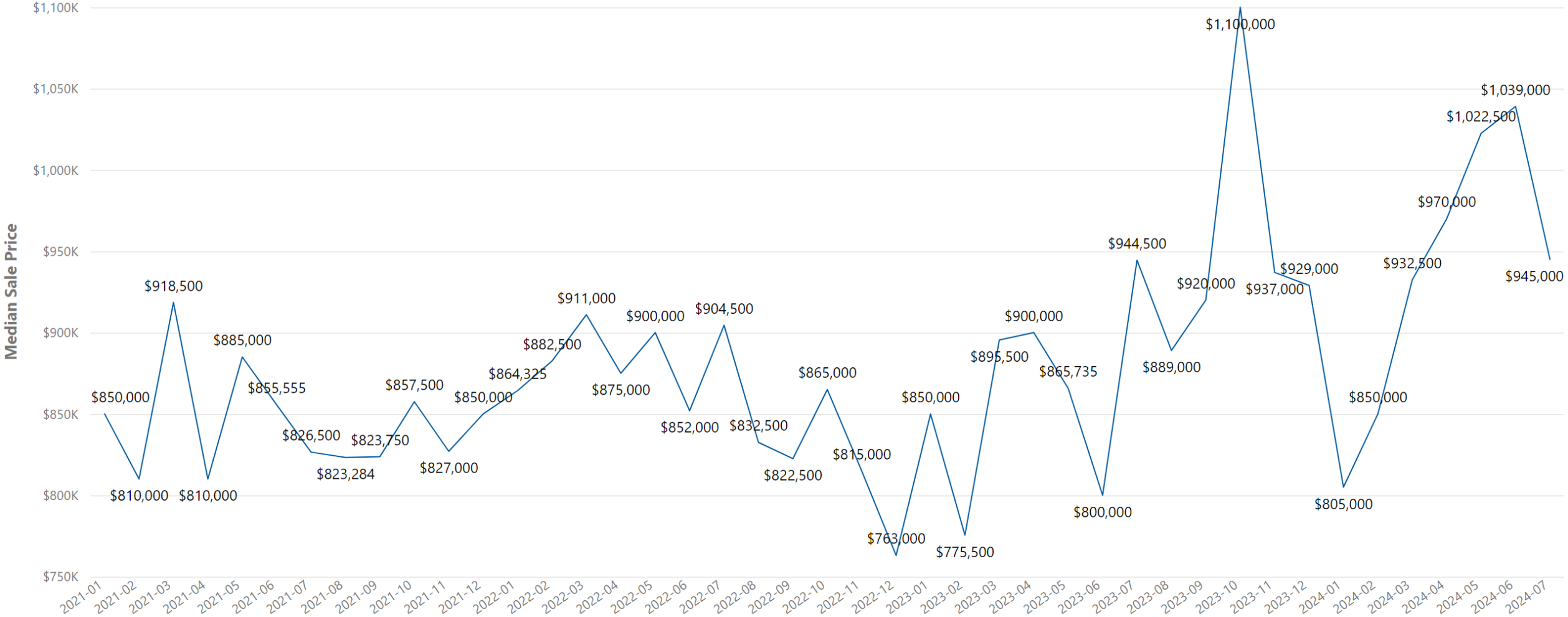


Monterey County Market Minute Update

Monterey County - Median Sale Price

CountyName ● Monterey



Data as of 8/6/2024

Aculist@2024

Residential Single Family: 2021 - 2024

Monterey County - Increased Median Price

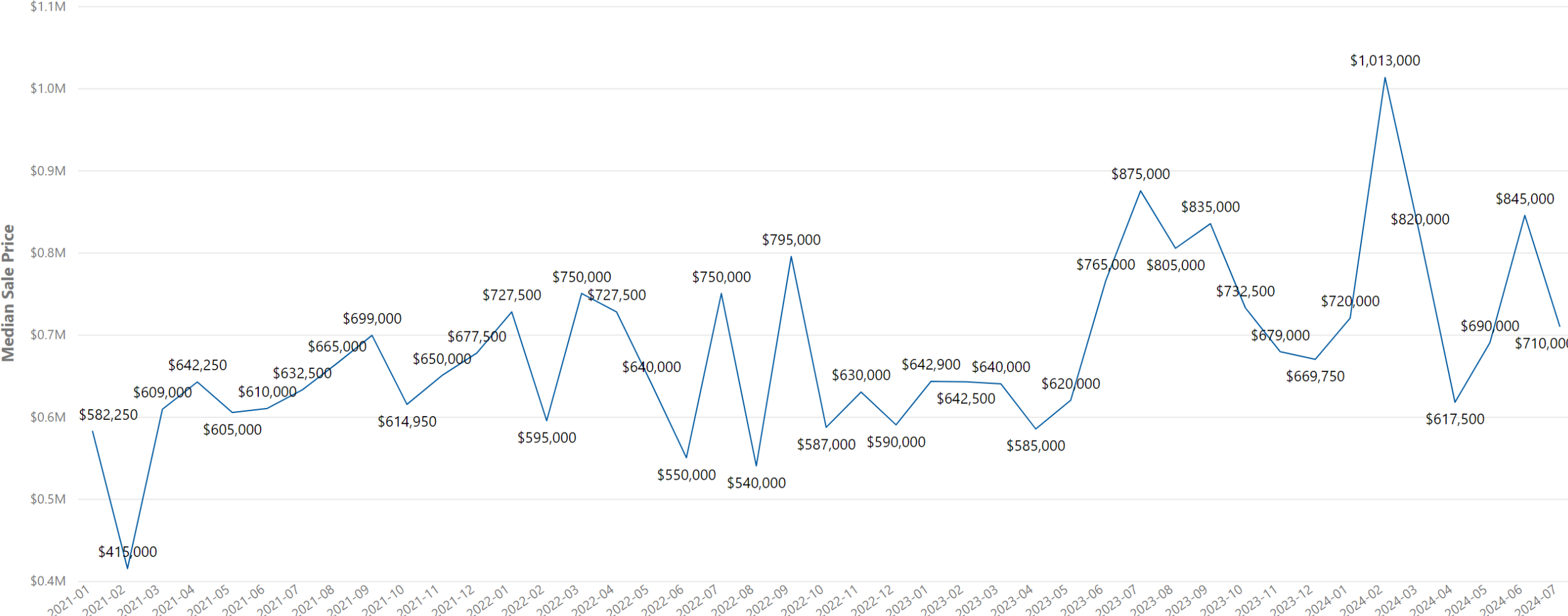
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Aromas	\$1,199,500	\$0	N/A
Spreckels	\$992,000	\$0	N/A
East Garrison	\$1,215,000	\$875,000	39%
Greenfield	\$565,000	\$486,450	16%
Carmel	\$3,262,500	\$2,961,500	10%
Salinas	\$760,000	\$755,000	1%
King City	\$563,460	\$563,000	0%

Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Chualar	\$0	\$1,695,000	-100%
Del Rey Oaks	\$0	\$1,052,500	-100%
Gonzales	\$0	\$564,000	-100%
Prunedale	\$0	\$1,350,000	-100%
San Ardo	\$0	\$389,000	-100%
Pebble Beach	\$2,090,000	\$4,002,500	-48%
Royal Oaks	\$830,000	\$1,200,000	-31%
Pacific Grove	\$1,373,500	\$1,957,342	-30%
Carmel Valley	\$1,335,000	\$1,890,000	-29%
Seaside	\$775,000	\$886,500	-13%
Castroville	\$762,500	\$855,000	-11%
Marina	\$922,500	\$1,000,000	-8%
Soledad	\$457,000	\$472,500	-3%
Monterey	\$1,400,000	\$1,425,000	-2%

