



**David  
Kent's**



**Monterey  
Peninsula**



**Market  
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**AVERAGE PRICE OF HOMES SOLD ~ 12 MONTH HOME SALES COMPARISON ~ THIS YEAR vs. LAST YEAR ~ FOR YEAR ENDING ~ OCT. 31, 2009**

Total of All Cities and Unincorporated Areas									Carmel						Pebble Beach																	
	2009		2008		TY vs LY Appreciation		2007		2006		2005		5 Year Appreciation		5 Yr Avg Appreciation		2009		2008		TY vs LY Appreciation		2007		2006		2005		5 year Appreciation		5 Yr Avg Appreciation	
	January	\$4,348,403	\$8,940,703			-51%	\$8,973,917	\$9,760,361	\$8,507,189			-49%	-10%	\$1,222,642	\$2,607,857			-53%	16%	\$2,072,500	\$2,198,333	\$1,518,671			-19%	-4%	\$1,415,000	\$3,622,513			-61%	1%
February	\$6,019,193	\$9,187,233			-34%	\$6,445,362	\$8,631,924	\$6,899,722			-13%	-3%	\$2,151,363	\$1,860,818			16%	-7%	\$1,359,998	\$1,711,625	\$2,308,000			-7%	-1%	\$2,006,580	\$2,191,666			-8%	1%	0%
March	\$5,420,726	\$7,103,431			-24%	\$8,975,311	\$7,439,333	\$6,890,627			-21%	-4%	\$1,475,800	\$1,836,285			-20%	-25%	\$1,994,560	\$1,977,707	\$1,961,209			-25%	-5%	\$1,332,500	\$1,792,200			-26%	-34%	-7%
April	\$6,961,365	\$7,487,043			-7%	\$7,683,356	\$6,501,023	\$6,543,249			6%	1%	\$1,607,142	\$2,120,833			-24%	-8%	\$2,244,527	\$1,747,000	\$1,747,807			-8%	-2%	\$3,448,750	\$2,502,500			38%	113%	23%
May	\$4,573,852	\$7,706,458			-41%	\$6,462,552	\$6,802,495	\$6,971,571			-34%	-7%	\$1,166,250	\$1,765,333			-34%	-36%	\$1,590,440	\$1,555,714	\$1,816,500			-36%	-7%	\$1,632,666	\$2,232,500			-27%	-26%	-5%
June	\$4,719,028	\$8,630,841			-45%	\$6,969,616	\$10,212,499	\$8,098,429			-42%	-8%	\$1,266,571	\$1,847,142			-31%	-40%	\$1,661,138	\$1,787,125	\$2,101,590			-40%	-8%	\$1,158,666	\$3,586,250			-68%	-54%	-11%
July	\$5,393,054	\$7,473,681			-28%	\$7,873,183	\$7,284,190	\$6,842,125			-21%	-4%	\$1,257,071	\$1,561,428			-19%	-30%	\$2,239,007	\$1,585,545	\$1,801,227			-30%	-6%	\$2,199,750	\$2,152,600			2%	26%	5%
August	\$5,119,909	\$7,106,168			-28%	\$6,776,394	\$10,205,666	\$7,650,246			-33%	-7%	\$1,438,994	\$1,741,000			-17%	-16%	\$1,718,756	\$1,904,140	\$1,716,815			-16%	-3%	\$1,578,777	\$1,935,000			-18%	-27%	-5%
September	\$4,879,290	\$6,846,781			-29%	\$10,577,197	\$7,775,622	\$8,678,787			-44%	-9%	\$1,617,954	\$1,739,038			-7%	-26%	\$2,394,714	\$1,529,236	\$2,194,767			-26%	-5%	\$815,000	\$1,140,000			-29%	-74%	-15%
October	\$5,512,402	\$6,322,399			-13%	\$7,868,103	\$6,579,262	\$7,420,086			-26%	-5%	\$1,350,090	\$1,716,505			-21%	-9%	\$2,253,500	\$2,114,076	\$1,479,941			-9%	-2%	\$1,026,666	\$1,877,314			-45%	-61%	-12%
November	\$0	\$7,478,837			-100%	\$7,274,025	\$7,489,605	\$9,300,276			-100%	-20%		\$1,875,000			-100%	-100%	\$1,870,000	\$2,192,500	\$2,562,470			-100%	-20%		\$2,923,750				-100%	-20%
December	\$0	\$5,121,321			-100%	\$7,285,943	\$7,556,979	\$7,461,698			-100%	-20%		\$1,632,375			-100%	-100%	\$2,056,428	\$1,885,000	\$1,750,714			-100%	-20%		\$1,467,800				-100%	-20%
<b>Year To Date (Calculated Monthly)</b>									<b>Year To Date (Calculated Monthly)</b>						<b>Year To Date (Calculated Monthly)</b>																	
	2009		2008		TY vs LY Appreciation		2007		2006		2005		5 Yr Avg Appreciation		5 Yr Avg Appreciation		2009		2008		TY vs LY Appreciation		2007		2006		2005		5 Year Appreciation		5 Yr Avg Appreciation	
<b>Total</b>	\$52,947,222	\$76,804,738			-31%	\$78,604,991	\$81,192,375	\$74,502,031			-29%	-6%	\$14,553,877	\$18,796,239			-23%	\$19,529,140	\$18,110,501	\$18,646,527			-22%	-4%	\$16,614,355	\$23,032,543			-28%	-26%	-5%	
<b>Average Price</b>	\$5,294,722	\$7,680,474			-31%	\$7,860,499	\$8,119,238	\$7,450,203			-29%	-6%	\$1,455,388	\$1,879,624			-23%	\$1,952,914	\$1,811,050	\$1,864,653			-22%	-4%	\$1,661,436	\$2,303,254			-28%	-26%	-5%	
	AVERAGE BY QUARTER		1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		AVERAGE BY QUARTER		1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		AVERAGE BY QUARTER		1st Qtr		2nd Qtr		3rd Qtr		4th Qtr			
			\$5,262,774		\$5,418,082		<del>\$5,196,751</del>		\$1,837,467				\$1,616,602		\$1,346,654		<del>\$1,188,006</del>		\$1,350,090				\$1,584,693		\$2,080,027		<del>\$1,831,176</del>		\$1,026,666			

