

# CONTRA COSTA COUNTY

THIRD QUARTER MARKET REPORT | 2017 VS. 2018

		2017	2018			2017	2018		
Q3	# of Sales	3,820	3,524	8%▼	YTD	# of Sales	10,401	10,047	3%▼
	Median Price	\$586,000	\$625,000	▲7%		Median Price	\$579,000	\$620,000	▲7%
	Avg CDOM	24	24	0%		Avg CDOM	25	23	8%▼
	MOI	1.1	1.6	▲45%		MOI	1.3	1.7	▲31%

Contra Costa County saw a loosening of inventory in the third quarter of 2018 compared with the same period last year, rising by 45%. Days on market remained steady and prices were up 7% from 2017. Sales volume was down by 8%, with Blackhawk sales significantly slowing, down by 44% in volume. Blackhawk also saw an increase in inventory of 167% compared to the third quarter of 2017, with days on market increasing by 25%.

## ALAMO

Q3 2017 Q3 2018 % Change

# of Sales	61	52	-15%
Median Price (\$000)	1,640	1,565	-5%
Avg CDOM	26	50	92%
Months of Inventory	2.5	2.7	8%

## BLACKHAWK

Q3 2017 Q3 2018 % Change

# of Sales	41	23	-44%
Median Price (\$000)	1,575	1,580	0%
Avg CDOM	33	35	6%
Months of Inventory	1.8	4.8	167%

## CLAYTON

Q3 2017 Q3 2018 % Change

# of Sales	46	46	0%
Median Price (\$000)	750	782	4%
Avg CDOM	20	25	25%
Months of Inventory	1.0	1.7	70%

## CONCORD

Q3 2017 Q3 2018 % Change

# of Sales	417	398	-5%
Median Price (\$000)	542	587	8%
Avg CDOM	20	23	15%
Months of Inventory	0.8	1.4	75%



**ALAIN PINEL**  
REALTORS

## DANVILLE

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	202	221	9%
<b>Median Price (\$000)</b>	1,205	1,300	8%
<b>Avg CDOM</b>	22	22	0%
<b>Months of Inventory</b>	1.4	1.8	29%

## LAFAYETTE

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	95	88	-7%
<b>Median Price (\$000)</b>	1,455	1,355	-7%
<b>Avg CDOM</b>	27	27	0%
<b>Months of Inventory</b>	1.4	2.0	43%

## MARTINEZ/PACHECO

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	201	160	-20%
<b>Median Price (\$000)</b>	570	615	8%
<b>Avg CDOM</b>	26	24	-8%
<b>Months of Inventory</b>	1.0	1.4	40%

## MORAGA

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	57	55	-4%
<b>Median Price (\$000)</b>	1,190	1,068	-10%
<b>Avg CDOM</b>	19	16	-16%
<b>Months of Inventory</b>	1.5	1.4	-7%

## ORINDA

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	74	85	15%
<b>Median Price (\$000)</b>	1,548	1,470	-5%
<b>Avg CDOM</b>	27	32	19%
<b>Months of Inventory</b>	1.5	1.3	-13%

## PLEASANT HILL

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	106	113	7%
<b>Median Price (\$000)</b>	720	780	8%
<b>Avg CDOM</b>	24	20	-17%
<b>Months of Inventory</b>	0.9	1.6	78%

## SAN RAMON

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	293	245	-16%
<b>Median Price (\$000)</b>	942	1,059	12%
<b>Avg CDOM</b>	23	16	-30%
<b>Months of Inventory</b>	0.6	1.1	83%

## WALNUT CREEK

	Q3 2017	Q3 2018	% Change
<b># of Sales</b>	293	244	-17%
<b>Median Price (\$000)</b>	900	920	2%
<b>Avg CDOM</b>	20	24	20%
<b>Months of Inventory</b>	0.9	1.6	78%

