



## Brentwood Housing Statistics January 2010 Report

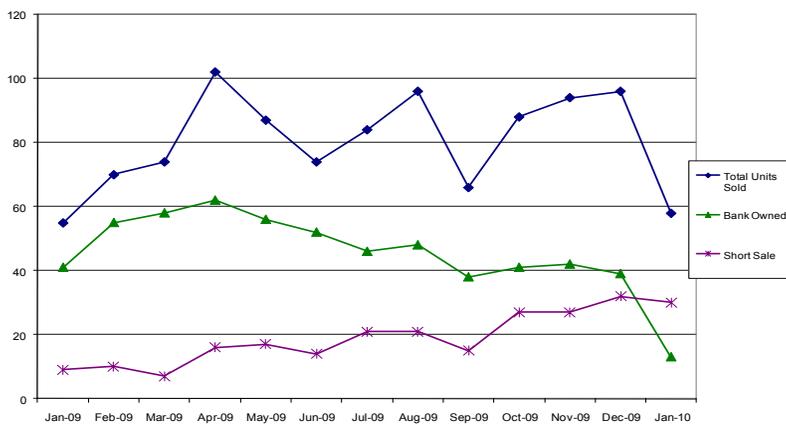
### Summary:

The housing data contained in this report reflects information reported for the month of January 2010. The total number of active listings on the MLS was 136. This is the lowest it has been since we began tracking the data. The median listing price for January was \$345,000 and the median sold price was \$282,000. There was a significant drop in the total units sold during the month, from 96 in December to 58 in January.

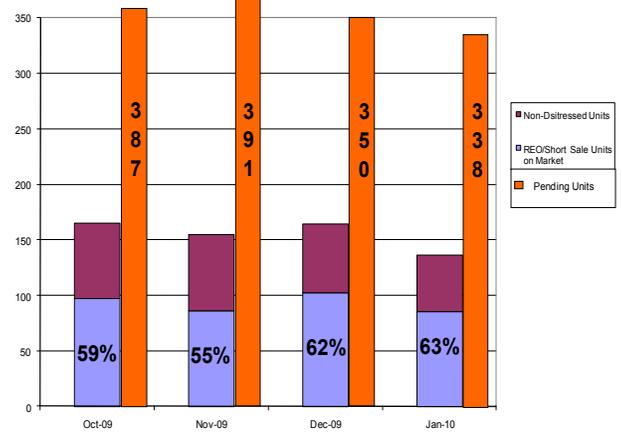
December's Summary mentioned some speculations regarding a *shadow inventory*. On January 26, 2010, an article on the Real Estate Pro Articles website, *Las Vegas Foreclosures to Rise with BoFA Bank-Owned Homes*, by John Cutts, references an interview with Bank Of America's portfolio manager, John Ciresi. Due to the number of bank-owned homes, the bank will release 500 of its foreclosed homes every month (in Nevada only). "The properties make up part of the so-called shadow inventory held by banks while they negotiate short sales or loan modifications". According to the portfolio manager, Bank of America receives approximately 40,000 new short sale offers each month.

While the article focused on the State of Nevada, we can assume a release of shadow inventory will also occur in California in the near future. The planned release of shadow inventory units will increase the supply and keep housing values on the decline.

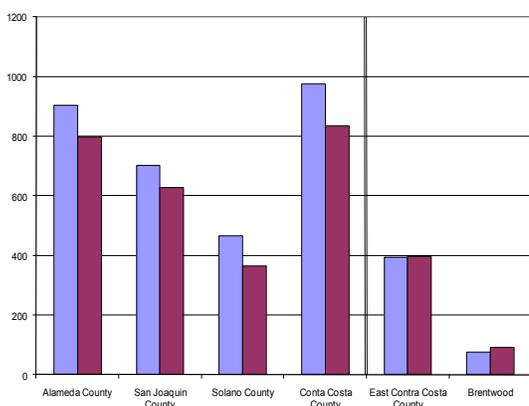
**BRENTWOOD**  
Resale Units Sold by Type of Sale



