



# Monterey County

Real Estate Market Minute | May 2026

# Monterey County - Residential - Single Family 2025 vs 2026

↓ 13

Median Days on Market  
Compared to 14

↓ 159

Closed Sales  
Compared to 175

↑

\$979.0K

Median Price  
Compared to \$905.0K

↑ 268

New Listings  
Compared to 232

= 99%

Sale to List Price Ratio  
Compared to 99%

# Monterey County - Residential - Common Interest 2025 vs 2026

↓ 12

Median Days on Market  
Compared to 28

= 25

Closed Sales  
Compared to 25



**\$740.0K**

Median Price  
Compared to \$716.0K

↑ 34

New Listings  
Compared to 32

↑ 99%

Sale to List Price Ratio  
Compared to 98%

# April 2026 Market Trends

**Aculist provides real estate content for your sales and marketing needs.**

# Market Trends – April 2026 in Monterey County

## Pricing Trends

As the spring market gains momentum, heightened buyer activity resulted in the second consecutive month of increased median home prices in both the single family and common interest markets, reflecting seasonal trends that many have come to expect.

## Transactional Trends

The single family and common interest markets performed oppositely in new listings and closed sales, with single family seeing a 3+ year high in new listings, as well as an increase in closed sales, an expected seasonal pattern for this time of year.

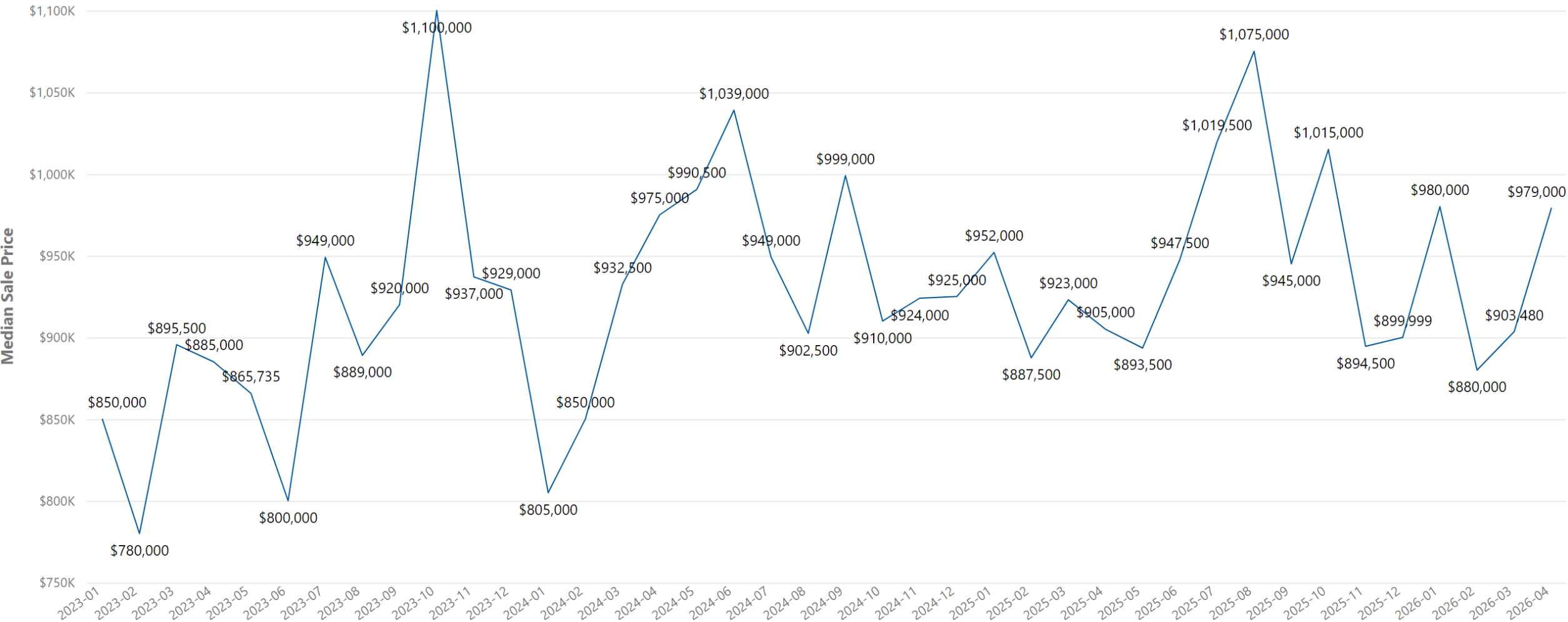
## Market Competition

Competition remains evidenced by median days on market decreasing in both the single family and common interest markets, but the latter also had a slight increase in the sale to list price ratio, where the single family market was flat.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

