



# Your Monarch Dunes MARKET WATCH

## September 2019



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*"I'm here to help...  
 who do you know who  
 could use my help?"*



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STATUS	ADDRESS	MODEL	SQ. FT	PRICE	BD/BA	BUILT
ACTIVE	913 Albert	Corbett	2,025	\$759,000	2/2	2005
ACTIVE	1148 Contessa	Monterey I	1,669	\$699,990	2/2	2011
ACTIVE	1092 Emma	Genova	2,198	\$925,000	2/3	2013
ACTIVE	1099 Emma	Monterey I	1,669	\$720,000	2/2	2013
ACTIVE	1908 Eucalyptus	Avila	2,390	\$915,000	2/3	2008
ACTIVE	1019 Gabriel	Morro	2,812	\$935,000	2/3	2015
ACTIVE	948 Jacqueline	Villa II	2,703	\$874,900	3/3	2010
<b>ACTIVE</b>	<b>956 Jacqueline*</b>	<b>Villa II</b>	<b>2,460</b>	<b>\$825,000</b>	<b>3/3</b>	<b>2007</b>
ACTIVE	1754 Kyle	Carmel	3,049	\$1,098,000	3/4	2015
ACTIVE	1778 Kyle	Romauldo	3,724	\$1,185,000	3/4	2009
<b>ACTIVE</b>	<b>1682 Louise*</b>	<b>Carmel</b>	<b>2,595</b>	<b>\$1,095,000</b>	<b>2/3</b>	<b>2016</b>
<b>ACTIVE</b>	<b>1740 Louise*</b>	<b>Avila</b>	<b>2,557</b>	<b>\$999,500</b>	<b>3/3</b>	<b>2012</b>
ACTIVE	1817 Louise	Carmel	2,595	\$968,880	2/3	2014
ACTIVE	1011 Maggie	Zaca	1,429	\$615,000	2/2	2013
ACTIVE	1030 Maggie	Cachuma	1,584	\$599,990	2/2	2013
<b>ACTIVE</b>	<b>1995 Northwood*</b>	<b>Cayucos</b>	<b>3,674</b>	<b>\$1,399,000</b>	<b>3/4</b>	<b>2007</b>
<b>ACTIVE</b>	<b>1172 Saltillo*</b>	<b>Monterey I</b>	<b>1,669</b>	<b>\$660,000</b>	<b>2/2</b>	<b>2012</b>
<b>ACTIVE</b>	<b>935 Sophie*</b>	<b>Lopez</b>	<b>1,989</b>	<b>\$799,000</b>	<b>2/2</b>	<b>2008</b>
<b>ACTIVE</b>	<b>1803 Tomas*</b>	<b>Lot to Build On</b>	<b>13,000</b>	<b>\$675,000</b>		
ACTIVE	1796 Tomas	Romauldo	3,925	\$1,049,000	3/4	2013
ACTIVE	1283 Trail View	Carmel	3,049	\$1,124,900	3/4	2014
ACTIVE	1327 Trail View	Nice	1,945	\$819,000	2/2	2013
ACTIVE	1339 Trail View	Nice	1,945	\$799,000	2/2	2013
ACTIVE	1542 Trail View	Morro	2,800	\$875,000	2/3	2015
<b>ACTIVE</b>	<b>1432 Vicki*</b>	<b>Avila</b>	<b>2,565</b>	<b>\$965,000</b>	<b>3/3</b>	<b>2011</b>
ACTIVE	1482 Vista Tesoro	Carmel	3,049	\$1,099,000	3/4	2016
ACTIVE	1664 Waterview	Monterey I	1,676	\$819,000	2/2	2013
ACTIVE	1789 Waterview	Morro	2,760	\$995,999	2/3	2008
PENDING	1929 Eucalyptus	Carmel	2,715	\$1,025,000	3/3	2012
PENDING	1062 Ford	Cachuma	1,584	\$589,000	2/2	2013
PENDING	1492 Padre	Morro	2,812	\$1,019,000	2/3	2009
PENDING	952 Sophie	Monterey I	1,675	\$699,950	2/2	2008
PENDING	1148 Trail View	Ventana	2,284	\$890,000	3/3	2018
PENDING	1175 Trail View	Ojai	1,591	\$669,000	2/2	2018
<b>PENDING</b>	<b>1705 Trilogy Pkwy*</b>	<b>Carmel</b>	<b>2,941</b>	<b>\$1,175,000</b>	<b>3/3</b>	<b>2016</b>
PENDING	1142 Vaquero	Corbett	2,073	\$769,000	2/2	2008

\* Represented by Jean Morton acting as listing agent, buyer's agent or both

www.MonarchDunesByJeanMorton.com



Information is deemed accurate but not guaranteed. If your home is listed by another agent, this newsletter is not meant as solicitation.

