

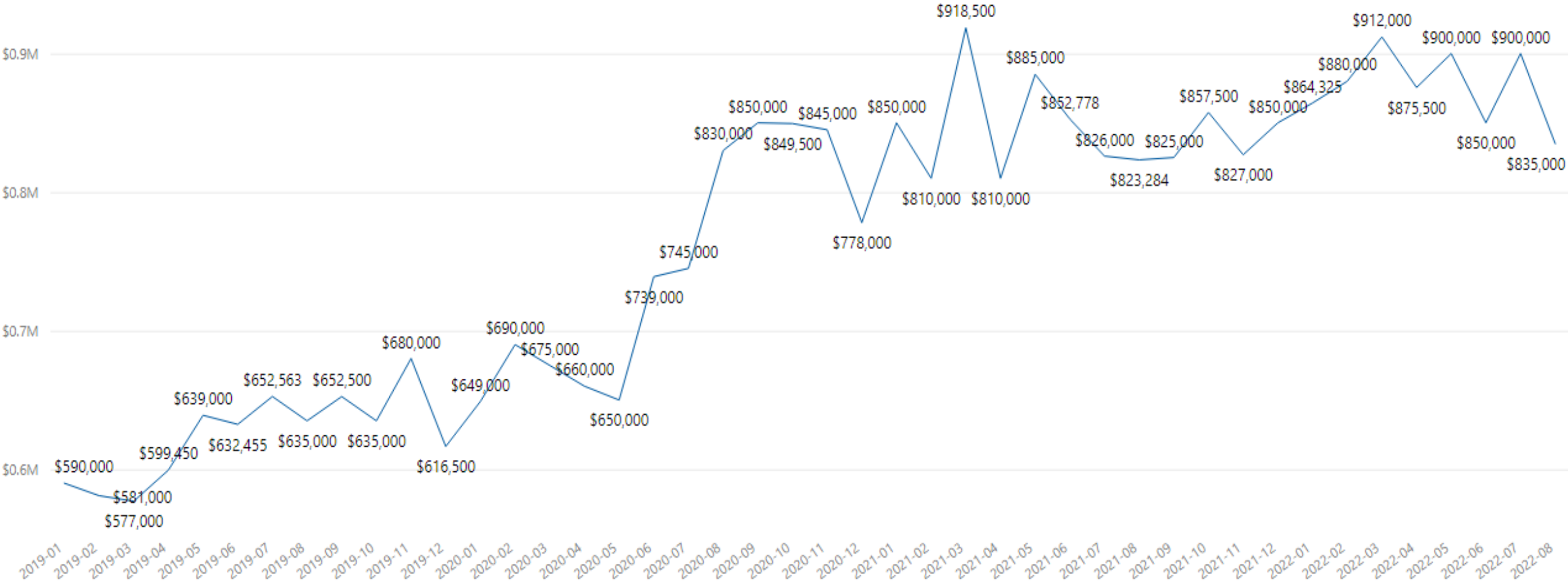


# Monterey County Update

Data for August 2022, Aculist, Inc.

