



Brentwood Housing Statistics June 2009 Report

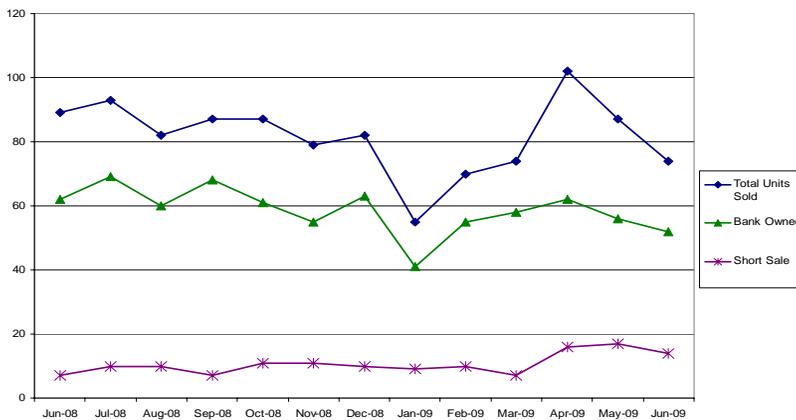
Summary:

The housing information contained in this report reflects information reported during the month of June 2009. There were approximately 198 homes on the MLS in June. This represents the lowest number of units on the market since we began monitoring in Fall 2007. In June 2008, 471 homes were on the market and since that time, a steady decrease has occurred over this period and is close to a drop of 58% of the units. The number of distressed sales now on the market is 130 or 67% of the total.

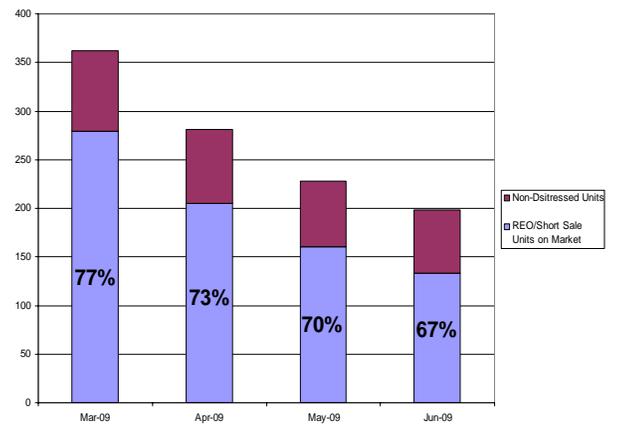
One number that has never been reported on previously is the number of for sale units pending. In January 2008, the number of pending sales was 68, January 2009, the number was 185. In June 2009, the number of pending sales climbed to 317. While this is promising from the standpoint of units moving from active listing to pending sale, the steady increase over this 18 month period has not reflected an increase or major spike to the increase of sold units. The total number of units sold during June was 74. The average of units sold per month between January 2008 and June 2009 was 74.2. The phenomenon of pending sales not shifting to sold status could be an indication of lengthened REO and short sale negotiations or evidence of extended lender deliberation.

The median sold price increased to \$310,000 from the May price of \$275,000. The average sold price remained roughly the same at \$312,070 from \$311,527 of the previous month. The median listing price increased from \$313,875 in May to \$337,500 in June. The average listing price also increased from \$436,840 to \$450,346. This is roughly 3% increase from the month May.

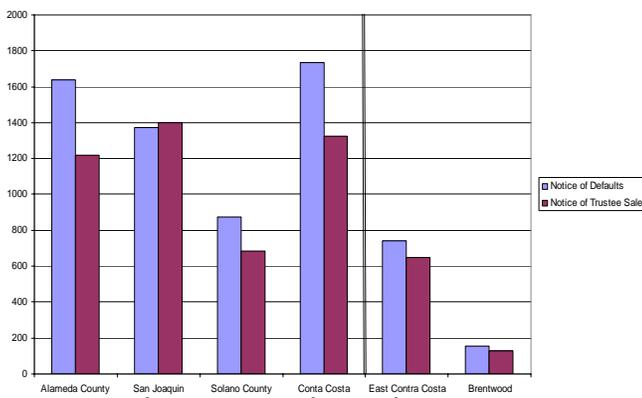
BRENTWOOD
Resale Units Sold by Type of Sale



