

Monterey Market Report

February 2026

Monterey

Single Family



Bambace Peterson Team

DRE# 01731448

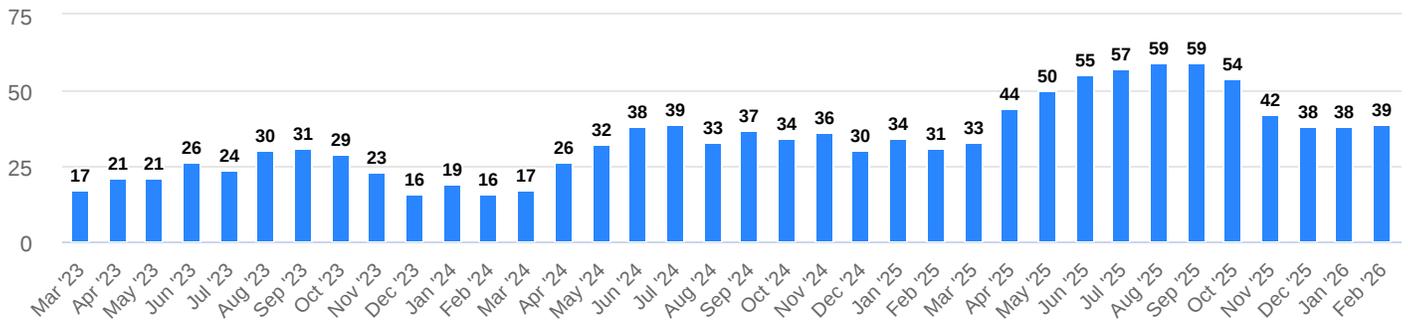
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	FEB 2026	CHANGE FROM JAN 2026	CHANGE FROM FEB 2025
Homes sold	9	↓0%	↑13%
Homes for sale	39	↑2.6%	↑26%
Median days on market	30	↓32%	↓19%
Median price per square foot	\$603	↑5.7%	↓25%
Months of inventory	4.3	↑2.6%	↑12%
Median sold price	\$1,023,250	↓38%	↓16%
Homes under contract	17	↑55%	↑21%

