



**David
Kent's**



**Monterey
Peninsula**



**Market
Tracker©**



BUYERS UNDER CONTRACT ~ 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													
	TY vs LY			5 Yr Avg					TY vs LY			Avg				TY vs LY					Avg																										
	2009	2008	% Chg	2007	2006	2005	Avg/Month	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg																							
January	45	39	15%	55	54	77	54	-17%	14	14	0%	23	16	26	19	-25%	7	5	40%	6	6	11	7	0%																							
February	41	35	17%	49	53	59	47	-14%	15	6	150%	19	16	12	14	10%	5	12	-58%	7	6	12	8	-40%																							
March	42	37	14%	54	47	72	50	-17%	8	16	-50%	20	13	29	17	-53%	3	3	0%	6	8	7	5	-44%																							
April	41	41	0%	56	49	78	53	-23%	7	12	-42%	24	9	13	13	-46%	7	7	0%	4	9	7	7	3%																							
May	63	45	40%	48	40	81	55	14%	15	13	15%	17	14	19	16	-4%	5	6	-17%	6	6	10	7	-24%																							
June	72	65	11%	46	53	82	64	13%	18	21	-14%	17	18	26	20	-10%	8	8	0%	7	4	10	7	8%																							
July	77	65	18%	65	51	81	68	14%	17	15	13%	24	20	27	21	-17%	12	9	33%	10	6	10	9	28%																							
August	78	41	90%	39	57	71	57	36%	25	10	150%	10	25	25	19	32%	4	6	-33%	3	3	6	4	-9%																							
September	58	72	-19%	45	55	59	58	0%	21	22	-5%	13	12	12	16	31%	5	13	-62%	9	10	11	10	-48%																							
October	55	40	38%	50	49	55	50	10%	14	9	56%	13	16	12	13	9%	9	4	125%	11	6	10	8	13%																							
November	0	30	-100%	26	50	51	31	-100%		3	-100%	9	9	11	8	-100%		7	-100%	4	10	5	7	-100%																							
December	0	38	-100%	40	38	34	30	-100%		12	-100%	13	9	11	11	-100%		9	-100%	4	5	3	5	-100%																							
Year To Date (Calculated Monthly)								Year To Date (Calculated Monthly)								Year To Date (Calculated Monthly)																															
	TY vs LY			5 Yr Avg					TY vs LY			Avg				TY vs LY					Avg																										
	2009	2008	% Chg	2007	2006	2005	Avg/Month	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg																							
Total	572	480	19%	507	508	715	556	3%	154	138	12%	180	159	201	166	-7%	65	73	-11%	69	64	94	73	-11%																							
Average	57	48	19%	51	51	72	56	3%	15	14	12%	18	16	20	17	-7%	7	7	-11%	7	6	9	7	-11%																							
<table border="1"> <tr><th>1st Qtr</th><th>2nd Qtr</th><th>3rd Qtr</th><th>4th Qtr</th></tr> <tr><td>128</td><td>176</td><td>213</td><td>55</td></tr> </table>								1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	128	176	213	55	<table border="1"> <tr><th>1st Qtr</th><th>2nd Qtr</th><th>3rd Qtr</th><th>4th Qtr</th></tr> <tr><td>37</td><td>40</td><td>63</td><td>14</td></tr> </table>								1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	37	40	63	14	<table border="1"> <tr><th>1st Qtr</th><th>2nd Qtr</th><th>3rd Qtr</th><th>4th Qtr</th></tr> <tr><td>15</td><td>20</td><td>21</td><td>9</td></tr> </table>								1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	15	20	21	9
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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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	Carmel Valley								Monterey								Pacific Grove															
	TY vs LY			5 Yr Avg					TY vs LY			Avg					TY vs LY			Avg												
	2009	2008	% Chg	2007	2006	2005	Avg/Month	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg								
January	6	4	50%	11	6	15	8	-29%	8	9	-11%	4	15	14	10	-20%	10	7	43%	11	11	11	10	0%								
February	6	6	0%	6	8	14	8	-25%	6	5	20%	7	13	12	9	-30%	9	6	50%	10	10	9	9	2%								
March	12	3	300%	9	10	14	10	25%	10	8	25%	8	9	14	10	2%	9	7	29%	11	7	8	8	7%								
April	9	9	0%	6	8	20	10	-13%	8	7	14%	13	12	22	12	-35%	10	6	67%	9	11	16	10	-4%								
May	10	7	43%	5	8	18	10	4%	17	6	183%	11	9	17	12	42%	16	13	23%	9	3	17	12	38%								
June	18	11	64%	10	7	20	13	36%	14	15	-7%	7	17	14	13	4%	14	10	40%	5	7	12	10	46%								
July	11	8	38%	12	7	8	9	20%	26	11	136%	9	8	21	15	73%	11	22	-50%	10	10	15	14	-19%								
August	16	6	167%	9	8	13	10	54%	12	8	50%	8	5	13	9	30%	21	11	91%	9	16	14	14	48%								
September	6	7	-14%	6	5	10	7	-12%	12	18	-33%	9	20	13	14	-17%	14	12	17%	8	8	13	11	27%								
October	9	2	350%	8	10	5	7	32%	9	14	-36%	9	7	12	10	-12%	14	11	27%	9	10	16	12	17%								
November		2	-100%	3	7	13	6	-100%		11	-100%	4	16	12	9	-100%		7	-100%	6	8	10	6	-100%								
December		5	-100%	4	6	8	6	-100%		3	-100%	10	11	3	5	-100%		9	-100%	9	7	9	7	-100%								
	Year To Date (Calculated Monthly)								Year To Date (Calculated Monthly)								Year To Date (Calculated Monthly)															
	TY vs LY			5 Yr Avg					TY vs LY			Avg					TY vs LY			Avg												
	2009	2008	% Chg	2007	2006	2005	Avg/Month	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg	2009	2008	% Chg	2007	2006	2005	Month/City	% Chg Avg								
Total	103	63	63%	82	77	137	92	11%	122	101	21%	85	115	152	115	6%	128	105	22%	91	93	131	110	17%								
Average	10	6	63%	8	8	14	9	11%	12	10	21%	9	12	15	12	6%	13	11	22%	9	9	13	11	17%								
	1st Qtr				2nd Qtr				3rd Qtr				4th Qtr				1st Qtr				2nd Qtr				3rd Qtr				4th Qtr			
	24				37				33				9				24				39				50				9			
	28				40				46				14				28				40				46				14			

These statistics represent the number of pending sales 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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