

Monterey County Market Minute Update



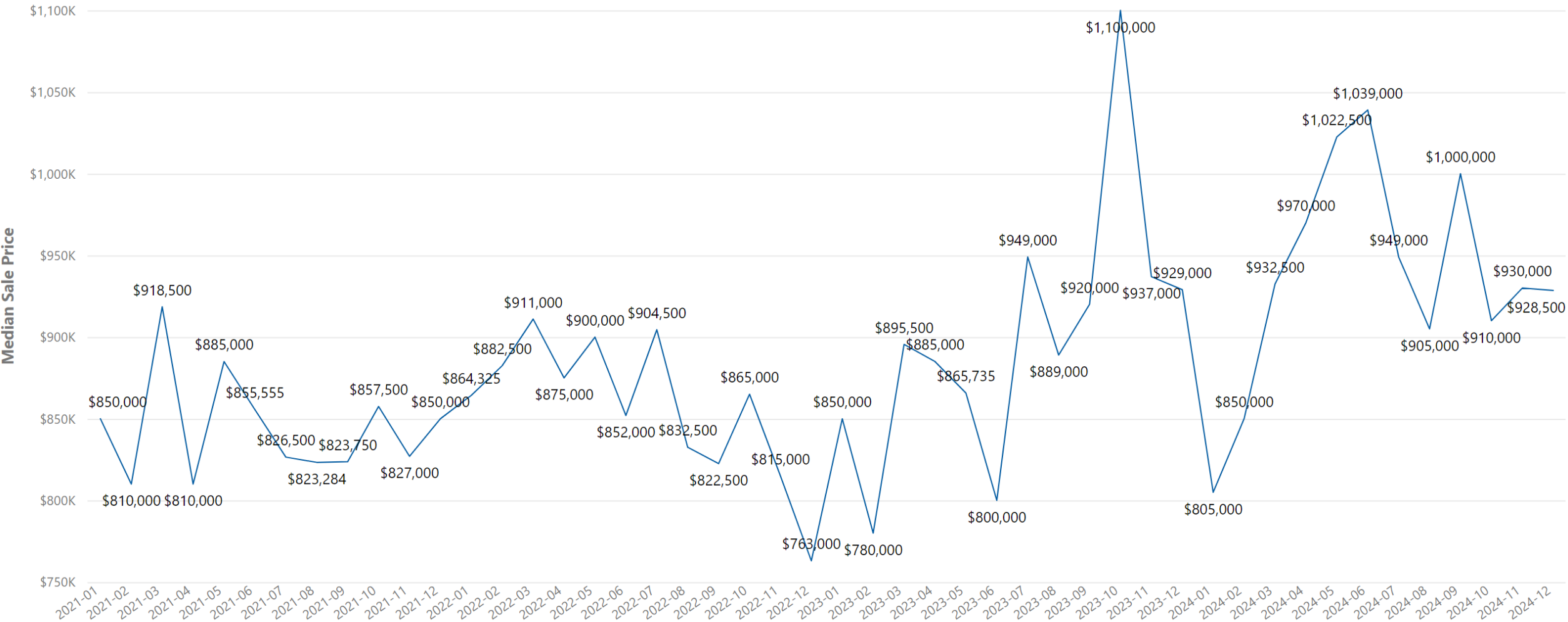
Statistics

January 2025

POWER ON
POWER OFF
EMAIL
INTERNET
WORLD
NO
SEARCH

Monterey County - Median Sale Price

CountyName ● Monterey



Monterey County - Increased Median Price

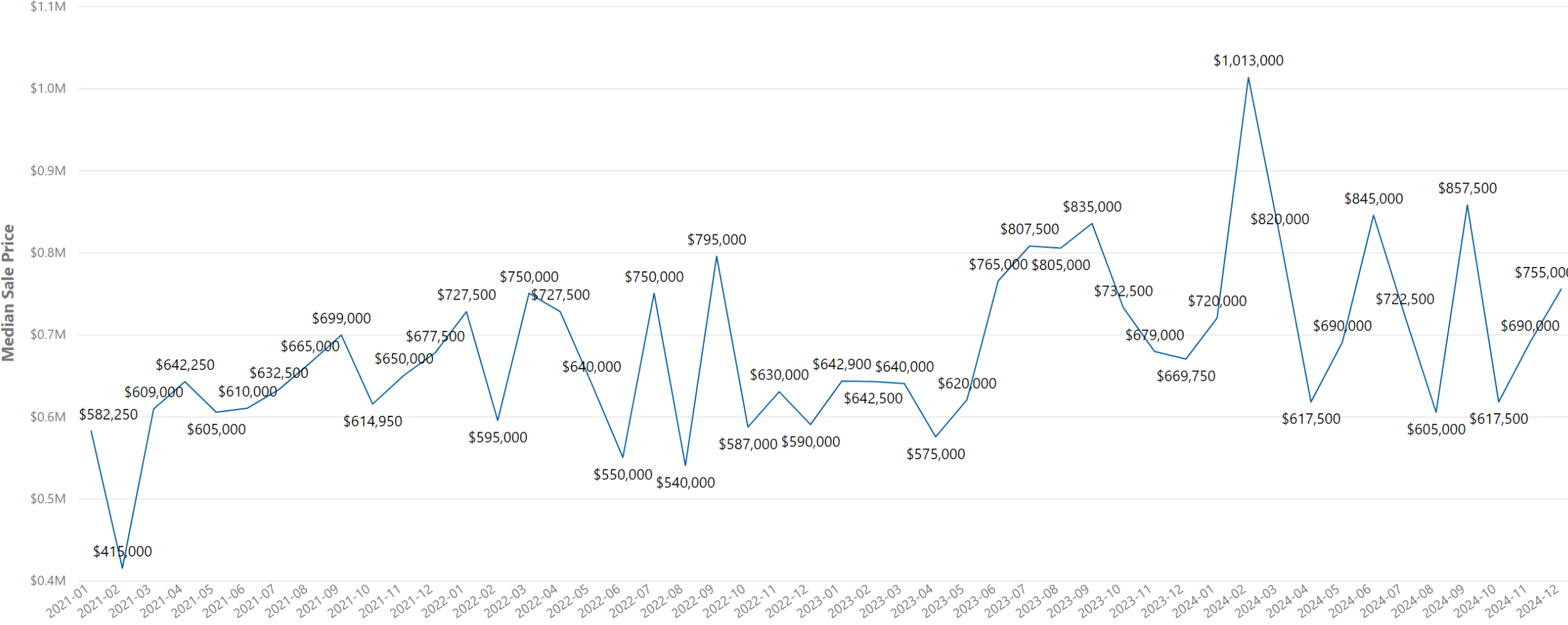
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Sand City	\$1,178,750	\$0	N/A
Watsonville	\$999,999	\$0	N/A
Royal Oaks	\$881,000	\$300,000	194%
Aromas	\$1,200,000	\$550,000	118%
Soledad	\$674,000	\$457,866	47%
Carmel	\$3,925,000	\$2,900,000	35%
Monterey	\$1,298,070	\$1,000,000	30%
Moss Landing	\$2,150,000	\$1,960,000	10%
Greenfield	\$547,000	\$500,000	9%
Salinas	\$799,500	\$760,000	5%
King City	\$660,000	\$649,900	2%
Pacific Grove	\$1,375,000	\$1,361,500	1%

Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Bradley	\$0	\$1,000,000	-100%
Castroville	\$0	\$675,000	-100%
Carmel Valley	\$1,962,500	\$3,200,000	-39%
Pebble Beach	\$2,175,000	\$3,137,500	-31%
East Garrison	\$824,500	\$967,500	-15%
Seaside	\$850,000	\$974,000	-13%
Gonzales	\$550,000	\$593,000	-7%
Marina	\$998,000	\$1,000,000	0%

