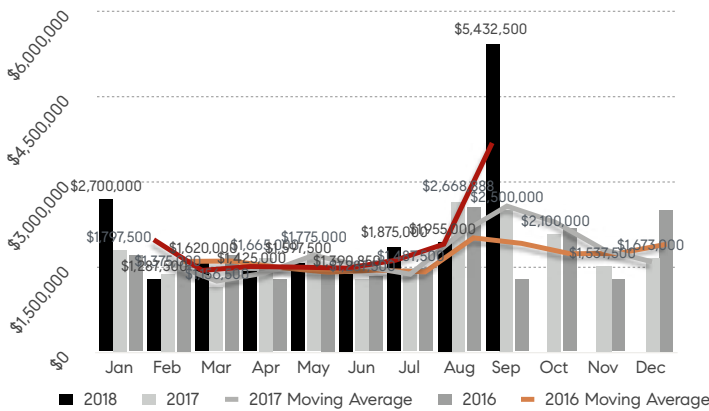


Pebble Beach Report

OCTOBER 10, 2018

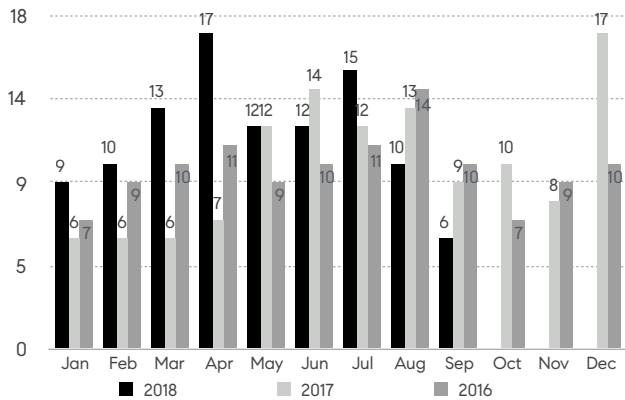
Pebble Beach Median Sale Price 2016-2018



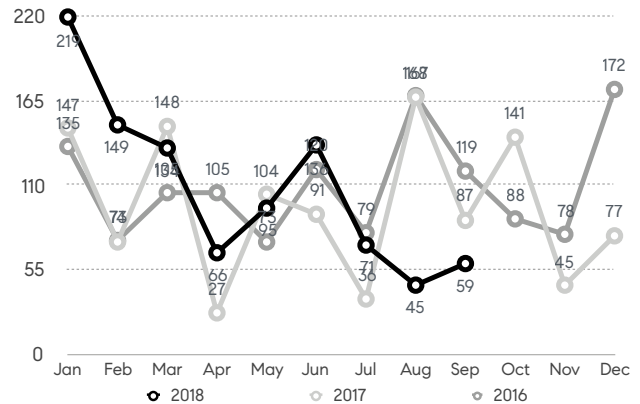
The Pebble Beach market is a strong with steady sales over the past 12 months. 12 homes are in escrow with one luxury \$20+M, 1 at \$7+M, 3 from \$2.3M-\$3.5M, and 7 between \$1.2M - \$1.7M. The Country Club area remains highly sought-after.

	September	2018	2017
Median Sales Price		\$5,432,500	\$2,500,000
Monthly Homes Sold		6	9
Avg. Days on Market		59	87
Total Homes Sales Volume		\$50,940,000	\$23,847,500
Avg. Pending / Active Inventory		86	94

