



# Monterey County

Real Estate Market Minute | June 2026

# Monterey County - Residential - Single Family 2025 vs 2026

↓ 14

Median Days on Market  
Compared to 18

↑ 196

Closed Sales  
Compared to 138

↑

\$957.5K

Median Price  
Compared to \$893.5K

↓ 210

New Listings  
Compared to 213

= 99%

Sale to List Price Ratio  
Compared to 99%

# Monterey County - Residential - Common Interest 2025 vs 2026

↓ 17

Median Days on Market  
Compared to 24



**\$642.5K**

Median Price  
Compared to \$677.5K

↑ 22

Closed Sales  
Compared to 14

↑ 32

New Listings  
Compared to 28

↑ 99%

Sale to List Price Ratio  
Compared to 98%

# May 2026 Market Trends

Aculist provides real estate content for your sales and marketing needs.

# Market Trends – May 2026 in Monterey County

## Pricing Trends

The single family market experienced a slight decrease in the median price compared to April, but was higher than last year. The same cannot be said for the Common Interest market where the median price was lower than last month and year.

## Transactional Trends

New listings decreased significantly, but closed sales increased significantly in the single family market. Common Interest sales continued the three-month trend of decreased new listings as well as a decrease in the number of closed sales.

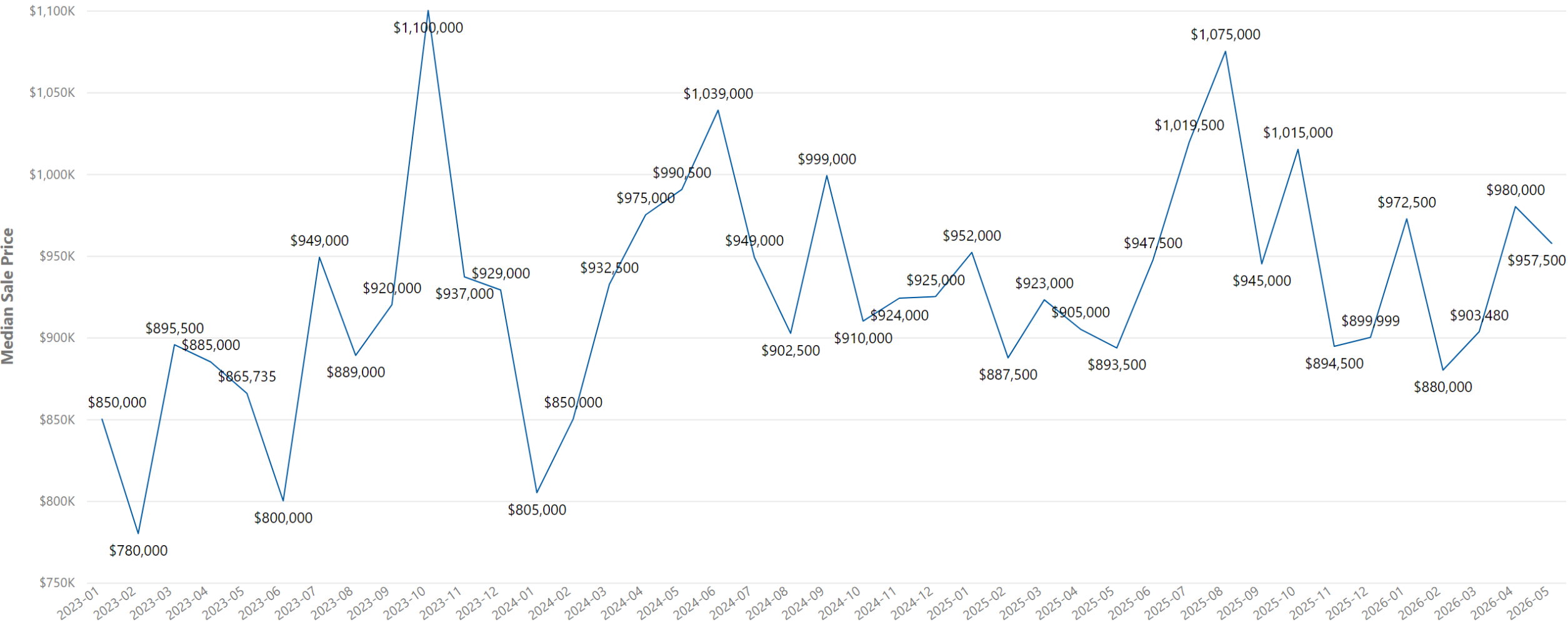
## Market Competition

Both markets had an increase in the number of Days on Market (DOM), varying from a day in the single family market to several in the Common Interest market. However, both are holding steady with several months at 99% for the sale to list price ratio.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