# Monterey County – Median Sale Price

CountyName ● Monterey





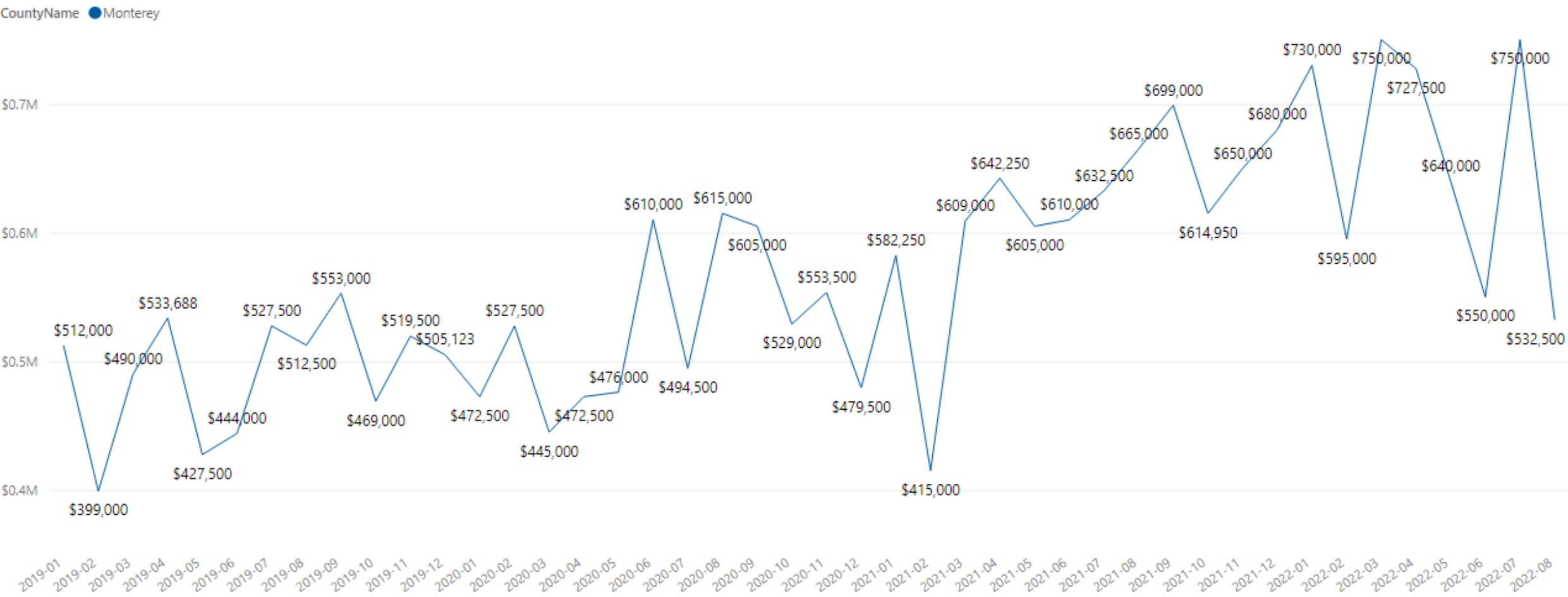
# Monterey County – Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Moss Landing	\$1,580,000	\$580,000	172%
Pebble Beach	\$4,000,000	\$2,950,000	36%
Soledad	\$700,000	\$587,000	19%
Carmel Valley	\$1,885,000	\$1,637,500	15%
Royal Oaks	\$865,000	\$760,000	14%
Greenfield	\$530,000	\$494,000	7%
King City	\$505,000	\$475,000	6%
Marina	\$825,000	\$792,500	4%
Salinas	\$715,000	\$700,000	2%

# Monterey County – Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change ▲
Prunedale	\$849,000	\$1,240,000	-32%
Pacific Grove	\$1,337,500	\$1,550,000	-14%
Monterey	\$1,055,000	\$1,188,250	-11%
Seaside	\$750,000	\$842,500	-11%
Carmel	\$2,150,000	\$2,300,000	-7%

