
Sold - Month	1	1
Sold - 12 Month Period	13	7
Sold - Previous 12 Months	10	5
Median Price - 12 Month Period	\$325,000.00	\$325,000.00
Median Price - Previous 12 Months	\$262,500.00	\$299,000.00
Median Price - 5 Years Ago	\$92,000.00	\$0.00
Median Price - 10 Years Ago	\$470,000.00	\$500,000.00
Median Price - 15 Years Ago	\$239,000.00	\$250,000.00
Total Listing Inventory	20	6
Previous Year Listing Inventory	25	10



December 2017 Market Report

PLACED IN ESCROW

Properties Placed in Escrow During the Month of December 2017

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
Bodega Bay							
12/11/2017		269 Calle del Sol	N/A	N/A	N/A	N/A	339,000
12/12/2017		1205 Highway One	N/A	N/A	N/A	N/A	169,000
12/13/2017		3919 Bay Hill Road	7	8.0	5477	1987	1,749,000

TOTALS **\$2,257,000**

Bodega Harbour							
12/2/2017	454	827 Gull Drive	4	3.0	2495	2002	1,595,000
12/5/2017	94	21468 Heron Drive	3	2.5	2034	1988	950,000
12/8/2017	283	122 Poppy Court	3	2.0	1513	1988	739,000
12/28/2017	208	21002 Heron Drive	3	2.5	1821	1982	849,000

TOTALS **\$4,133,000**

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December 2017 Market Report

SOLD THIS MONTH

Properties Sold During the Month of December 2017

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
Bodega Bay									
12/1/2017	264		1315 Bay View Street	2	2.0	1080	1957	550,000	500,000
12/11/2017	106		1530 Ranch Road	3	2.0	1590	1974	599,000	599,000
12/14/2017	135		1846 Whale Ship Road	3	2.0	2838	1991	1,195,000	1,080,000
12/15/2017	32		1345 Bay View Street	2	1.0	1246	1928	585,000	585,000
12/27/2017	42		1705 Bay Flat Road	3	2.0	1743	1980	930,000	915,000
12/28/2017	29		1320 Bodega Avenue	2	1.0	930	1987	615,000	615,000
TOTALS								\$4,474,000	\$4,294,000

Bodega Harbour									
12/6/2017	18	433	256 Spyglass Court	4	4.5	3712	2005	1,395,000	1,365,000
12/7/2017	1716	444	2134 Sea Way	N/A	N/A	N/A	N/A	369,000	325,000
12/22/2017	123	283	122 Poppy Court	3	2.0	1513	1988	739,000	725,000
TOTALS								\$2,503,000	\$2,415,000

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Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 December 2017

