

Monterey County Market Minute Update



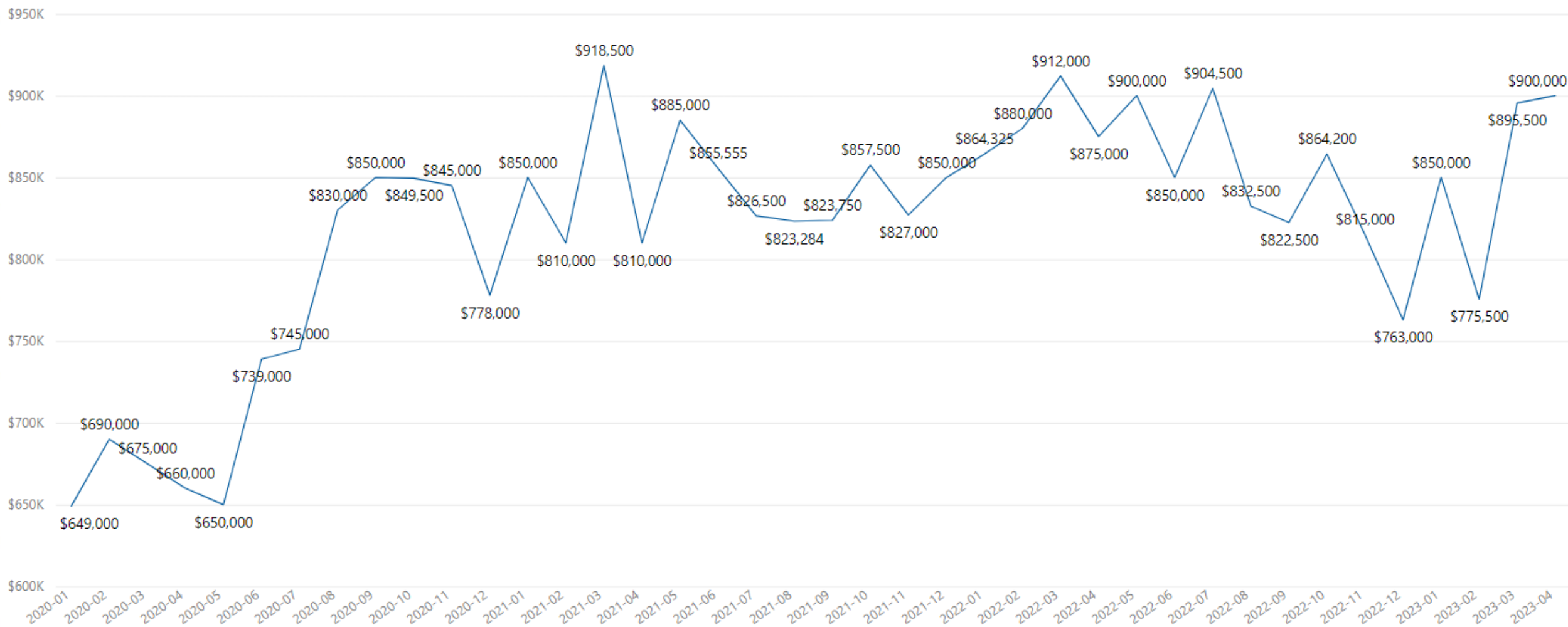
Statistics

May 2023

POWER ON
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EMAIL
INTERNET
WORLD
NO
SEARCH

