

Monterey County Market Minute Update



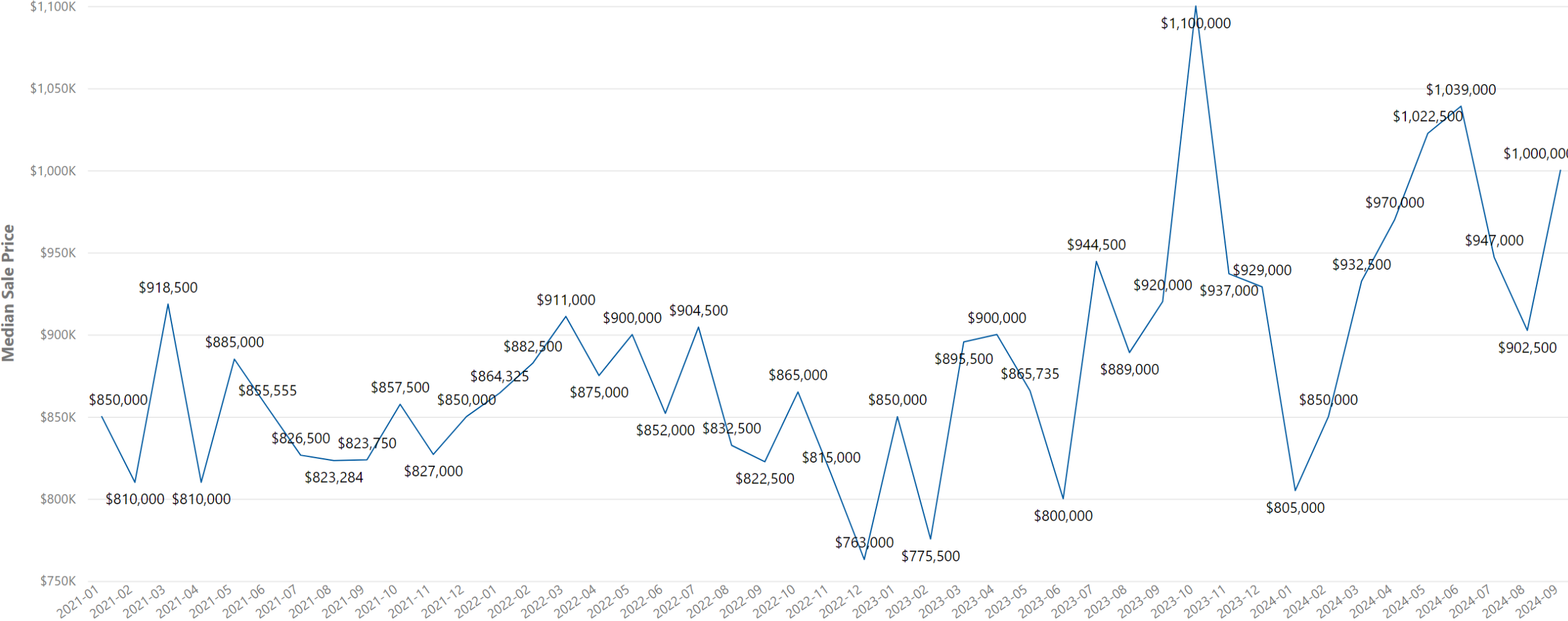
Statistics

October 2024

POWER ON
POWER OFF
EMAIL
INTERNET
WORLD
NO
SEARCH

Monterey County - Median Sale Price

CountyName ● Monterey



Monterey County - Increased Median Price

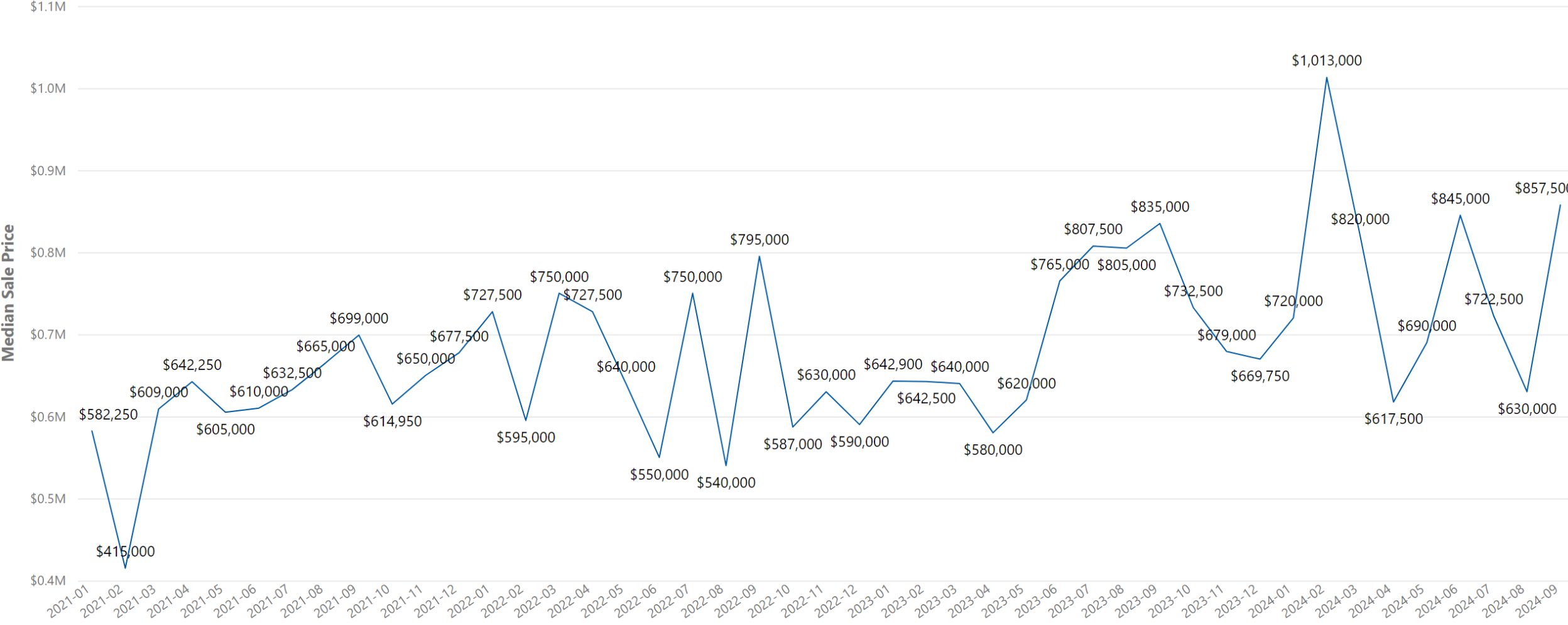
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Aromas	\$785,000	\$0	N/A
Castroville	\$1,079,500	\$0	N/A
Chualar	\$1,450,000	\$0	N/A
Royal Oaks	\$1,175,000	\$0	N/A
Spreckels	\$850,000	\$0	N/A
Carmel Valley	\$1,575,000	\$815,000	93%
Pebble Beach	\$3,400,000	\$2,300,000	48%
Salinas	\$812,500	\$752,500	8%
Greenfield	\$527,000	\$500,000	5%
Soledad	\$645,000	\$620,000	4%
Monterey	\$1,385,000	\$1,350,000	3%

Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Bradley	\$0	\$410,000	-100%
East Garrison	\$0	\$1,125,000	-100%
Prunedale	\$0	\$1,034,500	-100%
Del Rey Oaks	\$980,000	\$1,375,000	-29%
Moss Landing	\$1,000,000	\$1,275,000	-22%
Gonzales	\$618,000	\$732,000	-16%
Seaside	\$830,000	\$921,690	-10%
Carmel	\$3,100,000	\$3,350,000	-7%
Pacific Grove	\$1,555,000	\$1,675,000	-7%
King City	\$510,000	\$535,000	-5%
Marina	\$816,000	\$825,000	-1%

