



Shelly Mitchell Lynch

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The Real Estate Report

Home Prices Mixed, Sales Up in 2024

Sales prices for single-family, re-sale homes in Monterey County were mixed last year compared to 2023.

The median sales price lost 1% and the average sales price gained 0.3%.

Home sales were up 1.6%. There were 1,567 homes sold. The average since 2006 is 2,837.

The sales price to list price ratio, or what buyers paid divided by what sellers were asking, fell from 99.2% in 2023 to 99.1% last year.

Home inventory was up 19.1% year-over-year. There were an average of 319 homes listed for sale each month in 2023. The average from 2003 through 2016 is 1,346.

The sales price to list price ratio for re-sale condos was down from 99.4% in 2023 to 98.2% last year.

The median sales price for re-sale condominiums was up 7.5% while the average price gained 10.4%.

Condo sales were up 17% from 2023.

Condo inventory was up year-over-year by 51.8%. There were 48 condos listed for sale on average each month. The average from 2003 to 2016 is 127.

For assistance in this market, do not hesitate to contact me. If you are thinking of selling, I can provide a free comparative market analysis. Also, if you go to my on-line report and click on Recent Sales & Listings, you will see what

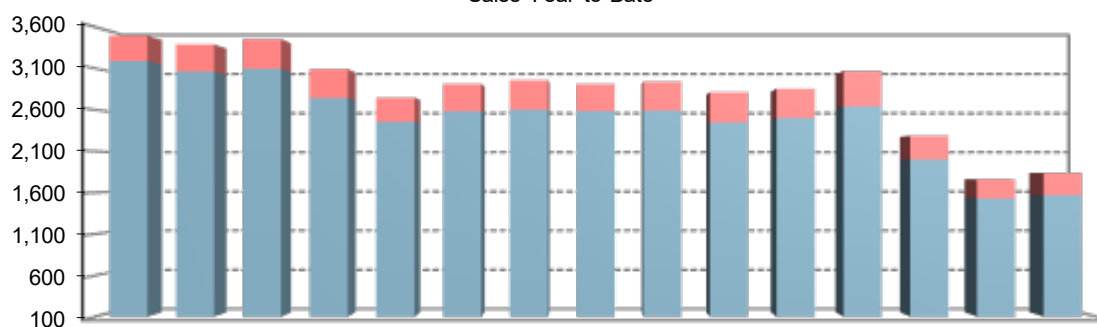
has sold, what is for sale and what is pending in your neighborhood.

The on-line report is at:

<https://shellylynch.rereport.com/>

Monterey County

Sales Year-to-Date



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Condos	304	326	357	347	292	330	358	325	347	366	353	430	286	229	269
Homes	3,191	3,062	3,096	2,744	2,455	2,582	2,600	2,586	2,591	2,447	2,501	2,640	2,001	1,530	1,567

2024 Monterey County Annual Real Estate Report

Monterey County									
SINGLE-FAMILY HOMES						% Change from Year Before			
Prices						Prices			
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave	
2012	3,096	\$ 295,000	\$ 479,235	98.3%	89				
2013	2,744	\$ 385,000	\$ 590,382	99.3%	89	-11.4%	30.5%	23.2%	
2014	2,410	\$ 451,550	\$ 734,888	98.3%	78	-12.2%	17.3%	24.5%	
2015	2,554	\$ 485,000	\$ 750,876	97.8%	88	6.0%	7.4%	2.2%	
2016	2,517	\$ 525,000	\$ 784,808	98.0%	84	-1.4%	8.2%	4.5%	
2017	2,538	\$ 585,000	\$ 852,546	97.9%	67	0.8%	11.4%	8.6%	
2018	2,408	\$ 610,000	\$ 953,074	98.2%	75	-5.1%	4.3%	11.8%	
2019	2,451	\$ 625,000	\$ 943,305	97.9%	84	1.8%	2.5%	-1.0%	
2020	2,556	\$ 756,000	\$ 1,224,120	98.6%	37	4.3%	21.0%	29.8%	
2021	2,686	\$ 845,000	\$ 1,388,070	101.3%	18	5.1%	11.8%	13.4%	
2022	2,001	\$ 860,000	\$ 1,464,800	100.4%	50	-25.5%	1.8%	5.5%	
2023	1,542	\$ 950,000	\$ 1,460,840	99.2%	94	-22.9%	10.5%	-0.3%	
2024	1,567	\$ 940,145	\$ 1,464,564	99.1%	73	1.6%	-1.0%	0.3%	

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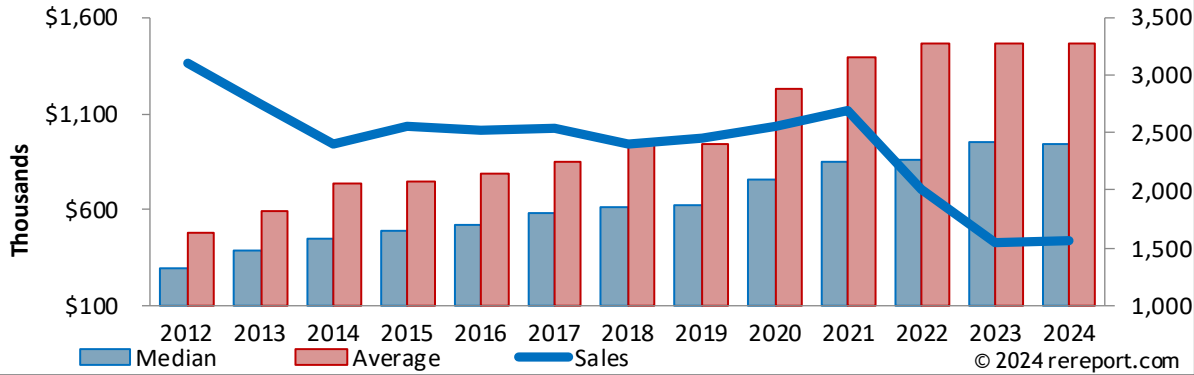
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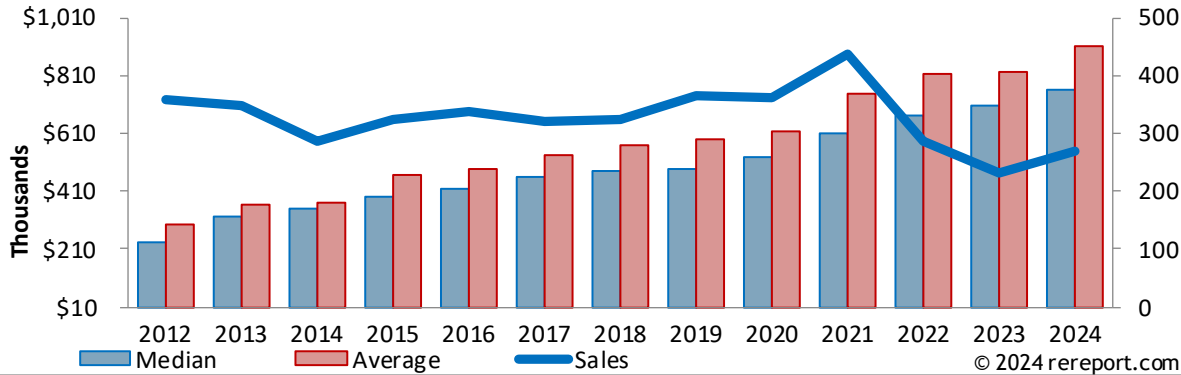
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Monterey County Homes - Prices & Sales



Monterey County Condos - Prices & Sales



Monterey County									
Condominiums						% Change from Year Before			
Prices						Prices			
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave	
2012	357	\$ 230,000	\$ 296,119	97.9%	85				
2013	347	\$ 320,000	\$ 362,755	100.0%	73	-2.8%	39.1%	22.5%	
2014	287	\$ 349,999	\$ 371,223	97.8%	75	-17.3%	9.4%	2.3%	
2015	325	\$ 390,000	\$ 465,093	98.2%	59	13.2%	11.4%	25.3%	
2016	339	\$ 415,000	\$ 483,786	98.8%	55	4.3%	6.4%	4.0%	
2017	319	\$ 459,000	\$ 533,403	98.2%	49	-5.9%	10.6%	10.3%	
2018	325	\$ 480,000	\$ 570,755	98.3%	87	1.9%	4.6%	7.0%	
2019	366	\$ 487,500	\$ 588,066	98.0%	72	12.6%	1.6%	3.0%	
2020	361	\$ 529,000	\$ 613,962	98.8%	22	-1.4%	8.5%	4.4%	
2021	438	\$ 610,000	\$ 748,080	101.5%	7	21.3%	15.3%	21.8%	
2022	286	\$ 673,313	\$ 814,727	101.0%	37	-34.7%	10.4%	8.9%	
2023	230	\$ 707,938	\$ 824,729	99.4%	60	-19.6%	5.1%	1.2%	
2024	269	\$ 761,083	\$ 910,513	98.2%	68	17.0%	7.5%	10.4%	

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2024 Monterey County Annual Real Estate Report

