



Brentwood Housing Statistics August 2009 Report

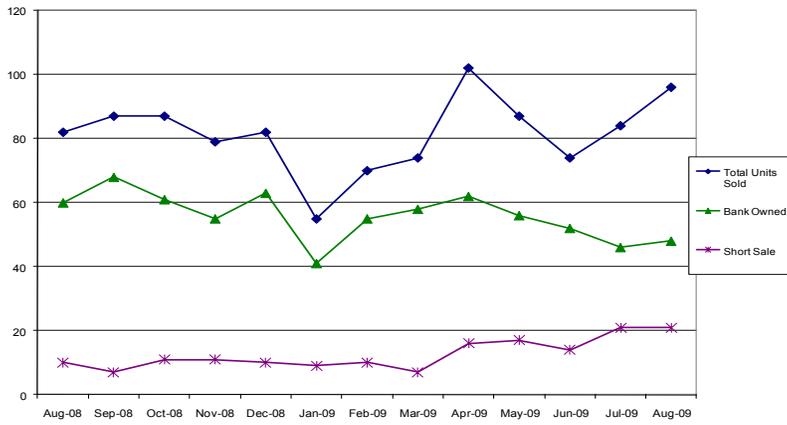
Summary:

The housing information contained in this report reflects information reported during the month of August 2009. There were approximately 180 homes on the MLS in August. This is the third consecutive month that has fewer than 200 homes on the active MLS. The total number of pending units is 380. Pending units can revert to active listing due to the current nature of the lending industry. Combining active units with pending units represents 560 units that are in the process of either changing titles, short-sale negotiations or foreclosures. Therefore, a certain amount of uncertainty exists for these 560 units.

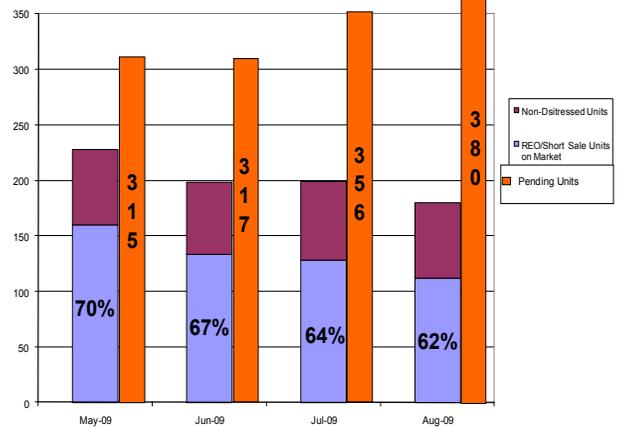
The sold units increased from 84 in July to 96 in August. This is the third consecutive month that units sold have increased. While the annual average continues to hover around 75 units sold per month, the average for the past six months is 86 units per month.

The median sold price dropped to \$275,000 from the July price of \$300,200. The average sold price also dropped slightly from \$306,620 to \$293,915. The median listing price increased from \$325,000 in July to \$329,450 in August. The average listing price increased from \$465,367 to \$484,171.

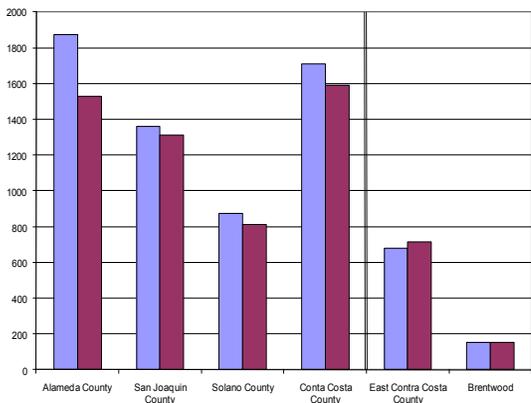
BRENTWOOD
Resale Units Sold by Type of Sale



