



**David
Kent's**



**Monterey
Peninsula**



**Market
Tracker®**



AVERAGE PRICE OF HOMES SOLD ~ 12 MONTH HOME SALES COMPARISON ~ THIS YEAR vs. LAST YEAR ~ FOR YEAR ENDING ~ FEBRUARY 28, 2014

Total of All Cities and Unincorporated Areas									Carmel							Pebble Beach																		
	2014		2013		TY vs LY		5 Year		5 Yr Avg			2014		2013		TY vs LY		5 Year		5 Yr Avg			2014		2013		TY vs LY		5 year		5 Yr Avg			
	2014	2013	Appreciation	2012	2011	2010	Appreciation	2014	2013	Appreciation		2012	2011	2010	Appreciation	2014	2013	Appreciation	2012	2011	2010		Appreciation	2014	2013	Appreciation	2012	2011	2010	Appreciation	2012	2011	2010	
January	\$6,824,267	\$5,381,025	27%	\$5,943,723	\$5,930,800	\$5,275,116	29%	6%	\$2,252,731	\$2,249,222	0%	\$890,541	\$906,093	\$1,360,944	66%	13%	\$2,419,500	\$1,302,273	86%	\$3,104,715	\$3,228,500	\$1,500,750	61%	12%	\$2,877,598	\$939,691	206%	\$2,295,357	\$3,750,000	\$982,661	193%	39%		
February	\$6,732,086	\$4,388,640	53%	\$5,756,365	\$6,786,195	\$4,769,267	41%	8%	\$1,668,475	\$1,369,800	22%	\$1,426,937	\$1,295,750	\$1,672,666	0%	0%	\$2,877,598	\$939,691	206%	\$2,295,357	\$3,750,000	\$982,661	193%	39%	\$2,877,598	\$939,691	206%	\$2,295,357	\$3,750,000	\$982,661	193%	39%		
March	\$0	\$5,023,453	-100%	\$4,149,000	\$6,159,478	\$5,809,665	-100%	-20%		\$1,454,948	-100%	\$1,359,738	\$1,354,420	\$865,115	-100%	-20%		\$1,387,767	-100%	\$1,166,456	\$2,421,482	\$2,784,416	-100%	-20%		\$1,387,767	-100%	\$1,166,456	\$2,421,482	\$2,784,416	-100%	-20%		
April	\$0	\$7,074,546	-100%	\$4,544,811	\$6,183,630	\$4,225,404	-100%	-20%		\$2,039,352	-100%	\$1,139,387	\$1,447,533	\$1,326,363	-100%	-20%		\$2,780,475	-100%	\$1,458,055	\$1,740,166	\$953,750	-100%	-20%		\$2,780,475	-100%	\$1,458,055	\$1,740,166	\$953,750	-100%	-20%		
May	\$0	\$6,850,175	-100%	\$4,547,157	\$4,383,998	\$8,065,994	-100%	-20%		\$1,399,593	-100%	\$1,354,947	\$1,075,627	\$1,339,116	-100%	-20%		\$3,202,667	-100%	\$1,078,936	\$1,282,500	\$3,739,800	-100%	-20%		\$3,202,667	-100%	\$1,078,936	\$1,282,500	\$3,739,800	-100%	-20%		
June	\$0	\$5,601,052	-100%	\$6,227,016	\$5,274,881	\$6,652,639	-100%	-20%		\$1,329,500	-100%	\$1,342,300	\$1,754,595	\$1,853,636	-100%	-20%		\$1,910,800	-100%	\$2,603,142	\$1,438,000	\$2,513,928	-100%	-20%		\$1,910,800	-100%	\$2,603,142	\$1,438,000	\$2,513,928	-100%	-20%		
July	\$0	\$5,707,085	-100%	\$5,616,605	\$4,474,254	\$5,565,085	-100%	-20%		\$1,342,054	-100%	\$1,550,000	\$1,327,843	\$1,224,500	-100%	-20%		\$1,570,205	-100%	\$1,632,163	\$1,325,833	\$1,762,857	-100%	-20%		\$1,570,205	-100%	\$1,632,163	\$1,325,833	\$1,762,857	-100%	-20%		