Carmel

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	228	\$ 1,020,000	\$ 1,301,190	94.5%	119			
2013	224	\$ 1,200,000	\$ 1,545,730	95.2%	104	-1.8%	17.6%	18.8%
2014	249	\$ 1,424,000	\$ 1,696,440	94.8%	96	11.2%	18.7%	9.8%
2015	247	\$ 1,360,000	\$ 1,697,080	95.2%	94	-0.8%	-4.5%	0.0%
2016	243	\$ 1,395,000	\$ 1,799,240	94.9%	81	-1.6%	2.6%	6.0%
2017	276	\$ 1,525,000	\$ 1,953,420	95.4%	90	13.6%	9.3%	8.6%
2018	252	\$ 1,829,500	\$ 2,214,410	95.8%	74	-8.7%	20.0%	13.4%
2019	241	\$ 1,750,000	\$ 2,104,560	95.3%	87	-4.4%	-4.3%	-5.0%
2020	342	\$ 2,035,000	\$ 2,561,120	96.3%	85	41.9%	16.3%	21.7%
2021	324	\$ 2,405,000	\$ 3,038,670	100.4%	47	-5.3%	18.2%	18.6%
2022	230	\$ 2,693,750	\$ 3,450,460	99.7%	36	-29.0%	12.0%	13.6%
2023	166	\$ 2,885,042	\$ 3,471,607	97.2%	57	-27.8%	7.1%	0.6%
2024	178	\$ 3,143,775	\$ 3,813,316	96.2%	54	7.2%	9.0%	9.8%

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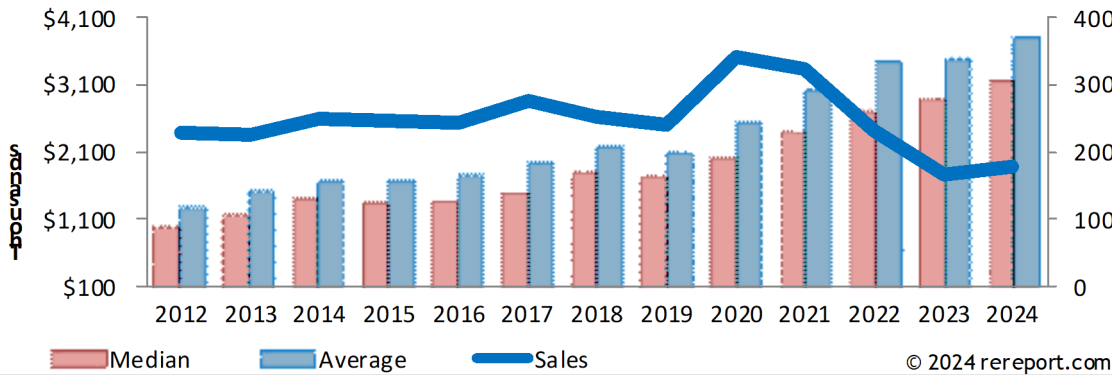
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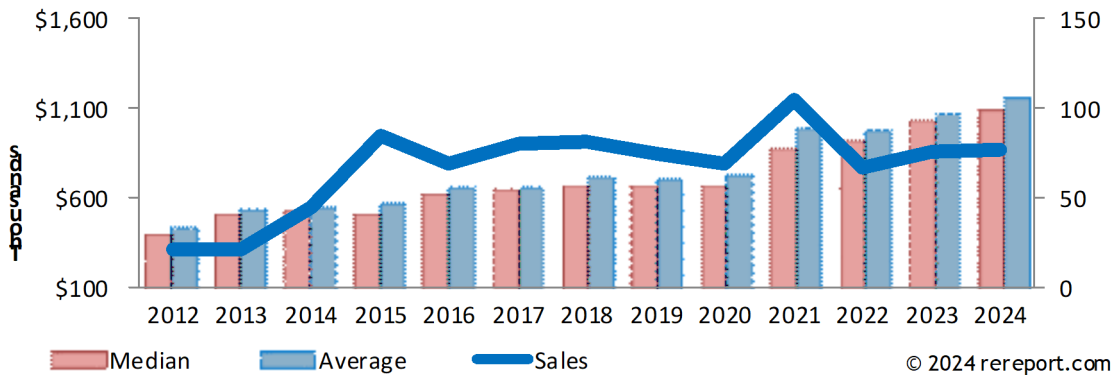
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Carmel Homes - Prices & Sales



Carmel Condos - Prices & Sales



Carmel

Condominiums						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	21	\$ 415,000	\$ 440,038	89.3%	220			
2013	21	\$ 520,000	\$ 544,500	98.2%	51	0.0%	25.3%	23.7%
2014	45	\$ 541,000	\$ 560,358	96.9%	60	114.3%	4.0%	2.9%
2015	84	\$ 524,500	\$ 572,392	98.2%	62	86.7%	-3.0%	2.1%
2016	69	\$ 630,000	\$ 670,920	98.0%	69	-17.9%	20.1%	17.2%
2017	80	\$ 660,000	\$ 667,012	98.1%	76	15.9%	4.8%	-0.6%
2018	81	\$ 675,000	\$ 726,155	98.1%	63	1.3%	2.3%	8.9%
2019	74	\$ 682,500	\$ 716,260	97.5%	94	-8.6%	1.1%	-1.4%
2020	69	\$ 675,000	\$ 734,529	98.5%	72	-6.8%	-1.1%	2.6%
2021	104	\$ 878,000	\$ 990,449	100.6%	25	50.7%	30.1%	34.8%
2022	67	\$ 920,000	\$ 979,964	101.9%	22	-35.6%	4.8%	-1.1%
2023	76	\$ 1,035,855	\$ 1,068,956	98.3%	43	13.4%	12.6%	9.1%
2024	77	\$ 1,088,833	\$ 1,156,662	98.3%	67	1.3%	5.1%	8.2%

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2024 Monterey County Annual Real Estate Report

Carmel Highlands

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	16	\$ 1,712,500	\$ 2,927,690	90.8%	156			
2013	31	\$ 1,550,000	\$ 2,211,520	89.9%	175	93.8%	-9.5%	-24.5%
2014	13	\$ 2,743,600	\$ 3,653,460	88.9%	167	-58.1%	77.0%	65.2%
2015	20	\$ 2,562,500	\$ 3,090,880	92.5%	232	53.8%	-6.6%	-15.4%
2016	7	\$ 1,825,000	\$ 1,851,030	93.2%	106	-65.0%	-28.8%	-40.1%
2017	7	\$ 2,450,000	\$ 2,526,570	89.9%	158	0.0%	34.2%	36.5%
2018	11	\$ 1,700,000	\$ 3,386,050	92.7%	131	57.1%	-30.6%	34.0%
2019	6	\$ 2,172,500	\$ 2,752,080	89.1%	133	-45.5%	27.8%	-18.7%
2020	11	\$ 3,500,000	\$ 4,756,620	94.3%	139	83.3%	61.1%	72.8%
2021	2	\$ 5,419,090	\$ 5,419,090	101.8%	78	-81.8%	54.8%	13.9%
2022	0	\$ -	\$ -	0.0%	0	-100.0%	-100.0%	-100.0%
2023	1	\$ 250,000	\$ 250,000	8.3%	1	#DIV/0!	#DIV/0!	#DIV/0!
2024	1	\$ 614,169	\$ 614,169	8.2%	2	0.0%	145.7%	145.7%

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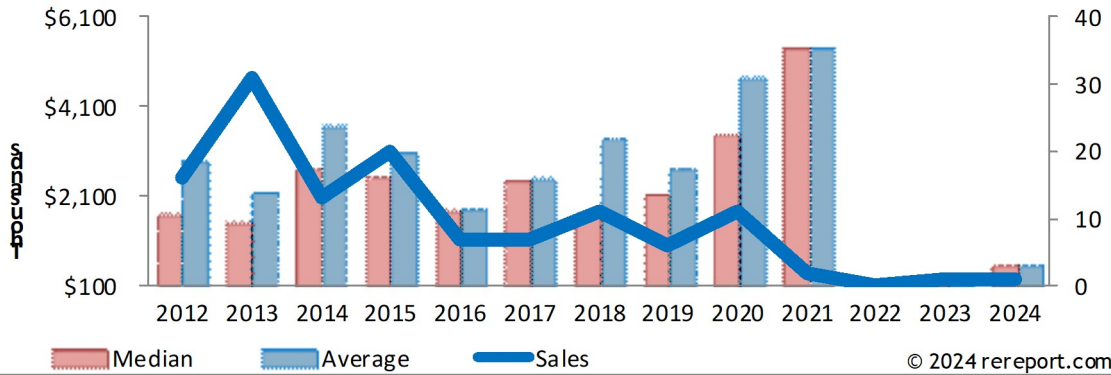
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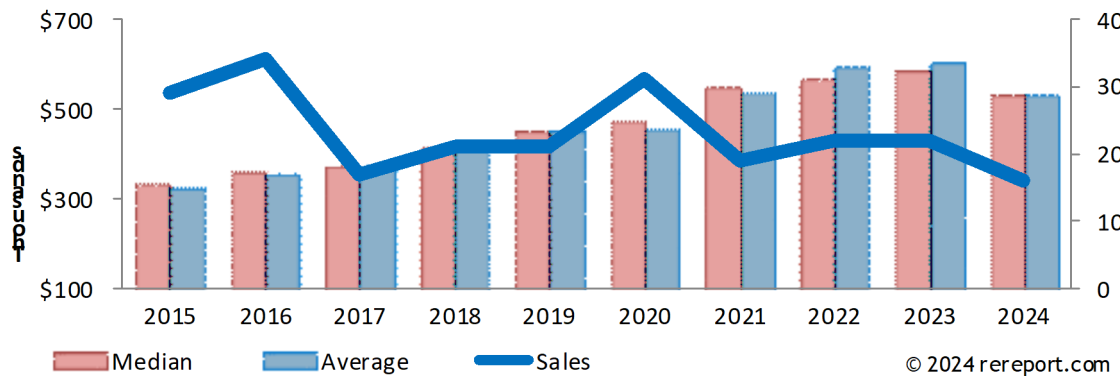
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Carmel Highlands Homes - Prices & Sales



