

# Local Market Update – February 2011

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



## Martinez/Pacheco

**- 18.2%**      **+ 36.7%**      **+ 9.4%**

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	57	48	- 15.8%	107	104	- 2.8%
Pending Sales	23	33	+ 43.5%	49	80	+ 63.3%
Closed Sales	19	33	+ 73.7%	41	70	+ 70.7%
Median Sales Price*	\$310,860	<b>\$255,000</b>	- 18.0%	\$330,000	<b>\$270,000</b>	- 18.2%
Average Sales Price*	\$325,566	<b>\$273,312</b>	- 16.1%	\$343,380	<b>\$301,334</b>	- 12.2%
Percent of Original List Price Received*	96.7%	<b>92.1%</b>	- 4.8%	96.6%	<b>92.2%</b>	- 4.5%
Average Days on Market Until Sale	73	88	+ 21.2%	54	83	+ 53.3%
Inventory of Homes for Sale at Month End	127	125	- 1.6%	--	--	--

### Townhouse-Condo Attached

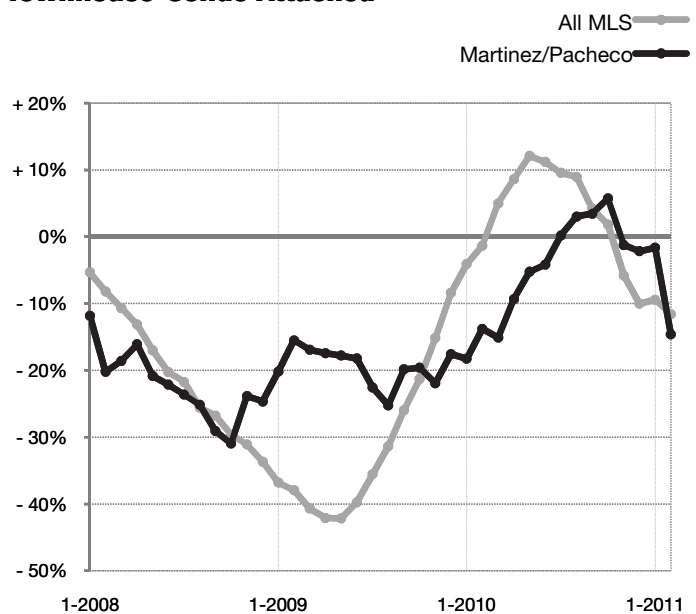
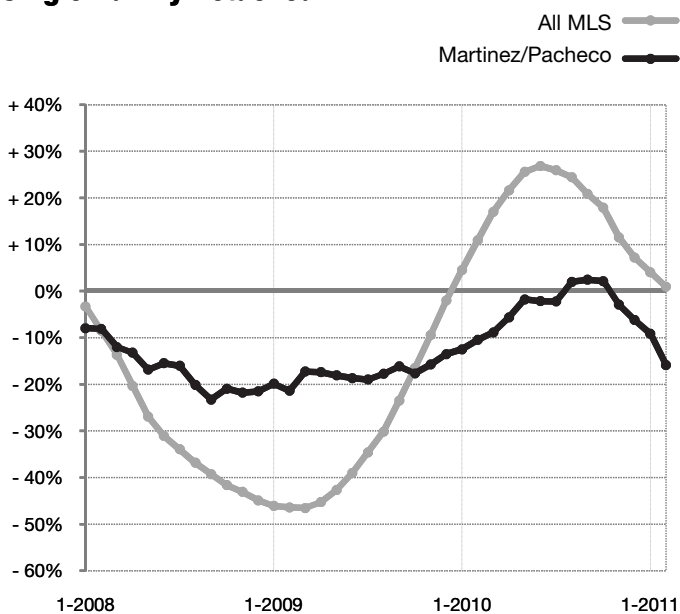
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	20	15	- 25.0%	30	29	- 3.3%
Pending Sales	8	11	+ 37.5%	18	21	+ 16.7%
Closed Sales	11	8	- 27.3%	17	14	- 17.6%
Median Sales Price*	\$235,000	<b>\$124,950</b>	- 46.8%	\$219,000	<b>\$156,350</b>	- 28.6%
Average Sales Price*	\$251,818	<b>\$165,513</b>	- 34.3%	\$243,412	<b>\$197,416</b>	- 18.9%
Percent of Original List Price Received*	96.6%	<b>87.7%</b>	- 9.2%	97.9%	<b>87.8%</b>	- 10.3%
Days on Market Until Sale	57	86	+ 51.6%	46	74	+ 62.2%
Inventory of Homes for Sale	32	49	+ 53.1%	--	--	--

\* 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.