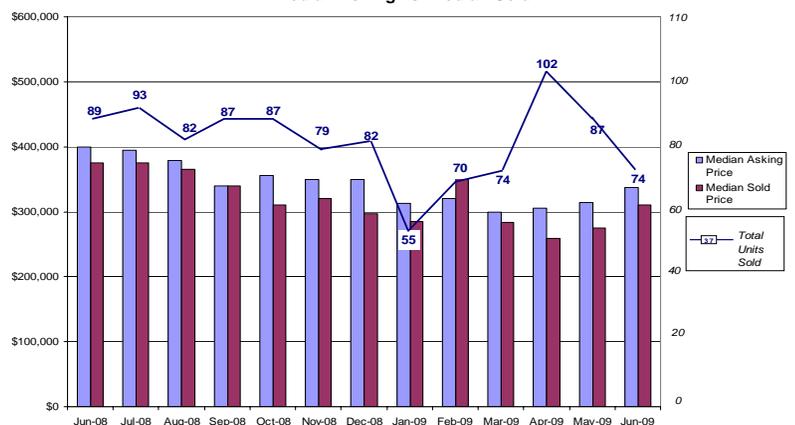
BRENTWOOD
Total Units on Market



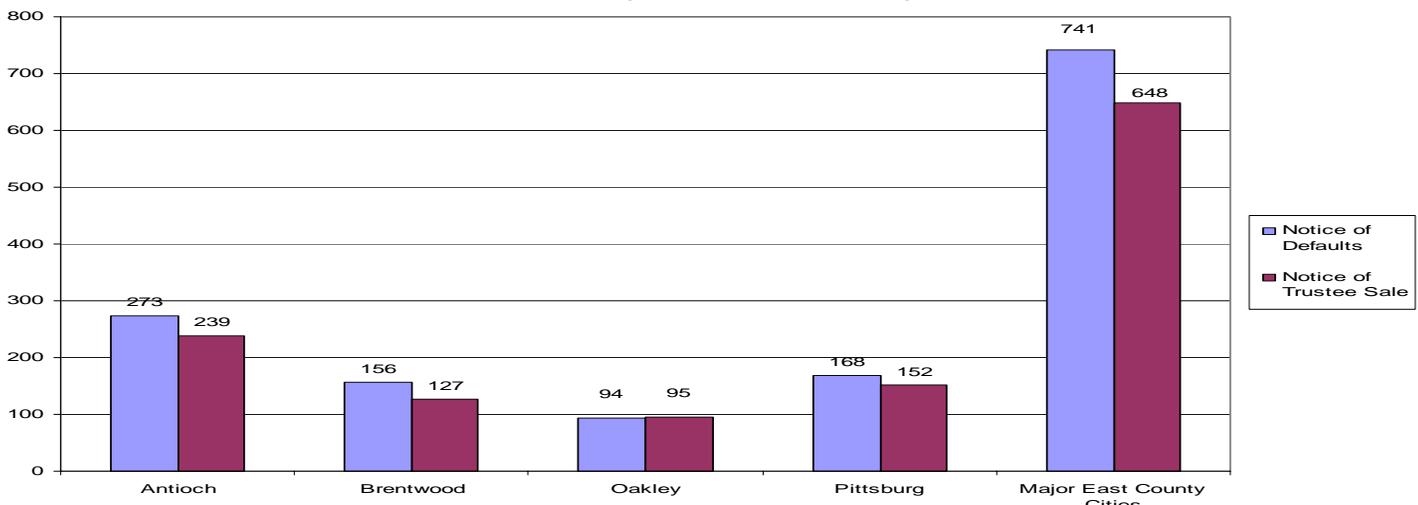
Notices by County
(June 2009)



BRENTWOOD
Median Asking vs. Median Sold



East County Distress Units
(Month of June - 2009)



Source: www.ForeclosureS.com. All reported data were for cases with a recorded/publication date, within the actual month of June. All data reported as of June 30, 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	April-09	May-09	June-09
Total # of Properties Sold	102	87	74
# of Short Sales Sold	16	17	14
# of REO's Sold	62	56	52
% of Sold - Distressed	76.47%	83.91%	89.19%
Median Sold Price	259,900	275,000	310,000
Average Sold Price	285,057	311,527	312,070
ANTIOCH	April-09	May-09	June-09
Total # of Properties Sold	206	150	176
# of Short Sales Sold	15	11	20
# of REO's Sold	177	121	136
% of Sold - Distressed	93.20%	88.00%	88.64%
Median Sold Price	167,250	178,000	182,000
Average Sold Price	183,208	184,509	188,936
OAKLEY	April-09	May-09	June-09
Total # of Properties Sold	55	59	51
# of Short Sales Sold	4	2	4
# of REO's Sold	47	54	43
% of Sold - Distressed	92.73%	94.92%	92.16%
Median Sold Price	195,000	175,000	210,000
Average Sold Price	210,997	200,344	221,131
DISCOVERY BAY	April-09	May-09	June-09
Total # of Properties Sold	25	20	38
# of Short Sales Sold	3	2	6
# of REO's Sold	21	15	20
% of Sold - Distressed	96.00%	85.00%	68.42%
Median Sold Price	290,000	298,000	347,500
Average Sold Price	321,596	366,239	395,489

Listings

BRENTWOOD	April-09	May-09	June-09
# of Active Listings	281	228	198
# of Short Sales Listed	135	115	100
# of REO's Listed	70	45	33
% of Actives - Distressed	72.95%	70.18%	67.17%
Median Listing Price	305,900	313,875	337,500
Average Listing Price	415,473	436,840	450,346
ANTIOCH	April-09	May-09	June-09
# of Active Listings	493	333	244
# of Short Sales Listed	277	213	144
# of REO's Listed	183	92	62
% of Actives - Distressed	93.31%	91.59%	84.43%
Median Listing Price	194,900	205,000	209,900
Average Listing Price	206,262	214,891	224,856
OAKLEY	April-09	May-09	June-09
# of Active Listings	203	170	153
# of Short Sales Listed	92	73	71
# of REO's Listed	79	71	59
% of Actives - Distressed	84.24%	84.71%	84.97%
Median Asking Price	249,950	249,900	259,950
Average Asking Price	276,919	276,186	281,643
DISCOVERY BAY	April-09	May-09	June-09
# of Active Listings	114	96	74
# of Short Sales Listed	45	38	23
# of REO's Listed	28	21	15
% of Actives - Distressed	64.04%	61.46%	51.35%
Median Asking Price	357,900	355,900	474,475
Average Asking Price	536,240	552,806	584,259