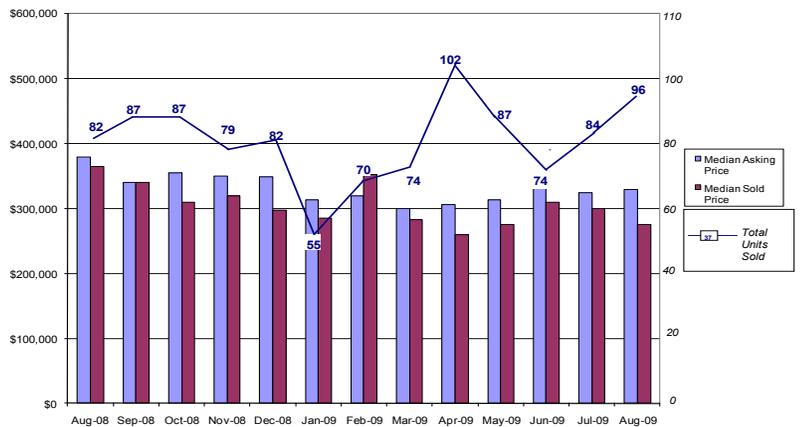
BRENTWOOD
Total Units on Market



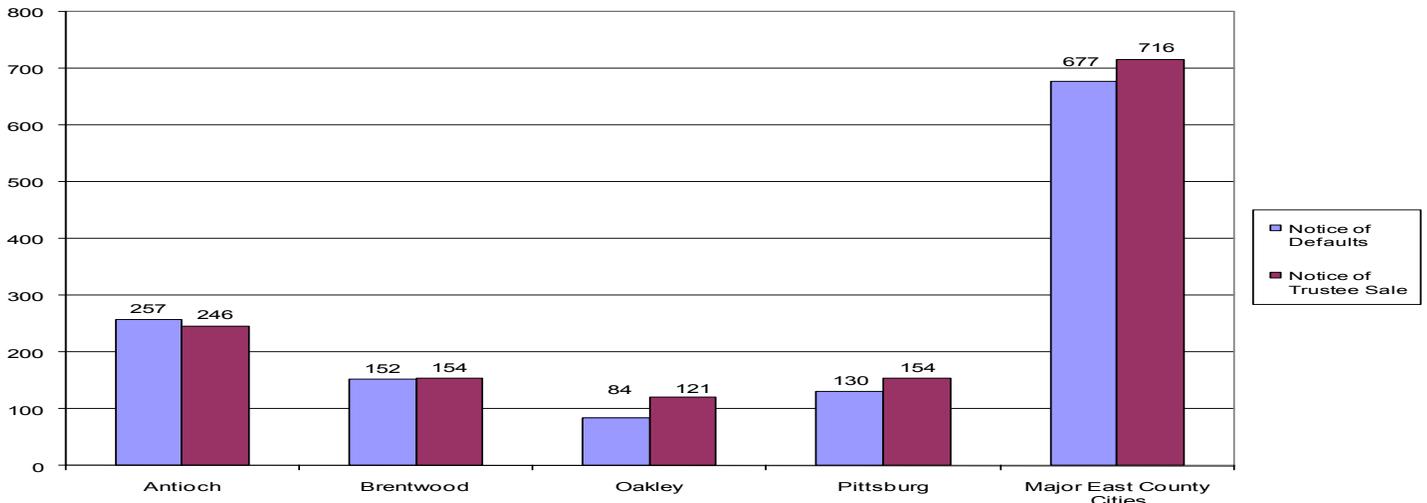
Notices by County
(August 2009)



BRENTWOOD
Median Asking vs. Median Sold



East County Distress Units
(Month of August - 2009)



Source: www.ForeclosureS.com. All reported data were for cases with a recorded/publication date, within the actual month of August. All data reported as of August 31, 2009.

Please see our definition section located on Page 2.

For questions regarding this publication, please contact Kwame Reed at (925) 516-5405.



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Definitions:

Notice of Default (NOD)

A publicly recorded notice that a property owner has missed scheduled loan payments for a loan secured by a property. Some states require lenders to record a notice of default to begin the foreclosure process

Notice of Trustee Sale (NOT)

A document announcing the public sale of a property to recover a debt owed by the owner of the property. The notice is mailed to parties affected by the sale of a property, advertised in local publications and recorded in public records. Among other information, it provides the date, time and location of the sale.

Real Estate Owned (REO)

This status indicates the property is now owned by the lender or bank as a result of an unsuccessful sale at a foreclosure auction.

Short Sales

A process in which the bank or mortgage lender agrees to discount a loan balance due to an economic hardship on the part of the mortgagor/homeowner. A short sale is typically executed to prevent a foreclosure.

Sold

BRENTWOOD	June-09	July-09	Aug-09
Total # of Properties Sold	74	84	96
# of Short Sales Sold	14	21	21
# of REO's Sold	52	46	48
% of Sold - Distressed	89%	80%	72%
Median Sold Price	310,000	300,200	275,000
Average Sold Price	312,070	306,620	293,915
ANTIOCH	June-09	July-09	Aug-09
Total # of Properties Sold	176	176	156
# of Short Sales Sold	20	34	21
# of REO's Sold	136	130	95
% of Sold - Distressed	89%	93%	74%
Median Sold Price	182,000	185,000	210,000
Average Sold Price	188,936	191,133	210,003
OAKLEY	June-09	July-09	Aug-09
Total # of Properties Sold	51	61	58
# of Short Sales Sold	4	10	8
# of REO's Sold	43	38	39
% of Sold - Distressed	92%	79%	81%
Median Sold Price	210,000	200,000	235,000
Average Sold Price	221,131	213,713	236,552
DISCOVERY BAY	June-09	July-09	Aug-09
Total # of Properties Sold	38	27	23
# of Short Sales Sold	6	7	7
# of REO's Sold	20	16	10
% of Sold - Distressed	68%	85%	74%
Median Sold Price	347,500	261,250	295,000
Average Sold Price	395,489	347,972	339,421

Listings

BRENTWOOD	June-09	July-09	Aug-09
# of Active Listings	198	199	180
# of Short Sales Listed	100	88	79
# of REO's Listed	33	40	33
% of Actives - Distressed	67%	64%	62%
Median Listing Price	337,500	325,000	329,450
Average Listing Price	450,346	465,367	484,171
ANTIOCH	June-09	July-09	Aug-09
# of Active Listings	244	258	228
# of Short Sales Listed	144	138	111
# of REO's Listed	62	75	70
% of Actives - Distressed	84%	93%	79%
Median Listing Price	209,900	190,000	185,000
Average Listing Price	224,856	207,059	203,057
OAKLEY	June-09	July-09	Aug-09
# of Active Listings	153	146	157
# of Short Sales Listed	71	60	60
# of REO's Listed	59	49	53
% of Actives - Distressed	85%	75%	72%
Median Asking Price	259,950	289,950	275,000
Average Asking Price	281,643	295,575	289,175
DISCOVERY BAY	June-09	July-09	Aug-09
# of Active Listings	74	64	66
# of Short Sales Listed	23	26	23
# of REO's Listed	15	9	9
% of Actives - Distressed	51%	55%	48%
Median Asking Price	474,475	472,450	436,950
Average Asking Price	584,259	611,090	584,413