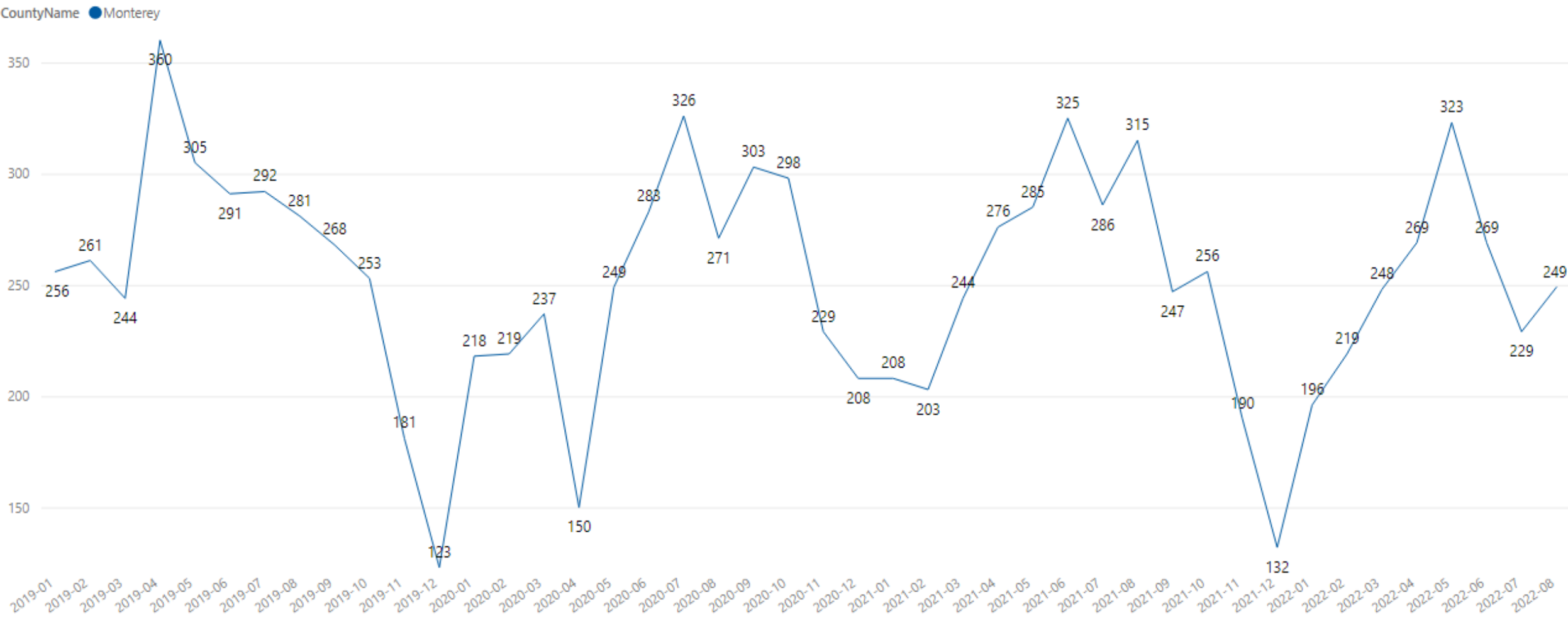
# Monterey County – Median Sale Price (C/T)



# Monterey County – All Median Price (C/T)

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change ▼
Pebble Beach	\$4,200,000	\$840,000	400%
Salinas	\$505,000	\$379,000	33%
Monterey	\$710,000	\$583,500	22%
Marina	\$560,000	\$470,000	19%
King City	\$220,000	\$220,000	0%
Pacific Grove	\$1,022,500	\$1,031,000	-1%
Carmel	\$749,000	\$1,137,500	-34%
Carmel Valley	\$730,000	\$1,127,058	-35%

