

# MONTEREY COUNTY 2016

## RESIDENTIAL - SINGLE FAMILY



City	Sold	New	Med Sale Price	Med DOM	SP/LP	Mo. To Sell
Aromas	18	<b>34</b>	<b>\$577,500</b>	43	99%	4.3
Big Sur	6	<b>17</b>	<b>\$1,842,500</b>	159	84%	15
Bradley	18	<b>22</b>	<b>\$370,000</b>	71	94%	6
Carmel	249	<b>392</b>	<b>\$1,392,500</b>	48	95%	6.8
Carmel by the Sea	26	<b>28</b>	<b>\$1,789,500</b>	73	95%	3.6
Carmel Highlands	7	<b>21</b>	<b>\$1,825,000</b>	105	93%	36
Carmel Valley	98	<b>162</b>	<b>\$1,090,000</b>	56	97%	6.7
Castroville	40	<b>47</b>	<b>\$405,000</b>	26	102%	2.2
Del Rey Oaks	14	<b>17</b>	<b>\$550,000</b>	31	97%	1
Gonzales	34	<b>34</b>	<b>\$363,500</b>	10	100%	0.5
Greenfield	92	<b>109</b>	<b>\$289,450</b>	26	99%	2.3
King City	90	<b>101</b>	<b>\$276,500</b>	38	98%	2.1
Lockwood	2	<b>1</b>	<b>\$325,000</b>	284	89%	-
Marina	122	<b>147</b>	<b>\$497,000</b>	21	99%	1.9
Monterey	195	<b>260</b>	<b>\$775,000</b>	24	97%	4.1
Moss Landing	4	<b>9</b>	<b>\$830,000</b>	21	94%	12
Pacific Grove	148	<b>193</b>	<b>\$832,000</b>	29	98%	3.9
Pebble Beach	116	<b>176</b>	<b>\$1,537,500</b>	73	94%	7.7
Prunedale	26	<b>27</b>	<b>\$553,250</b>	44	99%	0.8
Salinas	1022	<b>1245</b>	<b>\$444,500</b>	21	99%	2.3
Seaside	181	<b>225</b>	<b>\$441,200</b>	21	98%	1.7
Soledad	77	<b>96</b>	<b>\$338,920</b>	34	99%	1.9
Spreckels	9	<b>10</b>	<b>\$561,000</b>	39	96%	1

AROMAS	2016	2015	%Change
Closed Sales	18	21	-14.24%
Median Sales Price	\$578K	\$516K	+11.92%
Median Days on Market	43	25	+72.04%
New Listings	34	27	+25.96%
Avg % List Price Rec'd	99%	98%	+1%
Avg \$ per SqFt	\$308	\$300	+2.68%

Big Sur	2016	2015	%Change
Closed Sales	6	5	+19.96%
Median Sales Price	\$1.84M	\$1.40M	+31.6%
Median Days on Market	159	146	+8.92%
New Listings	17	13	+30.76%
Avg % List Price Rec'd	84%	86%	-2.36%
Avg \$ per SqFt	\$955	\$745	+28.24%

Bradley	2016	2015	%Change
Closed Sales	18	11	+63.64%
Median Sales Price	\$370K	\$344K	+7.6%
Median Days on Market	71	120	-40.88%
New Listings	22	19	+15.76%
Avg % List Price Rec'd	94%	91%	+3.28%
Avg \$ per SqFt	\$220	\$208	+5.8%

Carmel	2016	2015	%Change
Closed Sales	249	251	-0.8%
Median Sales Price	\$1.39M	\$1.35M	+3.16%
Median Days on Market	48	66	-27.32%
New Listings	392	378	+3.76%
Avg % List Price Rec'd	95%	95%	-0.04%
Avg \$ per SqFt	\$811	\$753	+7.72%

Carmel by the Sea	2016	2015	%Change
Closed Sales	26	41	-36.56%
Median Sales Price	\$1.79M	\$1.50M	+19.36%
Median Days on Market	73	73	-0.04%
New Listings	28	39	-28.16%
Avg % List Price Rec'd	95%	95%	-0.04%
Avg \$ per SqFt	\$1359	\$1017	+33.64%

Carmel Highlands	2016	2015	%Change
Closed Sales	7	16	-56.24%
Median Sales Price	\$1.83M	\$2.52M	-27.68%
Median Days on Market	105	177	-40.64%
New Listings	21	18	+16.72%
Avg % List Price Rec'd	93%	92%	+1.12%
Avg \$ per SqFt	\$583	\$1011	-42.32%

Carmel Valley	2016	2015	%Change
Closed Sales	98	82	+19.48%
Median Sales Price	\$1.09M	\$823K	+32.56%
Median Days on Market	56	49	+14.32%
New Listings	162	130	+24.64%
Avg % List Price Rec'd	97%	95%	+2.08%
Avg \$ per SqFt	\$491	\$450	+9.16%

Castroville	2016	2015	%Change
Closed Sales	40	20	+100%
Median Sales Price	\$405K	\$375K	+8.08%
Median Days on Market	26	16	+62.56%
New Listings	47	29	+62.08%
Avg % List Price Rec'd	102%	98%	+4.12%
Avg \$ per SqFt	\$276	\$160	+72.52%

