



## Brentwood Housing Statistics February 2010 Report

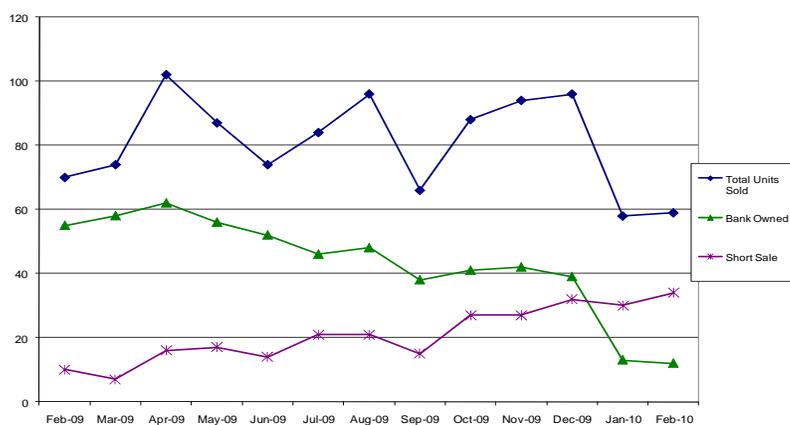
### Summary:

The housing data contained in this report reflects information reported for the month of February 2010. The total number of active listings on the MLS was 171. There were 326 units pending. The median listing price for February was \$335,000 and the average listing price was 456,406.

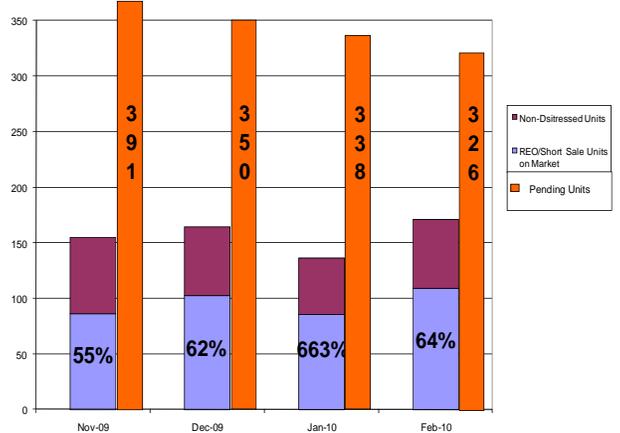
The significant drop in total units sold between December and January continues into February. The total units sold in February was 59. The median sold price in February was \$270,000 and the average sold price was \$284,587.

Possible reasons for the decline in the number of units sold are varied, from increasing unemployment rates in California to the ending of the homebuyer tax credit program to ongoing problems with consumer spending. An over abundant inventory of resale homes could continue to exert downward pressure on housing prices.

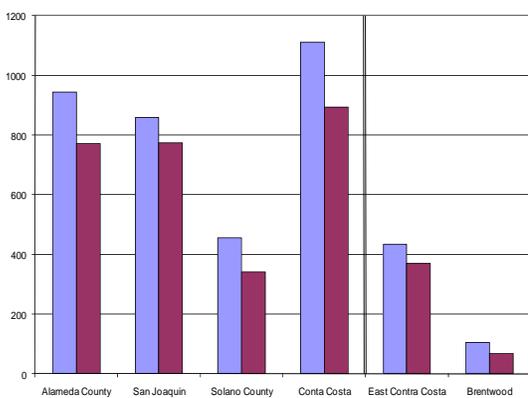
**BRENTWOOD**  
Resale Units Sold by Type of Sale