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
12-Jun-17	20	0	205 Keefe Avenue	1	1	624	2015	\$627,300.00	\$360,000.00
15-Mar-17	178	0	4860 North Highway One	1	1	1200	1951	\$509,000.00	\$450,000.00
11-Sep-17	41	0	1325 Bay Flat Road	3	1	812	1927	\$475,000.00	\$475,000.00
01-Dec-17	264	0	1315 Bay View Street	2	2	1080	1957	\$550,000.00	\$500,000.00
03-May-17	76	0	4800 Coastal Avenue	2	1	725	1963	\$580,000.00	\$530,000.00
28-Apr-17	50	0	255 Driftwood Road	2	1	684	1962	\$555,000.00	\$533,000.00
22-Jun-17	221	0	1210 Windy Lane	2	1	1200	1982	\$599,000.00	\$543,000.00
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
19-Jul-17	54	0	1545 Shaw Court	4	2	2700	1971	\$629,000.00	\$629,000.00
26-May-17	50	0	2975 Driftwood Road	2	1	1000	1961	\$640,000.00	\$635,000.00
12-Oct-17	34	0	2006 Sandpiper Court	2	1	1247	1971	\$635,000.00	\$635,000.00
10-Mar-17	211	328	1910 Sea Way	3	2	2204	1998	\$669,000.00	\$649,000.00
09-May-17	231	0	7001 North Highway One	3	3	1600	1930	\$659,000.00	\$659,000.00
18-Apr-17	164	0	5330 El Camino Bella	2	2	1302	1979	\$690,000.00	\$668,300.00
26-Oct-17	35	0	1960 Bay Flat Road	2	1	0	1966	\$679,000.00	\$679,000.00
01-Feb-17	101	0	7770 North Highway One	2	1	1008	1978	\$725,000.00	\$697,500.00
06-Oct-17	366	0	5391 Las Flores Drive	2	2	1517	2003	\$729,000.00	\$717,000.00
24-Feb-17	43	312	1455 Sea Way	2	2	1480	1977	\$749,000.00	\$725,000.00
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
15-Jun-17	0	0	5382 La Dia Court	3	2	1560	1985	\$800,000.00	\$785,000.00
06-Jun-17	0	0	138 Calle del Sol	3	2	1237	1972	\$800,000.00	\$800,000.00
25-Aug-17	521	0	7007 Cliff Avenue	3	2	1668	1973	\$825,000.00	\$800,000.00
24-Mar-17	255	636	1023 Saeagle Loop	3	3	1735	1988	\$849,000.00	\$825,000.00
10-May-17	57	68	21609 Heron Drive	3	3	1558	1978	\$825,000.00	\$825,000.00
28-Jul-17	21	679	19959 Oyster Catcher Loop	2	3	2286	1982	\$849,000.00	\$845,000.00
26-Jun-17	55	702	1162 Plover Court	3	3	1922	1988	\$849,000.00	\$849,000.00
28-Aug-17	25	0	161 Calle del Sol	2	2	1928	1985	\$879,000.00	\$865,000.00
20-Sep-17	29	197	21120 Heron Drive	3	3	2345	1990	\$959,000.00	\$900,000.00
27-Dec-17	42	0	1705 Bay Flat Road	3	2	1743	1980	\$930,000.00	\$915,000.00
10-May-17	124	35	21255 Heron Drive	3	2	2001	1983	\$949,000.00	\$920,000.00
21-Sep-17	42	337	20719 Heron Drive	3	2	1455	1979	\$925,000.00	\$925,000.00
07-Jul-17	0	193	222 Condor Court	3	2	1894	1987	\$985,000.00	\$985,000.00
07-Aug-17	339	676	19995 Oyster Catcher Loop	3	3	2610	1983	\$1,000,000.00	\$995,000.00
03-Nov-17	45	633	1059 Saeagle Loop	3	3	2305	1993	\$995,000.00	\$995,000.00
02-Aug-17	29	637	1011 Saeagle Loop	3	3	3028	1991	\$895,000.00	\$1,000,000.00
31-Jul-17	169	677	19983 Oyster Catcher Loop	4	2	2421	1990	\$1,100,000.00	\$1,020,000.00
30-Jun-17	232	389	19940 Heron Drive	3	2	2210	1991	\$1,049,000.00	\$1,025,000.00
18-Aug-17	81	0	103 Calle del Sol	2	2	1614	1977	\$1,050,000.00	\$1,025,000.00
22-Feb-17	729	601	812 Kittiwake Court	3	2	2623	1989	\$1,029,000.00	\$1,029,000.00