Gonzalez Homes - Prices & Sales



Gonzales

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2015	29	\$ 337,000	\$ 327,372	97.4%	29			
2016	34	\$ 363,500	\$ 359,985	100.1%	33	17.2%	7.9%	10.0%
2017	17	\$ 377,000	\$ 377,759	98.6%	33	-50.0%	3.7%	4.9%
2018	21	\$ 417,500	\$ 416,131	99.4%	37	23.5%	10.7%	10.2%
2019	21	\$ 452,000	\$ 449,857	98.1%	35	0.0%	8.3%	8.1%
2020	31	\$ 475,000	\$ 454,855	98.9%	40	47.6%	5.1%	1.1%
2021	19	\$ 550,000	\$ 537,242	102.7%	18	-38.7%	15.8%	18.1%
2022	22	\$ 567,500	\$ 592,955	101.6%	26	15.8%	3.2%	10.4%
2023	22	\$ 585,208	\$ 601,465	98.5%	41	0.0%	3.1%	1.4%
2024	16	\$ 530,792	\$ 530,457	83.9%	28	-27.3%	-9.3%	-11.8%

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2024 Monterey County Annual Real Estate Report

Carmel Valley

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	132	\$ 799,500	\$ 980,583	95.1%	110			
2013	132	\$ 842,250	\$ 1,068,300	95.1%	99	0.0%	5.3%	8.9%
2014	127	\$ 887,500	\$ 1,035,120	94.9%	86	-3.8%	5.4%	-3.1%
2015	90	\$ 881,500	\$ 1,003,610	94.9%	99	-29.1%	-0.7%	-3.0%
2016	97	\$ 1,060,000	\$ 1,232,470	96.7%	76	7.8%	20.2%	22.8%
2017	106	\$ 998,450	\$ 1,076,840	96.6%	70	9.3%	-5.8%	-12.6%
2018	100	\$ 1,144,000	\$ 1,295,090	95.5%	88	-5.7%	14.6%	20.3%
2019	95	\$ 1,055,000	\$ 1,327,650	95.3%	84	-5.0%	-7.8%	2.5%
2020	121	\$ 1,365,000	\$ 1,653,590	97.8%	68	27.4%	29.4%	24.6%
2021	131	\$ 1,600,000	\$ 1,860,050	98.1%	61	8.3%	17.2%	12.5%
2022	82	\$ 1,525,000	\$ 1,945,210	97.8%	46	-37.4%	-4.7%	4.6%
2023	75	\$ 2,133,125	\$ 2,185,734	98.5%	72	-8.5%	39.9%	12.4%
2024	71	\$ 1,745,000	\$ 1,861,560	88.9%	66	-5.3%	-18.2%	-14.8%

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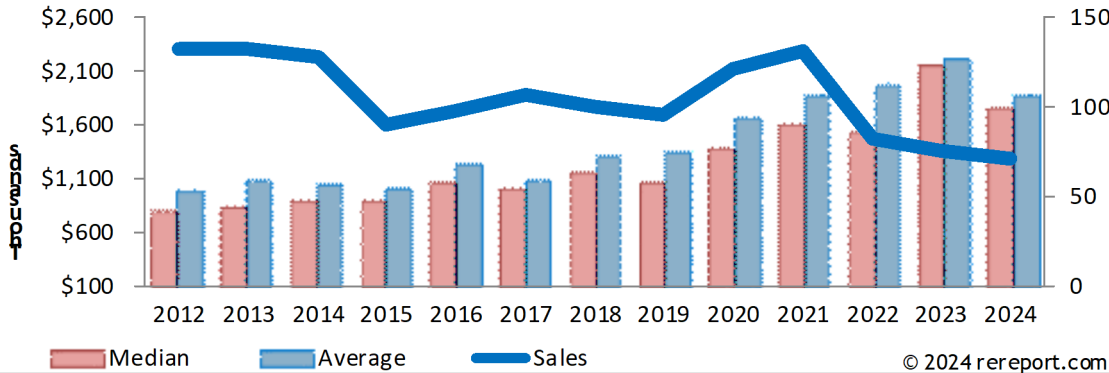
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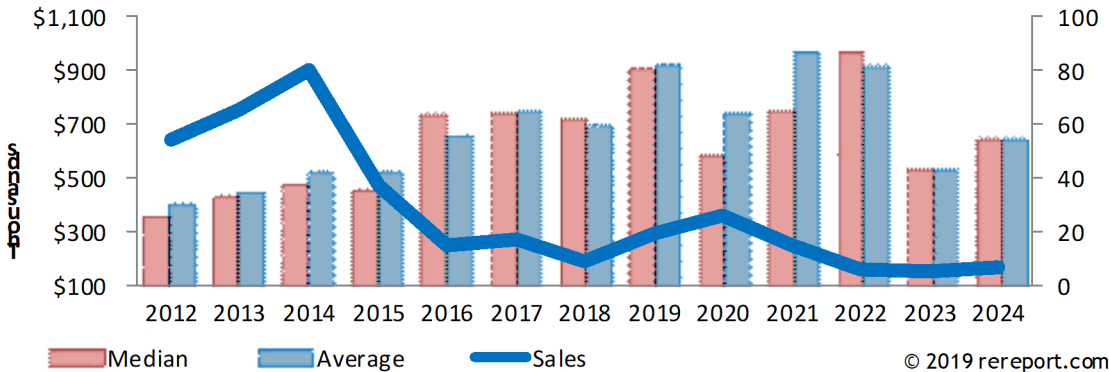
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Carmel Valley Homes - Prices & Sales



Carmel Valley Condos - Prices & Sales



Carmel Valley

Condominiums						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	54	\$ 366,250	\$ 414,267	94.0%	83	#REF!	#REF!	#REF!
2013	65	\$ 440,000	\$ 452,356	96.9%	96	20.4%	20.1%	9.2%
2014	80	\$ 487,000	\$ 527,844	98.4%	58	23.1%	10.7%	16.7%
2015	37	\$ 465,000	\$ 529,122	96.2%	74	-53.8%	-4.5%	0.2%
2016	15	\$ 735,000	\$ 664,720	99.6%	30	-59.5%	58.1%	25.6%
2017	17	\$ 745,875	\$ 749,411	98.2%	50	13.3%	1.5%	12.7%
2018	9	\$ 720,000	\$ 697,796	97.0%	89	-47.1%	-3.5%	-6.9%
2019	19	\$ 905,000	\$ 924,068	98.4%	53	111.1%	25.7%	32.4%
2020	26	\$ 592,500	\$ 745,996	99.4%	43	36.8%	-34.5%	-19.3%
2021	15	\$ 750,000	\$ 964,704	99.8%	10	-42.3%	26.6%	29.3%
2022	6	\$ 968,000	\$ 916,000	99.7%	22	-60.0%	29.1%	-5.0%
2023	5	\$ 537,917	\$ 537,917	43.7%	3	-16.7%	-44.4%	-41.3%
2024	7	\$ 648,750	\$ 648,750	49.0%	15	40.0%	20.6%	20.6%

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Del Rey Oaks

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	10	\$ 363,000	\$ 352,430	96.3%	102			
2013	20	\$ 450,500	\$ 443,400	101.9%	36	100.0%	24.1%	25.8%
2014	12	\$ 456,500	\$ 489,625	96.5%	82	-40.0%	1.3%	10.4%
2015	12	\$ 456,500	\$ 489,625	96.5%	82	0.0%	0.0%	0.0%
2016	14	\$ 550,000	\$ 583,154	97.4%	42	16.7%	20.5%	19.1%
2017	11	\$ 688,100	\$ 674,956	99.2%	19	-21.4%	25.1%	15.7%
2018	21	\$ 669,000	\$ 667,143	98.5%	35	90.9%	-2.8%	-1.2%
2019	21	\$ 662,000	\$ 665,433	99.0%	43	0.0%	-1.0%	-0.3%
2020	13	\$ 742,500	\$ 701,469	98.5%	17	-38.1%	12.2%	5.4%
2021	12	\$ 825,000	\$ 814,000	97.6%	31	-7.7%	11.1%	16.0%
2022	18	\$ 895,000	\$ 952,611	99.9%	21	50.0%	8.5%	17.0%
2023	13	\$ 819,458	\$ 819,458	84.8%	13	-27.8%	-8.4%	-14.0%
2024	8	\$ 486,333	\$ 486,333	50.7%	10	-38.5%	-40.7%	-40.7%

