



MARIN COUNTY MARKET UPDATE

MAY 2025





VANGUARD PROPERTIES

MARKET UPDATE

MARIN COUNTY | MAY 2025

Marin County's single-family home market showed strong signs of growth and buyer enthusiasm in April.

The median sales price rose 3.9% compared to last April, while homes continued to move quickly, spending a median of just 13 days on the market, unchanged from last year and still among the lowest in the Bay Area.

While the price per square foot dipped slightly by 1.4%, buyer demand surged. The number of listings that went into contract climbed 21.4%, and closed sales jumped 24.7%, signaling a highly active spring market.

Inventory also increased significantly, with the number of homes for sale up 45.5% year over year. This boost in supply is helping to fuel activity, offering buyers more choice while still delivering strong results for sellers.

With rising prices, rapid sales, and fresh inventory hitting the market, Marin is off to a strong start this spring, well-positioned for continued momentum in the months ahead.



SINGLE FAMILY HOMES

APRIL 2025

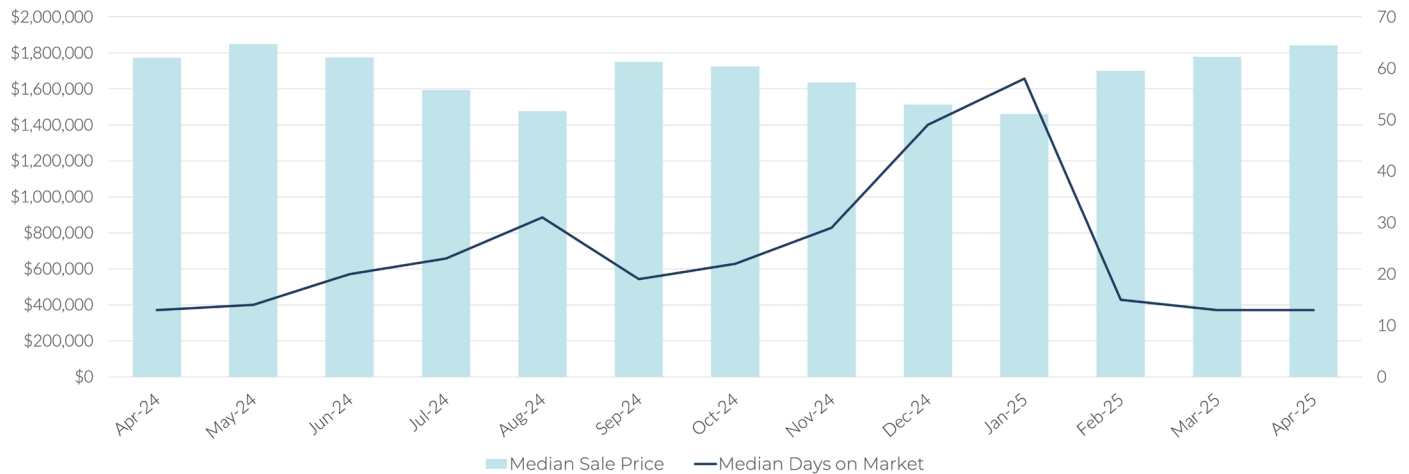
Median Sales Price	\$1,842,500 ↑
Days on market	13
\$ / SQ. FT.	\$902 ↓
# For Sale On Last Day Of Month	371 ↑
Went Into Contract	204 ↑
Properties Sold	192 ↑

MARIN COUNTY MARKET UPDATE

MAY 2025

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+3.7%**

DAYS ON MARKET: **No change**

YEAR-OVER-YEAR COMPARISON

"The median sales price rose 3.9% compared to last April, while homes continued to move quickly, spending a median of just 13 days on the market, unchanged from last year and still among the lowest in the Bay Area."