Monterey County - Median Sale Price

CountyName ● Monterey



Monterey County - Increased Median Price

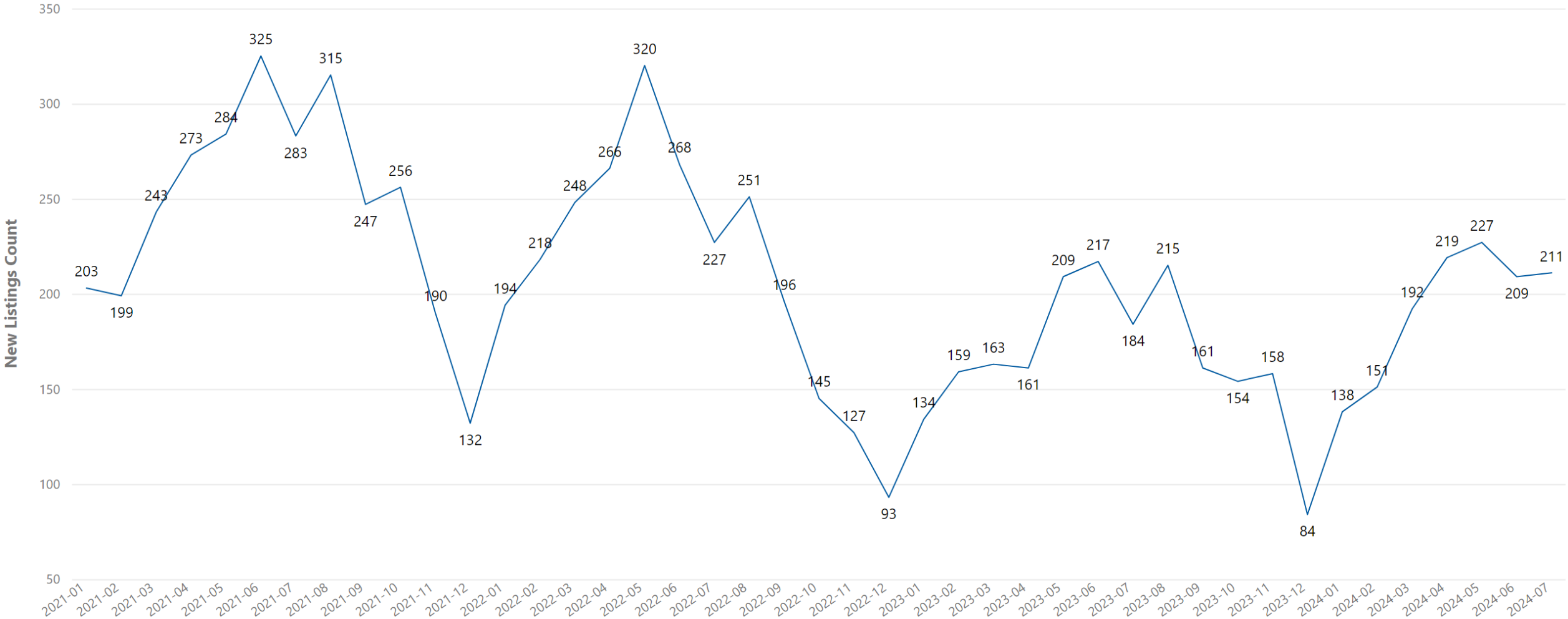
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Carmel Valley	\$575,000	\$0	N/A
Marina	\$294,549	\$0	N/A
Monterey	\$710,000	\$470,000	51%
Pebble Beach	\$1,200,000	\$880,000	36%
Carmel	\$1,450,000	\$1,113,000	30%
Del Rey Oaks	\$670,000	\$525,000	28%

Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Seaside	\$0	\$740,000	-100%
Pacific Grove	\$1,788,000	\$3,590,000	-50%
Salinas	\$474,000	\$502,500	-6%

Monterey County - New Listings

CountyName ● Monterey



Data as of 8/6/2024

Aculist@2024

Residential Single Family: 2021-2024

Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	1	0	N/A
Chualar	1	0	N/A
Lockwood	1	0	N/A
Big Sur	2	0	N/A
Carmel Valley	12	4	200%
Monterey	23	11	109%
Pebble Beach	11	7	57%
Pacific Grove	14	9	56%
Seaside	20	13	54%
Marina	16	11	45%
Carmel	29	27	7%
Castroville	1	1	0%
Gonzales	1	1	0%
San Ardo	1	1	0%
East Garrison	2	2	0%
King City	9	9	0%

