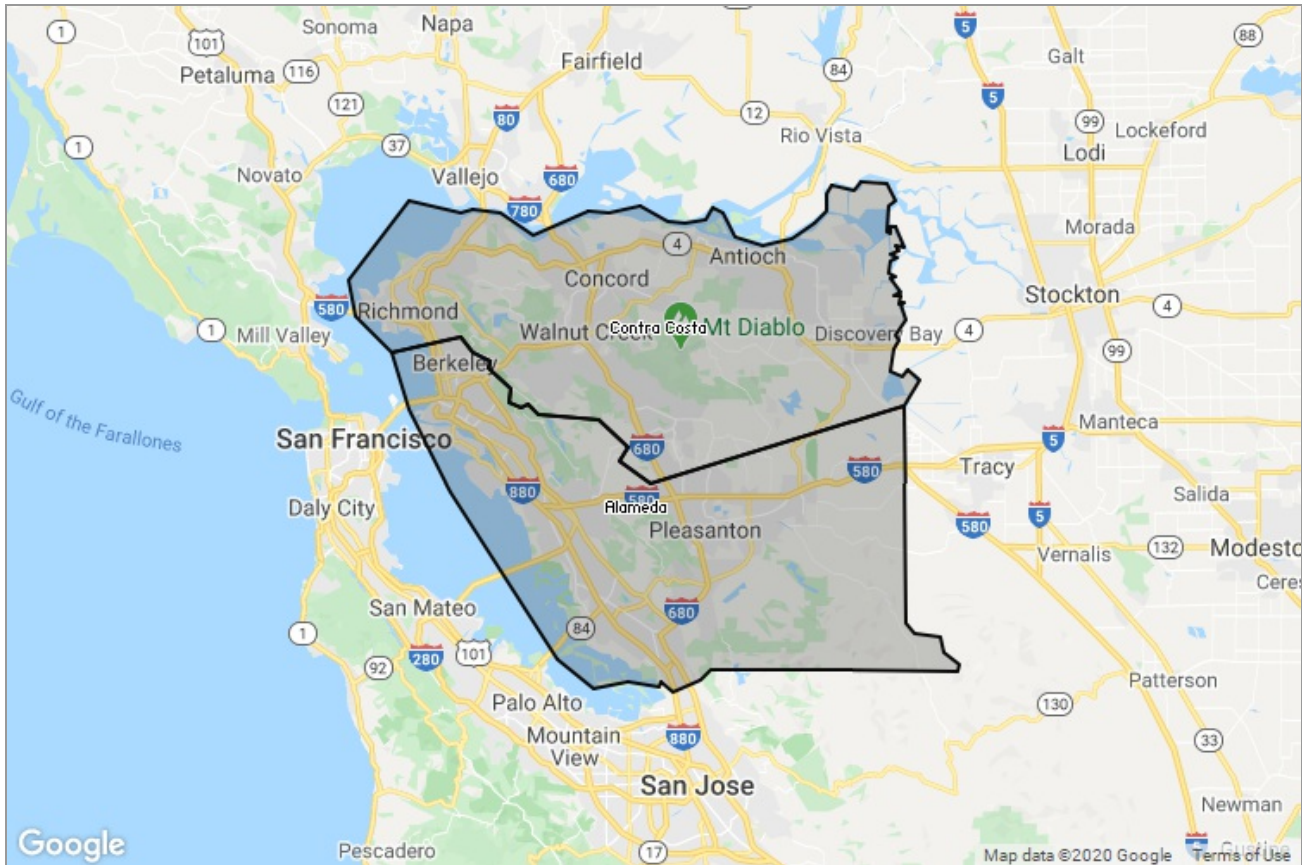


MARKET DATA REPORT

# Monthly Market Data Report



## Report Characteristics

**Report Name:**  
Monthly Market Data Report

**Report Date Range:**  
5/2019 – 5/2020

**Filters Used:**  
Location

**Avg/Med:** Avg Only

**Include Metrics By:** County

**Run Date:** 06/06/2020

**Scheduled:** Yes

Presented by

**Contra Costa Association of  
REALTORS®, Bay East Association of  
REALTORS®, and bridgeMLS**

(925) 730-4071

Other: [www.ccartoday.com](http://www.ccartoday.com), [www.bayeast.org](http://www.bayeast.org), [www.bridgемls.com](http://www.bridgемls.com)

7021 Koll Center Parkway  
Pleasanton, CA 94566

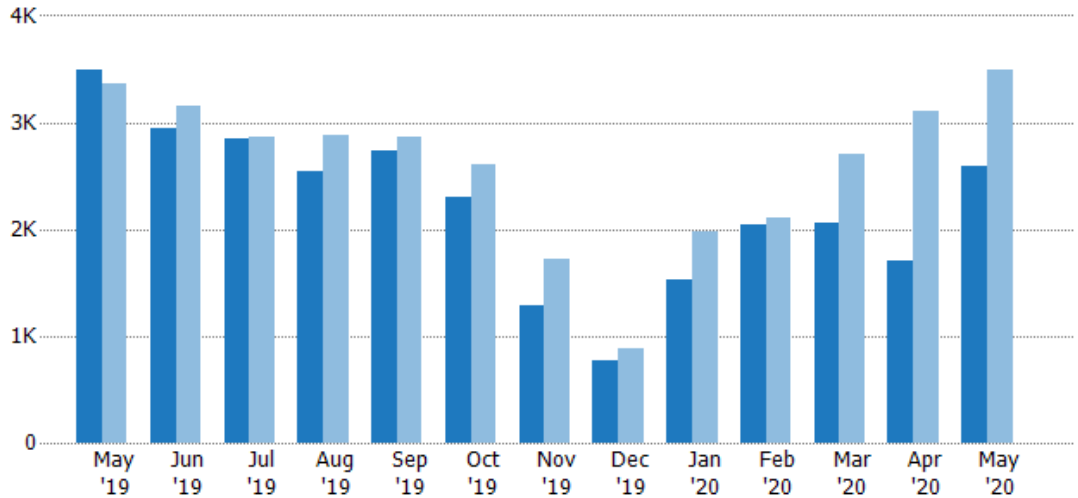
## New Listings

The number of new residential listings that were added each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California