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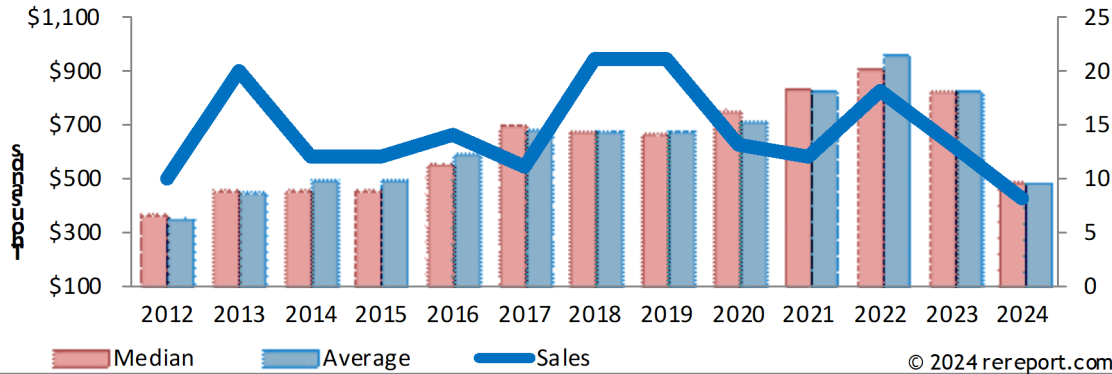
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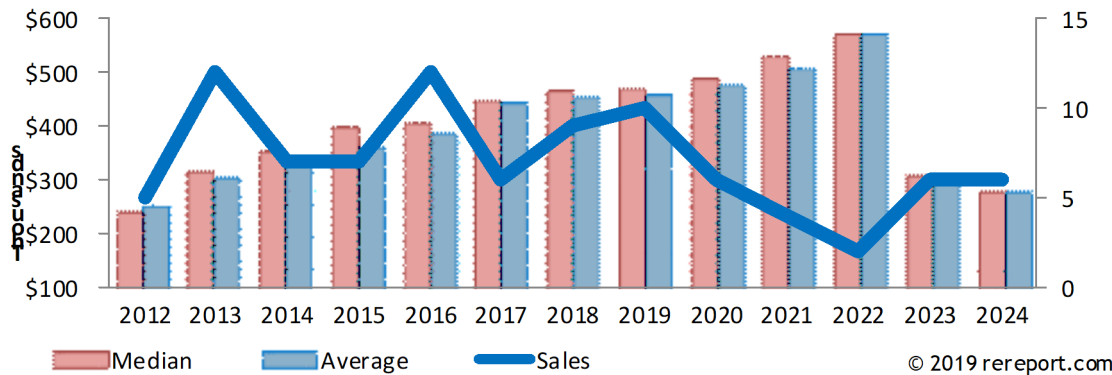
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Del Rey Oaks Homes - Prices & Sales



Del Rey Oaks Condos - Prices & Sales



Del Rey Oaks

Condominiums						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	5	\$ 245,000	\$ 257,000	106.5%	59			
2013	12	\$ 317,500	\$ 307,250	98.0%	44	140.0%	29.6%	19.6%
2014	7	\$ 355,000	\$ 338,000	97.9%	77	-41.7%	11.8%	10.0%
2015	7	\$ 400,000	\$ 364,071	98.2%	35	0.0%	12.7%	7.7%
2016	12	\$ 408,250	\$ 389,375	98.9%	30	71.4%	2.1%	7.0%
2017	6	\$ 449,250	\$ 443,333	98.0%	24	-50.0%	10.0%	13.9%
2018	9	\$ 465,000	\$ 455,044	98.9%	37	50.0%	3.5%	2.6%
2019	10	\$ 470,000	\$ 458,615	98.9%	42	11.1%	1.1%	0.8%
2020	6	\$ 487,500	\$ 476,000	99.6%	35	-40.0%	3.7%	3.8%
2021	4	\$ 530,000	\$ 508,750	102.0%	8	-33.3%	8.7%	6.9%
2022	2	\$ 570,000	\$ 570,000	101.5%	5	-50.0%	7.5%	12.0%
2023	6	\$ 310,333	\$ 310,333	50.1%	15	200.0%	-45.6%	-45.6%
2024	6	\$ 282,208	\$ 282,208	41.3%	23	0.0%	-9.1%	-9.1%

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2024 Monterey County Annual Real Estate Report

Greenfield								
SINGLE-FAMILY HOMES								
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Column1	Column2	Column3
2015	48	\$ 263,000	\$ 265,239	99.9%	37			
2016	92	\$ 289,450	\$ 292,012	98.5%	42	91.7%	10.1%	10.1%
2017	86	\$ 295,000	\$ 334,544	100.2%	38	-6.5%	1.9%	14.6%
2018	82	\$ 350,000	\$ 347,972	98.5%	39	-4.7%	18.6%	4.0%
2019	85	\$ 356,500	\$ 359,496	98.8%	32	3.7%	1.9%	3.3%
2020	51	\$ 379,000	\$ 380,245	98.9%	40	-40.0%	6.3%	5.8%
2021	56	\$ 501,500	\$ 540,982	101.0%	40	9.8%	32.3%	42.3%
2022	66	\$ 506,000	\$ 514,513	99.9%	34	17.9%	0.9%	-4.9%
2023	50	\$ 500,155	\$ 483,226	100.3%	46	-24.2%	-1.2%	-6.1%
2024	46	\$ 541,042	\$ 530,291	98.7%	38	-8.0%	8.2%	9.7%

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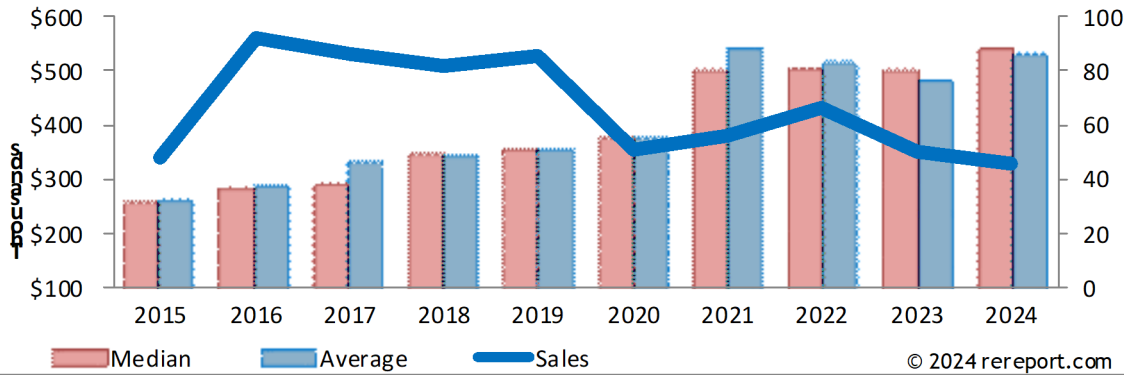
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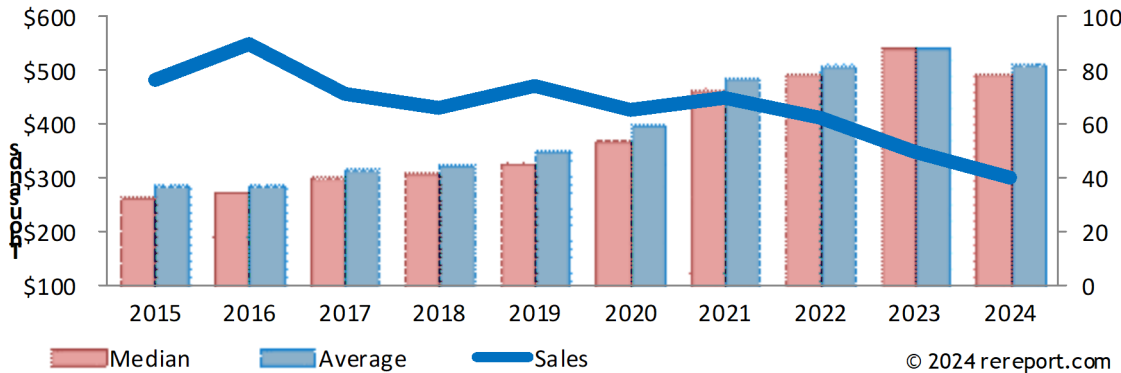
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Greenfield Homes - Prices & Sales