Monterey County – Median Sale Price

CountyName ● Monterey



Monterey County – Increased Median Price

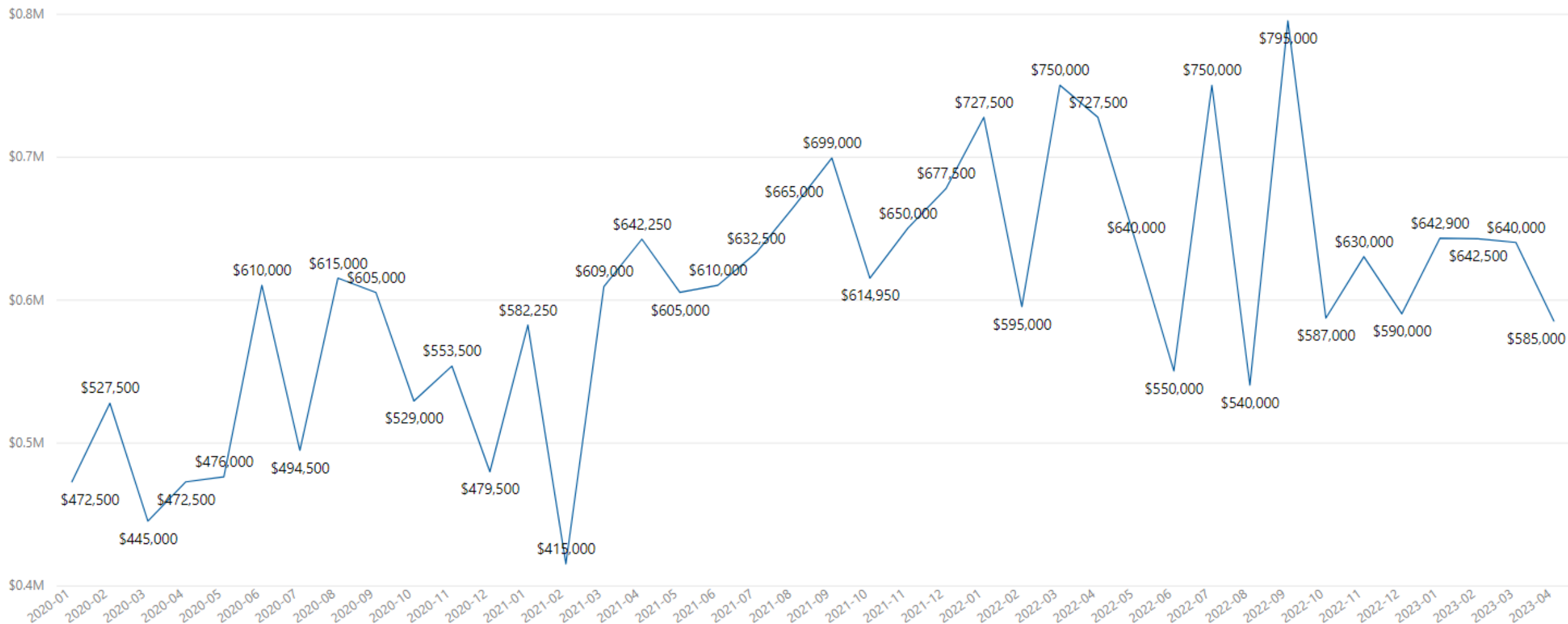
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change ▼
Carmel Valley	\$3,162,500	\$2,200,000	44%
Pebble Beach	\$2,890,000	\$2,102,500	37%
Castroville	\$900,000	\$700,000	29%
Marina	\$1,150,000	\$901,500	28%
King City	\$659,000	\$526,000	25%
East Garrison	\$1,100,000	\$1,024,500	7%

Monterey County – Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change ▲
Gonzales	\$430,000	\$695,000	-38%
Monterey	\$1,375,000	\$1,975,000	-30%
Royal Oaks	\$927,500	\$1,175,000	-21%
Greenfield	\$475,000	\$560,000	-15%
Soledad	\$589,366	\$685,000	-14%
Seaside	\$726,500	\$837,000	-13%
Carmel	\$2,318,803	\$2,550,000	-9%
Pacific Grove	\$1,437,500	\$1,500,000	-4%
Salinas	\$732,000	\$750,000	-2%

Monterey County – Median Sale Price (CI)