# Monterey County – New Listings



# Monterey County – Increased New Listings

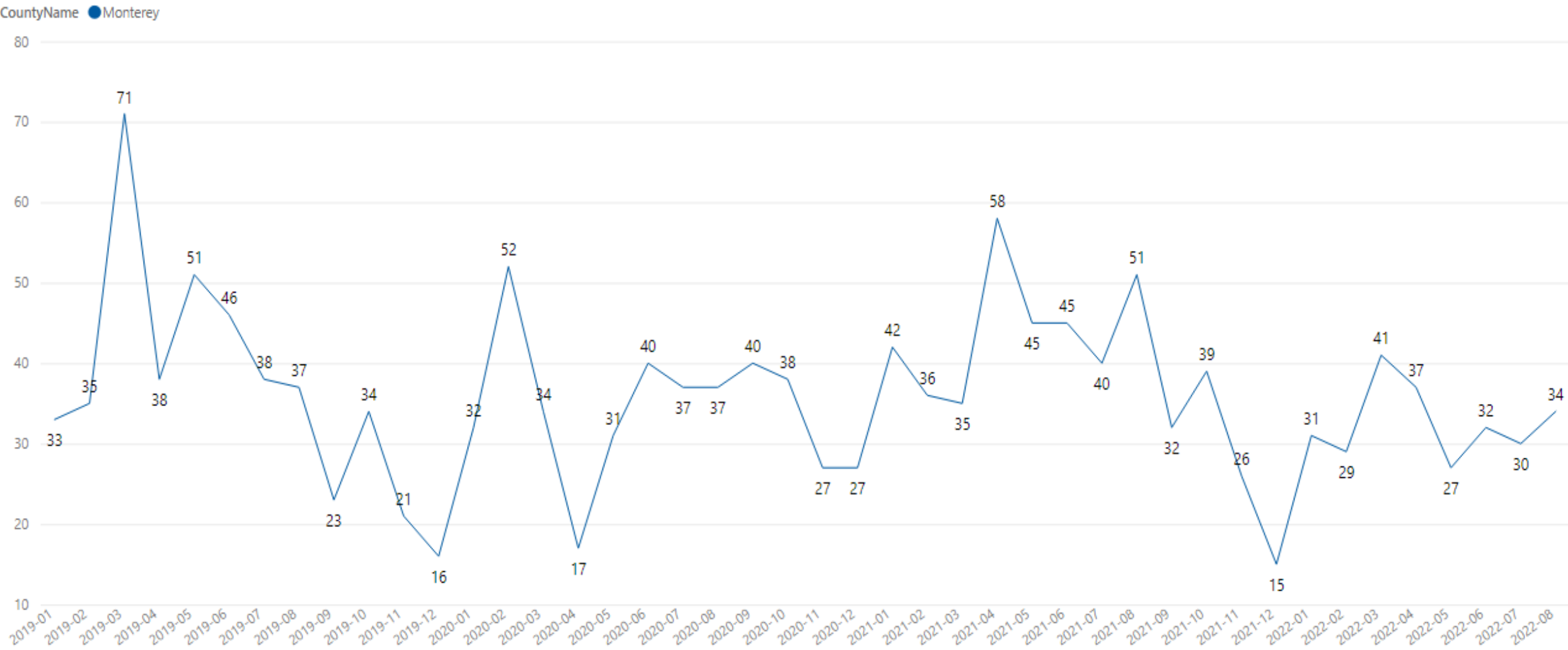
City	New Listings This Year	New Listings Last Year	% New Change ▼
Del Rey Oaks	4	1	300%
Soledad	13	5	160%
Marina	21	13	62%
Greenfield	10	7	43%
Gonzales	4	3	33%



# Monterey County – Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Change ▲
Prunedale	1	5	-80%
Aromas	2	7	-71%
Pebble Beach	9	20	-55%
Monterey	15	31	-52%
Castroville	1	2	-50%
East Garrison	3	6	-50%
King City	8	14	-43%
Carmel	25	38	-34%
Royal Oaks	5	7	-29%
Pacific Grove	13	17	-24%
Seaside	17	22	-23%
Salinas	83	100	-17%
Carmel Valley	10	12	-17%

# Monterey County – New Listings (C/T)



# Monterey County – New Listings (C/T)

City	New Listings This Year	New Listings Last Year	% New Change ▼
Pebble Beach	2	2	0%
Monterey	8	10	-20%
Salinas	12	18	-33%
Carmel	7	13	-46%
Pacific Grove	1	2	-50%
Carmel Valley	0	2	-100%
Seaside	0	3	-100%

