

MONTEREY COUNTY

THIRD QUARTER MARKET REPORT | 2017 VS. 2018

	2017	2018		2017	2018				
Q3	# of Sales	782	783	0%	YTD	# of Sales	2,197	2,305	▲5%
	Median Price	\$580,000	\$599,000	▲3%		Median Price	\$569,000	\$600,000	▲5%
	Avg CDOM	54	49	9%▼		Avg CDOM	60	54	10%▼
	MOI	3.0	3.0	0%		MOI	3.2	3.1	3%▼

The Monterey Peninsula has been very stable in sales over the last year when comparing year-to-date of 2017 to 2018. The number of sales has increased 5% over the previous year and the median sale price has increased 5% as well. With that being said, however, the average days on the market have decreased by 10%, and the months of inventory available to purchase currently is about 3% less than the previous year. All four points add up to a nicely increasing and stable market. Carmel, Carmel Highlands, Carmel Valley, Monterey, Pacific Grove, and Pebble Beach each have varying statistics with some performing better than others, but as a whole it is looking good on the Peninsula.

CARMEL

	Q3 2017	Q3 2018	% Change
# of Sales	90	86	-4%
Median Price (\$000)	1,250	1,335	7%
Avg CDOM	90	66	-27%
Months of Inventory	5.7	5.3	-7%

CARMEL HIGHLANDS

	Q3 2017	Q3 2018	% Change
# of Sales	2	2	0%
Median Price (\$000)	2,000	7,911	296%
Avg CDOM	99	226	128%
Months of Inventory	18.0	6.0	-67%

CARMEL VALLEY

	Q3 2017	Q3 2018	% Change
# of Sales	32	32	0%
Median Price (\$000)	970	911	-6%
Avg CDOM	76	89	17%
Months of Inventory	5.2	5.9	13%

MONTEREY

	Q3 2017	Q3 2018	% Change
# of Sales	80	77	-4%
Median Price (\$000)	712	825	16%
Avg CDOM	42	64	52%
Months of Inventory	3.6	3.8	6%

PACIFIC GROVE

	Q3 2017	Q3 2018	% Change
# of Sales	49	46	-6%
Median Price (\$000)	818	884	8%
Avg CDOM	46	62	35%
Months of Inventory	2.3	2.5	9%

PEBBLE BEACH

	Q3 2017	Q3 2018	% Change
# of Sales	38	35	-8%
Median Price (\$000)	1,713	1,650	-4%
Avg CDOM	98	59	-40%
Months of Inventory	6.6	7.7	17%