Monterey County - Median Sale Price

CountyName ● Monterey



Monterey County - Increased Median Price

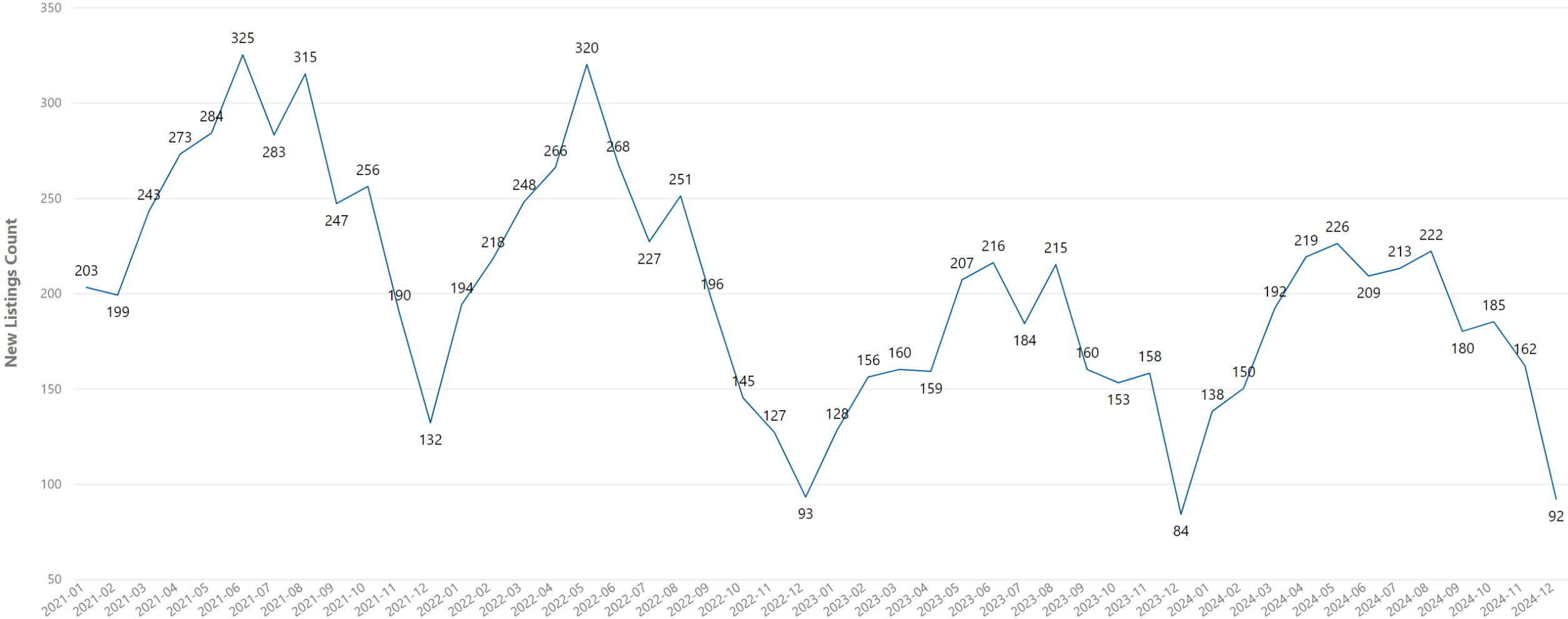
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Carmel Valley	\$1,215,000	\$0	N/A
Del Rey Oaks	\$720,000	\$0	N/A
Pacific Grove	\$2,195,000	\$0	N/A
Pebble Beach	\$1,271,000	\$0	N/A
Seaside	\$670,500	\$0	N/A
Monterey	\$987,500	\$475,000	108%
King City	\$340,000	\$265,000	28%
Carmel	\$1,325,000	\$1,167,500	13%

Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Salinas	\$372,500	\$513,750	-27%