# Monterey County – New Listings for Week Ending 9/3/22

Total Active Listings

618

New Listings

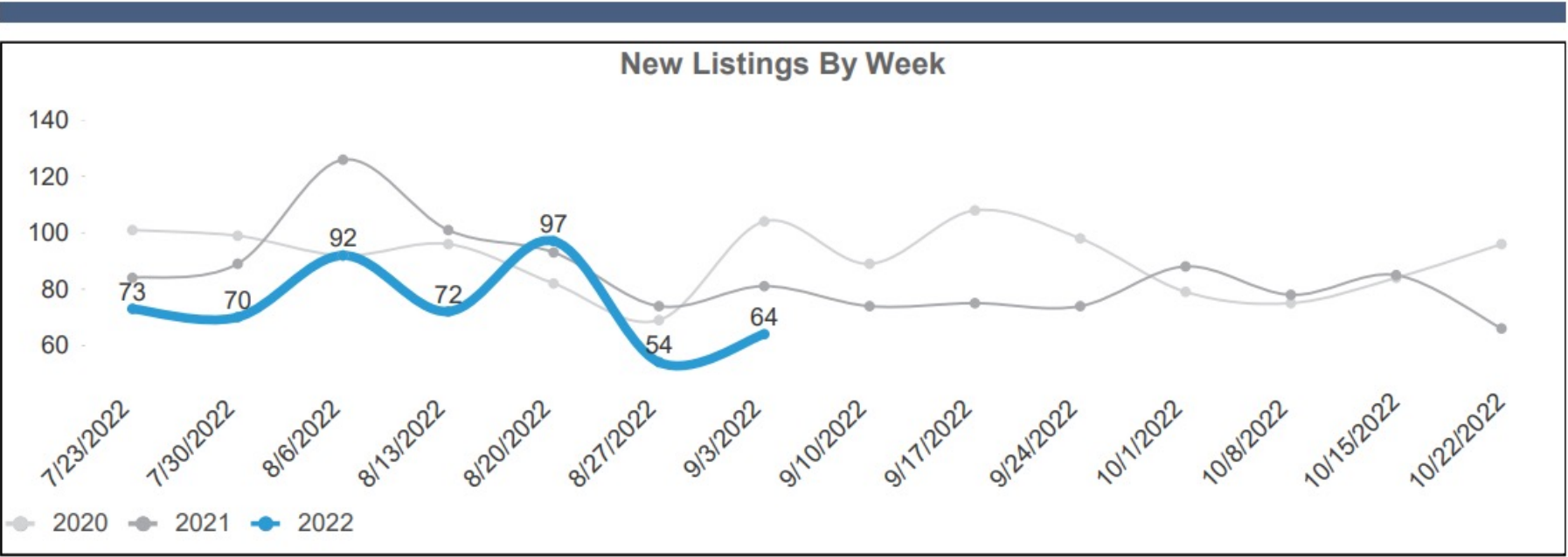
64

Changed to Pending

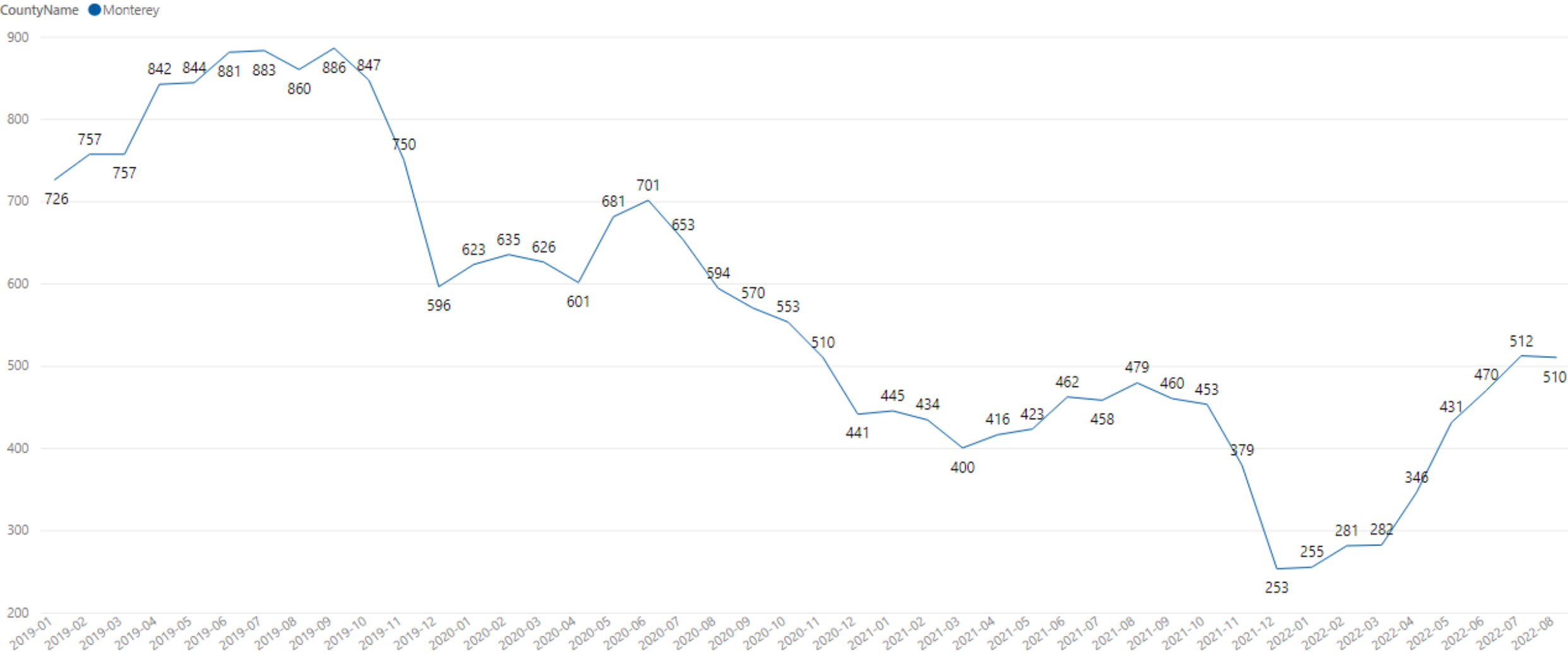
23

Changed to Sold

43



# Monterey County – Inventory



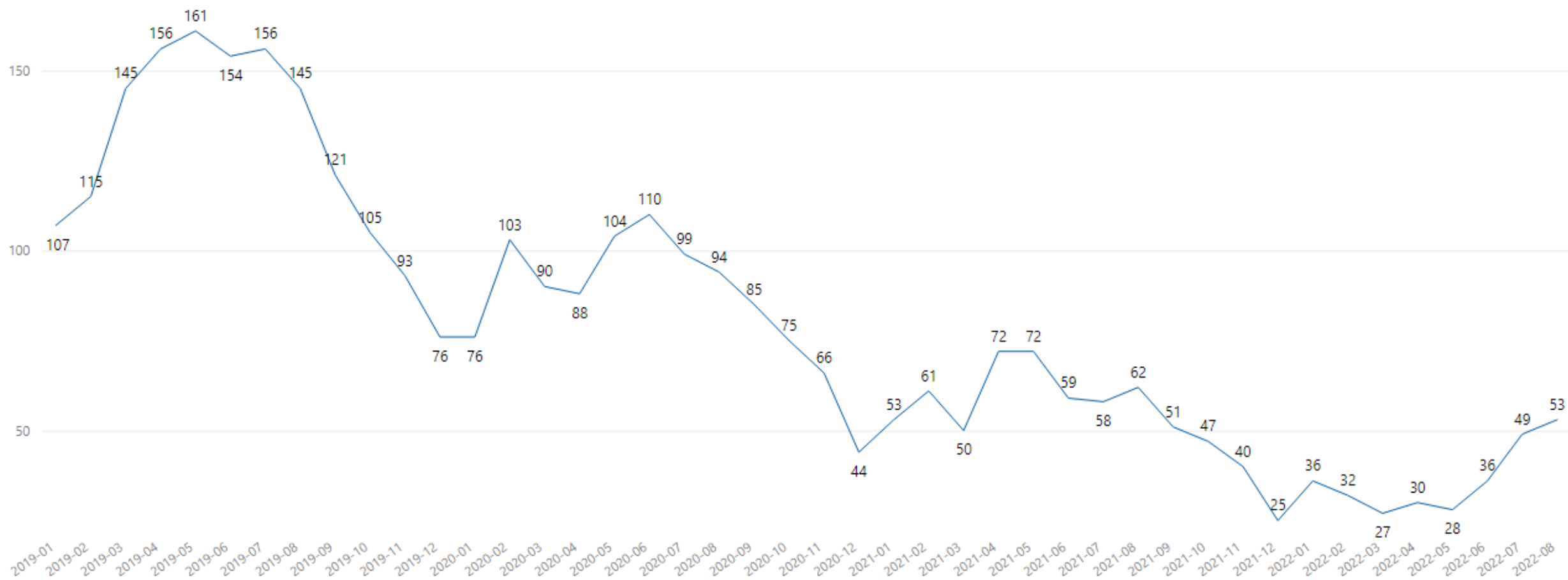
Data as of 09/07/2022

*\*Data for SFH 2019-2022*