Monterey County - Median Sale Price

CountyName ● Monterey



Monterey County - Increased Median Price

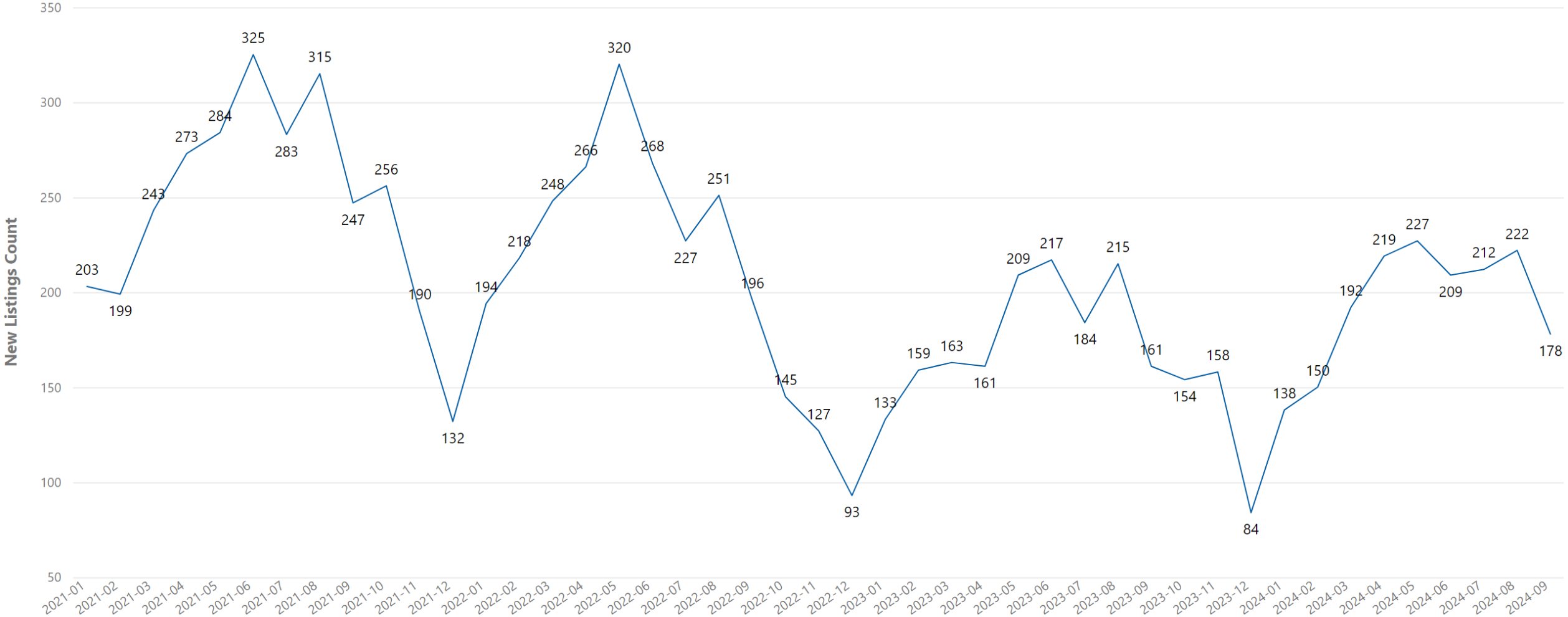
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
King City	\$315,000	\$0	N/A
Soledad	\$297,377	\$0	N/A
Monterey	\$954,000	\$745,000	28%
Carmel	\$1,115,000	\$900,000	24%

Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Garrison	\$0	\$835,000	-100%
Marina	\$0	\$670,000	-100%
Salinas	\$460,000	\$565,000	-19%
Pacific Grove	\$1,200,000	\$1,300,000	-8%

Monterey County - New Listings

CountyName ● Monterey



Data as of 10/7/2024

Aculist@2024

Residential Single Family: 2021-2024

Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Big Sur	1	0	N/A
Bradley	1	0	N/A
Corral De Tierra	1	0	N/A
Watsonville	1	0	N/A
Prunedale	2	0	N/A
Castroville	4	2	100%
Marina	10	5	100%
Seaside	14	7	100%
Carmel Valley	15	9	67%
East Garrison	3	2	50%
Pebble Beach	11	9	22%
Salinas	52	47	11%
Monterey	14	13	8%
Carmel	20	19	5%
Aromas	2	2	0%
Gonzales	2	2	0%

