Monterey County Market Overview

August 2018 - Single Family Residential





\$599K

Median Sale Price



225

Closed Sales



356

Homes Listed



22

Median DOM

AROMAS 1 5 11 \$660,000 \$660,000 5 100% 4.7 Big Sur 0 1 10		, and the second and the second			<u> </u>		and the second s		
Big Sur 0 1 10	City	Sold	New	Inventory	Med Sale Price	Avg Sale Price	Med DOM	SP/LP	Mo. To Sell
Bradley 1 0 2 \$675,000 \$675,000 113 97% 6 Carmel 20 48 146 \$1,522,500 \$2,022,325 15 95% 6.5 Carmel Highlands 0 2 6 - · · · Carmel Highlands 9 18 74 \$907,200 \$1,057,188 99 98% 8.2 Castroville 3 4 9 \$599,000 \$615,000 16 101% 4.5 Chualar 0 0 4 - · · Chualar 0 0 4 · · · · · · · · · · · Chualar 0 0 4 · · · · · · · · · · Chualar 0 0 4 · · · · · · · · · · Del Rey Oaks 1 4 4 \$699,000 \$699,000 0 100% 1.7 Genzales 4 1 2 \$435,000 \$418,062 32 100% 0.9 Greenfield 7 9 15 \$318,000 \$325,714 27 98% 2.6 King City 5 9 16 \$320,000 \$340,200 14 98% 3 Lockwood 0 0 1 · · · · · · · · · · · Marina 13 17 54 \$635,000 \$611,854 53 100% 3.4 Monterey 20 30 92 \$923,500 \$1,164,901 34 98% 4.8 Moss Landing 0 1 1 1 · · · · · · · · · · · Pacific Grove 11 16 43 \$850,000 \$979,454 35 97% 3.4 Pebble Beach 10 22 82 \$1,955,000 \$2,058,000 58 99% 6.6 Prunedale 3 7 9 \$739,000 \$746,333 60 99% 5.4 Salinas 87 133 231 \$490,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 1 · · · · · · · · · · · · · · · Sand City 0 0 2 · · · · · · · · · · · · · · · · ·	AROMAS	1	5	11	\$650,000	\$650,000	5	100%	4.7
Carmel Highlands	Big Sur	0	1	10	-	-	-	-	-
Carmel Highlands 0 2 6 -	Bradley	1	0	2	\$675,000	\$675,000	113	97%	6
Carmel Valley 9 18 74 \$907,200 \$1,057,188 99 98% 8.2 Castroville 3 4 9 \$599,000 \$615,000 16 101% 4.5 Chualar 0 0 4 Del Rey Oaks 1 4 4 \$699,000 \$699,000 0 100% 1.7 Gonzales 4 1 2 \$435,000 \$418,062 32 100% 0.9 Greenfield 7 9 15 \$318,000 \$325,714 27 98% 2.6 King City 5 9 16 \$320,000 \$340,200 14 98% 3 Lockwood 0 0 1 Marina 13 17 54 \$635,000 \$611,854 53 100% 3.4 Monterey 20 30 92 \$923,500 \$1,164,901 34 98% 4.8 Moss Landing 0 1 1 Pacific Grove 11 16 43 \$850,000 \$979,454 35 97% 3.4 Pebble Beach 10 22 82 \$1,955,000 \$2,058,000 58 99% 6.6 Prunedale 3 7 9 \$739,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 Sand City 0 0 2 Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Carmel	20	48	146	\$1,522,500	\$2,022,325	15	95%	6.5
Castroville 3 4 9 \$599,000 \$615,000 16 101% 4.5 Chualar 0 0 4 -	Carmel Highlands	0	2	6	-	-	-	-	-
Chualar 0 0 4 - </td <td>Carmel Valley</td> <td>9</td> <td>18</td> <td>74</td> <td>\$907,200</td> <td>\$1,057,188</td> <td>99</td> <td>98%</td> <td>8.2</td>	Carmel Valley	9	18	74	\$907,200	\$1,057,188	99	98%	8.2
Del Rey Oaks 1 4 4 \$699,000 \$699,000 0 100% 1.7 Gonzales 4 1 2 \$435,000 \$418,062 32 100% 0.9 Greenfield 7 9 15 \$318,000 \$325,714 27 98% 2.6 King City 5 9 16 \$320,000 \$340,200 14 98% 3 Lockwood 0 0 1 - <td>Castroville</td> <td>3</td> <td>4</td> <td>9</td> <td>\$599,000</td> <td>\$615,000</td> <td>16</td> <td>101%</td> <td>4.5</td>	Castroville	3	4	9	\$599,000	\$615,000	16	101%	4.5
Gonzales 4 1 2 \$435,000 \$418,062 32 100% 0.9 Greenfield 7 9 15 \$318,000 \$325,714 27 98% 2.6 King City 5 9 16 \$320,000 \$340,200 14 98% 3 Lockwood 0 0 1 Marina 13 17 54 \$635,000 \$611,854 53 100% 3.4 Monterey 20 30 92 \$923,500 \$1,164,901 34 98% 4.8 Moss Landing 0 1 1 Pacific Grove 11 16 43 \$850,000 \$979,454 35 97% 3.4 Pebble Beach 10 22 82 \$1,955,000 \$2,058,000 58 99% 6.6 Prunedale 3 7 9 \$739,000 \$746,333 60 99% 5.4 Salinas 87 133 231 \$490,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 Sand City 0 0 2 Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Chualar	0	0	4	-	-	-	-	-
