



MARIN COUNTY MARKET UPDATE

JUNE 2025





VANGUARD PROPERTIES

MARKET UPDATE

MARIN COUNTY | JUNE 2025

Marin County's single-family home market remained strong in May, with steady gains in price and buyer activity compared to the same time last year.

The median sales price increased 3.0% year over year to \$1,905,000, while homes continued to sell quickly, spending a median of just 15 days on market. The price per square foot rose 1.0% to \$912.

Buyer demand remained robust, with pending sales up 7.7% and closed sales rising 5.9%.

Inventory saw a significant boost, with 434 homes for sale at the end of May, up 43.7% from last year. The months supply of inventory stood at 2.0, offering buyers more options while still supporting a competitive environment for sellers.

With prices trending upward, properties selling quickly, and more homes hitting the market, Marin remains an attractive and competitive market heading into summer.



SINGLE FAMILY HOMES

MAY 2025

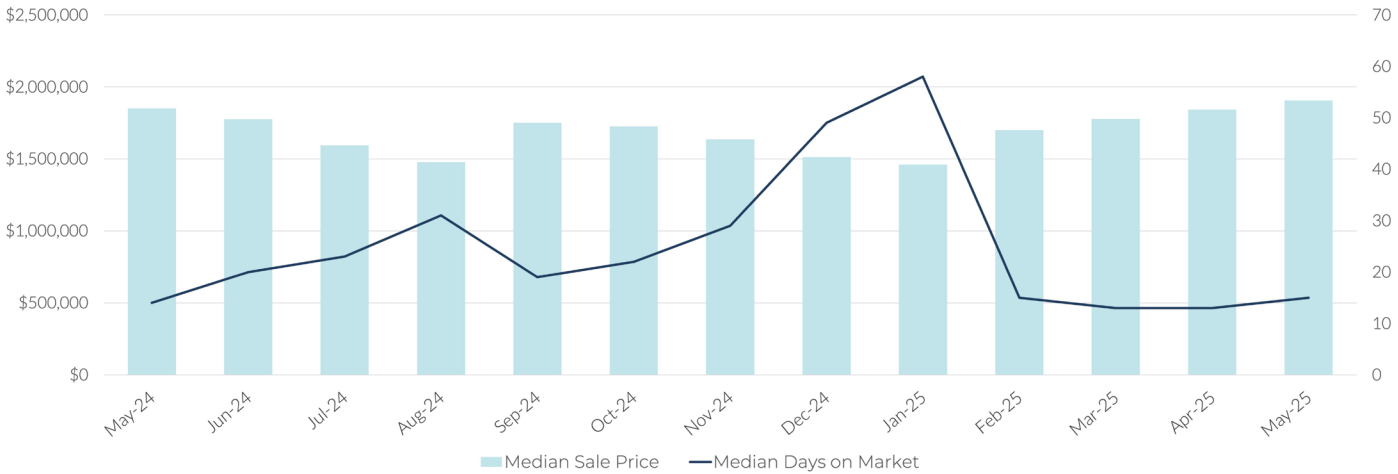
Median Sales Price	\$1,905,000 ↑
Days on market	15 ↑
\$ / SQ. FT.	\$912 ↑
# For Sale On Last Day Of Month	434 ↑
Went Into Contract	224 ↑
Properties Sold	215 ↑

MARIN COUNTY MARKET UPDATE

JUNE 2025

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+3.4%**

DAYS ON MARKET: **+2 day**

YEAR-OVER-YEAR COMPARISON

"Marin County's single-family home market remained strong in May, with steady gains in price and buyer activity compared to the same time last year."

	MEDIAN		
	MAY-2025	MAY-2024	%Δ
Sales Price	\$1,905,000	\$1,850,000	+3.0%
Days On Market	15	14	+7.1%
\$ / SQ. FT.	\$912	\$903	+1.0%

	TOTAL		
	MAY-2025	MAY-2024	%Δ
Went Into Contract	224	208	+7.7%
Properties Sold	215	203	+5.9%
# For Sale Last Day of Month	434	302	+43.7%
% Of Properties Sold Over List	52.1%	54.7%	-4.8%
% Of List Price Received (Average)	102.8%	103.8%	-1.0%

