

# Local Market Update – February 2011

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



## San Ramon

**+ 2.5%**

Change in  
New Listings  
All Properties

**- 28.1%**

Change in  
Closed Sales  
All Properties

**+ 19.7%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	67	78	+ 16.4%	135	166	+ 23.0%
Pending Sales	42	69	+ 64.3%	73	113	+ 54.8%
Closed Sales	37	30	- 18.9%	81	64	- 21.0%
Median Sales Price*	\$712,800	\$661,000	- 7.3%	\$735,000	\$710,000	- 3.4%
Average Sales Price*	\$758,157	\$744,071	- 1.9%	\$773,416	\$752,903	- 2.7%
Percent of Original List Price Received*	99.9%	97.5%	- 2.4%	99.5%	96.9%	- 2.6%
Average Days on Market Until Sale	32	73	+ 126.8%	37	70	+ 86.2%
Inventory of Homes for Sale at Month End	103	136	+ 32.0%	--	--	--

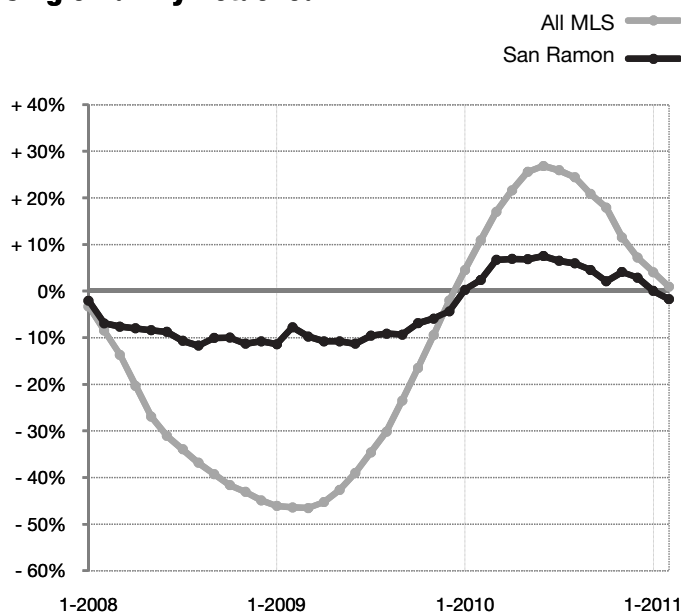
### Townhouse-Condo Attached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	54	46	- 14.8%	93	97	+ 4.3%
Pending Sales	30	41	+ 36.7%	57	70	+ 22.8%
Closed Sales	27	16	- 40.7%	36	32	- 11.1%
Median Sales Price*	\$409,000	\$264,950	- 35.2%	\$425,000	\$302,500	- 28.8%
Average Sales Price*	\$391,939	\$265,025	- 32.4%	\$403,413	\$323,978	- 19.7%
Percent of Original List Price Received*	100.0%	95.3%	- 4.7%	99.9%	94.7%	- 5.2%
Days on Market Until Sale	23	40	+ 72.0%	26	54	+ 108.6%
Inventory of Homes for Sale	95	101	+ 6.3%	--	--	--

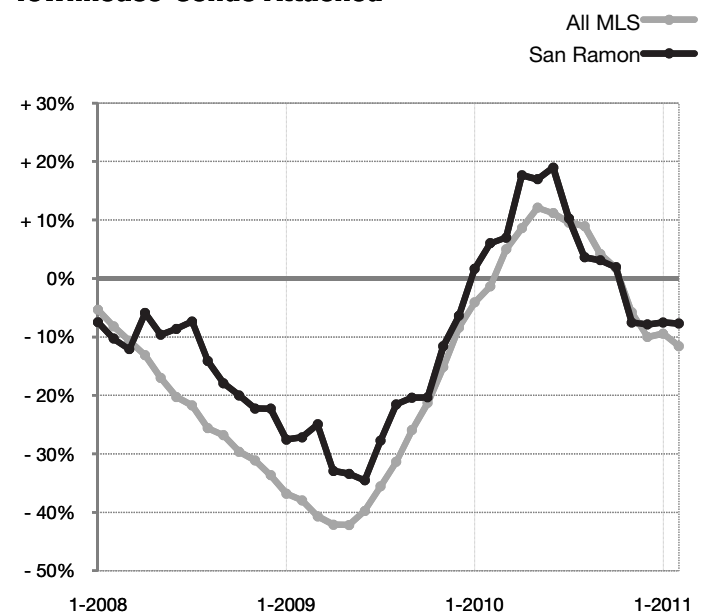
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.