# Monterey County - Median Sale Price

CountyName ● Monterey



Data as of 6/8/2026

Aculist@2026

Residential Single Family: 2023-2026

# Monterey County - Increased Median Price

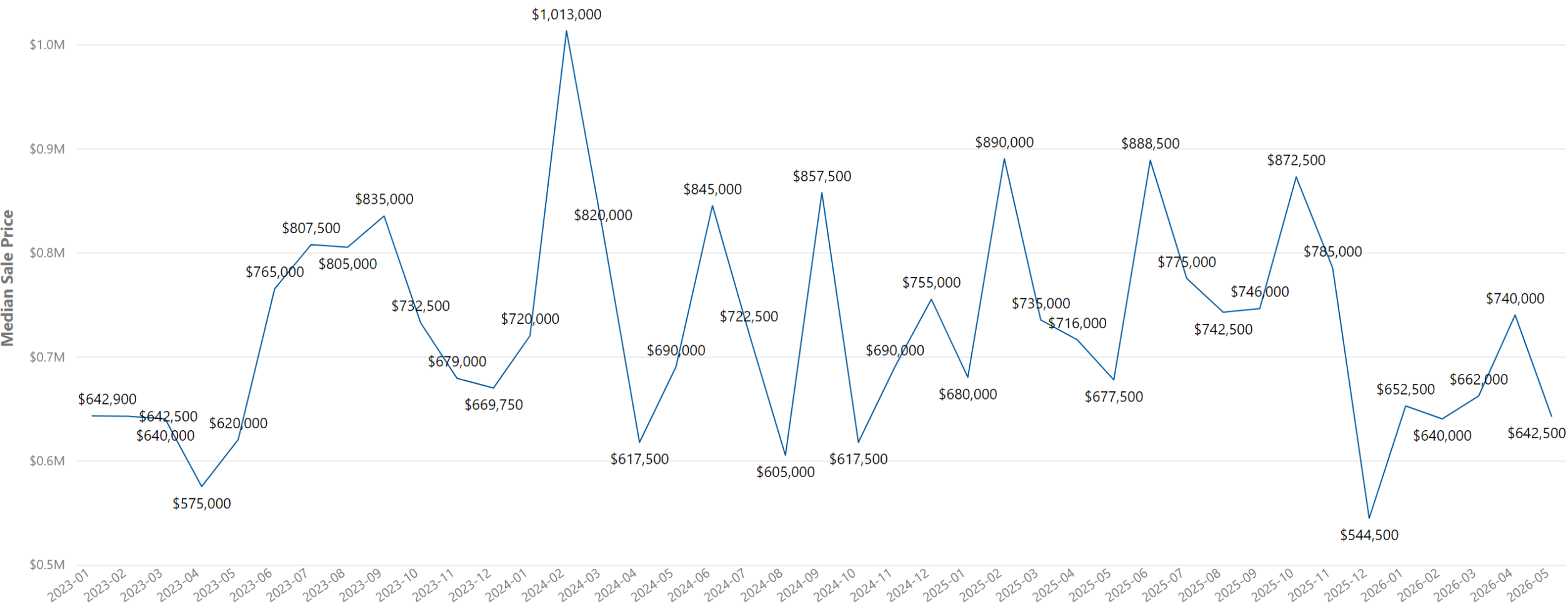
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$1,065,000	\$0	N/A
Big Sur	\$2,547,500	\$0	N/A
Corral De Tierra	\$1,950,000	\$0	N/A
East Garrison	\$832,000	\$0	N/A
Prunedale	\$755,000	\$0	N/A
Marina	\$1,194,267	\$975,000	22%
Greenfield	\$605,000	\$560,000	8%
Carmel	\$2,806,500	\$2,655,000	6%
King City	\$593,000	\$570,000	4%
Seaside	\$789,000	\$787,000	0%

# Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Castroville	\$0	\$785,000	-100%
Chualar	\$0	\$570,000	-100%
Gonzales	\$0	\$660,000	-100%
Moss Landing	\$0	\$2,750,000	-100%
Pacific Grove	\$1,285,000	\$2,510,000	-49%
Watsonville	\$550,000	\$720,000	-24%
Carmel Valley	\$1,993,000	\$2,225,000	-10%
Royal Oaks	\$920,000	\$950,000	-3%
Soledad	\$690,000	\$707,500	-2%
Pebble Beach	\$2,500,000	\$2,563,000	-2%
Monterey	\$1,116,500	\$1,140,000	-2%
Salinas	\$800,000	\$814,500	-2%

# Monterey County - Median Sale Price

CountyName ● Monterey



Data as of 6/8/2026

Aculist@2026

Residential Common Interest: 2023 - 2026

# Monterey County - Increased Median Price

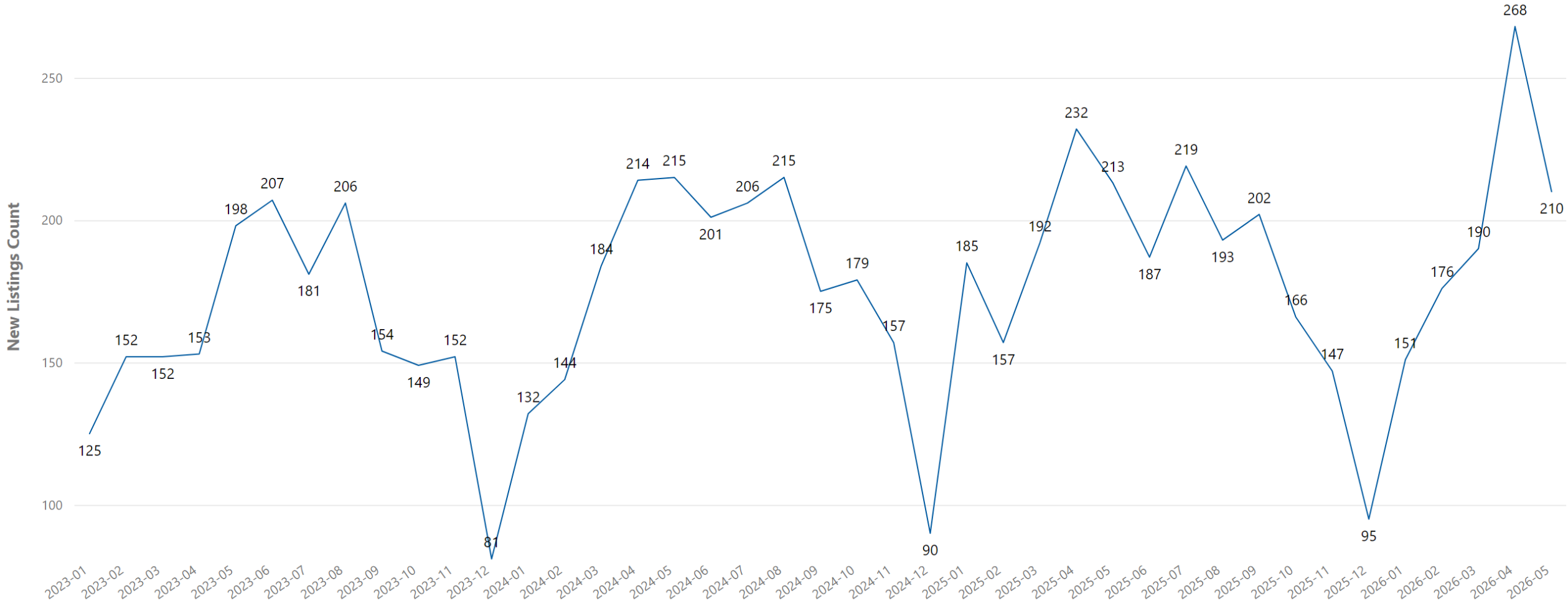
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
King City	\$430,000	\$0	N/A
Marina	\$530,000	\$0	N/A
Pacific Grove	\$1,225,000	\$0	N/A
Pebble Beach	\$2,348,333	\$0	N/A
Salinas	\$595,000	\$397,500	50%

# Monterey County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Garrison	\$0	\$795,000	-100%
Monterey	\$628,000	\$884,000	-29%
Carmel	\$1,160,000	\$1,295,000	-10%

