



## Dayna Wilson

Dayna Wilson Real Estate Team  
@ Keller Williams Realty

Work Phone: (925) 788-6582

Email: Dayna@Day-  
RealEstate.com

201 N. Civic Drive, Suite 130,  
Walnut Creek, CA 94596

http://Day-RealEstate.com

01781285

# CONTRA COSTA COUNTY

Published: January 2023\*

Property Types: Single Family Home - All Properties - All Properties

Price Range: \$0 - No Limit

Bedrooms: 0 - No Limit

Half Baths: 0 - No Limit

SQFT Range: 0 - No Limit

Full Baths: 0 - No Limit

Year Built: 0 - No Limit



**December 2022 was a Seller's market!** The number of for sale listings was up **176.6%** from one year earlier and down **33.2%** from the previous month. The number of sold listings decreased **40.7%** year over year and decreased **9.2%** month over month. The number of under contract listings was down **31.3%** compared to previous month and down **37.9%** compared to previous year. The Months of Inventory based on Closed Sales was 1.2, up **336%** from the previous year.

The Average Sold Price per Square Footage was down **8.7%** compared to previous month and down **6.4%** compared to last year. The Median Sold Price decreased by **10%** from last month. The Average Sold Price also decreased by **8.8%** from last month. Based on the 6 month trend, the Average Sold Price trend was "Depreciating" and the Median Sold Price trend was "Depreciating".

The Average Days on Market showed an upward trend, an increase of **122.2%** compared to previous year. The ratio of Sold Price vs. Original List Price was 95%, a decrease of **11.2%** compared to previous year.



## It was a Seller's Market

### Property Sales (Sold)

December property sales were 474, down **40.7%** from 799 in December of 2021 and **9.2%** lower than the 522 sales last month.

### Current Inventory (For Sale)

Versus last year, the total number of properties available this month was higher by 378 units of **176.6%**. This year's bigger inventory means that buyers who waited to buy may have bigger selection to choose from. The number of current inventory was down **33.2%** compared to the previous month.

### Property Under Contract (Pended)

There was a decrease of **31.3%** in the pended properties in December, with 338 properties versus 492 last month. This month's pended property sales were **37.9%** lower than at this time last year.

All reports are published January 2023, based on data available at the end of December 2022, except for the today's stats. All reports presented are based on data supplied by Contra Costa Association of Realtors and Bay East Association of Realtors and Metrolist or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for their accuracy. Data maintained by the Associations or their MLSs may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.



## Dayna Wilson

Dayna Wilson Real Estate Team  
@ Keller Williams Realty

Work Phone: (925) 788-6582

Email: Dayna@Day-  
RealEstate.com

201 N. Civic Drive, Suite 130,  
Walnut Creek, CA 94596

http://Day-RealEstate.com  
01781285

# CONTRA COSTA COUNTY

Published: January 2023\*

Property Types: Single Family Home - All Properties - All Properties

Price Range: \$0 - No Limit

Bedrooms: 0 - No Limit

Half Baths: 0 - No Limit

SQFT Range: 0 - No Limit

Full Baths: 0 - No Limit

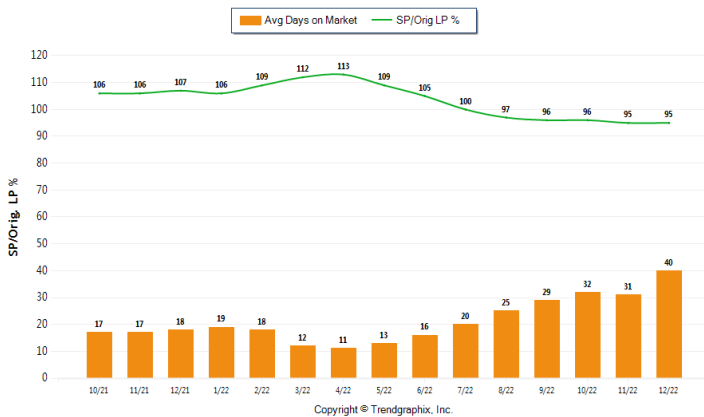
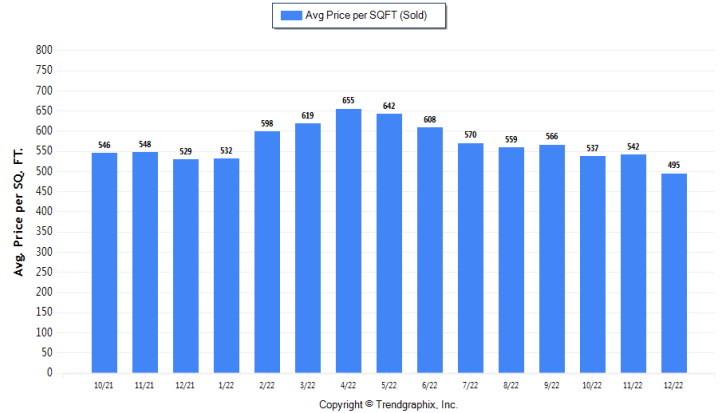
Year Built: 0 - No Limit



