



April 2018 Market Report

SUMMARY

Month Ending 30 April 2018

	All Bodega Bay	Bodega Harbour
--	----------------	----------------

HOMES		
Placed in Escrow	7	5
Sold - Month	4	2
Sold - 12 Month Period	79	49
Sold - Previous 12 Months	45	28
Median Price - 12 Month Period	\$979,000.00	\$1,045,000.00
Median Price - Previous 12 Months	\$768,500.00	\$854,500.00
Median Price - 5 Years Ago	\$597,000.00	\$637,500.00
Median Price - 10 Years Ago	\$775,000.00	\$904,500.00
Median Price - 15 Years Ago	\$610,000.00	\$681,250.00
Total Listing Inventory	14	7
Previous Year Listing Inventory	16	7

LOTS		
Placed in Escrow	2	2
Sold - Month	1	0
Sold - 12 Month Period	8	4
Sold - Previous 12 Months	12	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	\$112,000.00	\$125,000.00
Median Price - 10 Years Ago	\$572,500.00	\$572,500.00
Median Price - 15 Years Ago	\$239,000.00	\$279,000.00
Total Listing Inventory	16	5
Previous Year Listing Inventory	24	10



April 2018 Market Report

PLACED IN ESCROW

Properties Placed in Escrow During the Month of April 2018

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
Bodega Bay							
4/17/2018		1777 North Highway One	3	2.5	1902	1972	699,000
4/17/2018		4706 Carmet Drive	2	1.0	1202	1953	665,000
TOTALS							\$1,364,000
Bodega Harbour							
4/9/2018	142	21575 Heron Drive	3	2.0	1983	1983	1,300,000
4/14/2018	615	1056 Seaeagle Loop	2	2.5	1845	1990	989,000
4/16/2018	82	21622 Heron Drive	4	3.5	2896	1999	1,479,000
4/16/2018	14	20971 Heron Drive	2	2.0	1303	1978	859,000
4/24/2018	131	202 Surfbird Court	N/A	N/A	N/A	N/A	279,000
4/26/2018	402	20090 Heron Drive	4	4.0	3065	1979	1,595,000
4/30/2018	215	20922 Heron Drive	N/A	N/A	N/A	N/A	325,000
TOTALS							\$6,826,000

© 2018 Coldwell Banker Real Estate Corporation. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT. Incorporated. Information herein is deemed reliable but not guaranteed. DRE # 01908304



April 2018 Market Report

SOLD THIS MONTH

Properties Sold During the Month of April 2018

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
Bodega Bay									
4/16/2018	810		1205 North Highway One	N/A	N/A	N/A	N/A	169,000	150,000
4/18/2018	221		290 Churchill Street	2	2.0	1196	1970	899,000	870,000
4/27/2018	893		3919 Bay Hill Road	7	8.0	5477	1987	1,749,000	1,734,000

TOTALS								\$2,817,000	\$2,754,000
---------------	--	--	--	--	--	--	--	--------------------	--------------------

Bodega Harbour									
4/1/2018	126	142	21206 Heron Drive	3	2.5	2604	1983	989,000	970,000
4/30/2018	38	65	21575 Heron Drive	3	2.0	1983	1983	1,300,000	1,300,000

TOTALS								\$2,289,000	\$2,270,000
---------------	--	--	--	--	--	--	--	--------------------	--------------------

© 2018 Coldwell Banker Real Estate Corporation. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT. Incorporated. Information herein is deemed reliable but not guaranteed. DRE # 01908304

Median Price: Bodega Bay Homes

Properties Sold 12 Months through 30 April 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
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
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
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
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
30-Mar-18	126	142	21206 Heron Drive	3	3	2604	1983	\$989,000.00	\$970,000.00
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

Median Price: Bodega Bay Homes

Properties Sold 12 Months through 30 April 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
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
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
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
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
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
								\$79,520,700.00	\$77,912,500.00

Median Price per Square Foot: \$481.32

Average	\$986,234.18
Count	79
Median	\$979,000.00



© 2018 Coldwell Banker Real Estate Corporation. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT, Incorporated. Information herein is deemed reliable but not guaranteed. DRE # 01908304

Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 30 April 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
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
30-Mar-18	126	142	21206 Heron Drive	3	3	2604	1983	\$989,000.00	\$970,000.00
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 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
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
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
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

Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 30 April 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
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
								\$55,377,400.00	\$54,799,500.00

Median Price per Square Foot: \$459.74

Average	\$1,118,357.14
Count	49
Median	\$1,045,000.00



© 2018 Coldwell Banker Real Estate Corporation. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT. Incorporated. Information herein is deemed reliable but not guaranteed. DRE # 01908304

Median Price: Bodega Bay Lots

Properties Sold 12 Months through 30 April 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
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
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
				\$4,620,000.00	\$4,234,000.00

Average	\$529,250.00
Count	8
Median	\$332,000.00



© 2018 Coldwell Banker Real Estate Corporation. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT. Incorporated. Information herein is deemed reliable but not guaranteed. DRE # 01908304

Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 30 April 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



© 2018 Coldwell Banker Real Estate Corporation. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT. Incorporated. Information herein is deemed reliable but not guaranteed. DRE # 01908304