

MARKET REPORT

**COLDWELL
BANKER** 

RESIDENTIAL BROKERAGE



MARKET REPORT *As Of 12/16/2018*

Bodega Bay Lots & Land

Dear Clients and Friends,

Here is an updated Market Report summarizing recent real estate activity in your area of interest. Please keep in mind that the values represented are based on current, detailed information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to take additional steps toward property ownership, please let us know. We are happy to help.

This report shows available homes, those in contract, and homes that recently sold in Bodega Bay.



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MARKET SNAPSHOT

Bodega Bay Lots & Land

As Of 12/16/2018

CURRENTLY FOR SALE

Avg. Days on Market: 17 Days
Listings Currently for Sale: 1
Newest Listing: 11/29/2018
Shortest/Longest: 17 Days / 17 Days

PENDING LISTINGS

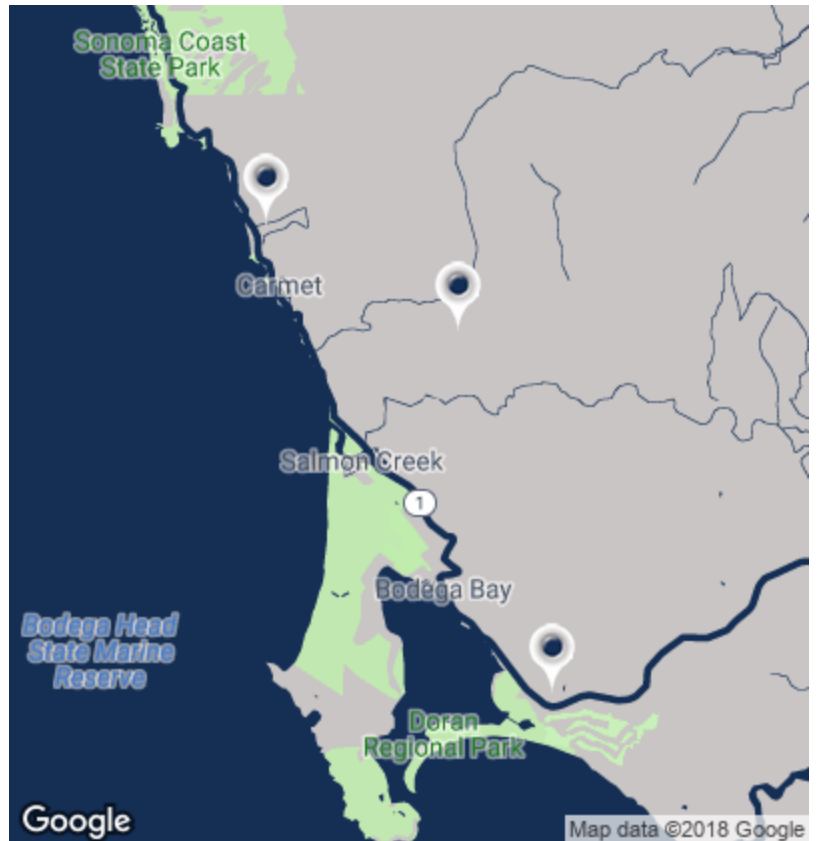
Avg. Days on Market: 919 Days
Pending Listings: 1
Shortest/Longest: 919 Days / 919 Days

RECENTLY SOLD

Avg. Days to Sell: 1,063 Days
Total Sales: 1
Last Sale: 11/19/2018
Shortest/Longest: 1,063 Days / 1,063 Days
Months of Supply: 1**

**Estimated time to sell current listing inventory.
6 months is considered a balanced market

Click on data points to access interactive map.



FOR SALE DATA

	LIST PRICE	DOM
AVERAGE	\$199,000	17
HIGH	\$199,000	17
LOW	\$199,000	17

Includes following property statuses:

PENDING DATA

	LIST PRICE	DOM
AVERAGE	\$275,000	919
HIGH	\$275,000	919
LOW	\$275,000	919

Includes following property statuses: Contingent - Show

SOLD DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,420,000	\$1,175,000	\$-245,000	-20.85% ↓	1,063
HIGH	\$1,420,000	\$1,175,000	\$-245,000	-20.85% ↓	1,063
LOW	\$1,420,000	\$1,175,000	\$-245,000	-20.85% ↓	1,063

Includes following property statuses: Sold

PROPERTIES ON THE MARKET



MARKET PRICE TREND



MARKET HEAT INDEX



Properties on the market | Number of properties listed for sale
Average Sales Price | Average sales price for all properties sold.
Average Sales Price | Average sales price for all properties listed for sale.
Days on Market | Average days on market for all properties sold.

MARKET SUMMARY

Bodega Bay Lots & Land

As Of 12/16/2018

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Active	21829939	174 Calle Del Sol	Bodega Bay		-/-	\$199,000	17
Average					-/-	\$199,000	17
High					-/-	\$199,000	17
Low					-/-	\$199,000	17

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Contingent - Show	21613462	1789 Sea Way	Bodega Bay		-/-	\$275,000	919
Average					-/-	\$275,000	919
High					-/-	\$275,000	919
Low					-/-	\$275,000	919

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	DOM
Sold	21528879	22611 Coleman Valley Rd	Bodega Bay		-/-	\$1,420,000	\$1,175,000	1063
Average					-/-	\$1,420,000	\$1,175,000	1,063
High					-/-	\$1,420,000	\$1,175,000	1,063
Low					-/-	\$1,420,000	\$1,175,000	1,063

* Baths: T = Total, F = Full, P = Partial

LOCAL INVENTORY

Bodega Bay Lots & Land

As Of 12/16/2018

**174 CALLE DEL SOL
BODEGA BAY, CA, 94923**

**LIST PRICE
\$199,000**



Lots & Land | Active | Beds | Sq.ft. | 17 Days on Market | MLS# [21829939](#) | Year Built

Nearly one-half acre of land in the lovely Sereno De Mar community with easy access to spectacular Portuguese Beach and short drive to Bodega Bay and Jenner. Ocean views possible from a second level. Private setting with no neighbor to the East Seller had preliminary work completed showing a one-bed...

LISTING COURTESY OF:
Artisan Sotheby's Int'l Realty



**1789 SEA WAY
BODEGA BAY, CA, 94923**

**LIST PRICE
\$275,000**



Lots & Land | Contingent - Show | Beds | Sq.ft. | 919 Days on Market | MLS# [21613462](#) | Year Built

Best value in ocean view Bodega Harbour building site. Build your dream house on oversize north side building site. Includes all amenities of Bodega Harbour, including 24 security, Championship Golf Links, Clubhouse with Lounge, Dining. Men's and Women's lockers with saunas, work out facility, S...

LISTING COURTESY OF:
Coldwell Banker Residential Brokerage



**22611 COLEMAN VALLEY RD
BODEGA BAY, CA, 94923**

**LIST PRICE
\$1,420,000**



Lots & Land | Sold | Beds | Sq.ft. | 1063 Days on Market | MLS# [21528879](#) | Year Built | Sale Price: \$1,175,000 | Sold Date: 11/19/2018

Magnificent Sonoma County Coast ranch land. Panoramic ocean, forested hill views. Vested Coastal Development Permit. Owner reports \$500,000 spent on infrastructure. Overlooks Bodega Bay. Owner relocated. Private location. Private tree lined entrance. Horizontal well, septic lines. Ideal ranching &...

LISTING COURTESY OF:
Healdsburg Sotheby's Int'l Realty



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