Month/Year	Count	% Chg.
May '20	2.59K	-25.9%
May '19	3.5K	3.8%
May '18	3.37K	-4.1%



Current Year	3.5K	2.94K	2.85K	2.54K	2.73K	2.29K	1.29K	776	1.53K	2.05K	2.06K	1.71K	2.59K
Prior Year	3.37K	3.16K	2.87K	2.89K	2.86K	2.6K	1.73K	879	1.98K	2.11K	2.7K	3.1K	3.5K
Percent Change from Prior Year	4%	-7%	-1%	-12%	-4%	-12%	-26%	-12%	-23%	-3%	-24%	-45%	-26%

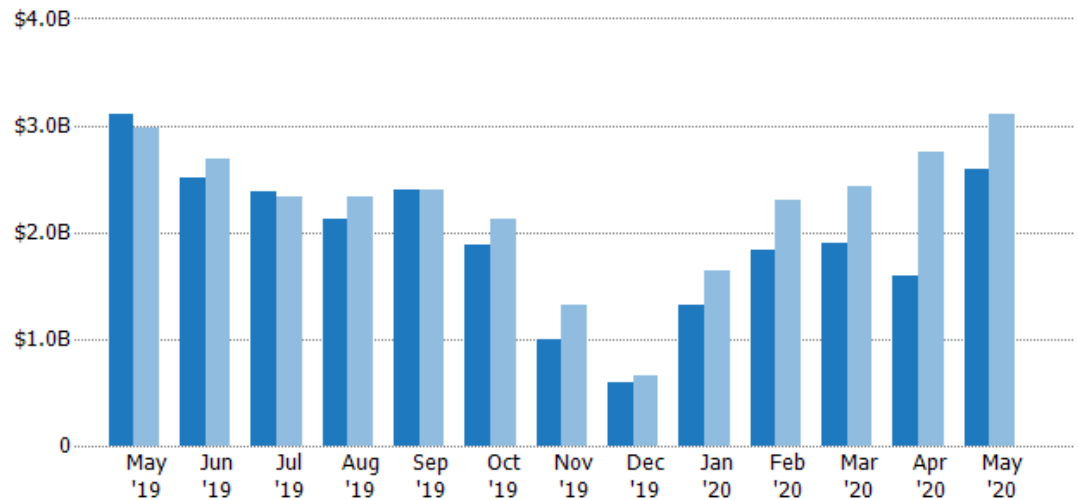
## New Listing Volume

The sum of the listing price of residential listings that were added each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California

Month/Year	Volume	% Chg.
May '20	\$2.59B	-16.7%
May '19	\$3.11B	4.4%
May '18	\$2.98B	-10.1%



Current Year	\$3.11B	\$2.51B	\$2.38B	\$2.12B	\$2.39B	\$1.88B	\$998M	\$595M	\$1.32B	\$1.83B	\$1.9B	\$1.59B	\$2.59B
Prior Year	\$2.98B	\$2.69B	\$2.33B	\$2.34B	\$2.39B	\$2.12B	\$1.32B	\$663M	\$1.65B	\$2.3B	\$2.43B	\$2.76B	\$3.11B
Percent Change from Prior Year	4%	-7%	2%	-10%	0%	-11%	-24%	-10%	-20%	-20%	-22%	-42%	-17%

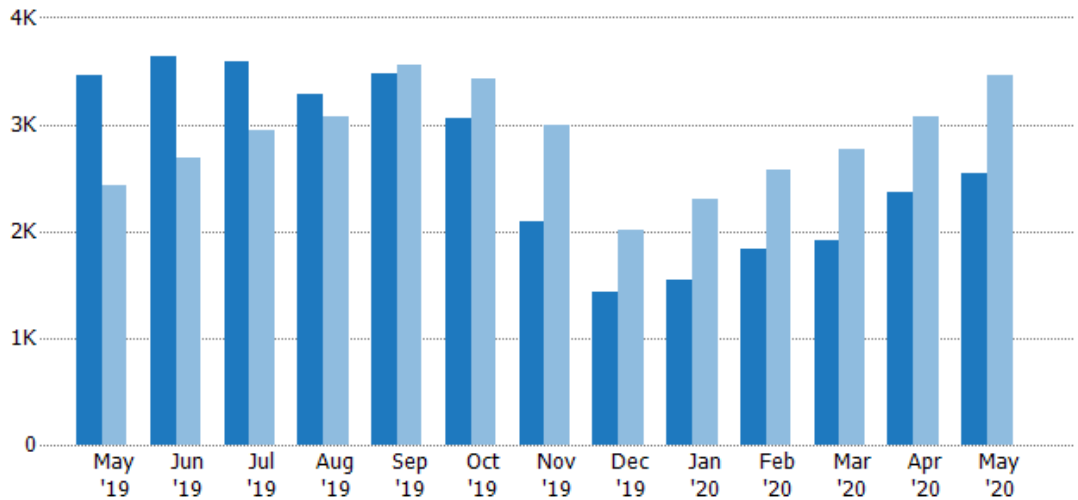
## Active Listings

The number of active residential listings at the end of each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California