# Monterey County - New Listings

CountyName ● Monterey



Data as of 6/8/2026

Aculist@2026

Residential Single Family: 2023-2026

# Monterey County - Increased New Listings

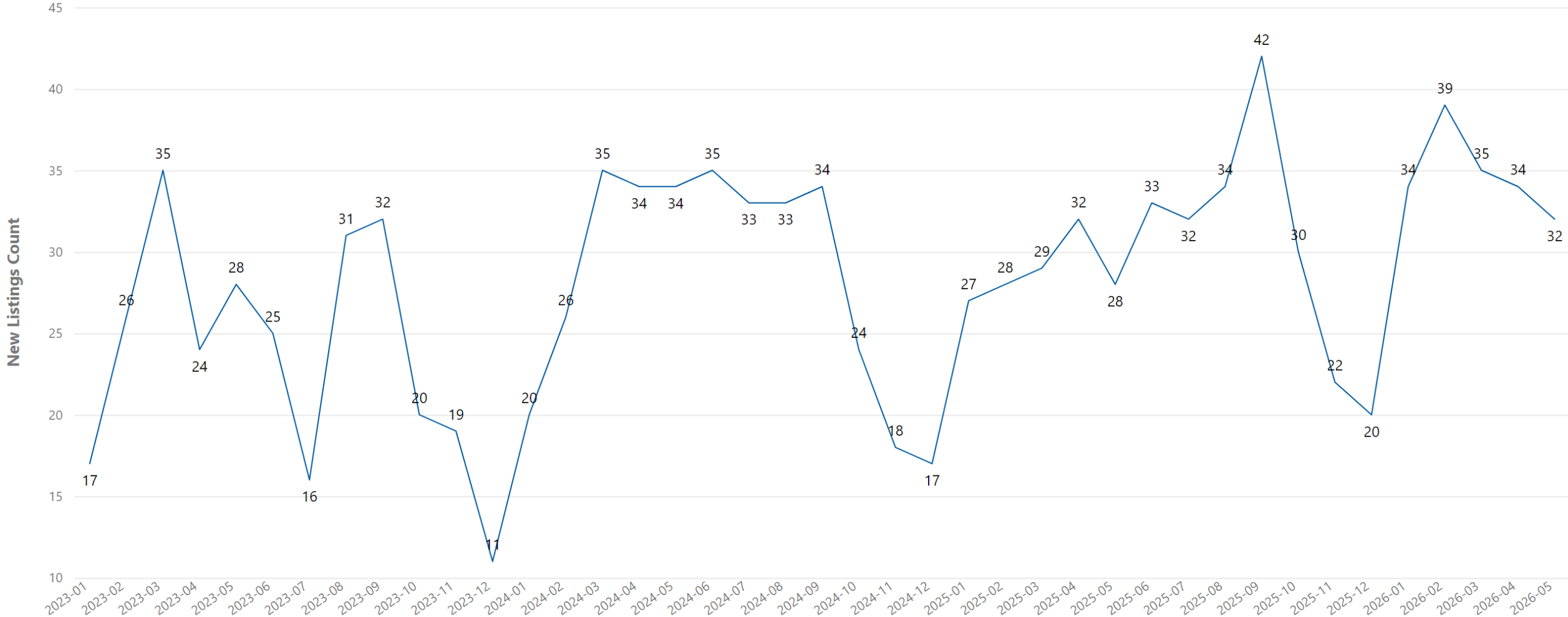
City	New Listings This Year	New Listings Last Year	% New Listings Change
Castroville	1	0	N/A
Del Rey Oaks	1	0	N/A
San Lucas	1	0	N/A
Watsonville	1	0	N/A
Greenfield	7	1	600%
Royal Oaks	9	2	350%
Prunedale	3	2	50%
Salinas	65	53	23%
Marina	17	15	13%
Pacific Grove	17	15	13%
Monterey	25	23	9%
Seaside	14	13	8%

# Monterey County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Soledad	1	4	-75%
Pebble Beach	3	11	-73%
Aromas	1	2	-50%
King City	8	13	-38%
East Garrison	2	3	-33%
Moss Landing	2	3	-33%
Carmel Valley	11	16	-31%
Carmel	20	29	-31%