CountyName ● Monterey

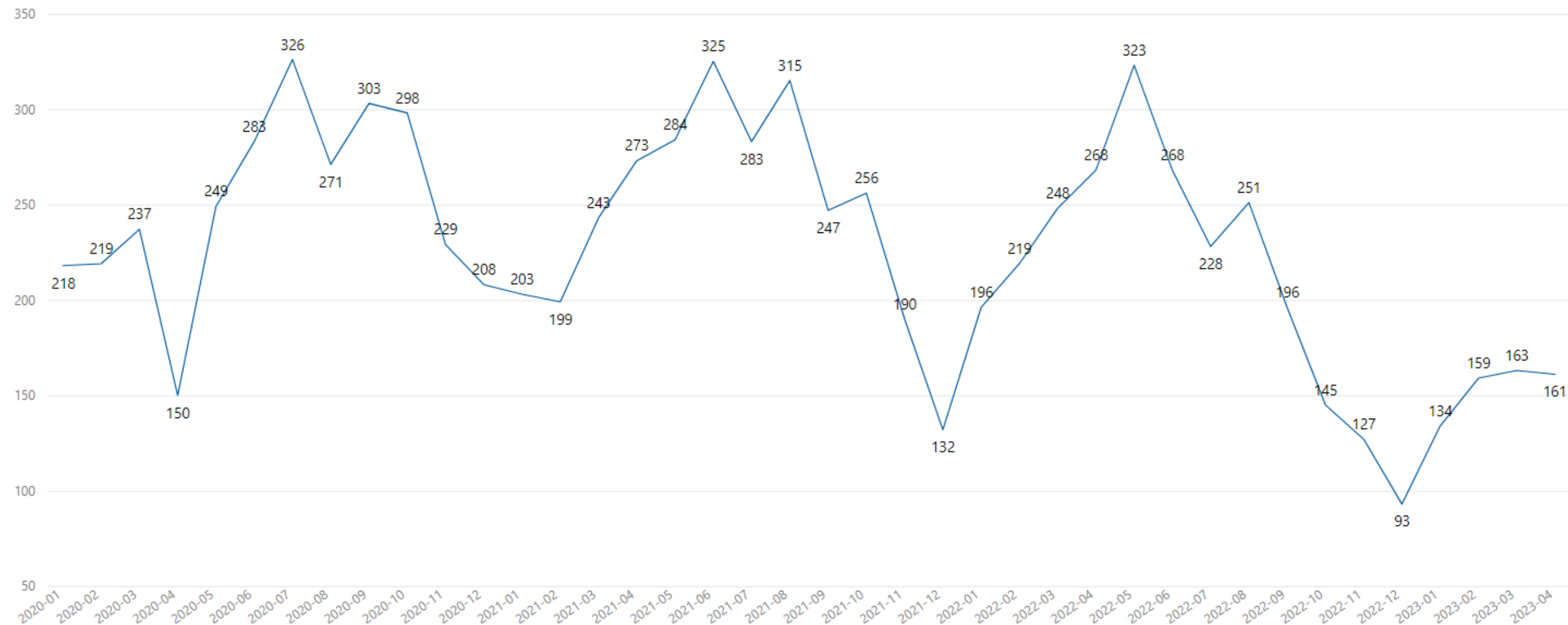


Monterey County – Median Price (CI)

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Salinas	\$479,500	\$355,000	35%
Carmel	\$991,000	\$830,000	19%
Del Rey Oaks	\$539,000	\$530,000	2%
East Garrison	\$775,000	\$796,000	-3%
King City	\$279,000	\$290,000	-4%
Carmel Valley	\$800,000	\$925,000	-14%
Monterey	\$610,000	\$767,000	-20%