Month/Year	Count	% Chg.
May '20	2.53K	-26.9%
May '19	3.47K	42.8%
May '18	2.43K	12.1%



Current Year	3.47K	3.63K	3.59K	3.28K	3.47K	3.05K	2.1K	1.43K	1.54K	1.83K	1.91K	2.37K	2.53K
Prior Year	2.43K	2.68K	2.94K	3.07K	3.55K	3.42K	3K	2.01K	2.3K	2.57K	2.77K	3.07K	3.47K
Percent Change from Prior Year	43%	35%	22%	7%	-2%	-11%	-30%	-29%	-33%	-29%	-31%	-23%	-27%

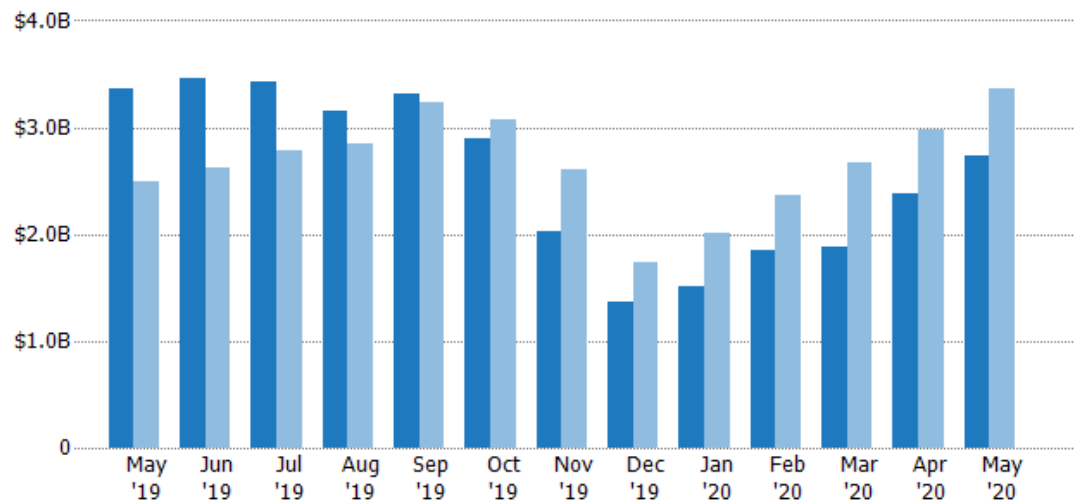
## Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California

Month/Year	Volume	% Chg.
May '20	\$2.74B	-18.6%
May '19	\$3.36B	35.2%
May '18	\$2.49B	6.7%



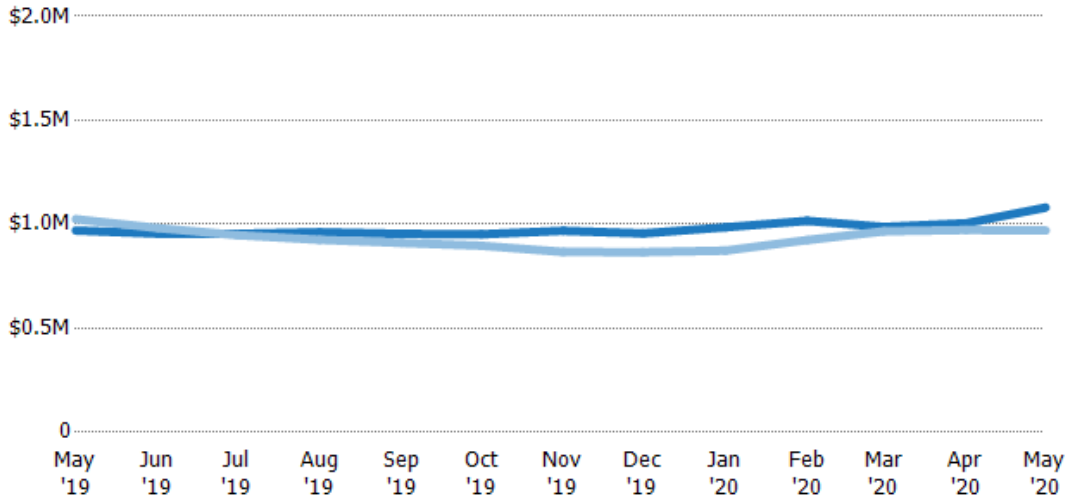
Current Year	\$3.36B	\$3.47B	\$3.42B	\$3.15B	\$3.31B	\$2.9B	\$2.03B	\$1.37B	\$1.51B	\$1.86B	\$1.88B	\$2.38B	\$2.74B
Prior Year	\$2.49B	\$2.63B	\$2.78B	\$2.84B	\$3.24B	\$3.07B	\$2.6B	\$1.74B	\$2B	\$2.37B	\$2.67B	\$2.98B	\$3.36B
Percent Change from Prior Year	35%	32%	23%	11%	2%	-5%	-22%	-21%	-24%	-22%	-30%	-20%	-19%

## Average Listing Price

The average listing price of active residential listings at the end of each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California



