Bay Area Coastal Real Estate*

Median House Sales Prices, North to South, Sonoma to Monterey County

Sea Ranch	$1,700,000
Bodega Bay, Dillon Beach	$1,627,500
Pt. Reyes/Inverness	$2,070,000
Bolinas	$2,000,000
Stinson & Muir Beaches	$4,450,000
Sea Cliff (SF)	$3,987,500
Outer Richmond (SF)	$1,950,000
Outer Sunset (SF)	$1,600,000
Pacifica	$1,352,500
Montara	$1,635,000
Moss Beach	$1,450,000
El Granada	$1,650,000
Half Moon Bay	$1,890,000
Pescadero	$1,300,000
City of Santa Cruz, West	$1,557,500
Capitola	$1,650,000
Seacliff (Santa Cruz)	$1,250,000
Rio del Mar/Seascape	$1,475,000
La Selva Beach	$1,462,500
Marina	$800,000
Seaside	$730,000
City of Monterey	$1,180,000
Pacific Grove	$1,325,000
Pebble Beach	$3,025,000
Carmel	$2,695,000
Big Sur, Big Sur Coast	$3,000,000

Many coastline and, especially, beachfront homes experienced a dramatic surge in buyer demand after the pandemic stuck, typically driving up prices dramatically.

What one gets for the price – home size, lot size, quality of construction, views, distance and access to the beach – varies widely within and between communities.

Median house sizes ranged from 1161 sq.ft. in Seaside to 2894 sq.ft. in Pebble Beach, and 3042 sq.ft. in the Sea Cliff neighborhood of San Francisco.

The 3 most expensive home sales during the period were all in Pebble Beach (Monterey County), all selling for over $32 million.

* Sales reported to NorCal MLS Alliance, 7/1/21 – mid-February 2022. Some coastal communities had relatively few sales during the period. Data from sources deemed reliable but may contain errors and subject to revision. Not all sales are reported to MLS. All numbers are approximate, and may change with late reported sales.

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