

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monterey

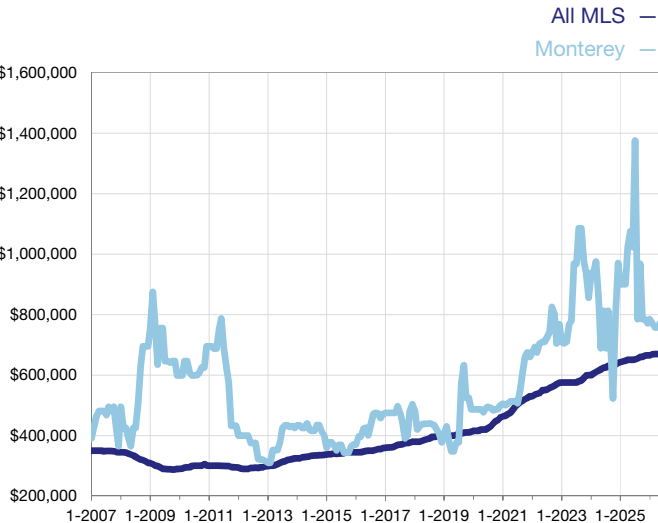
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	8	6	- 25.0%
Closed Sales	2	1	- 50.0%	8	7	- 12.5%
Median Sales Price*	\$720,000	\$860,000	+ 19.4%	\$737,500	\$860,000	+ 16.6%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	6.3	5.0	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	67	50	- 25.4%	157	130	- 17.2%
Percent of Original List Price Received*	90.4%	98.3%	+ 8.7%	87.6%	96.5%	+ 10.2%
New Listings	5	1	- 80.0%	15	16	+ 6.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
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.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

