

# Local Market Update – February 2011

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



## Concord/Clyde

**+ 1.7%**

Change in  
New Listings  
All Properties

**+ 9.0%**

Change in  
Closed Sales  
All Properties

**+ 32.1%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	117	124	+ 6.0%	254	280	+ 10.2%
Pending Sales	98	101	+ 3.1%	174	213	+ 22.4%
Closed Sales	63	63	0.0%	129	124	- 3.9%
Median Sales Price*	\$335,000	<b>\$285,000</b>	- 14.9%	\$335,000	<b>\$285,000</b>	- 14.9%
Average Sales Price*	\$366,988	<b>\$307,650</b>	- 16.2%	\$350,254	<b>\$316,033</b>	- 9.8%
Percent of Original List Price Received*	100.9%	<b>94.3%</b>	- 6.6%	101.8%	<b>93.2%</b>	- 8.5%
Average Days on Market Until Sale	46	73	+ 59.1%	38	67	+ 76.6%
Inventory of Homes for Sale at Month End	242	313	+ 29.3%	--	--	--

### Townhouse-Condo Attached

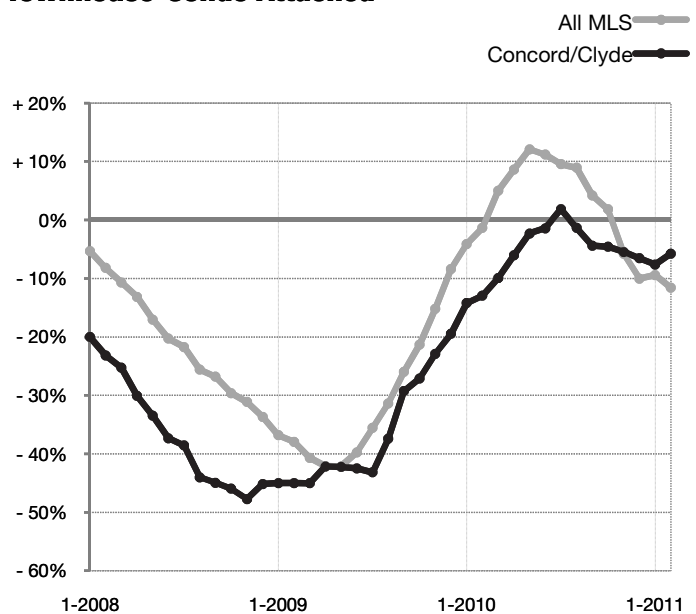
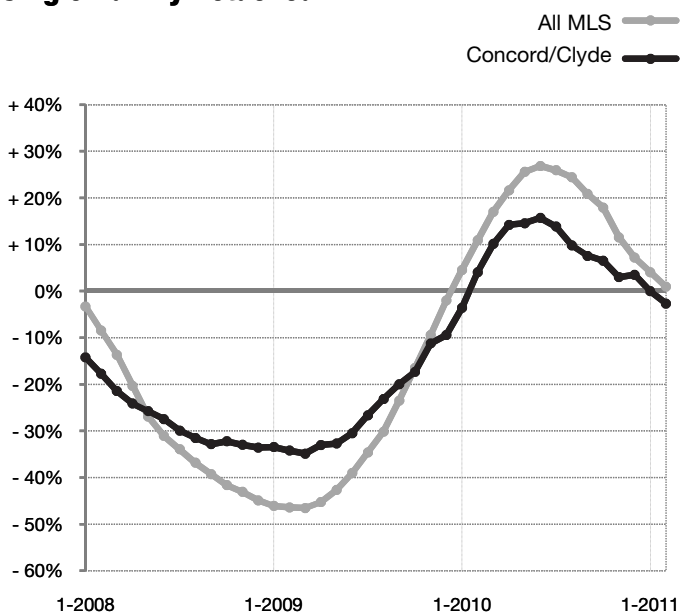
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	63	59	- 6.3%	135	128	- 5.2%
Pending Sales	39	71	+ 82.1%	76	129	+ 69.7%
Closed Sales	37	46	+ 24.3%	70	79	+ 12.9%
Median Sales Price*	\$111,500	<b>\$98,500</b>	- 11.7%	\$110,500	<b>\$102,000</b>	- 7.7%
Average Sales Price*	\$116,632	<b>\$97,516</b>	- 16.4%	\$112,860	<b>\$104,950</b>	- 7.0%
Percent of Original List Price Received*	97.7%	<b>90.1%</b>	- 7.8%	98.5%	<b>90.1%</b>	- 8.5%
Days on Market Until Sale	26	89	+ 241.1%	36	83	+ 131.4%
Inventory of Homes for Sale	122	168	+ 37.7%	--	--	--

\* 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.