

Local Market Update – February 2011

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



Pleasant Hill

- 19.6% **+ 91.7%** **+ 26.1%**

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	35	30	- 14.3%	54	66	+ 22.2%
Pending Sales	12	20	+ 66.7%	23	48	+ 108.7%
Closed Sales	10	18	+ 80.0%	22	34	+ 54.5%
Median Sales Price*	\$527,500	\$386,250	- 26.8%	\$444,000	\$389,500	- 12.3%
Average Sales Price*	\$501,030	\$447,103	- 10.8%	\$449,377	\$425,709	- 5.3%
Percent of Original List Price Received*	96.0%	93.0%	- 3.1%	96.6%	90.7%	- 6.1%
Average Days on Market Until Sale	43	51	+ 16.9%	43	57	+ 32.3%
Inventory of Homes for Sale at Month End	53	79	+ 49.1%	--	--	--

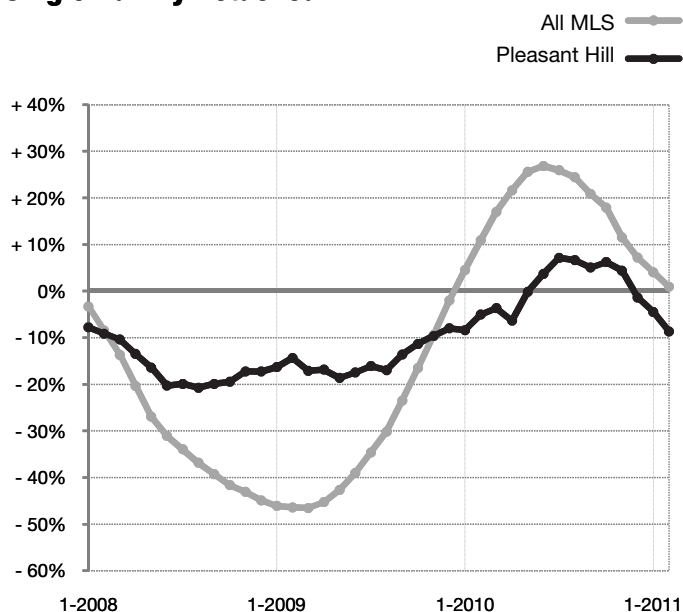
Townhouse-Condo Attached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	11	7	- 36.4%	30	23	- 23.3%
Pending Sales	14	13	- 7.1%	19	29	+ 52.6%
Closed Sales	2	5	+ 150.0%	7	8	+ 14.3%
Median Sales Price*	\$394,500	\$355,000	- 10.0%	\$288,100	\$270,250	- 6.2%
Average Sales Price*	\$394,500	\$279,340	- 29.2%	\$267,443	\$250,838	- 6.2%
Percent of Original List Price Received*	101.7%	95.7%	- 5.9%	102.6%	92.4%	- 9.9%
Days on Market Until Sale	8	49	+ 548.0%	16	67	+ 310.1%
Inventory of Homes for Sale	35	32	- 8.6%	--	--	--

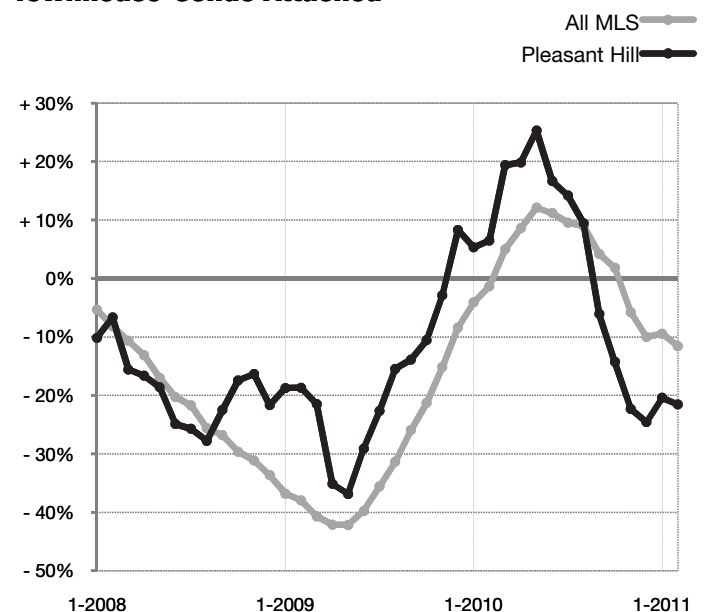
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.