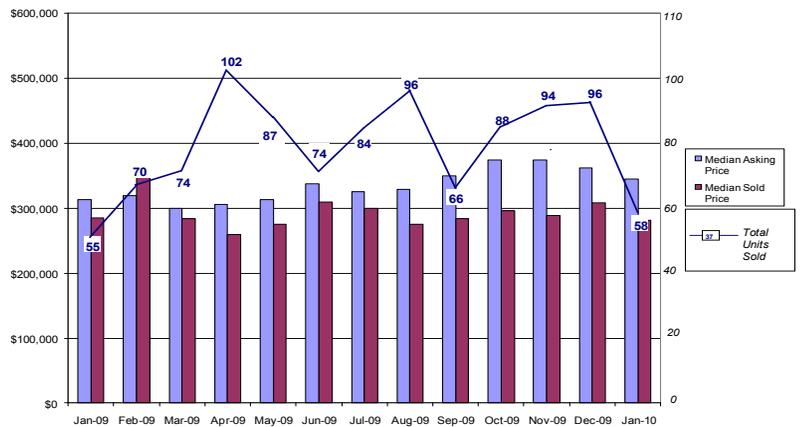
**BRENTWOOD**  
Total Units on Market



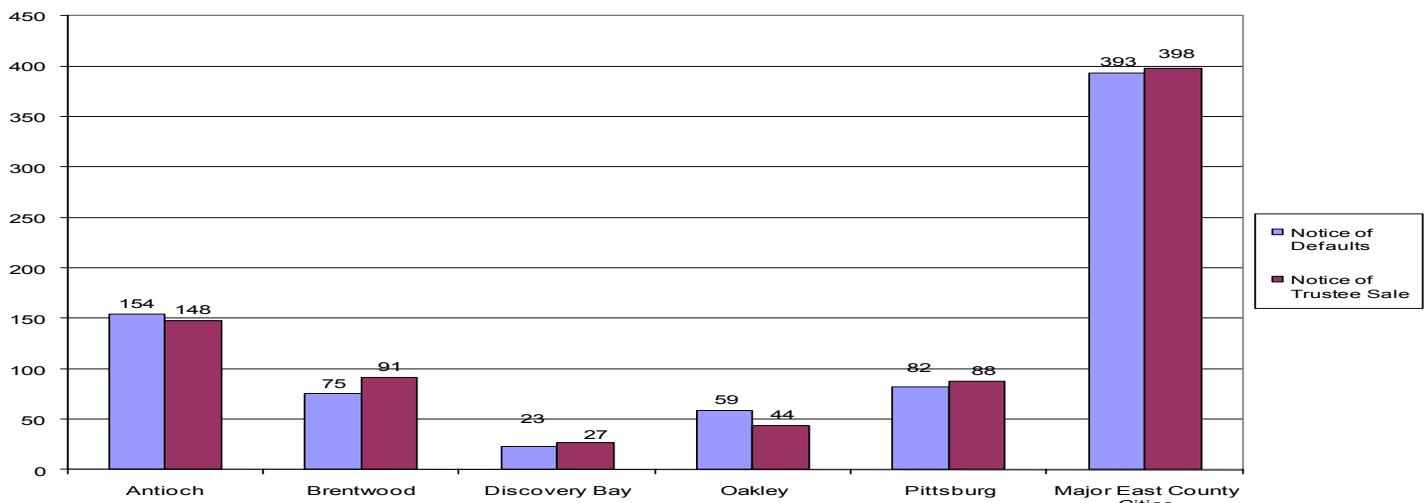
**Notices by County**  
(January 2010)



**BRENTWOOD**  
Median Asking vs. Median Sold



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



Source: [www.dataquick.com](http://www.dataquick.com). All reported data were for cases with a recorded/publication date, within the actual month of January. All data reported as of January 31, 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>	Nov-09	Dec-09	Jan-10
Total # of Properties Sold	94	96	58
# of Short Sales Sold	27	39	13
# of REO's Sold	42	32	30
% of Sold - Distressed	73%	74%	74%
Median Sold Price	288,500	308,000	282,000
Average Sold Price	305,404	320,259	300,319
<b>ANTIOCH</b>	Nov-09	Dec-09	Jan-10
Total # of Properties Sold	114	108	98
# of Short Sales Sold	24	27	23
# of REO's Sold	60	52	57
% of Sold - Distressed	74%	73%	82%
Median Sold Price	190,000	220,000	210,000
Average Sold Price	196,227	219,750	205,546
<b>OAKLEY</b>	Nov-09	Dec-09	Jan-10
Total # of Properties Sold	45	38	33
# of Short Sales Sold	13	8	9
# of REO's Sold	24	20	20
% of Sold - Distressed	82%	74%	88%
Median Sold Price	220,000	221,000	175,000
Average Sold Price	231,055	222,497	196,331
<b>DISCOVERY BAY</b>	Nov-09	Dec-09	Jan-10
Total # of Properties Sold	20	25	17
# of Short Sales Sold	3	3	3
# of REO's Sold	7	9	5
% of Sold - Distressed	50%	48%	47%
Median Sold Price	374,750	308,000	295,000
Average Sold Price	507,895	440,306	310,485

### Listings

<b>BRENTWOOD</b>	Nov-09	Dec-09	Jan-10
# of Active Listings	155	164	136
# of Short Sales Listed	56	60	57
# of REO's Listed	30	42	28
% of Actives - Distressed	55%	62%	63%
Median Listing Price	375,000	362,450	345,000
Average Listing Price	541,202	516,570	497,717
<b>ANTIOCH</b>	Nov-09	Dec-09	Jan-10
# of Active Listings	207	188	194
# of Short Sales Listed	98	86	87
# of REO's Listed	64	56	68
% of Actives - Distressed	78%	76%	79%
Median Listing Price	210,381	199,950	199,946
Average Listing Price	199,000	215,717	203,199
<b>OAKLEY</b>	Nov-09	Dec-09	Jan-10
# of Active Listings	107	126	114
# of Short Sales Listed	33	40	34
# of REO's Listed	31	32	35
% of Actives - Distressed	60%	57%	61%
Median Asking Price	285,000	274,950	264,950
Average Asking Price	302,482	294,307	287,705
<b>DISCOVERY BAY</b>	Nov-09	Dec-09	Jan-10
# of Active Listings	75	66	62
# of Short Sales Listed	32	17	19
# of REO's Listed	9	15	18
% of Actives - Distressed	55%	48%	60%
Median Asking Price	329,000	359,000	329,500
Average Asking Price	490,090	506,327	424,228