# Monterey County - New Listings

CountyName ● Monterey



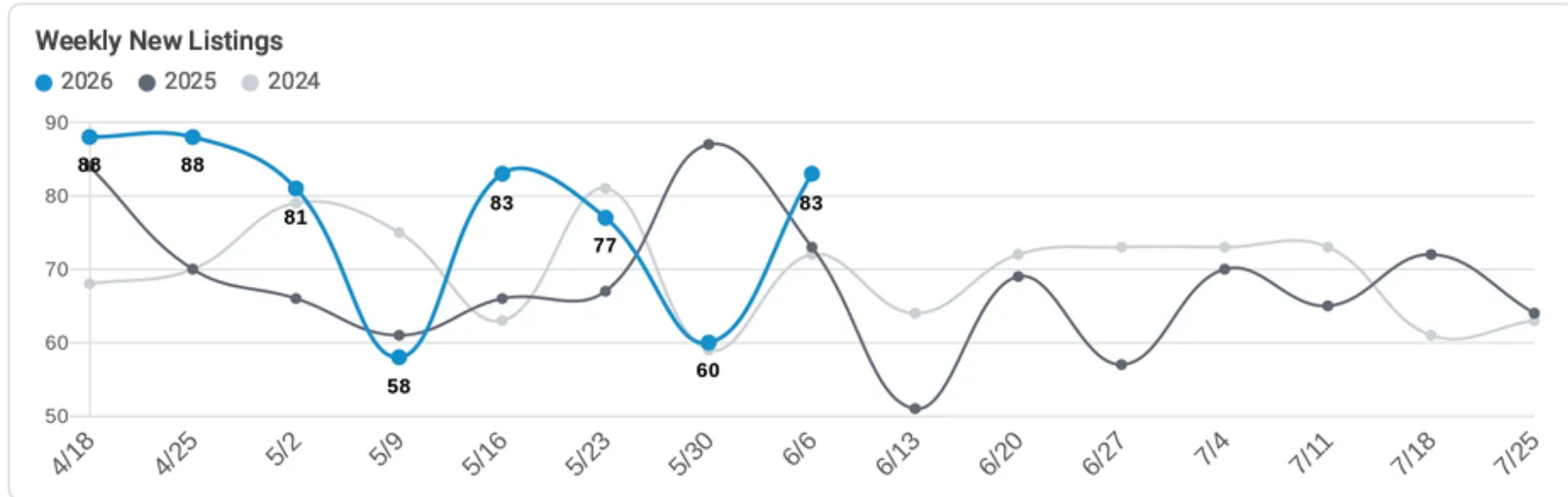
# Monterey County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Marina	5	2	150%
Pebble Beach	2	1	100%
Monterey	8	4	100%
Carmel	11	9	22%
Carmel Valley	1	1	0%
Pacific Grove	1	1	0%