August	\$0	\$5,727,041	-100%	\$6,021,998	\$5,063,203	\$4,724,902	-100%	-20%		\$1,269,842	-100%	\$1,421,125	\$1,879,388	\$989,187	-100%	-20%		\$2,361,000	-100%	\$2,489,874	\$1,348,877	\$1,107,966	-100%	-20%		\$2,361,000	-100%	\$2,489,874	\$1,348,877	\$1,107,966	-100%	-20%		
September	\$0	\$6,194,971	-100%	\$4,384,419	\$4,500,364	\$3,699,598	-100%	-20%		\$1,569,173	-100%	\$1,150,291	\$1,629,377	\$721,400	-100%	-20%		\$2,581,800	-100%	\$1,368,962	\$936,319	\$1,029,983	-100%	-20%		\$2,581,800	-100%	\$1,368,962	\$936,319	\$1,029,983	-100%	-20%		
October	\$0	\$5,001,697	-100%	\$4,543,306	\$7,147,300	\$5,352,013	-100%	-20%		\$1,262,846	32%	\$1,322,985	\$1,391,361	\$1,323,692	26%	5%		\$1,352,763	-100%	\$1,248,000	\$3,791,300	\$1,929,450	-100%	-20%		\$1,352,763	-100%	\$1,248,000	\$3,791,300	\$1,929,450	-100%	-20%		
November	\$0	\$6,020,112	-100%	\$5,780,868	\$4,312,903	\$5,272,568	-100%	-20%		\$1,871,134	-100%	\$1,066,635	\$1,282,478	\$1,241,888	-100%	-20%		\$1,067,575	-100%	\$2,078,194	\$827,400	\$2,115,000	-100%	-20%		\$1,067,575	-100%	\$2,078,194	\$827,400	\$2,115,000	-100%	-20%		
December	\$0	\$6,519,400	-100%	\$5,499,185	\$4,453,097	\$8,251,106	-100%	-20%		\$1,802,342	-100%	\$1,435,092	\$1,200,773	\$1,763,360	-100%	-20%		\$2,310,286	-100%	\$1,360,839	\$1,589,615	\$4,575,000	-100%	-20%		\$2,310,286	-100%	\$1,360,839	\$1,589,615	\$4,575,000	-100%	-20%		
Year To Date (Calculated Monthly)									Year To Date (Calculated Monthly)							Year To Date (Calculated Monthly)																		
	2014		2013		TY vs LY		5 Yr Avg		5 Yr Avg			2014		2013		TY vs LY		5 Year		5 Yr Avg			2014		2013		TY vs LY		5 Year		5 Yr Avg			
	2014	2013	Appreciation	2012	2011	2010	Appreciation	2014	2013	Appreciation	2012	2011	2010	Appreciation	2014	2013	Appreciation	2012	2011	2010	Appreciation	2014	2013	Appreciation	2012	2011	2010	Appreciation	2012	2011	2010			
Total	\$13,556,353	\$9,769,665	39%	\$11,700,088	\$12,716,995	\$10,044,383	35%	7%	7%	\$3,921,206	\$3,619,022	8%	\$2,317,478	\$2,201,843	\$3,053,610	29%	6%	6%	\$5,400,072	\$6,978,500	\$2,483,411	113%	23%	23%	\$5,297,098	\$2,241,964	136%	\$5,400,072	\$6,978,500	\$2,483,411	113%	23%		
Average Price	\$6,778,177	\$4,884,833	39%	\$5,850,044	\$6,358,498	\$5,022,192	35%	7%	7%	\$1,960,603	\$1,809,511	8%	\$1,158,739	\$1,100,922	\$1,516,805	29%	6%	6%	\$2,700,036	\$3,489,250	\$1,241,706	113%	23%	23%	\$2,648,549	\$1,120,982	136%	\$2,700,036	\$3,489,250	\$1,241,706	113%	23%		
	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		AVERAGE BY QUARTER		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		AVERAGE BY QUARTER		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
			\$4,518,784	\$0	\$0	\$0				\$1,960,603	#DIV/0!	#DIV/0!	\$1,668,475				\$2,648,549	#DIV/0!	#DIV/0!	#DIV/0!				\$2,648,549	#DIV/0!	#DIV/0!	#DIV/0!				\$2,648,549	#DIV/0!	#DIV/0!	#DIV/0!