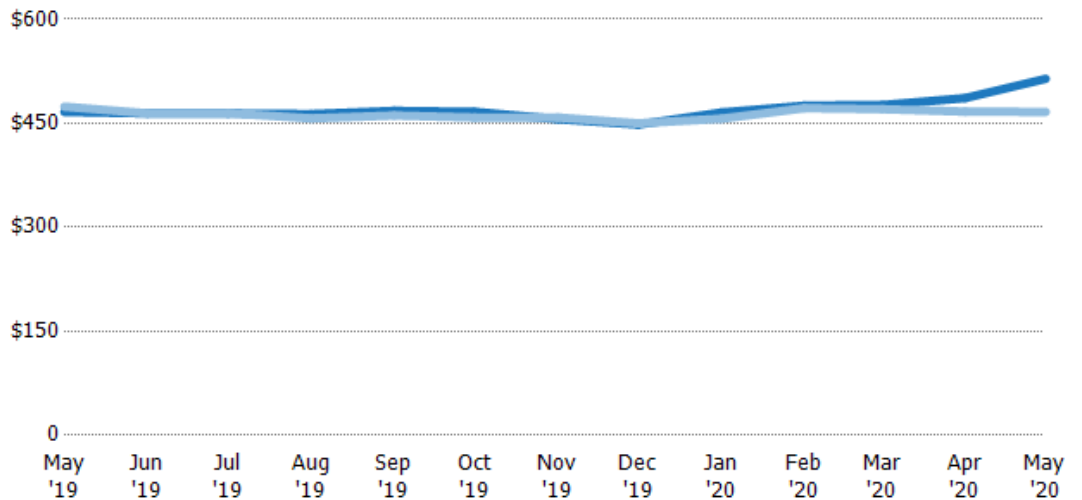
Month/Year	Price	% Chg.
May '20	\$1.08M	11.4%
May '19	\$970K	-5.3%
May '18	\$1.02M	-4.8%

## Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California



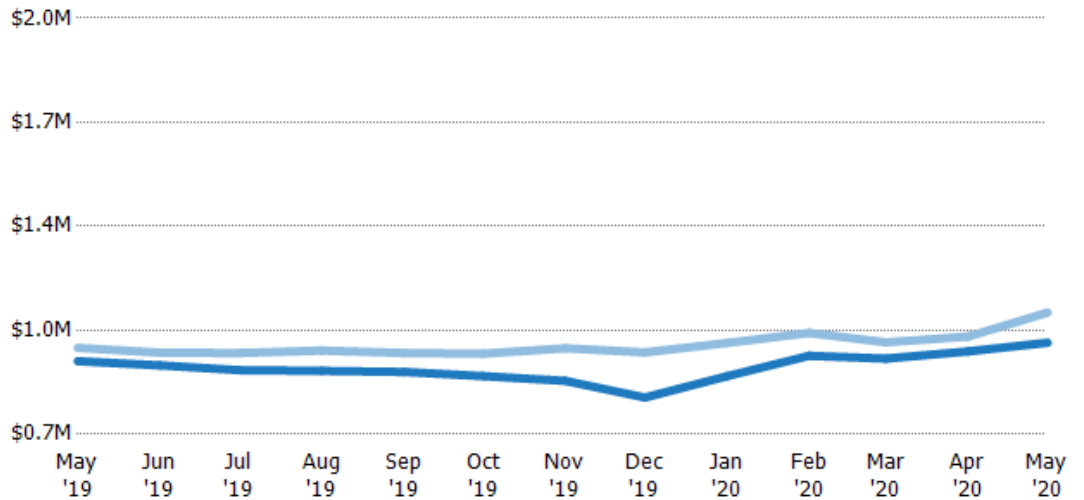
Month/Year	Price/sq ft	% Chg.
May '20	\$514	10.2%
May '19	\$466	-1.6%
May '18	\$474	-9.5%

## Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California



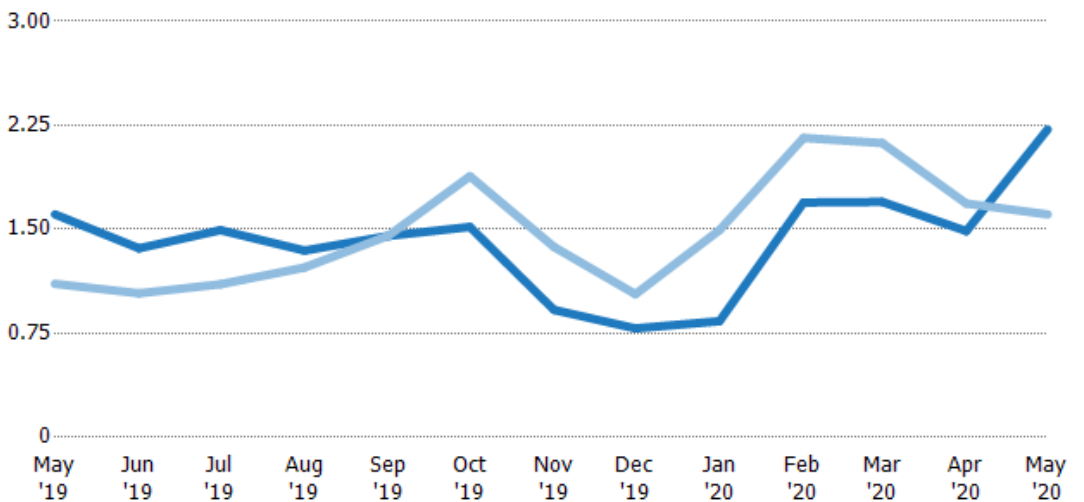
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$928K	\$915K	\$900K	\$898K	\$895K	\$882K	\$867K	\$815K	\$881K	\$945K	\$936K	\$959K	\$986K
Avg Listing Price	\$970K	\$955K	\$954K	\$962K	\$954K	\$952K	\$969K	\$956K	\$985K	\$1.02M	\$987K	\$1.01M	\$1.08M
Avg Listing Price as a % of Avg Est Value	104%	104%	106%	107%	107%	108%	112%	117%	112%	108%	105%	105%	110%

## Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California



Month/Year	Months	% Chg.
May '20	2.22	38.1%
May '19	1.61	45.3%
May '18	1.11	13.4%

