



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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f in



COLDWELL BANKER
REALTY

MARKET
SNAPSHOT

Recent Listings, Pendings and Closed Sales in BMK

As of 09/07/2026

FOR SALE

Avg. Days on Market:86 Days

Listings Currently for Sale:7

Newest Listing:09/01/2026

Shortest/Longest:6 Days / 328 Days

PENDING

Avg. Days on Market:14 Days

Pending Listings:3

Shortest/Longest:4 Days / 26 Days

SOLD

Avg. Days to Sell:32 Days

Total Sales:14

30-day Sales:2

Last Sale:09/02/2026

Shortest/Longest:7 Days / 79 Days

Months of Supply:3.5**

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



Click on data points to access interactive map.

● FOR SALE

● PENDING

● SOLD

● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$888,843	86
HIGH	\$1,438,000	328
LOW	\$599,900	6

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

● PENDING

	LIST PRICE	DOM
AVERAGE	\$1,628,333	14
HIGH	\$1,995,000	26
LOW	\$1,195,000	4

Includes the following property statuses: **Pending**

● SOLD

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,626,929	\$1,614,543	\$-12,386	-0.77% ↓	32
HIGH	\$2,995,000	\$2,800,000	\$-195,000	-6.96% ↓	79
LOW	\$7,000	\$6,600	\$-400	-6.06% ↓	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 09/07/2026

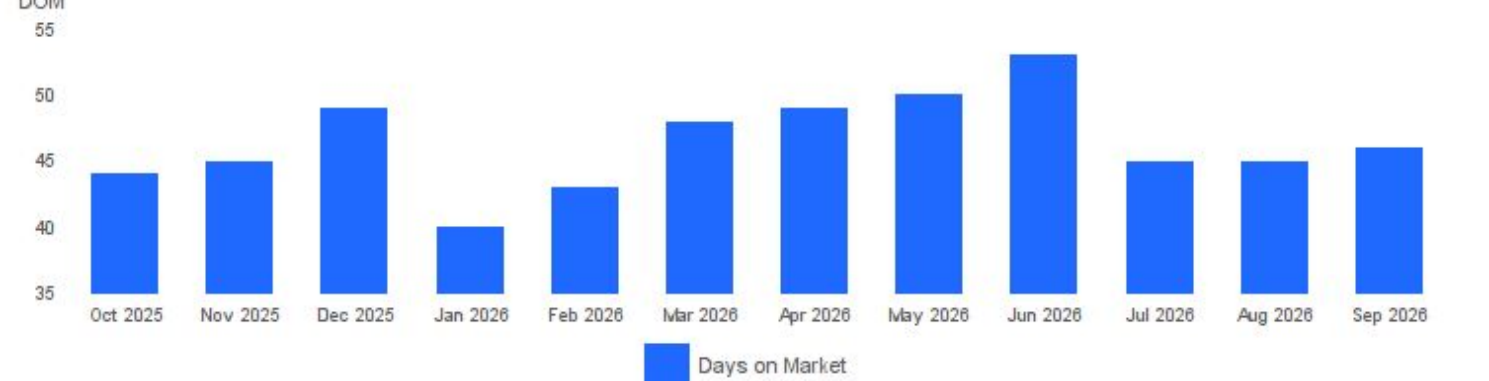
MARKET PRICE TREND



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 09/07/2026

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Active	<u>326066075</u>	<u>902 Bel Marin Keys Boulevard</u>	Novato	2	2/1/1	\$799,000	13
Active	<u>326074352</u>	<u>95 Caribe Isle</u>	Novato	2	2/1/1	\$795,000	6
Active	<u>326067646</u>	<u>46 Digital Drive #2B</u>	Novato		-/-/-	\$750,000	37
Active	<u>326021435</u>	<u>14 Commercial Boulevard #131 &</u>	Novato		-/-/-	\$599,900	174
Contingent - Show	<u>326052397</u>	<u>164 Montego Key</u>	Novato	2	2/2/0	\$1,438,000	37
Contingent - Show	<u>326072337</u>	<u>1137 Bel Marin Keys Boulevard</u>	Novato	3	3/2/1	\$1,165,000	10
Contingent - Show	<u>325089864</u>	<u>14 Commercial Boulevard #25</u>	Novato		-/-/-	\$675,000	328
AVERAGE				2	2/2/1	\$888,843	86
HIGH				3	3/2/1	\$1,438,000	328
LOW				2	2/1/1	\$599,900	6