Monterey County – New Listings

CountyName ● Monterey



Monterey County - Increased New Listings

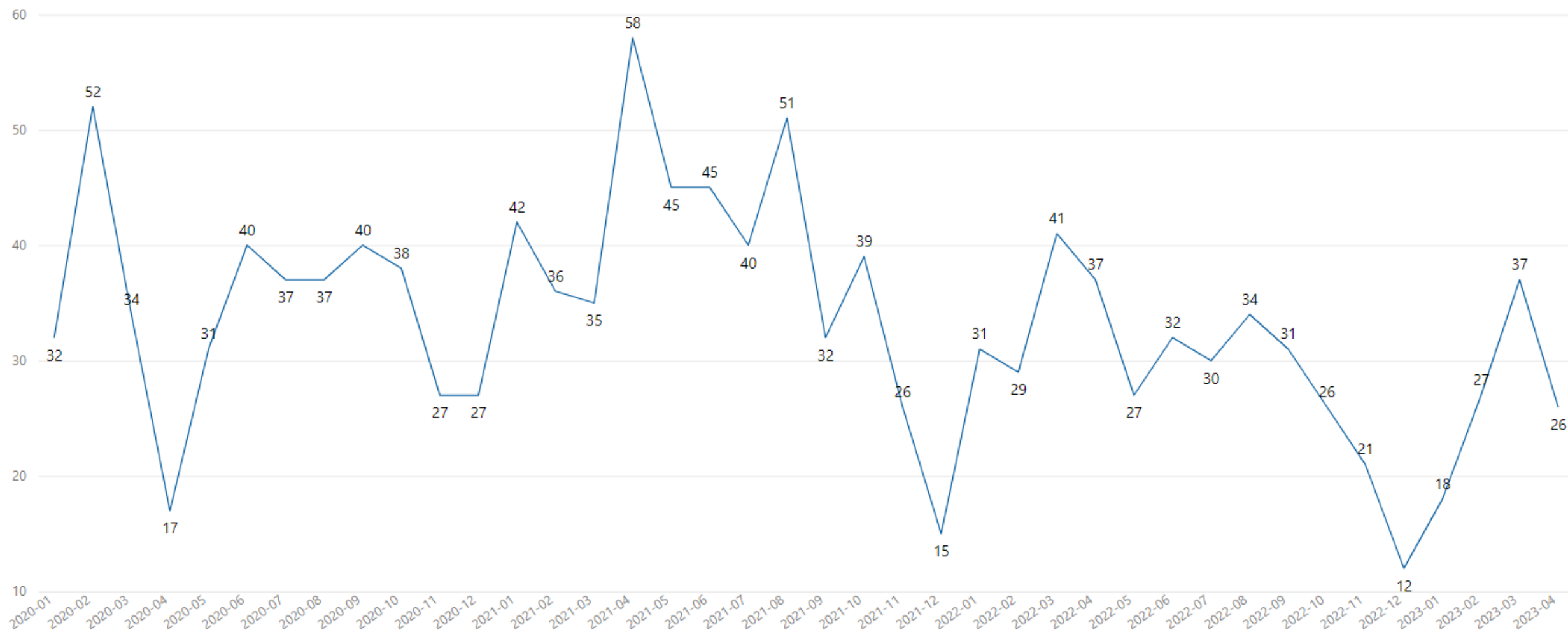
City	New Listings This Year	New Listings Last Year	% New Change ▼
Del Rey Oaks	3	1	200%
Pebble Beach	6	5	20%
Monterey	14	13	8%
Carmel Valley	10	10	0%

Monterey County – Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Change ▲
Big Sur	0	1	-100%
Bradley	0	1	-100%
Spreckels	0	1	-100%
Castroville	0	3	-100%
Soledad	0	12	-100%
East Garrison	1	8	-88%
Aromas	2	5	-60%
Seaside	8	20	-60%
Gonzales	2	4	-50%
King City	3	6	-50%
Salinas	56	106	-47%
Pacific Grove	10	17	-41%
Marina	9	13	-31%
Greenfield	5	7	-29%
Royal Oaks	6	7	-14%

Monterey County – New Listings (CI)

