

MONTEREY COUNTY

YEAR-END MARKET REPORT | 2017 VS. 2018

YE

		2017	2018			2017	2018	
# of Sales		2,631	2,614	1%▼	Avg CDOM	61	53	13%▼
Median Price		\$582,000	\$615,000	▲6%	MOI	2.5	2.6	▲4%

For the fifth consecutive year in Monterey County, sellers tended to receive less than their asking price in 2018, indicating a better market for buyers. The number of new listings in 2018 was very similar to that of 2017. Median sales price is continuing to rise, following the trend of other nearby counties in this area.

CARMEL

	YE 2017	YE 2018	% Change
# of Sales	282	258	-9%
Median Price (\$000)	1,525	1,830	20%
Avg CDOM	101	80	-21%
Months of Inventory	4.4	5.0	14%

CARMEL HIGHLANDS

	YE 2017	YE 2018	% Change
# of Sales	7	11	57%
Median Price (\$000)	2,450	1,700	-31%
Avg CDOM	158	130	-18%
Months of Inventory	17.1	2.2	-87%

CARMEL VALLEY

	YE 2017	YE 2018	% Change
# of Sales	108	106	-2%
Median Price (\$000)	999	1,128	13%
Avg CDOM	84	87	4%
Months of Inventory	5.4	4.6	-15%

MONTEREY

	YE 2017	YE 2018	% Change
# of Sales	219	210	-4%
Median Price (\$000)	814	882	8%
Avg CDOM	67	59	-12%
Months of Inventory	3.1	3.3	6%

PACIFIC GROVE

	YE 2017	YE 2018	% Change
# of Sales	162	142	-12%
Median Price (\$000)	908	928	2%
Avg CDOM	58	50	-14%
Months of Inventory	1.6	3.1	94%

PEBBLE BEACH

	YE 2017	YE 2018	% Change
# of Sales	121	126	4%
Median Price (\$000)	1,640	1,585	-3%
Avg CDOM	97	110	13%
Months of Inventory	6.2	6.2	0%