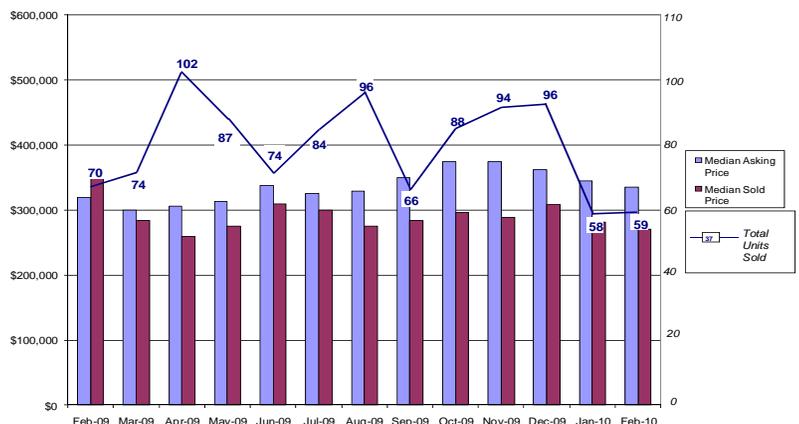
**BRENTWOOD**  
Total Units on Market



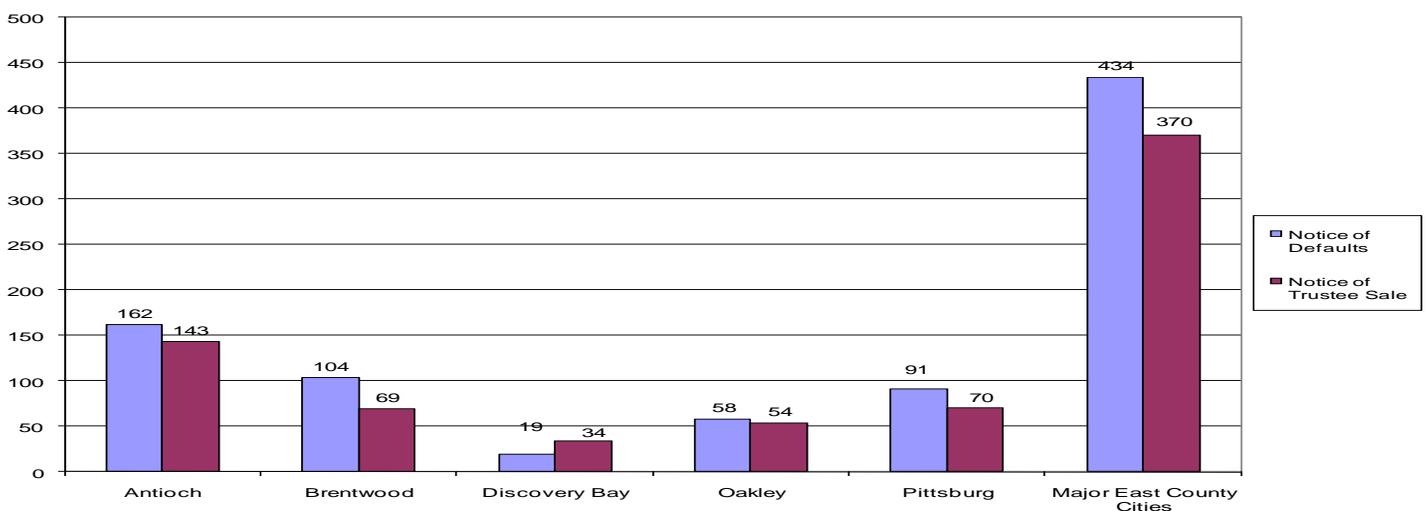
**Notices by County**  
(February 2010)



**BRENTWOOD**  
Median Asking vs. Median Sold



**East County Distress Units**  
(Month of February - 2010)



*Source: www.dataquick.com. All reported data were for cases with a recorded/publication date, within the actual month of February.*

**All data reported as of February 26, 2010.**

*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

<b>BRENTWOOD</b>	Dec-09	Jan-10	Feb-10
Total # of Properties Sold	96	58	59
# of Short Sales Sold	39	13	12
# of REO's Sold	32	30	34
% of Sold - Distressed	74%	74%	78%
Median Sold Price	308,000	282,000	270,000
Average Sold Price	320,259	300,319	284,587
<b>ANTIOCH</b>	Dec-09	Jan-10	Feb-10
Total # of Properties Sold	108	98	83
# of Short Sales Sold	27	23	18
# of REO's Sold	52	57	51
% of Sold - Distressed	73%	82%	83%
Median Sold Price	220,000	210,000	210,000
Average Sold Price	219,750	205,546	216,876
<b>OAKLEY</b>	Dec-09	Jan-10	Feb-10
Total # of Properties Sold	38	33	33
# of Short Sales Sold	8	9	7
# of REO's Sold	20	20	22
% of Sold - Distressed	74%	88%	88%
Median Sold Price	221,000	175,000	220,000
Average Sold Price	222,497	196,331	241,360
<b>DISCOVERY BAY</b>	Dec-09	Jan-10	Feb-10
Total # of Properties Sold	25	17	26
# of Short Sales Sold	3	3	10
# of REO's Sold	9	5	6
% of Sold - Distressed	48%	47%	52%
Median Sold Price	308,000	295,000	335,000
Average Sold Price	440,306	310,485	385,053

### Listings

<b>BRENTWOOD</b>	Nov-09	Dec-09	Feb-10
# of Active Listings	155	164	171
# of Short Sales Listed	56	60	80
# of REO's Listed	30	42	29
% of Actives - Distressed	55%	62%	64%
Median Listing Price	375,000	362,450	335,000
Average Listing Price	541,202	516,570	456,406
<b>ANTIOCH</b>	Nov-09	Dec-09	Feb-10
# of Active Listings	207	188	234
# of Short Sales Listed	98	86	100
# of REO's Listed	64	56	72
% of Actives - Distressed	78%	76%	74%
Median Listing Price	210,381	199,950	207,450
Average Listing Price	199,000	215,717	209,014
<b>OAKLEY</b>	Nov-09	Dec-09	Feb-10
# of Active Listings	107	126	141
# of Short Sales Listed	33	40	52
# of REO's Listed	31	32	34
% of Actives - Distressed	60%	57%	61%
Median Asking Price	285,000	274,950	265,000
Average Asking Price	302,482	294,307	287,077
<b>DISCOVERY BAY</b>	Nov-09	Dec-09	Feb-10
# of Active Listings	75	66	70
# of Short Sales Listed	32	17	28
# of REO's Listed	9	15	15
% of Actives - Distressed	55%	48%	61%
Median Asking Price	329,000	359,000	349,950
Average Asking Price	490,090	506,327	447,458