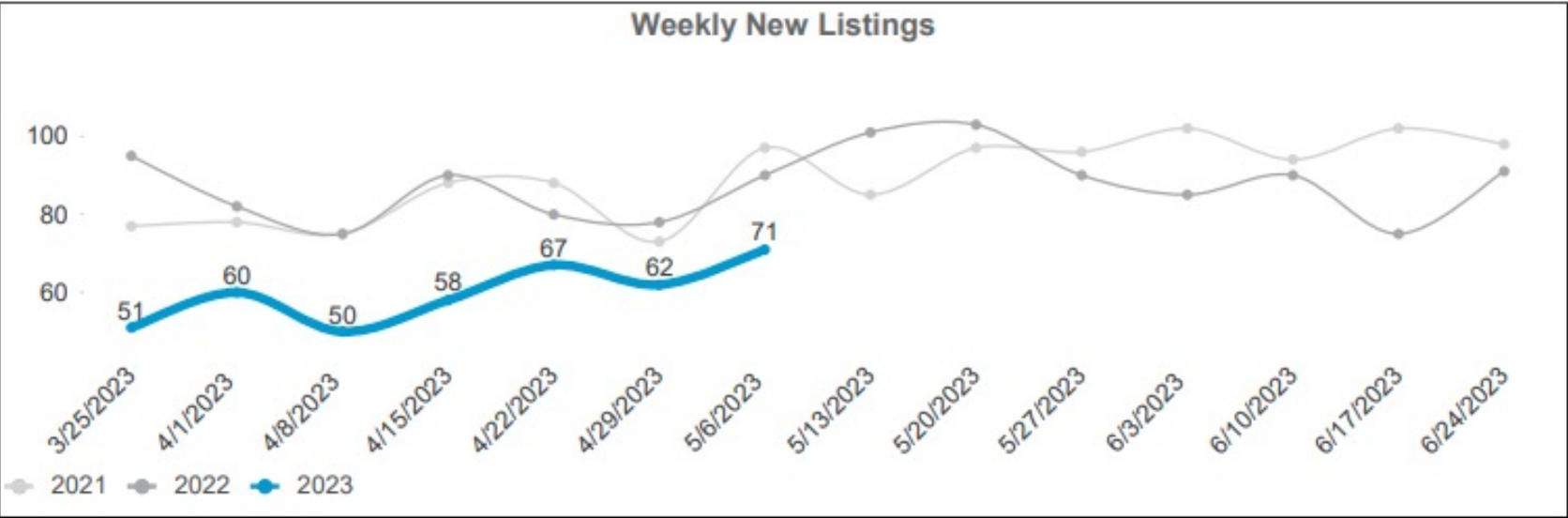
CountyName ● Monterey



Monterey County – New Listings (CI)

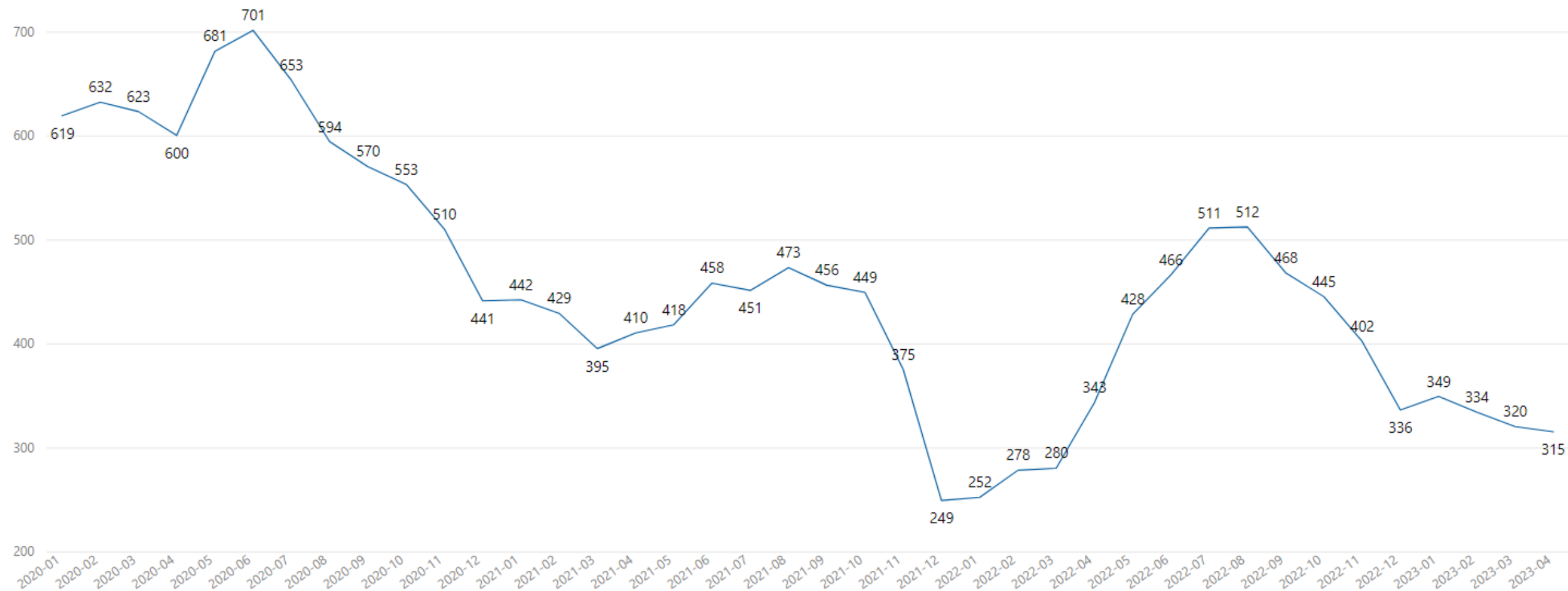
City	New Listings This Year	New Listings Last Year	% New Change ▼
Monterey	8	6	33%
Carmel	9	8	13%
Marina	2	2	0%
Soledad	1	2	-50%
Salinas	6	13	-54%
Pebble Beach	0	2	-100%
Pacific Grove	0	4	-100%