# Monterey County - Decreased New Listings

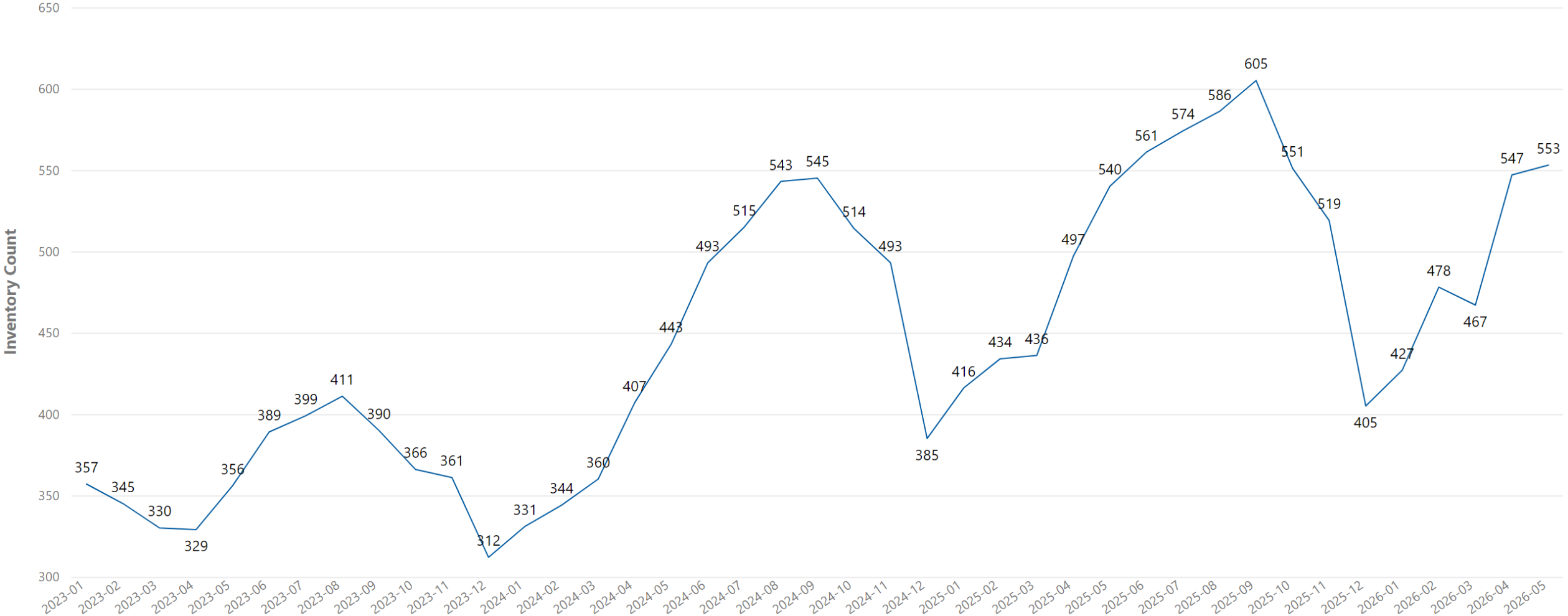
City	New Listings This Year	New Listings Last Year	% New Listings Change
Salinas	4	7	-43%