● PENDING

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Pending	<u>326067827</u>	<u>8 Del Oro Lagoon</u>	Novato	5	3/3/0	\$1,995,000	26
Pending	<u>326062264</u>	<u>1028 Bel Marin Keys Boulevard</u>	Novato	3	2/2/0	\$1,695,000	13
Pending	<u>326071016</u>	<u>133 Montego Key</u>	Novato	4	3/3/0	\$1,195,000	4
AVERAGE				4	3/3/-	\$1,628,333	14
HIGH				5	3/3/-	\$1,995,000	26
LOW				3	2/2/-	\$1,195,000	4

● SOLD

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	DOM
Closed	<u>326017172</u>	<u>87 Del Oro Lagoon</u>	Novato	4	3/3/0	\$2,995,000	\$2,800,000	42
Closed	<u>326023136</u>	<u>124 Montego Key</u>	Novato	3	3/3/0	\$1,995,000	\$1,820,000	49
Closed	<u>326042364</u>	<u>61 Bahama Reef</u>	Novato	4	3/3/0	\$1,995,000	\$2,003,000	38
Closed	<u>326041297</u>	<u>160 Montego Key</u>	Novato	3	2/2/0	\$1,895,000	\$1,850,000	9
Closed	<u>326047489</u>	<u>35 Caribe Isle</u>	Novato	4	3/3/0	\$1,799,000	\$1,885,000	21
Closed	<u>326036109</u>	<u>196 Caribe Isle</u>	Novato	3	2/2/0	\$1,750,000	\$1,680,000	79
Closed	<u>326052943</u>	<u>88 Bahama Reef</u>	Novato	4	2/2/0	\$1,725,000	\$1,670,000	17
Closed	<u>326045678</u>	<u>1122 Bel Marin Keys Boulevard</u>	Novato	3	3/2/1	\$1,699,000	\$1,799,000	7
Closed	<u>326016751</u>	<u>45 Del Oro Lagoon Drive</u>	Novato	3	2/2/0	\$1,595,000	\$1,705,000	7
Closed	<u>326002481</u>	<u>981 Bel Marin Keys Boulevard</u>	Novato	3	2/2/0	\$1,549,000	\$1,500,000	38
Closed	<u>326052911</u>	<u>1172 Bel Marin Keys Boulevard</u>	Novato	3	2/2/0	\$1,375,000	\$1,485,000	7
Closed	<u>326025794</u>	<u>45 Bahama Reef</u>	Novato	3	2/2/0	\$1,300,000	\$1,350,000	69
Closed	<u>326012532</u>	<u>289 Montego Key</u>	Novato	3	2/2/0	\$1,098,000	\$1,050,000	32
Closed	<u>326062092</u>	<u>138 Del Oro Lagoon</u>	Novato	4	-/3/0	\$7,000	\$6,600	37
AVERAGE				3	2/2/1	\$1,626,929	\$1,614,543	32
HIGH				4	3/3/1	\$2,995,000	\$2,800,000	79
LOW				3	2/2/1	\$7,000	\$6,600	7

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

LOCAL INVENTORY

Recent Listings, Pendings and Closed Sales in BMK

As of 09/07/2026



902 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

MLS #: [326066075](#) | Status: Active ●

List Price: \$799,000 | Days on Market: 13 | Property Type: Residential

Beds: 2 | Bath(T/F/P)*: 2/1/1 | SqFt: 1,342 | Year Built: 1965

What if you could vacation at home? Enjoy the comforts of home, in a waterfront setting. The newer Kauai Silent Spa makes it easy to unwind and jumpstart your wellness regime. Views of Mount Tam from a bamboo deck, a community ...

Listing courtesy of Eleven Real Estate



95 CARIBE ISLE, NOVATO, CA 94949

MLS #: [326074352](#) | Status: Active ●

List Price: \$795,000 | Days on Market: 6 | Property Type: Residential

Beds: 2 | Bath(T/F/P)*: 2/1/1 | SqFt: 1,342 | Year Built: 1965

What a find! Lagoon views and waterfront living in this beautifully updated Bel Marin Keys townhouse at an incredible price! Step through your private brick courtyard surrounded by luxurious landscaping and enter a spacious living...