# Monterey County - Median Sale Price

CountyName ● Monterey



Data as of 5/6/2026

Aculist@2026

Residential Single Family: 2023-2026

# Median Sale Price - Monterey County (Residential - Single Family)

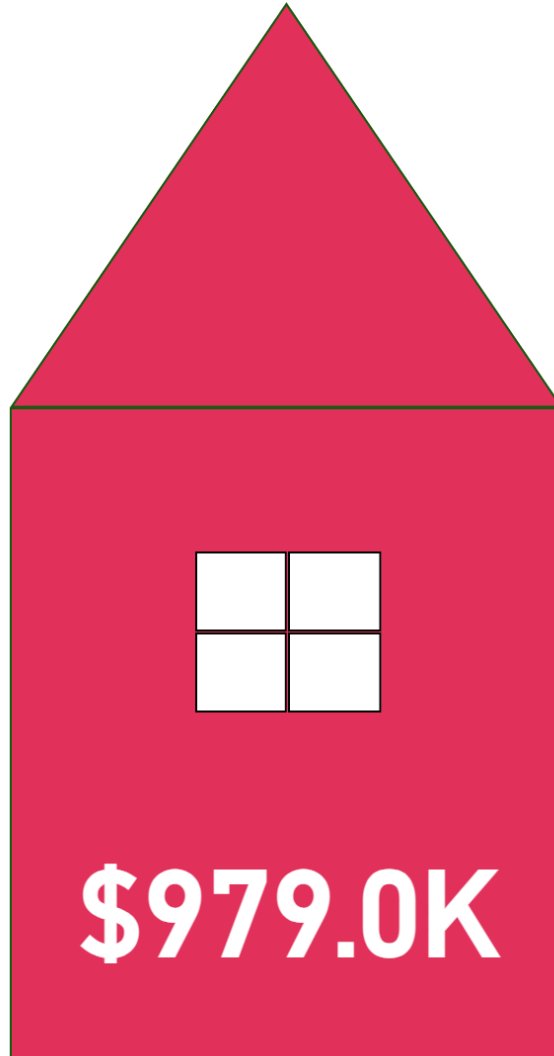
**+8.2%**

**Year-Over-Year**



**Median Price  
Compared to  
\$905.0K**

**April 2025**



**\$979.0K**

**+8.4%**

**Month-Over-Month**



**Median Price  
Compared to  
\$903.5K**

**March 2026**

# Monterey County - Increased Median Price

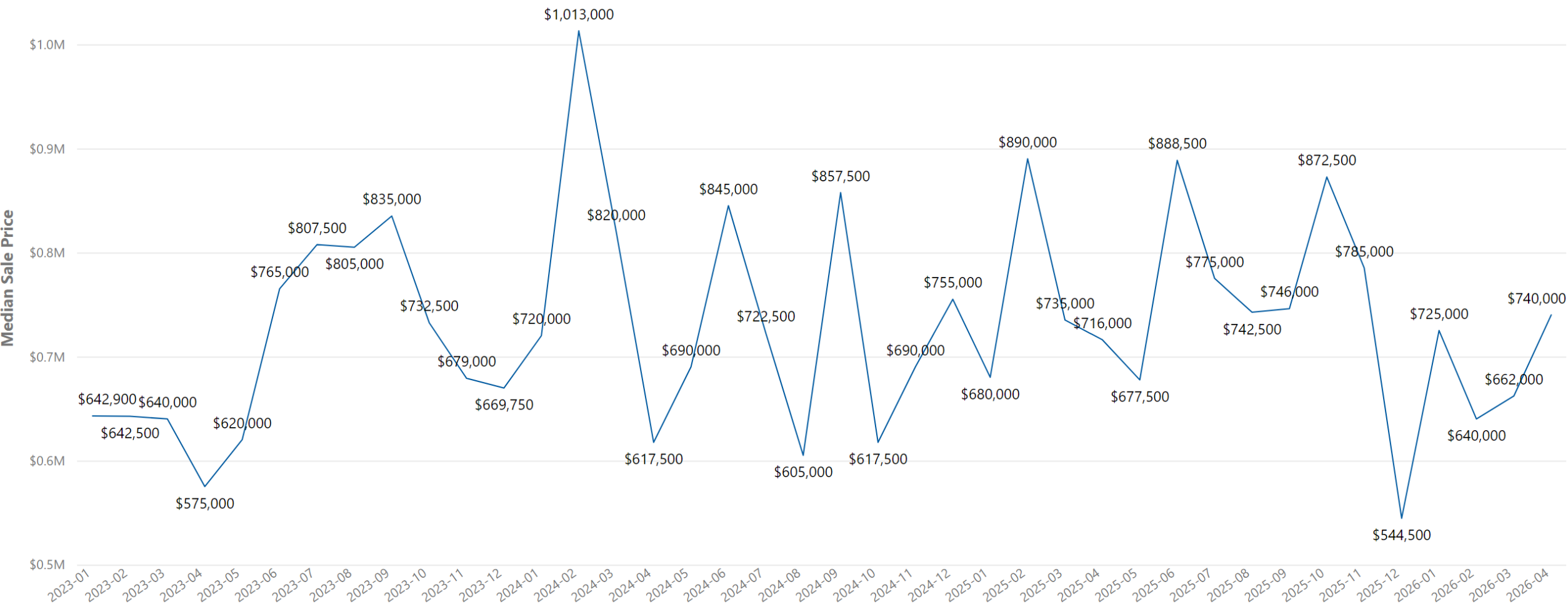
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Big Sur	\$35,750,000	\$0	N/A
Corral De Tierra	\$1,225,000	\$0	N/A
Gonzales	\$830,000	\$0	N/A
Prunedale	\$1,075,000	\$0	N/A
Carmel Valley	\$2,000,000	\$1,550,000	29%
Carmel	\$3,700,000	\$2,920,000	27%
Pacific Grove	\$1,575,000	\$1,250,000	26%
Seaside	\$928,000	\$814,500	14%
Greenfield	\$654,950	\$580,000	13%
Soledad	\$690,500	\$640,000	8%
King City	\$540,000	\$510,477	6%
Salinas	\$810,000	\$799,000	1%

# Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$861,900	-100%
Spreckels	\$0	\$860,000	-100%
Pebble Beach	\$2,220,000	\$2,790,000	-20%
Royal Oaks	\$955,000	\$1,080,000	-12%
East Garrison	\$1,081,000	\$1,197,000	-10%
Monterey	\$1,190,000	\$1,270,000	-6%
Marina	\$849,000	\$865,000	-2%

# Monterey County - Median Sale Price

CountyName ● Monterey



Data as of 5/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

# Median Sale Price - Monterey County (Residential - Common Interest)

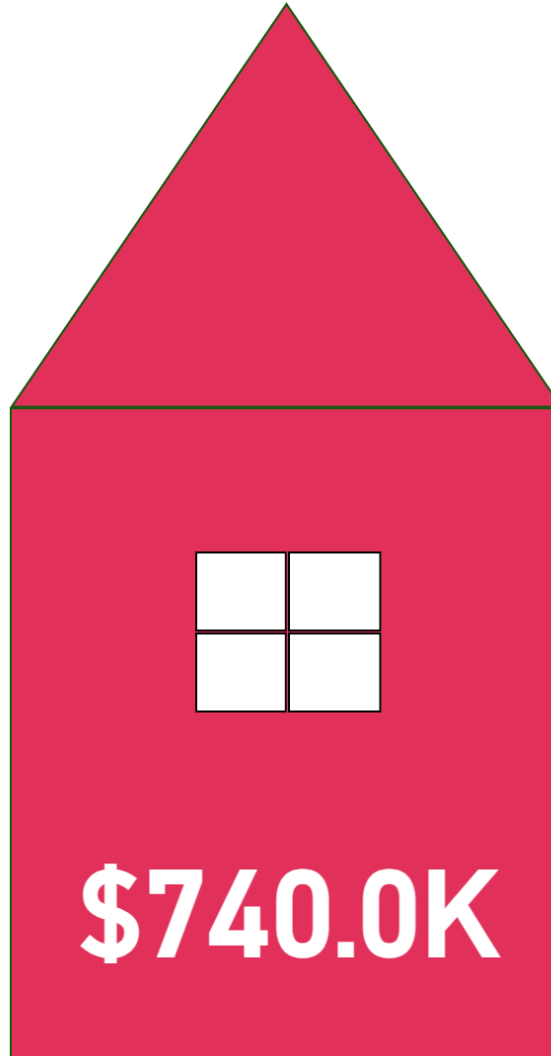
**+3.4%**

**Year-Over-Year**



**Median Price  
Compared to  
\$716.0K**

**April 2025**



**\$740.0K**

**+11.8%**

**Month-Over-Month**



**Median Price  
Compared to  
\$662.0K**

**March 2026**

# Monterey County - Increased Median Price

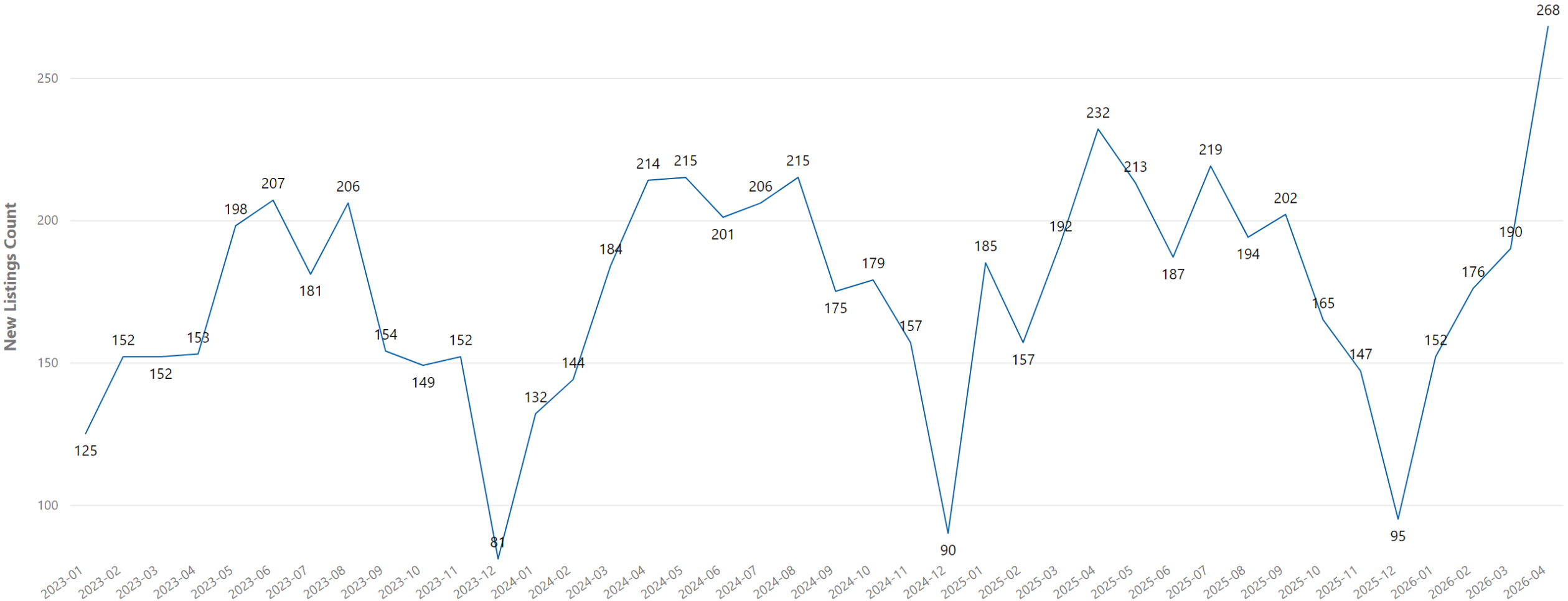
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Seaside	\$830,000	\$0	N/A