Data as of 8/6/2024

Aculist@2024

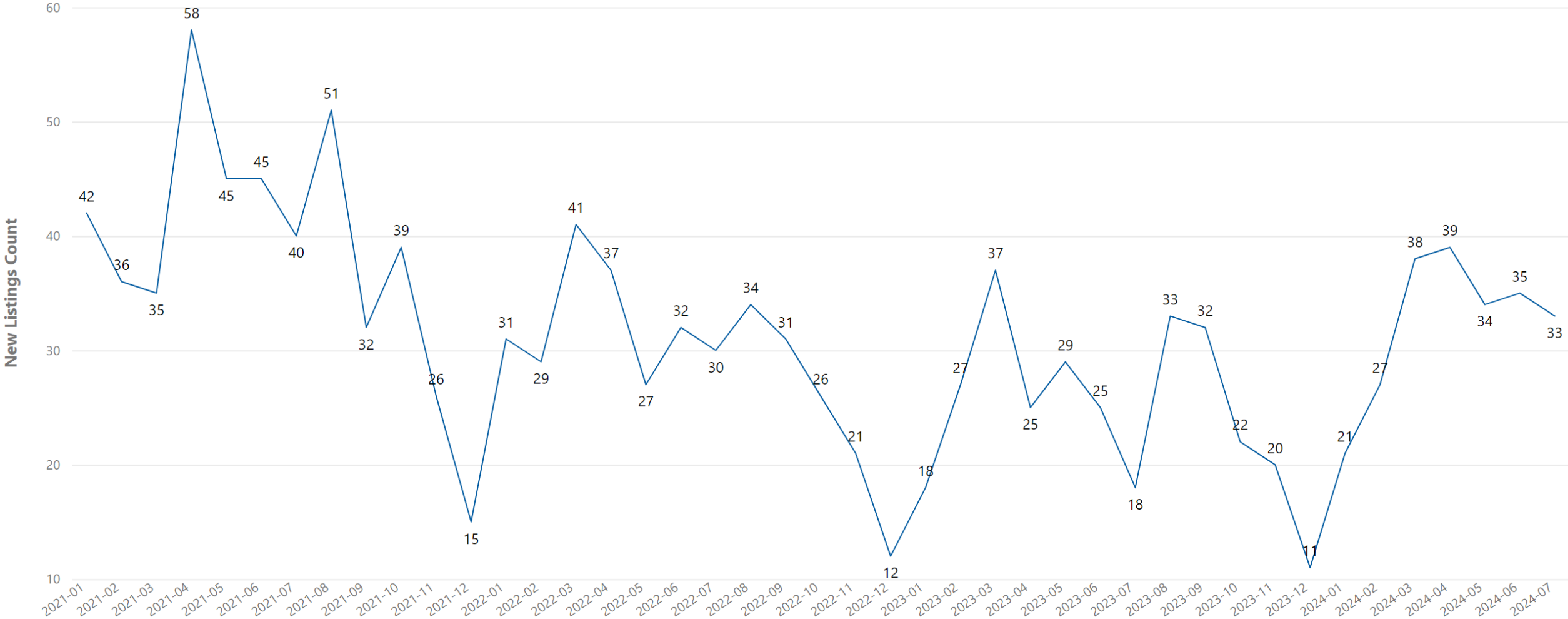
Residential Single Family: July 2023/2024

Monterey County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Greenfield	3	4	-25%
Royal Oaks	3	4	-25%
Salinas	50	64	-22%
Soledad	11	12	-8%