Listing courtesy of Compass



46 DIGITAL DRIVE #2B, NOVATO, CA 94949

MLS #: [326067646](#) | Status: Active ● | Unit: 2B

List Price: \$750,000 | Days on Market: 37 | Property Type: Commercial Sale

Beds: | Bath(T/F/P)*: -/-/- | SqFt: 1,820 | Year Built: 1990

The subject property consists of a 2,142 +/- square foot industrial condominium featuring a large open warehouse with 20-foot clear ceiling height. The warehouse condominium includes two private offices, one of which is located...

Listing courtesy of HL Commercial Real Estate



14 COMMERCIAL BOULEVARD #131 &, NOVATO, CA 94949

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

List Price: \$599,900 | Days on Market: 174 | 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



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



196 CARIBE ISLE, NOVATO, CA 94949

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

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

Sale Price: \$1,680,000 | **Sold Date:** 07/31/2026

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



88 BAHAMA REEF, NOVATO, CA 94949

MLS #: [326052943](#) | **Status:** Closed ●

List Price: \$1,725,000 | **Days on Market:** 17 | **Property Type:** Residential

Sale Price: \$1,670,000 | **Sold Date:** 08/26/2026

Beds: 4 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,980 | **Year Built:** 1977

Wide-open water, southern exposure, and uninterrupted views to Mount Tamalpais define this rare Bel Marin Keys offering. With no homes directly across the lagoon, the setting enjoys a remarkable sense of openness, privacy, and tra...

Listing courtesy of Journey Real Estate



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 backyardthe true heart of the propertyopens 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



138 DEL ORO LAGOON, NOVATO, CA 94949

MLS #: [326062092](#) | **Status:** Closed ●

List Price: \$7,000 | **Days on Market:** 37 | **Property Type:** Residential Lease

Sale Price: \$6,600 | **Sold Date:** 09/02/2026

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



164 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326052397](#) | **Status:** Contingent - Show ●

List Price: \$1,438,000 | **Days on Market:** 37 | **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



1137 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

MLS #: [326072337](#) | **Status:** Contingent - Show ●

List Price: \$1,165,000 | **Days on Market:** 10 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 3/2/1 | **SqFt:** 2,201 | **Year Built:** 1980

Set against a backdrop of open space and sweeping views, 1137 Bel Marin Keys Boulevard offers a rare sense of privacy in one of Novato's most desired communities. Beautifully updated throughout, this contemporary home backs dire...

Listing courtesy of Compass



14 COMMERCIAL BOULEVARD #25, NOVATO, CA 94949

MLS #: [325089864](#) | **Status:** Contingent - Show ● | **Unit:** 25

List Price: \$675,000 | **Days on Market:** 328 | **Property Type:** Commercial Sale

Beds: | **Bath(T/F/P)*:** -/-/- | **SqFt:** 2,187 | **Year Built:** 1976

This well maintained 2,187 square foot Light Industrial/Flex condo is currently divided into two units. Unit 125 is a 1,467 square foot office/warehouse rented on a month to month basis. It features a well appointed office in the ...

Listing courtesy of Keegan & Coppin Co, Inc



8 DEL ORO LAGOON, NOVATO, CA 94949

MLS #: [326067827](#) | **Status:** Pending ●

List Price: \$1,995,000 | **Days on Market:** 26 | **Property Type:** Residential

Beds: 5 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,293 | **Year Built:** 1974

A tropical lagoon retreat offering elevated Marin living. Situated on the south lagoon, this five-bedroom home offers both water and hillside views. The living room, warmed by a fireplace, flows into a separate dining room and ...

Listing courtesy of Vanguard Properties



1028 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

MLS #: [326062264](#) | **Status:** Pending ●

List Price: \$1,695,000 | **Days on Market:** 13 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,572 | **Year Built:** 1975

Set on a highly desirable Bel Marin Keys waterfront lot with no neighbor immediately to the right, this extensively renovated home combines privacy, all-day sun, and beautiful south-facing water views. The open-concept great room ...

Listing courtesy of Journey Real Estate



133 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326071016](#) | **Status:** Pending ●

List Price: \$1,195,000 | **Days on Market:** 4 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 3/3/0 | **SqFt:** 2,157 | **Year Built:** 1963

Enjoy single-level living in one of Marin County's most sought-after waterfront communities! This beautifully updated, turn-key home offers four spacious bedrooms including one with a private entrance - and three full baths, all ...

Listing courtesy of Berkshire Hathaway

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