

# Market Action Report

City: Carmel

February 2022



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

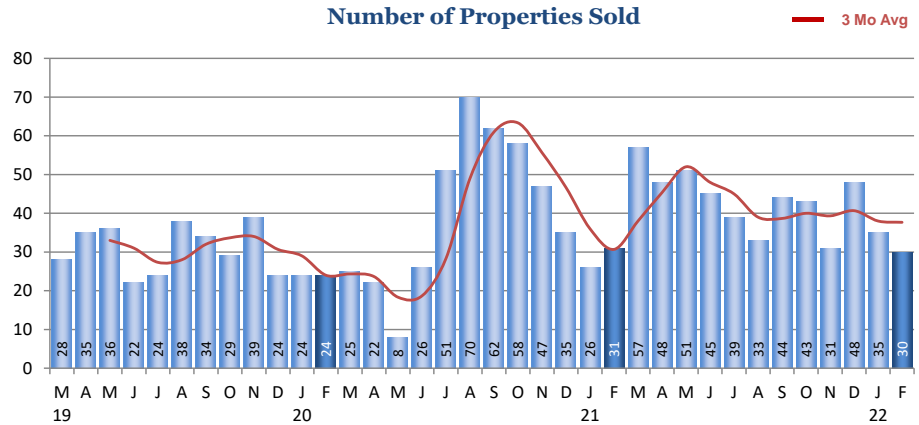
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$2,147,000	27%		7%				
Average List Price of all Current Listings	\$3,654,064	2%		24%				
February Median Sales Price	\$1,715,000	-33%	-14%	7%	-10%	\$1,975,000	12%	4%
February Average Sales Price	\$1,947,323	-27%	-24%	-12%	-23%	\$2,341,665	2%	-7%
Total Properties Currently for Sale (Inventory)	64	-10%		-47%				
February Number of Properties Sold	30	-14%		-3%		65	14%	
February Average Days on Market (Solds)	48	-24%	-27%	-58%	-23%	56	-34%	-10%
Asking Price per Square Foot (based on New Listings)	\$1,428	0%	0%	34%	15%	\$1,428	26%	15%
February Sold Price per Square Foot	\$1,042	-21%	-17%	-4%	-12%	\$1,190	9%	1%
February Month's Supply of Inventory	2.1	5%	18%	-45%	-22%	2.1	-51%	-24%
February Sale Price vs List Price Ratio	98.6%	1.4%	.8%	9.0%	1.4%	97.8%	6%	1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

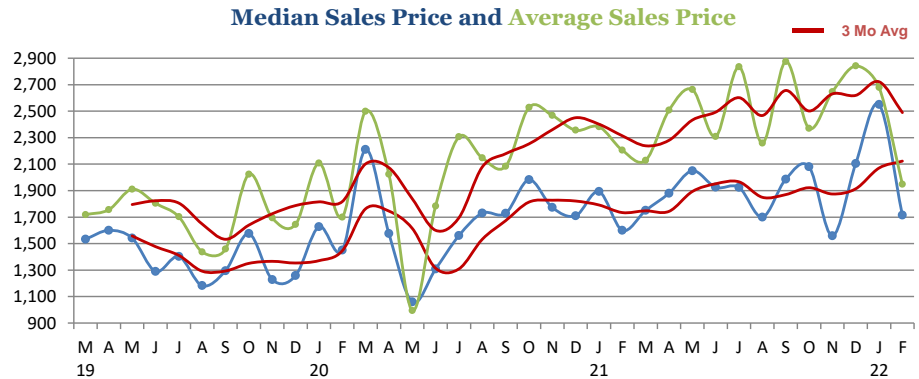
## Property Sales

February Property sales were 30, down 3.2% from 31 in February of 2021 and 14.3% lower than the 35 sales last month. February 2022 sales were at a mid level compared to February of 2021 and 2020. February YTD sales of 65 are running 14.0% ahead of last year's year-to-date sales of 57.



## Prices

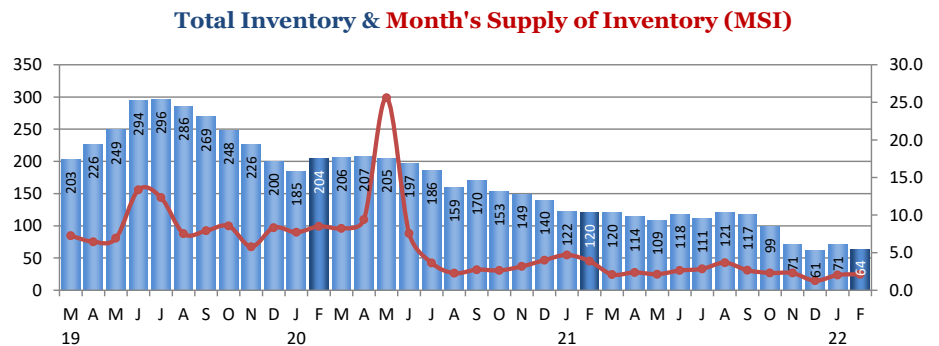
The Median Sales Price in February was \$1,715,000, up 7.2% from \$1,600,000 in February of 2021 and down 32.7% from \$2,550,000 last month. The Average Sales Price in February was \$1,947,323, down 11.7% from \$2,204,836 in February of 2021 and down 27.3% from \$2,679,671 last month. February 2022 ASP was at a mid range compared to February of 2021 and 2020.



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 64, down 9.9% from 71 last month and down 46.7% from 120 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

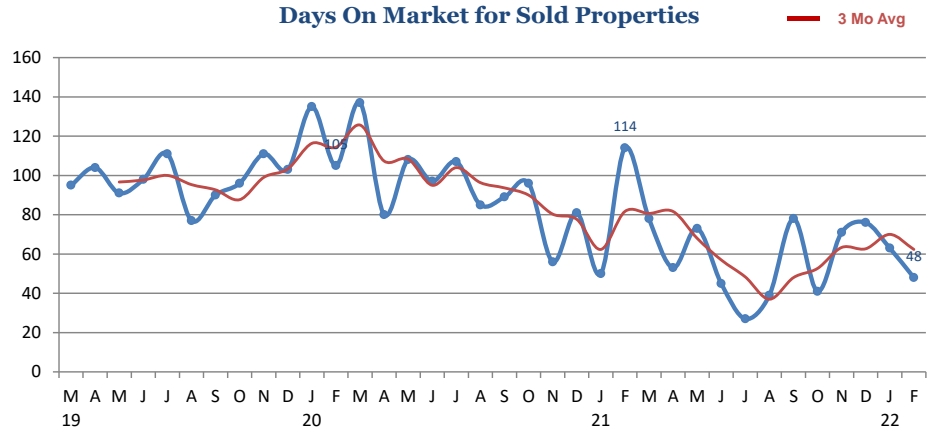
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 2.1 months was at its lowest level compared with February of 2021 and 2020.



## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 48, down 23.8% from 63 days last month and down 57.9% from 114 days in February of last year. The February 2022 DOM was at its lowest level compared with February of 2021 and 2020.

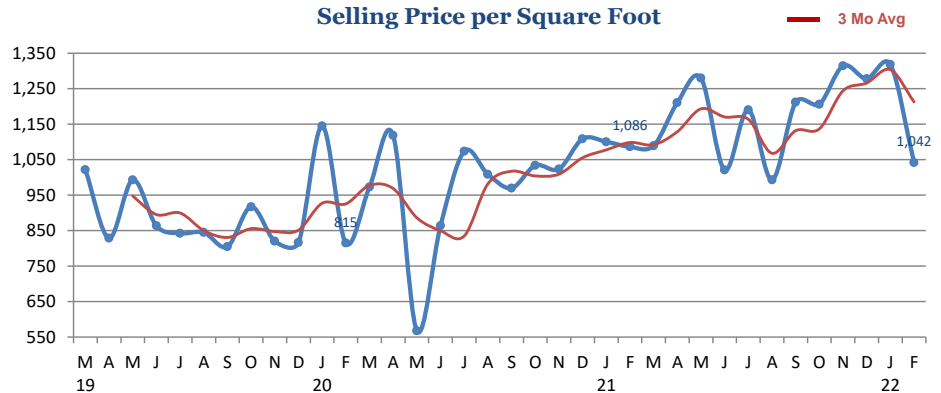
Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$1,042 was down 21.0% from \$1,319 last month and down 4.1% from 1,086 in February of last year.

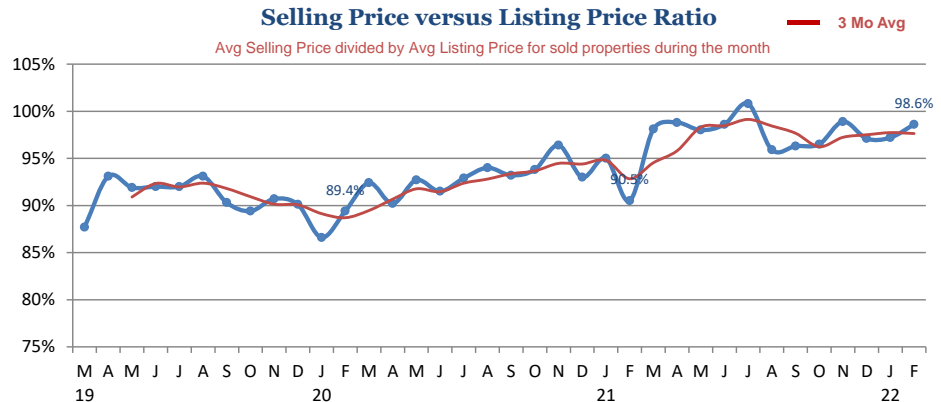
Selling Price per Square Foot



## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 98.6% was up from 97.2% last month and up from 90.5% in February of last year.

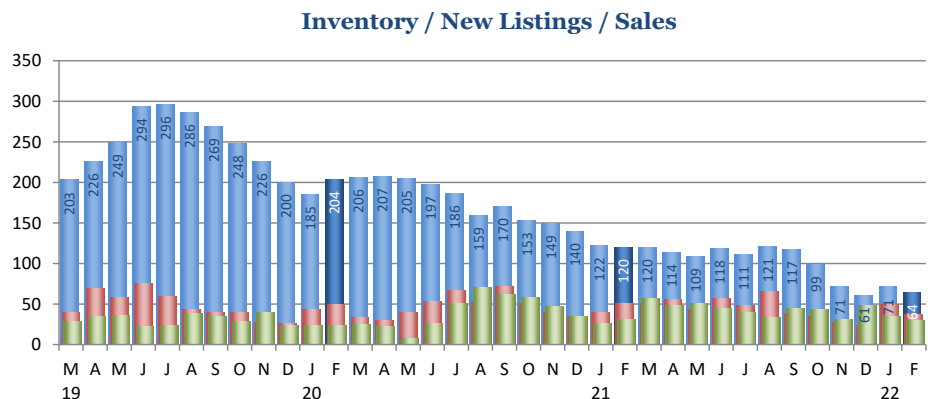
Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 37, down 24.5% from 49 last month and down 27.5% from 51 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2022

City: Carmel

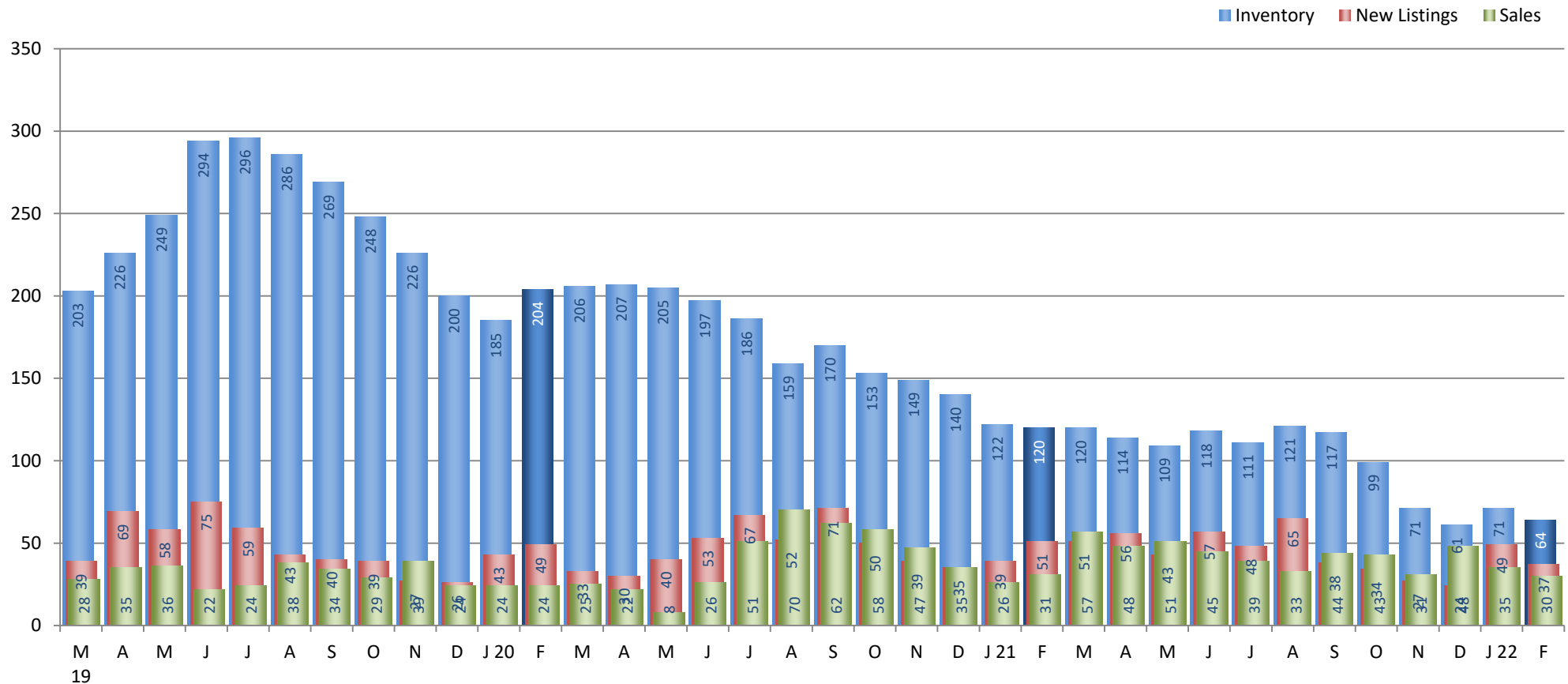


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 37, down 24.5% from 49 last month and down 27.5% from 51 in February of last year.



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# Market Action Report

City: Carmel Valley

February 2022



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

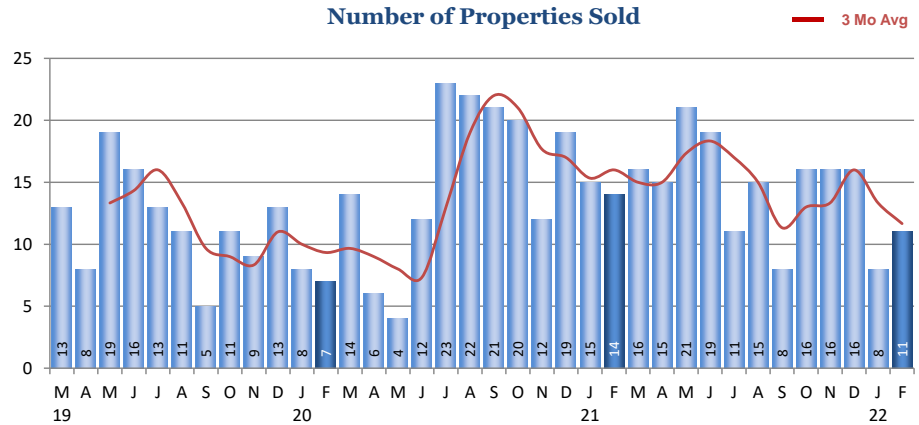
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$795,000	-20%		-33%				
Average List Price of all Current Listings	\$1,488,631	-3%		-8%				
February Median Sales Price	\$1,850,000	10%	14%	28%	35%	\$1,800,000	48%	31%
February Average Sales Price	\$2,247,727	31%	15%	39%	40%	\$2,021,678	33%	26%
Total Properties Currently for Sale (Inventory)	25	-19%		-60%				
February Number of Properties Sold	11	38%		-21%		19	-34%	
February Average Days on Market (Solds)	45	-73%	-34%	-60%	-52%	95	-31%	1%
Asking Price per Square Foot (based on New Listings)	\$838	16%	7%	34%	18%	\$775	20%	9%
February Sold Price per Square Foot	\$848	26%	12%	37%	27%	\$787	21%	17%
February Month's Supply of Inventory	2.3	-41%	-16%	-49%	-29%	3.1	-30%	-4%
February Sale Price vs List Price Ratio	95.5%	.8%	1.3%	1.5%	1.1%	95.1%	2%	1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

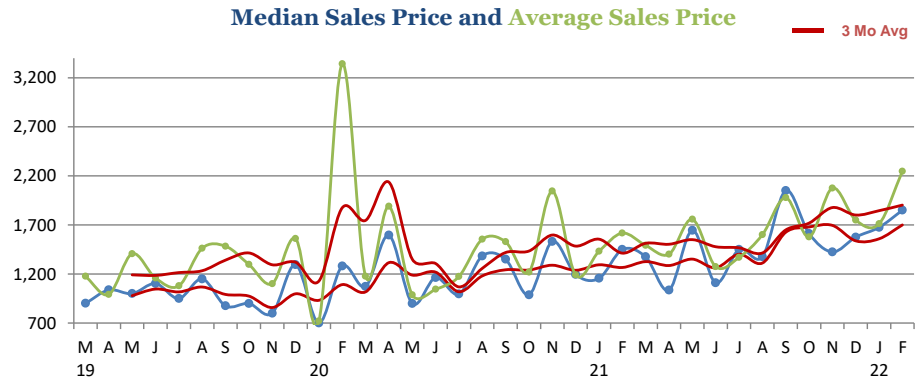
## Property Sales

February Property sales were 11, down 21.4% from 14 in February of 2021 and 37.5% higher than the 8 sales last month. February 2022 sales were at a mid level compared to February of 2021 and 2020. February YTD sales of 19 are running 34.5% behind last year's year-to-date sales of 29.