Monterey County - New Listings

CountyName ● Monterey



Data as of 1/6/2025

Aculist@2025

Residential Single Family: 2021-2024

Monterey County - Increased New Listings

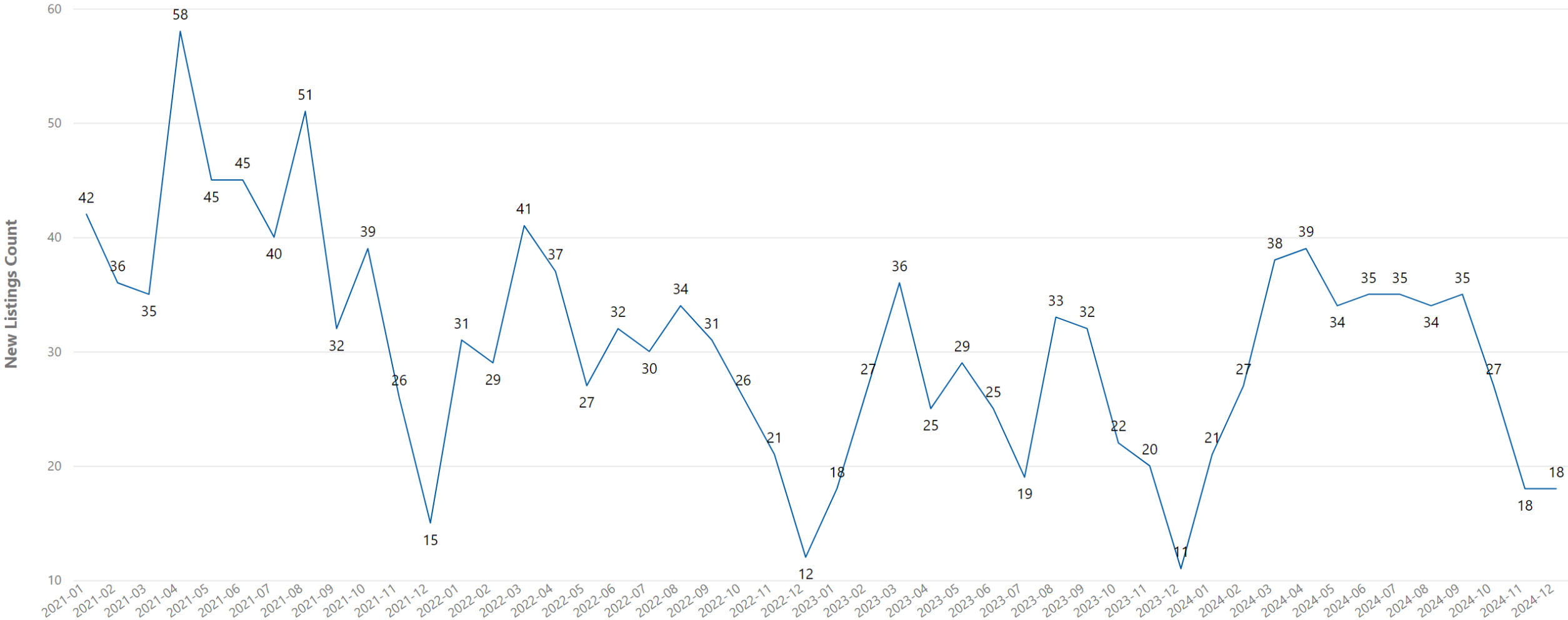
City	New Listings This Year	New Listings Last Year	% New Listings Change
Chualar	1	0	N/A
Corral De Tierra	1	0	N/A
Aromas	2	0	N/A
Pacific Grove	4	1	300%
Soledad	3	1	200%
Greenfield	7	4	75%
Salinas	35	23	52%
Seaside	6	4	50%
Carmel	11	8	38%
Castroville	4	3	33%
Marina	7	6	17%
Gonzales	1	1	0%

Monterey County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Carmel Valley	1	5	-80%
East Garrison	1	4	-75%
Monterey	3	7	-57%
Pebble Beach	3	6	-50%
Royal Oaks	2	3	-33%

