Local Market Updates

A free research tool from the **Contra Costa Association of REALTORS®**

680 Corridor (4500, 4600, 4700, 4800)

Contra Costa County, CA

Single-Family Detached

	November			Year to Date		
	2007	2008	Change	2007	2008	Change
New Listings	25	**29**	+ 16.0%	928	**796**	- 14.2%
Pending Sales	22	**24**	+ 9.1%	538	**431**	- 19.9%
Closed Sales	33	**19**	- 42.4%	545	**405**	- 25.7%
Median Sales Price*	$1,203,176	**$1,253,247**	+ 4.2%	$1,278,902	**$1,228,762**	- 3.9%
Average Sales Price*	$1,106,303	**$1,157,979**	+ 4.7%	$1,134,009	**$1,110,914**	- 2.0%
Percent of Original List Price Received at Sale*	93.0%	**93.8%**	+ 0.8%	97.2%	**94.9%**	- 2.3%
Average Days on Market Until Sale	52	47	- 10.9%	31	**46**	+ 49.2%
Inventory of Homes for Sale at Month End	86	155	+ 80.2%	--	--	--

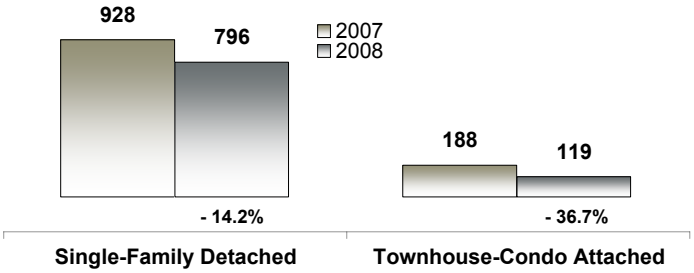
*Does not account for list prices from any previous listing contracts or seller concessions

Townhouse-Condo Attached

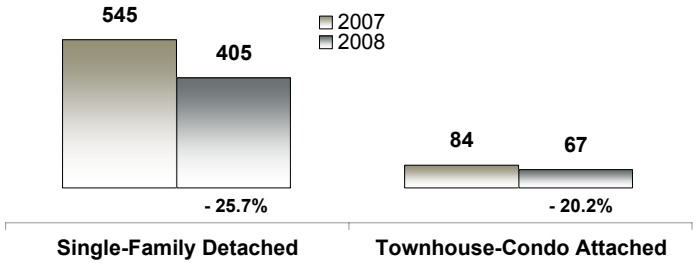
	November			Year to Date		
	2007	2008	Change	2007	2008	Change
New Listings	13	**3**	- 76.9%	188	**119**	- 36.7%
Pending Sales	6	**2**	- 66.7%	83	**69**	- 16.9%
Closed Sales	8	**2**	- 75.0%	84	**67**	- 20.2%
Median Sales Price*	$548,750	**$425,375**	- 22.5%	$624,144	**$541,178**	- 13.3%
Average Sales Price*	$680,000	**$130,885**	- 80.8%	$604,067	**$535,838**	- 11.3%
Percent of Original List Price Received at Sale*	93.2%	**94.5%**	+ 1.4%	96.8%	**91.7%**	- 5.2%
Average Days on Market Until Sale	74	305	+ 310.8%	38	**85**	+ 125.5%
Inventory of Homes for Sale at Month End	33	18	- 45.5%	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions

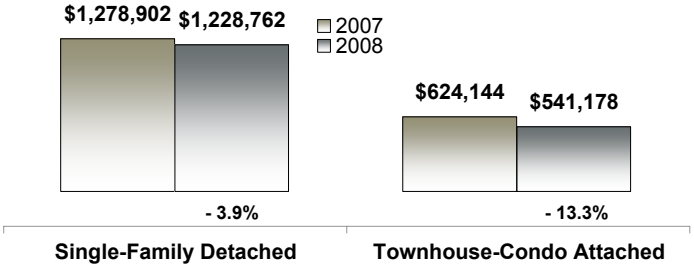
YTD New Listings



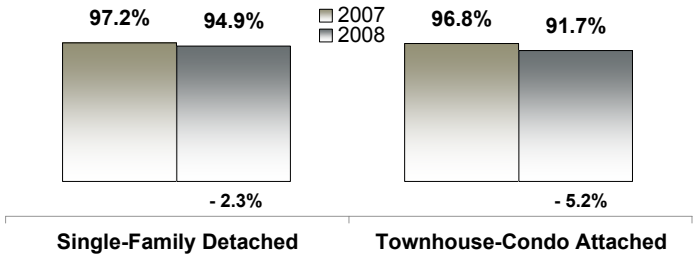
YTD Closed Sales



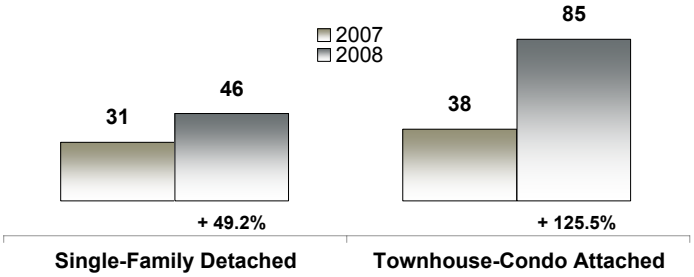
YTD Median Sales Price



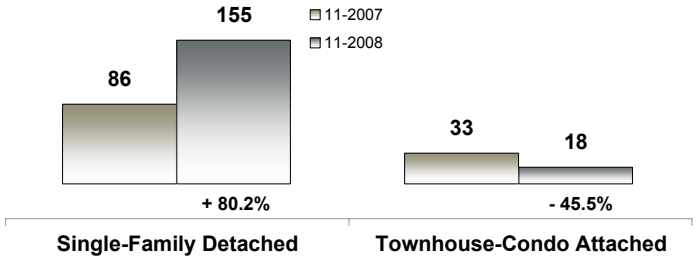
YTD Percent of Orig. List Price Received



YTD Days on Market Until Sale



Inventory of Homes for Sale at Month End



All data from the CCAR Multiple Listing Service. Reports are created and maintained by the Minneapolis Area Association of REALTORS®.