Data as of 10/7/2024

Aculist@2024

Residential Single Family: September 2023/2024

Monterey County - Increased New Listings

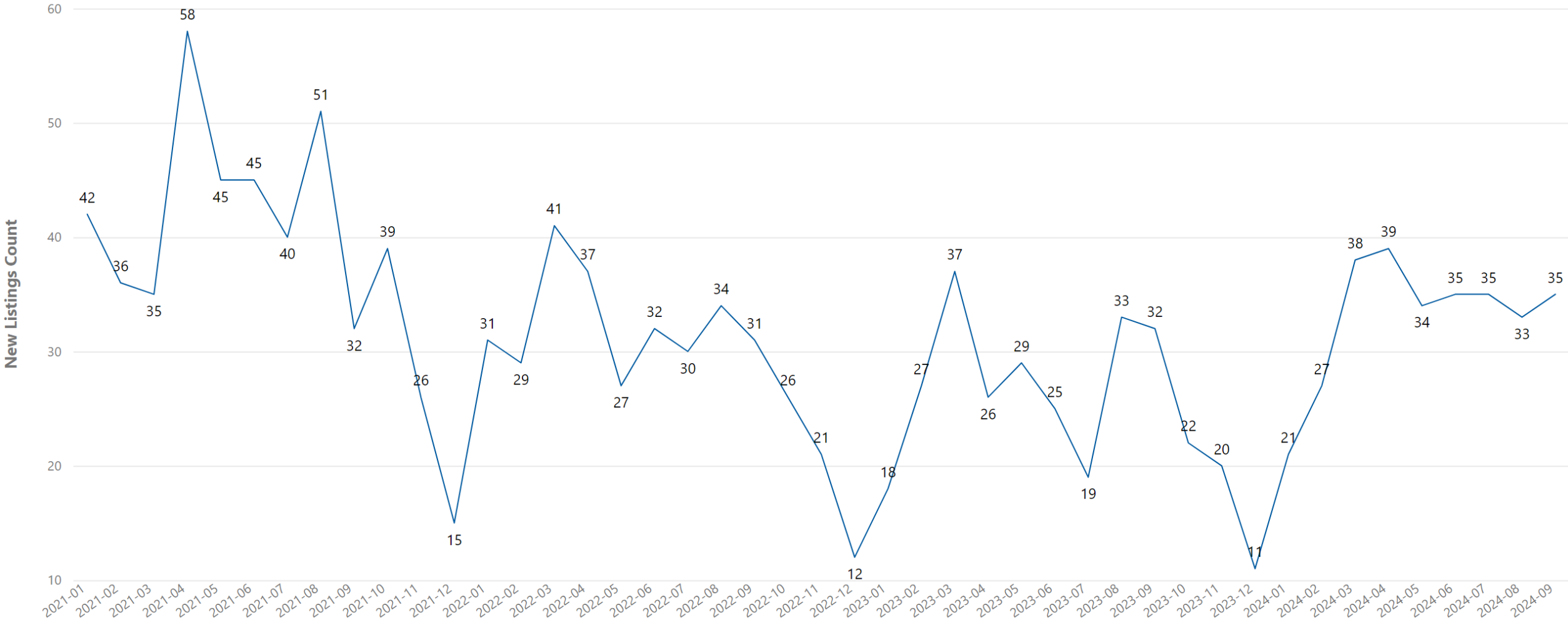
City	New Listings This Year	New Listings Last Year	% New Listings Change
Royal Oaks	4	4	0%
Soledad	4	4	0%

Monterey County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
King City	2	9	-78%
Greenfield	4	7	-43%
Pacific Grove	9	14	-36%
Moss Landing	2	3	-33%