Salinas	\$650,000	\$400,000	63%
Carmel	\$1,025,000	\$825,000	24%

# Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Carmel Valley	\$0	\$935,000	-100%
Pacific Grove	\$0	\$1,152,500	-100%
Monterey	\$545,000	\$759,000	-28%

# Monterey County - New Listings

CountyName ● Monterey



Data as of 5/6/2026

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Residential Single Family: 2023-2026

# Monterey County - Increased New Listings

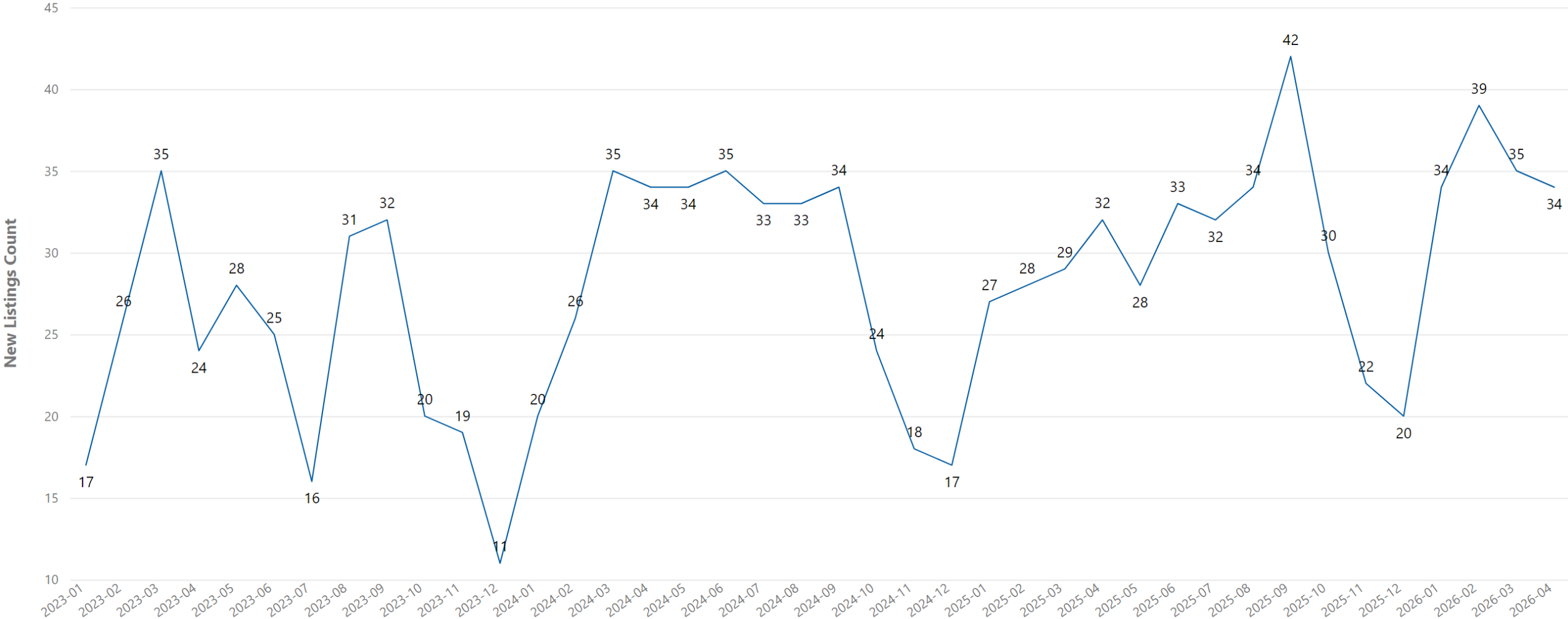
City	New Listings This Year	New Listings Last Year	% New Listings Change
Spreckels	1	0	N/A
Watsonville	1	0	N/A
Aromas	2	0	N/A
Corral De Tierra	2	1	100%
Moss Landing	2	1	100%
Marina	27	16	69%
Pebble Beach	17	11	55%
Carmel	38	30	27%
Salinas	85	70	21%
Pacific Grove	20	17	18%
Seaside	22	19	16%
Castroville	1	1	0%
East Garrison	1	1	0%
Gonzales	1	1	0%
King City	6	6	0%