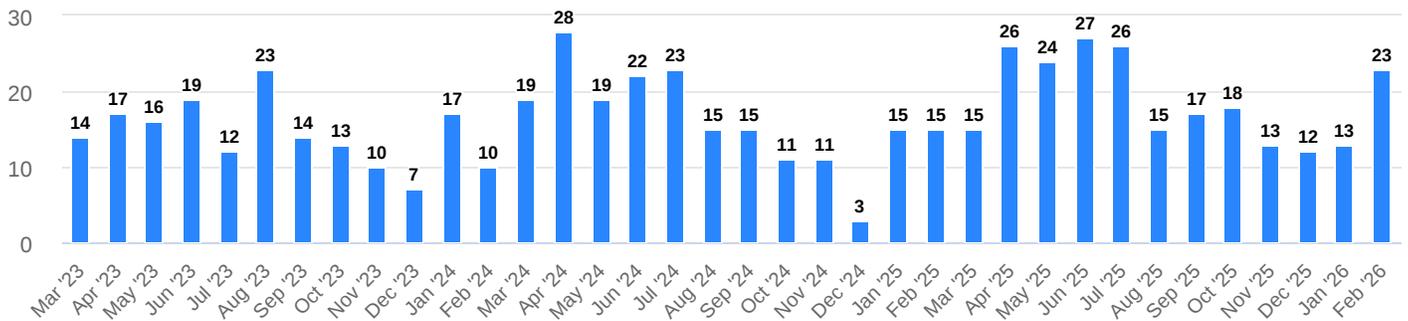
Homes for sale

Number of homes listed for sale, end of month



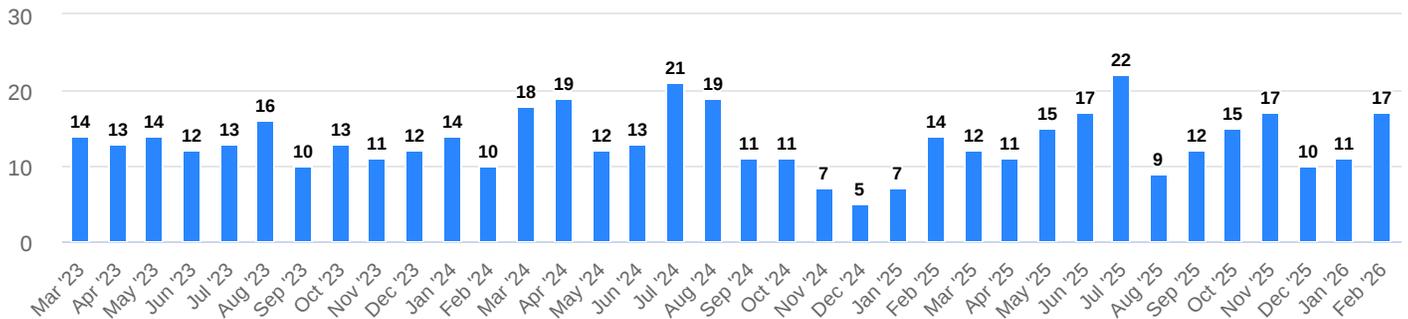
New listings

Number of homes newly listed for sale, during the month



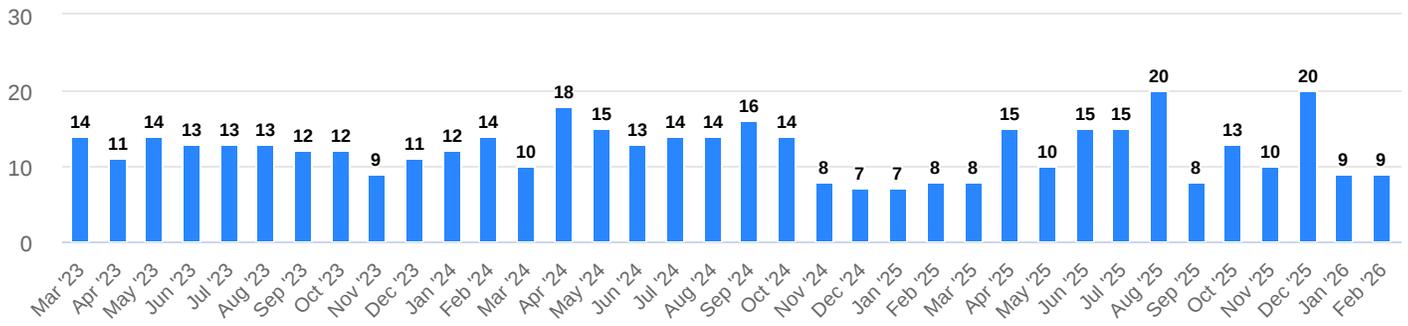
Homes under contract

Number of homes that went into contract



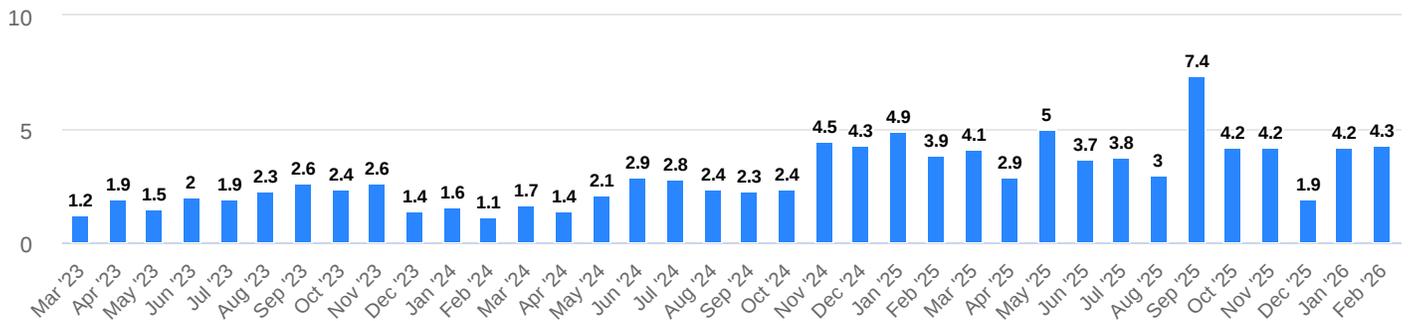
Homes sold

Number of homes sold



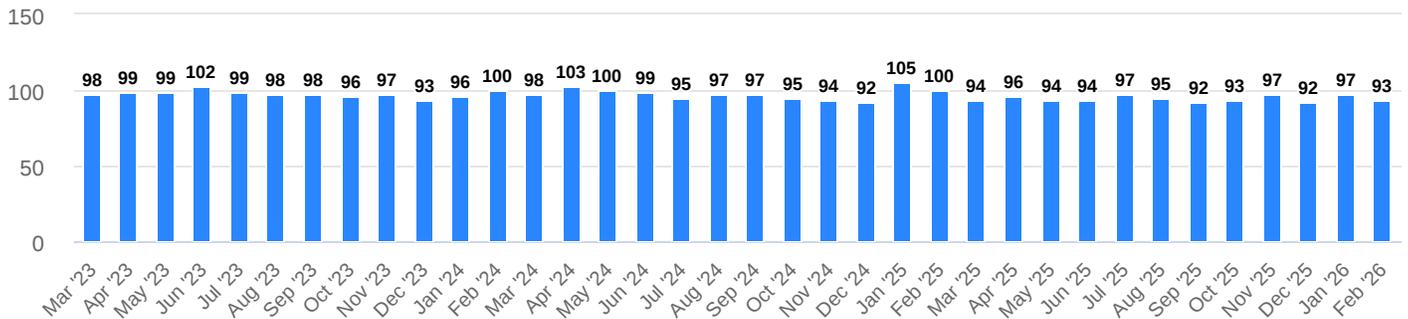
Months of inventory

