

# Monterey Market Report

April 2026

Monterey

Single Family



**Bambace Peterson Team**

DRE# 01731448

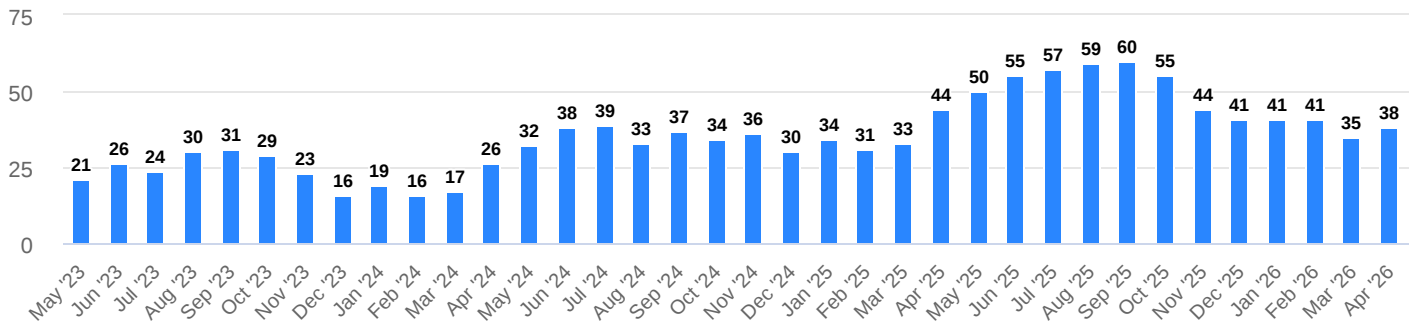
831-200-3178

bambacepeterson@compass.com

	APR 2026	CHANGE FROM MAR 2026	CHANGE FROM APR 2025
Homes sold	18	↑50%	↑20%
Homes for sale	38	↑8.6%	↓14%
Median days on market	58	↑175%	↑118%
Median price per square foot	\$705	↑0.1%	↓18%
Months of inventory	2.1	↓28%	↓28%
Median sold price	\$1,295,000	↑13%	↑2.7%
Homes under contract	12	↓20%	↑9.1%