# Monterey County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Royal Oaks	1	5	-80%
Soledad	4	8	-50%
Greenfield	3	4	-25%
Monterey	21	23	-9%
Carmel Valley	11	12	-8%

# Monterey County - New Listings

CountyName ● Monterey



Data as of 5/6/2026

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Residential Common Interest: 2023-2026

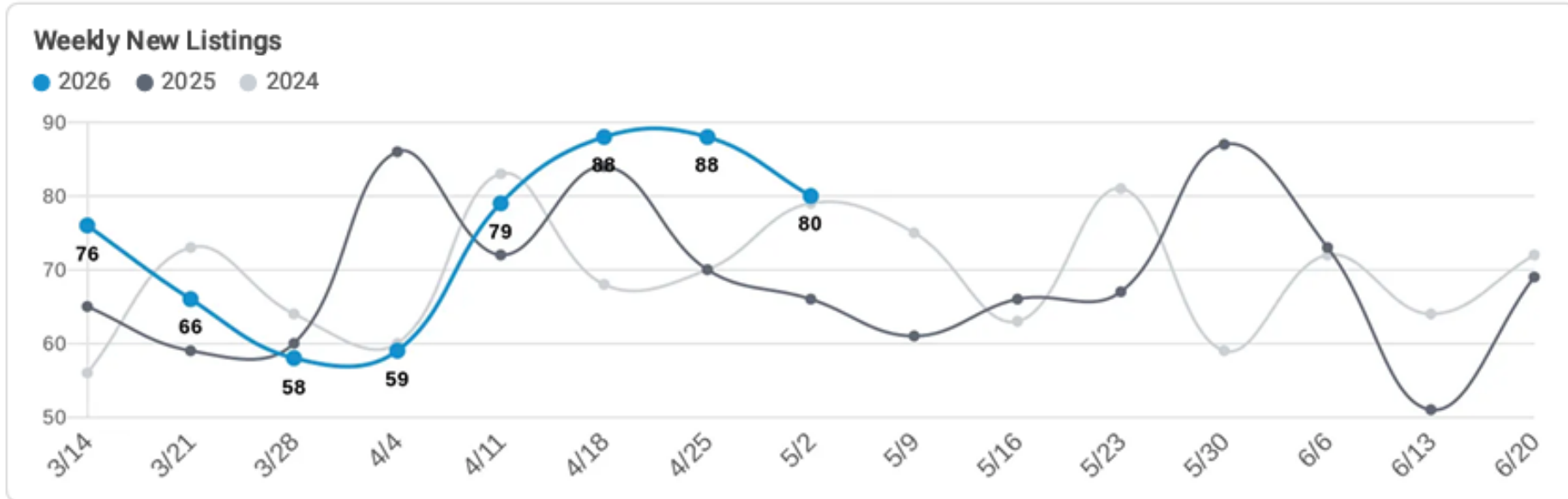
# Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Carmel Valley	1	0	N/A
Pacific Grove	1	0	N/A
Seaside	1	0	N/A
Soledad	1	0	N/A
Pebble Beach	2	1	100%
Salinas	10	5	100%
Monterey	13	10	30%

