

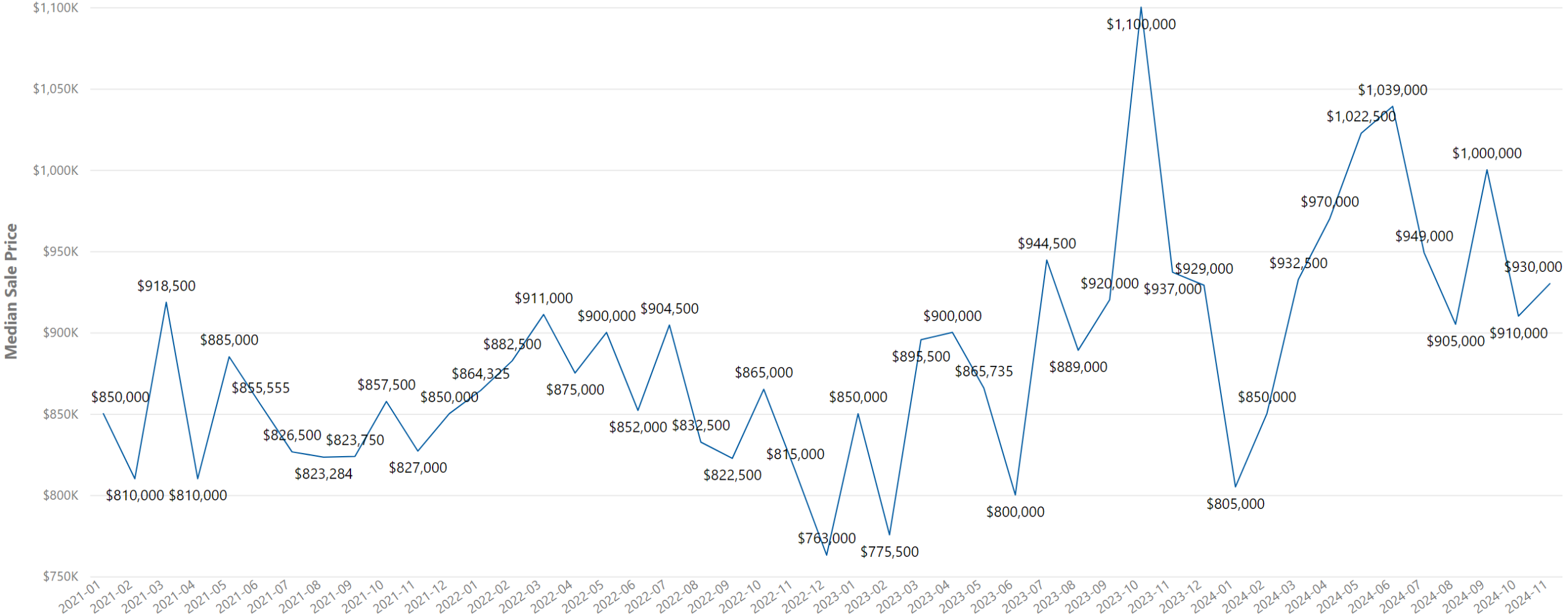
# Monterey County Market Minute Update



Statistics

# Monterey County - Median Sale Price

CountyName ● Monterey



Data as of 12/6/2024

Aculist@2024

Residential Single Family: 2021 - 2024

# Monterey County - Increased Median Price

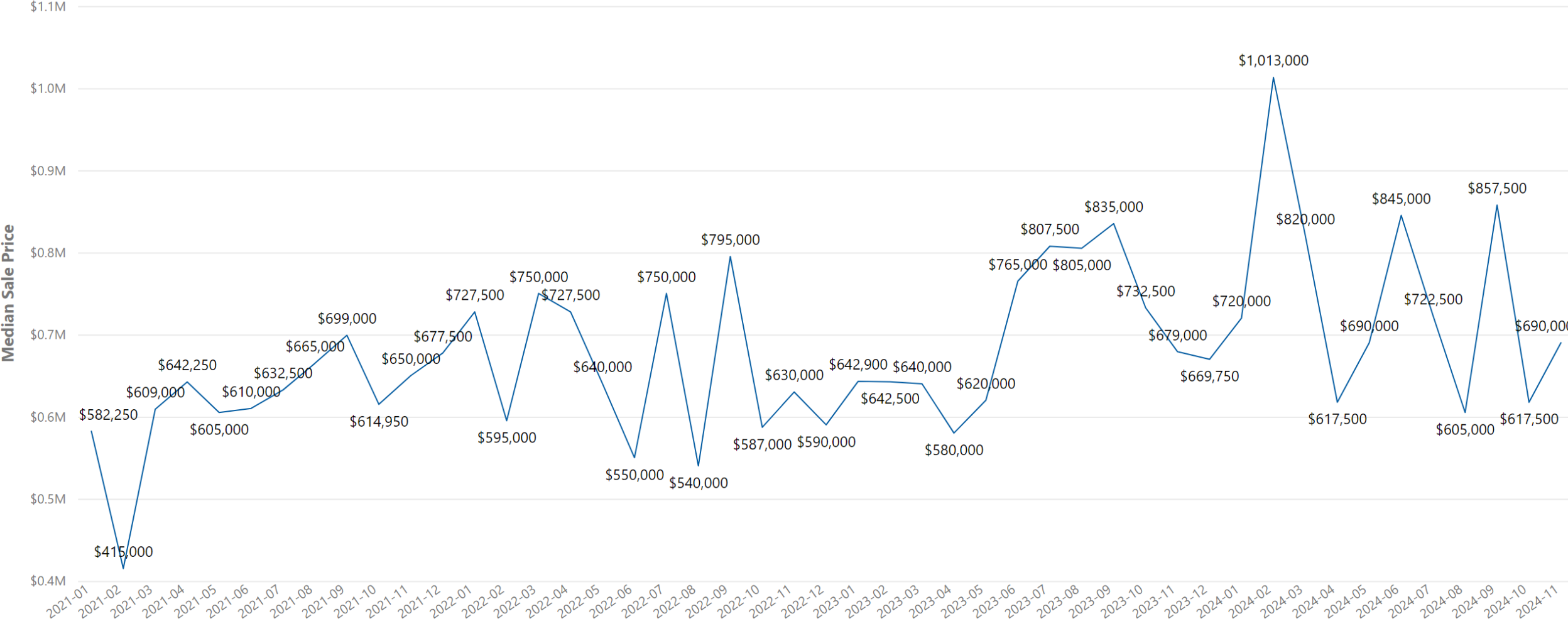
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Bradley	\$430,000	\$0	N/A
Castroville	\$787,000	\$0	N/A
East Garrison	\$1,052,500	\$0	N/A
Prunedale	\$1,030,000	\$0	N/A
Watsonville	\$1,014,000	\$0	N/A
Aromas	\$1,815,000	\$795,000	128%
Soledad	\$690,000	\$503,000	37%
King City	\$575,000	\$442,444	30%
Pebble Beach	\$3,825,000	\$3,225,000	19%
Carmel	\$3,625,000	\$3,152,500	15%
Royal Oaks	\$882,500	\$780,000	13%
Marina	\$995,000	\$937,000	6%
Carmel Valley	\$2,012,500	\$2,000,000	1%
Salinas	\$772,500	\$770,000	0%

# Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Chualar	\$0	\$1,300,000	-100%
Del Rey Oaks	\$0	\$1,005,000	-100%
San Ardo	\$0	\$236,000	-100%
Monterey	\$850,000	\$1,222,500	-30%
Gonzales	\$480,000	\$570,000	-16%
Spreckels	\$855,000	\$975,000	-12%
Pacific Grove	\$1,406,000	\$1,580,000	-11%
Greenfield	\$515,000	\$525,750	-2%
Seaside	\$787,500	\$790,000	0%