## Prices

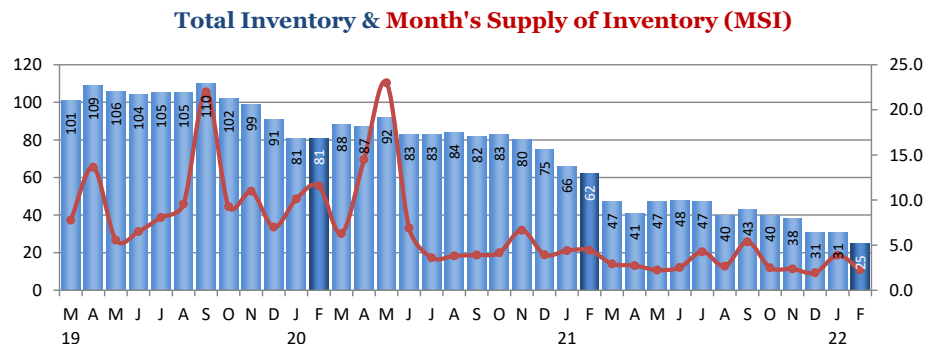
The Median Sales Price in February was \$1,850,000, up 27.7% from \$1,449,000 in February of 2021 and up 10.4% from \$1,675,000 last month. The Average Sales Price in February was \$2,247,727, up 39.0% from \$1,616,943 in February of 2021 and up 31.4% from \$1,710,861 last month. February 2022 ASP was at a mid range compared to February of 2021 and 2020.



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 25, down 19.4% from 31 last month and down 59.7% from 62 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

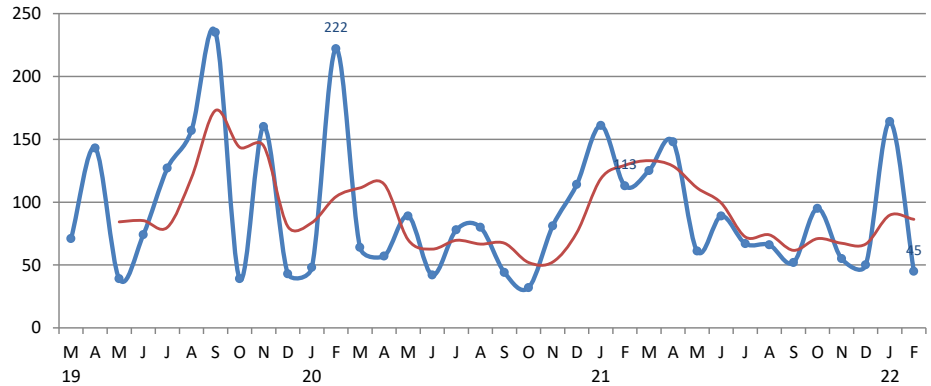
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 2.3 months was at its lowest level compared with February of 2021 and 2020.



## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 45, down 72.6% from 164 days last month and down 60.2% from 113 days in February of last year. The February 2022 DOM was at its lowest level compared with February of 2021 and 2020.

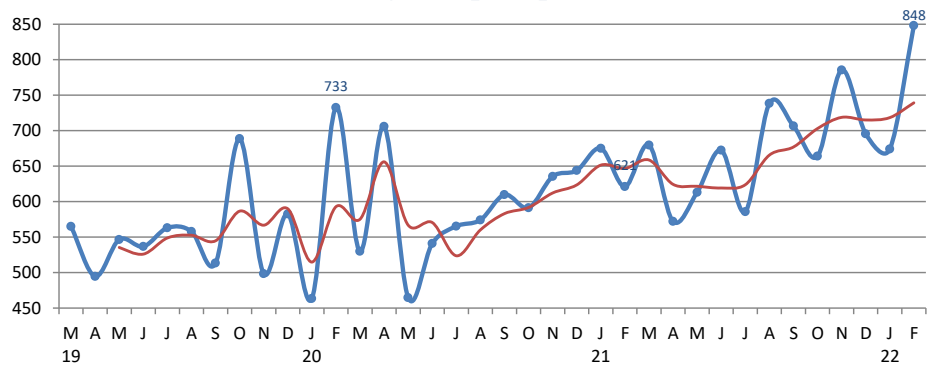
Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$848 was up 25.8% from \$674 last month and up 36.5% from 621 in February of last year.

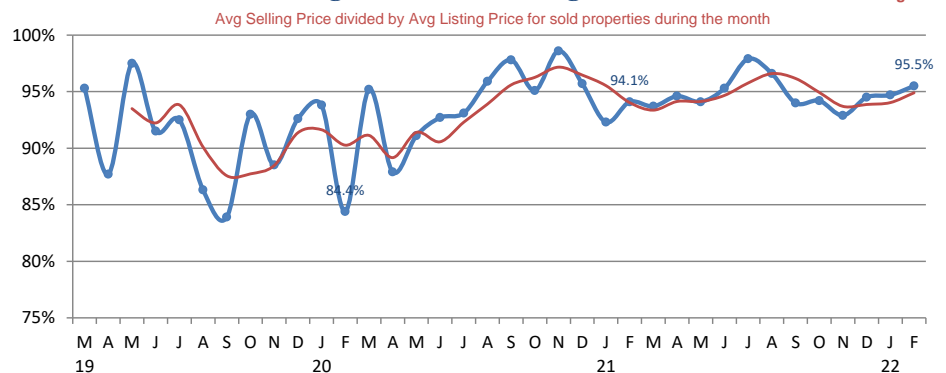
Selling Price per Square Foot



## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 95.5% was up from 94.7% last month and up from 94.1% in February of last year.

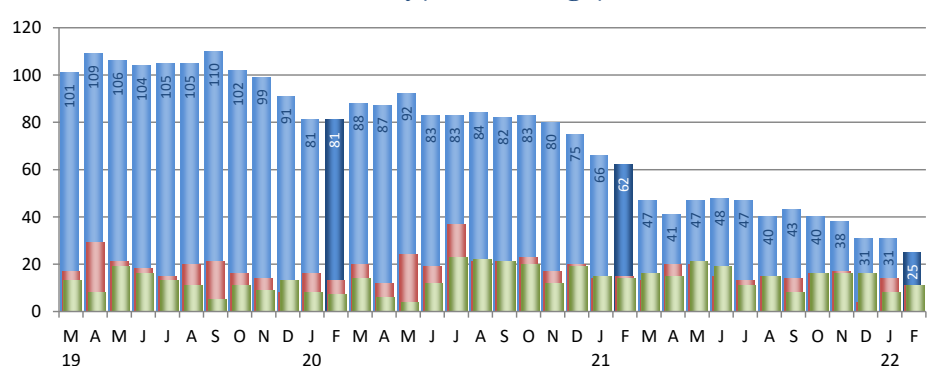
Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 11, down 21.4% from 14 last month and down 26.7% from 15 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2022

City: Carmel Valley

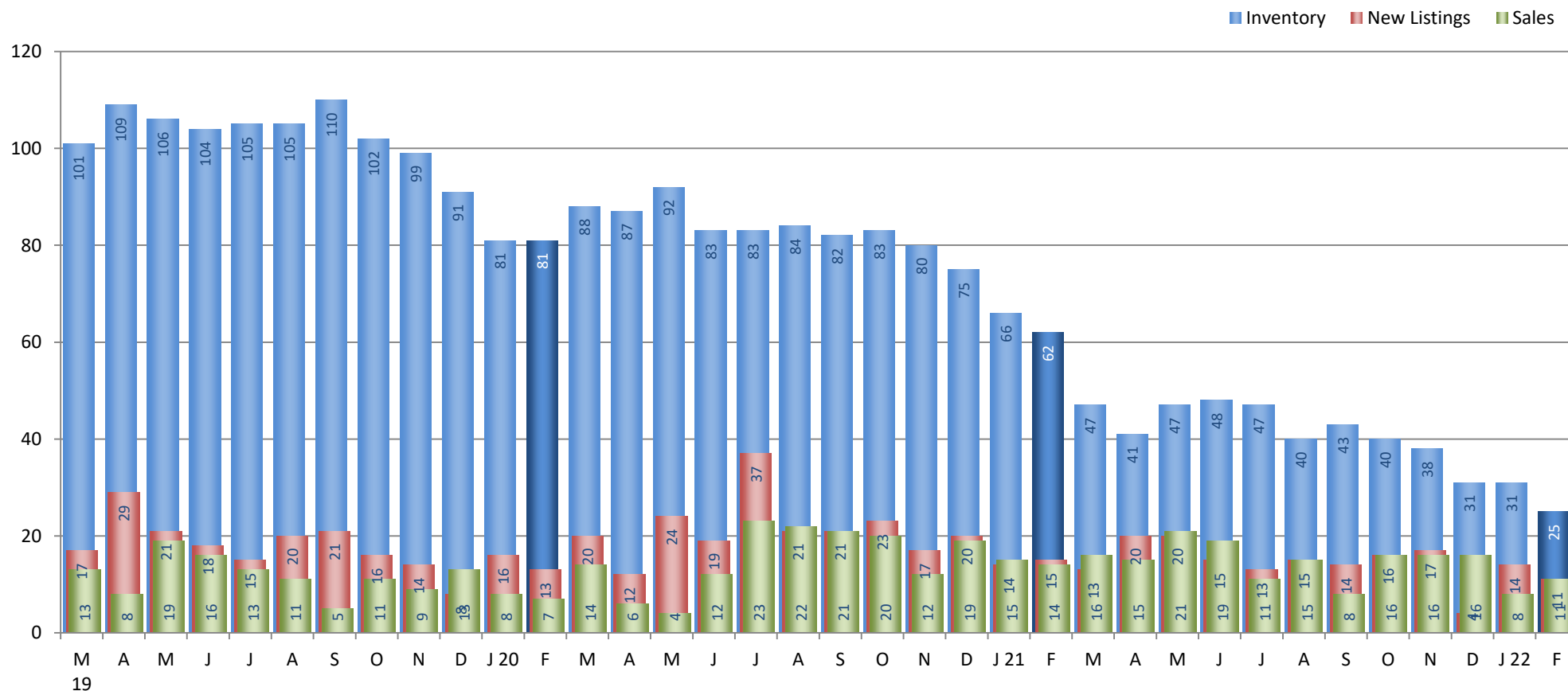


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

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# Market Action Report

February 2022

MLS Area: Point Lobos #152, Lobos Ridge #153, Highlands Inn #154, Malpaso #155,



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

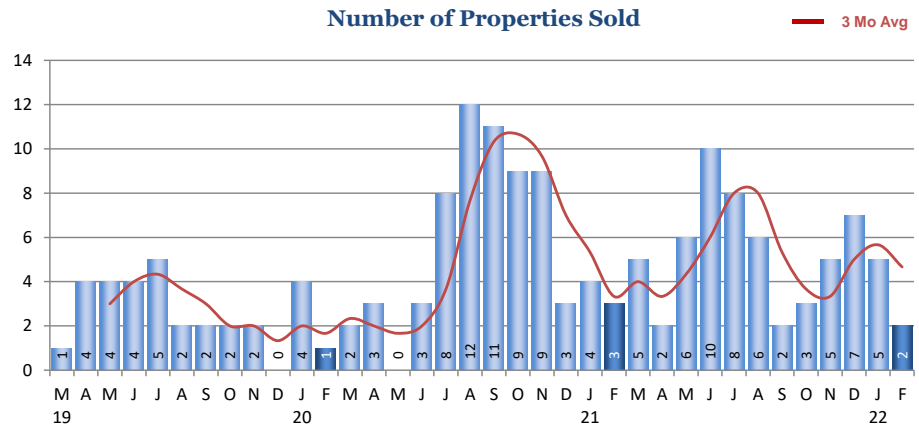
## Market Profile & Trends Overview

	Month	Trending versus*:					Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$3,000,000	11%		74%				
Average List Price of all Current Listings	\$5,763,160	-4%		55%				
February Median Sales Price	\$2,262,500	-43%	-25%	8%	5%	\$3,025,000	83%	40%
February Average Sales Price	\$2,262,500	-48%	-41%	-20%	-34%	\$3,777,857	86%	9%
Total Properties Currently for Sale (Inventory)	25	-17%		-38%				
February Number of Properties Sold	2	-60%		-33%		7	0%	
February Average Days on Market (Solds)	110	77%	43%	-47%	-11%	76	-50%	-38%
Asking Price per Square Foot (based on New Listings)	\$2,459	40%	19%	125%	48%	\$1,831	68%	10%
February Sold Price per Square Foot	\$964	-23%	-17%	11%	-18%	\$1,208	67%	2%
February Month's Supply of Inventory	12.5	108%	64%	-6%	35%	9.3	-22%	-0%
February Sale Price vs List Price Ratio	99.1%	2.5%	5.7%	-5%	6.5%	97.4%	-0%	5%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

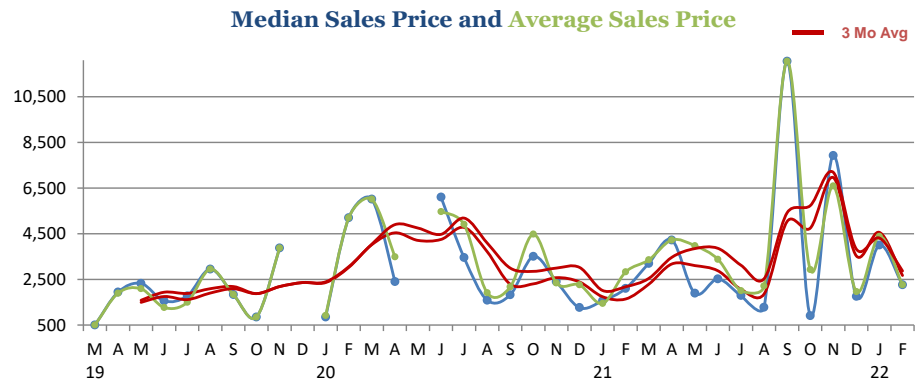
## Property Sales

February Property sales were 2, down 33.3% from 3 in February of 2021 and 60.0% lower than the 5 sales last month. February 2022 sales were at a mid level compared to February of 2021 and 2020. February YTD sales of 7 are running equal to last year's year-to-date sales of 7.



## Prices

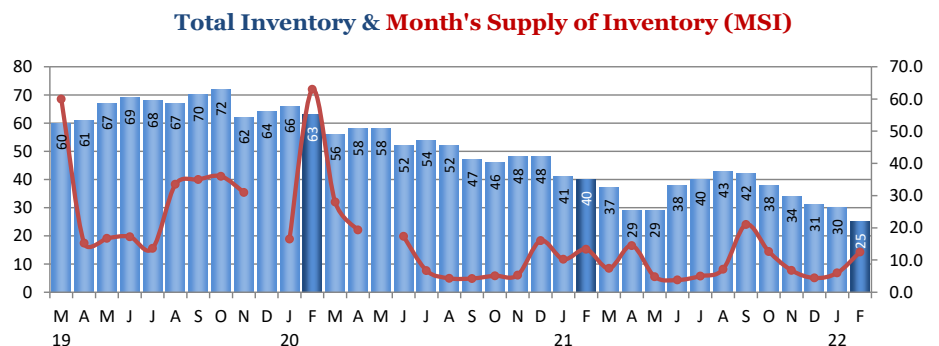
The Median Sales Price in February was \$2,262,500, up 7.7% from \$2,100,000 in February of 2021 and down 43.4% from \$4,000,000 last month. The Average Sales Price in February was \$2,262,500, down 19.9% from \$2,825,000 in February of 2021 and down 48.4% from \$4,384,000 last month. February 2022 ASP was at the lowest level compared to February of 2021 and 2020.



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 25, down 16.7% from 30 last month and down 37.5% from 40 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 12.5 months was at its lowest level compared with February of 2021 and 2020.