Median Price: Bodega Bay Homes

03-Oct-17	128	382	125 Duck Court	3	2	2273	1985	\$1,100,000.00	\$1,030,000.00
28-Jul-17	25	153	21133 Hummingbird Court	3	2	1914	1996	\$995,000.00	\$1,045,000.00
06-Apr-17	156	0	5090 North Highway One	3	3	2383	1980	\$1,249,000.00	\$1,070,000.00
19-May-17	0	0	1956 Bay Flat Road	3	4	2705	2008	\$1,080,000.00	\$1,080,000.00
05-Oct-17	32	575	20875 Pelican Loop	3	2	2221	1987	\$1,075,000.00	\$1,080,000.00
14-Dec-17	135	0	1846 Whale Ship Road	3	2	2838	1991	\$1,195,000.00	\$1,080,000.00
20-Jun-17	106	392	19976 Heron Drive	4	3	2224	1988	\$1,199,000.00	\$1,100,000.00
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
22-Aug-17	156	668	924 Dowitcher Court	3	3	2600	1982	\$1,195,000.00	\$1,135,000.00
09-May-17	271	555	21132 Pelican Loop	3	3	2489	1990	\$1,249,000.00	\$1,162,500.00
01-Nov-17	35	0	5615 Sierra Grande Drive	3	2	2134	2004	\$1,188,000.00	\$1,188,000.00
23-Jun-17	20	476	910 Gull Drive	2	2	2723	1991	\$1,195,000.00	\$1,195,000.00
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
11-Sep-17	39	175	169 Condor Court	4	5	3316	1985	\$1,295,000.00	\$1,290,000.00
30-Aug-17	95	683	20024 Oyster Catcher Loop	3	3	2104	1993	\$1,350,000.00	\$1,300,000.00
21-Nov-17	19	446	296 Cutlass Court	3	4	2568	2017	\$1,299,000.00	\$1,325,000.00
06-Dec-17	18	433	256 Spyglass Court	4	5	3712	2005	\$1,395,000.00	\$1,365,000.00
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
09-Jun-17	55	488	667 Gull Drive	3	3	2957	2000	\$1,595,000.00	\$1,595,000.00
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
								\$63,523,200.00	\$61,955,300.00

Median Price per Square Foot: \$469.59

Average	\$938,716.67
Count	66
Median	\$922,500.00



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Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 31 December 2017

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
10-Mar-17	211	328	1910 Sea Way	3	2	2204	1998	\$669,000.00	\$649,000.00
24-Feb-17	43	312	1455 Sea Way	2	2	1480	1977	\$749,000.00	\$725,000.00
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
24-Mar-17	255	636	1023 Seaeagle Loop	3	3	1735	1988	\$849,000.00	\$825,000.00
10-May-17	57	68	21609 Heron Drive	3	3	1558	1978	\$825,000.00	\$825,000.00
28-Jul-17	21	679	19959 Oyster Catcher Loop	2	3	2286	1982	\$849,000.00	\$845,000.00
26-Jun-17	55	702	1162 Plover Court	3	3	1922	1988	\$849,000.00	\$849,000.00
20-Sep-17	29	197	21120 Heron Drive	3	3	2345	1990	\$959,000.00	\$900,000.00
10-May-17	124	35	21255 Heron Drive	3	2	2001	1983	\$949,000.00	\$920,000.00
21-Sep-17	42	337	20719 Heron Drive	3	2	1455	1979	\$925,000.00	\$925,000.00
07-Jul-17	0	193	222 Condor Court	3	2	1894	1987	\$985,000.00	\$985,000.00
07-Aug-17	339	676	19995 Oyster Catcher Loop	3	3	2610	1983	\$1,000,000.00	\$995,000.00
03-Nov-17	45	633	1059 Seaeagle Loop	3	3	2305	1993	\$995,000.00	\$995,000.00
02-Aug-17	29	637	1011 Seaeagle Loop	3	3	3028	1991	\$895,000.00	\$1,000,000.00
31-Jul-17	169	677	19983 Oyster Catcher Loop	4	2	2421	1990	\$1,100,000.00	\$1,020,000.00
30-Jun-17	232	389	19940 Heron Drive	3	2	2210	1991	\$1,049,000.00	\$1,025,000.00
22-Feb-17	729	601	812 Kittiwake Court	3	2	2623	1989	\$1,029,000.00	\$1,029,000.00
03-Oct-17	128	382	125 Duck Court	3	2	2273	1985	\$1,100,000.00	\$1,030,000.00
28-Jul-17	25	153	21133 Hummingbird Court	3	2	1914	1996	\$995,000.00	\$1,045,000.00
05-Oct-17	32	575	20875 Pelican Loop	3	2	2221	1987	\$1,075,000.00	\$1,080,000.00
20-Jun-17	106	392	19976 Heron Drive	4	3	2224	1988	\$1,199,000.00	\$1,100,000.00
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
22-Aug-17	156	668	924 Dowitcher Court	3	3	2600	1982	\$1,195,000.00	\$1,135,000.00
09-May-17	271	555	21132 Pelican Loop	3	3	2489	1990	\$1,249,000.00	\$1,162,500.00
23-Jun-17	20	476	910 Gull Drive	2	2	2723	1991	\$1,195,000.00	\$1,195,000.00
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-Aug-17	95	683	20024 Oyster Catcher Loop	3	3	2104	1993	\$1,350,000.00	\$1,300,000.00
21-Nov-17	19	446	296 Cutlass Court	3	4	2568	2017	\$1,299,000.00	\$1,325,000.00
06-Dec-17	18	433	256 Spyglass Court	4	5	3712	2005	\$1,395,000.00	\$1,365,000.00
20-Sep-17	29	448	760 Gull Drive	3	3	2698	1982	\$1,495,000.00	\$1,446,000.00
09-Jun-17	55	488	667 Gull Drive	3	3	2957	2000	\$1,595,000.00	\$1,595,000.00
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
								\$43,246,900.00	\$42,752,500.00

