



# Your Monarch Dunes MARKET WATCH

## December 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	\$679,990	2/2	2011
ACTIVE	1092 Emma	Genova	2,198	\$925,000	2/3	2013
<b>ACTIVE</b>	<b>1039 Ford*</b>	<b>Zaca</b>	<b>1,429</b>	<b>\$625,000</b>	<b>2/2</b>	<b>2014</b>
ACTIVE	1019 Gabriel	Morro	2,812	\$928,000	2/3	2015
ACTIVE	936 Jacqueline	Villa I	2,470	\$759,000	4/3	2007
<b>ACTIVE</b>	<b>995 Jacqueline*</b>	<b>San Antonio</b>	<b>2,110</b>	<b>\$810,000</b>	<b>3/3</b>	<b>2007</b>
<b>ACTIVE</b>	<b>1016 Katrina*</b>	<b>Genova</b>	<b>2,181</b>	<b>\$925,000</b>	<b>2/3</b>	<b>2014</b>
ACTIVE	1754 Kyle	Carmel	3,049	\$1,050,000	3/4	2015
ACTIVE	1781 Kyle	Cayucos	3,232	\$1,099,000	3/4	2010
<b>ACTIVE</b>	<b>1682 Louise*</b>	<b>Carmel</b>	<b>2,595</b>	<b>\$1,065,000</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	1828 Louise	Romauldo	3,725	\$1,199,000	3/4	2015
ACTIVE	1453 Mesa	Dolcetto	3,422	\$1,434,000	3/4	2016
<b>ACTIVE</b>	<b>964 Michele*</b>	<b>Lopez</b>	<b>1,991</b>	<b>\$749,000</b>	<b>2/2</b>	<b>2012</b>
ACTIVE	1925 Northwood	Avila	2,390	\$995,000	3/3	2007
<b>ACTIVE</b>	<b>1995 Northwood*</b>	<b>Cayucos</b>	<b>3,674</b>	<b>\$1,350,000</b>	<b>3/4</b>	<b>2007</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	1217 Trailview	Avila	2,626	\$1,095,000	2/3	2018
ACTIVE	1339 Trail View	Nice	1,945	\$765,000	2/2	2013
ACTIVE	1367 Trail View	Carmel	3,048	\$965,000	3/3	2015
ACTIVE	1542 Trail View	Morro	2,800	\$860,000	2/3	2015
ACTIVE	1682 Trilogy Pkwy	Morro	2,760	\$1,200,000	2/3	2006
ACTIVE	1432 Vicki	Avila	2,565	\$935,000	3/3	2011
ACTIVE	1470 Vista Tesoro	Monterey II	1,734	\$980,000	2/2	2015
ACTIVE	1473 Vista Tesoro	Genova	2,181	\$998,000	2/3	2015
ACTIVE	1482 Vista Tesoro	Carmel	3,049	\$1,049,000	3/4	2016
PENDING	989 Jacqueline	Villa I	2,452	\$799,000	3/3	2007
PENDING	1011 Maggie	Zaca	1,429	\$598,900	2/2	2013
PENDING	1796 Tomas	Romauldo	3,925	\$1,025,000	3/4	2013
PENDING	1174 Trailview	Monterey	1,910	\$798,999	2/2	2018
PENDING	1283 Trail View	Carmel	3,049	\$1,069,000	3/4	2014
PENDING	1699 Trilogy Pkwy	Avila	2,558	\$1,079,500	3/3	2016
PENDING	1789 Waterview	Morro	2,760	\$985,000	2/3	2008

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

[www.MonarchDunesByJeanMorton.com](http://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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STATUS	ADDRESS	MODEL	SQ. FT	PRICE	BD/BA	BUILT
SOLD	1929 Eucalyptus	Carmel	2,715	\$1,025,000	3/3	2012
SOLD	1062 Ford	Cachuma	1,584	\$579,000	2/2	2013
<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	948 Jacqueline	Villa II	2,703	\$860,000	3/3	2010
<b>SOLD</b>	<b>956 Jacqueline*</b>	<b>Villa I</b>	<b>2,460</b>	<b>\$750,000</b>	<b>3/3</b>	<b>2007</b>
SOLD	1778 Kyle	Romauldo	3,724	\$1,070,000	3/4	2009
SOLD	1817 Louise	Carmel	2,595	\$950,000	2/3	2014
SOLD	1030 Maggie	Cachuma	1,584	\$570,000	2/2	2013
<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	1847 Nathan	Lopez	1,989	\$815,000	2/2	2006
SOLD	1668 Northwood	Monterey I	1,669	\$678,500	2/2	2007
<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>1172 Saltillo*</b>	<b>Monterey I</b>	<b>1,669</b>	<b>\$640,000</b>	<b>2/2</b>	<b>2012</b>
SOLD	952 Sophie	Monterey I	1,675	\$685,000	2/2	2008
<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	1148 Trail View	Ventana	2,284	\$880,000	3/3	2018
SOLD	1175 Trail View	Ojai	1,591	\$669,000	2/2	2018
<b>SOLD</b>	<b>1705 Trilogy Pkwy*</b>	<b>Carmel</b>	<b>2,941</b>	<b>\$1,150,000</b>	<b>3/3</b>	<b>2016</b>
<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	1142 Vaquero	Corbett	2,073	\$760,000	2/2	2008
SOLD	1509 Vista Tesoro	Genova	2,181	\$860,000	2/3	2016
SOLD	1664 Waterview	Monterey I	1,676	\$819,000	2/2	2013
<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 (11/21/2018 - 11/21/2019)	Prior 7 - 12 Months (11/21/2018- 05/21/2019)	Prior 4 - 6 Months (05/22/2019- 08/21/2019)	Current - 3 Months (08/22/2019- 11/21/2019)
Total # of Comparable Sales (Settled)	26	6	20
Absorption Rate (Total Sales/Months)	4.33	2.00	6.67
Total # of Comparable Active Listings *	10	20	27
Months of Housing Supply (Listings/ Absorption Rate)	2.31	10.00	4.05
Median Sale Price & List Price, DOM	Prior 7 - 12 Months	Prior 4 - 6 Months	Current - 3 Months
Median Comparable Sale Price	\$826,000	\$905,000	\$779,500
Median Comparable Sales Days on Market	45 days	53 days	38 days
Median Comparable List Price (All)	\$931,940	\$948,440	\$982,500
Median Comparable Listings Days on Market (All)	137 days	131 days	77 days
Median Sale Price / Median List Price %	98.40%	97.63%	97.56%

\*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.  
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