# Market Action Report

February 2022

MLS Area: Point Lobos #152, Lobos Ridge #153, Highlands Inn #154, Malpaso #155,



**Sotheby's**  
INTERNATIONAL REALTY

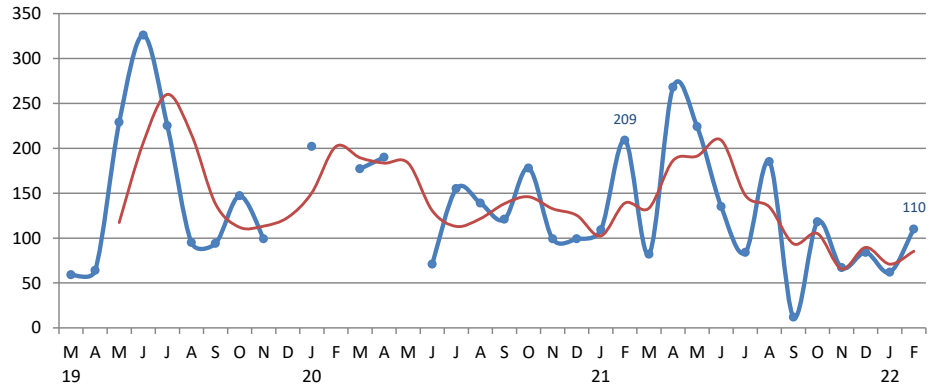
Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 110, up 77.4% from 62 days last month and down 47.4% from 209 days in February of last year. The February 2022 DOM was at its lowest level compared with February of 2021 and 2020.

## Days On Market for Sold Properties

3 Mo Avg

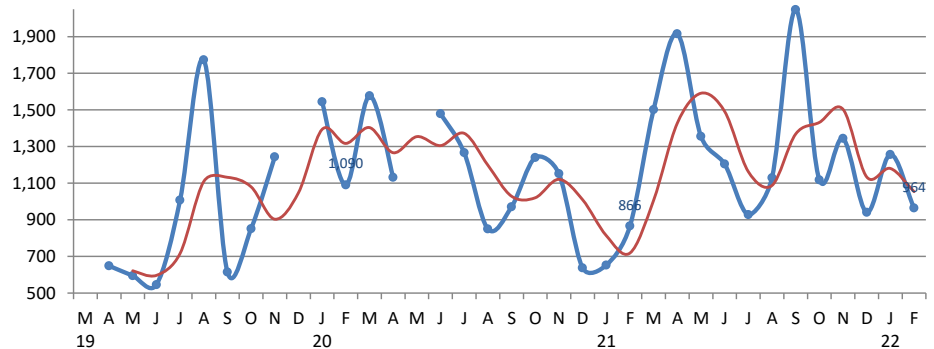


## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$964 was down 23.3% from \$1,257 last month and up 11.3% from \$866 in February of last year.

## Selling Price per Square Foot

3 Mo Avg



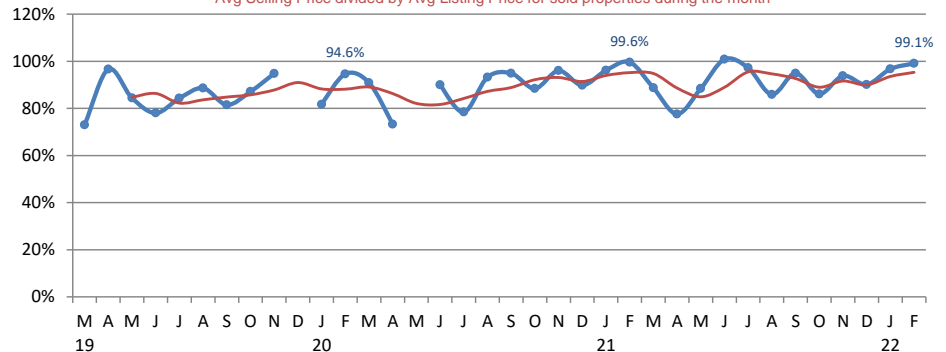
## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 99.1% was up from 96.7% last month and down from 99.6% in February of last year.

## Selling Price versus Listing Price Ratio

3 Mo Avg

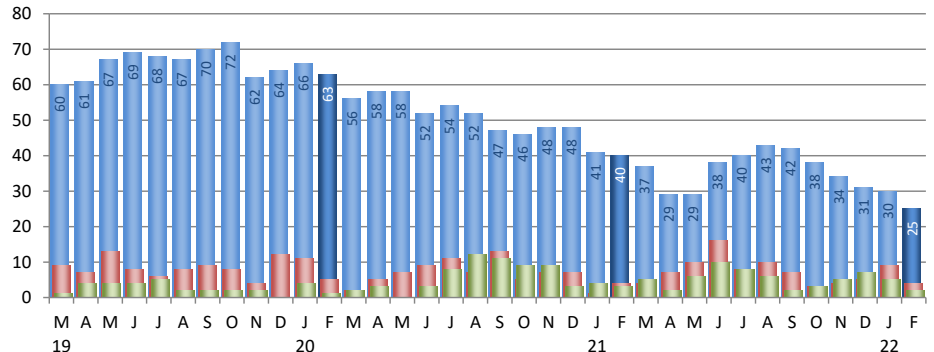
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 4, down 55.6% from 9 last month and equal to 4 in February of last year.

## Inventory / New Listings / Sales





# Inventory / Listings / Sales

February 2022

MLS Area: Point Lobos #152, Lobos Ridge  
#153, Highlands Inn #154, Malpaso #155,

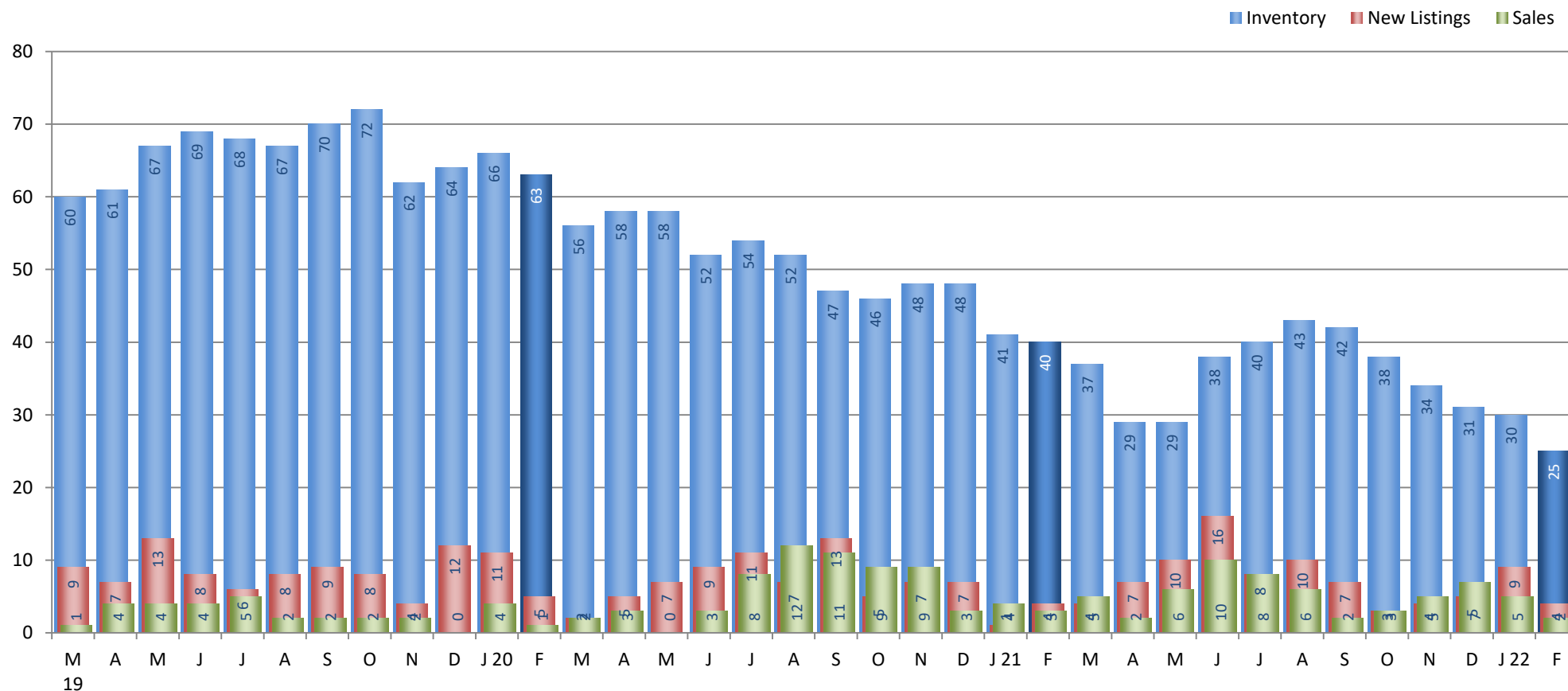


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

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# Market Action Report

City: Pacific Grove

February 2022



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Market Profile & Trends Overview

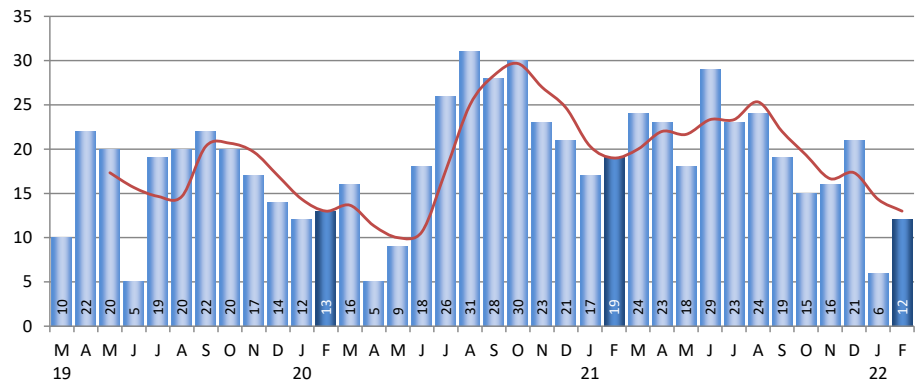
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,875,000	13%		48%				
Average List Price of all Current Listings	\$1,942,141	-18%		23%				
February Median Sales Price	\$1,287,500	20%	12%	-17%	1%	\$1,152,050	-22%	-9%
February Average Sales Price	\$1,397,630	1%	3%	-14%	-5%	\$1,393,962	-12%	-5%
Total Properties Currently for Sale (Inventory)	7	-13%		-80%				
February Number of Properties Sold	12	100%		-37%		18	-50%	
February Average Days on Market (Solds)	64	121%	73%	42%	88%	52	16%	53%
Asking Price per Square Foot (based on New Listings)	\$992	11%	0%	-4%	4%	\$942	-6%	-2%
February Sold Price per Square Foot	\$999	4%	2%	29%	4%	\$985	17%	2%
February Month's Supply of Inventory	0.6	-56%	-30%	-68%	-57%	1.0	-53%	-30%
February Sale Price vs List Price Ratio	99.7%	2.8%	1.3%	5.2%	-5%	98.8%	1%	-1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

## Property Sales

February Property sales were 12, down 36.8% from 19 in February of 2021 and 100.0% higher than the 6 sales last month. February 2022 sales were at their lowest level compared to February of 2021 and 2020. February YTD sales of 18 are running 50.0% behind last year's year-to-date sales of 36.

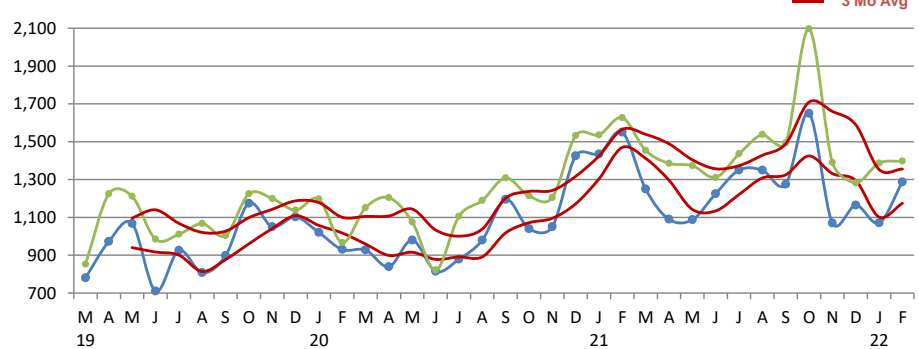
## Number of Properties Sold



## Prices

The Median Sales Price in February was \$1,287,500, down 16.9% from \$1,550,000 in February of 2021 and up 20.3% from \$1,070,550 last month. The Average Sales Price in February was \$1,397,630, down 14.1% from \$1,626,921 in February of 2021 and up 0.8% from \$1,386,625 last month. February 2022 ASP was at a mid range compared to February of 2021 and 2020.

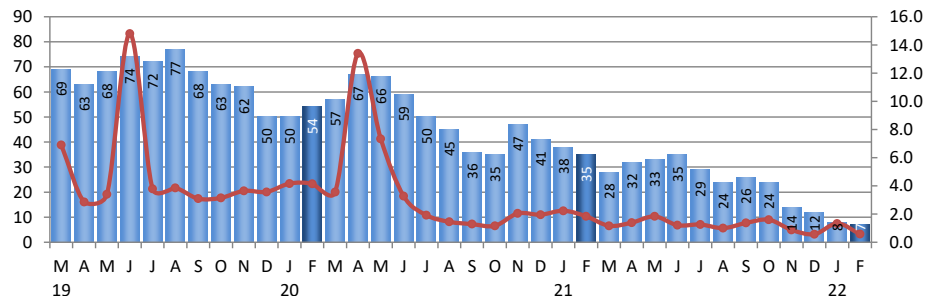
## Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 7, down 12.5% from 8 last month and down 80.0% from 35 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

## Total Inventory & Month's Supply of Inventory (MSI)



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 0.6 months was at its lowest level compared with February of 2021 and 2020.

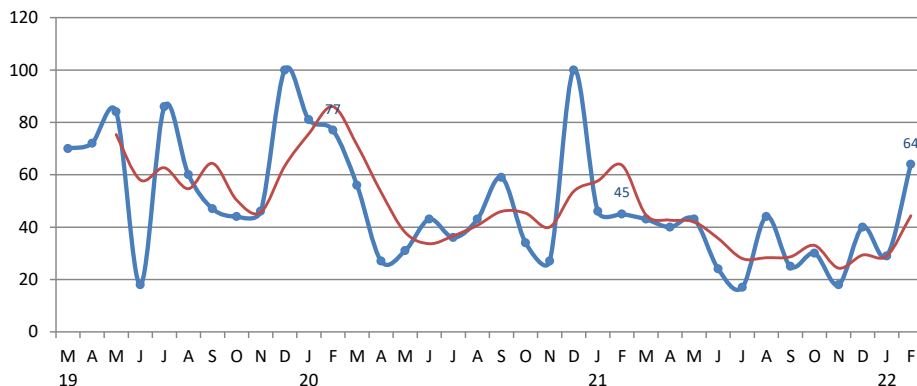


## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 64, up 120.7% from 29 days last month and up 42.2% from 45 days in February of last year. The February 2022 DOM was at a mid level compared with February of 2021 and 2020.

Days On Market for Sold Properties

3 Mo Avg

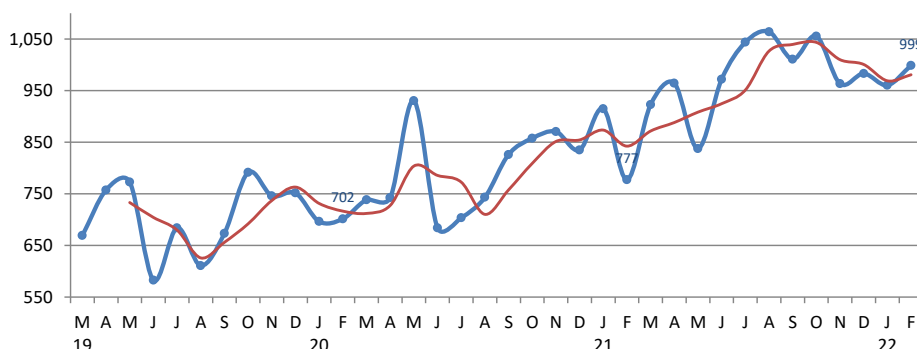


## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$999 was up 4.0% from \$961 last month and up 28.5% from 777 in February of last year.

Selling Price per Square Foot

3 Mo Avg



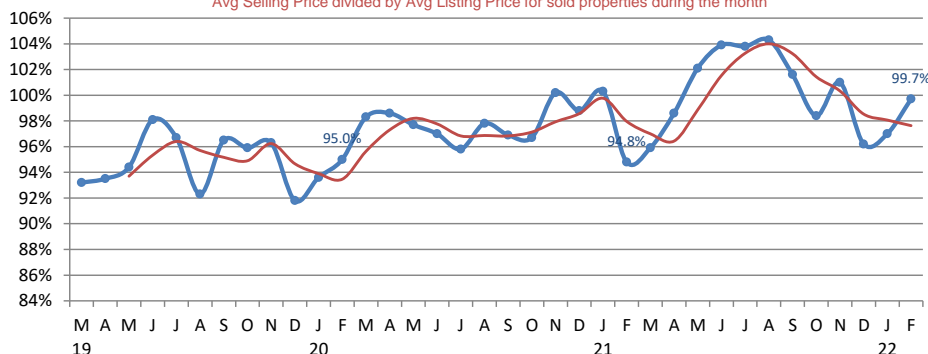
## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 99.7% was up from 97.0% last month and up from 94.8% in February of last year.