King City Homes - Prices & Sales



King City								
SINGLE-FAMILY HOMES								
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Column1	Column2	Column3
2015	76	\$ 266,275	\$ 287,289	97.5%	43			
2016	90	\$ 276,500	\$ 287,866	98.1%	55	18.4%	3.8%	0.2%
2017	71	\$ 305,000	\$ 317,881	98.4%	56	-21.1%	10.3%	10.4%
2018	66	\$ 310,500	\$ 325,936	97.4%	42	-7.0%	1.8%	2.5%
2019	74	\$ 329,750	\$ 350,603	98.7%	48	12.1%	6.2%	7.6%
2020	65	\$ 370,000	\$ 400,838	98.6%	38	-12.2%	12.2%	14.3%
2021	70	\$ 461,500	\$ 485,856	101.2%	25	7.7%	24.7%	21.2%
2022	62	\$ 492,500	\$ 509,133	99.7%	32	-11.4%	6.7%	4.8%
2023	50	\$ 538,987	\$ 540,177	98.8%	50	-19.4%	9.4%	6.1%
2024	40	\$ 493,080	\$ 512,831	90.8%	46	-20.0%	-8.5%	-5.1%

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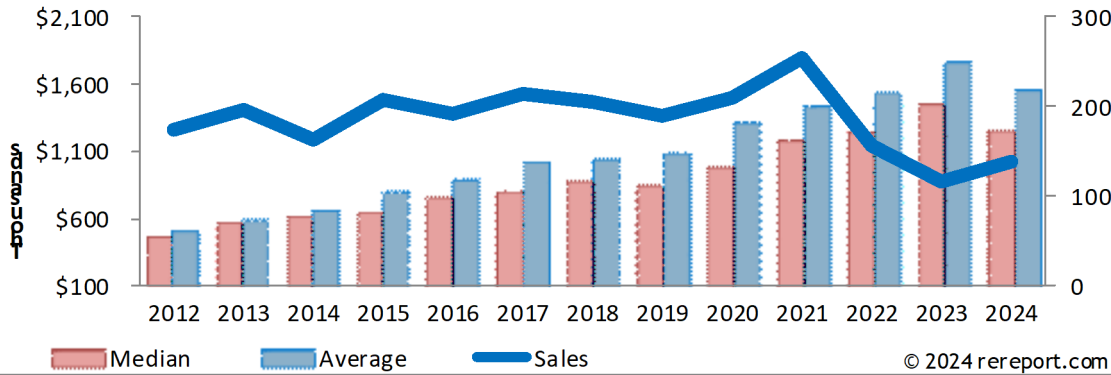
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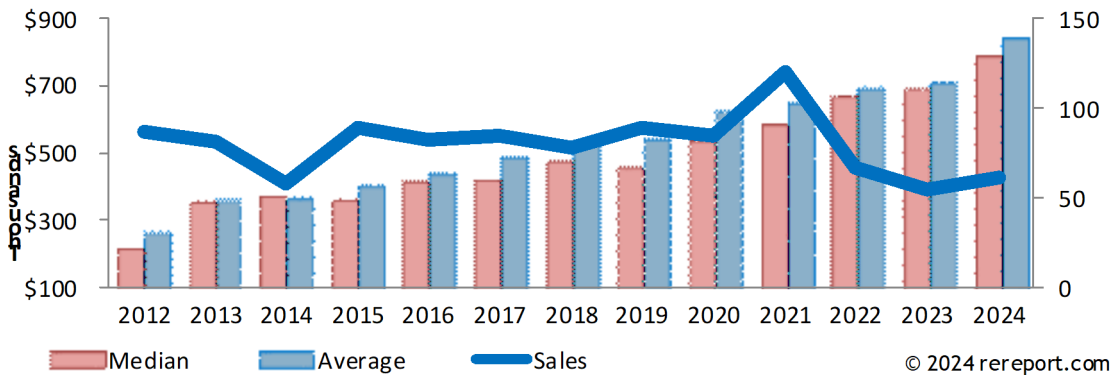
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Monterey								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	175	\$ 490,000	\$ 532,383	97.1%	79			
2013	196	\$ 590,224	\$ 610,402	98.8%	62	12.0%	20.5%	14.7%
2014	162	\$ 634,000	\$ 678,648	98.3%	60	-17.3%	7.4%	11.2%
2015	207	\$ 669,000	\$ 815,986	97.3%	62	27.8%	5.5%	20.2%
2016	191	\$ 775,000	\$ 904,688	97.2%	53	-7.7%	15.8%	10.9%
2017	213	\$ 816,500	\$ 1,033,370	97.6%	63	11.5%	5.4%	14.2%
2018	205	\$ 885,000	\$ 1,050,330	97.9%	57	-3.8%	8.4%	1.6%
2019	189	\$ 860,000	\$ 1,098,110	97.4%	69	-7.8%	-2.8%	4.5%
2020	209	\$ 989,000	\$ 1,323,900	97.5%	59	10.6%	15.0%	20.6%
2021	253	\$ 1,180,000	\$ 1,433,490	101.9%	31	21.1%	19.3%	8.3%
2022	156	\$ 1,250,500	\$ 1,537,760	100.9%	34	-38.3%	6.0%	7.3%
2023	117	\$ 1,459,583	\$ 1,765,252	99.0%	33	-25.0%	16.7%	14.8%
2024	138	\$ 1,265,006	\$ 1,559,654	98.4%	38	17.9%	-13.3%	-11.6%

Monterey Homes - Prices & Sales



Monterey Condos - Prices & Sales



Monterey								
Condominiums						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	87	\$ 225,000	\$ 270,813	98.2%	77			
2013	81	\$ 360,000	\$ 364,620	98.5%	60	-6.9%	60.0%	34.6%
2014	58	\$ 375,950	\$ 374,910	98.0%	56	-28.4%	4.4%	2.8%
2015	89	\$ 369,000	\$ 406,710	98.2%	67	53.4%	-1.8%	8.5%
2016	82	\$ 419,000	\$ 445,624	98.5%	53	-7.9%	13.6%	9.6%
2017	84	\$ 427,050	\$ 488,911	98.5%	38	2.4%	1.9%	9.7%
2018	78	\$ 480,000	\$ 540,065	98.6%	51	-7.1%	12.4%	10.5%
2019	89	\$ 460,000	\$ 544,795	97.6%	90	14.1%	-4.2%	0.9%
2020	85	\$ 539,000	\$ 627,876	98.4%	48	-4.5%	17.2%	15.2%
2021	120	\$ 584,000	\$ 648,727	102.1%	24	41.2%	8.3%	3.3%
2022	67	\$ 669,000	\$ 694,219	100.9%	21	-44.2%	14.6%	7.0%
2023	55	\$ 695,292	\$ 707,707	100.5%	29	-17.9%	3.9%	1.9%
2024	61	\$ 786,604	\$ 843,229	97.4%	37	10.9%	13.1%	19.1%

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2024 Monterey County Annual Real Estate Report

Pacific Grove

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	194	\$ 556,500	\$ 626,185	96.3%	81			
2013	165	\$ 680,000	\$ 764,159	97.3%	71	-14.9%	22.2%	22.0%
2014	152	\$ 742,000	\$ 891,728	96.8%	62	-7.9%	9.1%	16.7%
2015	160	\$ 787,700	\$ 891,106	97.8%	60	5.3%	6.2%	-0.1%
2016	137	\$ 839,000	\$ 934,610	98.0%	60	-14.4%	6.5%	4.9%
2017	158	\$ 912,500	\$ 1,037,930	97.1%	57	15.3%	8.8%	11.1%
2018	134	\$ 928,000	\$ 1,107,700	98.5%	50	-15.2%	1.7%	6.7%
2019	152	\$ 965,000	\$ 1,121,710	97.7%	60	13.4%	4.0%	1.3%
2020	183	\$ 1,015,000	\$ 1,197,650	99.3%	40	20.4%	5.2%	6.8%
2021	194	\$ 1,318,500	\$ 1,496,640	102.0%	30	6.0%	29.9%	25.0%
2022	133	\$ 1,438,000	\$ 1,603,220	101.2%	25	-31.4%	9.1%	7.1%
2023	114	\$ 1,534,975	\$ 1,670,172	100.4%	37	-14.3%	6.7%	4.2%
2024	103	\$ 1,456,208	\$ 1,620,340	99.5%	40	-9.6%	-5.1%	-3.0%

