



The Marin County housing market is running strong as we enter peak season. The median sale price remains at parity with the same time as last year at \$1,375,000, while the median price per square foot increased nearly 7% to \$726. The median market time ticked up 2 days but remains competitive at 24 days. The number of homes sold is similar to last year at 221 across the county. Half of homes sold over their list price, with purchasers paying an average of 1.9% over asking. There are currently 472 homes listed for sale in Marin County, ranging in price from \$472K to just under \$30MM.

SINGLE FAMILY RESIDENCES

YEAR-OVER-YEAR MARKET COMPARISON

MONTH-OVER-MONTH COMPARISON

	APRIL-'19	APRIL-'18	%Δ
MEDIAN			
SALE PRICE	\$1,375,000	\$1,385,000	-0.7%
DAYS ON MARKET	24	22	+9.1%
\$ / SQ. FT.	\$726	\$679	+6.9%
TOTAL			
HOMES SOLD	221	226	-2.2%
HOMES CURRENTLY FOR SALE	472	392	+20.4%
% OF PROPERTIES SOLD OVER LIST PRICE	50.2%	61.1%	-10.9%
% OF LIST PRICE RECEIVED (AVERAGE)	101.9%	104.3%	-2.4%



CHANGE IN PAST MONTH: SALE PRICE **+5%** DAYS ON MARKET **-11%**

YEAR-OVER-YEAR REGION COMPARISON (MOST RECENT QUARTER)

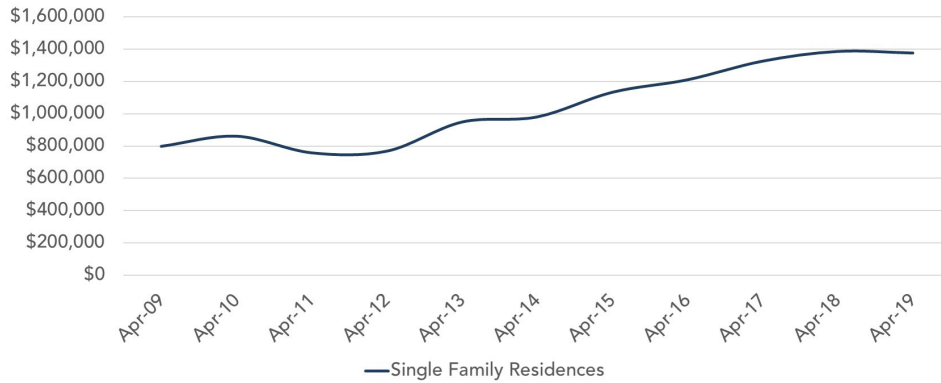
REGION	HOMES SOLD			MEDIAN DAYS ON MARKET			MEDIAN PRICE		
	Q1 2019	Q1 2018	%Δ	Q1 2019	Q1 2018	%Δ	Q1 2019	Q1 2018	%Δ
Belvedere	6*	5*	▲ 20%	95	41	▲ 132%	\$3,839,000	\$2,310,000	▲ 66%
Corte Madera	15	11	▲ 36%	32	39	▼ 18%	\$1,585,000	\$1,265,000	▲ 25%
Fairfax	13	8*	▲ 63%	32	20	▲ 60%	\$939,000	\$940,000	0%
Greenbrae	7*	5*	▲ 40%	13	30	▼ 57%	\$2,200,000	\$1,545,000	▲ 42%
Kentfield	12	9*	▲ 33%	65	12	▲ 442%	\$2,057,000	\$2,650,000	▼ 22%
Larkspur	11	11	0%	60	29	▲ 107%	\$1,850,000	\$1,950,000	▼ 5%
Mill Valley	46	45	▲ 2%	29	19	▲ 53%	\$1,525,000	\$1,500,000	▲ 2%
Novato	86	89	▼ 3%	41	26	▲ 58%	\$975,000	\$965,000	▲ 1%
Ross	5*	1*	▲ 400%	9	8	▲ 13%	\$2,250,000	\$4,205,000	▼ 46%
San Anselmo	26	22	▲ 18%	21	22	▼ 5%	\$1,265,000	\$1,432,000	▼ 12%
San Rafael	75	85	▼ 12%	44	26	▲ 69%	\$1,149,000	\$1,050,000	▲ 9%
Sausalito	10	9*	▲ 11%	29	57	▼ 49%	\$2,162,500	\$1,800,000	▲ 20%
Stinson Beach	2*	4*	▼ 50%	99	75	▲ 32%	\$3,973,750	\$2,513,750	▲ 58%
Tiburon	8*	25	▼ 68%	20	21	▼ 5%	\$2,430,000	\$2,690,000	▼ 10%
All Marin County	347	351	▼ 1%	36	26	▲ 38%	\$1,250,000	\$1,315,000	▼ 5%