# Monterey County - Median Sale Price

CountyName ● Monterey



# Monterey County - Increased Median Price

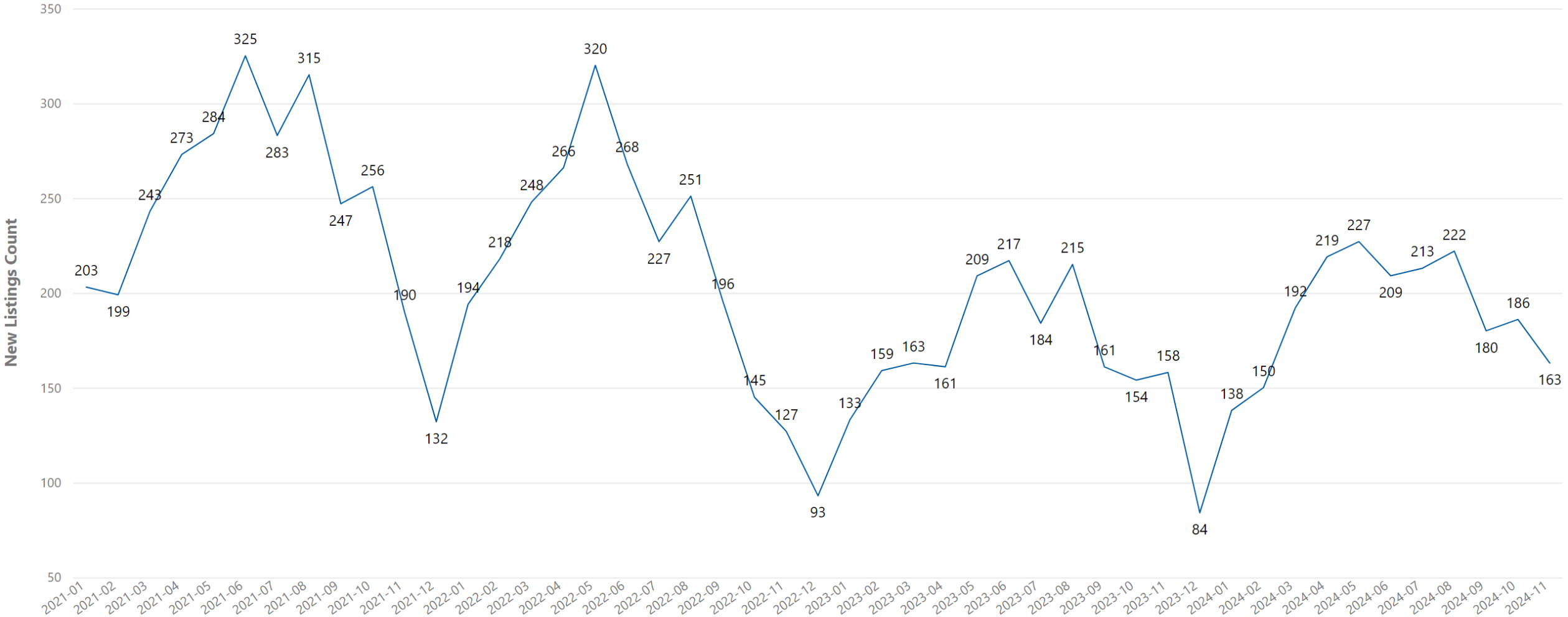
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Pebble Beach	\$3,750,000	\$0	N/A
Seaside	\$695,000	\$0	N/A
Salinas	\$420,000	\$405,000	4%

# Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Carmel Valley	\$0	\$625,000	-100%
Monterey	\$580,000	\$725,000	-20%
Marina	\$615,000	\$720,000	-15%
Carmel	\$1,240,000	\$1,297,000	-4%
Pacific Grove	\$2,000,000	\$2,012,000	-1%

