Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monterey

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	1	2	+ 100.0%	6	4	- 33.3%
Closed Sales	3	0	- 100.0%	6	3	- 50.0%
Median Sales Price*	\$467,500	\$0	- 100.0%	\$516,250	\$690,000	+ 33.7%
Inventory of Homes for Sale	4	2	- 50.0%			
Months Supply of Inventory	2.7	0.9	- 66.7%			
Cumulative Days on Market Until Sale	147	0	- 100.0%	134	200	+ 49.3%
Percent of Original List Price Received*	93.7%	0.0%	- 100.0%	100.7%	85.2%	- 15.4%
New Listings	4	0	- 100.0%	6	1	- 83.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties		April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	0	0		0	0		
Closed Sales	0	0		0	0		
Median Sales Price*	\$0	\$0		\$0	\$0		
Inventory of Homes for Sale	0	0					
Months Supply of Inventory	0.0	0.0					
Cumulative Days on Market Until Sale	0	0		0	0		
Percent of Original List Price Received*	0.0%	0.0%		0.0%	0.0%		
New Listings	0	0		0	0		

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

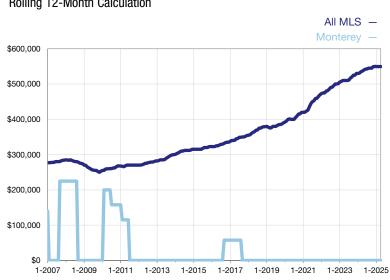
All MLS -Monterey \$1,200,000 \$1,000,000 \$800,000 \$600,000 \$400,000 \$200,000 1-2007 1-2009 1-2011 1-2013 1-2015 1-2017 1-2019 1-2021 1-2023 1-2025

Median Sales Price - Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price - Condominium Properties



Rolling 12-Month Calculation