



MARKET REPORT

Recent Listings, Pendings and Closed Sales in BMK

Dear Marc,

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.

Sincerely,
Marc Chappell

Dear Neighbor,

Here is a report on recent listings, pendings and closed sales in Bel Marin Keys and vicinity. Please feel free to contact me with any questions that you may have.



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COLDWELL BANKER
REALTY

MARKET SNAPSHOT

Recent Listings, Pendings and Closed Sales in BMK

As of 06/05/2026

FOR SALE

Avg. Days on Market: 61 Days
 Listings Currently for Sale: 10
 Newest Listing: 06/01/2026
 Shortest/Longest: 3 Days / 176 Days

SOLD

Avg. Days to Sell: 40 Days
 Total Sales: 7
 30-day Sales: 2
 Last Sale: 06/01/2026
 Shortest/Longest: 7 Days / 80 Days
 Months of Supply: 5**

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



Click on data points to access interactive map.

● FOR SALE ● SOLD

● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$1,176,455	61
HIGH	\$2,095,000	176
LOW	\$7,650	3

Includes the following property statuses: **Active, Contingent - Show**

● SOLD

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,398,471	\$1,340,329	-\$58,142	-4.34% ↓	40
HIGH	\$2,995,000	\$2,800,000	-\$195,000	-6.96% ↓	80
LOW	\$7,300	\$7,300	\$	0%	7

Includes following property statuses: **Closed**

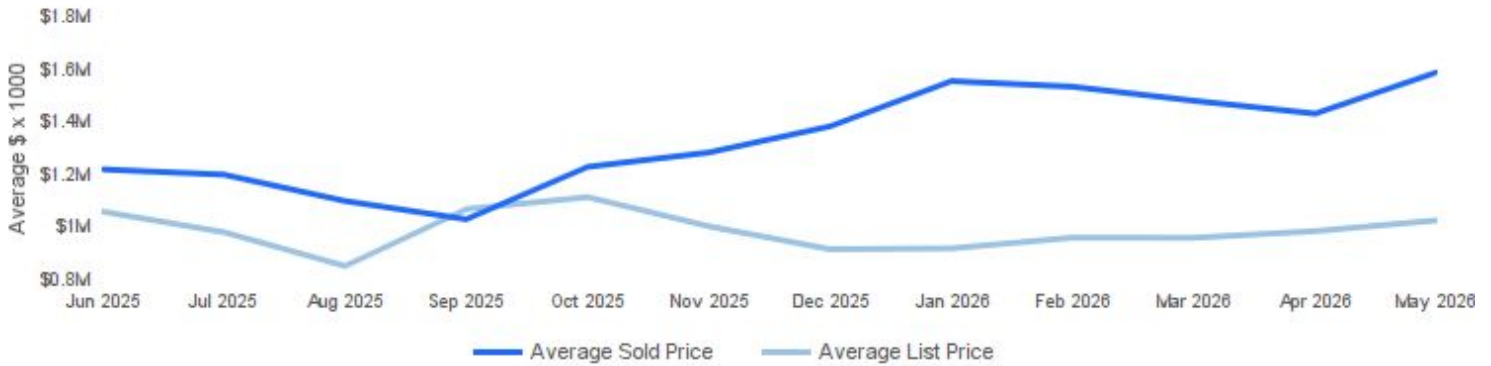
For an estimated value of your property, please click here:

MARKET SNAPSHOT

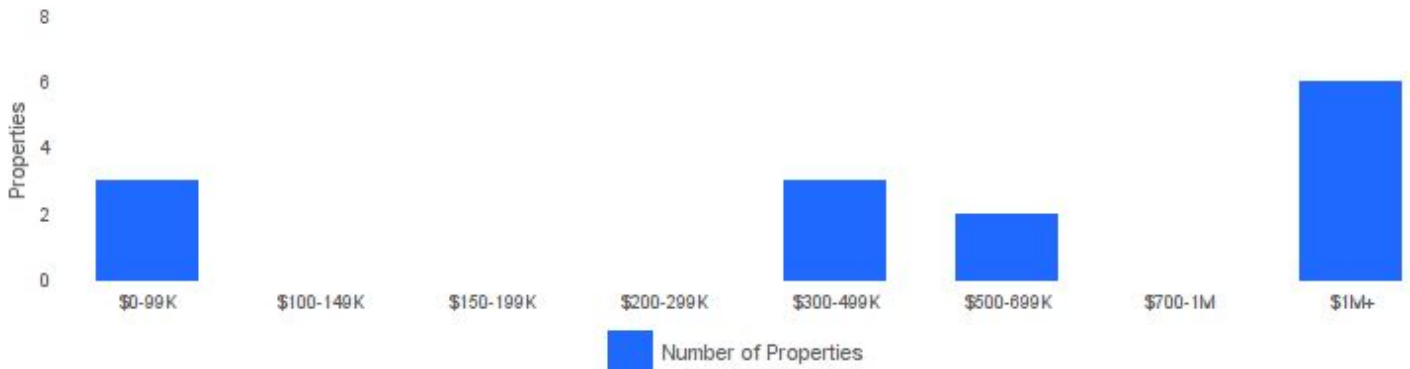
Recent Listings, Pendings and Closed Sales in BMK

As of 06/05/2026

MARKET PRICE TREND



PROPERTIES ON THE MARKET



DAYS ON MARKET



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

MARKET SUMMARY

Recent Listings, Pendings and Closed Sales in BMK

As of 06/05/2026

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Active	326042364	61 Bahama Reef	Novato	4	3/3/0	\$2,095,000	17
Active	326047489	35 Caribe Isle	Novato	4	3/3/0	\$1,799,000	4
Active	326025794	45 Bahama Reef	Novato	3	2/2/0	\$1,499,000	48
Active	326010199	133 Montego Key	Novato	3	3/3/0	\$1,349,000	116
Active	326021435	14 Commercial Boulevard #131 &	Novato		-/-	\$599,900	80
Active	326045511	25 Oceano Place	Novato	2	2/2/0	\$420,000	10
Active	326006282	123 Ensenada Drive	Novato	2	2/2/0	\$350,000	126
Active	325102878	8 Caribe Isle	Novato	4	3/3/0	\$7,650	176
Contingent - Show	326041297	160 Montego Key	Novato	3	2/2/0	\$1,895,000	3
Contingent - Show	326036109	196 Caribe Isle	Novato	3	2/2/0	\$1,750,000	31
			AVERAGE	3	2/2/-	\$1,176,455	61
			HIGH	4	3/3/-	\$2,095,000	176
			LOW	2	2/2/-	\$7,650	3

● SOLD

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	DOM
Closed	326017172	87 Del Oro Lagoon	Novato	4	3/3/0	\$2,995,000	\$2,800,000	42
Closed	326023136	124 Montego Key	Novato	3	3/3/0	\$1,995,000	\$1,820,000	49
Closed	326016751	45 Del Oro Lagoon Drive	Novato	3	2/2/0	\$1,595,000	\$1,705,000	7
Closed	326002481	981 Bel Marin Keys Boulevard	Novato	3	2/2/0	\$1,549,000	\$1,500,000	38
Closed	326012532	289 Montego Key	Novato	3	2/2/0	\$1,098,000	\$1,050,000	32
Closed	326017447	7 Pamaron Way #2	Novato		-/-	\$550,000	\$500,000	33
Closed	325103005	8 Caribe Isle	Novato	4	-/3/0	\$7,300	\$7,300	80
			AVERAGE	3	2/3/-	\$1,398,471	\$1,340,329	40
			HIGH	4	3/3/-	\$2,995,000	\$2,800,000	80
			LOW	3	2/2/-	\$7,300	\$7,300	7

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

LOCAL INVENTORY

Recent Listings, Pendings and Closed Sales in BMK

As of 06/05/2026



61 BAHAMA REEF, NOVATO, CA 94949

MLS #: [326042364](#) | **Status:** Active ●

List Price: \$2,095,000 | **Days on Market:** 17 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,342 | **Year Built:** 1977

Serenity Found. Beautifully updated waterfront living on one of the most desirable locations in Bel Marin Keys, offering expansive lagoon views and a rare sheltered setting. Thoughtfully refreshed inside and out, this 4 bedroom, 3...