	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	1.61	1.36	1.49	1.35	1.45	1.52	0.92	0.79	0.84	1.69	1.7	1.49	2.22
Prior Year	1.11	1.04	1.1	1.22	1.45	1.88	1.37	1.03	1.49	2.16	2.12	1.69	1.61
Percent Change from Prior Year	45%	31%	35%	10%	0%	-19%	-33%	-24%	-44%	-22%	-20%	-12%	38%

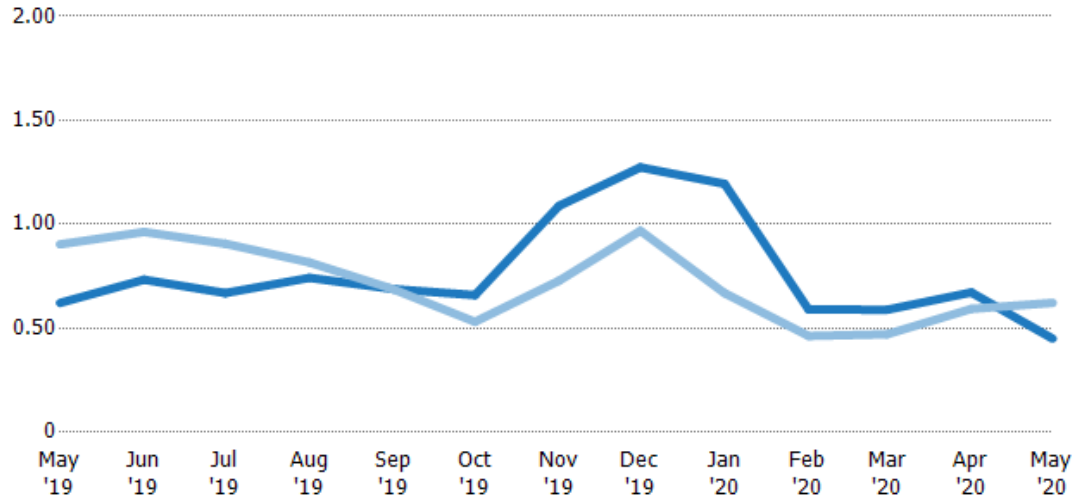
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
County: Alameda County, California, Contra Costa County, California

Month/Year	Rate	Chg.
May '20	45%	17.2%
May '19	62%	28.2%
May '18	90%	-11.8%

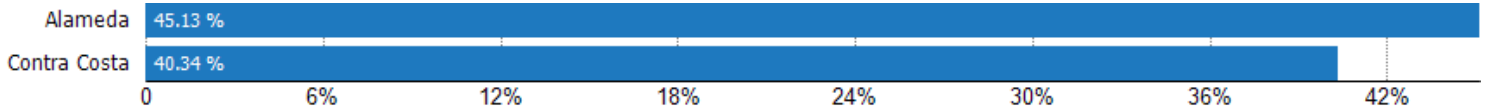


Current Year	62%	73%	67%	74%	69%	66%	109%	127%	119%	59%	59%	67%	45%
Prior Year	90%	96%	91%	82%	69%	53%	73%	97%	67%	46%	47%	59%	62%
Change from Prior Year	28%	23%	24%	7%	0%	-13%	-36%	-30%	-53%	-13%	-12%	-8%	17%

## Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS; County: Alameda County, California, Contra Costa County, California



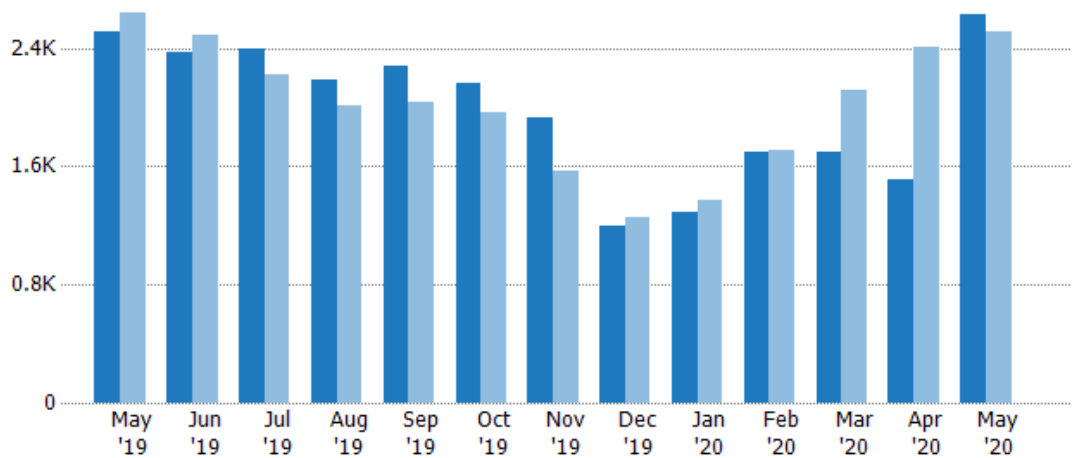
## Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California

Month/Year	Count	% Chg.
May '20	2.63K	4.7%
May '19	2.51K	-5.1%
May '18	2.64K	10.9%



Current Year	2.51K	2.37K	2.4K	2.18K	2.28K	2.17K	1.94K	1.19K	1.29K	1.7K	1.7K	1.51K	2.63K
Prior Year	2.64K	2.49K	2.22K	2.01K	2.04K	1.97K	1.57K	1.25K	1.37K	1.71K	2.12K	2.41K	2.51K
Percent Change from Prior Year	-5%	-5%	8%	9%	12%	10%	23%	-5%	-6%	-1%	-20%	-37%	5%