Monterey County - New Listings Week Ending 05/06/2023



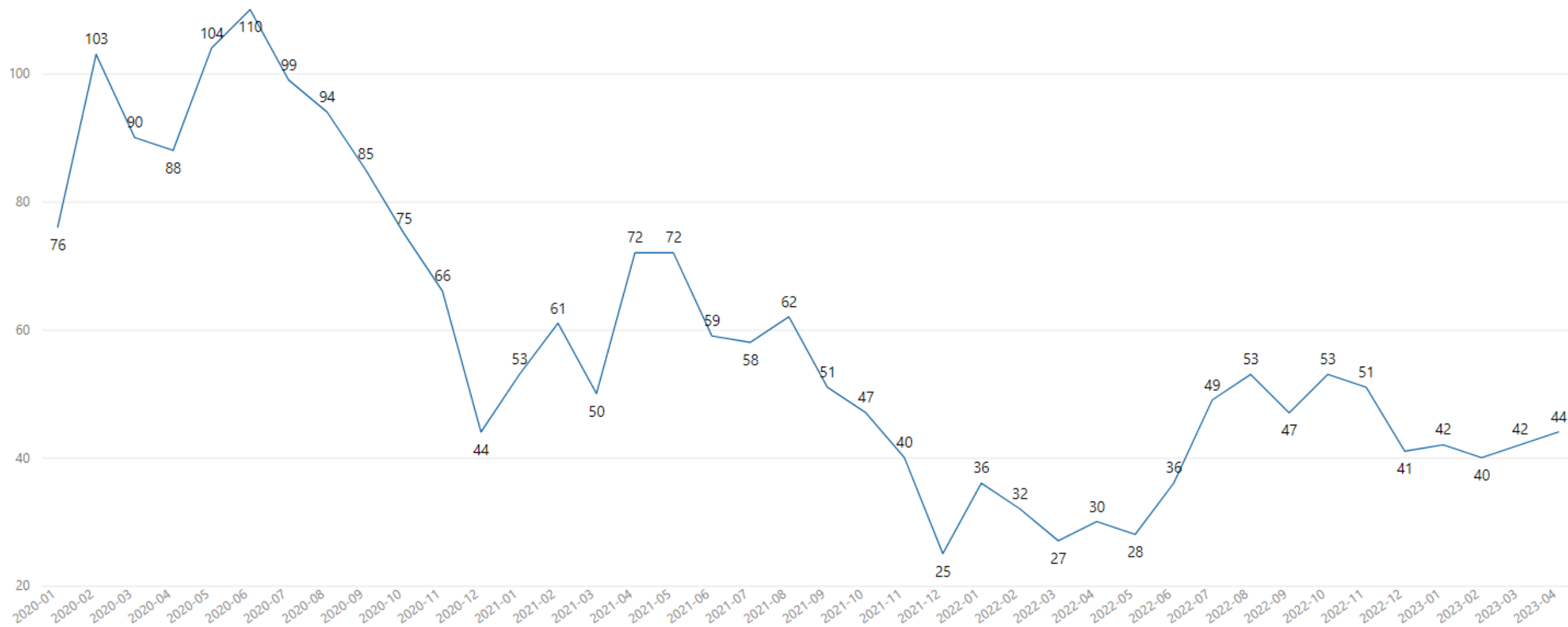
Monterey County – Inventory