Listing courtesy of Journey Real Estate



35 CARIBE ISLE, NOVATO, CA 94949

MLS #: [326047489](#) | **Status:** Active ●

List Price: \$1,799,000 | **Days on Market:** 4 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,334 | **Year Built:** 1987

Experience waterfront living in one of Bel Marin Keys' most sought-after locations. This spacious 4 bedroom, 3 full bath home with a 3 car garage is bathed in natural light and designed for comfortable indoor/outdoor living. Va...

Listing courtesy of Golden Gate Sotheby's International Realty



45 BAHAMA REEF, NOVATO, CA 94949

MLS #: [326025794](#) | **Status:** Active ●

List Price: \$1,499,000 | **Days on Market:** 48 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,625 | **Year Built:** 1977

Glorious Bel Marin Keys! This beautifully appointed water-front single level home is ideally situated on one of the most sought-after streets in the Keys. The sheltered back deck offers a peaceful retreat, protected from the wind...

Listing courtesy of W Real Estate

133 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326010199](#) | **Status:** Active ●

List Price: \$1,349,000 | **Days on Market:** 116 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,194 | **Year Built:** 1963

Enjoy single level living in one of Marin County's most sought-after waterfront communities! This newly updated, turn-key home has a lot to offer with 3 large bedrooms (one with private entrance) and 3 full baths, all with heat...

Listing courtesy of Berkshire Hathaway



14 COMMERCIAL BOULEVARD #131 &, NOVATO, CA 94949

MLS #: [326021435](#) | **Status:** Active ● | **Unit:** 131 &

List Price: \$599,900 | **Days on Market:** 80 | **Property Type:** Commercial Sale

Beds: | **Bath(T/F/P)*:** -/-/ - | **SqFt:** 2,168 | **Year Built/Age:**

What makes this property special? 1) Secure gated parking off street for trucks or owner's personal vehicles. 2) 726+/- sqft of conditioned warehouse/light industrial shop space attached to a three office suite. 3) Second sep...

Listing courtesy of Athas & Associates Real Estate, Inc



25 OCEANO PLACE, NOVATO, CA 94949

MLS #: [326045511](#) | **Status:** Active ●

List Price: \$420,000 | **Days on Market:** 10 | **Property Type:** Manufactured In Park

Beds: 2 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,260 | **Year Built:** 2011

Built in 2011 and a rare find in Los Robles Mobile Home Park, this modern manufactured home offers the look, feel, and functionality of a single-family residence, but at an affordable price. Ideally located in southern Novato, thi...

Listing courtesy of Compass



123 ENSENADA DRIVE, NOVATO, CA 94949

MLS #: [326006282](#) | **Status:** Active ●

List Price: \$350,000 | **Days on Market:** 126 | **Property Type:** Manufactured In Park

Beds: 2 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,560 | **Year Built:** 1965

Tucked away at the end of the street and overlooking a lush garden, this home offers a rare sense of privacy and tranquility. Four parking spaces in front make it easy to welcome guests. There's a storage shed with a skylight and...

Listing courtesy of Compass



8 CARIBE ISLE, NOVATO, CA 94062

MLS #: [325102878](#) | **Status:** Active ●

List Price: \$7,650 | **Days on Market:** 176 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,316 | **Year Built:** 1987

Year-round vacation living right outside your door! Ideally located at the end of the cul-de-sac with wide open water views in the coveted neighborhood of Bel Marin Keys. Privacy with only one neighbor on the left side. This Air ...

Listing courtesy of Compass



87 DEL ORO LAGOON, NOVATO, CA 94949

MLS #: [326017172](#) | **Status:** Closed ●

List Price: \$2,995,000 | **Days on Market:** 42 | **Property Type:** Residential

Sale Price: \$2,800,000 | **Sold Date:** 05/13/2026

Beds: 4 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 3,532 | **Year Built:** 1987

Waterfront Luxury in Bel Marin Keys. Experience resort-style living every day in this exceptional Mediterranean waterfront residence set within Marin's only waterski and wakeboard community. Here, your backyard becomes your lau...

Listing courtesy of Golden Gate Sotheby's International Realty



124 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326023136](#) | **Status:** Closed ●

List Price: \$1,995,000 | **Days on Market:** 49 | **Property Type:** Residential

Sale Price: \$1,820,000 | **Sold Date:** 06/01/2026

Beds: 3 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,613 | **Year Built:** 1964

This exquisite 3-bed, 3-bath waterfront home combines luxury and tranquility with a 4th bonus room and a large loft. You'll enjoy spacious living areas with two large primary suites, both with en suites. One is on the main level...

