



MARKET REPORT

Real Estate Activity in Bel Marin Keys

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



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f in



COLDWELL BANKER
REALTY

MARKET SNAPSHOT

Real Estate Activity in Bel Marin Keys

As of 09/21/2026

FOR SALE

Avg. Days on Market: 13 Days
Listings Currently for Sale: 5
Newest Listing: 09/17/2026
Shortest/Longest: 4 Days / 27 Days

PENDING

Avg. Days on Market: 48 Days
Pending Listings: 2
Shortest/Longest: 26 Days / 70 Days

OFF-MARKET

Avg. Days on Market: 97 Days
Off Market Listings: 2
Shortest/Longest: 45 Days / 149 Days

SOLD

Avg. Days to Sell: 34 Days
Total Sales: 8
30-day Sales: 3
Last Sale: 09/15/2026
Shortest/Longest: 4 Days / 79 Days
Months of Supply: 1.67**

**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 ● OFF-MARKET ● SOLD

● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$1,102,600	13
HIGH	\$1,975,000	27
LOW	\$779,000	4

Includes the following property statuses: **Active, Contingent**
- [Show](#)

● PENDING

	LIST PRICE	DOM
AVERAGE	\$1,716,500	48
HIGH	\$1,995,000	70
LOW	\$1,438,000	26

Includes the following property statuses: **Pending**

● OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$1,235,000	97
HIGH	\$1,295,000	149
LOW	\$1,175,000	45

Includes the following property statuses: **Canceled**

● SOLD

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,430,000	\$1,449,825	\$19,825	1.37%	34
HIGH	\$1,995,000	\$2,003,000	\$8,000	0.4%	79
LOW	\$7,000	\$6,600	\$-400	-6.06%	4

Includes following property statuses: **Closed**

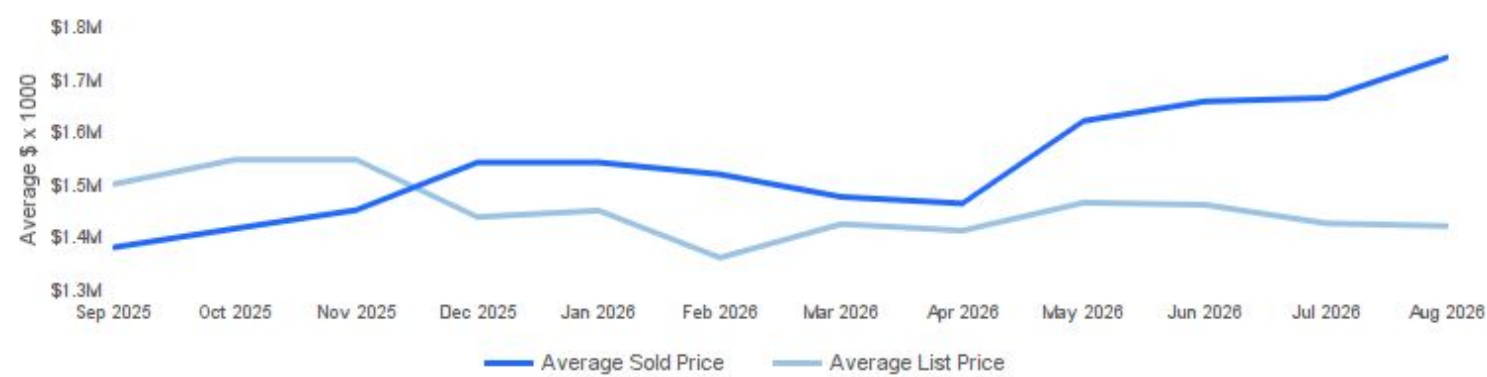
For an estimated value of your property, please click [here](#):

MARKET SNAPSHOT

Real Estate Activity in Bel Marin Keys

As of 09/21/2026

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

Real Estate Activity in Bel Marin Keys

As of 09/21/2026

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM	
Active	326078657	129 Caribe Isle	Novato	3	2/2/0	\$1,975,000	6	
Active	326066075	902 Bel Marin Keys Boulevard	Novato	2	2/1/1	\$799,000	27	
Active	326074352	95 Caribe Isle	Novato	2	2/1/1	\$795,000	20	
Active	326072762	12 Bermuda Harbor Boulevard	Novato	2	3/2/1	\$779,000	4	
Contingent - Show	326072337	1137 Bel Marin Keys Boulevard	Novato	3	3/2/1	\$1,165,000	10	
				AVERAGE	2	2/2/1	\$1,102,600	13
				HIGH	3	3/2/1	\$1,975,000	27
				LOW	2	2/1/1	\$779,000	4