Selling Price versus Listing Price Ratio

3 Mo Avg

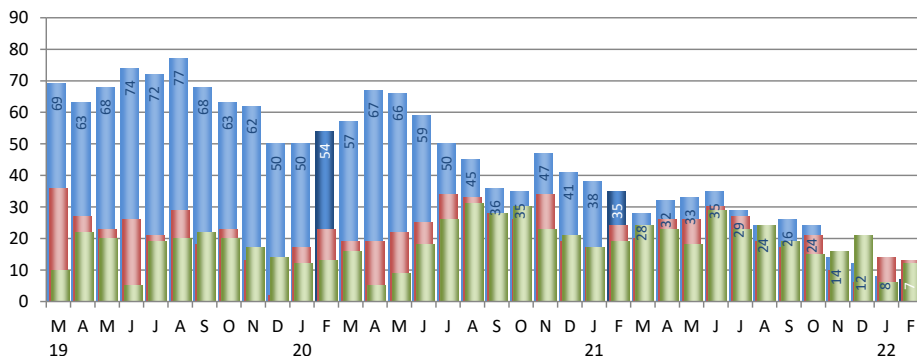
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 13, down 7.1% from 14 last month and down 45.8% from 24 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2022

City: Pacific Grove

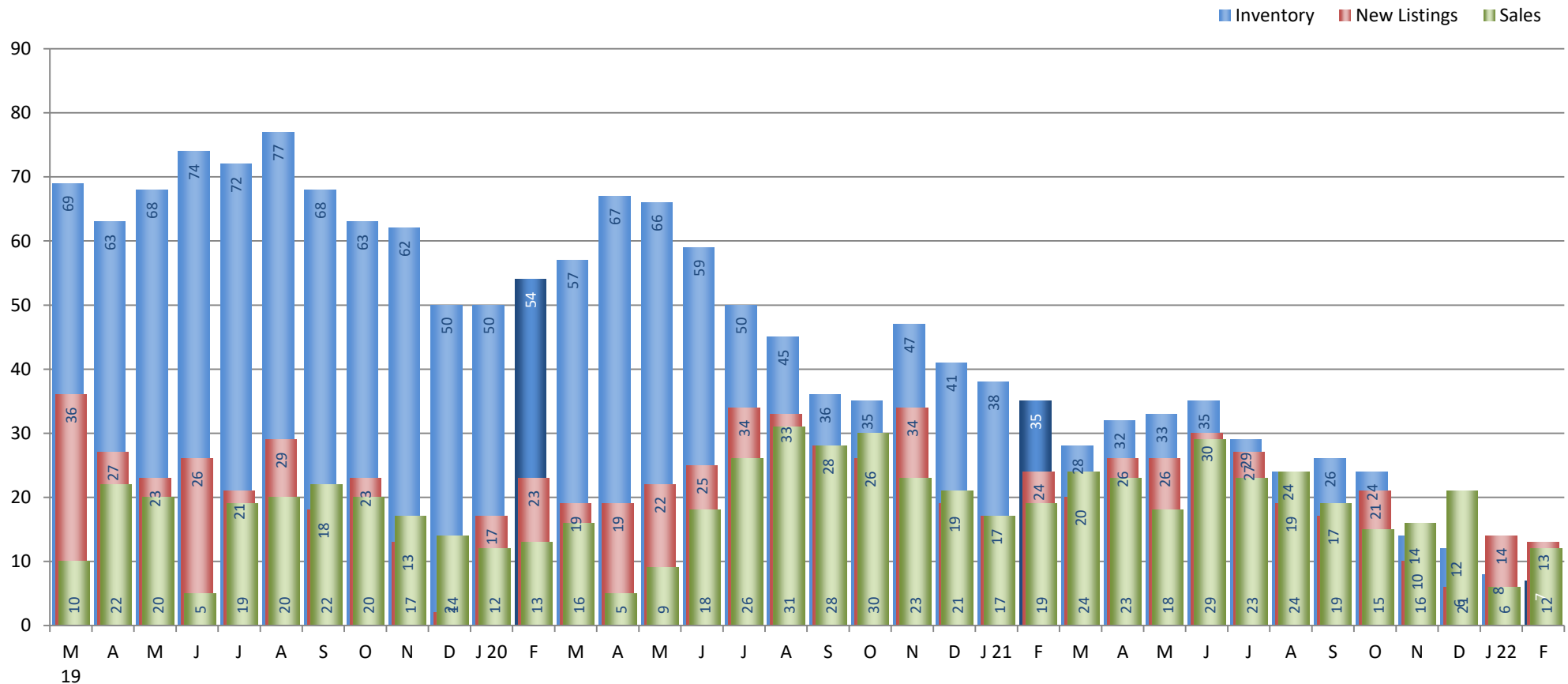


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 13, down 7.1% from 14 last month and down 45.8% from 24 in February of last year.



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# Market Action Report

City: Pebble Beach

February 2022



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

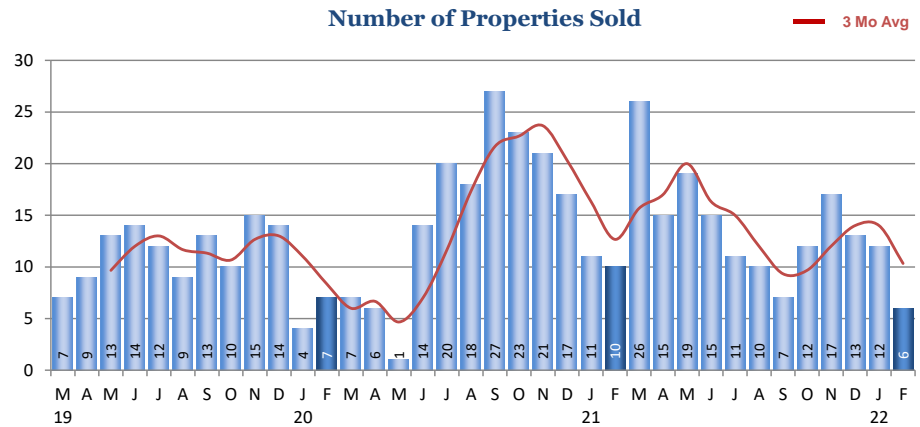
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$9,888,888	10%		66%				
Average List Price of all Current Listings	\$10,724,310	0%		38%				
February Median Sales Price	\$20,466,667	524%	555%	384%	639%	\$4,172,500	104%	51%
February Average Sales Price	\$19,160,339	300%	209%	225%	357%	\$9,583,184	125%	129%
Total Properties Currently for Sale (Inventory)	19	12%		-53%				
February Number of Properties Sold	6	-50%		-40%		18	-14%	
February Average Days on Market (Solds)	72	41%	26%	-38%	53%	58	-8%	23%
Asking Price per Square Foot (based on New Listings)	\$1,571	-19%	-3%	6%	17%	\$1,728	25%	28%
February Sold Price per Square Foot	\$2,244	57%	56%	61%	98%	\$1,716	48%	51%
February Month's Supply of Inventory	3.2	124%	61%	-21%	14%	2.3	-44%	-17%
February Sale Price vs List Price Ratio	92.9%	-4.4%	-7%	-1.9%	-3.9%	95.7%	-1%	-1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

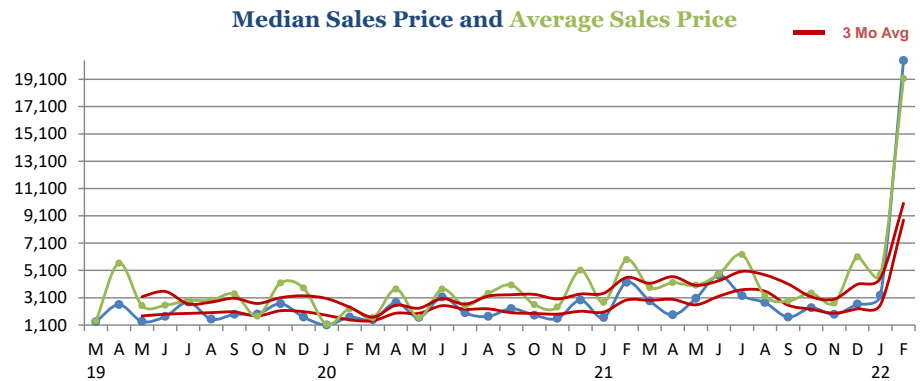
## Property Sales

February Property sales were 6, down 40.0% from 10 in February of 2021 and 50.0% lower than the 12 sales last month. February 2022 sales were at their lowest level compared to February of 2021 and 2020. February YTD sales of 18 are running 14.3% behind last year's year-to-date sales of 21.



## Prices

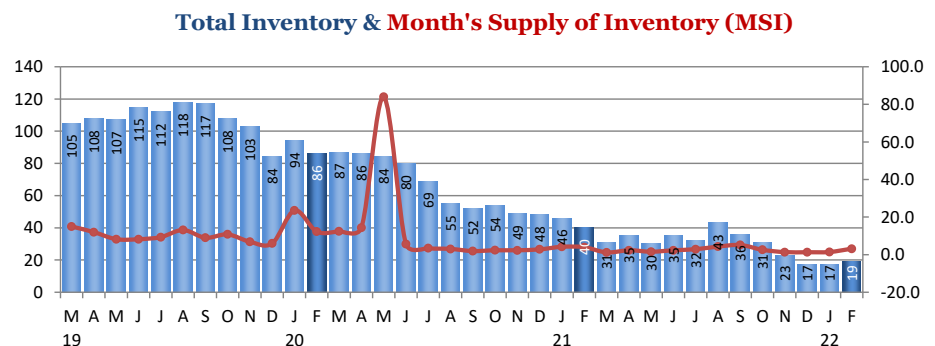
The Median Sales Price in February was \$20,466,667, up 384.4% from \$4,225,000 in February of 2021 and up 524.0% from \$3,280,000 last month. The Average Sales Price in February was \$19,160,339, up 225.4% from \$5,889,100 in February of 2021 and up 299.6% from \$4,794,606 last month. February 2022 ASP was at the highest level compared to February of 2021 and 2020.



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 19, up 11.8% from 17 last month and down 52.5% from 40 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 3.2 months was at its lowest level compared with February of 2021 and 2020.

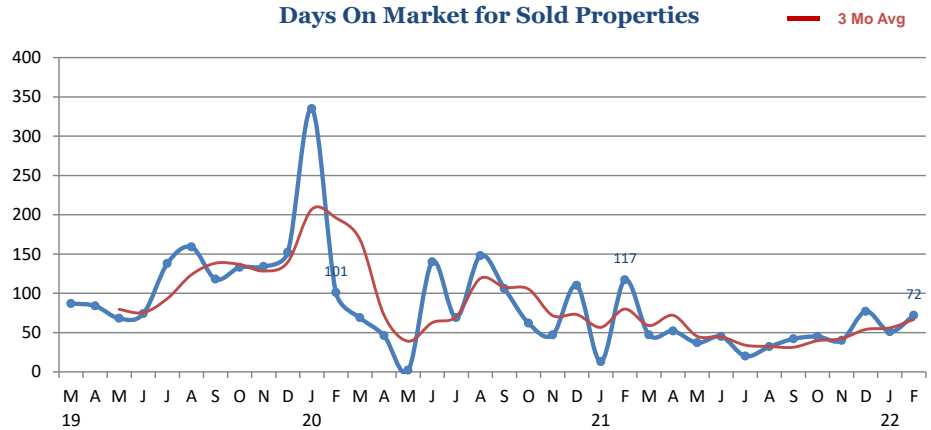




## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 72, up 41.2% from 51 days last month and down 38.5% from 117 days in February of last year. The February 2022 DOM was at its lowest level compared with February of 2021 and 2020.

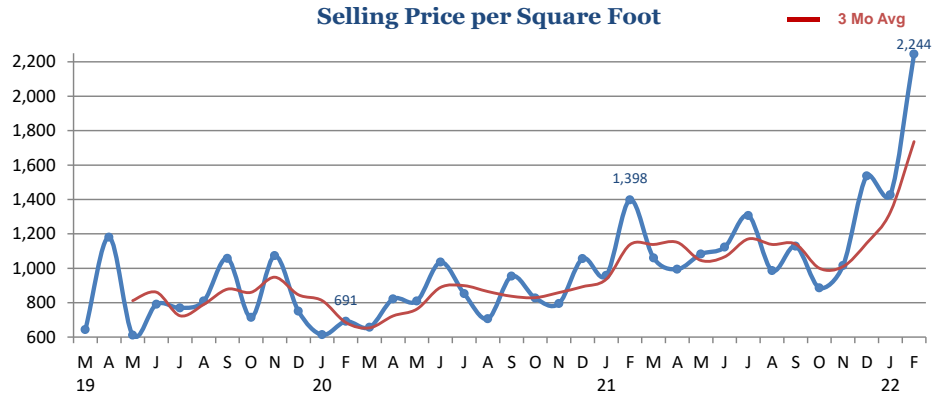
Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$2,244 was up 57.2% from \$1,427 last month and up 60.6% from 1,398 in February of last year.

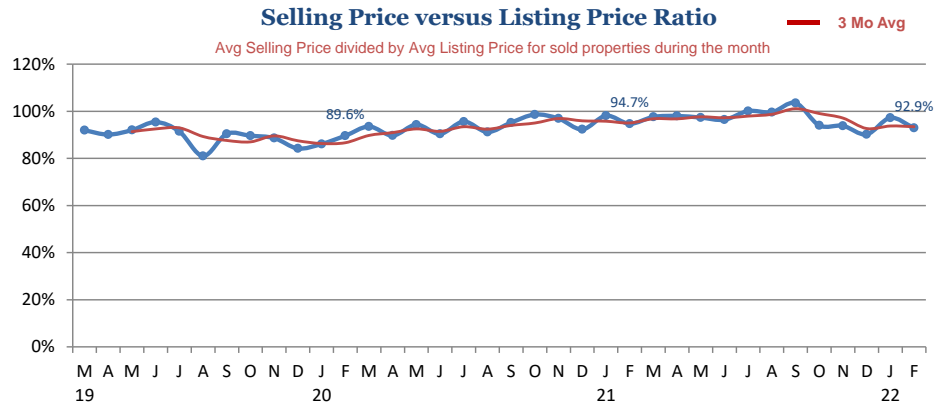
Selling Price per Square Foot



## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 92.9% was down from 97.2% last month and down from 94.7% in February of last year.

Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 12, up 33.3% from 9 last month and down 14.3% from 14 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2022

City: Pebble Beach

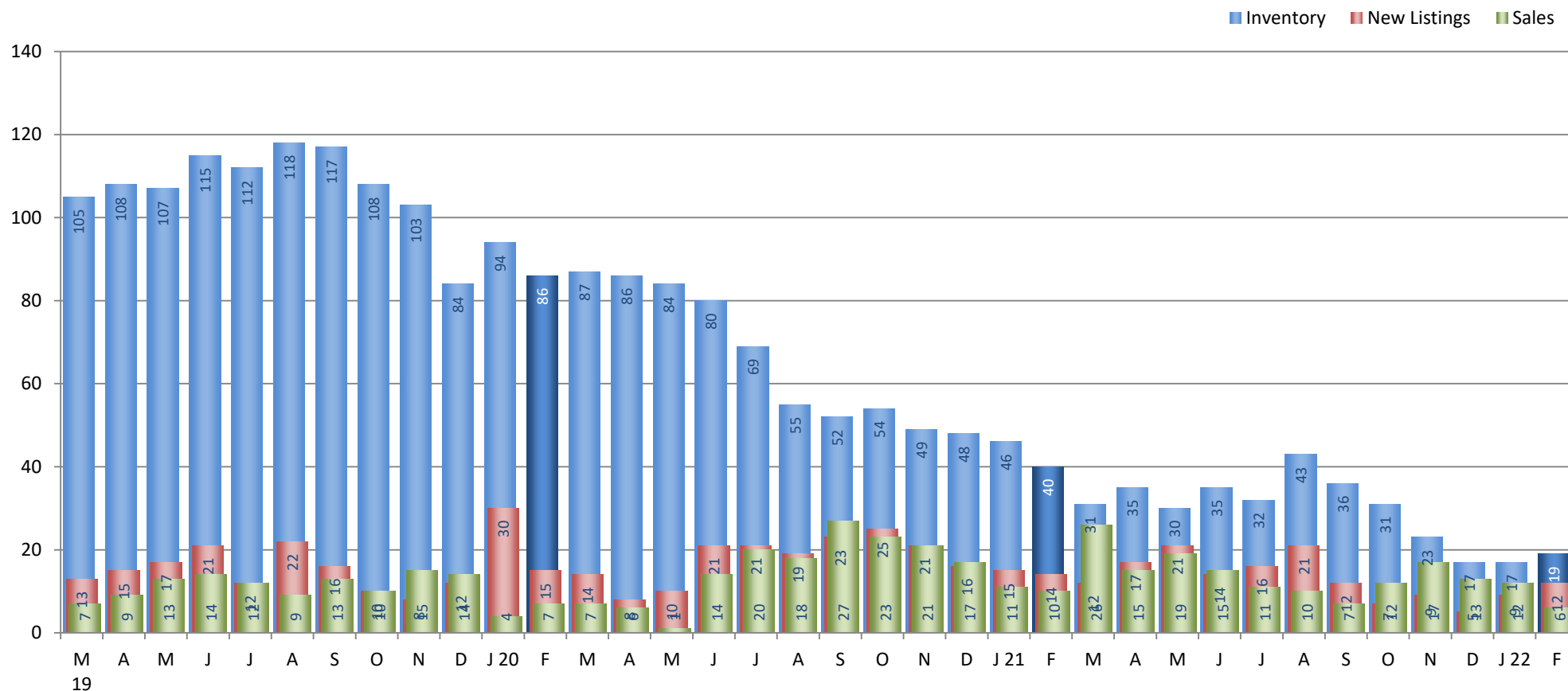


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 12, up 33.3% from 9 last month and down 14.3% from 14 in February of last year.