Listing courtesy of Coldwell Banker Realty



45 DEL ORO LAGOON DRIVE, NOVATO, CA 94949

MLS #: [326016751](#) | **Status:** Closed ●

List Price: \$1,595,000 | **Days on Market:** 7 | **Property Type:** Residential

Sale Price: \$1,705,000 | **Sold Date:** 04/16/2026

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,936 | **Year Built:** 1976

Experience the best of Bel Marin Keys in this sun-drenched, single level sanctuary with spectacular, wide open waterfront views. Bathed in natural light and situated on a premium level lot of 9,600 sq ft near the center of the lag...

Listing courtesy of Golden Gate Sotheby's International Realty



981 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

MLS #: [326002481](#) | **Status:** Closed ●

List Price: \$1,549,000 | **Days on Market:** 38 | **Property Type:** Residential

Sale Price: \$1,500,000 | **Sold Date:** 03/18/2026

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 2,402 | **Year Built:** 1964

Resort-style waterfront living in the coveted community of Bel Marin Keys. This 3-bedroom, 2-bath beautifully updated home offers views from every room. The backyard includes a large private boat dock in a no-wake zone, allowing f...

Listing courtesy of Coldwell Banker Realty



289 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326012532](#) | **Status:** Closed ●

List Price: \$1,098,000 | **Days on Market:** 32 | **Property Type:** Residential

Sale Price: \$1,050,000 | **Sold Date:** 04/20/2026

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,127 | **Year Built:** 1964

Welcome to 289 Montego Key in Novato, located in the highly sought-after Bel Marin Keys waterfront community, where scenic waterways, peaceful surroundings, and resort-style amenities define everyday living. This beautifully posit...

Listing courtesy of Coldwell Banker Realty



7 PAMARON WAY #2, NOVATO, CA 94949

MLS #: [326017447](#) | **Status:** Closed ● | **Unit:** 2

List Price: \$550,000 | **Days on Market:** 33 | **Property Type:** Commercial Sale

Sale Price: \$500,000 | **Sold Date:** 04/10/2026

Beds: | **Bath(T/F/P)*:** -/-/ | **SqFt:** 1,840 | **Year Built:** 1977

Located in Bel Marin Keys business area. Current use has been office, storage and engineering. General commercial business use. 3 units to building with shared common area and insurance expenses.

Listing courtesy of Coldwell Banker Realty



8 CARIBE ISLE, NOVATO, CA 94949

MLS #: [325103005](#) | **Status:** Closed ●

List Price: \$7,300 | **Days on Market:** 80 | **Property Type:** Residential Lease

Sale Price: \$7,300 | **Sold Date:** 03/03/2026

Beds: 4 | **Bath(T/F/P)*:** -/3/0 | **SqFt:** 2,316 | **Year Built:** 1987

Year-round vacation living right outside your door! Ideally located at the end of the cul-de-sac with wide open water views in the coveted neighborhood of Bel Marin Keys. Privacy with only one neighbor on the left side. This Air ...

Listing courtesy of Compass



160 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326041297](#) | **Status:** Contingent - Show ●

List Price: \$1,895,000 | **Days on Market:** 3 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,725 | **Year Built:** 1964

Arguably one of the best locations in Bel Marin Keys, 160 Montego Key captures expansive waterfront views, all-day southern sun, and a uniquely peaceful setting with Mt. Tam featured in the distance. Thoughtfully positioned to bal...

Listing courtesy of Journey Real Estate



196 CARIBE ISLE, NOVATO, CA 94949

MLS #: [326036109](#) | **Status:** Contingent - Show ●

List Price: \$1,750,000 | **Days on Market:** 31 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 2,101 | **Year Built:** 1964

A rare offering of refined waterfront living, this exceptional residence captures sweeping lagoon views and breathtaking sunsets over Mt. Tam, all from a premier end-of-cul-de-sac setting that ensures privacy and tranquility. Thou...

Listing courtesy of Coldwell Banker Realty

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