These statistics represent the average prices of homes sold by month in the named cities and unincorporated Pebble Beach through ~ OCT. 31, 2009. All data has been obtained from MLS Listings, Inc.

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**AVERAGE PRICE OF HOMES SOLD ~ 12 MONTH HOME SALES COMPARISON ~ THIS YEAR vs. LAST YEAR ~ FOR YEAR ENDING ~ OCT. 31, 2009**

	Carmel Valley								Monterey								Pacific Grove							
	2009	2008	TY vs LY Appreciation	2007	2006	2005	5 Yr Avg Appreciation	5 Yr Avg Appreciation	2009	2008	TY vs LY % Chg	2007	2006	2005	5 year Appreciation	5 Yr Avg Appreciation	2009	2008	TY vs LY % Chg	2007	2006	2005	5 year Appreciation	5 Yr Avg Appreciation
January	\$665,000	\$1,075,000	-38%	\$829,000	\$1,258,041	\$2,862,500	-77%	-15%	\$455,000	\$647,000	-30%	\$951,523	\$677,500	\$899,107	-49%	-10%	\$590,761	\$988,333	-40%	\$874,800	\$1,122,487	\$852,965	-31%	-6%
February	\$766,250	\$2,838,333	-73%	\$1,426,785	\$974,071	\$1,133,702	-32%	-6%	\$547,500	\$865,416	-37%	\$731,875	\$857,593	\$760,995	-28%	-6%	\$547,500	\$1,431,000	-62%	\$869,142	\$797,800	\$714,285	-23%	-5%
March	\$1,020,333	\$1,857,500	-45%	\$1,640,555	\$1,649,714	\$1,088,923	-6%	-1%	\$591,000	\$923,466	-36%	\$1,121,333	\$845,541	\$915,714	-35%	-7%	\$1,001,093	\$693,980	44%	\$846,363	\$973,800	\$893,181	12%	2%
April	\$739,916	\$1,532,500	-52%	\$1,018,833	\$1,044,500	\$1,240,576	-40%	-8%	\$513,557	\$640,980	-20%	\$915,354	\$1,064,048	\$954,964	-46%	-9%	\$652,000	\$690,230	-6%	\$934,642	\$1,010,475	\$983,791	-34%	-7%
May	\$686,186	\$1,968,750	-65%	\$1,910,000	\$1,832,388	\$1,054,855	-35%	-7%	\$525,750	\$712,500	-26%	\$1,033,800	\$834,020	\$920,883	-43%	-9%	\$563,000	\$1,027,375	-45%	\$838,312	\$961,111	\$966,833	-42%	-8%
June	\$709,375	\$1,447,071	-51%	\$1,112,000	\$2,634,333	\$1,381,833	-49%	-10%	\$640,666	\$783,722	-18%	\$850,388	\$1,036,875	\$1,051,596	-39%	-8%	\$943,750	\$966,656	-2%	\$1,058,590	\$1,385,166	\$1,065,660	-11%	-2%
July	\$800,250	\$1,991,666	-60%	\$1,315,722	\$1,308,642	\$1,214,285	-34%	-7%	\$550,900	\$674,416	-18%	\$802,636	\$936,566	\$1,006,916	-45%	-9%	\$585,083	\$1,093,571	-46%	\$1,119,900	\$947,500	\$1,070,809	-45%	-9%
August	\$890,000	\$1,825,200	-51%	\$1,495,454	\$1,354,250	\$1,701,416	-48%	-10%	\$564,491	\$757,750	-26%	\$778,428	\$889,555	\$907,277	-38%	-8%	\$647,647	\$847,218	-24%	\$880,500	\$824,388	\$1,153,905	-44%	-9%