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# Market Action Report

City: Monterey

February 2022



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

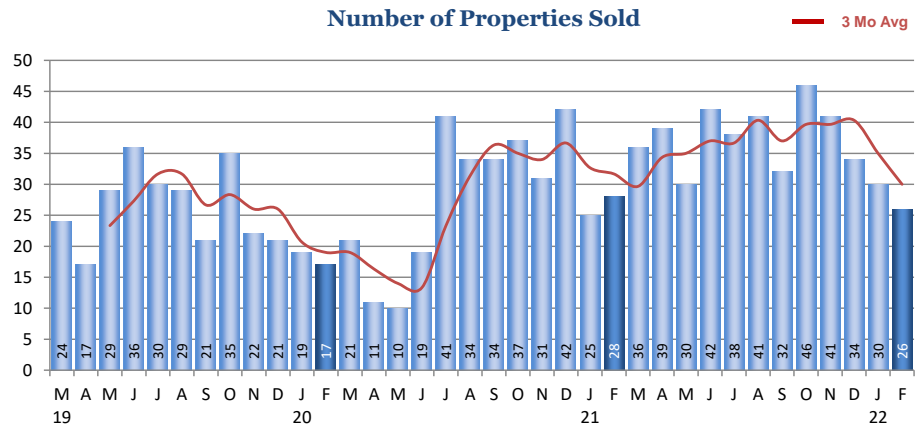
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,474,500	10%		17%				
Average List Price of all Current Listings	\$1,824,226	17%		10%				
February Median Sales Price	\$766,500	-37%	-30%	-17%	-21%	\$1,137,500	30%	17%
February Average Sales Price	\$1,069,488	-37%	-26%	9%	-12%	\$1,410,057	53%	16%
Total Properties Currently for Sale (Inventory)	46	-15%		-28%				
February Number of Properties Sold	26	-13%		-7%		56	6%	
February Average Days on Market (Solds)	39	-9%	-25%	-36%	-3%	41	-16%	2%
Asking Price per Square Foot (based on New Listings)	\$763	10%	8%	21%	12%	\$730	19%	7%
February Sold Price per Square Foot	\$668	-3%	-1%	20%	0%	\$678	14%	1%
February Month's Supply of Inventory	1.8	-2%	4%	-23%	-12%	1.8	-33%	-11%
February Sale Price vs List Price Ratio	99.0%	-7%	-4%	5.5%	-8%	99.3%	3%	-1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

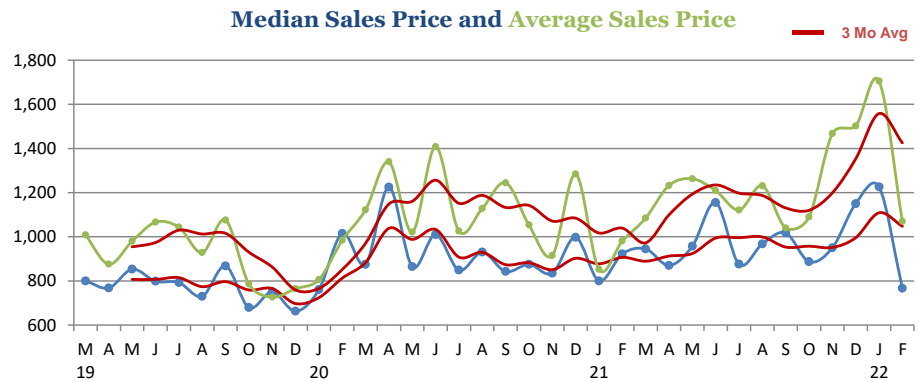
## Property Sales

February Property sales were 26, down 7.1% from 28 in February of 2021 and 13.3% lower than the 30 sales last month. February 2022 sales were at a mid level compared to February of 2021 and 2020. February YTD sales of 56 are running 5.7% ahead of last year's year-to-date sales of 53.



## Prices

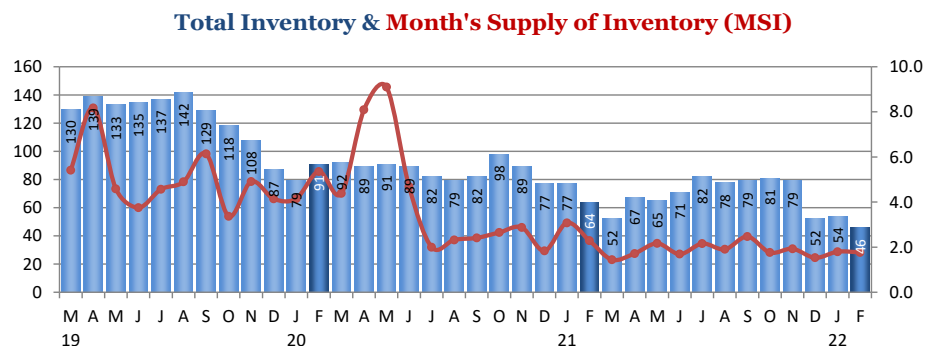
The Median Sales Price in February was \$766,500, down 16.9% from \$922,500 in February of 2021 and down 37.5% from \$1,226,000 last month. The Average Sales Price in February was \$1,069,488, up 9.1% from \$980,409 in February of 2021 and down 37.3% from \$1,705,217 last month. February 2022 ASP was at the highest level compared to February of 2021 and 2020.



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 46, down 14.8% from 54 last month and down 28.1% from 64 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 1.8 months was at its lowest level compared with February of 2021 and 2020.

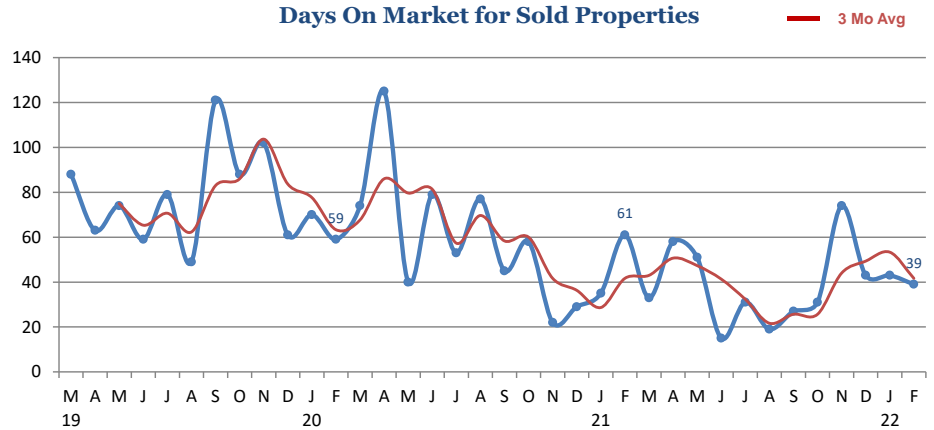




## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 39, down 9.3% from 43 days last month and down 36.1% from 61 days in February of last year. The February 2022 DOM was at its lowest level compared with February of 2021 and 2020.

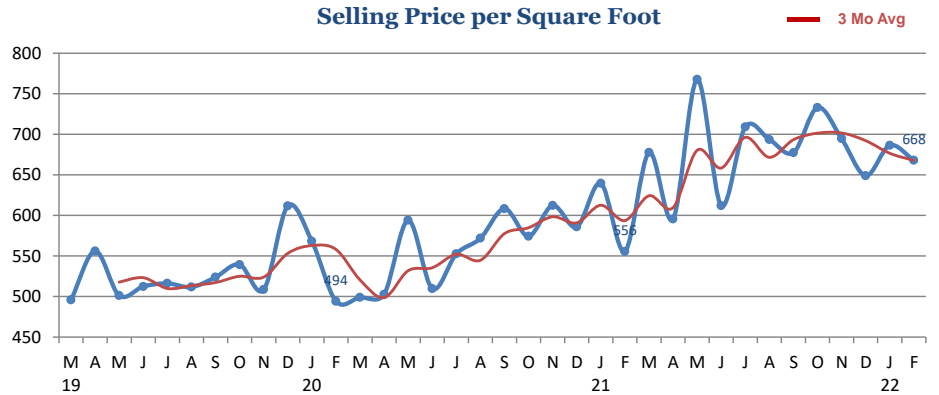
Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$668 was down 2.7% from \$686 last month and up 20.2% from \$556 in February of last year.

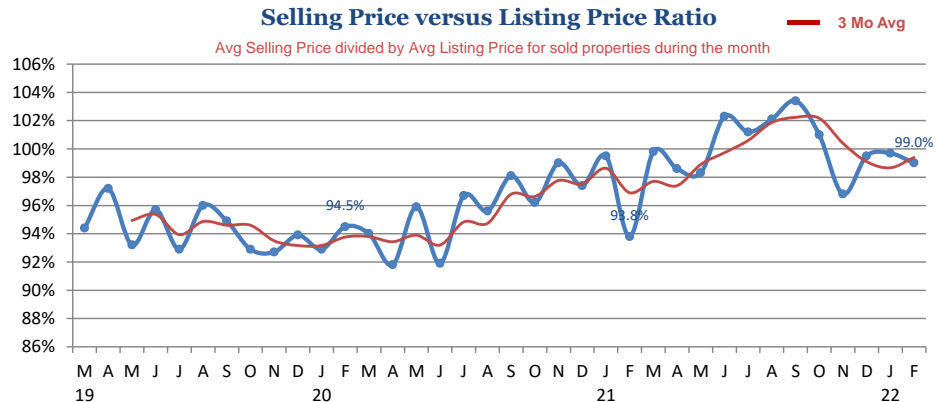
Selling Price per Square Foot



## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 99.0% was down from 99.7% last month and up from 93.8% in February of last year.

Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 31, down 3.1% from 32 last month and up 14.8% from 27 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2022

City: Monterey

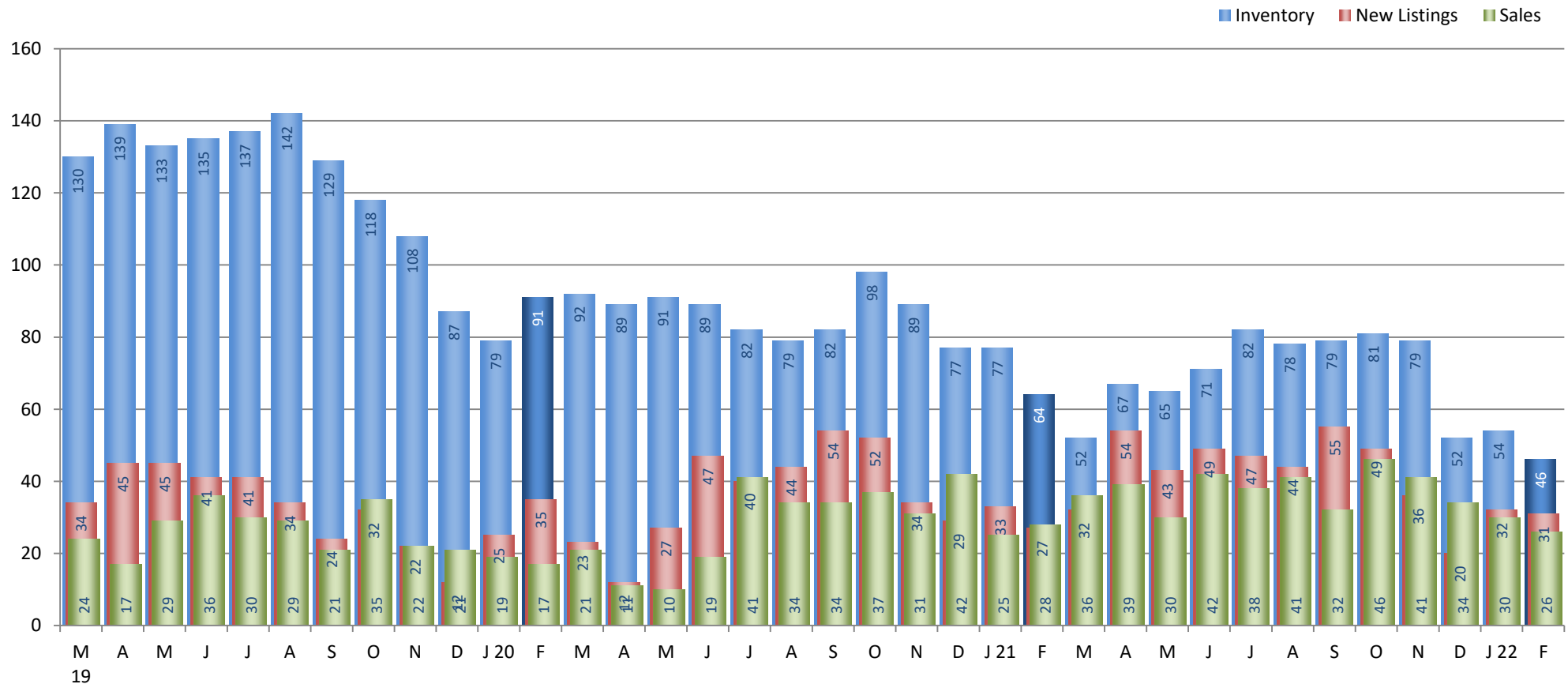


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 31, down 3.1% from 32 last month and up 14.8% from 27 in February of last year.



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# Market Action Report

City: Seaside

February 2022



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Market Profile & Trends Overview

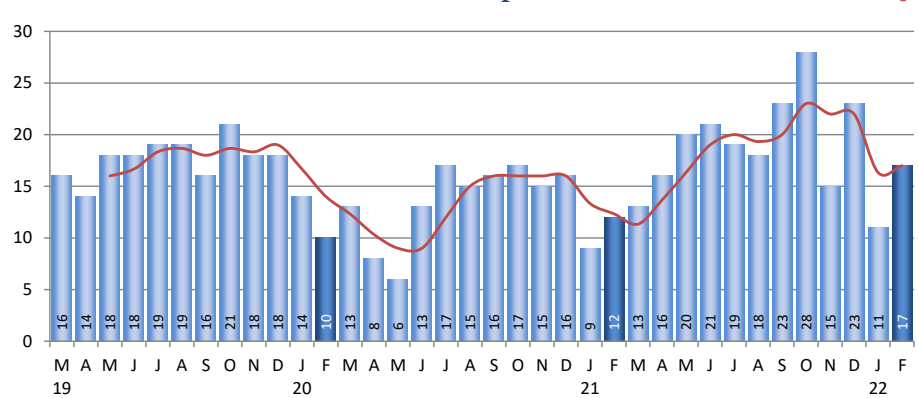
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$762,475	3%		23%				
Average List Price of all Current Listings	\$730,887	10%		-0%				
February Median Sales Price	\$725,000	-4%	0%	4%	4%	\$742,000	20%	6%
February Average Sales Price	\$711,294	4%	-3%	-8%	-3%	\$701,639	-1%	-4%
Total Properties Currently for Sale (Inventory)	20	25%		0%				
February Number of Properties Sold	17	55%		42%		28	33%	
February Average Days on Market (Solds)	32	14%	23%	14%	28%	31	0%	24%
Asking Price per Square Foot (based on New Listings)	\$617	5%	1%	16%	12%	\$605	23%	9%
February Sold Price per Square Foot	\$622	5%	2%	16%	14%	\$611	9%	12%
February Month's Supply of Inventory	1.2	-19%	3%	-29%	-10%	1.3	-21%	1%
February Sale Price vs List Price Ratio	100.0%	.1%	-.4%	1.3%	-.9%	99.9%	1%	-1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

## Property Sales

February Property sales were 17, up 41.7% from 12 in February of 2021 and 54.5% higher than the 11 sales last month. February 2022 sales were at their highest level compared to February of 2021 and 2020. February YTD sales of 28 are running 33.3% ahead of last year's year-to-date sales of 21.

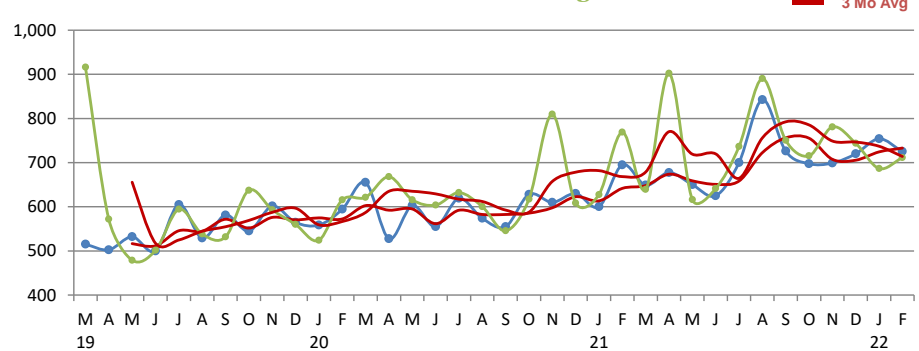
## Number of Properties Sold



## Prices

The Median Sales Price in February was \$725,000, up 4.3% from \$695,000 in February of 2021 and down 3.8% from \$754,000 last month. The Average Sales Price in February was \$711,294, down 7.5% from \$768,992 in February of 2021 and up 3.6% from \$686,717 last month. February 2022 ASP was at a mid range compared to February of 2021 and 2020.