Monterey County - New Listings

CountyName ● Monterey



Data as of 8/6/2024

Aculist@2024

Residential Common Interest: 2021 - 2024

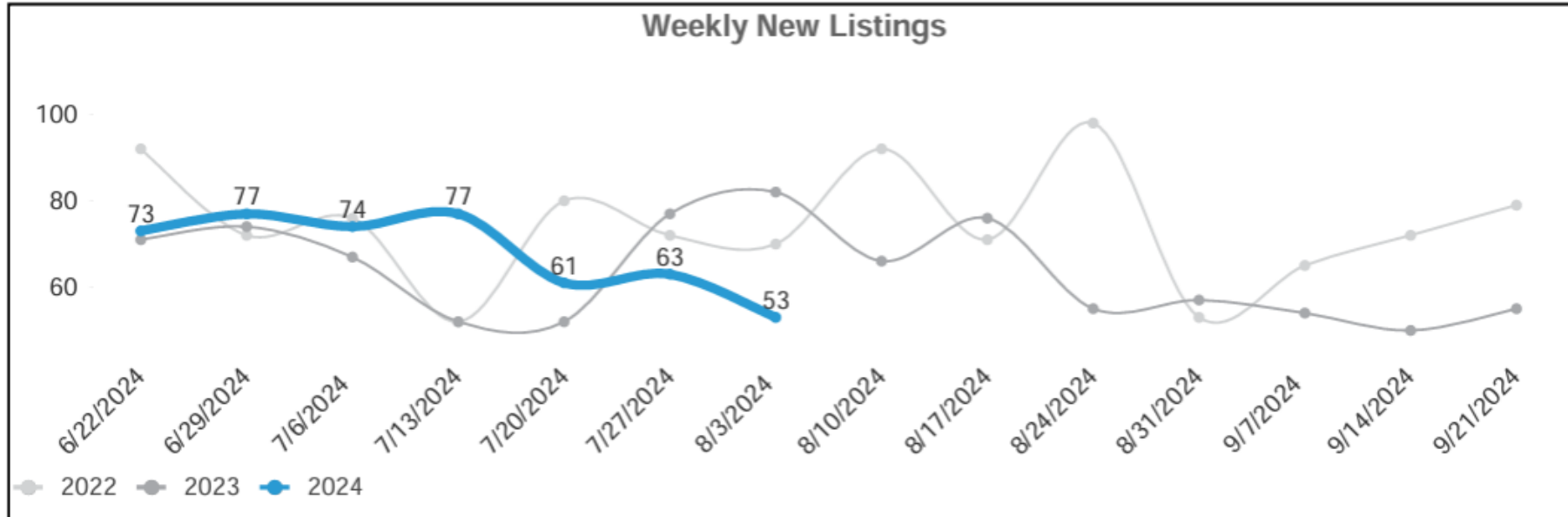
Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Del Rey Oaks	1	0	N/A
Soledad	1	0	N/A
King City	2	0	N/A
Marina	2	0	N/A
Carmel	11	5	120%
Pebble Beach	2	1	100%
Monterey	7	5	40%
Pacific Grove	4	3	33%

Monterey County - Decreased New Listings

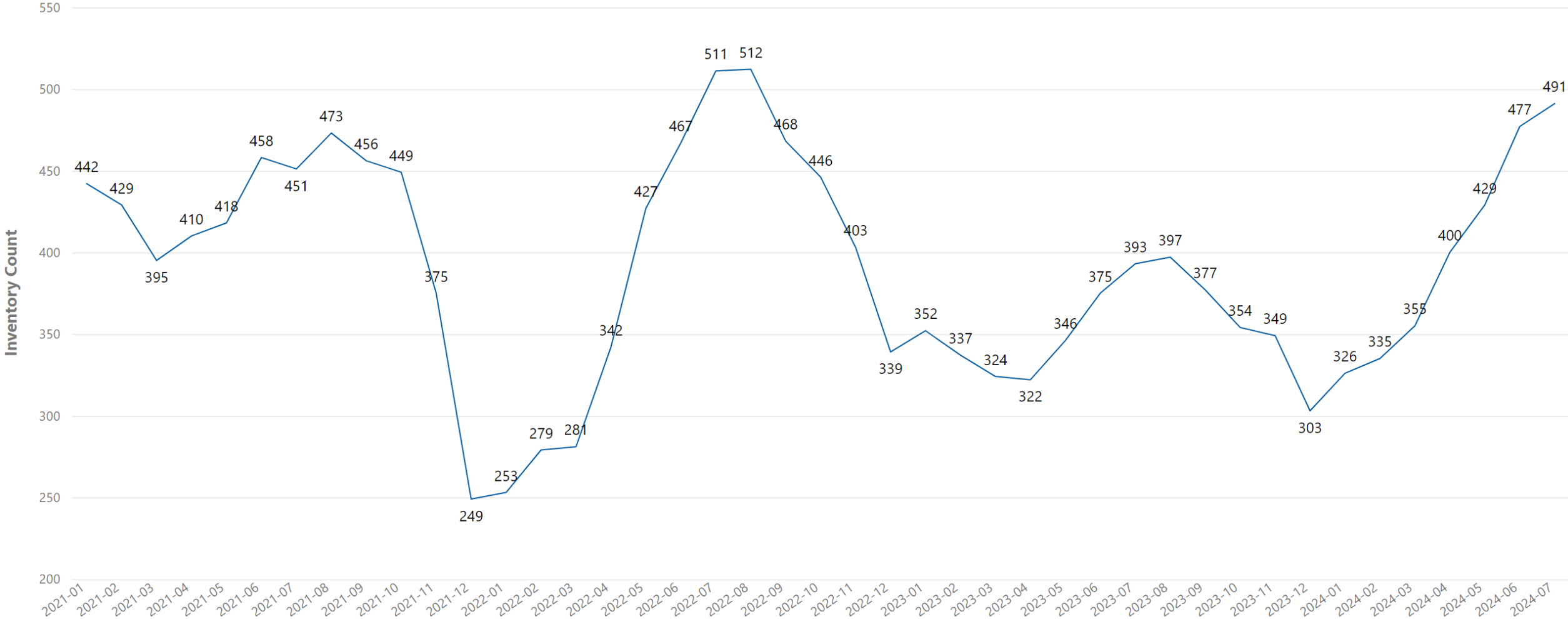
City	New Listings This Year	New Listings Last Year	% New Listings Change
Salinas	3	4	-25%