Monterey County - New Listings

CountyName ● Monterey



Data as of 10/7/2024

Aculist@2024

Residential Common Interest: 2021-2024

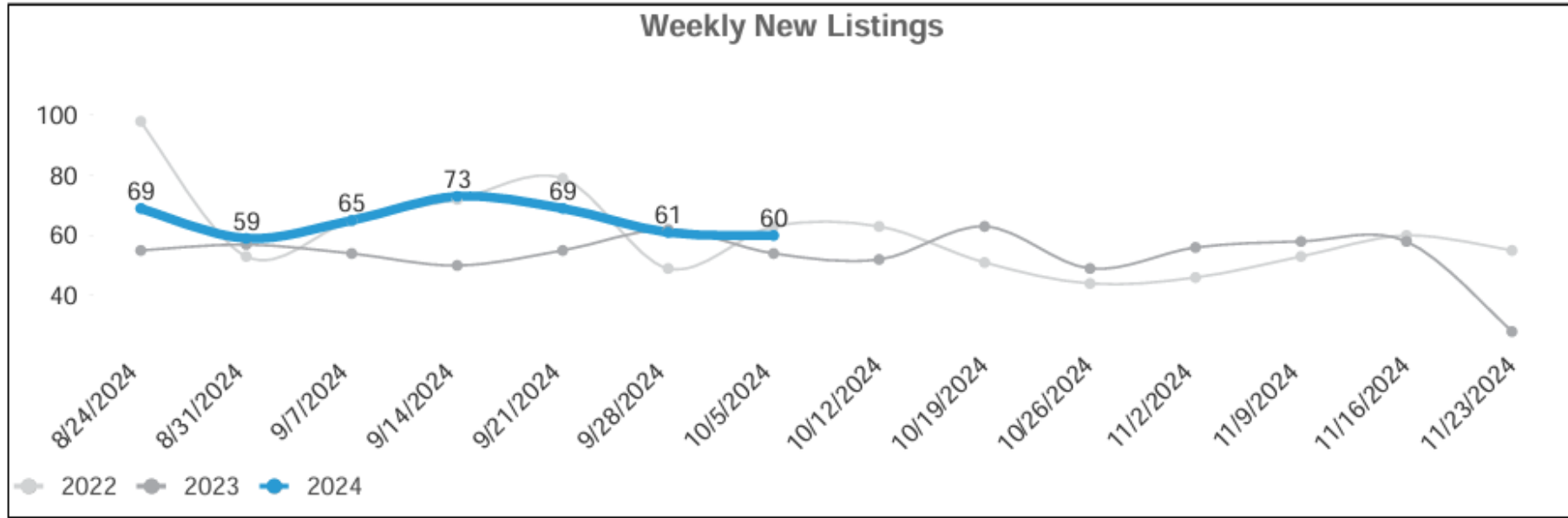
Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Pacific Grove	3	0	N/A
Seaside	3	0	N/A
Marina	4	1	300%
Carmel	6	4	50%

Monterey County - Decreased New Listings

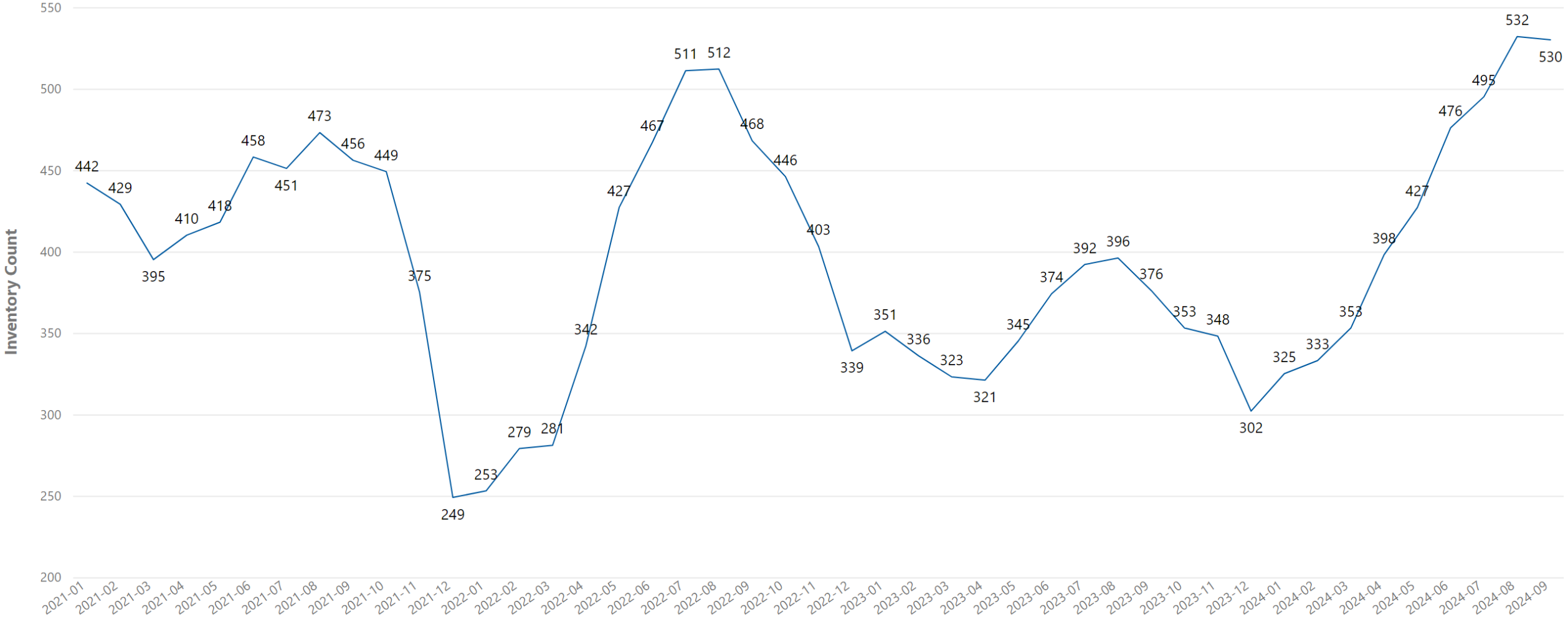
City	New Listings This Year	New Listings Last Year	% New Listings Change
Del Rey Oaks	1	2	-50%
Monterey	9	12	-25%
Salinas	9	11	-18%