	MEDIAN		
	APR-2025	APR-2024	%Δ
Sales Price	\$1,842,500	\$1,772,500	+3.9%
Days On Market	13	13	0.0%
\$ / SQ. FT.	\$902	\$915	-1.4%

	TOTAL		
	APR-2025	APR-2024	%Δ
Went Into Contract	204	168	+21.4%
Properties Sold	192	154	+24.7%
# For Sale Last Day of Month	371	255	+45.5%
% Of Properties Sold Over List	56.3%	68.2%	-17.4%
% Of List Price Received (Average)	103.4%	104.1%	-0.7%

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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%

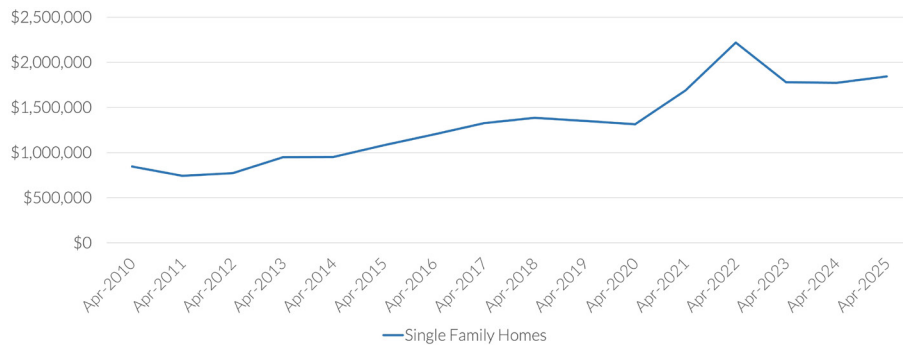
* Denotes small sample size; Use caution when interpreting results. Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors,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

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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

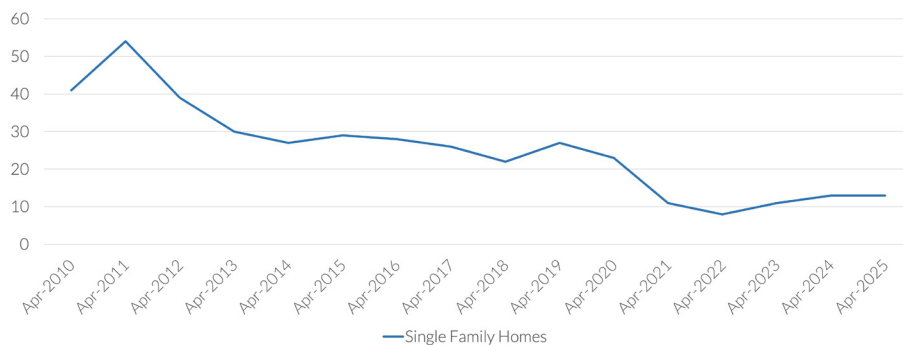


Single Family Residences

\$1,842,500

+3.9% change year-over-year

MEDIAN MARKET TIME

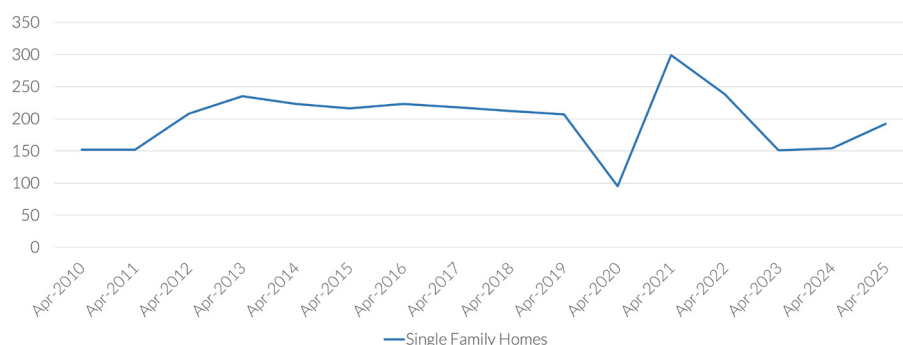


Single Family Residences

13 days

No change year-over-year

NUMBER OF SALES



Single Family Residences

192

+24.7% change year-over-year