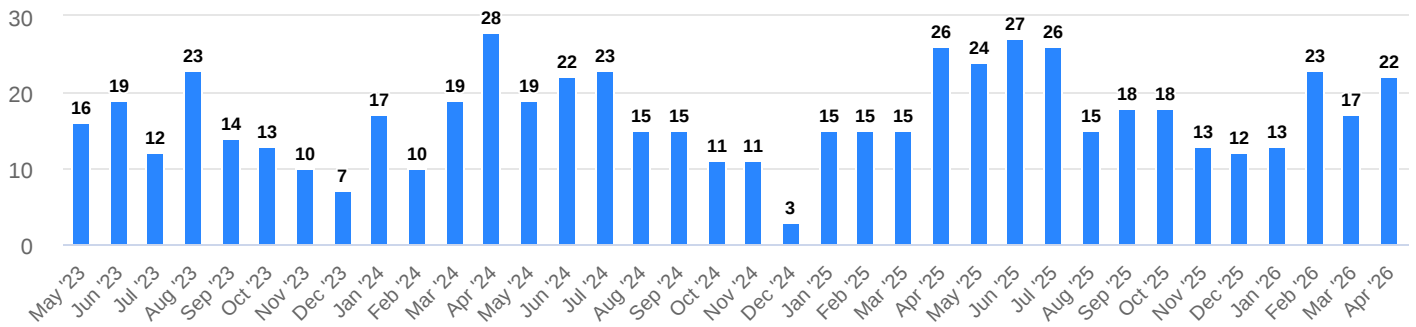
## Homes for sale

Number of homes listed for sale, end of month



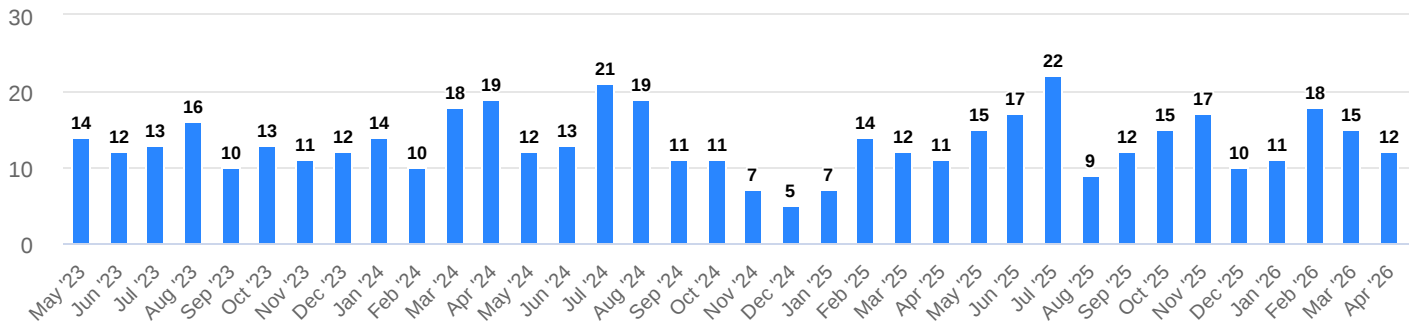
## New listings

Number of homes newly listed for sale, during the month



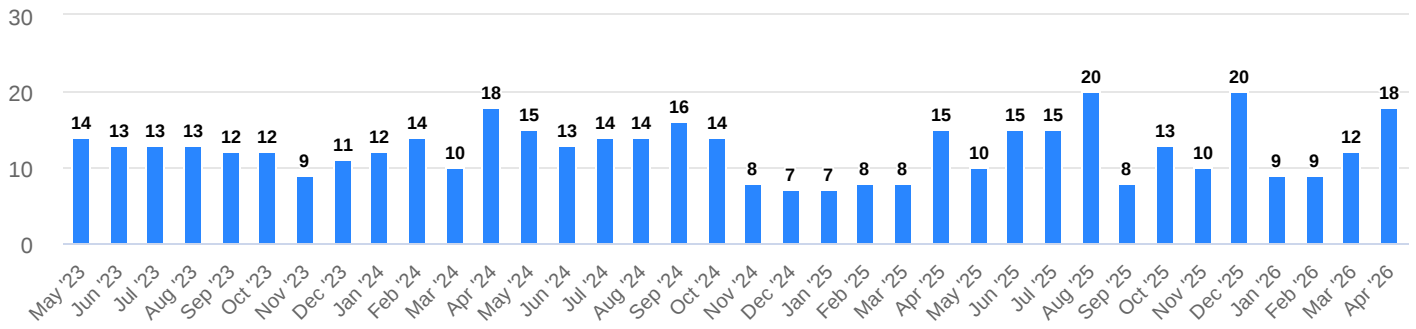
## Homes under contract

Number of homes that went into contract



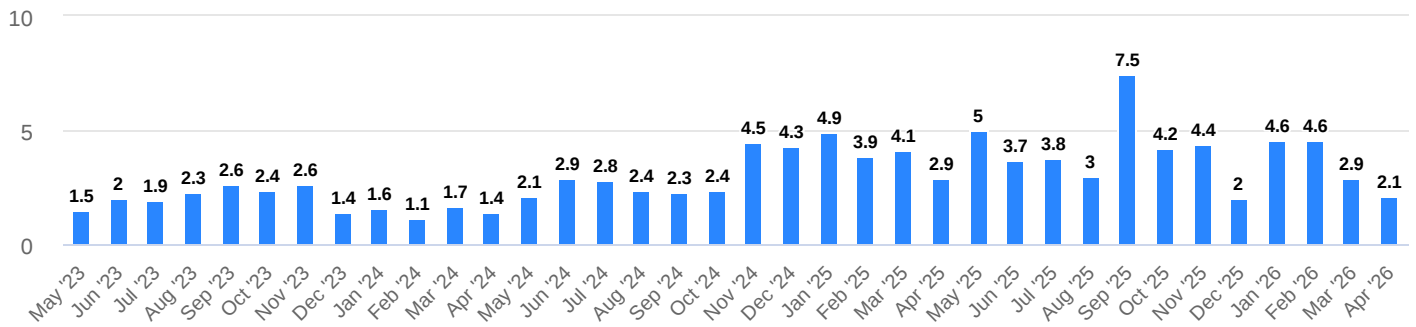
## Homes sold

Number of homes sold



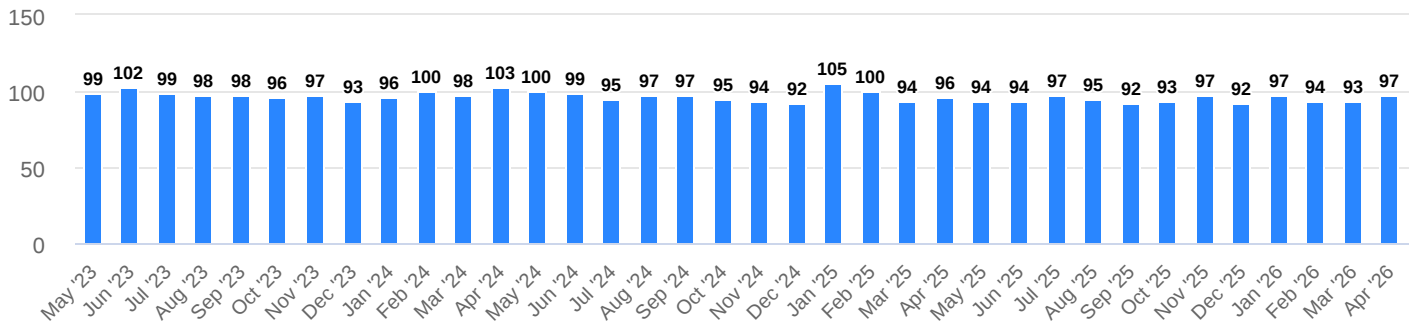
## Months of inventory

Months of inventory based on sold listings



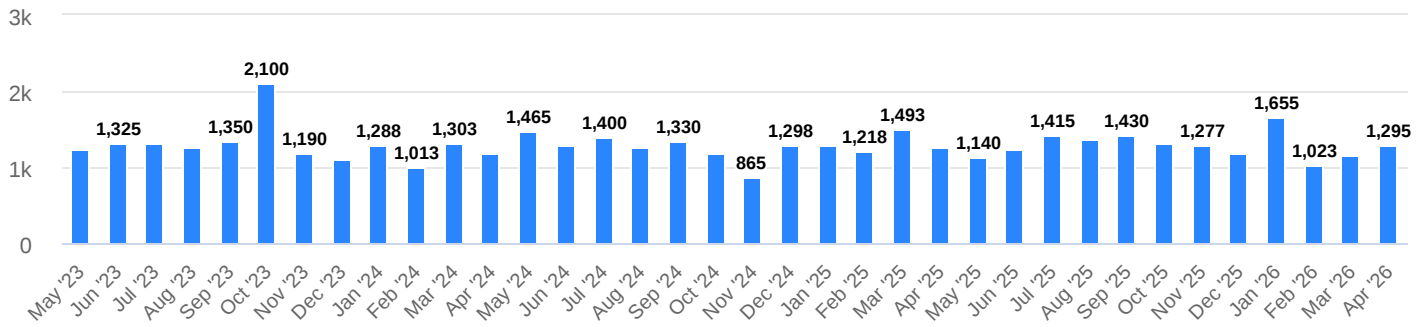
## Sold/List Price %

Sold price/original list price %