Del Rey Oaks	2016	2015	%Change
Closed Sales	14	15	-6.68%
Median Sales Price	\$550K	\$525K	+4.72%
Median Days on Market	31	21	+47.56%
New Listings	17	16	+6.28%
Avg % List Price Rec'd	97%	98%	-1.04%
Avg \$ per SqFt	\$389	\$354	+9.88%

Gonzales	2016	2015	%Change
Closed Sales	34	36	-5.6%
Median Sales Price	\$364K	\$333K	+9.28%
Median Days on Market	10	16	-37.52%
New Listings	34	44	-22.76%
Avg % List Price Rec'd	100%	98%	+2.08%
Avg \$ per SqFt	\$221	\$193	+14.56%

Greenfield	2016	2015	%Change
Closed Sales	92	60	+53.32%
Median Sales Price	\$289K	\$274K	+5.68%
Median Days on Market	26	21	+23.8%
New Listings	109	94	+16%
Avg % List Price Rec'd	99%	100%	-1.04%
Avg \$ per SqFt	\$175	\$150	+16.72%

King City	2016	2015	%Change
Closed Sales	90	93	-3.2%
Median Sales Price	\$277K	\$263K	+5.32%
Median Days on Market	38	30	+26.68%
New Listings	101	114	-11.36%
Avg % List Price Rec'd	98%	98%	-0.04%
Avg \$ per SqFt	\$170	\$167	+1.84%

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Lockwood	2016	2015	%Change
Closed Sales	2	0	+%
Median Sales Price	\$325K	\$	-%
Median Days on Market	284	-	-%
New Listings	1	3	-66.68%
Avg % List Price Rec'd	89%	%	-%
Avg \$ per SqFt	\$191	\$	-%

Marina	2016	2015	%Change
Closed Sales	122	120	+1.72%
Median Sales Price	\$497K	\$450K	+10.48%
Median Days on Market	21	20	+4.96%
New Listings	147	129	+13.96%
Avg % List Price Rec'd	99%	99%	-0.04%
Avg \$ per SqFt	\$314	\$286	+9.76%

Monterey	2016	2015	%Change
Closed Sales	195	227	-14.12%
Median Sales Price	\$775K	\$685K	+13.12%
Median Days on Market	24	35	-31.4%
New Listings	260	290	-10.4%
Avg % List Price Rec'd	97%	97%	-0.04%
Avg \$ per SqFt	\$447	\$415	+7.72%

<b>Moss Landing</b>	<b>2016</b>	<b>2015</b>	<b>%Change</b>
Closed Sales	4	1	+300.04%
Median Sales Price	\$830K	\$453K	+83.44%
Median Days on Market	21	8	+162.52%
New Listings	9	5	+79.96%
Avg % List Price Rec'd	94%	100%	-5.96%
Avg \$ per SqFt	\$590	\$405	+45.64%

<b>Pacific Grove</b>	<b>2016</b>	<b>2015</b>	<b>%Change</b>
Closed Sales	148	165	-10.28%
Median Sales Price	\$832K	\$799K	+4.12%
Median Days on Market	29	23	+26.08%
New Listings	193	203	-4.88%
Avg % List Price Rec'd	98%	98%	-0.04%
Avg \$ per SqFt	\$597	\$595	+0.28%

<b>Pebble Beach</b>	<b>2016</b>	<b>2015</b>	<b>%Change</b>
Closed Sales	116	117	-0.8%
Median Sales Price	\$1.54M	\$1.43M	+7.12%
Median Days on Market	73	74	-1.4%
New Listings	176	180	-2.24%
Avg % List Price Rec'd	94%	95%	-1.04%
Avg \$ per SqFt	\$833	\$713	+16.84%

Prunedale	2016	2015	%Change
Closed Sales	26	35	-25.76%
Median Sales Price	\$553K	\$507K	+9.16%
Median Days on Market	44	47	-6.44%
New Listings	27	33	-18.2%
Avg % List Price Rec'd	99%	100%	-1.04%
Avg \$ per SqFt	\$309	\$252	+22.6%

Salinas	2016	2015	%Change
Closed Sales	1022	984	+3.88%
Median Sales Price	\$445K	\$408K	+8.92%
Median Days on Market	21	23	-8.72%
New Listings	1245	1227	+1.48%
Avg % List Price Rec'd	99%	99%	-0.04%
Avg \$ per SqFt	\$273	\$254	+7.48%

Seaside	2016	2015	%Change
Closed Sales	181	179	+1.12%
Median Sales Price	\$441K	\$400K	+10.24%
Median Days on Market	21	21	-0.04%
New Listings	225	197	+14.2%
Avg % List Price Rec'd	98%	99%	-1.04%
Avg \$ per SqFt	\$355	\$324	+9.52%



Soledad	2016	2015	%Change
Closed Sales	77	93	-17.24%
Median Sales Price	\$339K	\$310K	+9.28%
Median Days on Market	34	30	+13.36%
New Listings	96	134	-28.4%
Avg % List Price Rec'd	99%	100%	-1.04%
Avg \$ per SqFt	\$196	\$178	+10.12%

Spreckels	2016	2015	%Change
Closed Sales	9	16	-43.76%
Median Sales Price	\$561K	\$568K	-1.16%
Median Days on Market	39	69	-43.52%
New Listings	10	21	-52.4%
Avg % List Price Rec'd	96%	97%	-1.04%
Avg \$ per SqFt	\$294	\$271	+8.44%