



# July 2018 Market Report

## SUMMARY

Month Ending 31 July 2018

	All Bodega Bay	Bodega Harbour
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### HOMES

Placed in Escrow	6	2
Sold - Month	4	3
Sold - 12 Month Period	74	48
Sold - Previous 12 Months	49	30
Median Price - 12 Month Period	\$992,500.00	\$1,053,500.00
Median Price - Previous 12 Months	\$825,000.00	\$949,500.00
Median Price - 5 Years Ago	\$599,500.00	\$625,000.00
Median Price - 10 Years Ago	\$850,000.00	\$1,140,000.00
Median Price - 15 Years Ago	\$612,000.00	\$697,000.00
Total Listing Inventory	19	10
Previous Year Listing Inventory	18	5

### LOTS

Placed in Escrow	1	1
Sold - Month	0	0
Sold - 12 Month Period	10	5
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	\$265,000.00
Total Listing Inventory	14	4
Previous Year Listing Inventory	24	9



# July 2018 Market Report

## PLACED IN ESCROW

### Properties Placed in Escrow During the Month of July 2018

Date in Escrow	Parcel	Address	BD	BA	SF	Age	List Price
<b>Bodega Bay</b>							
7/3/2018		529 Smith Brothers Road	2	2.0	1316	1950	1,400,000
7/4/2018		1535 Shaw Court	4	4.0	2112	1972	598,000
7/18/2018		5950 North Highway One	3	3.0	N/A	N/A	400,000
7/18/2018		1145 Bodega Avenue	2	1.0	1269	1920	649,000
<b>TOTALS</b>							<b>\$3,047,000</b>
<b>Bodega Harbour</b>							
7/6/2018	341	20754 Heron Drive	3	2.5	1924	1988	925,000
7/16/2018	455	833 Gull Drive	4	4.5	2435	2004	1,600,000
7/20/2018	311	88 Cypress Loop	N/A	N/A	N/A	N/A	235,000
<b>TOTALS</b>							<b>\$2,760,000</b>



# July 2018 Market Report

## SOLD THIS MONTH

### Properties Sold During the Month of July 2018

Sold Date	DOM	Parcel	Address	BD	BA	SF	Age	List Price	Selling Price
<b>Bodega Bay</b>									
7/13/2018	50		1215 Canon Street	2	1.0	843	1935	380,000	350,000

<b>TOTALS</b>								\$380,000	\$350,000
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<b>Bodega Harbour</b>									
7/2/2018	52	317	1706 Sea Way	3	2.0	2169	1994	1,100,000	1,055,000
7/10/2018	30	364	20728 Wren Court	3	2.0	2011	1988	998,000	975,000
7/17/2018	19	406	126 Widgen Court	3	2.5	2073	1990	1,149,000	1,100,000

<b>TOTALS</b>								\$3,247,000	\$3,130,000
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# Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 July 2018

Sold Date	DOM	Parce	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
13-Jul-18	50	0	1215 Canon Street	2	1	843	1935	\$380,000.00	\$350,000.00
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
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
12-Oct-17	34	0	2006 Sandpiper Court	2	1	1247	1971	\$635,000.00	\$635,000.00
20-Jun-18	169	0	4706 Carmet Drive	2	1	1202	1953	\$665,000.00	\$660,000.00
26-Oct-17	35	0	1960 Bay Flat Road	2	1	0	1966	\$679,000.00	\$679,000.00
15-Jun-18	34	0	1777 North Highway One	3	3	1902	1972	\$699,000.00	\$699,999.00
28-Jun-18	178	0	4760 North Highway One	2	1	1132	1956	\$749,000.00	\$710,628.00
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
18-Jun-18	42	315	1664 Sea Way	2	2	1770	1974	\$785,000.00	\$785,000.00
25-Aug-17	521	0	7007 Cliff Avenue	3	2	1668	1973	\$825,000.00	\$800,000.00
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
26-Jun-18	34	14	20971 Heron Drive	2	2	1303	1978	\$859,000.00	\$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
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
10-Jul-18	30	364	20728 Wren Court	3	2	2011	1988	\$998,000.00	\$975,000.00
29-Jun-18	23	349	20785 Heron Drive	2	2	2033	1982	\$989,500.00	\$977,500.00
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
20-Jun-18	70	615	1056 Saeagle Loop	2	3	1845	1990	\$989,000.00	\$990,000.00
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
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
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