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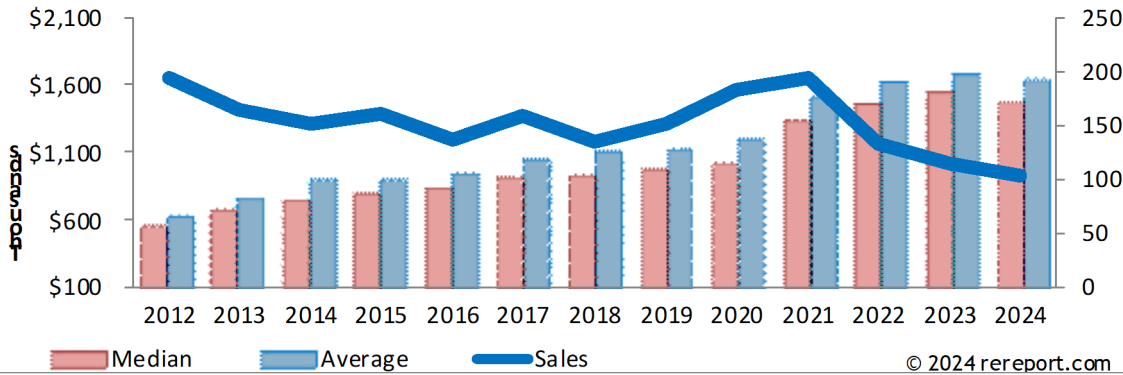
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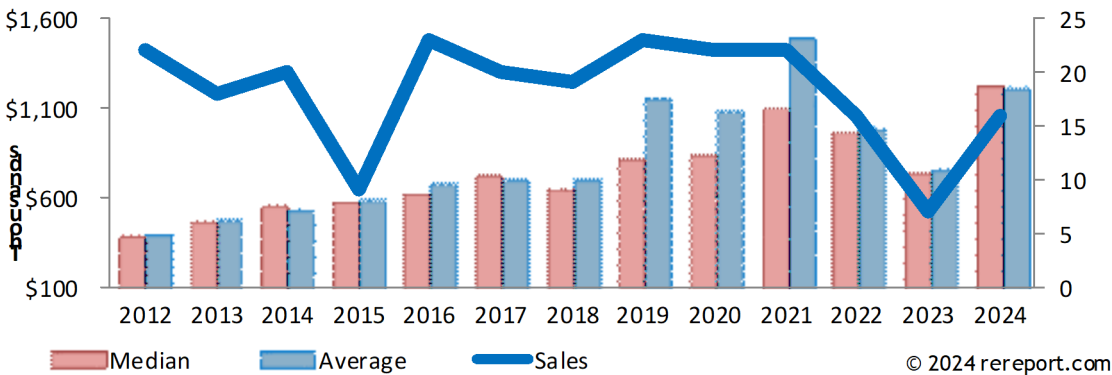
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Pacific Grove Homes - Prices & Sales



Pacific Grove Condos - Prices & Sales



Pacific Grove

CONDOMINIUMS						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	22	\$ 396,500	\$ 414,227	96.2%	56			
2013	18	\$ 482,250	\$ 491,792	97.2%	93	-18.2%	21.6%	18.7%
2014	20	\$ 562,000	\$ 544,825	96.6%	73	11.1%	16.5%	10.8%
2015	9	\$ 589,000	\$ 595,389	99.2%	54	-55.0%	4.8%	9.3%
2016	23	\$ 630,000	\$ 683,387	98.9%	46	155.6%	7.0%	14.8%
2017	20	\$ 730,500	\$ 715,551	99.0%	39	-13.0%	16.0%	4.7%
2018	19	\$ 656,000	\$ 710,947	97.9%	61	-5.0%	-10.2%	-0.6%
2019	23	\$ 825,000	\$ 1,158,450	97.4%	78	21.1%	25.8%	62.9%
2020	22	\$ 847,500	\$ 1,088,760	99.0%	135	-4.3%	2.7%	-6.0%
2021	22	\$ 1,100,000	\$ 1,487,180	102.7%	48	0.0%	29.8%	36.6%
2022	16	\$ 962,500	\$ 985,688	102.7%	20	-27.3%	-12.5%	-33.7%
2023	7	\$ 740,917	\$ 766,722	33.5%	4	-56.3%	-23.0%	-22.2%
2024	16	\$ 1,218,896	\$ 1,209,729	65.1%	55	128.6%	64.5%	57.8%

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2024 Monterey County Annual Real Estate Report

Pebble Beach

SINGLE-FAMILY HOMES

% Change from Year Before

Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	114	\$ 1,126,250	\$ 1,728,940	94.1%	135			
2013	105	\$ 1,150,000	\$ 1,888,050	94.6%	100	-7.9%	2.1%	9.2%
2014	120	\$ 1,442,500	\$ 2,394,050	93.8%	115	14.3%	25.4%	26.8%
2015	114	\$ 1,450,000	\$ 2,148,010	95.2%	118	-5.0%	0.5%	-10.3%
2016	106	\$ 1,537,500	\$ 2,466,750	93.9%	114	-7.0%	6.0%	14.8%
2017	120	\$ 1,620,000	\$ 2,229,320	94.6%	92	13.2%	5.4%	-9.6%
2018	125	\$ 1,595,000	\$ 2,866,780	94.8%	107	4.2%	-1.5%	28.6%
2019	119	\$ 1,767,950	\$ 3,005,670	93.5%	107	-4.8%	10.8%	4.8%
2020	139	\$ 2,300,000	\$ 3,480,350	96.8%	90	16.8%	30.1%	15.8%
2021	118	\$ 2,881,500	\$ 4,785,650	98.0%	53	-15.1%	25.3%	37.5%
2022	72	\$ 3,200,000	\$ 6,439,910	98.0%	48	-39.0%	11.1%	34.6%
2023	65	\$ 2,984,542	\$ 3,804,816	96.3%	52	-9.7%	-6.7%	-40.9%
2024	62	\$ 3,050,037	\$ 3,403,141	97.6%	55	-4.6%	2.2%	-10.6%

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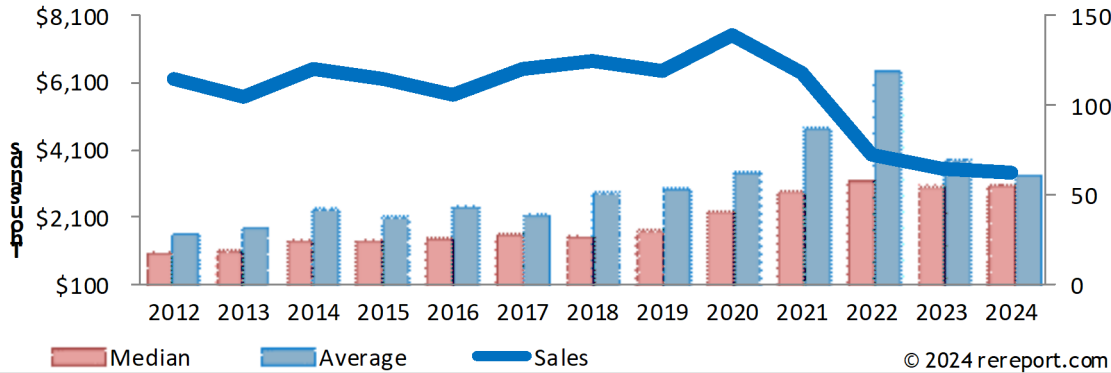
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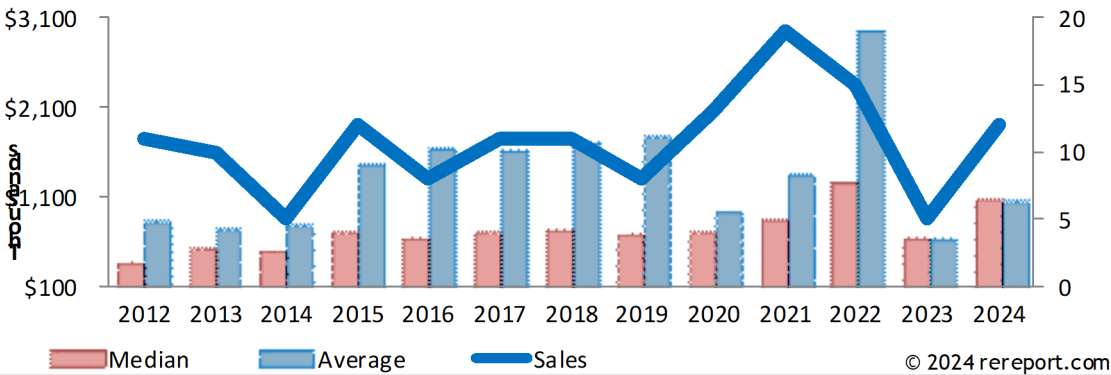
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Pebble Beach Homes - Prices & Sales



Pebble Beach Condos - Prices & Sales



Pebble Beach

Condominiums

% Change from Year Before

Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	11	\$ 399,500	\$ 857,500	94.4%	81			
2013	10	\$ 552,000	\$ 764,295	95.8%	57	-9.1%	38.2%	-10.9%
2014	5	\$ 530,000	\$ 815,200	97.4%	28	-50.0%	-4.0%	6.7%
2015	12	\$ 717,500	\$ 1,475,920	96.0%	93	140.0%	35.4%	81.1%
2016	8	\$ 662,750	\$ 1,654,530	96.7%	93	-33.3%	-7.6%	12.1%
2017	11	\$ 730,000	\$ 1,626,430	96.0%	64	37.5%	10.1%	-1.7%
2018	11	\$ 735,000	\$ 1,715,090	97.8%	75	0.0%	0.7%	5.5%
2019	8	\$ 700,000	\$ 1,783,000	97.0%	98	-27.3%	-4.8%	4.0%
2020	13	\$ 720,000	\$ 962,962	97.2%	69	62.5%	2.9%	-46.0%
2021	19	\$ 855,000	\$ 1,375,340	101.8%	16	46.2%	18.8%	42.8%
2022	15	\$ 1,250,000	\$ 2,951,330	100.6%	24	-21.1%	46.2%	114.6%
2023	5	\$ 647,083	\$ 647,083	32.6%	38	-66.7%	-48.2%	-78.1%
2024	12	\$ 1,080,771	\$ 1,080,771	73.4%	54	140.0%	67.0%	67.0%