# Monterey County - Decreased New Listings

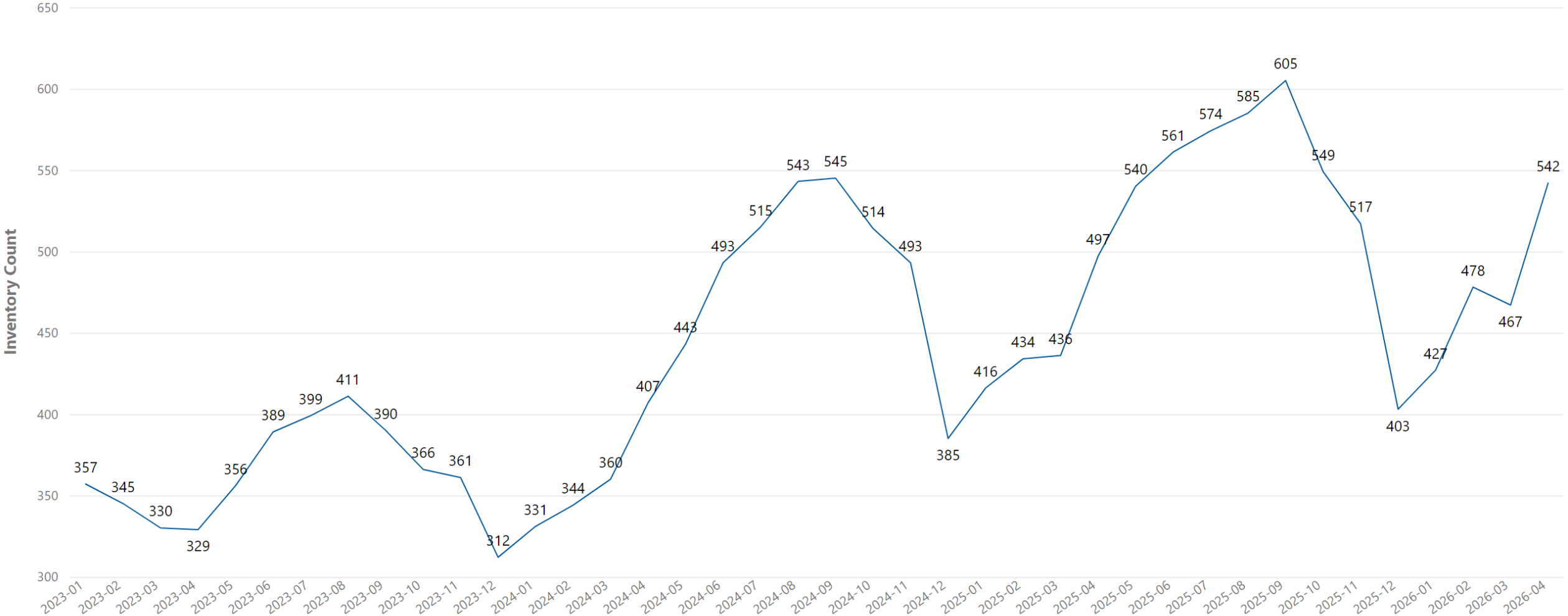
City	New Listings This Year	New Listings Last Year	% New Listings Change
Carmel	3	10	-70%
Marina	2	4	-50%