Monterey County - New Listings

CountyName ● Monterey



Data as of 1/6/2025

Aculist@2025

Residential Common Interest: 2021 - 2024

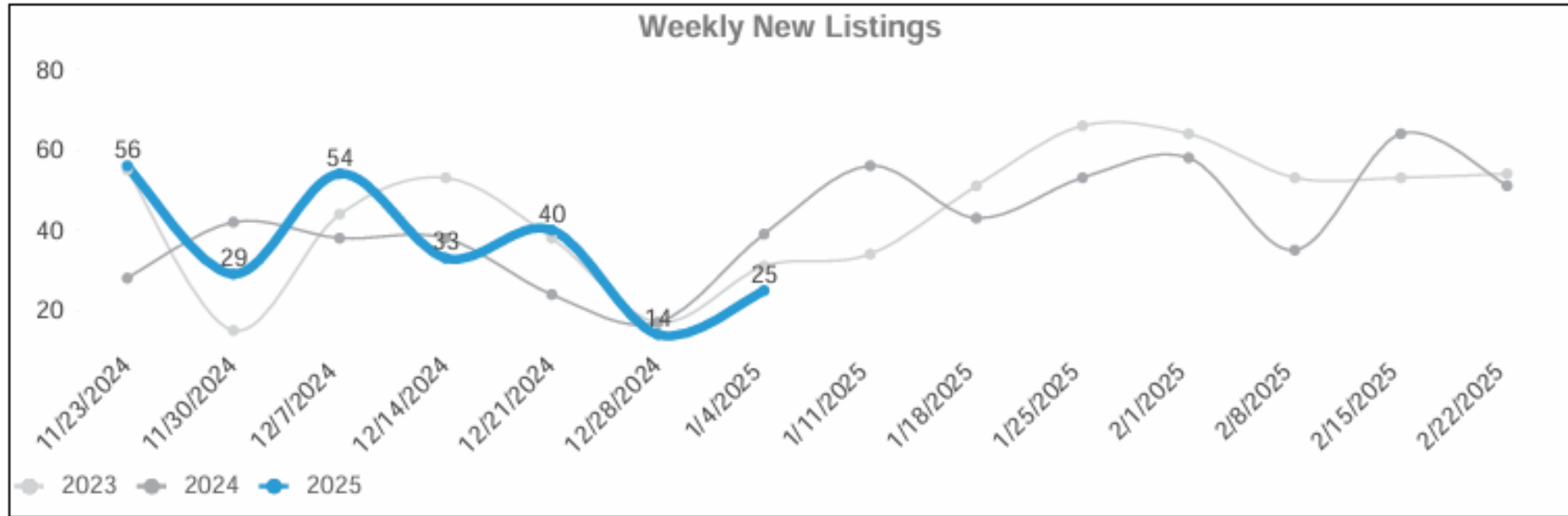
Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Pebble Beach	3	0	N/A
Carmel	3	1	200%
Monterey	6	2	200%
Salinas	4	3	33%
Seaside	1	1	0%

Monterey County - Decreased New Listings

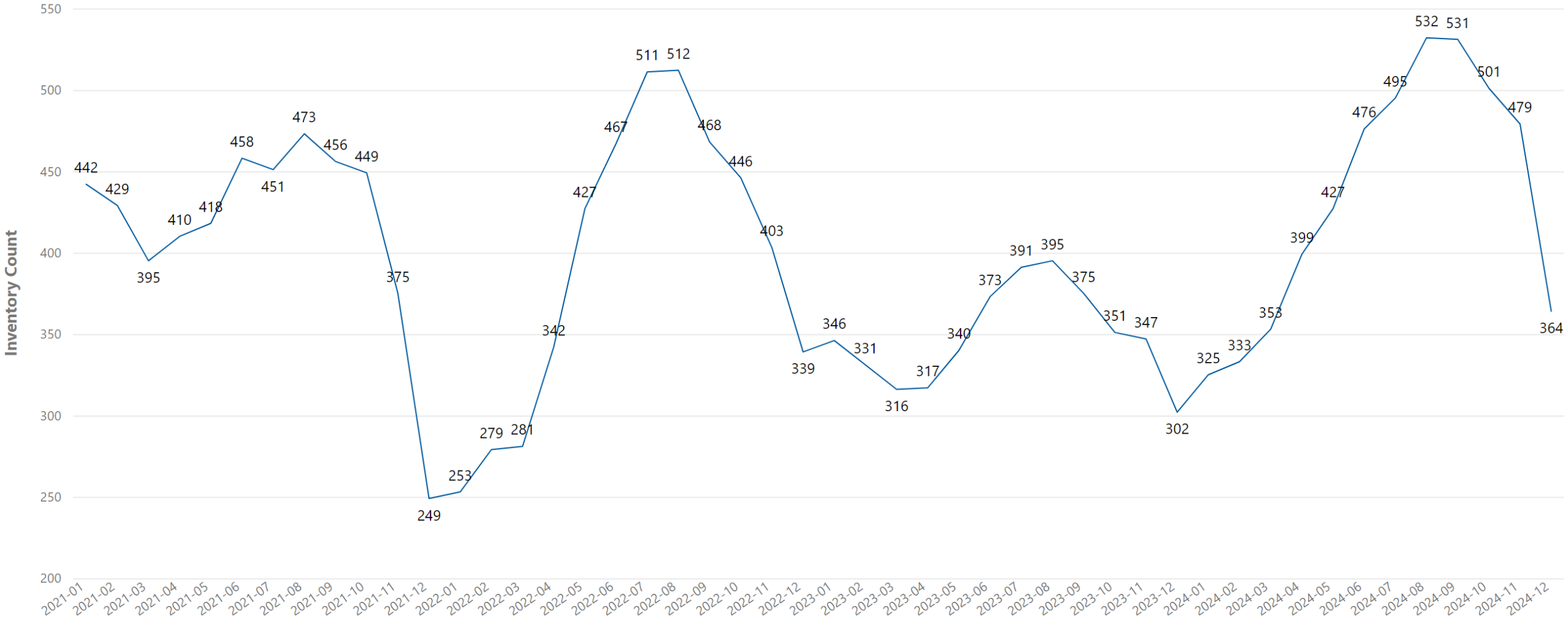
City	New Listings This Year	New Listings Last Year	% New Listings Change
Pacific Grove	1	3	-67%