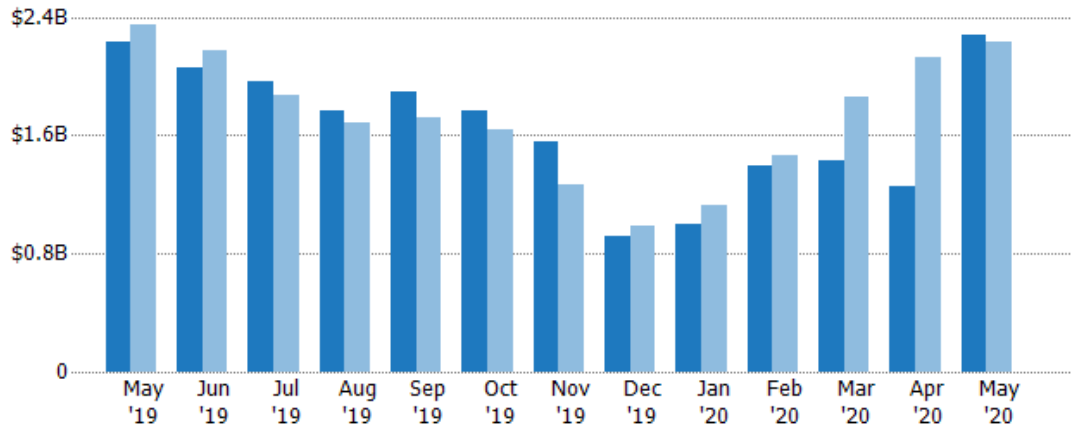
## Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California

Month/Year	Volume	% Chg.
May '20	\$2.28B	1.9%
May '19	\$2.24B	-4.8%
May '18	\$2.35B	-1.2%



Current Year	\$2.24B	\$2.06B	\$1.97B	\$1.77B	\$1.89B	\$1.76B	\$1.55B	\$916M	\$999M	\$1.4B	\$1.42B	\$1.25B	\$2.28B
Prior Year	\$2.35B	\$2.18B	\$1.87B	\$1.68B	\$1.72B	\$1.64B	\$1.26B	\$987M	\$1.13B	\$1.47B	\$1.86B	\$2.13B	\$2.24B
Percent Change from Prior Year	-5%	-6%	5%	5%	10%	8%	23%	-7%	-12%	-5%	-23%	-41%	2%



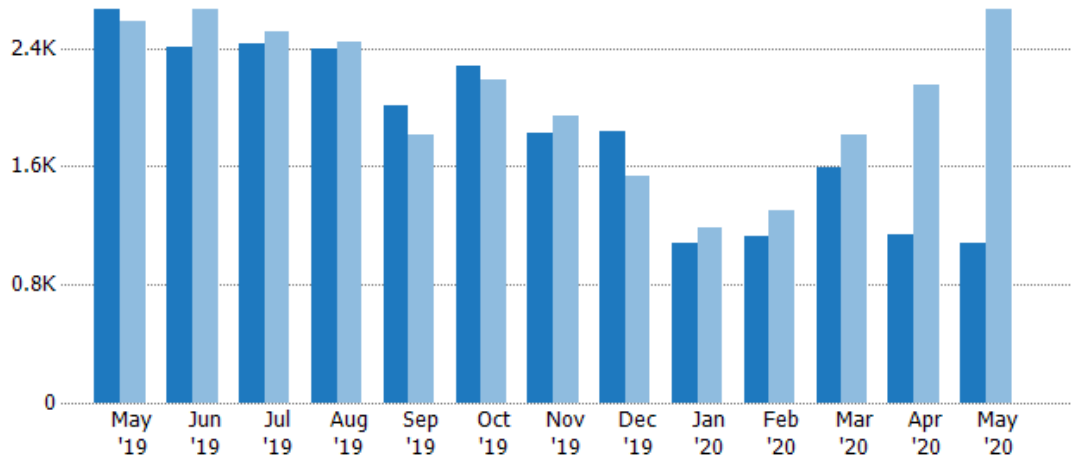
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
County: Alameda County, California, Contra Costa County, California

Month/Year	Count	% Chg.
May '20	1.08K	-59.5%
May '19	2.66K	3.2%
May '18	2.58K	-0.4%



Current Year	2.66K	2.4K	2.43K	2.39K	2.01K	2.28K	1.82K	1.84K	1.08K	1.12K	1.59K	1.14K	1.08K
Prior Year	2.58K	2.66K	2.51K	2.44K	1.82K	2.19K	1.95K	1.54K	1.19K	1.3K	1.82K	2.16K	2.66K
Percent Change from Prior Year	3%	-10%	-3%	-2%	11%	4%	-6%	19%	-9%	-14%	-12%	-47%	-59%

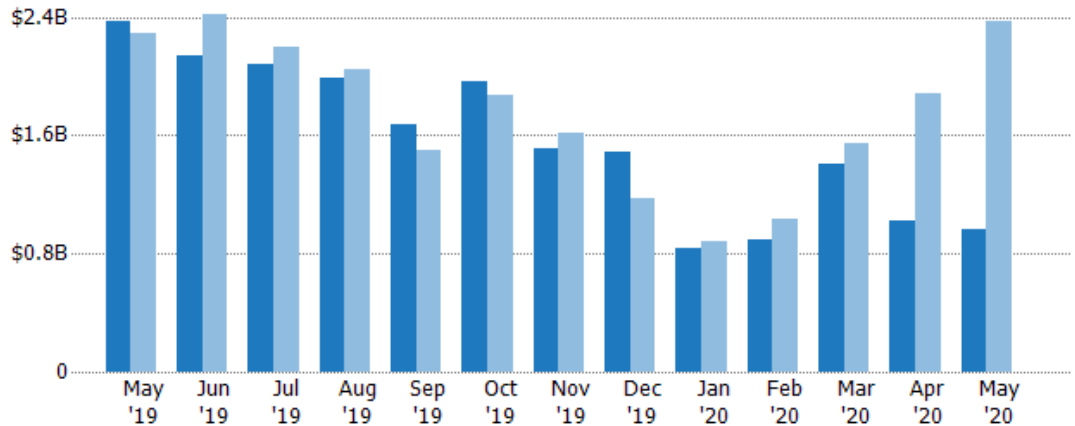
## Closed Sales Volume

The sum of the sales price of residential properties sold each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
County: Alameda County, California, Contra Costa County, California

