

COMPARATIVE MARKET ANALYSIS REPORT

RESIDENTIAL CLOSED Properties

ADDRESS	CITY	BD	BATHS	SQ	FT	LOT	YEAR	DATE	\$/SQFT	DOM/CDOM	ORIGINAL PRICE	LIST PRICE	BUYER PRICE	SP % OP
314 San Rafael Ave	Belvedere	4	4 (3 1)	3,820	0.2313ac	1955	11/06/24	1,382.20	50/50		\$5,977,000	\$5,677,000	\$5,280,000	88.34
63 W Shore Rd	Belvedere	5	5 (4 1)	3,765	0.2553ac	Unkn	11/05/24	3,386.45	48/233		\$15,700,000	\$14,700,000	\$12,750,000	81.21
13 Privateer Dr	Corte Madera	4	3 (3 0)	2,007	0.1750ac	1965	11/07/24	864.47	42/134		\$1,775,000	\$1,775,000	\$1,735,000	97.75
236 Granada Dr	Corte Madera	3	3 (2 1)	1,558	0.5424ac	1965	11/04/24	1,187.42	35/35		\$1,895,000	\$1,895,000	\$1,850,000	97.63
578 Chapman Dr	Corte Madera	4	3 (3 0)	2,451	7500sf	1956	11/04/24	1,170.95	38/38		\$2,895,000	\$2,895,000	\$2,870,000	99.14
13 Herrera Dr	Fairfax	1	1 (1 0)	750	0.0333ac	1974	11/05/24	797.33	29/29		\$610,000	\$610,000	\$598,000	98.03
181 Canyon Rd	Fairfax	2	2 (2 0)	1,572	6752sf	1967	11/01/24	659.99	59/59		\$1,195,000	\$1,095,000	\$1,037,500	86.82
56 Hickory Rd	Fairfax	2	1 (1 0)	1,058	0.1990ac	1914	11/07/24	1,446.12	13/13		\$1,195,000	\$1,195,000	\$1,530,000	128.03
409 Crown Rd	Kentfield	3	4 (3 1)	3,545	1.1478ac	1961	11/05/24	1,128.35	2/2		\$3,295,000	\$3,295,000	\$4,000,000	121.40
160 Wilson Way	Larkspur	4	5 (4 1)	3,385	0.2296ac	1968	11/07/24	738.55	41/41		\$2,695,000	\$2,550,000	\$2,500,000	92.76
19 BALTIMORE Ave	Larkspur	4	3 (3 0)	2,142	0.1079ac	1920	11/07/24	1,400.56	35/35		\$3,395,000	\$3,195,000	\$3,000,000	88.37
3 Swift Ct	Mill Valley	2	2 (2 0)	1,156	0.0331ac	1972	11/01/24	691.61	33/33		\$849,000	\$799,000	\$799,500	94.17
119 Highland Ln	Mill Valley	3	3 (3 0)	2,040	0.2397ac	1959	11/04/24	764.71	45/45		\$1,595,000	\$1,595,000	\$1,560,000	97.81
291 Lovell Ave	Mill Valley	3	2 (2 0)	1,760	0.1212ac	1935	11/04/24	1,036.93	12/12		\$1,750,000	\$1,750,000	\$1,825,000	104.29
41 De Silva Island Dr	Mill Valley	2	3 (3 0)	1,898	0.0195ac	2001	11/04/24	987.88	18/18		\$1,895,000	\$1,895,000	\$1,875,000	98.94
154 Morning Sun Ave	Mill Valley	4	3 (2 1)	2,445	0.1499ac	1938	11/04/24	807.77	18/18		\$1,995,000	\$1,995,000	\$1,975,000	99.00
40 De Silva Island Dr	Mill Valley	3	3 (2 1)	2,422	0.0216ac	2001	11/04/24	908.34	30/30		\$2,495,000	\$2,349,000	\$2,200,000	88.18
66 Molino Ave	Mill Valley	5	3 (3 0)	2,815	0.3673ac	1958	11/01/24	808.17	56/56		\$2,695,000	\$2,295,000	\$2,275,000	84.42
228 Richardson Dr	Mill Valley	3	2 (2 0)	1,927	0.2336ac	1955	11/07/24	1,279.19	45/45		\$2,595,000	\$2,595,000	\$2,465,000	94.99
240 Panoramic Hwy	Mill Valley	3	3 (2 1)	3,080	0.5969ac	1976	11/01/24	876.62	5/5		\$2,495,000	\$2,495,000	\$2,700,000	108.22
43 Oxford Ave	Mill Valley	5	5 (4 1)	2,672	6600sf	New	11/04/24	1,384.73	16/16		\$3,695,000	\$3,695,000	\$3,700,000	100.14
23 Klamath Way	Novato	2	1 (1 0)	872	0.0735ac	1972	11/05/24	509.75	37/37		\$429,000	\$429,000	\$444,500	103.61
668 Santana Rd	Novato	2	3 (2 1)	1,396	0.0861ac	1977	11/01/24	648.72	132/132		\$998,500	\$899,500	\$905,617	90.70
1213 Denlyn St	Novato	3	2 (2 0)	1,207	11410sf	1957	11/01/24	774.65	25/25		\$935,000	\$935,000	\$935,000	100.00
234 Verandah Ave #72	Novato	3	3 (3 0)	1,600	640sf	2023	11/01/24	609.37	62/62		\$974,990	\$974,990	\$974,990	100.00
221 Michele Cir	Novato	3	2 (2 0)	1,380	0.6800ac	1971	11/01/24	760.87	89/89		\$1,100,000	\$1,050,000	\$1,050,000	95.45
124 Ignacio Valley Cir	Novato	3	3 (2 1)	1,801	0.1118ac	1988	11/07/24	666.30	12/12		\$1,195,000	\$1,195,000	\$1,200,000	100.42
27 Villa Vista Ct	Novato	4	3 (3 0)	2,400	0.4408ac	1972	11/05/24	511.67	53/53		\$1,298,000	\$1,275,000	\$1,228,000	94.61
56 Portsmouth Dr	Novato	4	3 (2 1)	2,557	0.1118ac	2003	11/06/24	536.76	89/89		\$1,475,000	\$1,385,000	\$1,372,500	93.05
2451 Vineyard Rd	Novato	5	4 (3 1)	2,408	0.3214ac	1973	11/04/24	577.24	138/138		\$1,595,000	\$1,410,000	\$1,390,000	87.15
1676 Indian Valley Rd	Novato	3	5 (4 1)	3,572	1.6379ac	1972	11/05/24	545.91	121/121		\$2,185,000	\$1,985,000	\$1,950,000	89.24
29 Bolinas Ave	Ross	3	2 (2 0)	1,475	0.1722ac	1976	11/05/24	1,369.49	38/38		\$2,095,000	\$2,095,000	\$2,020,000	96.42
100 Ivy Dr	Ross	3	3 (3 0)	2,603	0.2057ac	1983	11/07/24	1,248.56	54/54		\$3,250,000	\$3,250,000	\$3,250,000	100.00
12 Meadow View Ln	San Geronimo	5	5 (4 1)	4,652	1.0700ac	2004	11/06/24	534.18	144/215		\$2,595,000	\$2,595,000	\$2,485,000	95.76
100 Thorndale Dr #436	San Rafael	1	1 (1 0)	660	0.0149ac	1985	11/07/24	106.06	203/203		\$75,000	\$75,000	\$70,000	93.33
212 Adrian Way	San Rafael	3	2 (2 0)	1,408	0.1561ac	1950	11/07/24	568.18	62/62		\$839,000	\$815,000	\$800,000	95.35