Monterey County – New Listings Week Ending 1/4/2025



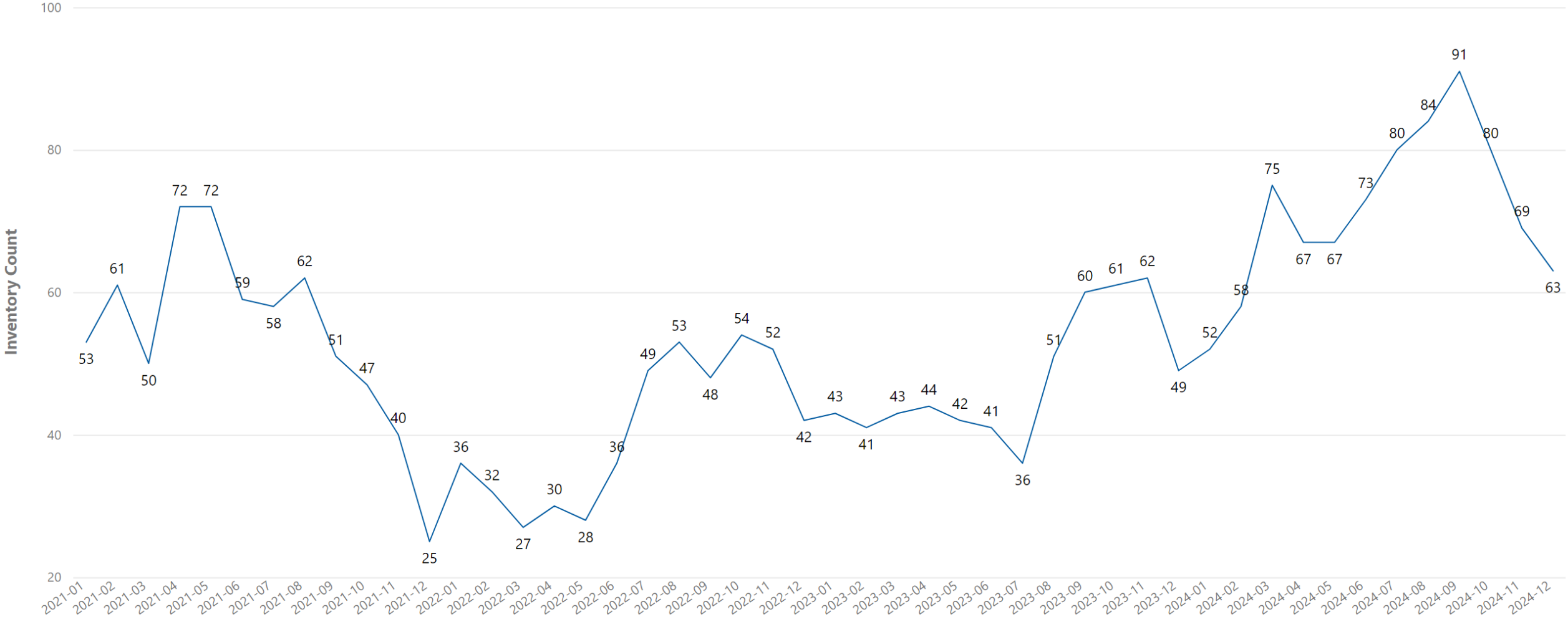
Monterey County - Inventory

CountyName ● Monterey



Monterey County - Inventory

CountyName ● Monterey



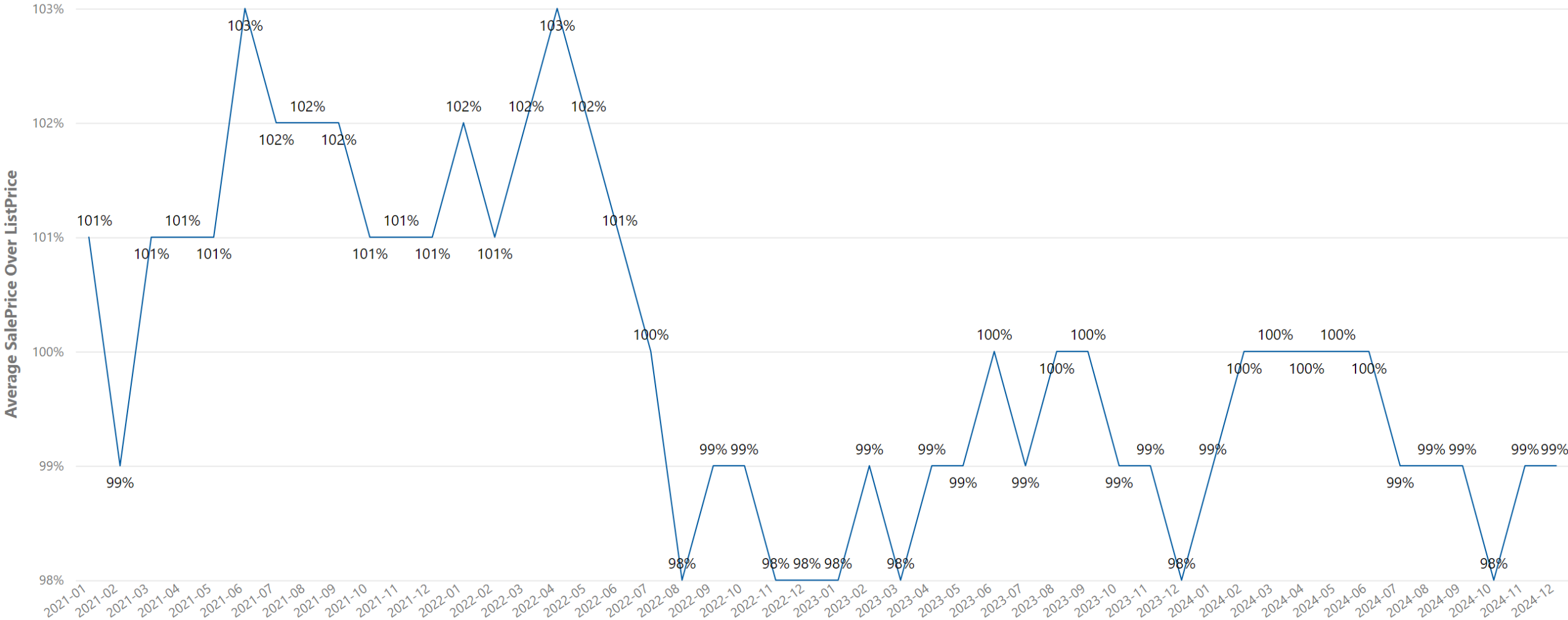
Data as of 1/6/2025

Aculist@2025

Residential Common Interest: 2021-2024

Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 1/6/2025

Aculist@2025

Residential Single Family: 2021-2024

Monterey County - Increased Sale To List Price