Month/Year	Volume	% Chg.
May '20	\$960M	-59.4%
May '19	\$2.37B	3.2%
May '18	\$2.29B	-9.9%



Current Year	\$2.37B	\$2.14B	\$2.08B	\$1.99B	\$1.68B	\$1.96B	\$1.51B	\$1.49B	\$836M	\$892M	\$1.4B	\$1.03B	\$960M
Prior Year	\$2.29B	\$2.42B	\$2.2B	\$2.04B	\$1.5B	\$1.87B	\$1.61B	\$1.17B	\$881M	\$1.03B	\$1.55B	\$1.88B	\$2.37B
Percent Change from Prior Year	3%	-12%	-5%	-2%	12%	5%	-6%	27%	-5%	-13%	-9%	-45%	-59%

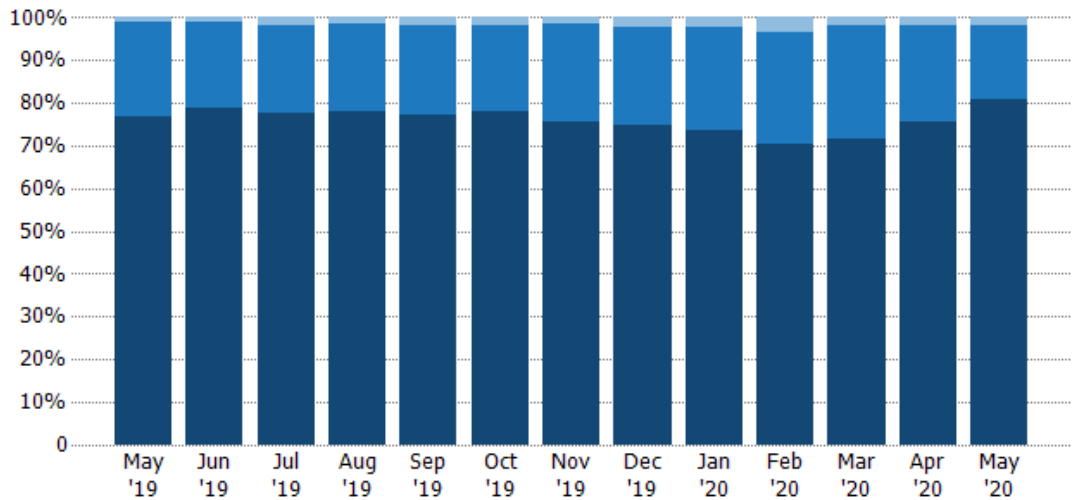


## Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
 County: Alameda County, California, Contra Costa County, California



Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Mobile/Manufactured	1%	1%	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%
Condo/Townhouse	22%	20%	21%	20%	21%	20%	23%	23%	24%	26%	27%	22%	17%
Single Family Residence	77%	79%	77%	78%	77%	78%	75%	75%	74%	70%	72%	76%	81%

## Closed Sales (By County)

The total number of residential properties sold during the last month by county.

Filters Used: MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS; County: Alameda County, California, Contra Costa County, California

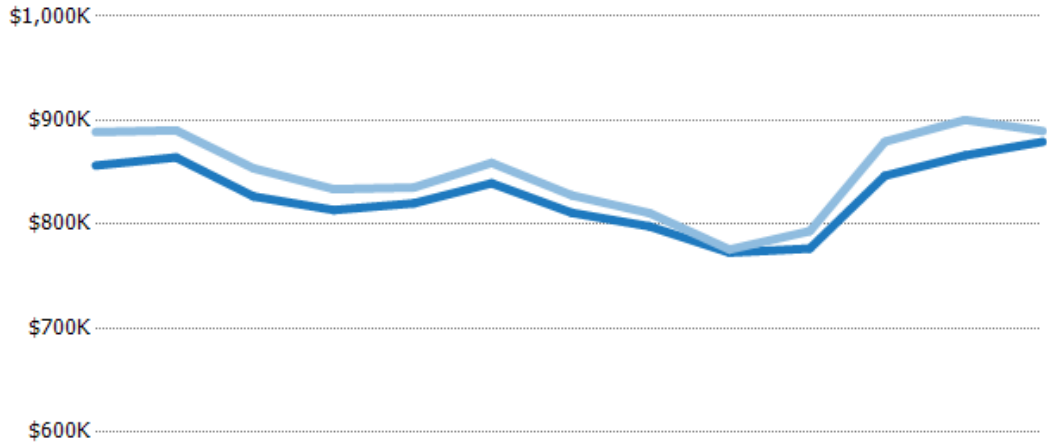


## Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
County: Alameda County, California, Contra Costa County, California