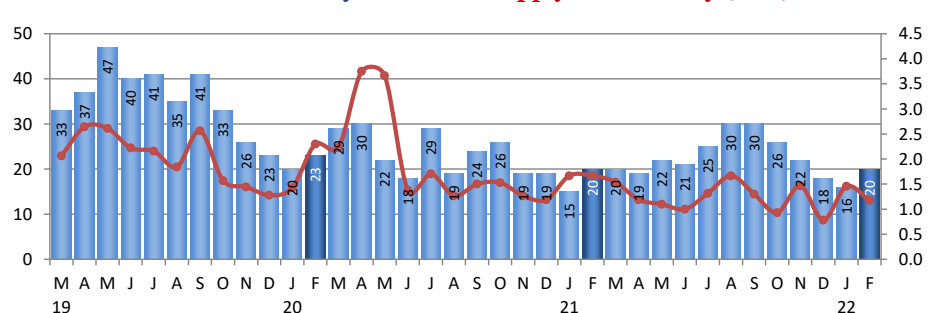
## Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 20, up 25.0% from 16 last month and equal to 20 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

## Total Inventory & Month's Supply of Inventory (MSI)

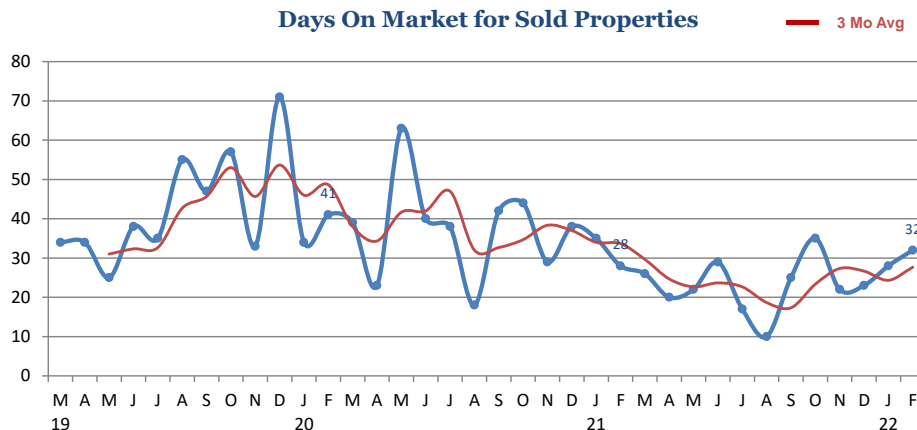


A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 1.2 months was at its lowest level compared with February of 2021 and 2020.

## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 32, up 14.3% from 28 days last month and up 14.3% from 28 days in February of last year. The February 2022 DOM was at a mid level compared with February of 2021 and 2020.

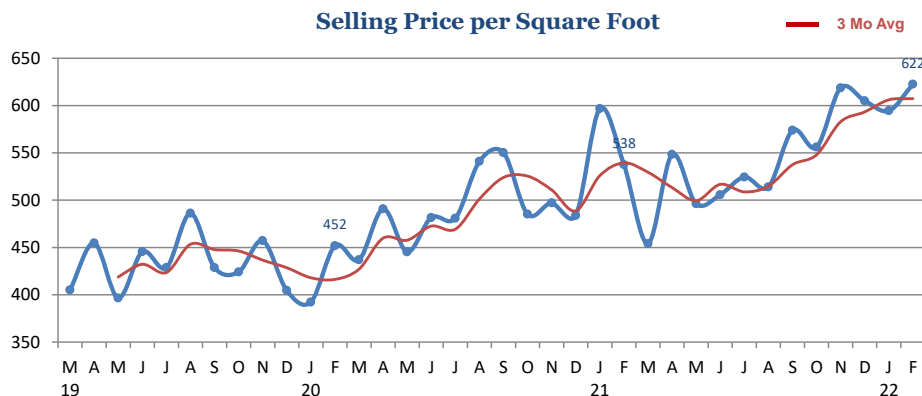
Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$622 was up 4.7% from \$594 last month and up 15.8% from 538 in February of last year.

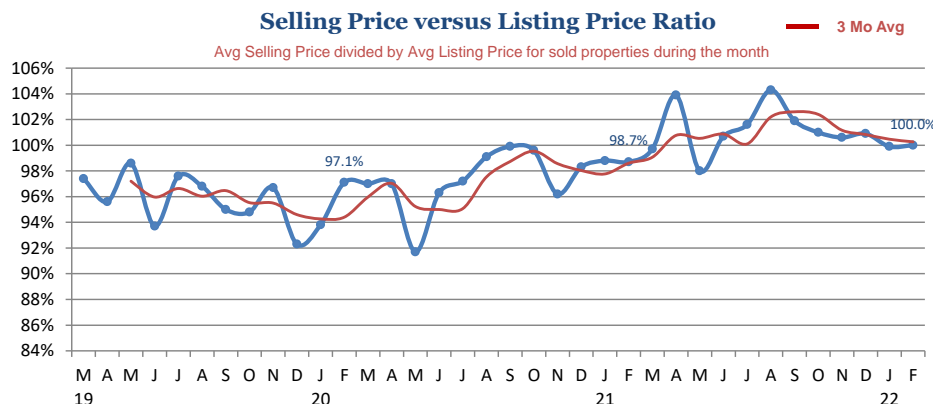
Selling Price per Square Foot



## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 100.0% was up from 99.9% last month and up from 98.7% in February of last year.

Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 24, up 33.3% from 18 last month and up 26.3% from 19 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

City: Seaside

February 2022

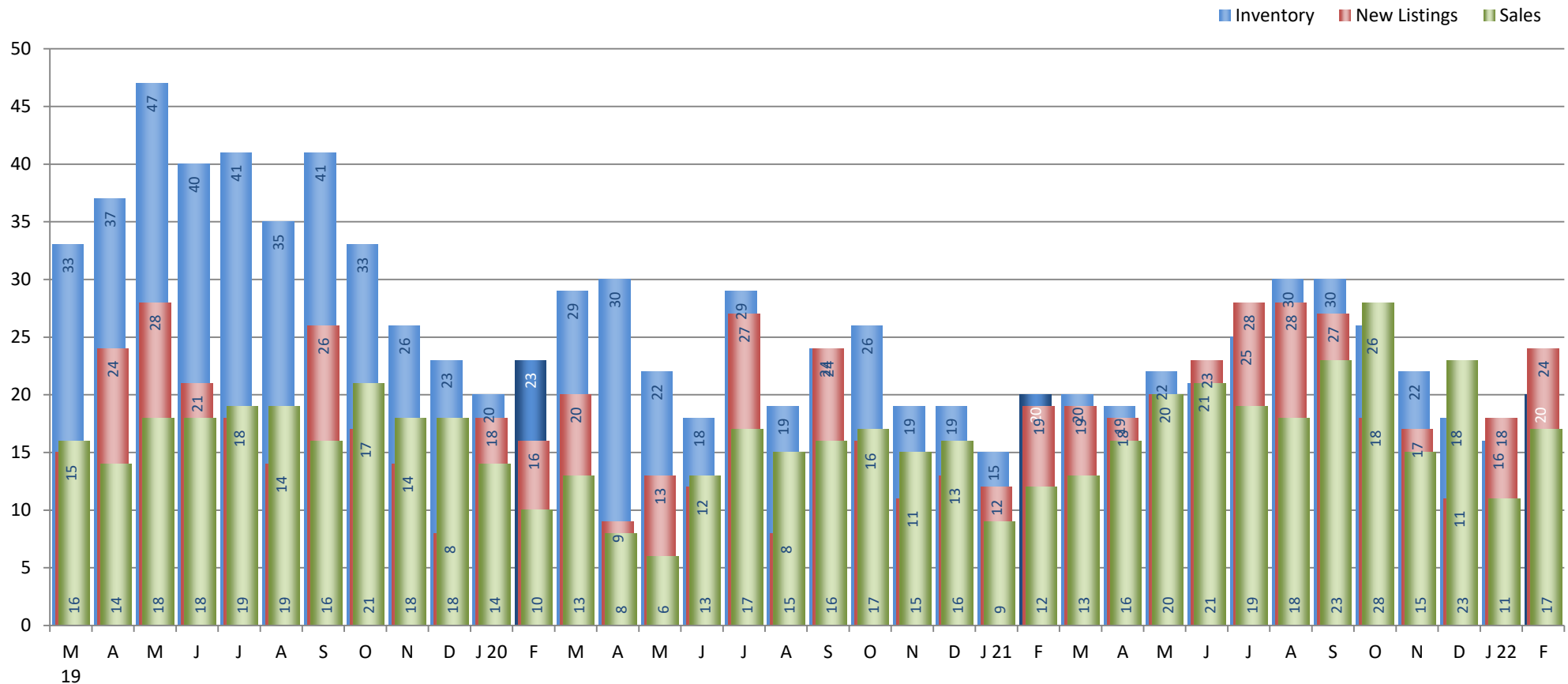


Sotheby's  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 24, up 33.3% from 18 last month and up 26.3% from 19 in February of last year.



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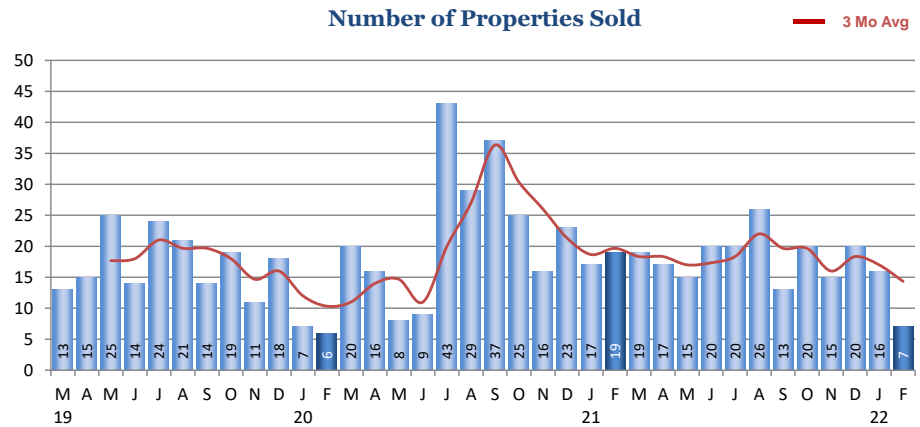
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$750,000	-13%		16%				
Average List Price of all Current Listings	\$770,650	1%		27%				
February Median Sales Price	\$918,000	13%	12%	33%	16%	\$875,000	26%	11%
February Average Sales Price	\$881,143	11%	7%	29%	12%	\$821,909	21%	4%
Total Properties Currently for Sale (Inventory)	9	50%		13%				
February Number of Properties Sold	7	-56%		-63%		23	-36%	
February Average Days on Market (Solds)	14	-56%	-50%	75%	-18%	26	53%	53%
Asking Price per Square Foot (based on New Listings)	\$557	13%	10%	22%	22%	\$533	18%	17%
February Sold Price per Square Foot	\$477	3%	3%	9%	5%	\$468	11%	3%
February Month's Supply of Inventory	1.3	243%	107%	205%	90%	0.8	86%	23%
February Sale Price vs List Price Ratio	101.7%	2.0%	2.7%	-6%	.6%	100.3%	-1%	-1%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

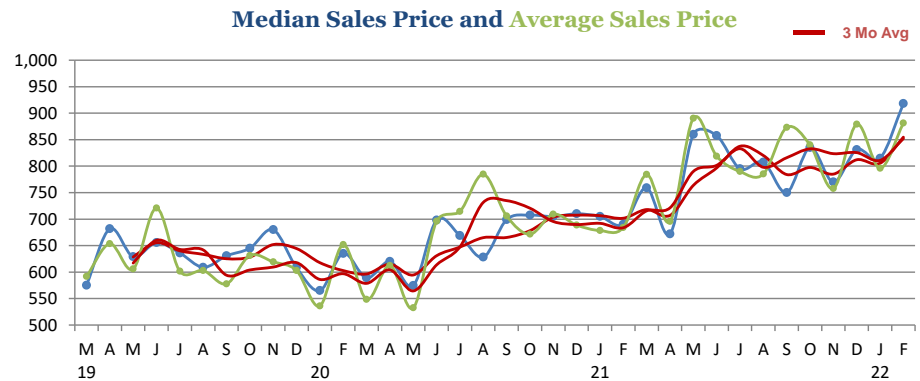
## Property Sales

February Property sales were 7, down 63.2% from 19 in February of 2021 and 56.3% lower than the 16 sales last month. February 2022 sales were at a mid level compared to February of 2021 and 2020. February YTD sales of 23 are running 36.1% behind last year's year-to-date sales of 36.



## Prices

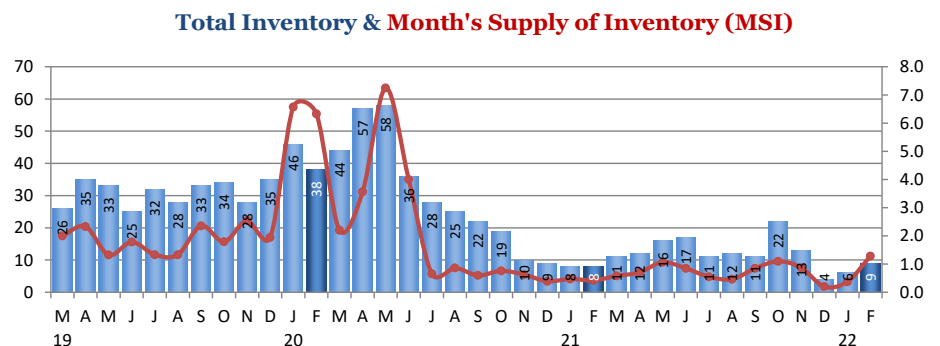
The Median Sales Price in February was \$918,000, up 33.0% from \$690,000 in February of 2021 and up 12.6% from \$814,950 last month. The Average Sales Price in February was \$881,143, up 28.8% from \$684,105 in February of 2021 and up 10.7% from \$795,994 last month. February 2022 ASP was at the highest level compared to February of 2021 and 2020.



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 9, up 50.0% from 6 last month and up 12.5% from 8 in February of last year. February 2022 Inventory was at a mid level compared with February of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 1.3 months was at a mid level compared with February of 2021 and 2020.

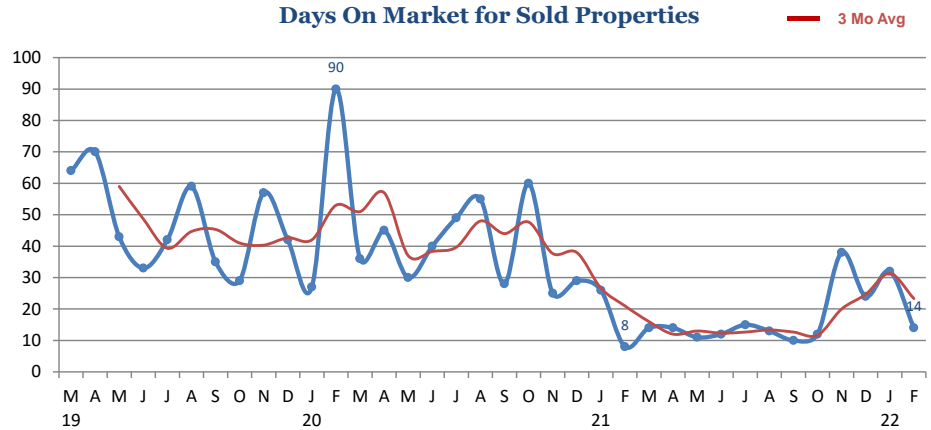




## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 14, down 56.3% from 32 days last month and up 75.0% from 8 days in February of last year. The February 2022 DOM was at a mid level compared with February of 2021 and 2020.

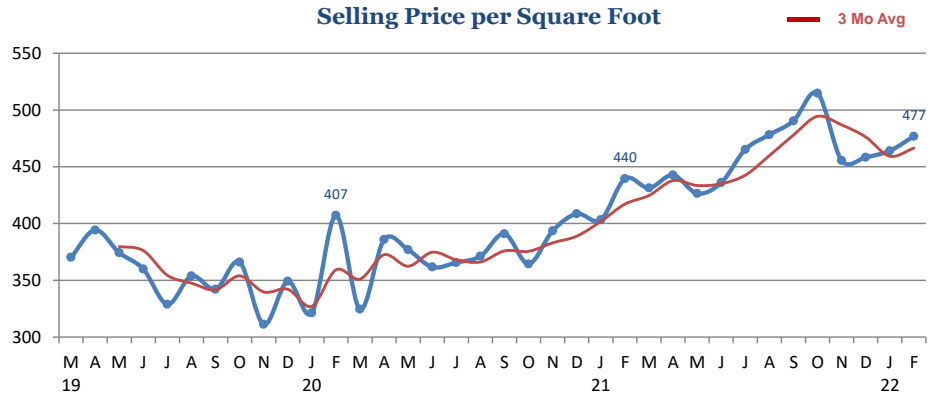
Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$477 was up 2.8% from \$464 last month and up 8.5% from 440 in February of last year.