### The Average Sold Price per Square Footage was Depreciating\*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The December 2022 Average Sold Price per Square Footage of \$495 was down **8.7%** from \$542 last month and down **6.4%** from \$529 in December of last year.

\* Based on 6 month trend – Appreciating/Depreciating/Neutral



### The Days on Market Showed Upward Trend\*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for December 2022 was 40, up **29%** from 31 days last month and up **122.2%** from 18 days in December of last year.

### The Sold/Original List Price Ratio was Falling\*\*

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 95% was the same as last month and down from **11.2%** % in December of last year.

\* Based on 6 month trend – Upward/Downward/Neutral

\*\* Based on 6 month trend – Rising/Falling/Remains Steady

All reports are published January 2023, based on data available at the end of December 2022, except for the today's stats. All reports presented are based on data supplied by Contra Costa Association of Realtors and Bay East Association of Realtors and Metrolist or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for their accuracy. Data maintained by the Associations or their MLSs may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.



## Dayna Wilson

Dayna Wilson Real Estate Team  
 @ Keller Williams Realty  
 Work Phone: (925) 788-6582  
 Email: Dayna@Day-RealEstate.com  
 201 N. Civic Drive, Suite 130,  
 Walnut Creek, CA 94596  
 http://Day-RealEstate.com  
 01781285

# CONTRA COSTA COUNTY

Published: January 2023\*

Property Types: Single Family Home - All Properties - All Properties

Price Range: \$0 - No Limit

Bedrooms: 0 - No Limit

Half Baths: 0 - No Limit

SQFT Range: 0 - No Limit

Full Baths: 0 - No Limit

Year Built: 0 - No Limit



### The Average For Sale Price was Neutral\*

The Average For Sale Price in December was \$1,284,000, up **2.7%** from \$1,250,000 in December of 2021 and up **0.5%** from \$1,277,000 last month.

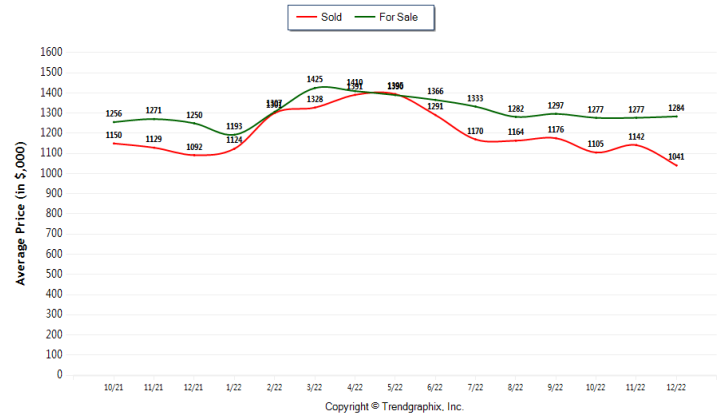
### The Average Sold Price was Depreciating\*

The Average Sold Price in December was \$1,041,000, down **4.7%** from \$1,092,000 in December of 2021 and down **8.8%** from \$1,142,000 last month.

### The Median Sold Price was Depreciating\*

The Median Sold Price in December was \$790,000, down **4.8%** from \$830,000 in December of 2021 and down **10%** from \$878,000 last month.