September	\$1,124,125	\$2,575,000	-56%	\$1,478,571	\$1,090,000	\$1,450,833	-23%	-5%	\$735,666	\$640,343	15%	\$1,046,071	\$1,243,333	\$922,562	-20%	-4%	\$586,545	\$752,400	-22%	\$913,666	\$1,104,178	\$1,020,625	-43%	-9%
October	\$1,711,666	\$1,449,500	18%	\$1,858,000	\$1,383,000	\$1,105,875	55%	11%	\$585,807	\$697,330	-16%	\$795,353	\$825,166	\$945,386	-38%	-8%	\$838,173	\$581,750	44%	\$1,016,250	\$841,187	\$1,246,384	-33%	-7%
November		\$986,025	-100%	\$1,553,333	\$1,175,000	\$1,559,000	-100%	-20%		\$882,187	-100%	\$995,800	\$841,318	\$915,000	-100%	-20%		\$811,875	-100%	\$780,250	\$872,454	\$1,041,056	-100%	-20%
December		\$813,750	-100%	\$1,258,250	\$1,269,777	\$1,049,000	-100%	-20%		\$601,203	-100%	\$934,966	\$877,384	\$995,416	-100%	-20%		\$606,193	-100%	\$863,799	\$950,444	\$1,181,568	-100%	-20%
	<b>Year To Date (Calculated Monthly)</b>								<b>Year To Date (Calculated Monthly)</b>								<b>Year To Date (Calculated Monthly)</b>							
	2009	2008	TY vs LY Appreciation	2007	2006	2005	5 Yr Avg Appreciation	5 Yr Avg Appreciation	2009	2008	TY vs LY Appreciation	2007	2006	2005	5 Year Appreciation	5 Yr Avg Appreciation	2009	2008	TY vs LY Appreciation	2007	2006	2005	5 Year Appreciation	5 Yr Avg Appreciation
Total	\$9,113,101	\$18,560,520	-51%	\$14,084,920	\$14,528,939	\$14,234,798	-36%	-7%	\$5,710,337	\$7,342,923	-22%	\$9,026,761	\$9,210,197	\$9,285,400	-39%	-8%	\$6,955,552	\$9,072,513	-23%	\$9,352,165	\$9,968,092	\$9,968,438	-30%	-6%
Average	\$911,310	\$1,856,052	-51%	\$1,408,492	\$1,452,894	\$1,423,480	-36%	-7%	\$571,034	\$734,292	-22%	\$902,676	\$921,020	\$928,540	-39%	-8%	\$695,555	\$907,251	-23%	\$935,217	\$996,809	\$996,844	-30%	-6%
	AVERAGE BY QUARTER		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			AVERAGE BY QUARTER		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			AVERAGE BY QUARTER		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
			\$817,194	\$711,826	<del>\$928,125</del>	\$1,711,666					\$531,167	\$559,991	<del>\$677,810</del>	\$585,807					\$713,118	\$719,583	<del>\$626,425</del>	\$838,173		

These statistics represent the number of pending sales by month in the cities selected through ~ OCT. 31, 2009. All data has been obtained from MLS Listings, Inc.

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