● PENDING

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM	
Pending	326067827	8 Del Oro Lagoon	Novato	5	3/3/0	\$1,995,000	26	
Pending	326052397	164 Montego Key	Novato	2	2/2/0	\$1,438,000	70	
				AVERAGE	4	3/3/-	\$1,716,500	48
				HIGH	5	3/3/-	\$1,995,000	70
				LOW	2	2/2/-	\$1,438,000	26

● SOLD

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	DOM	
Closed	326042364	61 Bahama Reef	Novato	4	3/3/0	\$1,995,000	\$2,003,000	38	
Closed	326047489	35 Caribe Isle	Novato	4	3/3/0	\$1,799,000	\$1,885,000	21	
Closed	326036109	196 Caribe Isle	Novato	3	2/2/0	\$1,750,000	\$1,680,000	79	
Closed	326045678	1122 Bel Marin Keys Boulevard	Novato	3	3/2/1	\$1,699,000	\$1,799,000	7	
Closed	326062264	1028 Bel Marin Keys Boulevard	Novato	3	2/2/0	\$1,695,000	\$1,650,000	13	
Closed	326025794	45 Bahama Reef	Novato	3	2/2/0	\$1,300,000	\$1,350,000	69	
Closed	326071016	133 Montego Key	Novato	4	3/3/0	\$1,195,000	\$1,225,000	4	
Closed	326062092	138 Del Oro Lagoon	Novato	4	-/3/0	\$7,000	\$6,600	37	
				AVERAGE	4	3/3/1	\$1,430,000	\$1,449,825	34
				HIGH	4	3/3/1	\$1,995,000	\$2,003,000	79
				LOW	3	2/2/1	\$7,000	\$6,600	4

● OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	DOM
Canceled	<u>326010199</u>	<u>133 Montego Key</u>	Novato	4	3/3/0	\$1,295,000	149
Canceled	<u>326048362</u>	<u>1137 Bel Marin Keys Boulevard</u>	Novato	3	3/2/1	\$1,175,000	45
			AVERAGE	4	3/3/1	\$1,235,000	97
			HIGH	4	3/3/1	\$1,295,000	149
			LOW	3	3/2/1	\$1,175,000	45

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

LOCAL INVENTORY

Real Estate Activity in Bel Marin Keys

As of 09/21/2026



129 CARIBE ISLE, NOVATO, CA 94949

MLS #: [326078657](#) | **Status:** Active ●

List Price: \$1,975,000 | **Days on Market:** 6 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2/2/0 | **SqFt:** 1,824 | **Year Built:** 1964

Exceptional waterfront living awaits at 129 Caribe Isle, a beautifully maintained and extensively improved single-level home in coveted Bel Marin Keys, where nearly every inch of the property has been thoughtfully considered inside...

Listing courtesy of Journey Real Estate



902 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

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

List Price: \$799,000 | **Days on Market:** 27 | **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

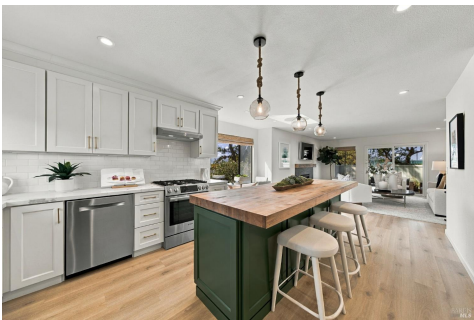
MLS #: [326074352](#) | **Status:** Active ●

List Price: \$795,000 | **Days on Market:** 20 | **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



12 BERMUDA HARBOR BOULEVARD, NOVATO, CA 94949

MLS #: [326072762](#) | **Status:** Active ●

List Price: \$779,000 | **Days on Market:** 4 | **Property Type:** Residential

Beds: 2 | **Bath(T/F/P)*:** 3/2/1 | **SqFt:** 1,216 | **Year Built:** 1984

Tucked into a serene Bel Marin Keys setting, this beautifully refreshed 2 bedroom, 2.5 bath end-unit townhome offers approximately 1,216 sq ft of bright, comfortable living with abundant natural light and an easy indoor-outdoor fl...

Listing courtesy of Journey Real Estate



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



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



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



1028 BEL MARIN KEYS BOULEVARD, NOVATO, CA 94949

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

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

Sale Price: \$1,650,000 | **Sold Date:** 09/08/2026

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



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



133 MONTEGO KEY, NOVATO, CA 94949

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

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

Sale Price: \$1,225,000 | **Sold Date:** 09/15/2026

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



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



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



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



164 MONTEGO KEY, NOVATO, CA 94949

MLS #: [326052397](#) | **Status:** Pending 

List Price: \$1,438,000 | **Days on Market:** 70 | **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

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