# Monarch Dunes MARKET WATCH

## Sold Properties



Brought to you by:

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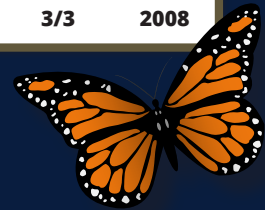


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STATUS	ADDRESS	MODEL	SQ. FT	PRICE	BD/BA	BUILT
SOLD	929 Anna	Corbett	2,025	\$760,000	2/2	2006
SOLD	1063 Emma	Morro	2,760	\$865,000	2/3	2014
<b>SOLD</b>	<b>1090 Ford*</b>	<b>Cachuma</b>	<b>1,564</b>	<b>\$575,000</b>	<b>2/2</b>	<b>2013</b>
SOLD	938 Jacqueline	Villa II	2,703	\$725,000	3/3	2008
SOLD	1004 Jacqueline	2 Story	2,325	\$810,000	3/3	2008
<b>SOLD</b>	<b>1034 Maggie*</b>	<b>Cachuma</b>	<b>1,584</b>	<b>\$635,000</b>	<b>2/2</b>	<b>2012</b>
SOLD	1821 Nathan	Prefumo	2,345	\$820,000	2/3	2006
SOLD	1843 Nathan	Corbett	2,073	\$798,000	2/2	2006
SOLD	1847 Nathan	Lopez	1,989	\$815,000	2/2	2006
<b>SOLD</b>	<b>1835 Northwood*</b>	<b>Junipero</b>	<b>3,232</b>	<b>\$1,210,000</b>	<b>3/4</b>	<b>2006</b>
<b>SOLD</b>	<b>1955 Northwood*</b>	<b>Avila</b>	<b>2,390</b>	<b>\$950,000</b>	<b>3/3</b>	<b>2007</b>
<b>SOLD</b>	<b>1166 Saguario*</b>	<b>Cambria</b>	<b>1,835</b>	<b>\$715,000</b>	<b>2/2</b>	<b>2011</b>
<b>SOLD</b>	<b>964 Sophie*</b>	<b>Cambria</b>	<b>1,835</b>	<b>\$785,000</b>	<b>2/2</b>	<b>2008</b>
SOLD	1407 Trail View	Monterey II	1,734	\$790,000	2/2	2014
<b>SOLD</b>	<b>1719 Trilogy Pkwy*</b>	<b>Junipero</b>	<b>3,232</b>	<b>\$1,125,000</b>	<b>3/4</b>	<b>2006</b>
SOLD	1736 Trilogy Pkwy	Romauldo	3,724	\$1,337,000	3/4	2006
SOLD	1769 Trilogy Pkwy	Junipero	3,232	\$1,010,000	3/4	2008
SOLD	1509 Vista Tesoro	Genova	2,181	\$860,000	2/3	2016
<b>SOLD</b>	<b>1783 Waterview*</b>	<b>Avila</b>	<b>2,390</b>	<b>\$959,000</b>	<b>3/3</b>	<b>2008</b>

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## MARKET CONDITIONS:

Inventory Analysis (04/24/2018 - 07/24/2019)	Prior 7 - 12 Months (08/23/2018- 02/20/2019)	Prior 4 - 6 Months (02/21/2019- 05/23/2019)	Current - 3 Months (05/24/2019- 08/23/2019)
Total # of Comparable Sales (Settled)	21	18	7
Absorption Rate (Total Sales/Months)	3.50	6.00	2.33
Total # of Comparable Active Listings *	10	13	27
Months of Housing Supply (Listings/ Absorption Rate)	2.86	2.17	11.57
Median Sale Price & List Price, DOM	Prior 7 - 12 Months	Prior 4 - 6 Months	Current - 3 Months
Median Comparable Sale Price	\$832,000	\$815,000	\$860,000
Median Comparable Sales Days on Market	57 days	30 days	57 days
Median Comparable List Price (All)	\$799,450	\$895,000	\$890,000
Median Comparable Listings Days on Market (All)	149 days	127 days	58 days
Median Sale Price / Median List Price %	98.00%	98.26%	96.09%

\*The total number of all Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above. Information is deemed accurate but not guaranteed. If your home is listed by another agent, this newsletter is not meant as solicitation.