Months of inventory based on sold listings



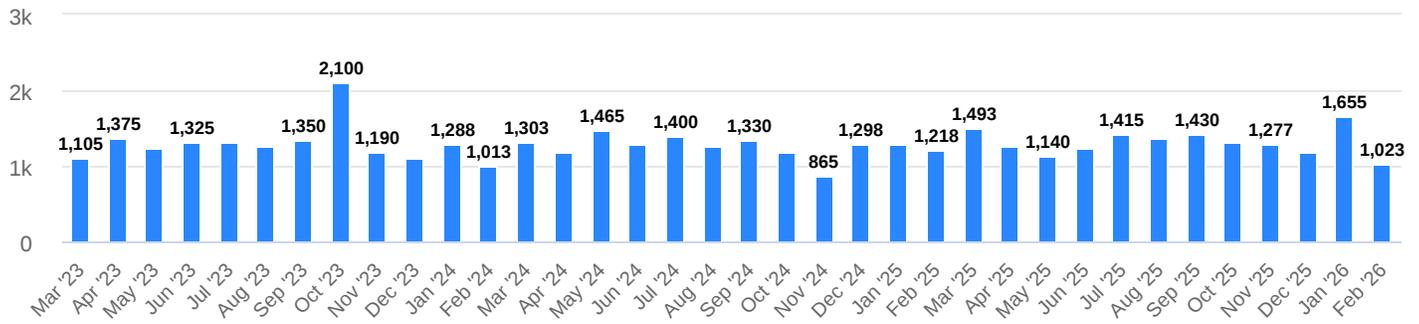
Sold/List Price %

Sold price/original list price %



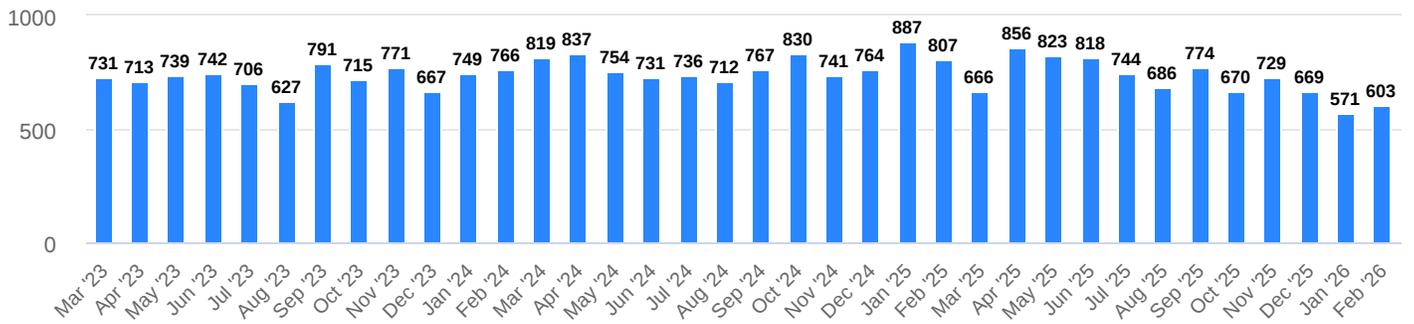
Median sold price

Median price of sold homes (in 1000s)



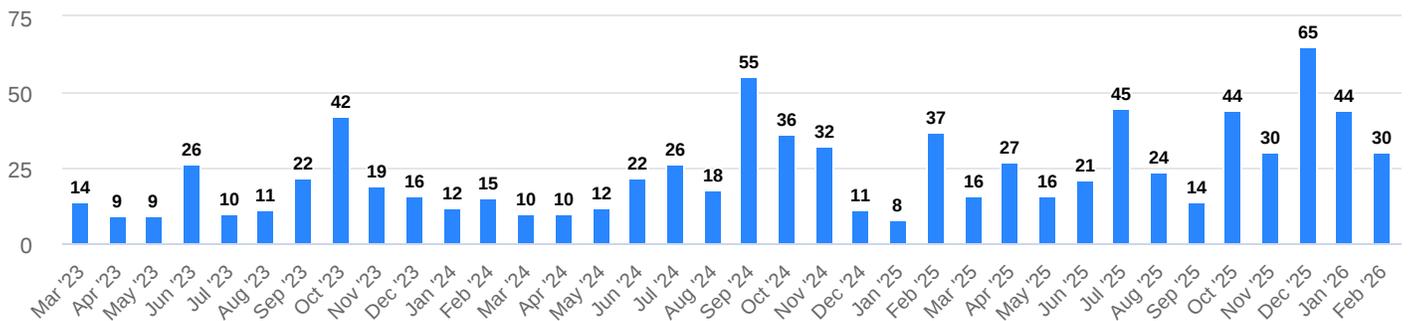
Median price per square foot

Median price per square foot of sold homes



Median days on market

Median days on market of sold listings



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