Monterey County – New Listings Week Ending 10/05/2024



Monterey County - Inventory

CountyName ● Monterey



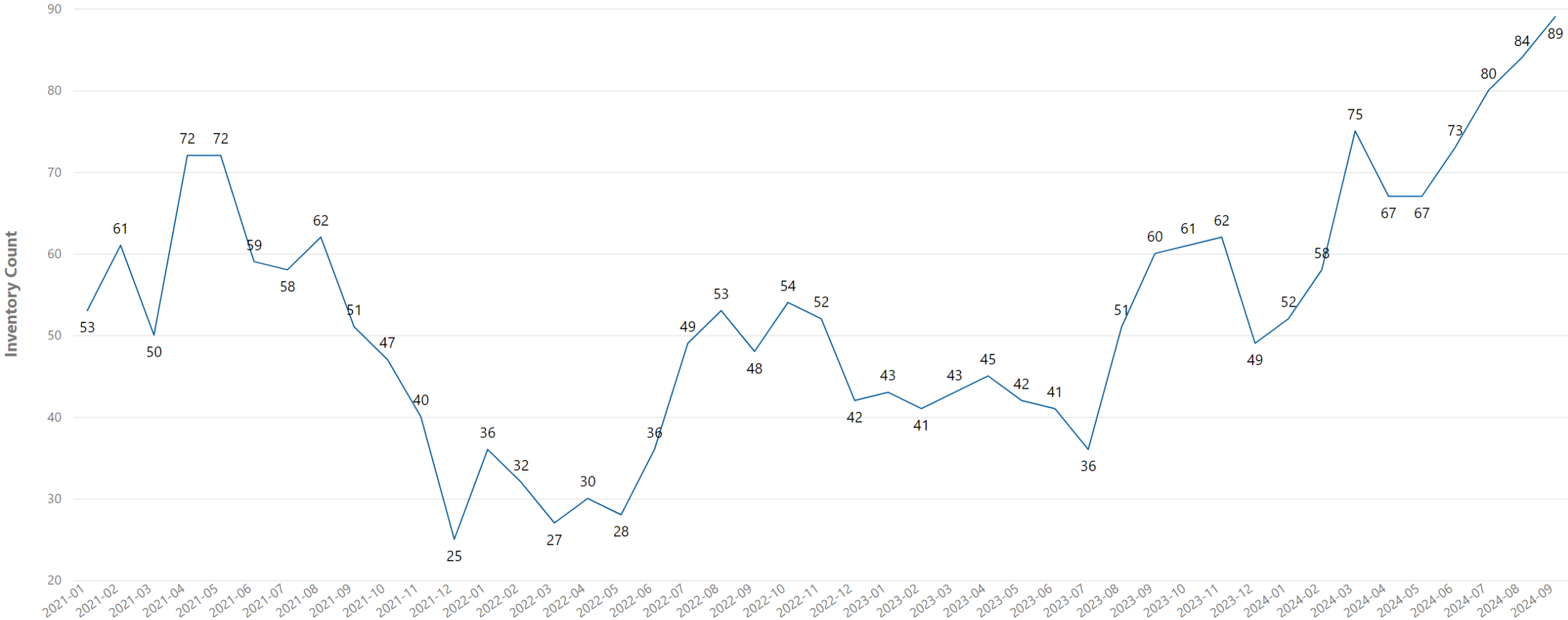
Data as of 10/7/2024

Aculist@2024

Residential Single Family: 2021-2024

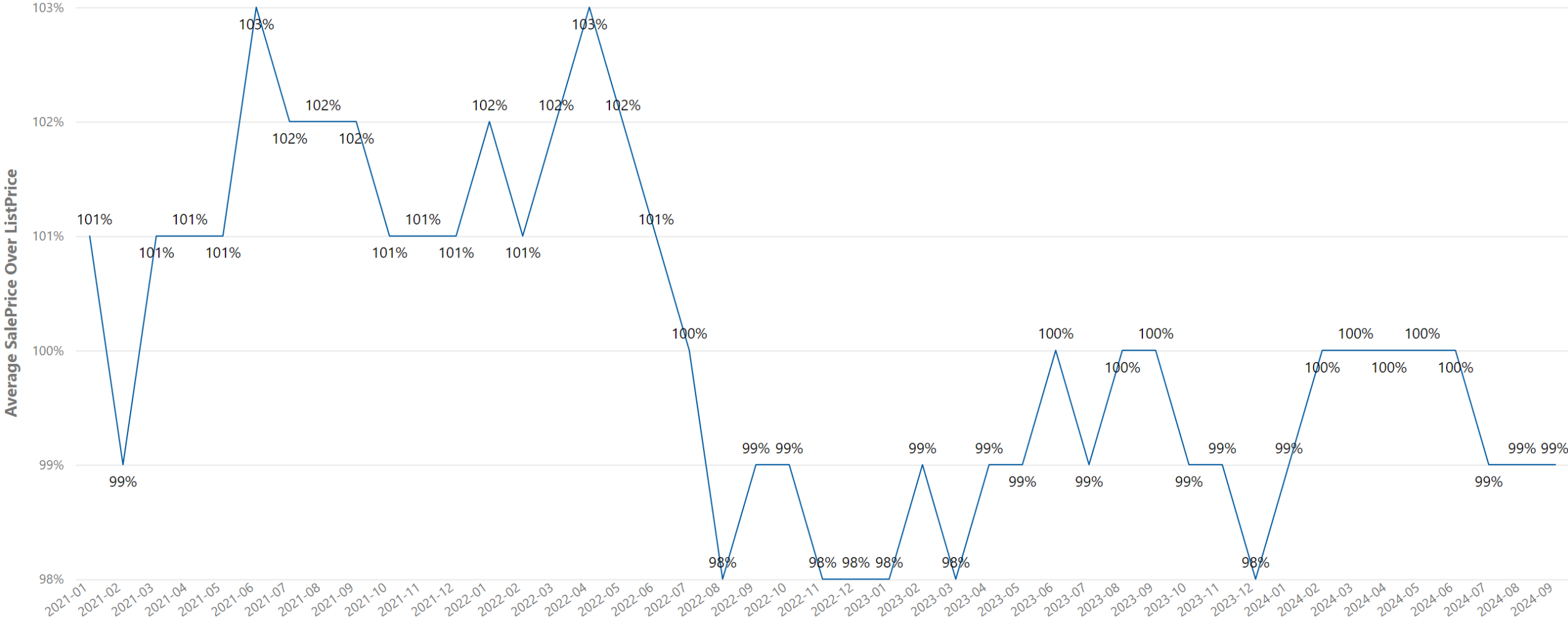
Monterey County - Inventory

CountyName ● Monterey



Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 10/7/2024

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	101%	0%	N/A
Castroville	97%	0%	N/A
Chualar	97%	0%	N/A
Royal Oaks	94%	0%	N/A
Spreckels	95%	0%	N/A
Gonzales	100%	97%	3%
Seaside	103%	100%	3%
Greenfield	100%	99%	1%
Pacific Grove	100%	99%	1%
Carmel Valley	95%	95%	0%
King City	100%	100%	0%
Marina	100%	100%	0%
Monterey	99%	99%	0%
Pebble Beach	96%	96%	0%
Soledad	101%	101%	0%