\* Based on 6 month trend – Appreciating/Depreciating/Neutral



### It was a Seller's Market\*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

\*Buyer's market: more than 6 months of inventory

Seller's market: less than 3 months of inventory

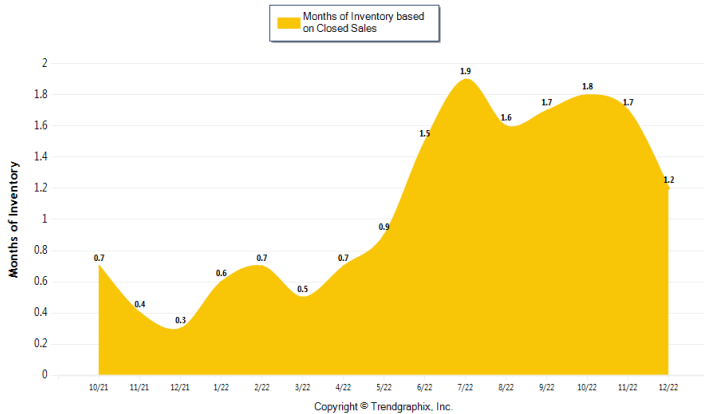
Neutral market: 3 – 6 months of inventory

### Months of Inventory based on Closed Sales

The December 2022 Months of Inventory based on Closed Sales of 1.2 was increased by **336%** compared to last year and down **29.5%** compared to last month. December 2022 was Seller's market.

### Months of Inventory based on Pended Sales

The December 2022 Months of Inventory based on Pended Sales of 1.8 was increased by **355.9%** compared to last year and the same compared to last month. December 2022 was Seller's market.





## Dayna Wilson

Dayna Wilson Real Estate Team  
@ Keller Williams Realty

Work Phone: (925) 788-6582

Email: Dayna@Day-  
RealEstate.com

201 N. Civic Drive, Suite 130,  
Walnut Creek, CA 94596

<http://Day-RealEstate.com>

01781285

# CONTRA COSTA COUNTY

Published: January 2023\*

Property Types: Single Family Home - All Properties - All Properties

Price Range: \$0 - No Limit

Bedrooms: 0 - No Limit

Half Baths: 0 - No Limit

SQFT Range: 0 - No Limit

Full Baths: 0 - No Limit

Year Built: 0 - No Limit



### It was a Seller's Market\*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

\*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

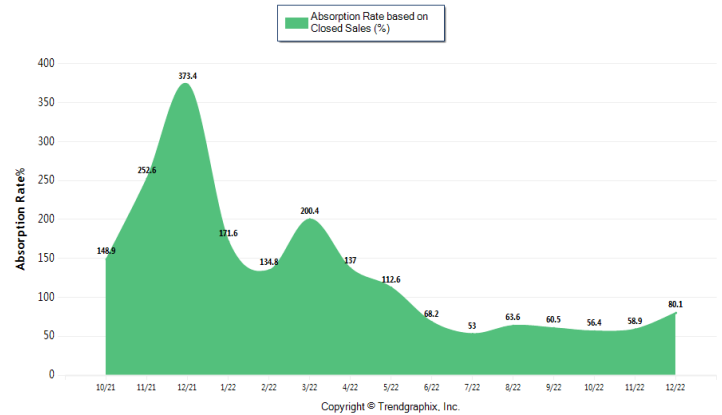
Neutral market: 16.67% - 33.33%

### Absorption Rate based on Closed Sales

The December 2022 Absorption Rate based on Closed Sales of 80.1 was decreased by **78.6%** compared to last year and up **36%** compared to last month.

### Absorption Rate based on Pended Sales

The December 2022 Absorption Rate based on Pended Sales of 57.1 was decreased by **77.5%** compared to last year and up **2.9%** compared to last month.



All reports are published January 2023, based on data available at the end of December 2022, except for the today's stats. All reports presented are based on data supplied by Contra Costa Association of Realtors and Bay East Association of Realtors and Metrolist or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for their accuracy. Data maintained by the Associations or their MLSs may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.