These statistics represent the average prices of homes sold by month in the named cities and unincorporated Pebble Beach through ~ FEBRUARY 28, 2014. 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 ~ FEBRUARY 28, 2014

	Carmel Valley								Monterey								Pacific Grove							
	2014		2013		TY vs LY		5 Yr Avg		2014		2013		TY vs LY		5 year		2014		2013		TY vs LY		5 year	
	2014	2013	Appreciation	2012	2011	2010	Appreciation	2012	2011	2010	% Chg	2012	2011	2010	Appreciation	Appreciation	2014	2013	% Chg	2012	2011	2010	Appreciation	Appreciation
January	\$726,042	\$733,259	-1%	\$896,000	\$784,375	\$1,238,500	-41%	-8%	\$601,867	\$520,971	16%	\$446,438	\$483,275	\$482,722	25%	5%	\$824,127	\$575,300	43%	\$606,029	\$528,557	\$692,200	19%	4%
February	\$918,179	\$797,050	15%	\$786,857	\$696,400	\$721,083	27%	5%	\$600,917	\$447,099	34%	\$476,414	\$428,712	\$755,000	-20%	-4%	\$666,917	\$835,000	-20%	\$770,800	\$615,333	\$637,857	5%	1%
March		\$972,180	-100%	\$516,750	\$1,044,400	\$712,045	-100%	-20%		\$519,688	-100%	\$559,800	\$479,100	\$610,489	-100%	-20%		\$688,870	-100%	\$546,256	\$860,076	\$837,600	-100%	-20%
April		\$862,600	-100%	\$819,423	\$1,639,812	\$704,000	-100%	-20%		\$575,147	-100%	\$500,000	\$702,500	\$609,000	-100%	-20%		\$816,972	-100%	\$627,946	\$653,619	\$632,291	-100%	-20%
May		\$954,471	-100%	\$794,076	\$807,750	\$1,552,778	-100%	-20%		\$619,125	-100%	\$629,632	\$618,455	\$760,100	-100%	-20%		\$674,319	-100%	\$689,566	\$599,666	\$674,200	-100%	-20%
June		\$1,019,429	-100%	\$1,063,818	\$892,125	\$761,230	-100%	-20%		\$630,708	-100%	\$588,363	\$497,590	\$638,038	-100%	-20%		\$710,615	-100%	\$629,393	\$692,571	\$885,807	-100%	-20%
July		\$1,365,559	-100%	\$1,332,142	\$606,750	\$1,393,453	-100%	-20%		\$664,000	-100%	\$497,350	\$585,444	\$511,650	-100%	-20%		\$765,267	-100%	\$604,950	\$628,384	\$672,625	-100%	-20%
August		\$793,417	-100%	\$754,466	\$775,000	\$1,170,000	-100%	-20%		\$592,107	-100%	\$625,333	\$514,291	\$692,812	-100%	-20%		\$710,675	-100%	\$731,200	\$545,647	\$764,937	-100%	-20%
September		\$689,750	-100%	\$781,750	\$890,457	\$728,519	-100%	-20%		\$644,540	-100%	\$479,238	\$486,911	\$649,911	-100%	-20%		\$709,708	-100%	\$604,178	\$557,300	\$569,785	-100%	-20%
October		\$888,641	-100%	\$958,571	\$911,630	\$905,427	-100%	-20%		\$590,175	-100%	\$383,750	\$513,724	\$487,000	-100%	-20%		\$907,272	-100%	\$630,000	\$539,285	\$706,444	-100%	-20%
November		\$1,814,286	-100%	\$1,236,777	\$1,076,271	\$673,888	-100%	-20%		\$530,000	-100%	\$652,724	\$550,866	\$631,333	-100%	-20%		\$737,117	-100%	\$746,538	\$575,888	\$610,459	-100%	-20%
December		\$1,024,600	-100%	\$1,493,150	\$606,886	\$742,278	-100%	-20%		\$585,972	-100%	\$510,765	\$490,357	\$493,818	-100%	-20%		\$796,200	-100%	\$699,339	\$565,466	\$676,650	-100%	-20%
	Year To Date (Calculated Monthly)								Year To Date (Calculated Monthly)								Year To Date (Calculated Monthly)							
	2014		2013		TY vs LY		5 Yr Avg		2014		2013		TY vs LY		5 Year		2014		2013		TY vs LY		5 Year	
	2014	2013	Appreciation	2012	2011	2010	Appreciation	2012	2011	2010	% Chg	2012	2011	2010	Appreciation	Appreciation	2014	2013	% Chg	2012	2011	2010	Appreciation	Appreciation
Total	\$1,644,221	\$1,530,309	7%	\$1,682,857	\$1,480,775	\$1,959,583	-16%	-3%	\$1,202,784	\$968,070	24%	\$922,852	\$911,987	\$1,237,722	-3%	-1%	\$1,491,044	\$1,410,300	6%	\$1,376,829	\$1,143,890	\$1,330,057	12%	2%
Average	\$822,111	\$765,155	7%	\$841,429	\$740,388	\$979,792	-16%	-3%	\$601,392	\$484,035	24%	\$461,426	\$455,994	\$618,861	-3%	-1%	\$745,522	\$705,150	6%	\$688,415	\$571,945	\$665,029	12%	2%
	AVERAGE BY QUARTER				AVERAGE BY QUARTER				AVERAGE BY QUARTER				AVERAGE BY QUARTER											
	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		1st Qtr		2nd Qtr		3rd Qtr		4th Qtr	
	\$822,111		#DIV/0!		#DIV/0!		#DIV/0!		\$601,392		#DIV/0!		#DIV/0!		#DIV/0!		\$745,522		#DIV/0!		#DIV/0!		#DIV/0!	

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