

# Local Market Update – February 2011

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



## Blackhawk

**- 14.3%**    **+ 100.0%**    **- 30.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	20	17	- 15.0%	32	27	- 15.6%
Pending Sales	11	8	- 27.3%	15	16	+ 6.7%
Closed Sales	3	8	+ 166.7%	6	17	+ 183.3%
Median Sales Price*	\$1,095,000	<b>\$995,000</b>	- 9.1%	\$875,000	<b>\$1,100,000</b>	+ 25.7%
Average Sales Price*	\$1,095,000	<b>\$1,106,714</b>	+ 1.1%	\$937,000	<b>\$1,145,800</b>	+ 22.3%
Percent of Original List Price Received*	84.0%	<b>91.6%</b>	+ 9.1%	81.9%	<b>89.1%</b>	+ 8.7%
Average Days on Market Until Sale	380	<b>128</b>	- 66.3%	239	<b>137</b>	- 42.6%
Inventory of Homes for Sale at Month End	46	<b>33</b>	- 28.3%	--	--	--

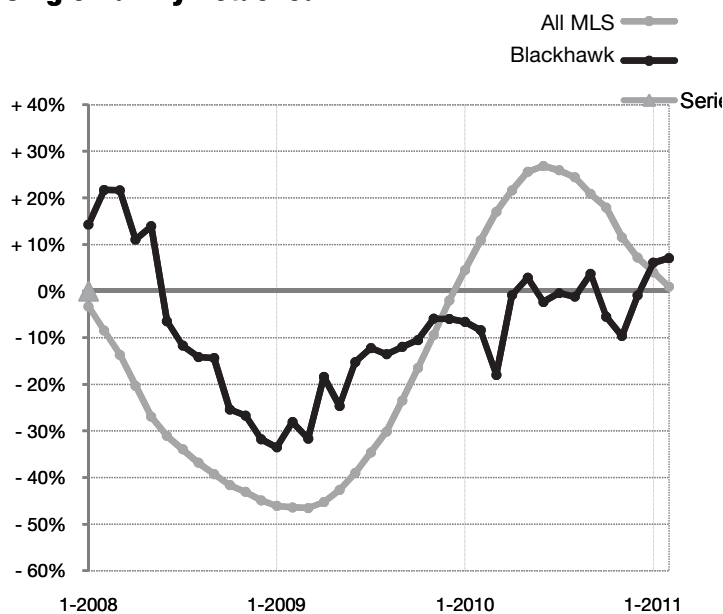
### Townhouse-Condo Attached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$755,000	<b>\$0</b>	- 100.0%	\$708,250	<b>\$0</b>	- 100.0%
Average Sales Price*	\$755,000	<b>\$0</b>	- 100.0%	\$708,250	<b>\$0</b>	- 100.0%
Percent of Original List Price Received*	95.7%	<b>0.0%</b>	- 100.0%	95.2%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	20	0	- 100.0%	21	0	- 100.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--

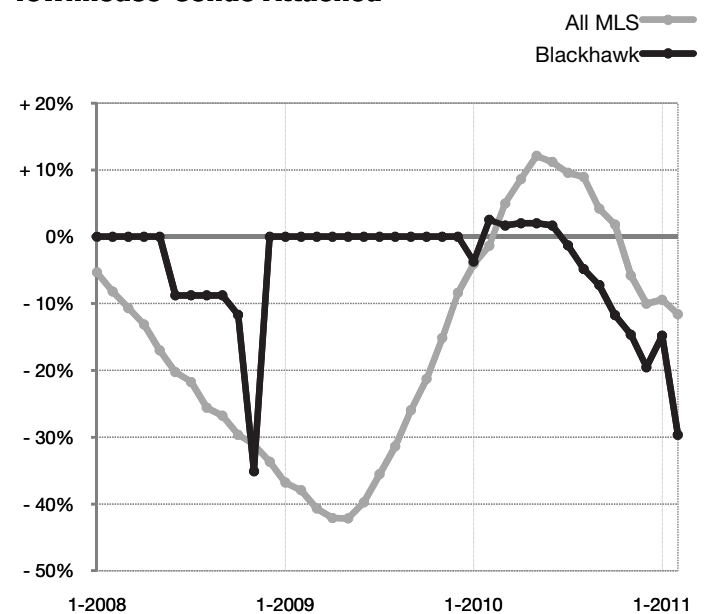
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.