

CONTRA COSTA COUNTY

YEAR-END MARKET REPORT | 2017 VS. 2018

YE		2017	2018		2017	2018		
	# of Sales	13,736	12,934	6%▼	Avg CDOM	26	25	4%▼
	Median Price	\$579,000	\$619,000	▲7%	MOI	0.6	1.0	▲67%

In Contra Costa County in 2018, the number of units sold decreased 6% year over year. Fewer sales could indicate an opportunity for buyers to negotiate better terms. The median sales price was up 7% year-over-year, which is the same trend in most Bay Area counties. Contra Costa County single-family home values went up in 2018, paralleling other nearby counties. The number of new listings trended upward, which is another factor that gives buyers more opportunities.

ALAMO

YE 2017 YE 2018 % Change

# of Sales	202	207	2%
Median Price (\$000)	1,638	1,695	4%
Avg CDOM	32	37	16%
Months of Inventory	1.2	1.3	8%

BLACKHAWK

YE 2017 YE 2018 % Change

# of Sales	135	96	-29%
Median Price (\$000)	1,575	1,600	2%
Avg CDOM	35	54	54%
Months of Inventory	1.8	2.6	44%

CLAYTON

YE 2017 YE 2018 % Change

# of Sales	176	173	-2%
Median Price (\$000)	770	789	2%
Avg CDOM	28	23	-18%
Months of Inventory	0.5	1.1	120%

CONCORD

YE 2017 YE 2018 % Change

# of Sales	1,499	1,389	-7%
Median Price (\$000)	548	589	7%
Avg CDOM	21	22	5%
Months of Inventory	0.2	0.8	300%

DANVILLE

	YE 2017	YE 2018	% Change
# of Sales	817	782	-4%
Median Price (\$000)	1,197	1,250	4%
Avg CDOM	23	21	-9%
Months of Inventory	0.4	0.9	125%

LAFAYETTE

	YE 2017	YE 2018	% Change
# of Sales	335	329	-2%
Median Price (\$000)	1,394	1,425	2%
Avg CDOM	25	23	-8%
Months of Inventory	0.6	0.4	-33%

MARTINEZ/PACHECO

	YE 2017	YE 2018	% Change
# of Sales	684	555	-19%
Median Price (\$000)	572	600	5%
Avg CDOM	27	28	4%
Months of Inventory	0.3	1.0	233%

MORAGA

	YE 2017	YE 2018	% Change
# of Sales	226	214	-5%
Median Price (\$000)	1,200	1,180	-2%
Avg CDOM	26	17	-35%
Months of Inventory	0.2	0.5	150%

ORINDA

	YE 2017	YE 2018	% Change
# of Sales	247	285	15%
Median Price (\$000)	1,500	1,501	0%
Avg CDOM	24	32	33%
Months of Inventory	0.7	0.7	0%

PLEASANT HILL

	YE 2017	YE 2018	% Change
# of Sales	405	434	7%
Median Price (\$000)	703	750	7%
Avg CDOM	18	19	6%
Months of Inventory	0.1	0.7	600%

SAN RAMON

	YE 2017	YE 2018	% Change
# of Sales	1,046	872	-17%
Median Price (\$000)	942	1,053	12%
Avg CDOM	22	16	-27%
Months of Inventory	0.3	0.6	100%

WALNUT CREEK

	YE 2017	YE 2018	% Change
# of Sales	985	946	-4%
Median Price (\$000)	875	908	4%
Avg CDOM	20	22	10%
Months of Inventory	0.4	0.8	100%