CountyName ● Monterey



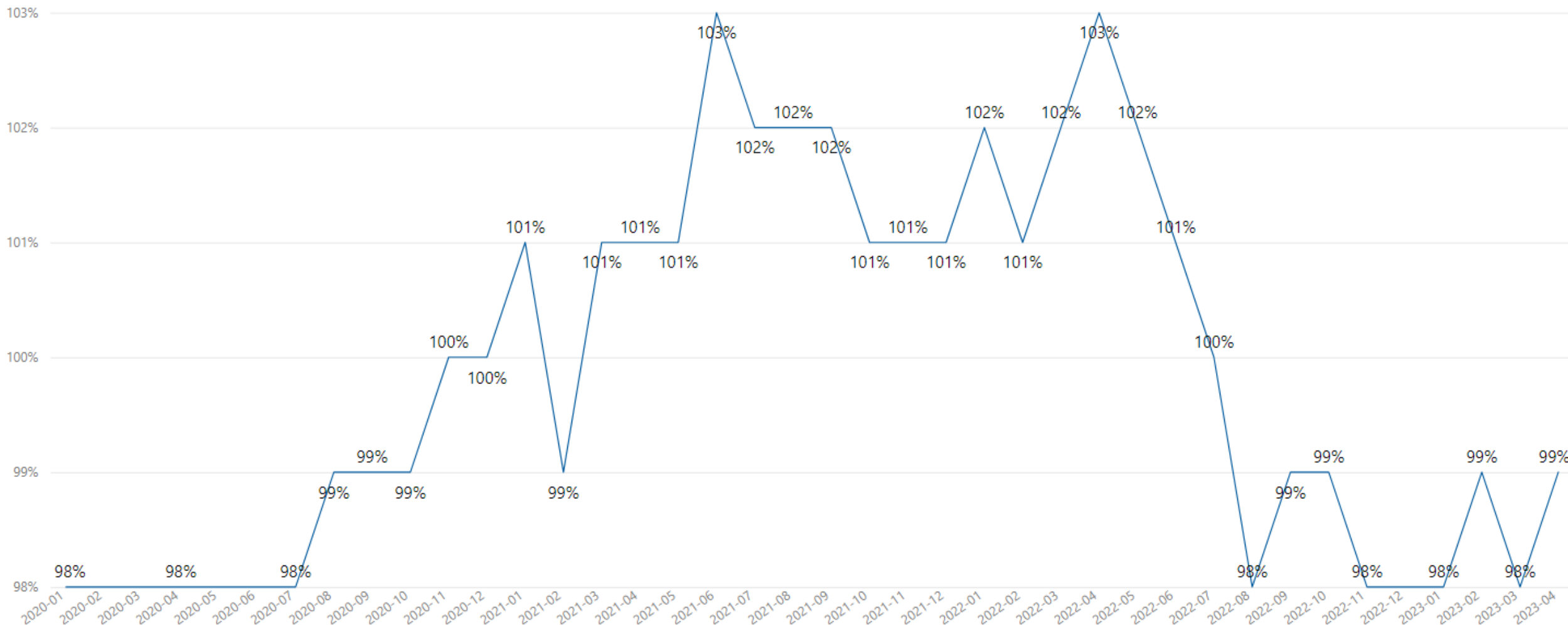
Monterey County – Inventory (CI)