# Monterey County - New Listings

CountyName ● Monterey



Data as of 12/6/2024

Aculist@2024

Residential Single Family: 2021-2024



# Monterey County - Increased New Listings

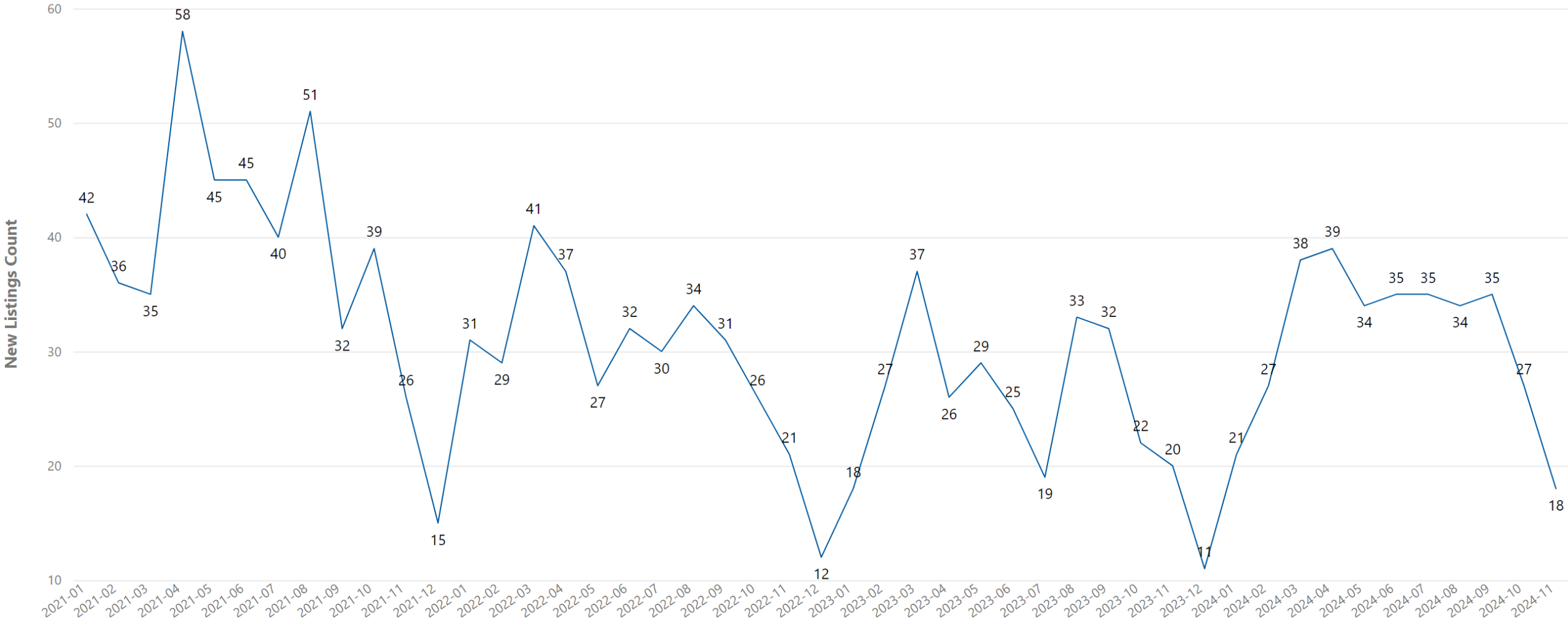
City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	1	0	N/A
Corral De Tierra	1	0	N/A
Prunedale	1	0	N/A
San Ardo	1	0	N/A
Pebble Beach	12	4	200%
Greenfield	10	4	150%
Soledad	5	3	67%
Pacific Grove	14	10	40%
Carmel	15	11	36%
Royal Oaks	4	3	33%
Carmel Valley	9	7	29%
Marina	11	9	22%
Monterey	10	9	11%
Castroville	3	3	0%

# Monterey County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Gonzales	1	4	-75%
Seaside	6	16	-63%
Big Sur	1	2	-50%
Moss Landing	1	2	-50%
Watsonville	1	2	-50%
King City	5	7	-29%
Salinas	51	58	-12%

