

MARIN COUNTY MARKET UPDATE | MAY 2018

May 2018 was another benchmark month for Marin County.

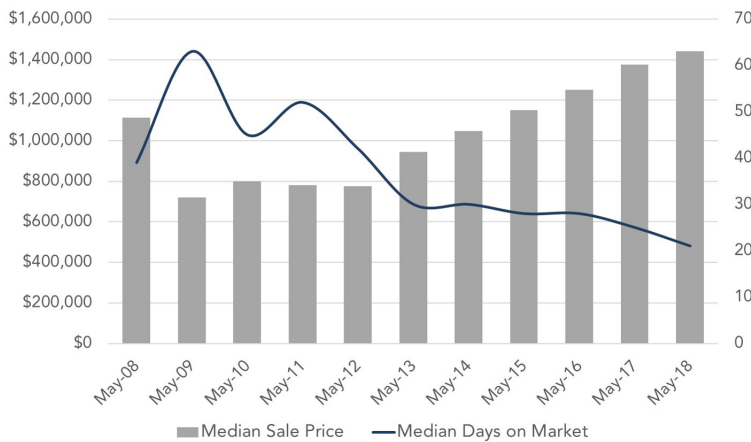
The median sale price continues to push towards new heights and is at \$1.44MM for the month of May; a 5% increase from May 2017, and a 4% increase from April 2018. Meanwhile, the median days on market is at a low of 21; a 16% decrease from last year, and a 5% decrease from last month.

There are currently 357 single family homes listed for sale in Marin County, which translates to just under a month and a half's supply.

When looking at specific cities, San Anselmo saw the largest spike in sales while Stinson Beach and Sausalito had the largest increases in median sale prices.

MEDIAN SALE PRICE AND DAYS ON MARKET

YEAR-OVER-YEAR COMPARISON



YTD 2018



CURRENT INVENTORY SUPPLY:
Marin County

NUMBER OF HOMES
357

MONTHS SUPPLY
1.48

CHANGE IN PAST MONTH:

SALE PRICE
+4%

DAYS ON MARKET
-5%

YEAR-OVER-YEAR MARKET COMPARISON

REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	May '17	May '18	% Change	May '17	May '18	% Change	May '17	May '18	% Change
Belvedere	5	4	▼ 20%	7	41	▲ 486%	\$3,995,000	\$3,465,000	▼ 13%
Corte Madera	12	8	▼ 33%	15	26	▲ 73%	\$1,396,000	\$1,437,500	▲ 3%
Fairfax	11	10	▼ 9%	20	17	▼ 15%	\$889,000	\$1,155,000	▲ 30%
Greenbrae	5	5	0%	15	39	▲ 160%	\$1,725,000	\$1,450,000	▼ 16%
Kentfield	9	10	▲ 11%	10	27	▲ 170%	\$2,677,000	\$2,390,300	▼ 11%
Larkspur	7	7	0%	48	15	▼ 69%	\$1,690,000	\$2,250,000	▲ 33%
Mill Valley	42	45	▲ 7%	23	11	▼ 52%	\$1,672,500	\$1,750,000	▲ 5%
Novato	49	42	▼ 14%	30	21	▼ 30%	\$890,000	\$1,000,000	▲ 12%
Ross	9	6	▼ 33%	28	13	▼ 54%	\$2,785,000	\$2,637,500	▼ 5%
San Anselmo	13	20	▲ 54%	24	18	▼ 25%	\$1,210,000	\$1,502,000	▲ 24%
San Rafael	48	53	▲ 10%	25	23	▼ 8%	\$1,127,500	\$1,260,000	▲ 12%
Sausalito	12	4	▼ 67%	29	119	▲ 310%	\$2,225,000	\$3,679,000	▲ 65%
Stinson Beach	2	3	▲ 50%	177	18	▼ 90%	\$1,125,000	\$2,400,000	▲ 113%
Tiburon	18	11	▼ 39%	48	23	▼ 52%	\$3,190,588	\$4,026,765	▲ 26%
All Marin County	251	240	▼ 4%	25	21	▼ 16%	\$1,375,000	\$1,441,500	▲ 5%

Sources: BAREIS, Data for Single Family Detached Homes. 05/01/2008 - 05/31/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved. Equal Housing Opportunity.

