



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.



MARC CHAPPELL

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COLDWELL BANKER
REALTY

MARKET SNAPSHOT

Recent Listings, Pendings and Closed Sales in BMK

As of 07/27/2026

FOR SALE

Avg. Days on Market: 53 Days
Listings Currently for Sale: 3
Newest Listing: 07/22/2026
Shortest/Longest: 5 Days / 132 Days

PENDING

Avg. Days on Market: 79 Days
Pending Listings: 1
Shortest/Longest: 79 Days / 79 Days

SOLD

Avg. Days to Sell: 33 Days
Total Sales: 12
30-day Sales: 4
Last Sale: 07/23/2026
Shortest/Longest: 7 Days / 80 Days
Months of Supply: 0.75**

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



Click on data points to access interactive map.

● FOR SALE ● PENDING ● SOLD

● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$681,633	53
HIGH	\$1,438,000	132
LOW	\$7,000	5

Includes the following property statuses: **Active**

● PENDING

	LIST PRICE	DOM
AVERAGE	\$1,750,000	79
HIGH	\$1,750,000	79
LOW	\$1,750,000	79

Includes the following property statuses: **Pending**

● SOLD

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,608,525	\$1,604,525	\$-4,000	-0.25% ↓	33
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

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As of 07/27/2026

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 07/27/2026

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Active	326052397	164 Montego Key	Novato	2	2/2/0	\$1,438,000	21
Active	326021435	14 Commercial Boulevard #131 &	Novato		-/-/-	\$599,900	132
Active	326062092	138 Del Oro Lagoon	Novato	4	-/3/0	\$7,000	5
			AVERAGE	3	2/3/-	\$681,633	53
			HIGH	4	2/3/-	\$1,438,000	132
			LOW	2	2/2/-	\$7,000	5

● PENDING

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Pending	326036109	196 Caribe Isle	Novato	3	2/2/0	\$1,750,000	79
			AVERAGE	3	2/2/-	\$1,750,000	79
			HIGH	3	2/2/-	\$1,750,000	79
			LOW	3	2/2/-	\$1,750,000	79

● 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	326042364	61 Bahama Reef	Novato	4	3/3/0	\$1,995,000	\$2,003,000	38
Closed	326041297	160 Montego Key	Novato	3	2/2/0	\$1,895,000	\$1,850,000	9
Closed	326047489	35 Caribe Isle	Novato	4	3/3/0	\$1,799,000	\$1,885,000	21
Closed	326045678	1122 Bel Marin Keys Boulevard	Novato	3	3/2/1	\$1,699,000	\$1,799,000	7
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	326052911	1172 Bel Marin Keys Boulevard	Novato	3	2/2/0	\$1,375,000	\$1,485,000	7
Closed	326025794	45 Bahama Reef	Novato	3	2/2/0	\$1,300,000	\$1,350,000	69
Closed	326012532	289 Montego Key	Novato	3	2/2/0	\$1,098,000	\$1,050,000	32
Closed	325103005	8 Caribe Isle	Novato	4	-/3/0	\$7,300	\$7,300	80
			AVERAGE	3	2/2/1	\$1,608,525	\$1,604,525	33
			HIGH	4	3/3/1	\$2,995,000	\$2,800,000	80
			LOW	3	2/2/1	\$7,300	\$7,300	7

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

LOCAL INVENTORY

Recent Listings, Pending and Closed Sales in BMK

As of 07/27/2026



164 MONTEGO KEY, NOVATO, CA 94949

MLS #: 326052397 | **Status:** Active ●

List Price: \$1,438,000 | **Days on Market:** 21 | **Property Type:** Residential

Beds: 2 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,324 | **Year Built:** 1964

Sweeping south-facing water views define this beautifully positioned single-level waterfront home in Bel Marin Keys. Overlooking one of the community's widest waterways, the home enjoys an exceptional setting with abundant natur...

Listing courtesy of Journey Real Estate



14 COMMERCIAL BOULEVARD #131 &, NOVATO, CA 94949

MLS #: 326021435 | **Status:** Active ● | **Unit:** 131 &

List Price: \$599,900 | **Days on Market:** 132 | **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



138 DEL ORO LAGOON, NOVATO, CA 94949

MLS #: 326062092 | **Status:** Active ●

List Price: \$7,000 | **Days on Market:** 5 | **Property Type:** Residential Lease

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

Live the ultimate waterfront lifestyle in Bel Marin Keys. Launch your kayak, paddleboard, or boat from your private dock and enjoy direct bay access for boating, water skiing, fishing, swimming, and sunset cruises. Situated on a ...

Listing courtesy of Coldwell Banker Realty



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



61 BAHAMA REEF, NOVATO, CA 94949

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

List Price: \$1,995,000 | **Days on Market:** 38 | **Property Type:** Residential

Sale Price: \$2,003,000 | **Sold Date:** 07/06/2026

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



160 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326041297](#) | **Status:** Closed ●

List Price: \$1,895,000 | **Days on Market:** 9 | **Property Type:** Residential

Sale Price: \$1,850,000 | **Sold Date:** 06/15/2026

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



35 CARIBE ISLE, NOVATO, CA 94949

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

List Price: \$1,799,000 | **Days on Market:** 21 | **Property Type:** Residential

Sale Price: \$1,885,000 | **Sold Date:** 06/24/2026

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



1122 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

MLS #: [326045678](#) | **Status:** Closed ●

List Price: \$1,699,000 | **Days on Market:** 7 | **Property Type:** Residential

Sale Price: \$1,799,000 | **Sold Date:** 07/07/2026

Beds: 3 | **Bath(T/F/P)*:** 3/2/1 | **SqFt:** 2,440 | **Year Built:** 1974

On the coveted lagoon side of Bel Marin Keys, this waterfront home is designed around what matters most: life outdoors. The backyard the true heart of the property opens to the south, bathing the pool, hot tub, dock, and waterfront ...

Listing courtesy of Compass



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



1172 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

MLS #: [326052911](#) | **Status:** Closed ●

List Price: \$1,375,000 | **Days on Market:** 7 | **Property Type:** Residential

Sale Price: \$1,485,000 | **Sold Date:** 07/23/2026

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,590 | **Year Built:** 1974

Welcome to the exceptional lifestyle of Bel Marin Keys. This single-level, rarely available home is nestled towards the end of Bel Marin Keys in a quiet location. Southern exposures fill the home with light and offer breathtaking ...

Listing courtesy of Berkshire Hathaway



45 BAHAMA REEF, NOVATO, CA 94949

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

List Price: \$1,300,000 | **Days on Market:** 69 | **Property Type:** Residential

Sale Price: \$1,350,000 | **Sold Date:** 07/01/2026

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

Wow - significant price reduction! 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 peacef...

Listing courtesy of W Real Estate



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



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



196 CARIBE ISLE, NOVATO, CA 94949

MLS #: [326036109](#) | **Status:** Pending ●

List Price: \$1,750,000 | **Days on Market:** 79 | **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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