# Monterey County - New Listings

CountyName ● Monterey



Data as of 12/6/2024

Aculist@2024

Residential Common Interest: 2021 - 2024

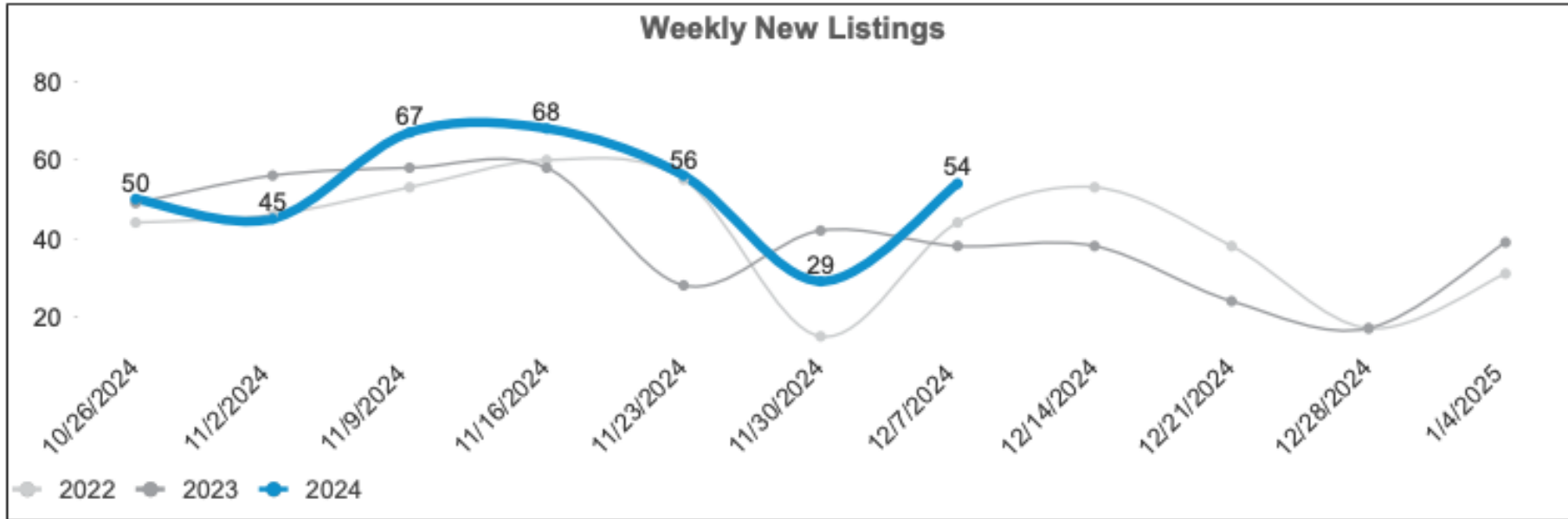
# Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
King City	1	0	N/A
Monterey	5	2	150%
Carmel	4	4	0%
Salinas	7	7	0%

# Monterey County - Decreased New Listings

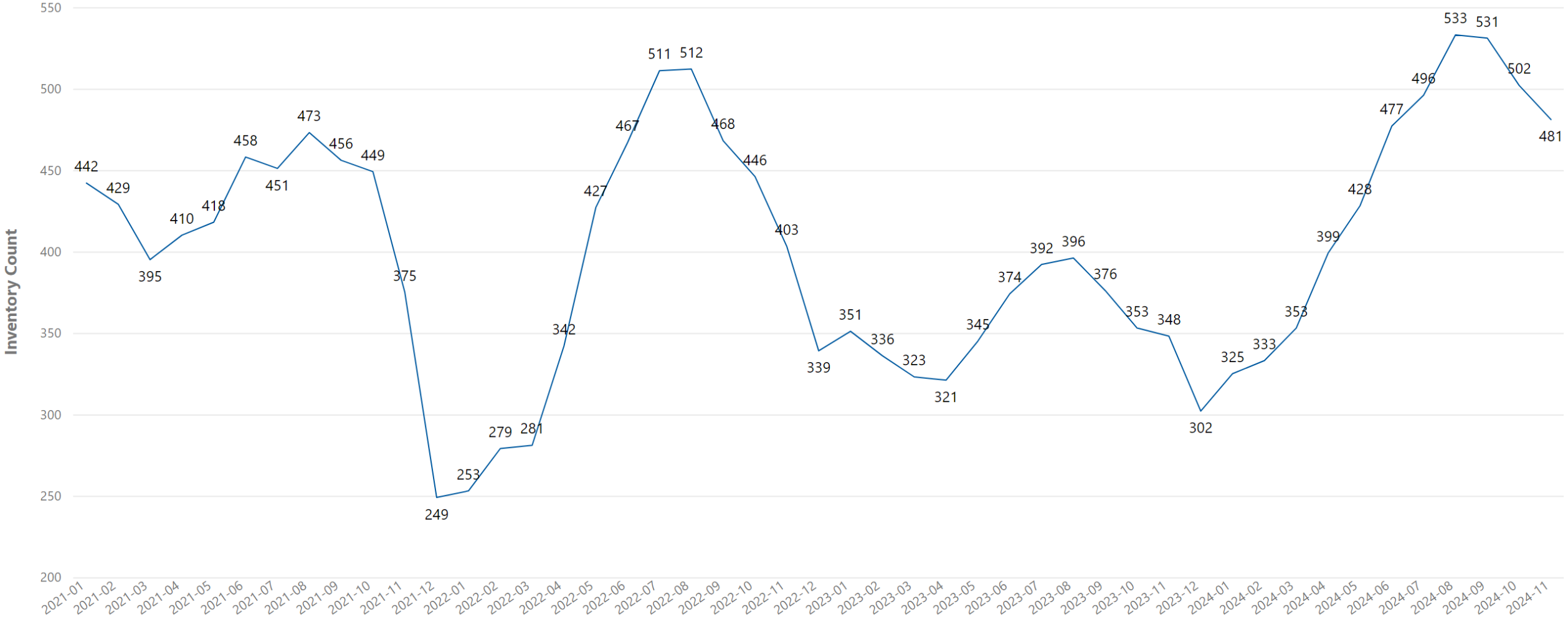
City	New Listings This Year	New Listings Last Year	% New Listings Change
Pebble Beach	1	2	-50%