Greenfield 7 9 15 \$318,000 \$325,714 27 98% 2.6 King City 5 9 16 \$320,000 \$340,200 14 98% 3 Lockwood 0 0 1 Marina 13 17 54 \$635,000 \$611,854 53 100% 3.4 Monterey 20 30 92 \$923,500 \$1,164,901 34 98% 4.8 Moss Landing 0 1 1 Pacific Grove 11 16 43 \$850,000 \$979,454 35 97% 3.4 Pebble Beach 10 22 82 \$1,955,000 \$2,058,000 58 99% 6.6 Prunedale 3 7 9 \$739,000 \$746,333 60 99% 5.4 Salinas 87 133 231 \$490,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 Sand City 0 0 2 Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Del Rey Oaks	1	4	4	\$699,000	\$699,000	0	100%	1.7
King City 5 9 16 \$320,000 \$340,200 14 98% 3 Lockwood 0 0 1 -	Gonzales	4	1	2	\$435,000	\$418,062	32	100%	0.9
Lockwood 0 0 1 -<	Greenfield	7	9	15	\$318,000	\$325,714	27	98%	2.6
Marina 13 17 54 \$635,000 \$611,854 53 100% 3.4 Monterey 20 30 92 \$923,500 \$1,164,901 34 98% 4.8 Moss Landing 0 1 1 -	King City	5	9	16	\$320,000	\$340,200	14	98%	3
Monterey 20 30 92 \$923,500 \$1,164,901 34 98% 4.8 Moss Landing 0 1 1 - <td>Lockwood</td> <td>0</td> <td>0</td> <td>1</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td>	Lockwood	0	0	1	-	-	-	-	-
Moss Landing 0 1 1	Marina	13	17	54	\$635,000	\$611,854	53	100%	3.4
Pacific Grove 11 16 43 \$850,000 \$979,454 35 97% 3.4 Pebble Beach 10 22 82 \$1,955,000 \$2,058,000 58 99% 6.6 Prunedale 3 7 9 \$739,000 \$746,333 60 99% 5.4 Salinas 87 133 231 \$490,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 Sand City 0 0 2 Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Monterey	20	30	92	\$923,500	\$1,164,901	34	98%	4.8
Pebble Beach 10 22 82 \$1,955,000 \$2,058,000 58 99% 6.6 Prunedale 3 7 9 \$739,000 \$746,333 60 99% 5.4 Salinas 87 133 231 \$490,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 - - - - - - Sand City 0 0 2 - - - - - - Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Moss Landing	0	1	1	-	-	-	-	-
Prunedale 3 7 9 \$739,000 \$746,333 60 99% 5.4 Salinas 87 133 231 \$490,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 - - - - - - Sand City 0 0 2 - - - - - - Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Pacific Grove	11	16	43	\$850,000	\$979,454	35	97%	3.4
Salinas 87 133 231 \$490,000 \$551,926 16 99% 2.7 San Ardo 0 1 1 - - - - - - Sand City 0 0 2 - - - - - - Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Pebble Beach	10	22	82	\$1,955,000	\$2,058,000	58	99%	6.6
San Ardo 0 1 1 - - - - - - Sand City 0 0 2 - - - - - - Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Prunedale	3	7	9	\$739,000	\$746,333	60	99%	5.4
Sand City 0 0 2 - - - - - - Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Salinas	87	133	231	\$490,000	\$551,926	16	99%	2.7
Seaside 20 17 31 \$493,125 \$525,387 19 99% 1.6 Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	San Ardo	0	1	1	-	-	-	-	-
Soledad 9 11 15 \$375,000 \$361,211 15 100% 1.7	Sand City	0	0	2	-	-	-	-	-
	Seaside	20	17	31	\$493,125	\$525,387	19	99%	1.6
Spreckels 1 0 1 \$650,000 \$650,000 8 96% 3	Soledad	9	11	15	\$375,000	\$361,211	15	100%	1.7
	Spreckels	1	0	1	\$650,000	\$650,000	8	96%	3

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Monterey County Market Overview

August 2018 - Condo And Townhouse





\$515K

Median Sale Price



35

Closed Sales



47

Homes Listed



26

Median DOM

City	Sold	New	Inventory	Med Sale Price	Avg Sale Price	Med DOM	SP/LP	Mo. To Sell
Carmel	11	14	34	\$545,000	\$699,636	16	99%	4.3
Carmel Valley	0	1	3	-	-	-	-	-
Del Rey Oaks	2	2	4	\$465,000	\$465,000	52	97%	3
Marina	0	2	5	-	-	-	-	-
Monterey	11	12	32	\$500,000	\$593,590	40	97%	3.7
Moss Landing	2	0	2	\$1,102,500	\$1,102,500	8	97%	3
Pacific Grove	2	0	4	\$744,750	\$744,750	7	100%	2
Pebble Beach	0	3	9	-	-	-	-	-
Salinas	7	12	17	\$235,000	\$298,571	28	99%	2.2
Seaside	0	1	3	-	-	-	-	-

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