# Monterey County – New Listings Week Ending 05/02/2026



# Monterey County - Inventory

CountyName ● Monterey



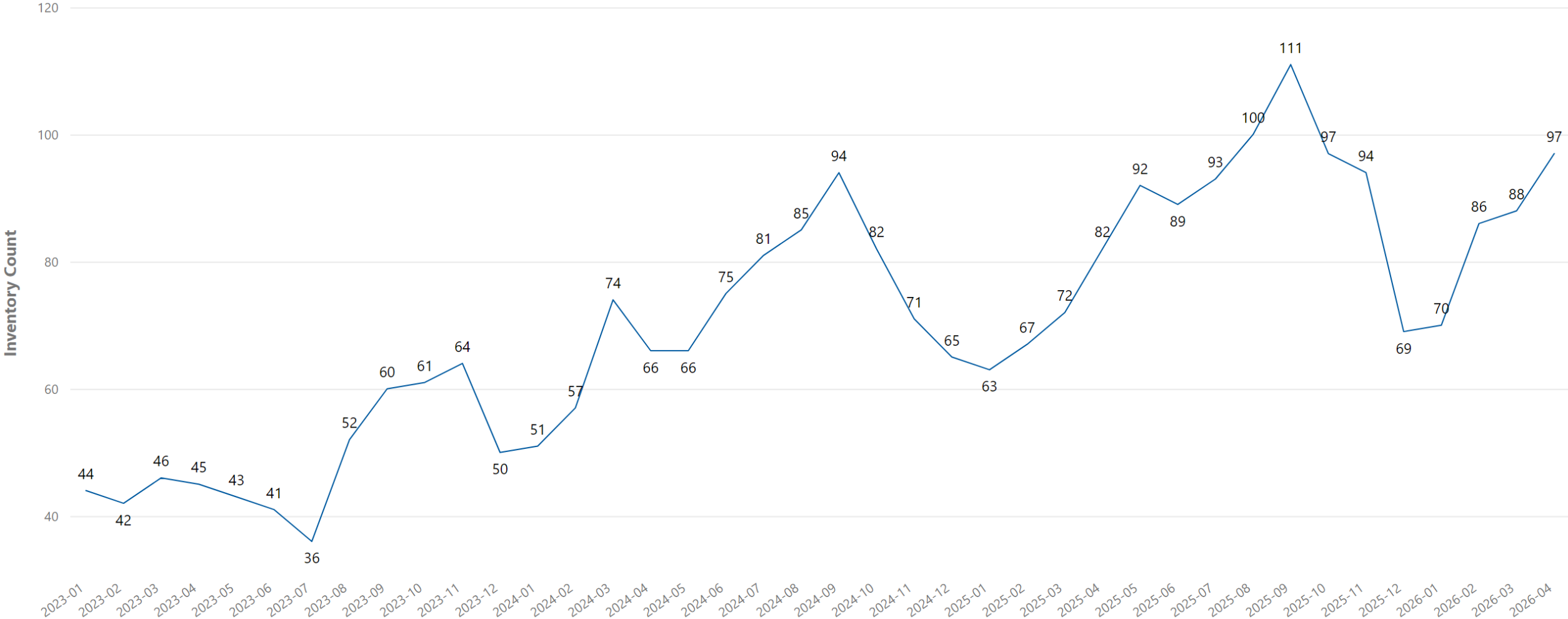
Data as of 5/6/2026

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Residential Single Family: 2023-2026

# Monterey County - Inventory

CountyName ● Monterey



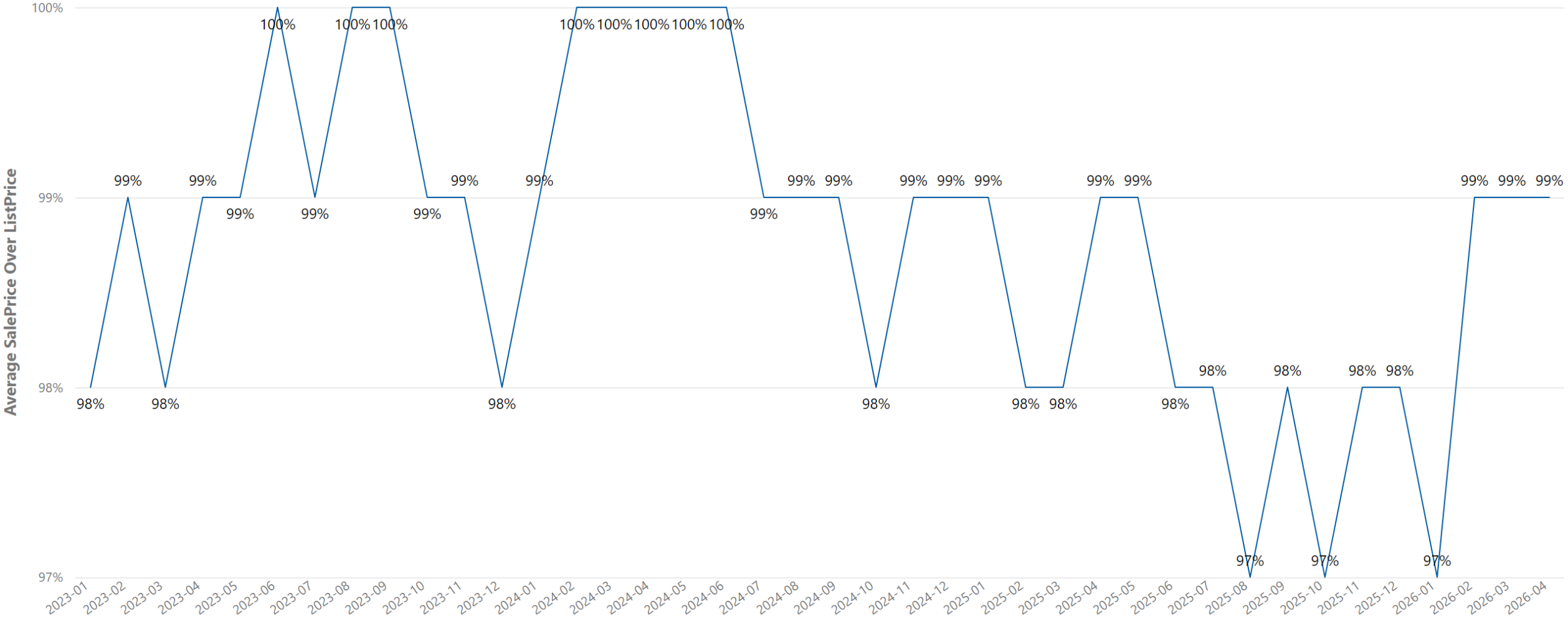
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Residential Common Interest: 2023-2026

# Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 5/6/2026

Aculist@2026

Residential Single Family: 2023-2026

# Monterey County - Increased Sale To List Price

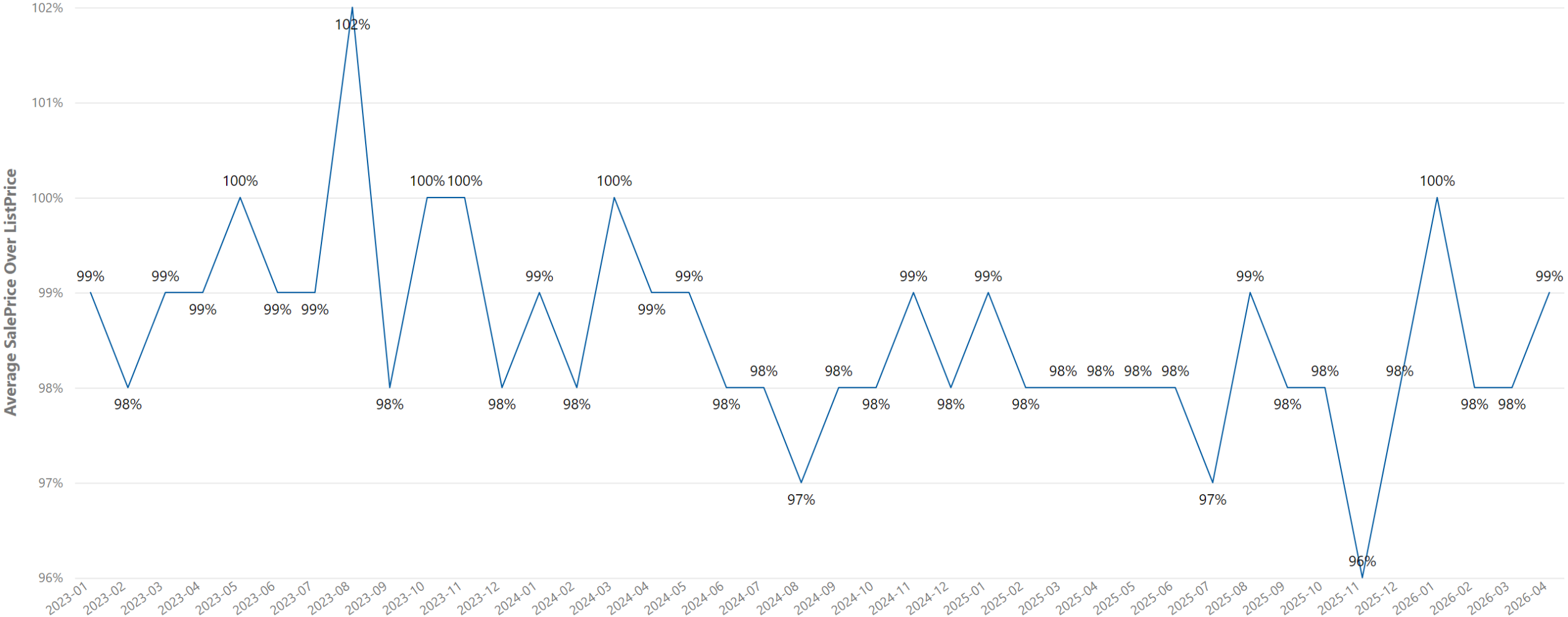
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Big Sur	92%	0%	N/A
Corral De Tierra	99%	0%	N/A
Gonzales	98%	0%	N/A
Prunedale	90%	0%	N/A
Royal Oaks	99%	96%	3%
Carmel	97%	95%	2%
Carmel Valley	99%	97%	2%
Marina	100%	99%	1%
Seaside	100%	99%	1%
Pebble Beach	101%	100%	1%
Soledad	101%	100%	1%
Monterey	98%	98%	0%

# Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Greenfield	99%	101%	-2%
Pacific Grove	99%	101%	-2%
East Garrison	99%	100%	-1%
King City	99%	100%	-1%
Salinas	99%	100%	-1%

# Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 5/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

# Monterey County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Seaside	99%	0%	N/A
Carmel	101%	99%	2%
Monterey	98%	97%	1%

# Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Salinas	96%	99%	-3%

# Thank You