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2024 Monterey County Annual Real Estate Report

Seaside

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	177	\$ 299,000	\$ 323,265	98.4%	58			
2013	179	\$ 327,500	\$ 356,923	100.2%	41	1.1%	9.5%	10.4%
2014	181	\$ 355,650	\$ 387,245	99.0%	53	1.1%	8.6%	8.5%
2015	173	\$ 405,000	\$ 414,038	98.6%	51	-4.4%	13.9%	6.9%
2016	172	\$ 445,500	\$ 483,103	98.3%	43	-0.6%	10.0%	16.7%
2017	185	\$ 495,000	\$ 523,267	98.3%	38	7.6%	11.1%	8.3%
2018	171	\$ 525,000	\$ 558,472	98.8%	37	-7.6%	6.1%	6.7%
2019	169	\$ 540,000	\$ 565,615	97.6%	45	-1.2%	2.9%	1.3%
2020	133	\$ 599,900	\$ 619,714	99.1%	34	-21.3%	11.1%	9.6%
2021	178	\$ 700,000	\$ 741,087	102.2%	22	33.8%	16.7%	19.6%
2022	152	\$ 758,500	\$ 823,827	101.8%	26	-14.6%	8.4%	11.2%
2023	96	\$ 766,167	\$ 844,938	99.7%	40	-36.8%	1.0%	2.6%
2024	114	\$ 842,375	\$ 892,892	100.3%	38	18.8%	9.9%	5.7%

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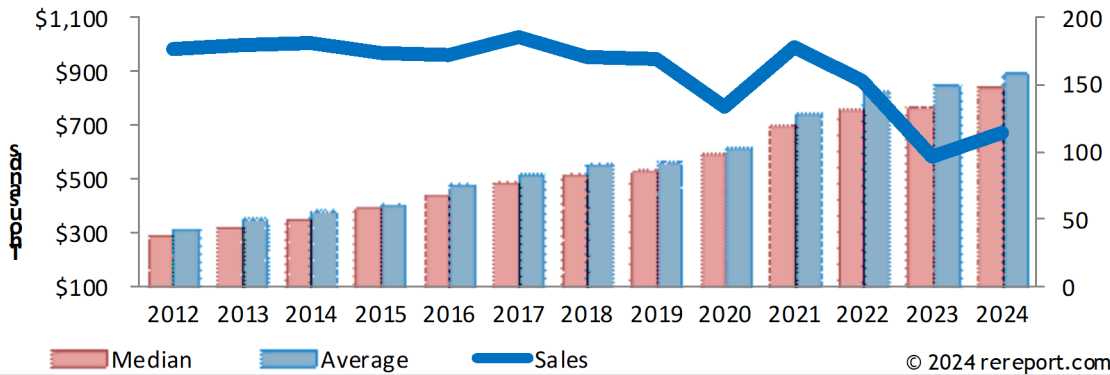
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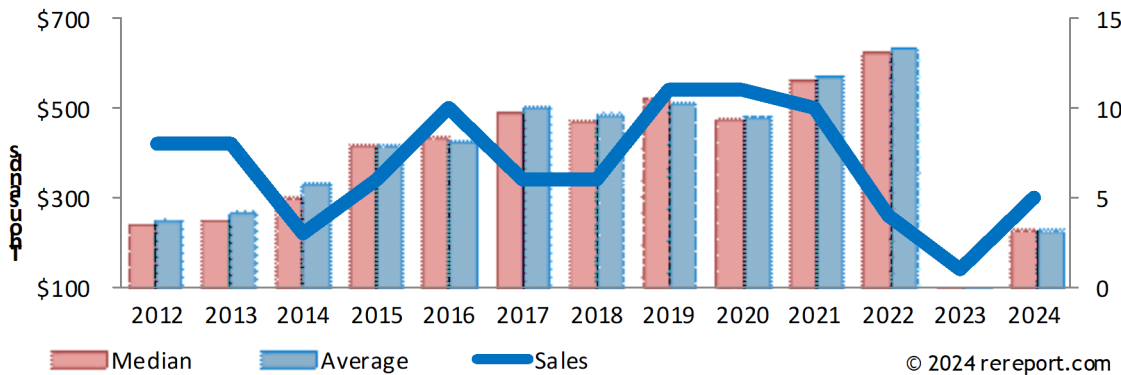
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Seaside Homes - Prices & Sales



Seaside Condos - Prices & Sales



Seaside

Condominiums						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2012	8	\$ 241,100	\$ 253,200	102.1%	44			
2013	8	\$ 250,000	\$ 270,812	105.6%	20	0.0%	3.7%	7.0%
2014	3	\$ 299,000	\$ 329,667	102.1%	10	-62.5%	19.6%	21.7%
2015	6	\$ 417,500	\$ 417,500	94.9%	56	100.0%	39.6%	26.6%
2016	10	\$ 432,500	\$ 425,190	97.3%	64	66.7%	3.6%	1.8%
2017	6	\$ 485,000	\$ 501,667	100.2%	37	-40.0%	12.1%	18.0%
2018	6	\$ 470,000	\$ 482,250	98.6%	43	0.0%	-3.1%	-3.9%
2019	11	\$ 519,000	\$ 507,218	98.8%	37	83.3%	10.4%	5.2%
2020	11	\$ 475,000	\$ 479,364	100.3%	71	0.0%	-8.5%	-5.5%
2021	10	\$ 557,500	\$ 567,030	104.6%	11	-9.1%	17.4%	18.3%
2022	4	\$ 620,000	\$ 627,750	101.4%	9	-60.0%	11.2%	10.7%
2023	1	\$ 61,667	\$ 61,667	8.5%	1	-75.0%	-90.1%	-90.2%
2024	5	\$ 230,042	\$ 230,042	32.8%	21	400.0%	273.0%	273.0%

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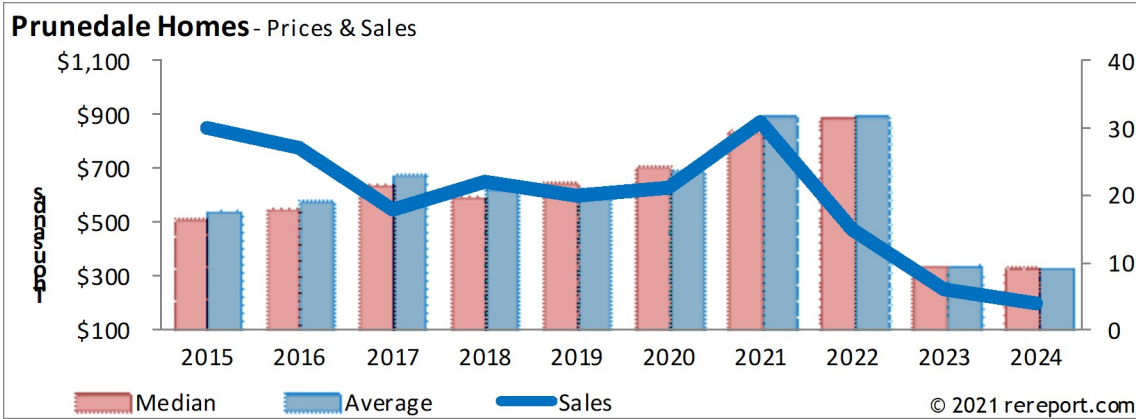
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Prunedale								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2015	30	\$ 515,000	\$ 546,617	99.3%	73			
2016	27	\$ 552,000	\$ 587,335	98.5%	63	-10.0%	7.2%	7.4%
2017	18	\$ 645,000	\$ 682,744	97.3%	51	-33.3%	16.8%	16.2%
2018	22	\$ 599,000	\$ 628,727	98.5%	45	22.2%	-7.1%	-7.9%
2019	20	\$ 649,000	\$ 629,425	100.7%	39	-9.1%	8.3%	0.1%
2020	21	\$ 710,000	\$ 696,151	103.4%	22	5.0%	9.4%	10.6%
2021	31	\$ 839,000	\$ 892,145	102.9%	20	47.6%	18.2%	28.2%
2022	15	\$ 884,000	\$ 898,248	101.4%	33	-51.6%	5.4%	0.7%
2023	6	\$ 345,083	\$ 345,083	32.8%	15	-60.0%	-61.0%	-61.6%
2024	4	\$ 338,667	\$ 338,667	34.0%	6	-33.3%	-1.9%	-1.9%