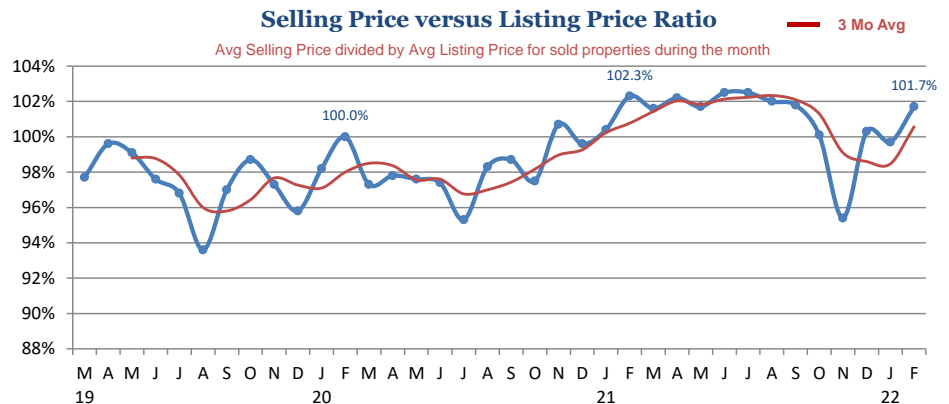
Selling Price per Square Foot



## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 101.7% was up from 99.7% last month and down from 102.3% in February of last year.

Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 15, up 66.7% from 9 last month and up 7.1% from 14 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2022

City: Marina

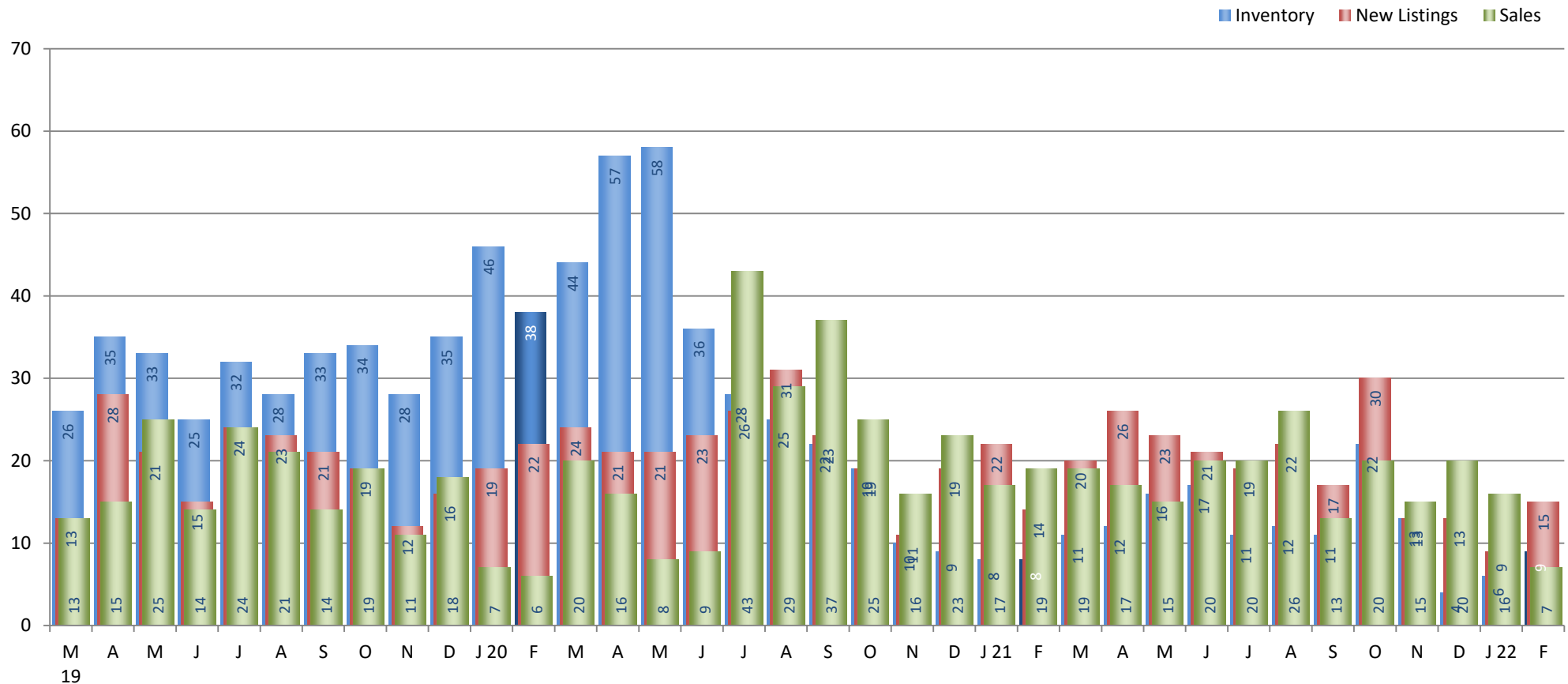


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 15, up 66.7% from 9 last month and up 7.1% from 14 in February of last year.



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# Market Action Report

February 2022

MLS Area: Pasadera, Laguna Seca, Bay Ridge, Hidden Hill #75, Undeveloped Area



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Market Profile & Trends Overview

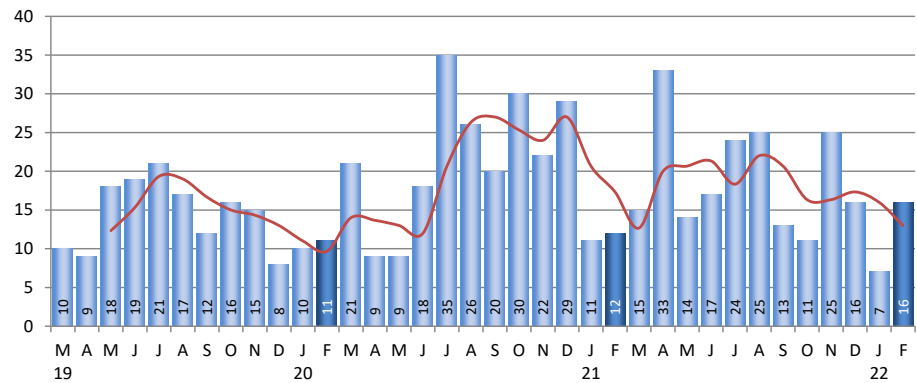
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,499,000	15%		50%				
Average List Price of all Current Listings	\$1,927,000	19%		31%				
February Median Sales Price	\$1,152,500	-34%	-10%	23%	2%	\$1,225,000	23%	9%
February Average Sales Price	\$1,396,834	-30%	-19%	28%	-3%	\$1,575,971	38%	9%
Total Properties Currently for Sale (Inventory)	28	-3%		-51%				
February Number of Properties Sold	16	129%		33%		23	0%	
February Average Days on Market (Solds)	65	81%	-19%	160%	-2%	57	46%	-14%
Asking Price per Square Foot (based on New Listings)	\$840	59%	36%	81%	43%	\$651	33%	11%
February Sold Price per Square Foot	\$513	10%	-4%	17%	1%	\$501	8%	-2%
February Month's Supply of Inventory	1.8	-58%	-33%	-63%	-41%	2.9	-42%	-0%
February Sale Price vs List Price Ratio	97.8%	.0%	.8%	-.2%	.2%	97.8%	-0%	0%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

## Property Sales

February Property sales were 16, up 33.3% from 12 in February of 2021 and 128.6% higher than the 7 sales last month. February 2022 sales were at their highest level compared to February of 2021 and 2020. February YTD sales of 23 are running equal to last year's year-to-date sales of 23.

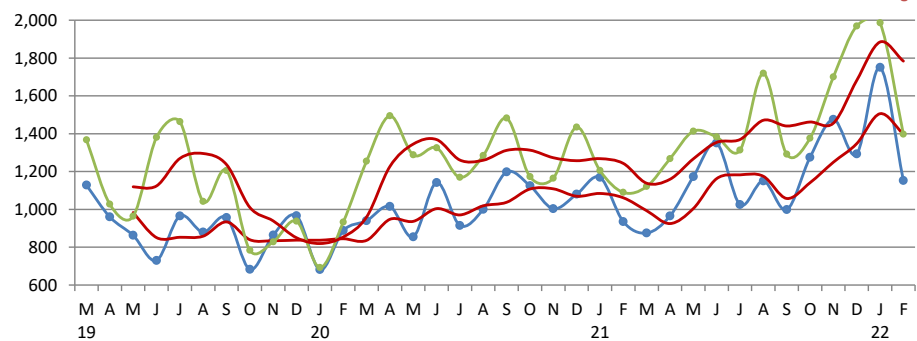
## Number of Properties Sold



## Prices

The Median Sales Price in February was \$1,152,500, up 23.3% from \$935,000 in February of 2021 and down 34.1% from \$1,750,000 last month. The Average Sales Price in February was \$1,396,834, up 28.2% from \$1,089,667 in February of 2021 and down 29.6% from \$1,985,429 last month. February 2022 ASP was at the highest level compared to February of 2021 and 2020.

## Median Sales Price and Average Sales Price

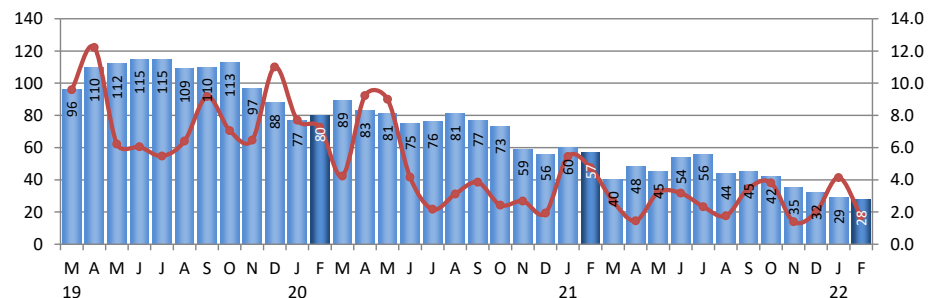


## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 28, down 3.4% from 29 last month and down 50.9% from 57 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 1.8 months was at its lowest level compared with February of 2021 and 2020.

## Total Inventory & Month's Supply of Inventory (MSI)



# Market Action Report

February 2022

MLS Area: *Pasadena, Laguna Seca, Bay Ridge, Hidden Hill #75, Undeveloped Area*



**Sotheby's**  
INTERNATIONAL REALTY

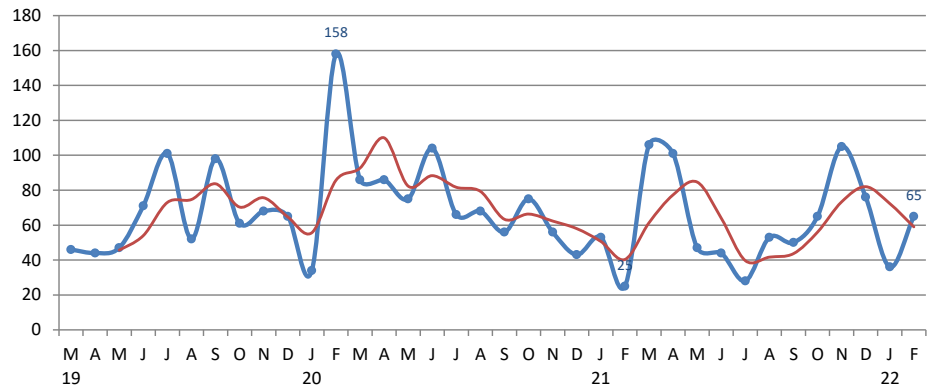
Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 65, up 80.6% from 36 days last month and up 160.0% from 25 days in February of last year. The February 2022 DOM was at a mid level compared with February of 2021 and 2020.

Days On Market for Sold Properties

3 Mo Avg

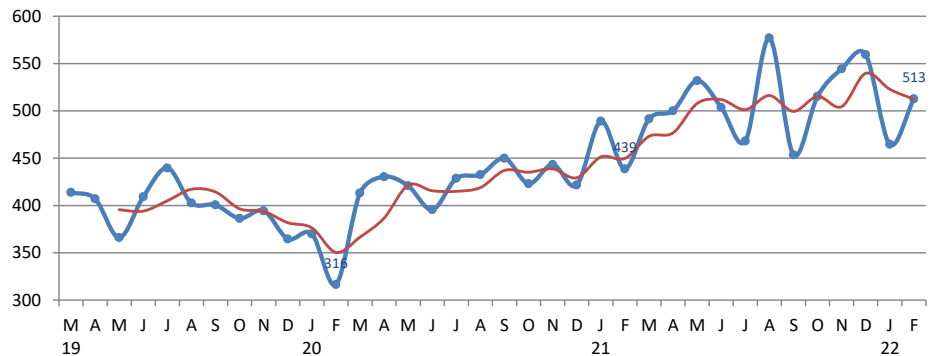


## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$513 was up 10.3% from \$465 last month and up 16.9% from 439 in February of last year.

Selling Price per Square Foot

3 Mo Avg



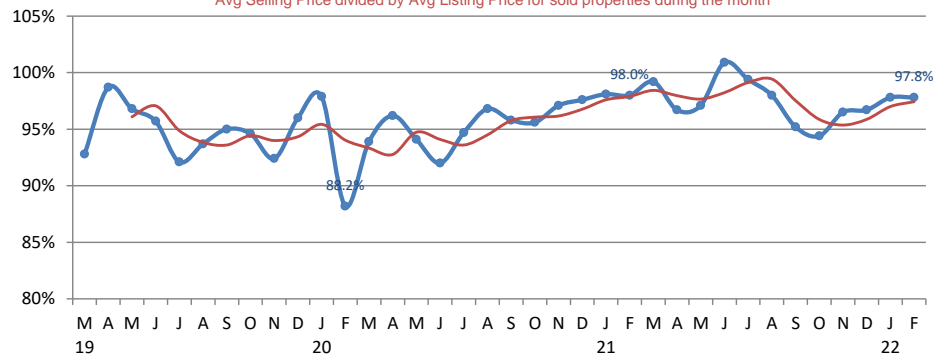
## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 97.8% was equal to 97.8% last month and down from 98.0% in February of last year.

Selling Price versus Listing Price Ratio

3 Mo Avg

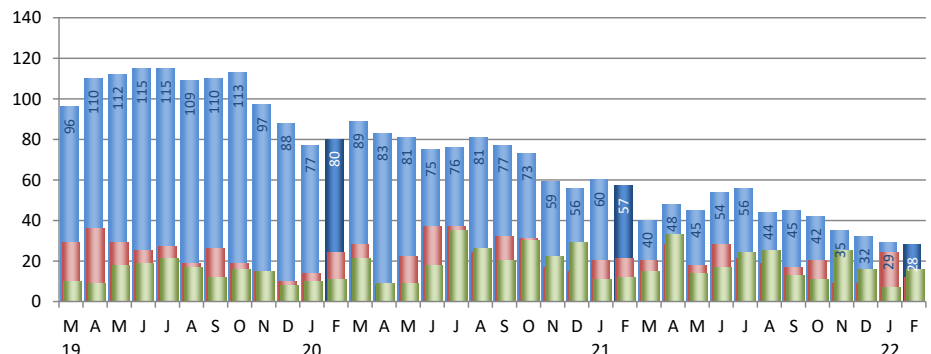
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 12, down 50.0% from 24 last month and down 42.9% from 21 in February of last year.