Presented By: Jimmy Wanninger Lic: 01352287 / Coldwell Banker Realty Phone: 415-990-8990Office Lic: 01908304

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COMPARATIVE MARKET ANALYSIS REPORT

RESIDENTIAL
CLOSED Properties

ADDRESS	CITY	BD	BATHS	SQ FT	LOT	YEAR	DATE	\$/SQFT	DOM/CDOM	ORIGINAL PRICE	LIST PRICE	BUYER PRICE	SP % OP
9 Salem Cv	San Rafael	3	3 (2 1)	1,838	0.0907ac	1986	11/06/24	446.14	4/4	\$850,000	\$850,000	\$820,000	96.47
15 Red Oak Ct	San Rafael	3	3 (2 1)	1,603	0.0490ac	2004	11/05/24	620.71	52/52	\$1,095,000	\$995,000	\$995,000	90.87
332 Hickory Ln	San Rafael	4	2 (2 0)	1,472	0.1860ac	1954	11/01/24	937.50	13/13	\$1,395,000	\$1,395,000	\$1,380,000	98.92
19 Sirard Ln	San Rafael	3	2 (2 0)	1,501	0.1086ac	1930	11/01/24	1,062.62	51/51	\$1,649,000	\$1,595,000	\$1,595,000	96.73
108 Fair Dr	San Rafael	4	4 (3 1)	2,914	0.1405ac	2021	11/05/24	564.52	29/138	\$1,650,000	\$1,650,000	\$1,645,000	99.70
2217 Centro East St	Tiburon	5	4 (4 0)	3,735	0.2131ac	Unkn	11/06/24	803.81	14/14	\$2,977,000	\$2,977,000	\$3,002,217	100.85
20 Lagoon Vis	Tiburon	3	3 (3 0)	2,615	0.0619ac	1985	11/06/24	1,292.54	9/9	\$3,380,000	\$3,380,000	\$3,380,000	100.00
LISTING COUNT: 43	AVERAGES:			2,185				916.37	49/59	\$ 2,249,337	\$ 2,175,709	\$ 2,125,996	94.52
HIGH PRICE: \$12,750,000					MEDIAN PRICE: \$1,735,000					LOW PRICE: \$70,000			

SOLD OFF MLS Properties

ADDRESS	CITY	BD	BATHS	SQ FT	LOT	YEAR	DATE	\$/SQFT	DOM/CDOM	ORIGINAL PRICE	LIST PRICE	BUYER PRICE	SP % OP
250 San Carlos Way	Novato	4	3 (2 1)	2,027	0.1756ac	1965	11/04/24	730.14	1/1	\$1,480,000	\$1,480,000	\$1,480,000	100.00
LISTING COUNT: 1	AVERAGES:	2,027						730.14	1/1	\$ 1,480,000	\$ 1,480,000	\$ 1,480,000	100.00
HIGH PRICE: \$1,480,000						MEDIAN PRICE: \$1,480,000				LOW PRICE: \$1,480,000			

REPORT COUNT: 44 AVERAGES: 2,181 912.14 48/58 \$ 2,231,852 \$ 2,159,898 \$ 2,111,314

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