

# KENSINGTON

## CONTRA COSTA COUNTY

### MONTHLY AREA REPORT

DECEMBER 2018 | SINGLE FAMILY HOMES



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## SOLD AND NEW PROPERTIES (UNITS)

December 2018 | Single Family Homes [?](#)

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

## CONTRA COSTA COUNTY | KENSINGTON

### MEDIAN SALES PRICE AND NUMBER OF SALES

December 2018 | Single Family Homes [?](#)

### AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2018 | Single Family Homes [?](#)

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.

**Average Sales Price** | Average sales price for all properties sold.

**Average Days on Market** | Average days on market for all properties sold.

## CONTRA COSTA COUNTY | KENSINGTON

### SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2018 | Single Family Homes [?](#)

### AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2018 | Single Family Homes [?](#)

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

**Average Sales Price** | Average sales price for all properties sold.

**Properties for Sale** | Number of properties listed for sale at the end of month.

# CONTRA COSTA COUNTY | KENSINGTON

## PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2018 | Single Family Homes [?](#)

## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2018 | Single Family Homes [?](#)

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

# CONTRA COSTA COUNTY | KENSINGTON

## ABSORPTION RATE

December 2018 | Single Family Homes [?](#)

## MONTHS SUPPLY OF INVENTORY

December 2018 | Single Family Homes [?](#)

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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