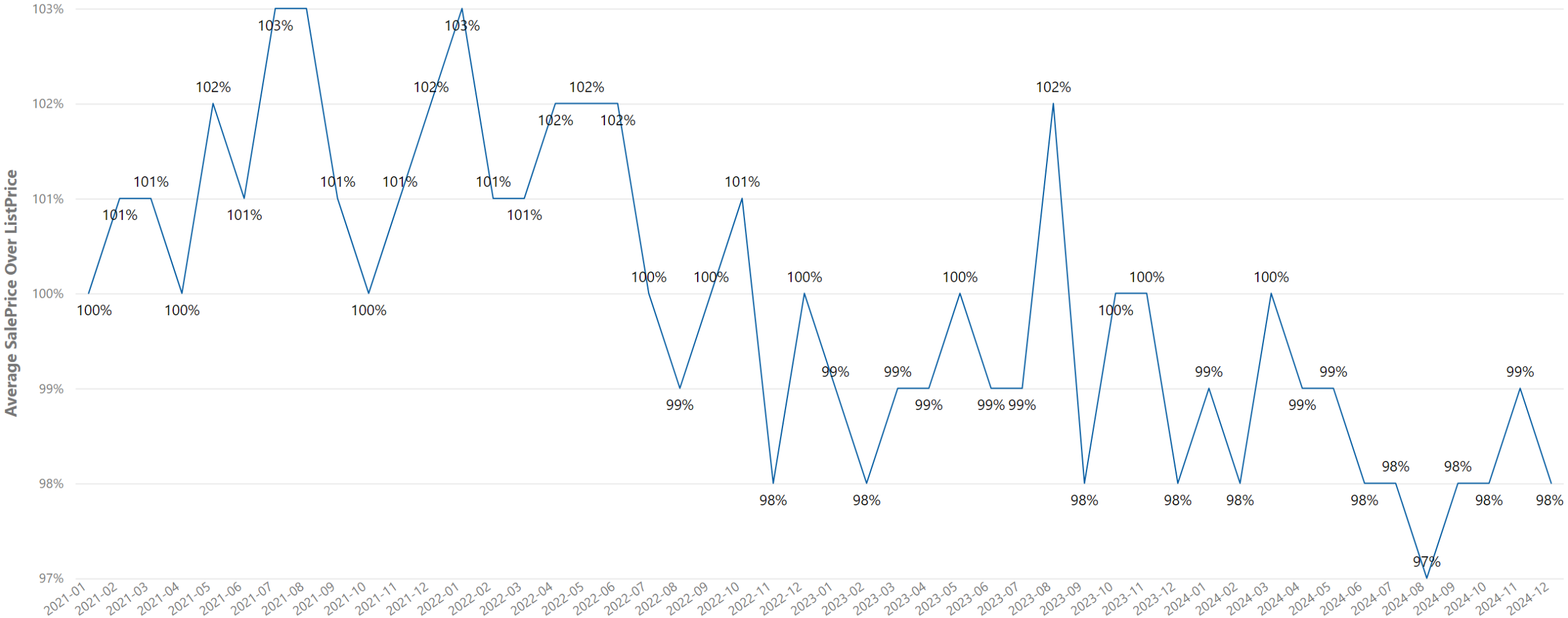
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Sand City	96%	0%	N/A
Watsonville	100%	0%	N/A
Royal Oaks	99%	77%	29%
Aromas	100%	92%	9%
Pebble Beach	99%	92%	8%
Pacific Grove	105%	98%	7%
Carmel	96%	92%	4%
Moss Landing	98%	94%	4%
East Garrison	99%	96%	3%
Greenfield	105%	102%	3%
King City	96%	95%	1%
Seaside	100%	99%	1%
Carmel Valley	98%	98%	0%
Gonzales	101%	101%	0%
Monterey	96%	96%	0%

Monterey County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Marina	99%	107%	-7%
Soledad	101%	107%	-6%
Salinas	98%	100%	-2%

Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 1/6/2025

Aculist@2025

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	94%	0%	N/A
Del Rey Oaks	100%	0%	N/A
Pacific Grove	92%	0%	N/A
Pebble Beach	99%	0%	N/A
Seaside	98%	0%	N/A
King City	101%	95%	6%
Salinas	100%	98%	2%
Carmel	100%	99%	1%

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%	100%	-4%

Thank You