Inventory / New Listings / Sales



# Inventory / Listings / Sales

February 2022

MLS Area: Pasadera, Laguna Seca, Bay  
Ridge, Hidden Hill #75, Undeveloped Area

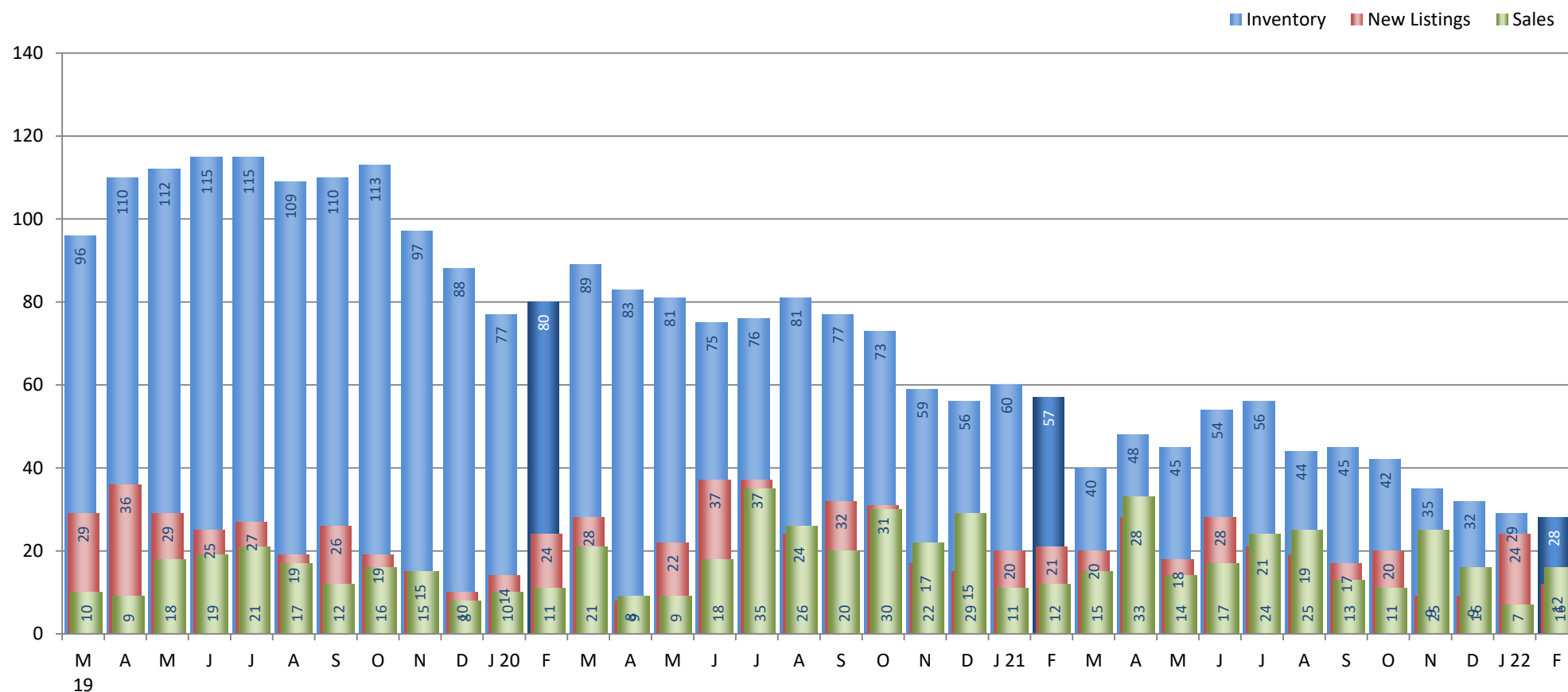


Sotheby's  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 12, down 50.0% from 24 last month and down 42.9% from 21 in February of last year.



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# Market Action Report

County: Monterey

February 2022



**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

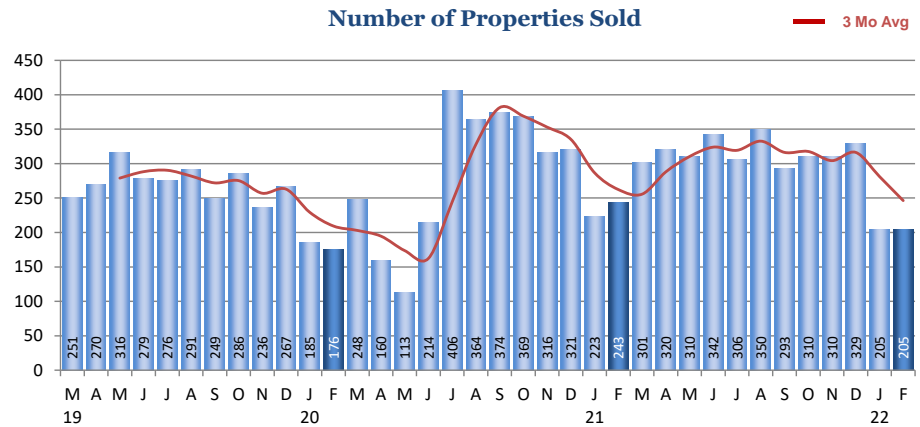
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$899,000	-0%		-10%				
Average List Price of all Current Listings	\$2,179,150	3%		4%				
February Median Sales Price	\$840,000	-0%	2%	9%	4%	\$841,000	9%	4%
February Average Sales Price	\$1,636,348	10%	14%	33%	27%	\$1,562,510	33%	21%
Total Properties Currently for Sale (Inventory)	351	-3%		-39%				
February Number of Properties Sold	205	0%		-16%		410	-12%	
February Average Days on Market (Solds)	48	12%	7%	-13%	14%	45	-17%	7%
Asking Price per Square Foot (based on New Listings)	\$724	-4%	1%	8%	9%	\$739	15%	12%
February Sold Price per Square Foot	\$684	-3%	2%	19%	7%	\$693	18%	8%
February Month's Supply of Inventory	1.7	-3%	12%	-28%	-9%	1.7	-33%	-8%
February Sale Price vs List Price Ratio	99.0%	-8%	-1%	2.1%	-7%	99.4%	1%	-0%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2021) / YTD = Year-to-date

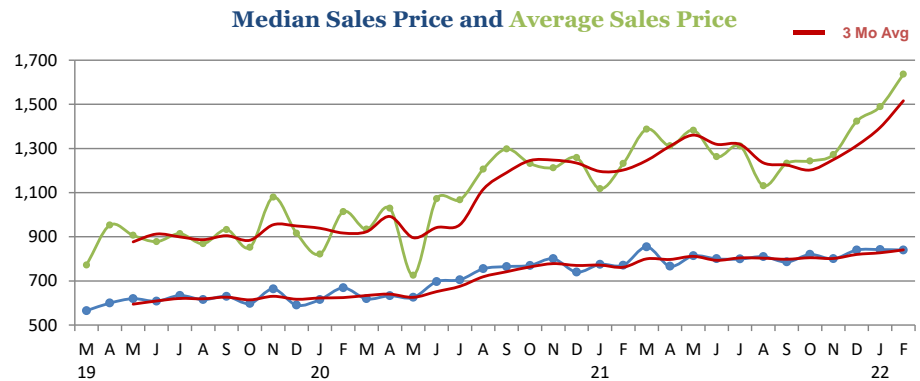
## Property Sales

February Property sales were 205, down 15.6% from 243 in February of 2021 and the same as the 205 sales last month. February 2022 sales were at a mid level compared to February of 2021 and 2020. February YTD sales of 410 are running 12.0% behind last year's year-to-date sales of 466.



## Prices

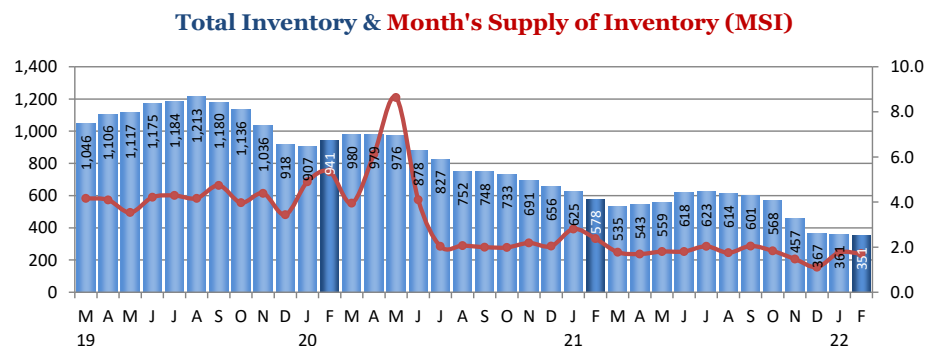
The Median Sales Price in February was \$840,000, up 8.9% from \$771,000 in February of 2021 and down 0.2% from \$842,000 last month. The Average Sales Price in February was \$1,636,348, up 32.9% from \$1,231,615 in February of 2021 and up 9.9% from \$1,488,672 last month. February 2022 ASP was at the highest level compared to February of 2021 and 2020.



## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 351, down 2.8% from 361 last month and down 39.3% from 578 in February of last year. February 2022 Inventory was at its lowest level compared with February of 2021 and 2020.

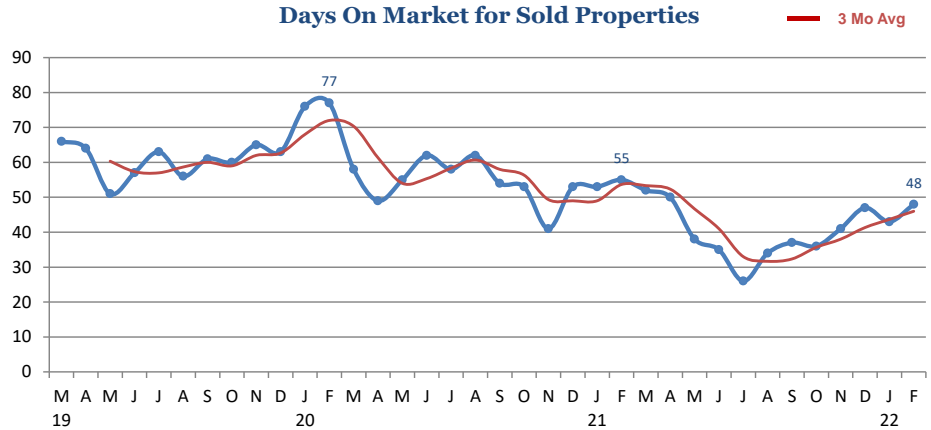
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2022 MSI of 1.7 months was at its lowest level compared with February of 2021 and 2020.



## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 48, up 11.6% from 43 days last month and down 12.7% from 55 days in February of last year. The February 2022 DOM was at its lowest level compared with February of 2021 and 2020.

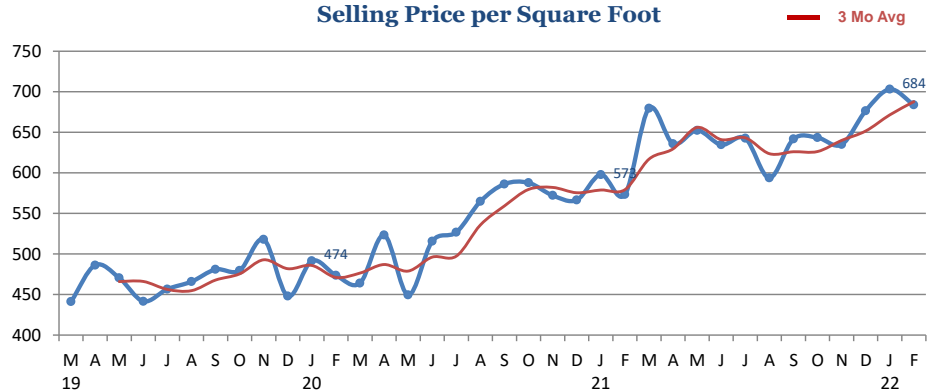
## Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2022 Selling Price per Square Foot of \$684 was down 2.7% from \$703 last month and up 19.3% from 573 in February of last year.

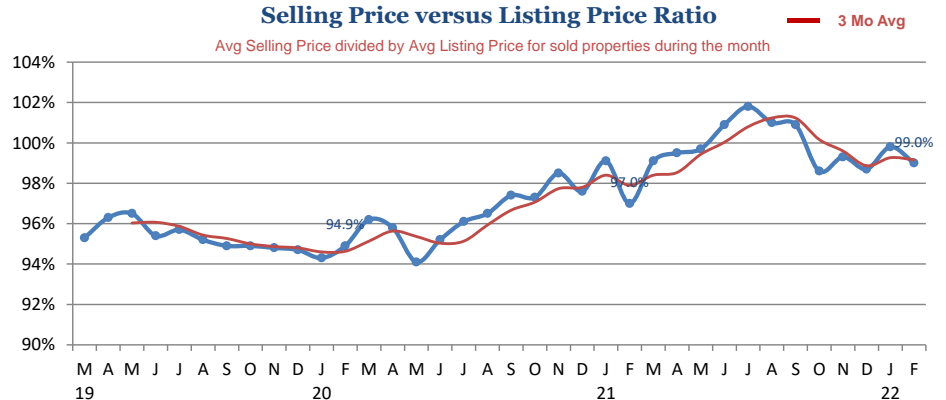
## Selling Price per Square Foot



## Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2022 Selling Price vs Original List Price of 99.0% was down from 99.8% last month and up from 97.0% in February of last year.

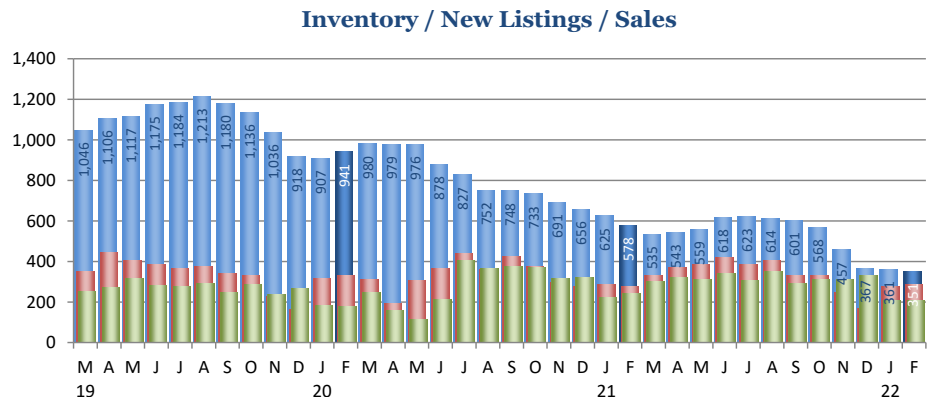
## Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 285, up 3.3% from 276 last month and up 2.5% from 278 in February of last year.

## Inventory / New Listings / Sales





# Inventory / Listings / Sales

February 2022

County: Monterey

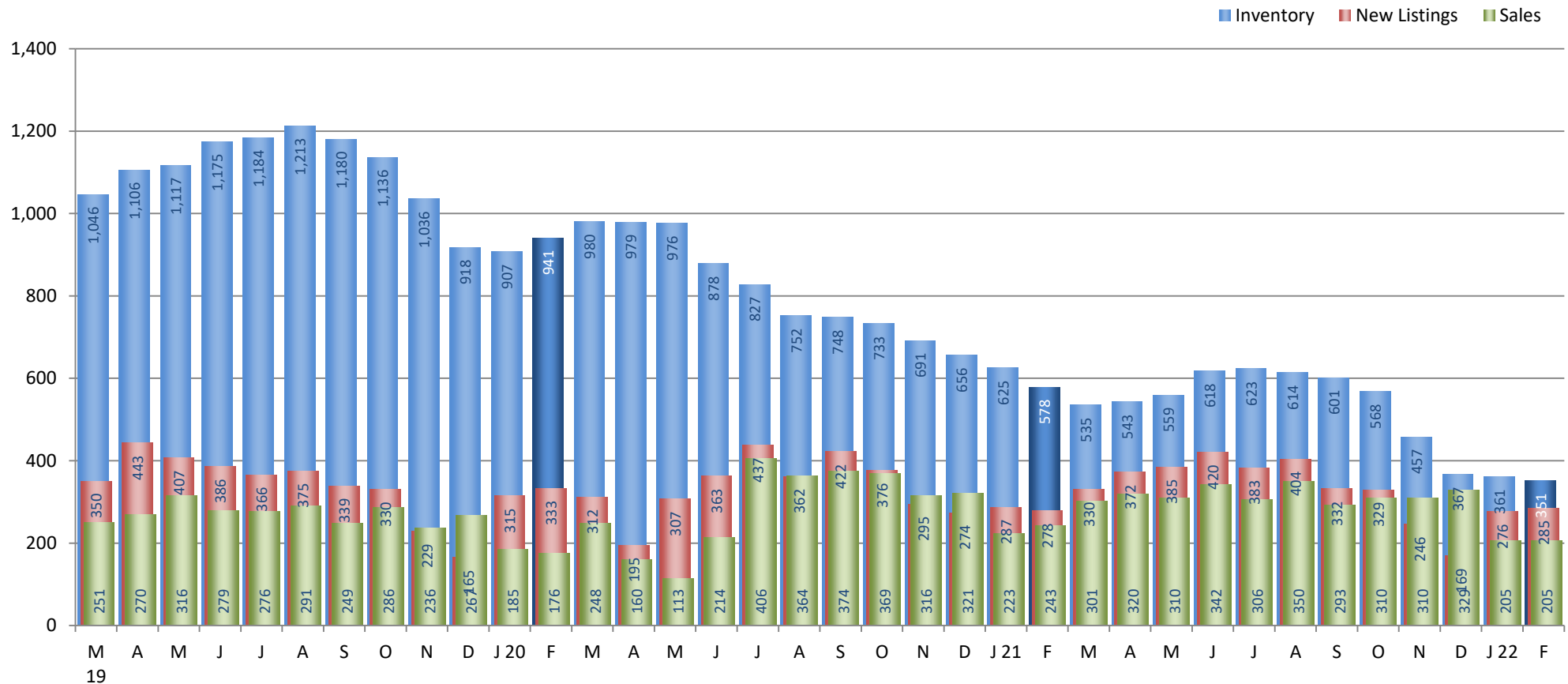


**Sotheby's**  
INTERNATIONAL REALTY

Price Range: All | Properties: SFH - Condo - TwnHm - MUL

## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2022 was 285, up 3.3% from 276 last month and up 2.5% from 278 in February of last year.



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