CountyName ● Monterey



Monterey County - Sale to List Price Ratio

CountyName ● Monterey



Monterey County - Increased Sale to List Price

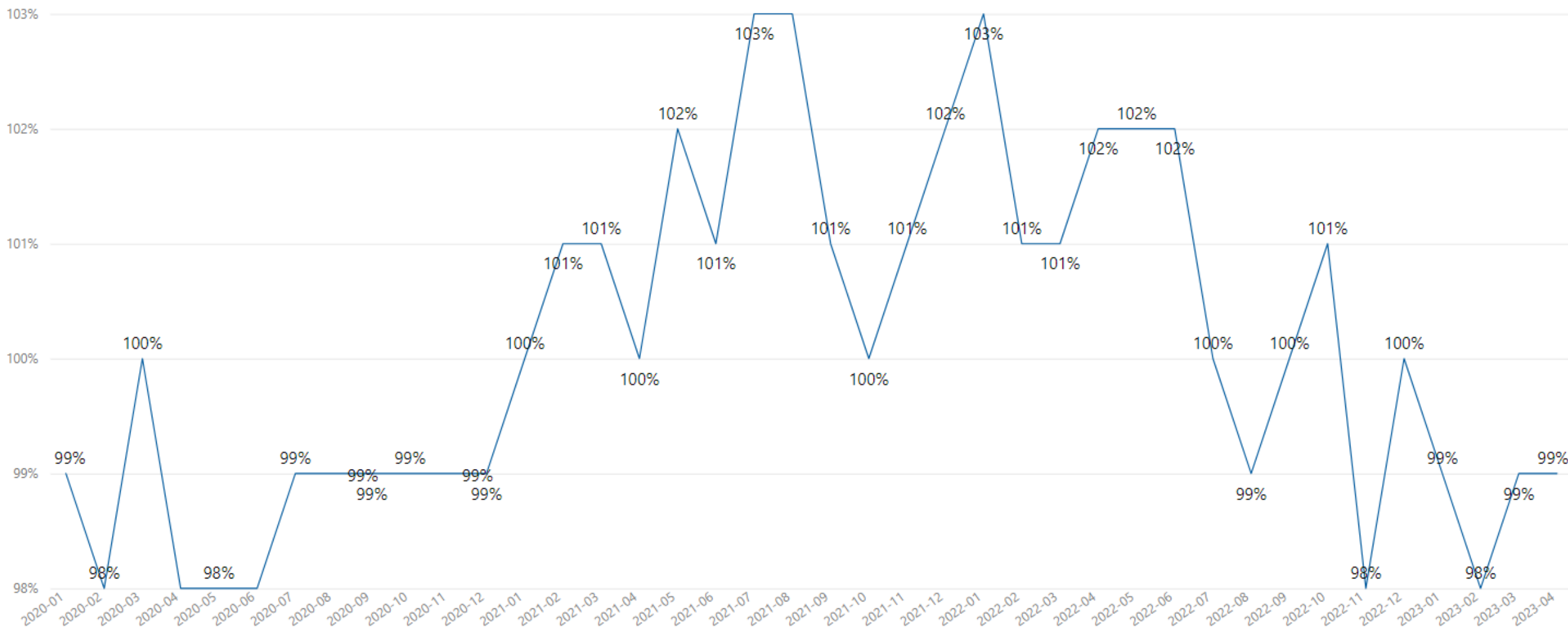
City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change
Royal Oaks	105%	99%	6%
Greenfield	103%	101%	2%

Monterey County - Decreased Sale to List Price

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change ▲
Soledad	93%	102%	-9%
Gonzales	96%	104%	-8%
East Garrison	99%	106%	-7%
Carmel	97%	102%	-5%
Seaside	100%	105%	-5%
Pebble Beach	98%	102%	-4%
Monterey	100%	104%	-4%
Salinas	100%	104%	-4%
King City	96%	99%	-3%
Marina	99%	102%	-3%
Carmel Valley	96%	98%	-2%
Castroville	100%	101%	-1%
Pacific Grove	105%	106%	-1%

Monterey County - Sale to List Price Ratio (CI)

CountyName ● Monterey



Monterey County – Sale to List Price (CI)

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change
Carmel Valley	101%	100%	1%
Carmel	102%	102%	0%
Salinas	99%	101%	-2%
Del Rey Oaks	100%	103%	-3%
East Garrison	97%	100%	-3%
Monterey	99%	103%	-4%
King City	96%	100%	-4%

Thank You

