



Peet's Coffee & Tea

MARIN COUNTY MARKET UPDATE

FEBRUARY 2026





VANGUARD PROPERTIES

MARKET UPDATE

MARIN COUNTY | FEBRUARY 2026

Marin County’s housing market kicked off 2026 with a strong start, thanks to upbeat economic forces and healthy buyer demand. The median sale price jumped 19.3% to about \$1.74 million, and price per square foot climbed 11.7% to \$805. Homes also sold more quickly, with the median days on market dropping 6.9% to 54 days. Although the number of new contracts declined by about a fifth, closed sales actually rose 5.9%.

January saw more homes available, with inventory on the last day of the month up 15.2% year over year to 144 listings. Even so, sellers continued to achieve strong results, receiving 98% of their list price on average, slightly above last year. The mix of higher inventory and faster sales suggests that well-priced homes are being absorbed quickly while buyers enjoy a bit more breathing room.

Looking ahead, Marin County appears well-positioned for a competitive spring. The sharp rise in prices and per-square-foot values points to sustained demand, while the increase in inventory provides more options for buyers without tipping the market into oversupply. With stocks near record highs, AI-fueled job growth spilling into the suburbs, and mortgage rates hovering near multi-year lows, buyers are likely to remain active. Sellers who prepare and price thoughtfully can still expect strong offers, and buyers should be ready to act decisively when desirable properties come on the market. Overall, the early-2026 data suggest that Marin’s market is gathering momentum and poised for continued growth in the months ahead.



SINGLE FAMILY HOMES

JANUARY 2026

Median Sales Price	\$1,742,500 ↑
Days on market	54 ↓
\$ / SQ. FT.	\$805 ↑
# For Sale On Last Day Of Month	144 ↑
Went Into Contract	67 ↓
Properties Sold	72 ↑

MARIN COUNTY MARKET UPDATE

FEBRUARY 2026

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+15.2%**

DAYS ON MARKET: **+6 days**

YEAR-OVER-YEAR COMPARISON

“Marin County’s housing market kicked off 2026 with a strong start, thanks to upbeat economic forces and healthy buyer demand.”

	MEDIAN		
	JAN-2026	JAN-2025	%Δ
Sales Price	\$1,742,500	\$1,460,000	+19.3%
Days On Market	54	58	-6.9%
\$/SQ. FT.	\$805	\$721	+11.7%

	TOTAL		
	JAN-2026	JAN-2025	%Δ
Went Into Contract	67	85	-21.2%
Properties Sold	72	68	+5.9%
# For Sale Last Day of Month	144	125	+15.2%
% Of Properties Sold Over List	20.8%	25.0%	-16.8%
% Of List Price Received <i>(Average)</i>	98.0%	97.9%	+0.1%

Sources: SFAR Super Regional MLS & BrokerMetrics; Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2026 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

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YEAR-OVER-YEAR REGION COMPARISON

REGION	HOMES SOLD (TOTAL)			DAYS ON MARKET (MEDIAN)			SALE PRICE (MEDIAN)		
	2025	2024	%Δ	2025	2024	%Δ	2025	2024	%Δ
Belvedere	32*	28*	▲ 14%	57	39	▲ 46%	\$5,885,000	\$5,350,000	▲ 10%
Corte Madera	71	89	▼ 20%	18	14	▲ 29%	\$1,880,000	\$1,850,000	▲ 2%
Fairfax	91	62	▲ 47%	23	17	▲ 35%	\$1,150,000	\$1,200,000	▼ 4%
Greenbrae	32*	42*	▼ 24%	15	11	▲ 36%	\$2,200,000	\$2,180,000	▲ 1%
Kentfield	62	70	▼ 11%	20	18	▲ 11%	\$3,000,000	\$3,190,900	▼ 6%
Larkspur	56	68	▼ 18%	13	18	▼ 28%	\$2,612,500	\$2,575,000	▲ 1%
Mill Valley	300	275	▲ 9%	12	16	▼ 25%	\$2,281,000	\$2,250,000	▲ 1%
Novato	381	379	▲ 1%	25	24	▲ 4%	\$1,250,000	\$1,300,000	▼ 4%
Ross	29*	19*	▲ 53%	10	21	▼ 52%	\$3,400,000	\$3,250,000	▲ 5%
San Anselmo	132	131	▲ 1%	13	20	▼ 35%	\$1,815,000	\$1,625,000	▲ 12%
San Rafael	414	380	▲ 9%	26	21	▲ 24%	\$1,429,500	\$1,479,700	▼ 3%
Sausalito	69	38*	▲ 82%	20	25	▼ 20%	\$2,275,000	\$2,162,750	▲ 5%
Stinson Beach	11*	12*	▼ 8%	55	49	▲ 12%	\$5,150,000	\$3,900,000	▲ 32%
Tiburon	94	75	▲ 25%	23	28	▼ 18%	\$3,625,000	\$3,485,000	▲ 4%
MARIN COUNTY	1,864	1,743	▲ 7%	21	21	0%	\$1,695,000	\$1,700,000	▲ 0%

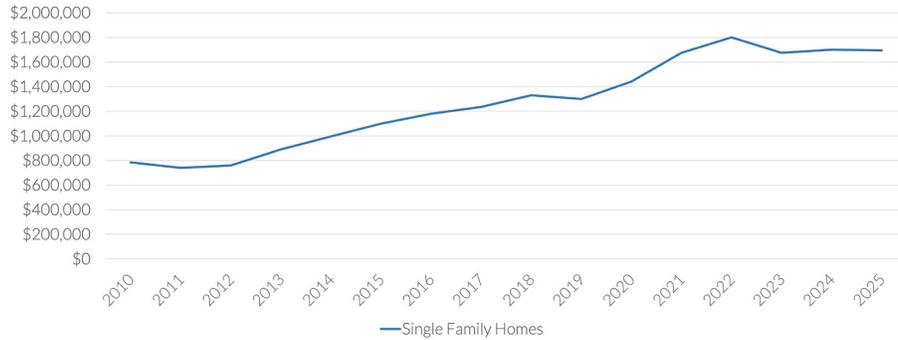
* Denotes small sample size; Use caution when interpreting results. Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2026 Vanguard Properties. All rights reserved. Equal Housing Opportunity, DRE No. 01486075

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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE



Single Family Residences

\$1,695,000

-0.3% change year-over-year

MEDIAN MARKET TIME



Single Family Residences

21 days

No change year-over-year

NUMBER OF SALES



Single Family Residences

1,864

X.X% change year-over-year

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