

# Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY THE CONTRA COSTA ASSOCIATION OF REALTORS®



## Alamo

**- 46.3%**

Change in  
**New Listings**  
All Properties

**- 88.9%**

Change in  
**Closed Sales**  
All Properties

**- 2.6%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	37	21	- 43.2%	60	38	- 36.7%
Pending Sales	9	7	- 22.2%	18	14	- 22.2%
Closed Sales	9	1	- 88.9%	21	10	- 52.4%
Median Sales Price*	\$1,245,000	<b>\$1,649,000</b>	+ 32.4%	\$1,000,000	<b>\$1,045,000</b>	+ 4.5%
Average Sales Price*	\$1,183,444	<b>\$1,649,000</b>	+ 39.3%	\$1,096,495	<b>\$1,065,325</b>	- 2.8%
Percent of Original List Price Received*	86.1%	<b>100.0%</b>	+ 16.2%	90.1%	<b>94.4%</b>	+ 4.8%
Average Days on Market Until Sale	170	0	- 100.0%	132	59	- 55.3%
Inventory of Homes for Sale at Month End	76	71	- 6.6%	--	--	--

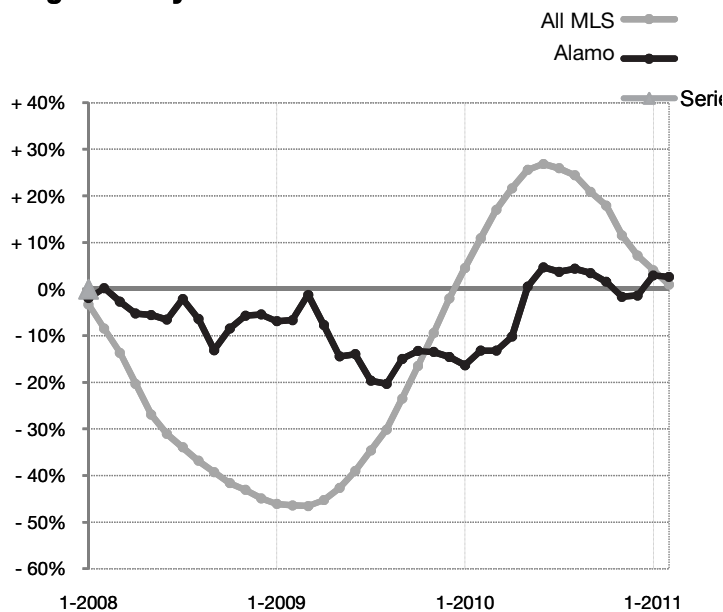
### Townhouse-Condo Attached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	1	- 75.0%	4	2	- 50.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--

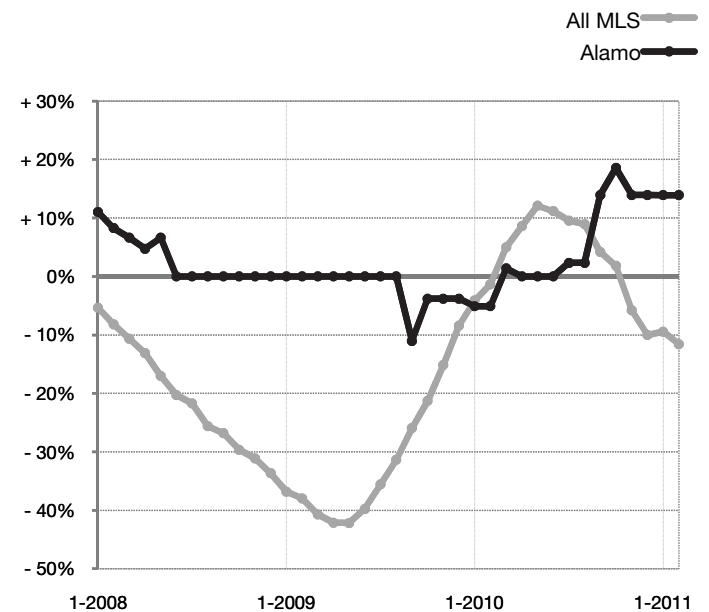
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Detached



### Townhouse-Condo Attached



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the CCAR Multiple Listing Service. | Powered by 10K Research and Marketing.