# Median Price: Bodega Bay Homes

Properties Sold 12 Months through 31 July 2018

Sold Date	DOM	Parcel	Address	Bd	Br	SF	Age	List Price	Sale Price
02-Jul-18	52	317	1706 Sea Way	3	2	2169	1994	\$1,100,000.00	\$1,055,000.00
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
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
17-Jul-18	19	406	126 Widgen Court	3	3	2073	1990	\$1,149,000.00	\$1,100,000.00
22-Aug-17	156	668	924 Dowitcher Court	3	3	2600	1982	\$1,195,000.00	\$1,135,000.00
01-Nov-17	35	0	5615 Sierra Grande Drive	3	2	2134	2004	\$1,188,000.00	\$1,188,000.00
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
06-Jun-18	294	0	411 Los Santos Drive	2	2	2153	1981	\$1,249,000.00	\$1,225,000.00
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
18-May-18	24	540	470 Swan Drive	4	3	2800	1988	\$1,400,000.00	\$1,338,000.00
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
08-May-18	21	82	21622 Heron Drive	4	4	2896	1999	\$1,479,000.00	\$1,580,000.00
18-May-18	38	402	20090 Heron Drive	4	4	3065	1979	\$1,595,000.00	\$1,600,000.00
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
21-Jun-18	209	599	796 Kittiwake Court	5	4	4286	1992	\$2,395,000.00	\$2,025,000.00
								\$77,747,900.00	\$76,245,127.00

**Median Price per Square Foot: \$484.86**

<b>Average</b>	<b>\$1,030,339.55</b>
<b>Count</b>	<b>74</b>
<b>Median</b>	<b>\$992,500.00</b>



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07-Mar-18	227	288	121 Poppy Court	3	2	1654	1981	\$749,000.00	\$749,000.00
18-Jun-18	42	315	1664 Sea Way	2	2	1770	1974	\$785,000.00	\$785,000.00
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
26-Jun-18	34	14	20971 Heron Drive	2	2	1303	1978	\$859,000.00	\$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
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
10-Jul-18	30	364	20728 Wren Court	3	2	2011	1988	\$998,000.00	\$975,000.00
29-Jun-18	23	349	20785 Heron Drive	2	2	2033	1982	\$989,500.00	\$977,500.00
16-Jan-18	42	181	108 Condor Court	3	2	2262	2002	\$979,000.00	\$979,000.00
20-Jun-18	70	615	1056 Saeagle Loop	2	3	1845	1990	\$989,000.00	\$990,000.00
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
03-Oct-17	128	382	125 Duck Court	3	2	2273	1985	\$1,100,000.00	\$1,030,000.00
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
02-Jul-18	52	317	1706 Sea Way	3	2	2169	1994	\$1,100,000.00	\$1,055,000.00
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
30-Oct-17	116	387	19924 Heron Drive	3	2	190	1988	\$1,159,000.00	\$1,100,000.00
17-Jul-18	19	406	126 Widgen Court	3	3	2073	1990	\$1,149,000.00	\$1,100,000.00
22-Aug-17	156	668	924 Dowitcher Court	3	3	2600	1982	\$1,195,000.00	\$1,135,000.00
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
18-May-18	24	540	470 Swan Drive	4	3	2800	1988	\$1,400,000.00	\$1,338,000.00
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
08-May-18	21	82	21622 Heron Drive	4	4	2896	1999	\$1,479,000.00	\$1,580,000.00
18-May-18	38	402	20090 Heron Drive	4	4	3065	1979	\$1,595,000.00	\$1,600,000.00

# Median Price: Bodega Harbour Homes

Properties Sold 12 Months through 31 July 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
21-Jun-18	209	599	796 Kittiwake Court	5	4	4286	1992	\$2,395,000.00	\$2,025,000.00
								\$56,276,900.00	\$55,507,500.00

**Median Price per Square Foot: \$464.61**

<b>Average</b>	<b>\$1,156,406.25</b>
<b>Count</b>	<b>48</b>
<b>Median</b>	<b>\$1,053,500.00</b>



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# Median Price: Bodega Bay Lots

Properties Sold 12 Months through 31 July 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
10-May-18	2295	131	202 Surfbird Court	\$279,000.00	\$289,000.00
21-May-18	571	215	20922 Heron Drive	\$325,000.00	\$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
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
16-Jun-18	2464	0	1690 Salmon Creek Road	\$499,950.00	\$509,950.00
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
				\$5,454,950.00	\$5,097,950.00

<b>Average</b>	<b>\$509,795.00</b>
<b>Count</b>	<b>10</b>
<b>Median</b>	<b>\$332,000.00</b>



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# Median Price: Bodega Harbour Lots

Properties Sold 12 Months through 31 July 2018

Sold Date	DOM	Parcel	Address	List Price	Sale Price
10-May-18	2295	131	202 Surfbird Court	\$279,000.00	\$289,000.00
21-May-18	571	215	20922 Heron Drive	\$325,000.00	\$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
20-Nov-17	595	485	711 Gull Drive	\$795,000.00	\$750,000.00
				\$2,097,000.00	\$1,999,000.00

<b>Average</b>	<b>\$399,800.00</b>
<b>Count</b>	<b>5</b>
<b>Median</b>	<b>\$325,000.00</b>



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