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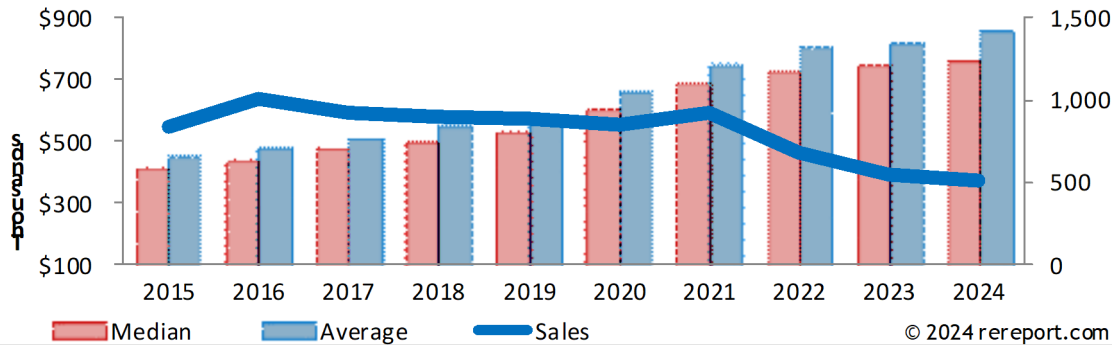
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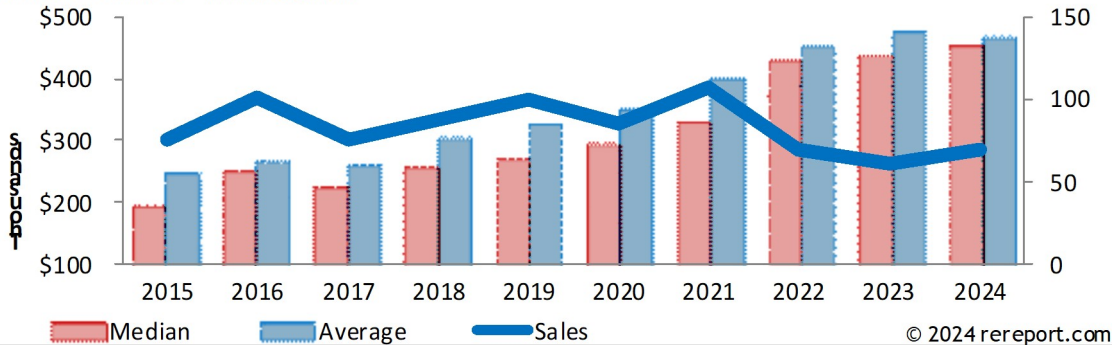
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Salinas								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2015	839	\$ 415,000	\$ 454,344	98.9%	39			
2016	1,012	\$ 445,000	\$ 478,451	99.3%	46	20.6%	7.2%	5.3%
2017	927	\$ 479,000	\$ 516,717	98.9%	49	-8.4%	7.6%	8.0%
2018	903	\$ 500,000	\$ 550,300	99.2%	37	-2.6%	4.4%	6.5%
2019	882	\$ 530,000	\$ 576,774	98.9%	43	-2.3%	6.0%	4.8%
2020	849	\$ 605,000	\$ 665,099	99.9%	36	-3.7%	14.2%	15.3%
2021	921	\$ 690,000	\$ 747,981	102.2%	21	8.5%	14.0%	12.5%
2022	683	\$ 730,000	\$ 805,581	100.9%	25	-25.8%	5.8%	7.7%
2023	542	\$ 743,200	\$ 819,595	99.3%	34	-20.6%	1.8%	1.7%
2024	506	\$ 762,542	\$ 853,853	99.9%	34	-6.6%	2.6%	4.2%

Salinas Homes - Prices & Sales



Salinas Condos - Prices & Sales



Salinas								
Condominiums						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2015	75	\$ 199,000	\$ 248,335	99.2%	48			
2016	101	\$ 252,000	\$ 270,711	100.1%	33	34.7%	26.6%	9.0%
2017	75	\$ 227,000	\$ 263,023	98.1%	36	-25.7%	-9.9%	-2.8%
2018	88	\$ 260,000	\$ 304,030	98.6%	36	17.3%	14.5%	15.6%
2019	100	\$ 272,050	\$ 326,401	98.4%	43	13.6%	4.6%	7.4%
2020	85	\$ 295,000	\$ 349,284	99.0%	49	-15.0%	8.4%	7.0%
2021	107	\$ 330,000	\$ 397,219	101.0%	34	25.9%	11.9%	13.7%
2022	69	\$ 427,000	\$ 451,694	100.9%	24	-35.5%	29.4%	13.7%
2023	61	\$ 433,263	\$ 471,642	99.8%	32	-11.6%	1.5%	4.4%
2024	70	\$ 450,833	\$ 463,062	99.1%	40	14.8%	4.1%	-1.8%

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2024 Monterey County Annual Real Estate Report

Soledad								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2015	83	\$ 313,000	\$ 319,646	100.1%	44			
2016	75	\$ 340,000	\$ 335,597	99.1%	55	-9.6%	8.6%	5.0%
2017	71	\$ 355,000	\$ 352,484	99.7%	32	-5.3%	4.4%	5.0%
2018	73	\$ 383,000	\$ 392,625	100.4%	23	2.8%	7.9%	11.4%
2019	82	\$ 422,000	\$ 423,574	100.3%	41	12.3%	10.2%	7.9%
2020	71	\$ 458,000	\$ 481,486	99.8%	34	-13.4%	8.5%	13.7%
2021	74	\$ 555,000	\$ 557,891	102.4%	17	4.2%	21.2%	15.9%
2022	76	\$ 600,000	\$ 659,971	100.3%	28	2.7%	8.1%	18.3%
2023	54	\$ 553,195	\$ 547,911	100.2%	36	-28.9%	-7.8%	-17.0%
2024	49	\$ 614,500	\$ 622,798	100.2%	33	-9.3%	11.1%	13.7%

This information is brought to you by:

Shelly Mitchell Lynch

Carmel Realty Company

P.O. Box 3777

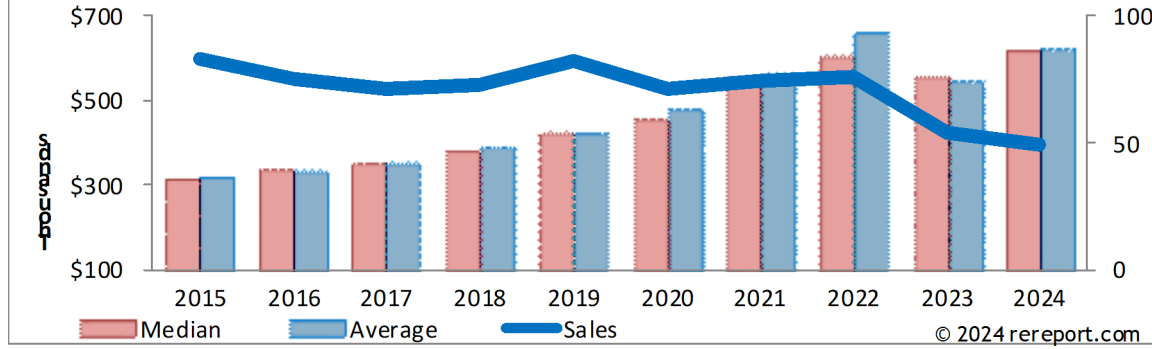
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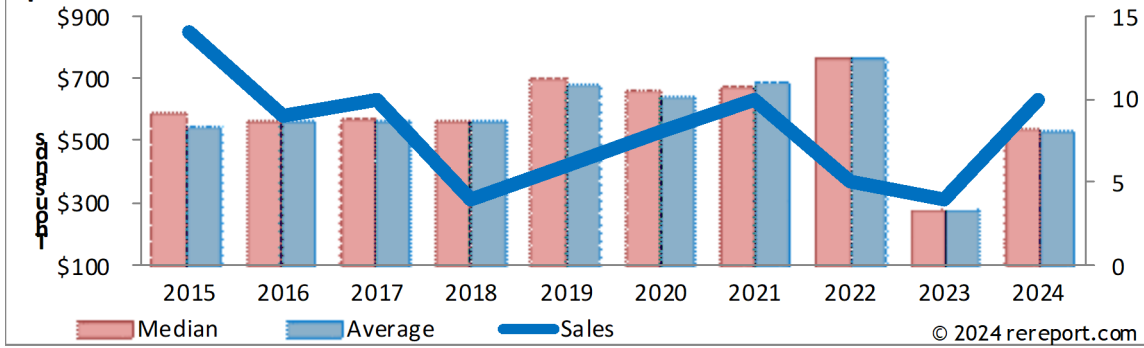
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Soledad Homes - Prices & Sales



Spreckels Homes - Prices & Sales



Spreckels								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2015	14	\$ 587,500	\$ 542,929	97.0%	62			
2016	9	\$ 561,000	\$ 559,728	96.3%	46	-35.7%	-4.5%	3.1%
2017	10	\$ 569,500	\$ 563,290	98.3%	17	11.1%	1.5%	0.6%
2018	4	\$ 562,500	\$ 560,000	98.2%	17	-60.0%	-1.2%	-0.6%
2019	6	\$ 692,500	\$ 677,167	98.7%	58	50.0%	23.1%	20.9%
2020	8	\$ 656,000	\$ 636,188	96.8%	27	33.3%	-5.3%	-6.1%
2021	10	\$ 667,500	\$ 683,278	100.5%	30	25.0%	1.8%	7.4%
2022	5	\$ 760,000	\$ 760,000	97.0%	21	-50.0%	13.9%	11.2%
2023	4	\$ 280,750	\$ 280,750	34.0%	15	-20.0%	-63.1%	-63.1%
2024	10	\$ 535,167	\$ 529,056	57.2%	33	150.0%	90.6%	88.4%

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