Monterey County – New Listings Week Ending 08/03/2024



Monterey County - Inventory

CountyName ● Monterey



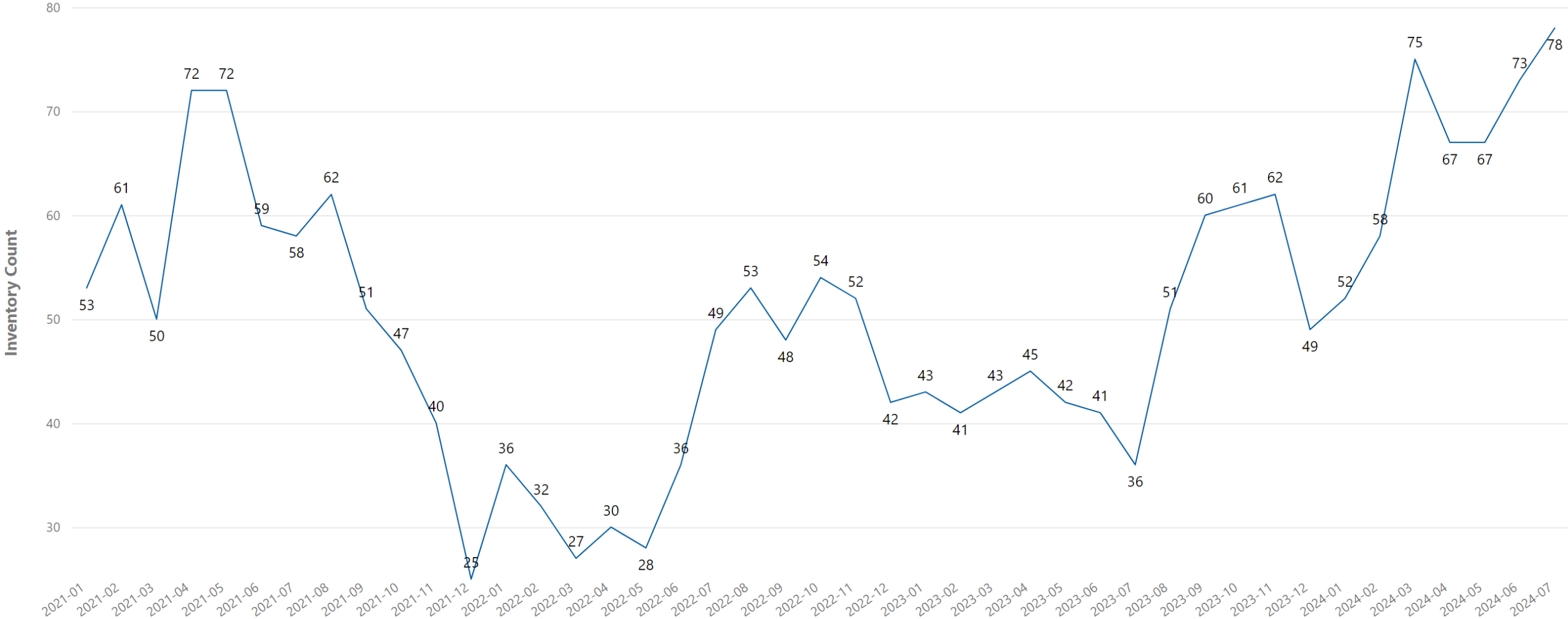
Data as of 8/6/2024

Aculist@2024

Residential Single Family: 2021-2024

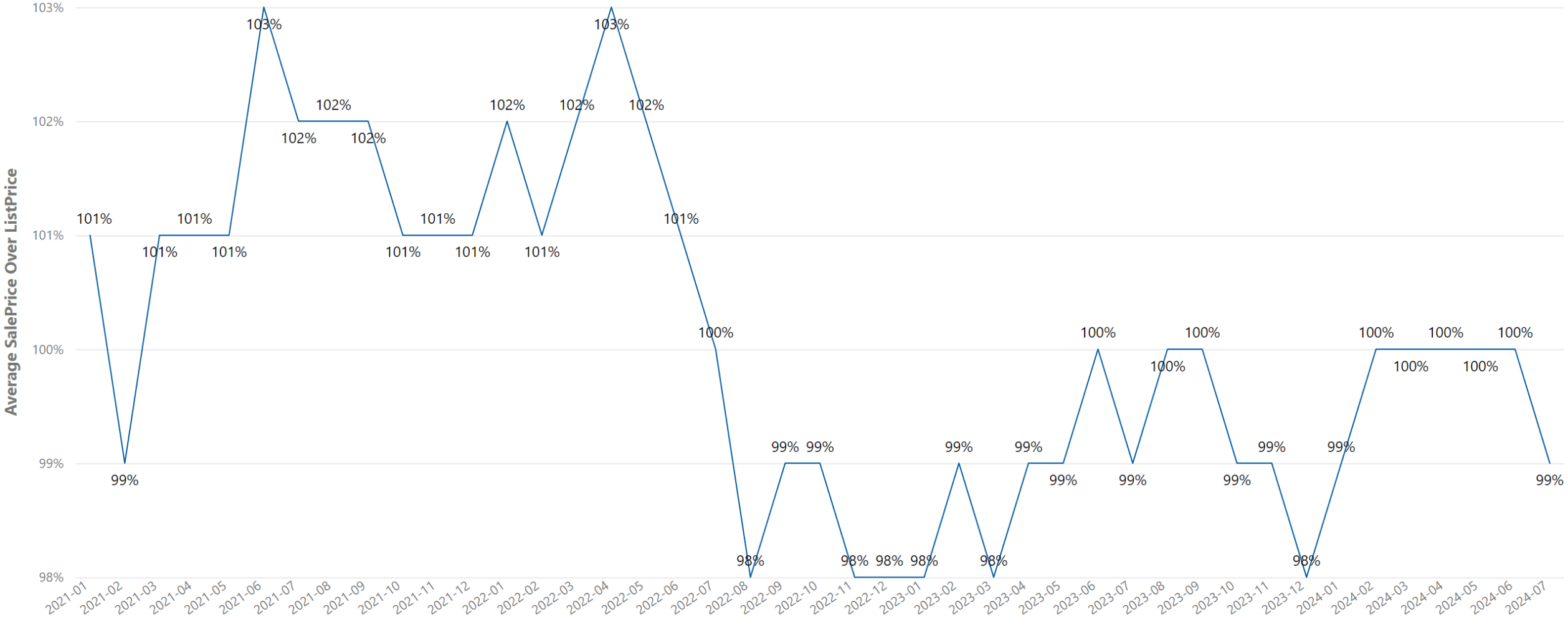
Monterey County - Inventory

CountyName ● Monterey



Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 8/6/2024

Aculist@2024

Residential Single Family: 2021-2024

Monterey County - Increased Sale To List Price

