# East Bay Monthly Market Update
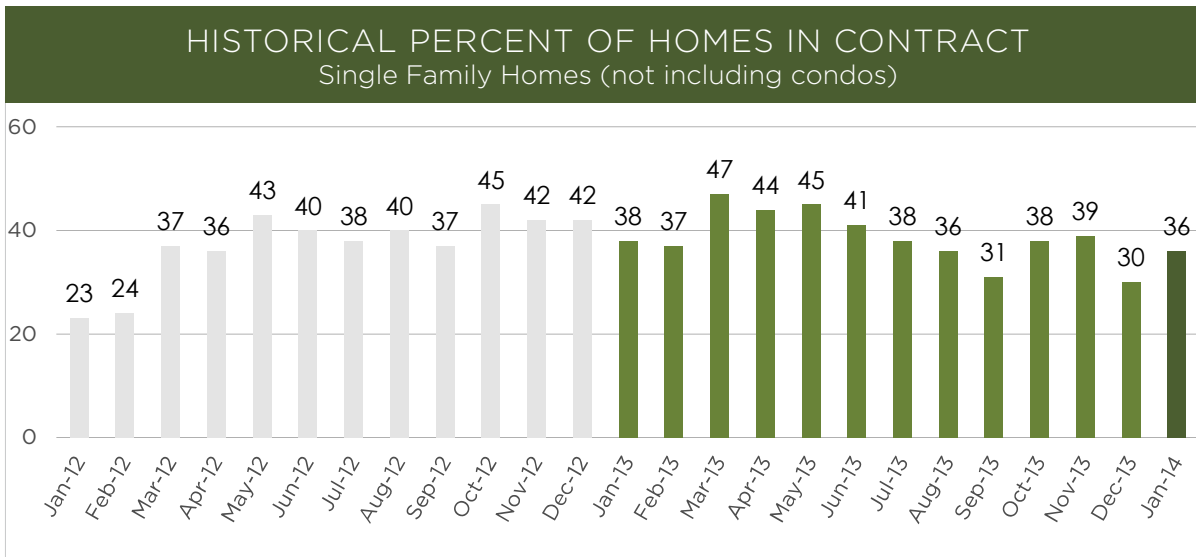## January 1 - 31, 2014

## EAST BAY AREAS
### Single Family Homes (not including condos)

| City | Total Active | Number In Contract | Percent In Contract* |
|---|---|---|---|
| Alameda | 42 | 19 | 45% |
| Albany | 9 | 1 | 11% |
| Berkeley | 65 | 28 | 43% |
| El Cerrito | 35 | 18 | 51% |
| Kensington | 7 | 3 | 43% |
| Oakland 94602 | 44 | 12 | 27% |
| Oakland 94609 | 25 | 4 | 16% |
| Oakland 94610 | 19 | 7 | 37% |
| Oakland 94611 | 56 | 20 | 36% |
| Oakland 94618 | 8 | 1 | 13% |
| Oakland 94619 | 49 | 17 | 35% |
| Oakland 94705 | 7 | 1 | 14% |
| Piedmont | 14 | 6 | 43% |
| Total | 380 | 137 | 36% |

## HOMES PRICED $500,000-$1,000,000 IN SELECT CITIES
### Single Family Homes (not including condos)

| City | Total Active | Number In Contract | Percent In Contract* |
|---|---|---|---|
| Alameda | 35 | 16 | 46% |
| Albany | 5 | 0 | 0% |
| Berkeley | 41 | 16 | 39% |
| El Cerrito | 21 | 10 | 48% |
| Kensington | 6 | 2 | 33% |
| Oakland 94602 | 24 | 7 | 29% |
| Oakland 94609 | 9 | 1 | 11% |
| Oakland 94610 | 14 | 6 | 43% |
| Oakland 94611 | 33 | 14 | 42% |
| Oakland 94618 | 7 | 1 | 14% |
| Oakland 94619 | 16 | 3 | 19% |
| Oakland 94705 | 2 | 1 | 50% |
| Piedmont | 3 | 2 | 67% |
| Total | 216 | 79 | 37% |

## HOMES PRICED OVER $1,000,000 IN SELECT CITIES
### Single Family Homes (not including condos)

| City | Total Active | Number In Contract | Percent In Contract* |
|---|---|---|---|
| Alameda | 4 | 1 | 25% |
| Albany | 1 | 0 | 0% |
| Berkeley | 16 | 7 | 44% |
| El Cerrito | 3 | 2 | 67% |
| Kensington | 1 | 1 | 100% |
| Oakland 94602 | 1 | 0 | 0% |
| Oakland 94609 | 0 | 0 | 0% |
| Oakland 94610 | 1 | 0 | 0% |
| Oakland 94611 | 15 | 2 | 13% |
| Oakland 94618 | 1 | 0 | 0% |
| Oakland 94619 | 1 | 0 | 0% |
| Oakland 94705 | 5 | 0 | 0% |
| Piedmont | 11 | 4 | 36% |
| Total | 60 | 17 | 28% |

## HISTORICAL PERCENT OF HOMES IN CONTRACT
### Single Family Homes (not including condos)



| Month | Percent |
|---|---|
| Jan-12 | 23 |
| Feb-12 | 24 |
| Mar-12 | 37 |
| Apr-12 | 36 |
| May-12 | 43 |
| Jun-12 | 40 |
| Jul-12 | 38 |
| Aug-12 | 40 |
| Sep-12 | 37 |
| Oct-12 | 45 |
| Nov-12 | 42 |
| Dec-12 | 42 |
| Jan-13 | 38 |
| Feb-13 | 37 |
| Mar-13 | 47 |
| Apr-13 | 44 |
| May-13 | 45 |
| Jun-13 | 41 |
| Jul-13 | 38 |
| Aug-13 | 36 |
| Sep-13 | 31 |
| Oct-13 | 38 |
| Nov-13 | 39 |
| Dec-13 | 30 |
| Jan-14 | 36 |

## MARKET UPDATE BY PRICE
### Single Family Homes (not including condos)

| Price | Total Active | Number In Contract | Percent In Contract* |
|---|---|---|---|
| $100,001-$500,000 | 105 | 42 | 40% |
| $500,001-$750,000 | 151 | 57 | 38% |
| $750,001-$1,000,000 | 65 | 22 | 34% |
| $1,000,001-$1,250,000 | 18 | 5 | 28% |
| $1,250,001-$1,500,000 | 18 | 5 | 28% |
| $1,500,001-$2,000,000 | 10 | 2 | 20% |
| $2,000,001-$3,000,000 | 9 | 3 | 33% |
| $3,000,001 and up | 4 | 1 | 25% |
| Total | 380 | 137 | 36% |

*Over 35% in contract is usually indicative of a sellers' market. Under 25% in contract is usually indicative of a buyer's market. 25%-35% in contract indicates a balanced market. Charts represent information gathered from MLS statistics at a specific point in time.