

Local Market Update – February 2011

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



Orinda

+ 73.7%

Change in
New Listings
All Properties

0.0%

Change in
Closed Sales
All Properties

+ 4.3%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	32	+ 77.8%	35	52	+ 48.6%
Pending Sales	9	18	+ 100.0%	16	29	+ 81.3%
Closed Sales	7	6	- 14.3%	17	16	- 5.9%
Median Sales Price*	\$875,000	\$1,025,000	+ 17.1%	\$905,000	\$840,500	- 7.1%
Average Sales Price*	\$1,045,571	\$1,059,833	+ 1.4%	\$1,022,529	\$887,607	- 13.2%
Percent of Original List Price Received*	89.3%	96.5%	+ 8.1%	90.0%	91.8%	+ 2.0%
Average Days on Market Until Sale	133	62	- 53.8%	118	108	- 8.3%
Inventory of Homes for Sale at Month End	42	44	+ 4.8%	--	--	--

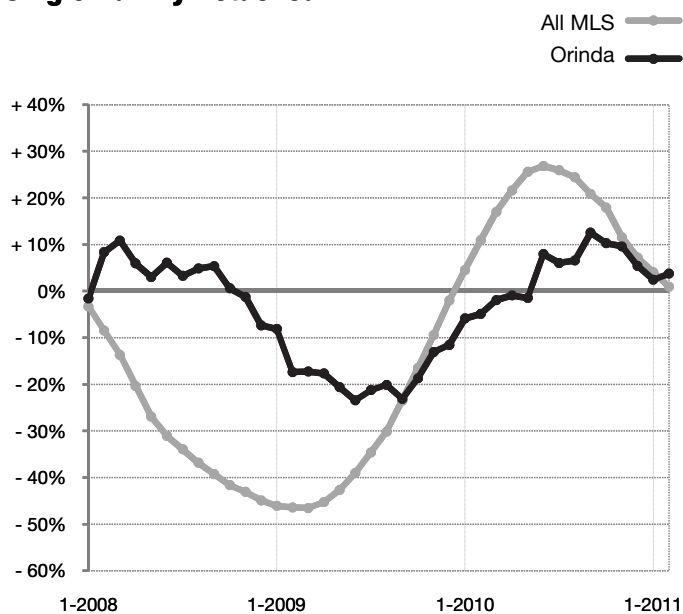
Townhouse-Condo Attached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	1	0.0%	2	3	+ 50.0%
Pending Sales	0	1	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$560,000	--	\$0	\$560,000	--
Average Sales Price*	\$0	\$560,000	--	\$0	\$560,000	--
Percent of Original List Price Received*	0.0%	83.0%	--	0.0%	83.0%	--
Days on Market Until Sale	0	136	--	0	136	--
Inventory of Homes for Sale	5	5	0.0%	--	--	--

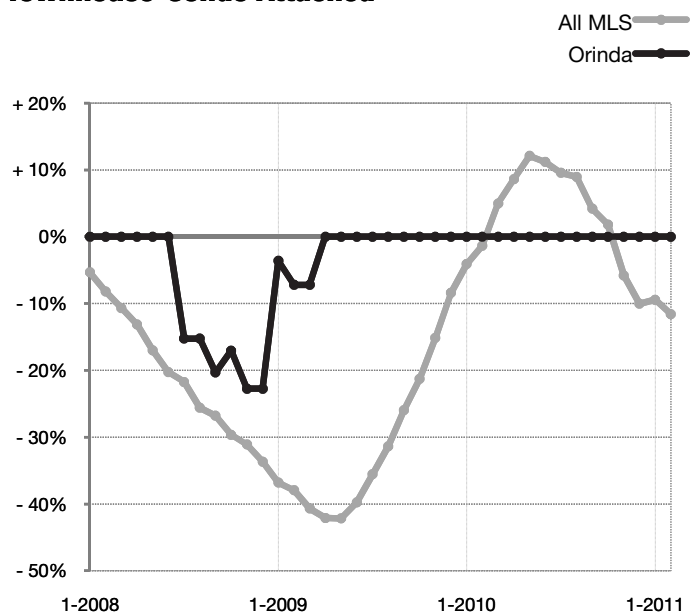
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.