

1st Quarter 2011 Report : Year to Year Results Flat Condo Market

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There were no discernible trends in the local condo market in the first quarter of the year.

Dollar volume was up a bit from the same quarter last year, but it was only a 3% increase so nothing significant there.

There were more sales in the quarter, 49 this year as opposed to 42 last year, but the median sales prices were down in six of the eight markets which accounts for the small increase in total dollar volume.

The brightest numbers relate to market times. Six of the nine markets surveyed enjoyed decreased days on the market.

The Market Barometer, which measures the percentage of active listings in escrow, continued to be strong at 30%. Still it was down in relation to April 1, 2010 when 49 listings were under contract as opposed to 37 this year. This probably means that the current second quarter will not match last year's.

In essence, the condo market is much better than it was in the depths of the slump, but seems to be coasting at present with no clear up or down trend.

The charts are based in whole or in part on data supplied by the Monterey County Association of Realtors' Multiple Listing Service (MLS). Neither the Association nor the MLS guarantees or is responsible for their accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

Please Call Us

We have lived on the Monterey Peninsula since 1978 and in the heart of Carmel since 1986. We know the market and have deep experience assisting both buyers and sellers.

We Help Buyers

Many of our buyers are from out of town and before they act they need to gain an understanding of our local market. If you are an out-of-town buyer, you are extremely dependent on your agent for guidance. We are skilled at assisting you up the learning curve so that you can make sound decisions. The way we prosper is by putting our buyers into good, solid situations.

We Help Sellers

We know the market and would be happy to evaluate the value of your house at no charge. We know how to help you get ready for market to get the best price for your property. Selling a property is a cooperative effort between the seller and his or her agent. We will guide you on the team approach to success.

Please [contact us via email](#), call us at 831-622-4642, or write us at PO Box 350, Carmel, CA 93921.

