

Local Market Update – February 2011

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



Walnut Creek

- 10.9%

Change in
New Listings
All Properties

+ 21.6%

Change in
Closed Sales
All Properties

- 6.0%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	73	73	0.0%	131	128	- 2.3%
Pending Sales	29	46	+ 58.6%	74	85	+ 14.9%
Closed Sales	23	32	+ 39.1%	42	52	+ 23.8%
Median Sales Price*	\$775,644	\$583,225	- 24.8%	\$747,500	\$595,000	- 20.4%
Average Sales Price*	\$751,230	\$636,100	- 15.3%	\$732,142	\$629,433	- 14.0%
Percent of Original List Price Received*	95.9%	93.8%	- 2.2%	93.3%	92.3%	- 1.1%
Average Days on Market Until Sale	43	68	+ 57.4%	53	70	+ 30.9%
Inventory of Homes for Sale at Month End	115	102	- 11.3%	--	--	--

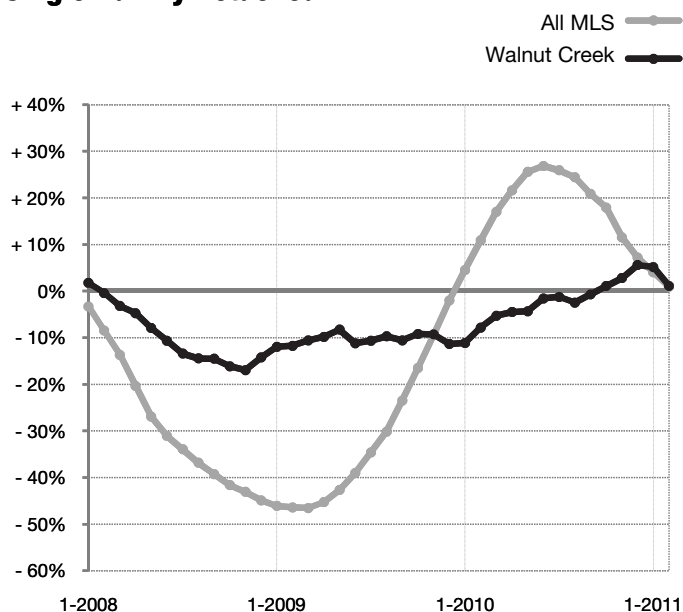
Townhouse-Condo Attached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	55	41	- 25.5%	103	84	- 18.4%
Pending Sales	26	35	+ 34.6%	55	68	+ 23.6%
Closed Sales	28	30	+ 7.1%	43	52	+ 20.9%
Median Sales Price*	\$319,750	\$191,500	- 40.1%	\$275,000	\$200,000	- 27.3%
Average Sales Price*	\$329,819	\$236,673	- 28.2%	\$319,871	\$255,115	- 20.2%
Percent of Original List Price Received*	94.5%	89.7%	- 5.1%	93.6%	90.7%	- 3.1%
Days on Market Until Sale	56	83	+ 47.1%	66	80	+ 20.3%
Inventory of Homes for Sale	117	116	- 0.9%	--	--	--

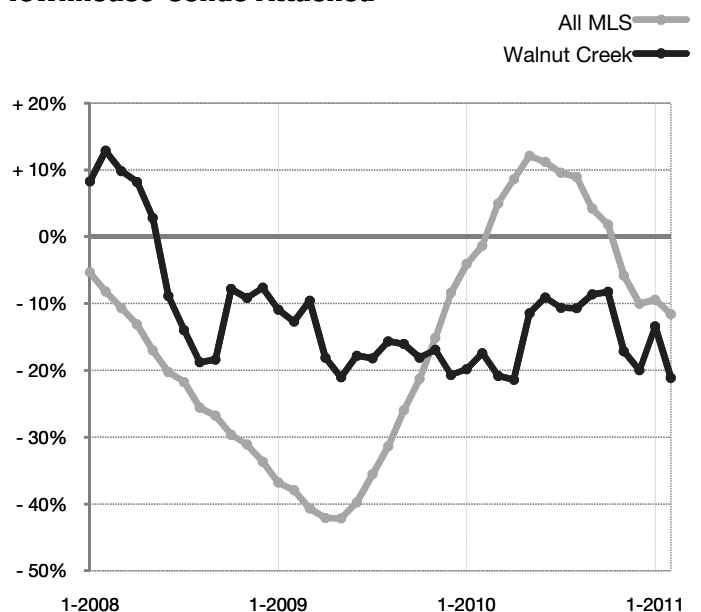
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.