Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Monterey

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	11	**9**	- 18.2%
Closed Sales	1	**2**	+ 100.0%	10	**10**	0.0%
Median Sales Price*	$757,500	**$1,437,500**	+ 89.8%	$771,250	**$862,082**	+ 11.8%
Inventory of Homes for Sale	11	**10**	- 9.1%	--	--	--
Months Supply of Inventory	7.6	**4.2**	- 44.7%	--	--	--
Cumulative Days on Market Until Sale	153	**118**	- 22.9%	148	**125**	- 15.5%
Percent of Original List Price Received*	85.6%	**88.8%**	+ 3.7%	88.6%	**95.0%**	+ 7.2%
New Listings	1	**1**	0.0%	20	**21**	+ 5.0%

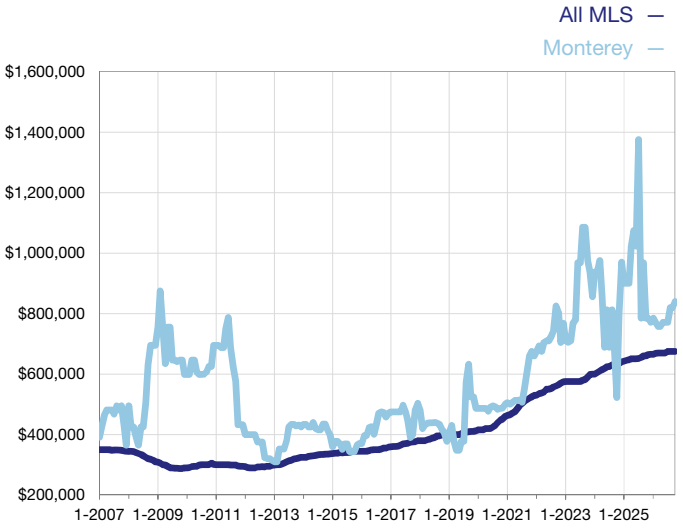
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

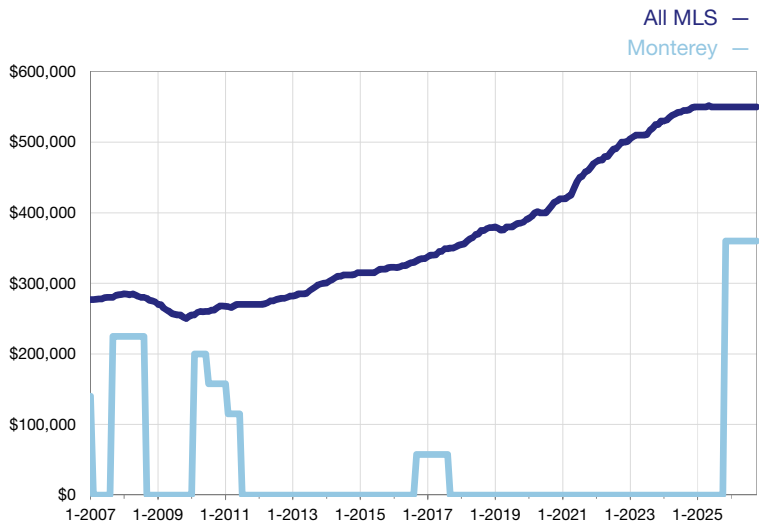
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**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**	--	1	**0**	- 100.0%

* 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



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