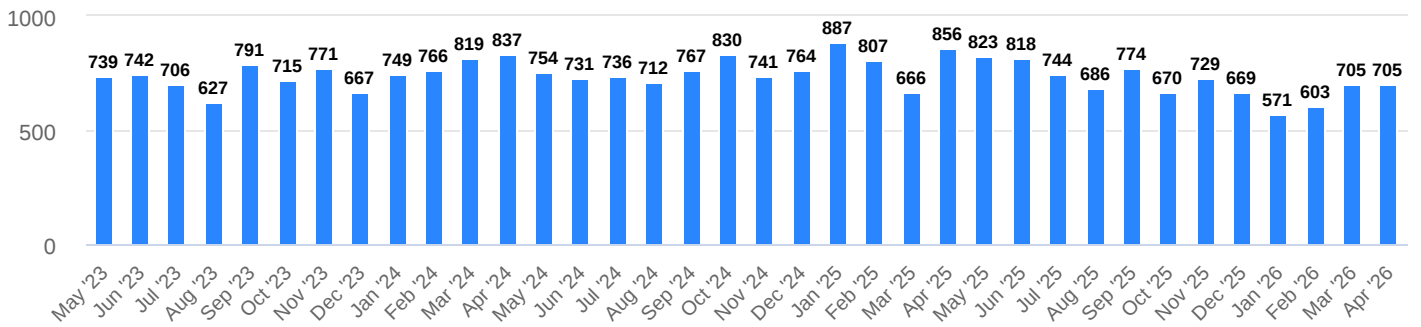
## Median sold price

Median price of sold homes (in 1000s)



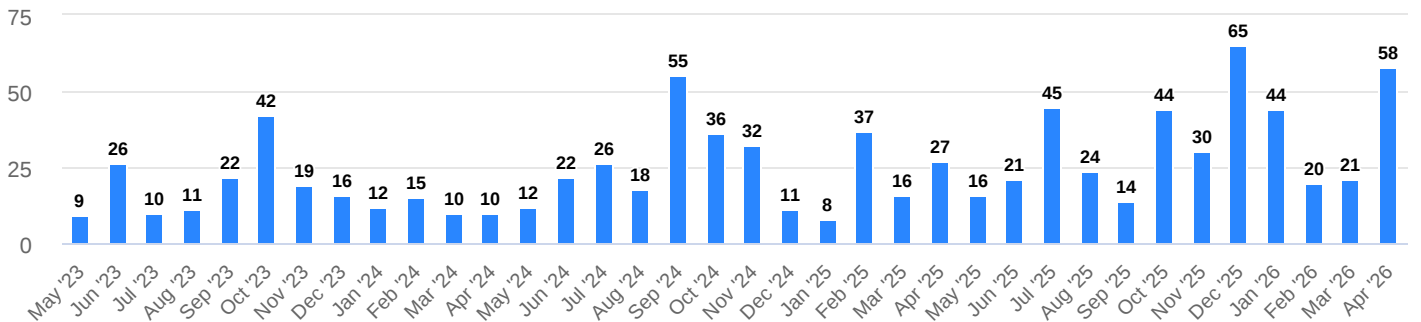
## Median price per square foot

Median price per square foot of sold homes



## Median days on market

Median days on market of sold listings



Compass is a real estate broker licensed by the State of California, and makes no representations or warranties, express or implied, with respect to current or future market conditions, or prices of residential properties at the time of this report or in the future. All information herein is intended for informational purposes only and no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in whole or in part, contained herein. Compass shall not be deemed to be providing legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Equal Housing Opportunity. Report published based on the following data sources: lake\_tahoe\_metrolist\_reso, sf\_mlslistings, sf\_ebrd, sf\_rebareis. The report includes data from the Northern California region, and the following cities: Monterey, with the following property types: Single Family; over the last 3 years preceding May 4th, 2026.