# Monterey County – New Listings Week Ending 12/07/2024



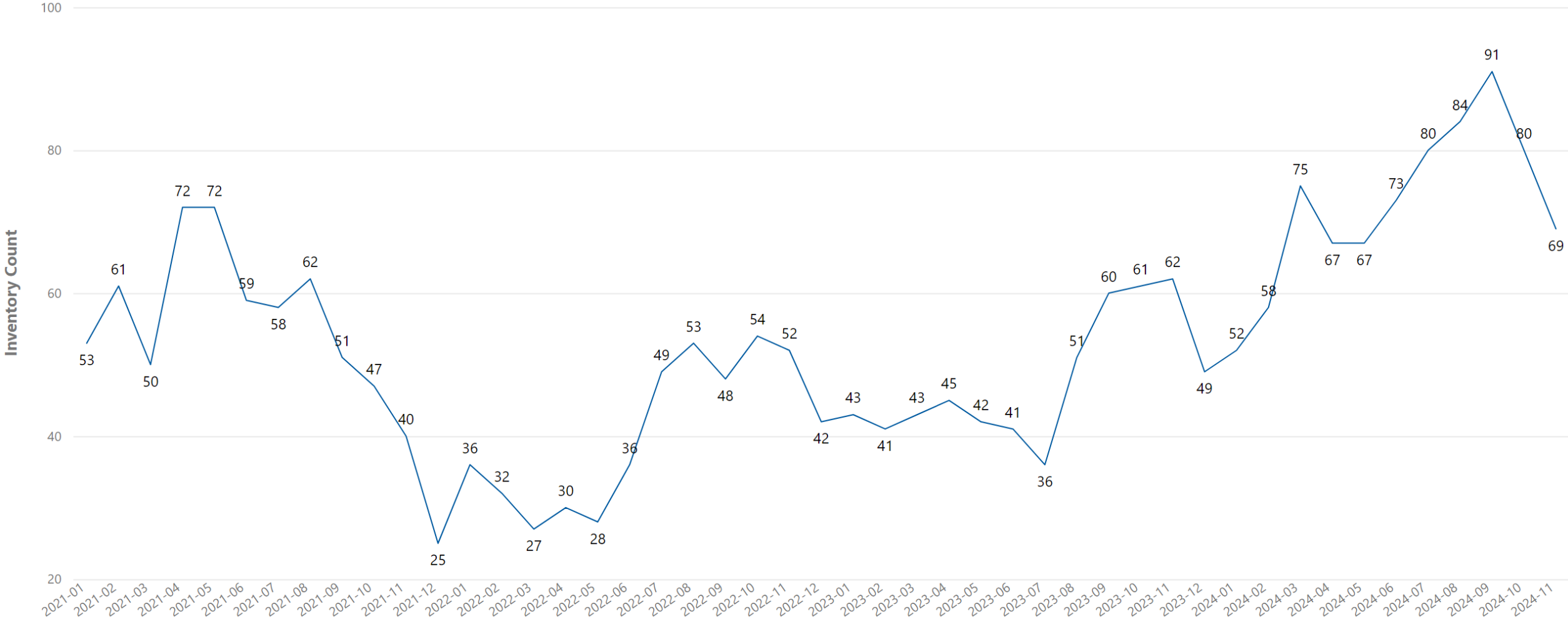
# Monterey County - Inventory

CountyName ● Monterey



# Monterey County - Inventory

CountyName ● Monterey



Data as of 12/6/2024

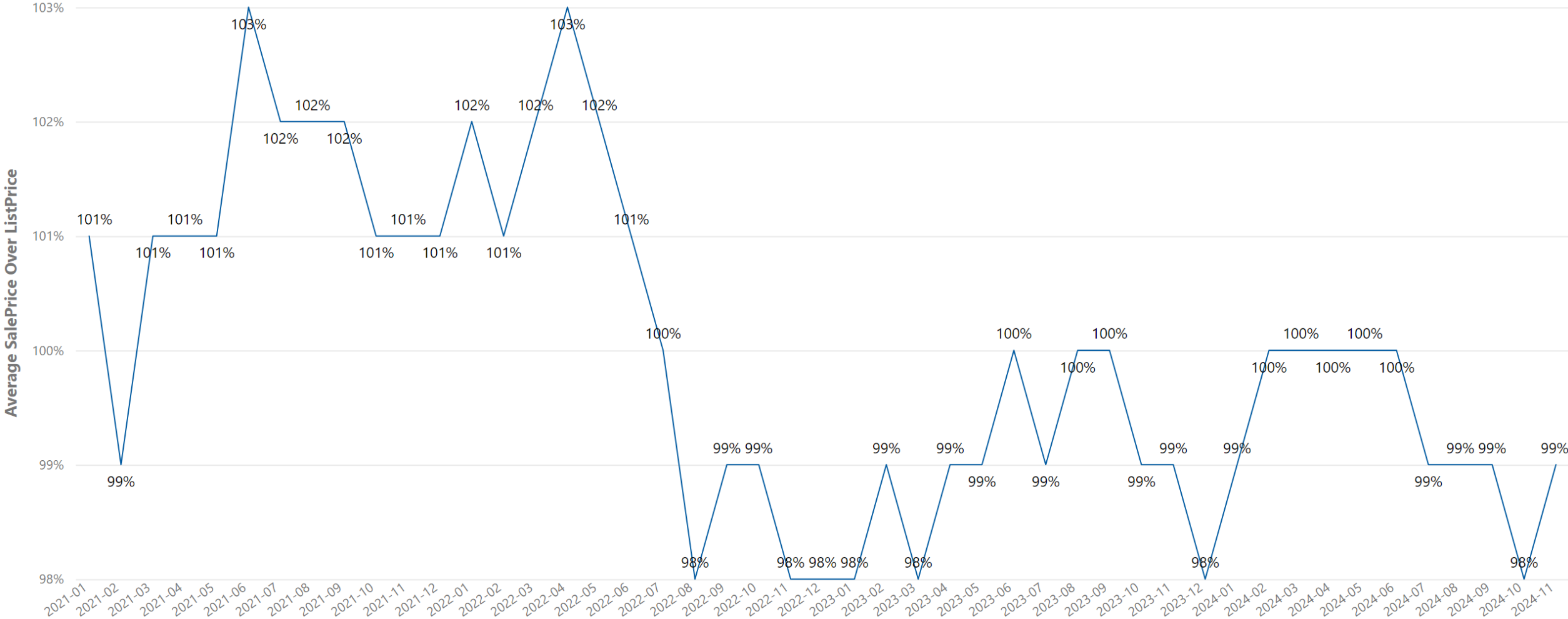
Aculist@2024

Residential Common Interest: 2021 - 2024



# Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 12/6/2024

Aculist@2024

Residential Single Family: 2021-2024