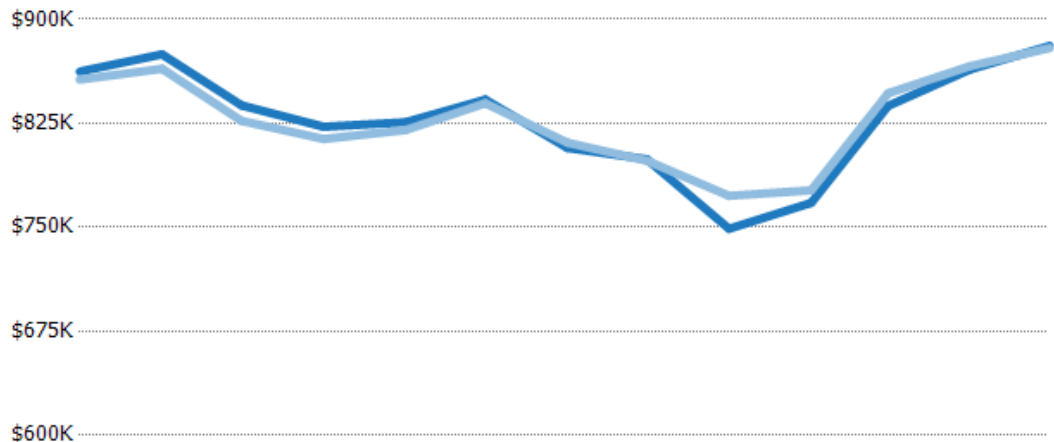
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$856K	\$864K	\$827K	\$814K	\$820K	\$839K	\$811K	\$798K	\$773K	\$777K	\$847K	\$866K	\$879K
Avg Sales Price	\$889K	\$890K	\$854K	\$834K	\$835K	\$859K	\$828K	\$811K	\$776K	\$793K	\$879K	\$900K	\$890K
Avg Sales Price as a % of Avg List Price	104%	103%	103%	102%	102%	102%	102%	102%	100%	102%	104%	104%	101%

## Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
County: Alameda County, California, Contra Costa County, California



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$862K	\$875K	\$838K	\$822K	\$826K	\$842K	\$807K	\$799K	\$749K	\$768K	\$837K	\$864K	\$881K
Avg Sales Price	\$856K	\$864K	\$827K	\$814K	\$820K	\$839K	\$811K	\$798K	\$773K	\$777K	\$847K	\$866K	\$879K
Avg Sales Price as a % of Avg Est Value	99%	99%	99%	99%	99%	100%	100%	100%	103%	101%	101%	100%	100%

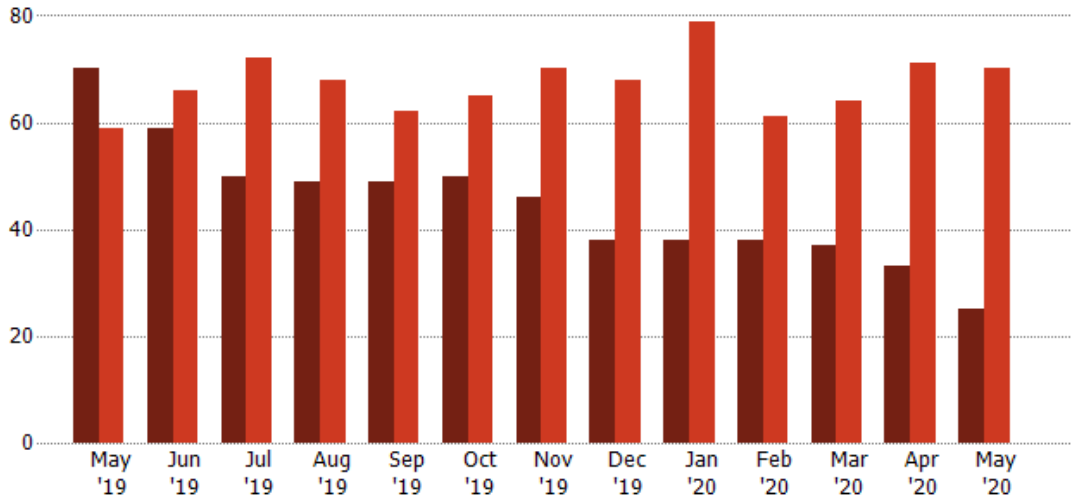
## Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

### Filters Used

MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS  
County: Alameda County, California, Contra Costa County, California

Month/Year	Count	% Chg.
May '20	25	-64.3%
May '19	70	18.6%
May '18	59	30.5%



Current Year	70	59	50	49	49	50	46	38	38	38	37	33	25
Prior Year	59	66	72	68	62	65	70	68	79	61	64	71	70
Percent Change from Prior Year	19%	-11%	-31%	-28%	-21%	-23%	-34%	-44%	-52%	-38%	-42%	-54%	-64%

## Distressed Listings (By County)

The number of distressed single-family, condominium and townhome properties that were for sale at the end of the last month by county.

Filters Used: MLS: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and bridgeMLS; County: Alameda County, California, Contra Costa County, California



## Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

### Report Details

**Report Name:** Monthly Market Data Report

**Run Date:** 06/06/2020

**Scheduled:** Yes

**Report Date Range:** From 5/2019 To: 5/2020

### Information Included

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet        | <input checked="" type="checkbox"/> Averages         |
| <input type="checkbox"/> Include Key Metric Summary            | <input checked="" type="checkbox"/> Include Appendix |
| <input checked="" type="checkbox"/> Include Metrics By: County | <input type="checkbox"/> Medians                     |

### Listing Filters

**Property Types:** All

**Sales Types:** All

**Price Range:** None

### Location Filters

**State:** All

**County:** Alameda County, California      Contra Costa County, California

**ZIP Code:** All

### Listing Activity Charts

- New Listings
- Active Listings
- Average Listing Price
- Average Listing Price per Sq Ft
- Average Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

### Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Average Sales Price
- Average Sales Price per Sq Ft
- Average Sales Price vs Listing Price
- Average Sales Price vs Est Value

### Distressed Charts

- Distressed Listings
- Distressed Sales

### Data Tables Using 5/2020 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area