# Monterey County – New Listings Week Ending 06/06/2026



# Monterey County - Inventory

CountyName ● Monterey



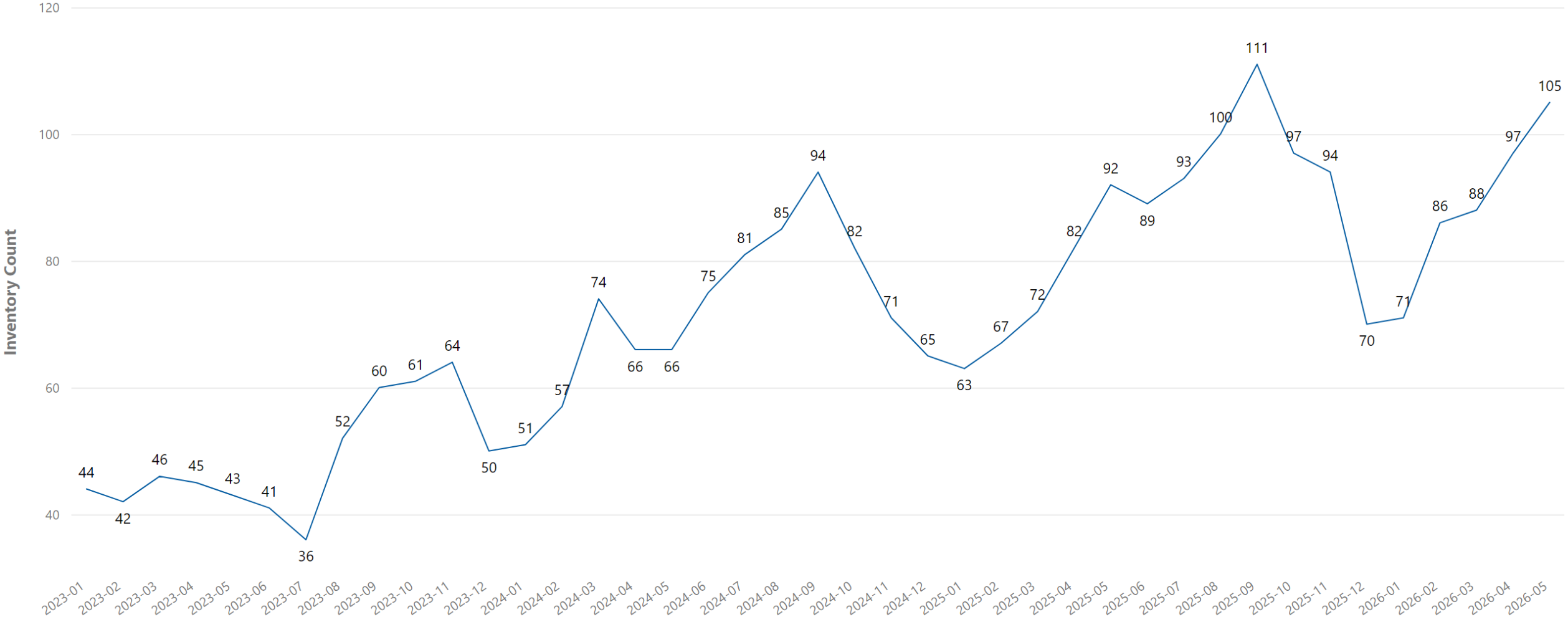
Data as of 6/8/2026

Aculist@2026

Residential Single Family: 2023-2026

# Monterey County - Inventory

CountyName ● Monterey



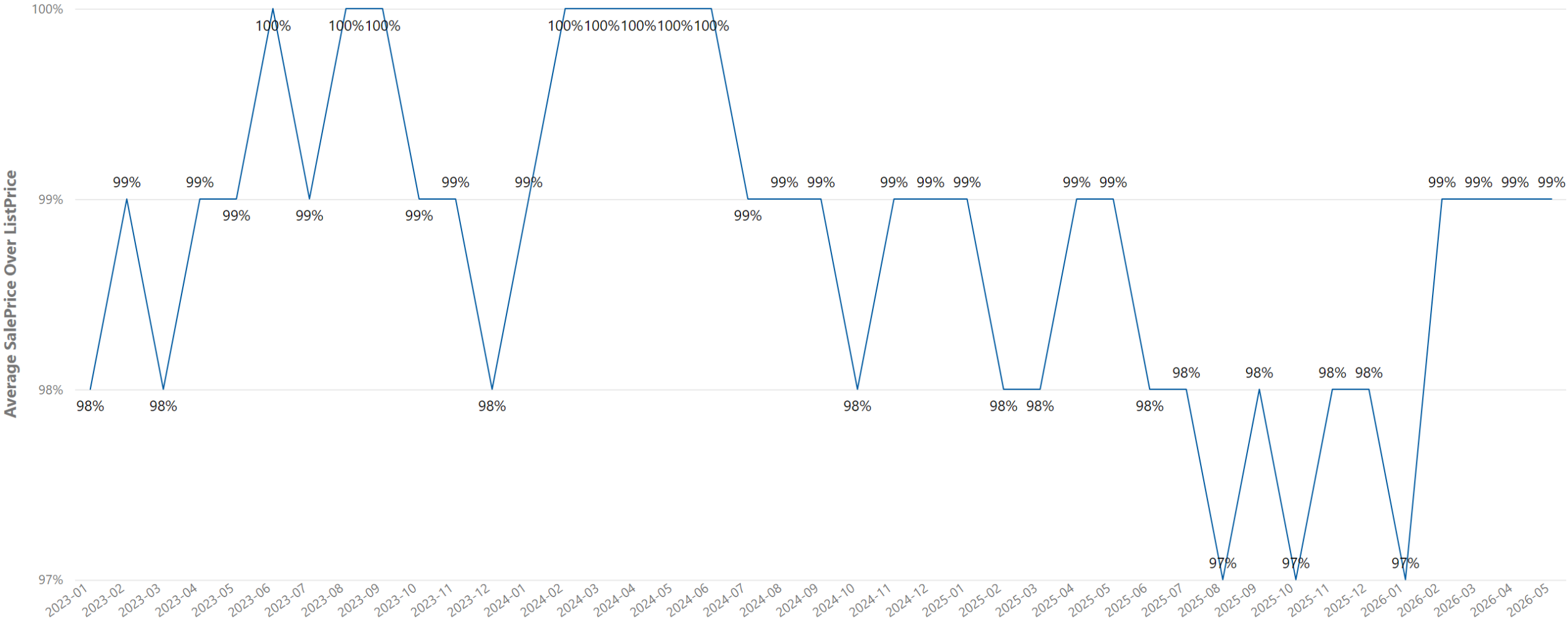
Data as of 6/8/2026

Aculist@2026

Residential Common Interest: 2023-2026

# Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 6/8/2026

Aculist@2026

Residential Single Family: 2023-2026

# Monterey County - Increased Sale To List Price

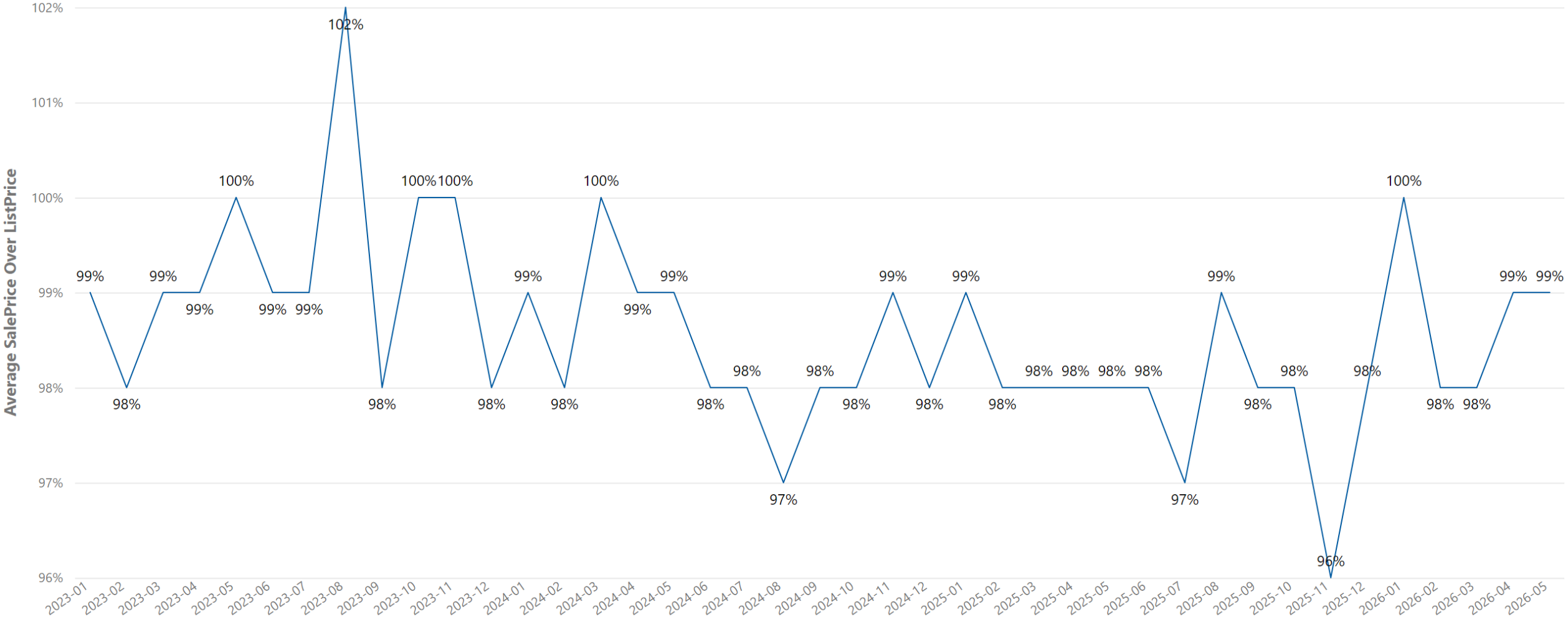
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Aromas	96%	0%	N/A
Big Sur	93%	0%	N/A
Corral De Tierra	95%	0%	N/A
East Garrison	98%	0%	N/A
Prunedale	97%	0%	N/A
Royal Oaks	98%	92%	7%
Carmel	97%	94%	3%
Carmel Valley	98%	95%	3%
King City	100%	100%	0%
Marina	100%	100%	0%
Pacific Grove	101%	101%	0%
Pebble Beach	96%	96%	0%
Seaside	100%	100%	0%
Soledad	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
Watsonville	100%	103%	-3%
Monterey	96%	98%	-2%
Salinas	99%	100%	-1%
Greenfield	100%	101%	-1%

# Monterey County - Average Sale Price Over List Price

CountyName ● Monterey



Data as of 6/8/2026

Aculist@2026

Residential Common Interest: 2023-2026

# 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	102%	0%	N/A
Marina	100%	0%	N/A
Pacific Grove	102%	0%	N/A
Pebble Beach	97%	0%	N/A
Salinas	100%	96%	4%
Monterey	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
Carmel	96%	97%	-1%

# Thank You