Data as of 10/7/2024

Aculist@2024

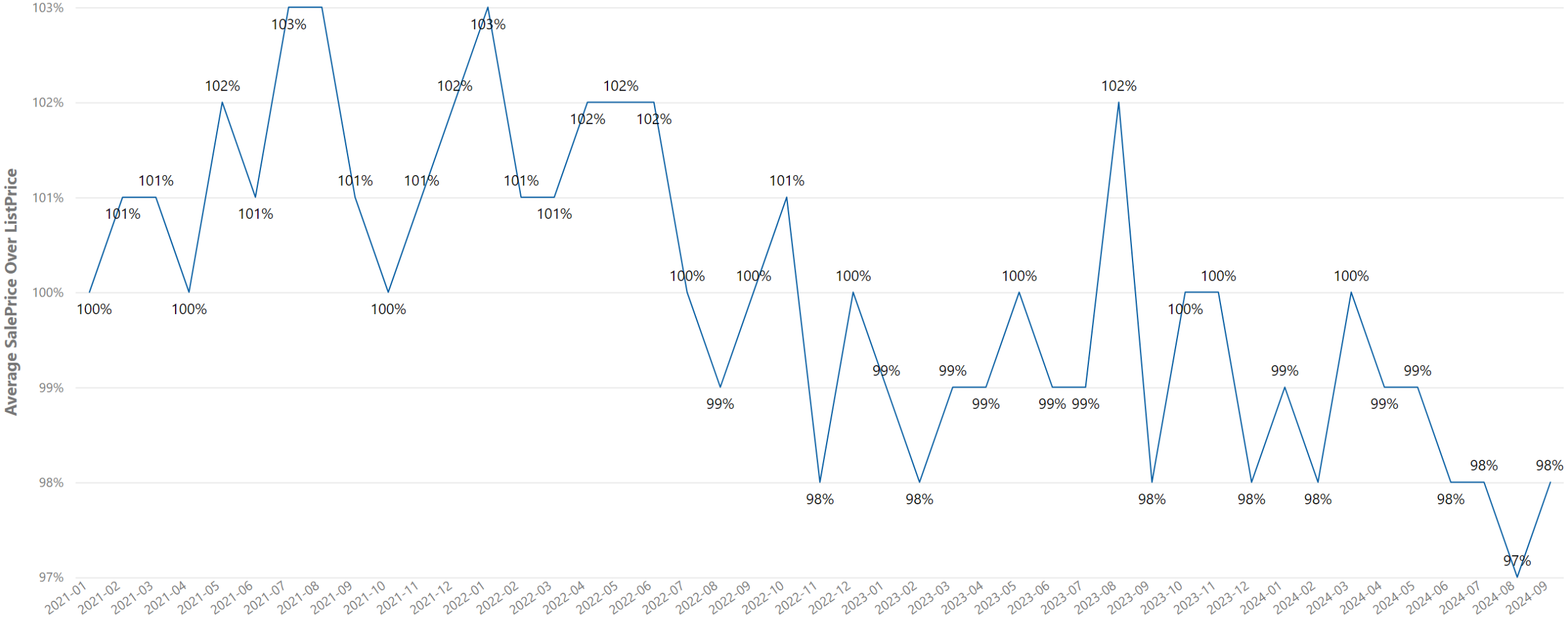
Residential Single Family: September 2023/2024

Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Moss Landing	84%	102%	-18%
Carmel	94%	100%	-6%
Del Rey Oaks	98%	100%	-2%
Salinas	99%	100%	-1%

Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 10/7/2024

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
King City	95%	0%	N/A
Soledad	100%	0%	N/A
Carmel	98%	92%	7%
Monterey	98%	96%	2%

Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Pacific Grove	97%	102%	-5%
Salinas	99%	102%	-3%

Thank You