# Monterey County – Inventory (C/T)

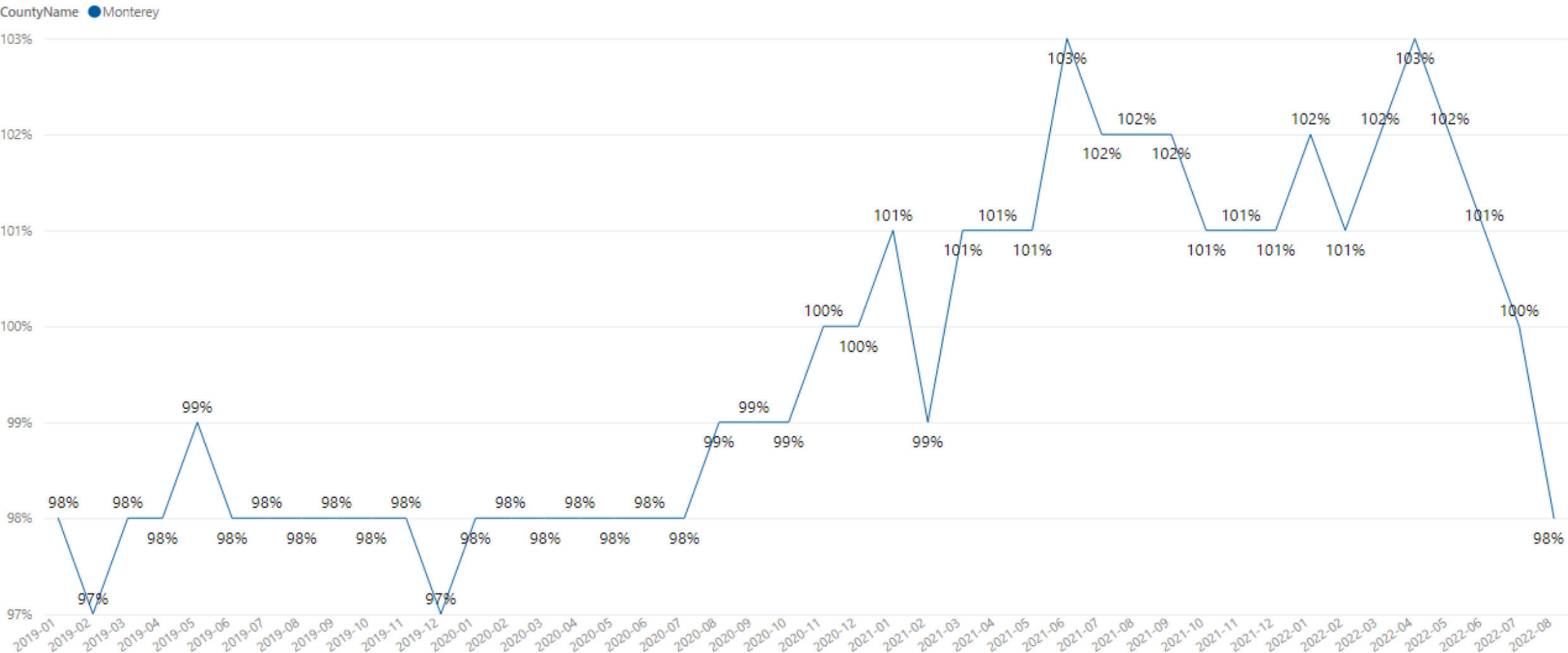
CountyName ● Monterey



Data as of 09/07/2022

*\*Data for Condo/Townhome 2019-2022*

# Monterey County – Sale to List Price Ratio



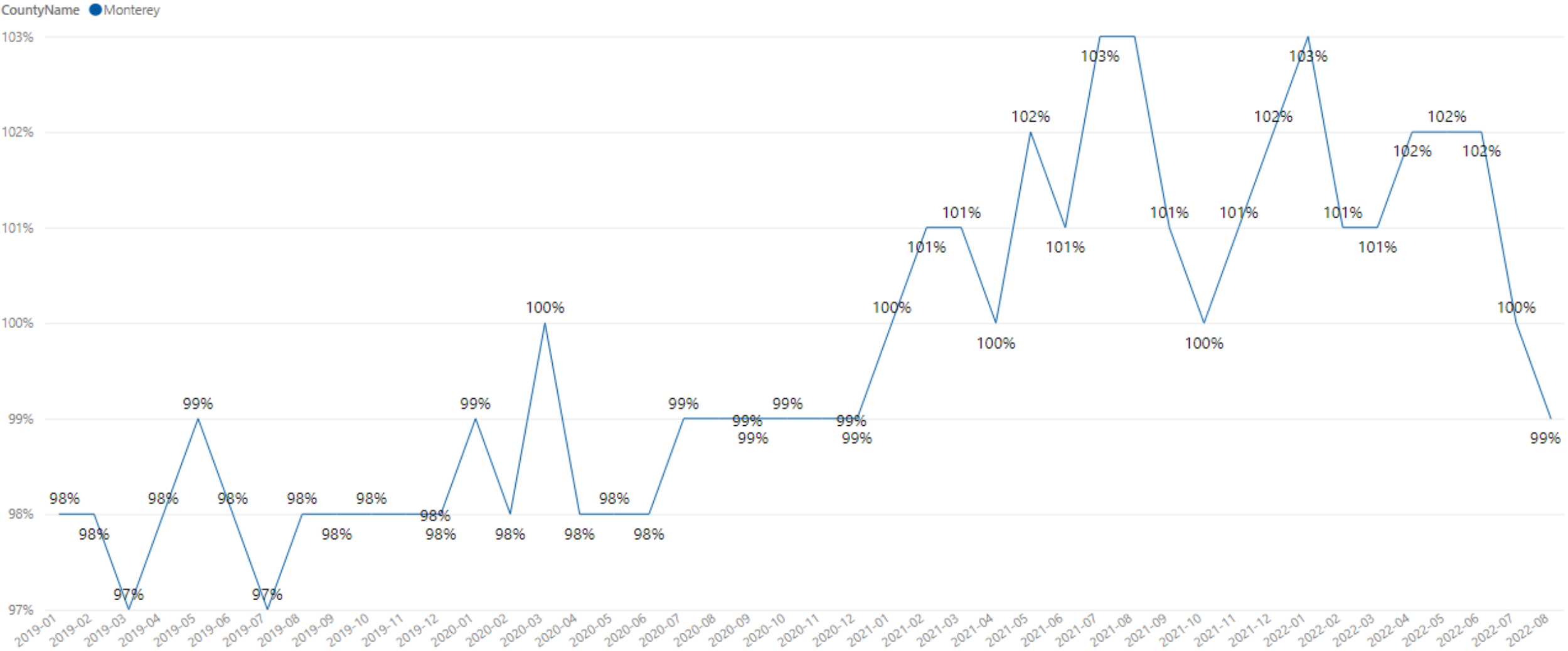
# Monterey County – Increased Sale to List Price

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change ▼
Royal Oaks	99%	97%	2%
King City	102%	102%	0%

# Monterey County – Decreased Sale to List Price

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change ▲
Carmel Valley	94%	103%	-9%
Moss Landing	96%	105%	-9%
Seaside	98%	104%	-6%
Pacific Grove	99%	105%	-6%
Carmel	94%	99%	-5%
Pebble Beach	95%	100%	-5%
Greenfield	98%	103%	-5%
Prunedale	102%	107%	-5%
Marina	99%	103%	-4%
Monterey	99%	103%	-4%
Soledad	99%	102%	-3%
Salinas	100%	103%	-3%

# Monterey County – Sale to List Price (C/T)





# Monterey County – Sale to List Price Ratio (C/T)

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change ▼
Carmel	102%	100%	2%
Carmel Valley	100%	101%	-1%
Monterey	100%	103%	-3%
Salinas	98%	104%	-6%
Pacific Grove	102%	109%	-6%
Marina	96%	104%	-8%
King City	88%	100%	-12%
Pebble Beach	88%	100%	-12%

# Thank You

