



March 2018 Market Report

SUMMARY

Month Ending 31 March 2018

	All Bodega Bay	Bodega Harbour
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HOMES		
Placed in Escrow	2	1
Sold - Month	6	6
Sold - 12 Month Period	78	47
Sold - Previous 12 Months	49	32
Median Price - 12 Month Period	\$952,000.00	\$1,045,000.00
Median Price - Previous 12 Months	\$768,500.00	\$854,500.00
Median Price - 5 Years Ago	\$599,000.00	\$657,500.00
Median Price - 10 Years Ago	\$775,000.00	\$889,000.00
Median Price - 15 Years Ago	\$605,000.00	\$645,000.00
Total Listing Inventory	10	4
Previous Year Listing Inventory	19	8

LOTS		
Placed in Escrow	2	0
Sold - Month	1	0
Sold - 12 Month Period	10	4
Sold - Previous 12 Months	10	7
Median Price - 12 Month Period	\$332,000.00	\$325,000.00
Median Price - Previous 12 Months	\$305,000.00	\$325,000.00
Median Price - 5 Years Ago	\$99,000.00	\$0.00
Median Price - 10 Years Ago	\$350,000.00	\$0.00
Median Price - 15 Years Ago	\$240,000.00	\$250,000.00
Total Listing Inventory	16	6
Previous Year Listing Inventory	23	9



March 2018 Market Report

PLACED IN ESCROW

Properties Placed in Escrow During the Month of March 2018

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
Bodega Bay							
3/19/2018		290 Churchill Street	2	2.0	1196	1970	899,000
3/26/2018		55 Keefe Avenue	N/A	N/A	N/A	N/A	65,000
3/30/2018		3800 Bay Hill Road	N/A	N/A	N/A	N/A	995,000

TOTALS							\$1,959,000
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Bodega Harbour							
3/8/2018	142	21206 Heron Drive	3	2.5	2604	1983	989,000

TOTALS							\$989,000
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March 2018 Market Report

SOLD THIS MONTH

Properties Sold During the Month of March 2018

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
Bodega Bay									
3/12/2018	85		269 Calle del Sol	N/A	N/A	N/A	N/A	339,000	339,000

TOTALS								\$339,000	\$339,000
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Bodega Harbour									
3/7/2018	227	288	121 Poppy Court	3	2.0	1654	1981	749,000	749,000
3/13/2018	26	619	978 Seaeagle Loop	3	2.0	2202	1981	1,768,000	1,704,000
3/14/2018	24	446	296 Cutlass Court	3	3.5	2568	2017	1,395,000	1,395,000
3/16/2018	313	515	20920 Grebe Court	4	3.5	2676	2001	1,050,000	1,050,000
3/22/2018	115	150	245 Condor Court	3	2.0	1598	1981	922,500	910,000
3/28/2018	56	537	434 Swan Drive	2	2.0	1328	1990	795,000	831,000

TOTALS								\$6,679,500	\$6,639,000
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Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 March 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
05-Jan-18	200	0	1195 Bay View Street	2	1	1082	1930	\$399,000.00	\$350,000.00
12-Jun-17	20	0	205 Keefe Avenue	1	1	624	2015	\$627,300.00	\$360,000.00
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
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
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
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
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
10-May-17	57	68	21609 Heron Drive	3	3	1558	1978	\$825,000.00	\$825,000.00
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
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
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
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
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
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

Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 March 2018

Sold Date	DOM	Parce	Address	Bd	Br	SF	Age	List Price	Sale Price
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
18-Aug-17	81	0	103 Calle del Sol	2	2	1614	1977	\$1,050,000.00	\$1,025,000.00
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
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
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
24-Feb-18	32	543	506 Swan Drive	3	2	2060	1990	\$1,085,000.00	\$1,085,000.00
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
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
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
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
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
								\$77,077,700.00	\$75,309,800.00

Median Price per Square Foot: \$471.87

Average	\$965,510.26
Count	78
Median	\$952,000.00



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Median Price: Bodega Harbour Homes

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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
10-May-17	57	68	21609 Heron Drive	3	3	1558	1978	\$825,000.00	\$825,000.00
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
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
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
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
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
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
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
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
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
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
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
09-Jun-17	55	488	667 Gull Drive	3	3	2957	2000	\$1,595,000.00	\$1,595,000.00

Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 31 March 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
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
08-Nov-17	34	568	20997 Pelican Loop	4	4	3039	2004	\$1,950,000.00	\$1,950,000.00
								\$53,088,400.00	\$52,529,500.00

Median Price per Square Foot: \$459.74

Average	\$1,117,648.94
Count	47
Median	\$1,045,000.00



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Median Price: Bodega Bay Lots

Properties Sold 12 Months through 31 March 2018

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
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
12-Mar-18	85	0	269 Calle del Sol	\$339,000.00	\$339,000.00
24-Apr-17	1876	0	900 North Highway One	\$395,000.00	\$395,000.00
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
13-Oct-17	84	0	22000 Coleman Valley Road	\$1,800,000.00	\$1,600,000.00
				\$5,206,000.00	\$4,641,000.00

Average	\$464,100.00
Count	10
Median	\$332,000.00



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Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 31 March 2018

Sold Date	DOM	Parcel	Address	List Price	Sale Price
25-May-17	230	377	20780 Robin Court	\$269,000.00	\$245,000.00
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
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
				\$1,762,000.00	\$1,645,000.00

Average	\$411,250.00
Count	4
Median	\$325,000.00



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