# Monterey County - Increased Sale To List Price

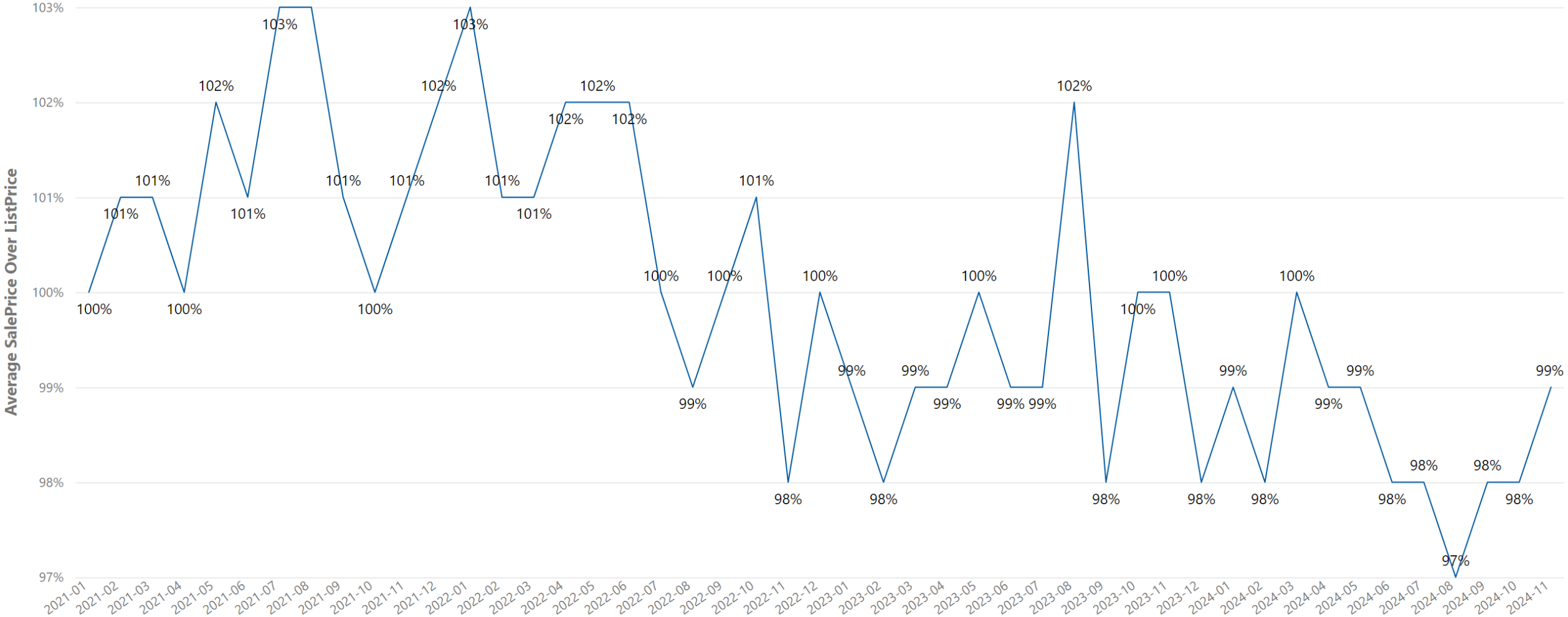
City	Sale Over List Price	Sale Over List Price Last year	% Sale Over List Price Change
Bradley	96%	0%	N/A
Castroville	100%	0%	N/A
East Garrison	99%	0%	N/A
Prunedale	103%	0%	N/A
Watsonville	103%	0%	N/A
Royal Oaks	108%	100%	8%
Aromas	100%	94%	6%
Soledad	107%	101%	6%
Gonzales	107%	102%	5%
Pebble Beach	98%	94%	4%
King City	101%	98%	3%
Seaside	100%	98%	2%
Carmel	96%	95%	1%
Salinas	99%	99%	0%

# Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Spreckels	95%	102%	-7%
Marina	98%	104%	-6%
Carmel Valley	91%	95%	-4%
Monterey	96%	99%	-3%
Greenfield	99%	102%	-3%
Pacific Grove	97%	99%	-2%

# Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 12/6/2024

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
Pebble Beach	94%	0%	N/A
Seaside	98%	0%	N/A
Marina	100%	96%	4%
Salinas	100%	97%	3%

# Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Carmel	98%	105%	-7%
Monterey	97%	98%	-1%
Pacific Grove	99%	100%	-1%

# Thank You