Median Price per Square Foot: \$454.25

Average	\$1,125,065.79
Count	38
Median	\$1,037,500.00



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Median Price: Bodega Bay Lots

Properties Sold 12 Months through 31 December 2017

Sold Date	DOM	Parcel	Address	List Price	Sale Price
28-Apr-17	46	0	2910 Maryana Drive	\$150,000.00	\$12,000.00
05-Apr-17	424	0	350 Terra Verde Road	\$210,000.00	\$150,000.00
25-May-17	230	377	20780 Robin Court	\$269,000.00	\$245,000.00
17-Jan-17	89	0	2156 Breakers Lane	\$325,000.00	\$300,000.00
03-Feb-17	147	438	315 Tom Jones Court	\$289,000.00	\$310,000.00
25-Aug-17	42	525	448 Loon Court	\$329,000.00	\$325,000.00
07-Dec-17	1716	444	2134 Sea Way	\$369,000.00	\$325,000.00
24-Apr-17	1876	0	900 North Highway One	\$395,000.00	\$395,000.00
24-Feb-17	565	475	900 Gull Drive	\$499,000.00	\$430,000.00
09-Nov-17	853	0	1835 Bay Flat Road	\$550,000.00	\$500,000.00
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
06-Jan-17	113	714	20061 Oyster Catcher Loop	\$995,000.00	\$1,000,000.00
13-Oct-17	84	0	22000 Coleman Valley Road	\$1,800,000.00	\$1,600,000.00
				\$6,975,000.00	\$6,342,000.00

Average	\$487,846.15
Count	13
Median	\$325,000.00



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Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 31 December 2017

Sold Date	DOM	Parcel	Address	List Price	Sale Price
25-May-17	230	377	20780 Robin Court	\$269,000.00	\$245,000.00
03-Feb-17	147	438	315 Tom Jones Court	\$289,000.00	\$310,000.00
25-Aug-17	42	525	448 Loon Court	\$329,000.00	\$325,000.00
07-Dec-17	1716	444	2134 Sea Way	\$369,000.00	\$325,000.00
24-Feb-17	565	475	900 Gull Drive	\$499,000.00	\$430,000.00
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
06-Jan-17	113	714	20061 Oyster Catcher Loop	\$995,000.00	\$1,000,000.00
				\$3,545,000.00	\$3,385,000.00

Average	\$483,571.43
Count	7
Median	\$325,000.00



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