*Small sample size (n<10); use caution when interpreting results. Sources: BAREIS, Data for Single Family Detached Homes. 1/01/2019 - 3/31/2019 was used for region values. All information is deemed reliable, but not guaranteed for accuracy. ©2019 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE License No. 01486075. Equal Housing Opportunity.



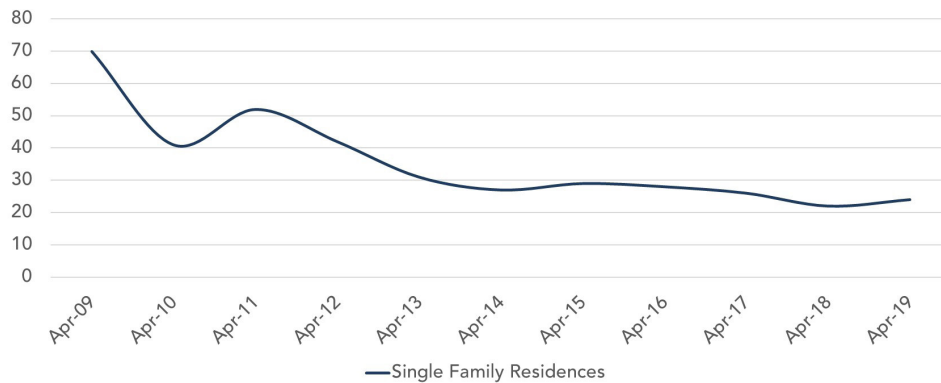
YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE



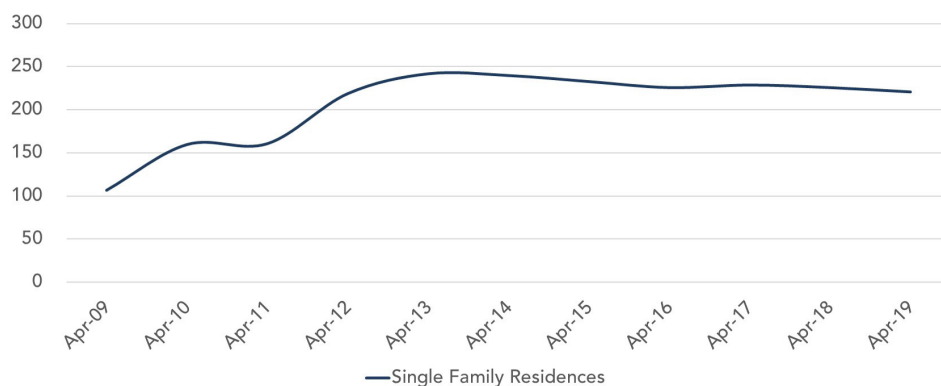
Single Family Residences
\$1,375,000
 -0.7% year-over-year

MEDIAN MARKET TIME



Single Family Residences
24 days
 +2 days year-over-year

NUMBER OF SALES



Single Family Residences
221
 -2.2% year-over-year