MARIN COUNTY MARKET UPDATE

JUNE 2025

YEAR-OVER-YEAR REGION COMPARISON

REGION	HOMES SOLD (TOTAL)			DAYS ON MARKET (MEDIAN)			SALE PRICE (MEDIAN)		
	Q1 2025	Q1 2024	%Δ	Q1 2025	Q1 2024	%Δ	Q1 2025	Q1 2024	%Δ
Belvedere	7*	4*	▲ 75%	11	14	▼ 21%	\$6,007,000	\$5,288,500	▲ 14%
Corte Madera	8*	12*	▼ 33%	18	11	▲ 64%	\$1,742,500	\$1,947,500	▼ 11%
Fairfax	18*	2*	▲ 800%	25	20	▲ 25%	\$1,220,000	\$1,318,750	▼ 7%
Greenbrae	5*	6*	▼ 17%	9	12	▼ 25%	\$2,600,000	\$2,141,000	▲ 21%
Kentfield	7*	6*	▲ 17%	11	7	▲ 57%	\$2,650,000	\$2,860,000	▼ 7%
Larkspur	10*	10*	0%	9	18	▼ 50%	\$2,350,000	\$2,241,250	▲ 5%
Mill Valley	56	43*	▲ 30%	14	12	▲ 17%	\$2,150,000	\$2,077,000	▲ 4%
Novato	76	49*	▲ 55%	19	26	▼ 27%	\$1,303,000	\$1,357,000	▼ 4%
Ross	4*	1*	▲ 300%	11	42	▼ 74%	\$2,912,500	\$6,500,000	▼ 55%
San Anselmo	23*	20*	▲ 15%	12	12	0%	\$2,000,000	\$1,650,575	▲ 21%
San Rafael	59	65	▼ 9%	17	28	▼ 39%	\$1,525,000	\$1,487,000	▲ 3%
Sausalito	15*	5*	▲ 200%	23	47	▼ 51%	\$1,850,000	\$1,425,000	▲ 30%
Stinson Beach	1*	2*	▼ 50%	265	-	-	\$5,850,000	\$3,600,000	▲ 63%
Tiburon	10*	13*	▼ 23%	11	12	▼ 8%	\$4,087,000	\$3,907,000	▲ 5%
MARIN COUNTY	316	253	▲ 25%	16	20	▼ 20%	\$1,700,000	\$1,700,000	0%

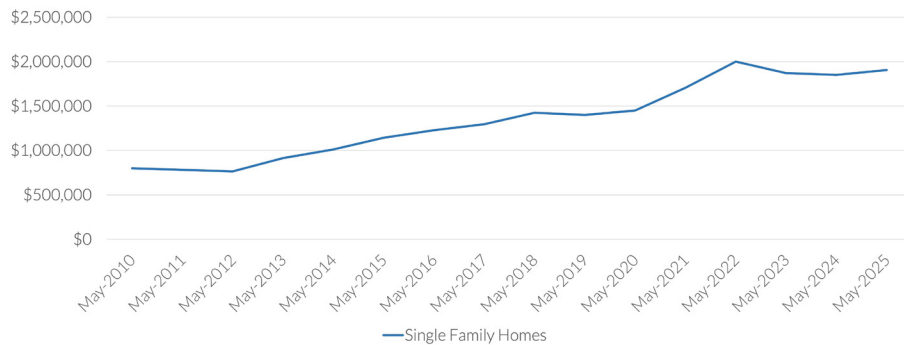
* Denotes small sample size; Use caution when interpreting results. Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

MARIN COUNTY MARKET UPDATE

JUNE 2025

YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

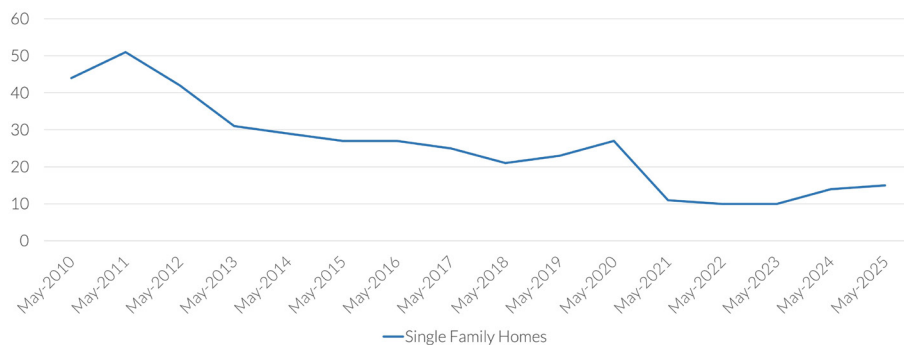


Single Family Residences

\$1,905,000

+3.0% change year-over-year

MEDIAN MARKET TIME

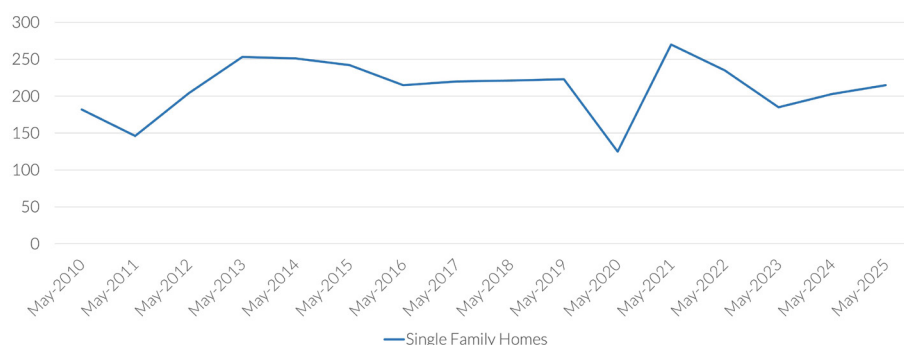


Single Family Residences

15 days

+1 day change year-over-year

NUMBER OF SALES



Single Family Residences

215

+5.9% change year-over-year