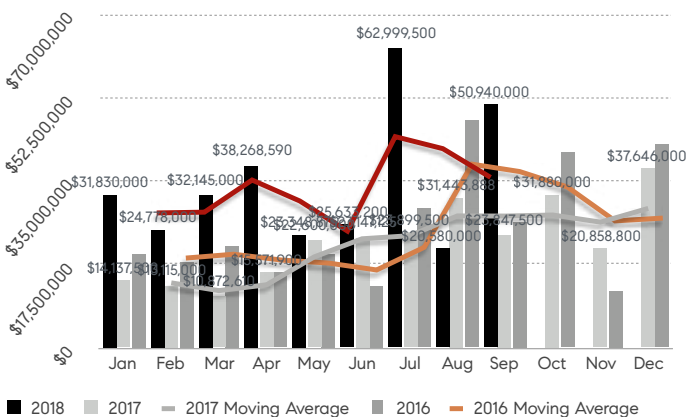
Pebble Beach Homes Sold By Month



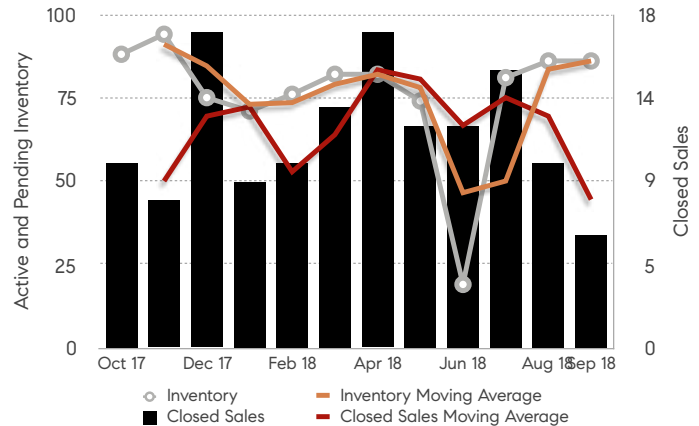
Pebble Beach Average Days on Market



Pebble Beach Home Sales Dollar Volume



Pebble Beach: Active & Pending Inventory Compared with Closed Sales



Pebble Beach

	Inventory	Closed Sales
Oct 17	88	10
Nov 17	94	8
Dec 17	75	17
Jan 18	71	9
Feb 18	76	10
Mar 18	82	13
Apr 18	82	17
May 18	74	12
Jun 18	19	12
Jul 18	81	15
Aug 18	86	10
Sep 18	86	6

Pebble Beach Homes Sold By Month: 2016-2018

	2018	2017	2016
Jan	9	6	7
Feb	10	6	9
Mar	13	6	10
Apr	17	7	11
May	12	12	9
Jun	12	14	10
Jul	15	12	11
Aug	10	13	14
Sep	6	9	10
Oct		10	7
Nov		8	9
Dec		17	10

Pebble Beach Average Days on Market

	2018	2017	2016
Jan	219	147	135
Feb	149	73	74
Mar	134	148	105
Apr	66	27	105
May	95	104	73
Jun	136	91	120
Jul	71	36	79
Aug	45	167	168
Sep	59	87	119
Oct		141	88
Nov		45	78
Dec		77	172

Pebble Beach Median Sale Price: 2016-2018

	2018	2017	2016
Jan	\$2,700,000	\$1,797,500	\$1,700,000
Feb	\$1,287,500	\$1,375,000	\$1,525,000
Mar	\$1,620,000	\$1,156,500	\$1,712,500
Apr	\$1,425,000	\$1,665,000	\$1,295,000
May	\$1,597,500	\$1,775,000	\$1,550,000
Jun	\$1,390,850	\$1,287,500	\$1,366,500
Jul	\$1,875,000	\$1,487,500	\$1,490,000
Aug	\$1,955,000	\$2,668,888	\$2,562,500
Sep	\$5,432,500	\$2,500,000	\$1,294,500
Oct		\$2,100,000	\$2,200,000
Nov		\$1,537,500	\$1,305,000
Dec		\$1,673,000	\$2,525,000

Pebble Beach Home Sales Dollar Volume

	2018	2017	2016
Jan	\$31,830,000	\$14,137,500	\$19,600,000
Feb	\$24,778,000	\$13,115,000	\$18,061,200
Mar	\$32,145,000	\$10,872,610	\$21,211,999
Apr	\$38,268,590	\$15,571,900	\$15,629,475
May	\$23,348,879	\$22,600,000	\$19,915,000
Jun	\$25,633,200	\$23,147,125	\$12,749,188
Jul	\$62,999,500	\$23,899,500	\$29,439,000
Aug	\$20,580,000	\$31,443,888	\$47,640,000
Sep	\$50,940,000	\$23,847,500	\$26,333,000
Oct		\$31,880,000	\$41,170,388
Nov		\$20,858,800	\$12,089,000
Dec		\$37,646,000	\$42,350,437

Pebble Beach Active/ Pending Inventory

	2018	2017	2016
Jan	71	72	64
Feb	76	82	87
Mar	82	83	73
Apr	82	89	74
May	74	97	82
Jun	79	99	81
Jul	81	90	86
Aug	86	100	80
Sep	86	94	87
Oct		88	86
Nov		94	79
Dec		75	69