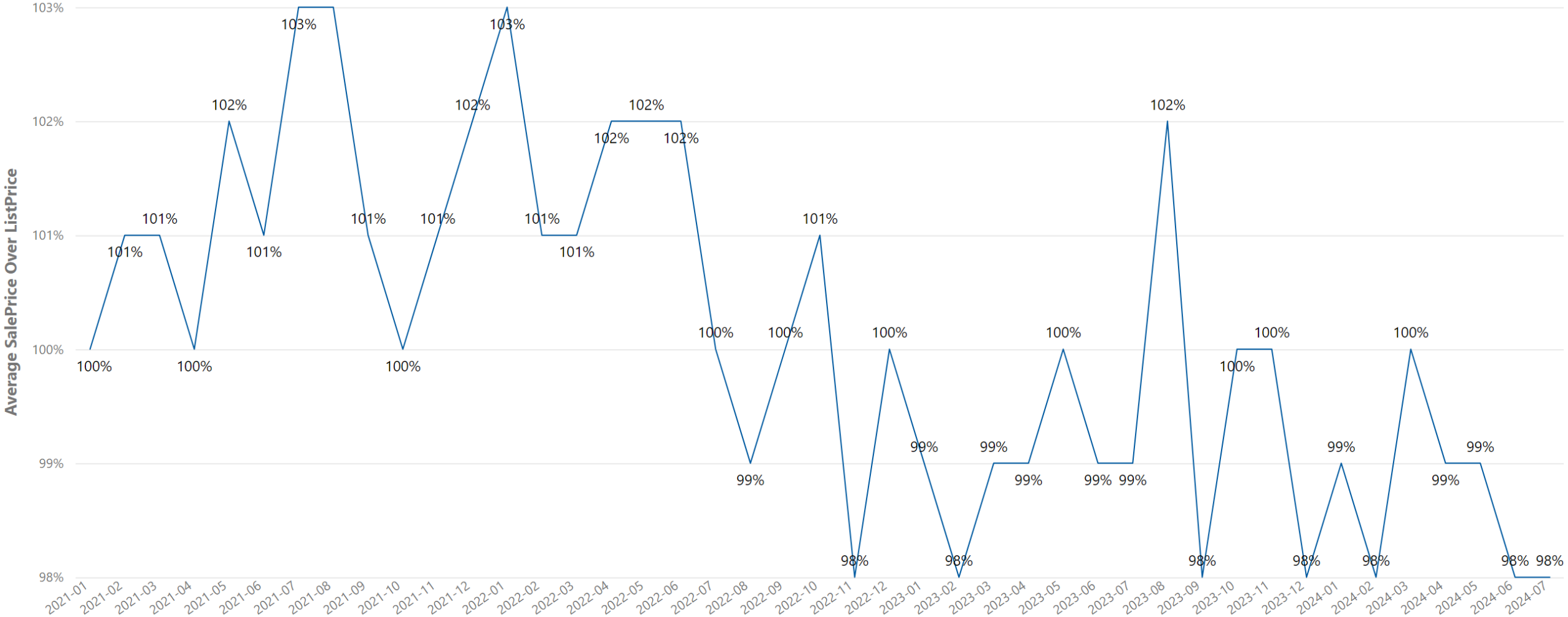
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Aromas	99%	0%	N/A
Spreckels	100%	0%	N/A
Pebble Beach	99%	94%	5%
East Garrison	97%	95%	2%
Salinas	101%	100%	1%
Greenfield	102%	101%	1%
Castroville	95%	95%	0%

Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Monterey	96%	101%	-5%
King City	97%	101%	-4%
Carmel Valley	96%	99%	-3%
Pacific Grove	98%	101%	-3%
Soledad	97%	99%	-2%
Royal Oaks	98%	100%	-2%
Carmel	95%	96%	-1%
Seaside	98%	99%	-1%
Marina	99%	100%	-1%

Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 8/6/2024

Aculist@2024

Residential Common Interest: 2021 - 2024

Monterey County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last year	% Sale Over List Price Change
Carmel Valley	100%	0%	N/A
Marina	84%	0%	N/A
Salinas	101%	100%	1%
Carmel	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
Pebble Beach	93%	101%	-8%
Pacific Grove	96%	100%	-4%
Del Rey Oaks	97%	99%	-2%
Monterey	99%	100%	-1%

Thank You

