



February 2018 Market Report

SUMMARY

Month Ending 28 February 2018

	All Bodega Bay	Bodega Harbour
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HOMES		
Placed in Escrow	7	6
Sold - Month	3	3
Sold - 12 Month Period	75	43
Sold - Previous 12 Months	52	36
Median Price - 12 Month Period	\$920,000.00	\$1,030,000.00
Median Price - Previous 12 Months	\$797,500.00	\$947,000.00
Median Price - 5 Years Ago	\$600,000.00	\$682,500.00
Median Price - 10 Years Ago	\$800,000.00	\$930,000.00
Median Price - 15 Years Ago	\$605,000.00	\$662,500.00
Total Listing Inventory	8	3
Previous Year Listing Inventory	18	8

LOTS		
Placed in Escrow	0	0
Sold - Month	0	0
Sold - 12 Month Period	9	4
Sold - Previous 12 Months	11	7
Median Price - 12 Month Period	\$325,000.00	\$325,000.00
Median Price - Previous 12 Months	\$300,000.00	\$325,000.00
Median Price - 5 Years Ago	\$92,000.00	\$0.00
Median Price - 10 Years Ago	\$350,000.00	\$600,000.00
Median Price - 15 Years Ago	\$240,000.00	\$250,000.00
Total Listing Inventory	20	6
Previous Year Listing Inventory	23	9



February 2018 Market Report

PLACED IN ESCROW

Properties Placed in Escrow During the Month of February 2018

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
Bodega Bay							
2/12/2018		411 Los Santos Drive	2	2.0	2153	1981	1,249,000

TOTALS							\$1,249,000
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Bodega Harbour							
2/5/2018	520	408 Loon Court	3	2.5	2444	1986	949,000
2/5/2018	288	121 Poppy Court	3	2.0	1654	1981	749,000
2/6/2018	515	20920 Grebe Court	4	3.5	2676	2001	1,050,000
2/15/2018	619	978 Seaeagle Loop	3	2.0	2202	1981	1,768,000
2/25/2018	142	21206 Heron Drive	3	2.5	2604	1983	989,000
2/27/2018	537	434 Swan Drive	2	2.0	1328	1990	795,000

TOTALS							\$6,300,000
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February 2018 Market Report

SOLD THIS MONTH

Properties Sold During the Month of February 2018

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
Bodega Bay									

TOTALS								\$0	\$0
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Bodega Harbour									
2/9/2018	24	147	21158 Heron Drive	3	3.0	1962	1976	995,000	1,052,000
2/24/2018	32	543	506 Swan Drive	3	2.0	2060	1990	1,085,000	1,085,000
2/28/2018	120	520	408 Loon Court	3	2.5	2444	1986	949,000	911,000

TOTALS								\$3,029,000	\$3,048,000
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Median Price: Bodega Bay Homes

Properties Sold 12 Months through 28 February 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
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
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
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
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
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 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
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
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 28 February 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
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
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
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
								\$72,425,200.00	\$70,594,800.00

Median Price per Square Foot: \$459.77

Average	\$941,264.00
Count	75
Median	\$920,000.00



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Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 28 February 2018

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
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
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
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
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
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
13-Nov-17	16	577	20851 Pelican Loop	3	3	2282	1987	\$1,599,000.00	\$1,650,000.00
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

Median Price: Bodega Harbour Homes

Median Price per Square Foot: \$453.15

\$47,926,900.00	\$47,364,500.00
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Average	\$1,101,500.00
Count	43
Median	\$1,030,000.00



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Median Price: Bodega Bay Lots

Properties Sold 12 Months through 28 February 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
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
				\$4,867,000.00	\$4,302,000.00

Average	\$478,000.00
Count	9
Median	\$325,000.00



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Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 28 February 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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