



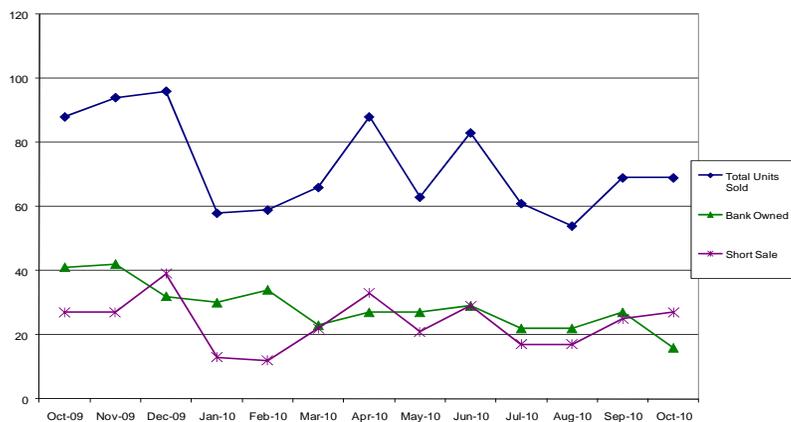
## Brentwood Housing Statistics October 2010 Report

### Summary:

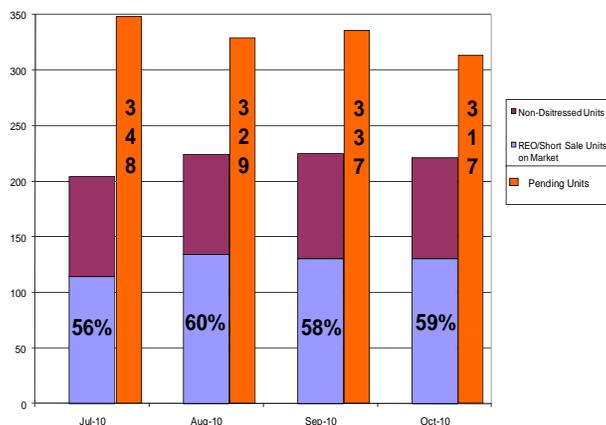
The housing data contained in this report reflects information reported for the month of October 2010. The total number of active listings on the MLS showed a slight decrease from 225 to 221 units. There were 317 units pending. The median listing and average listing prices for October were \$339,900 and \$444,779 respectively.

The total units sold in October remained at 69. Distressed units remain the largest portion of total units sold at 62% or 53 of the 69 units. The median sold price in October was \$296,000 and the average sold price was \$307,007.

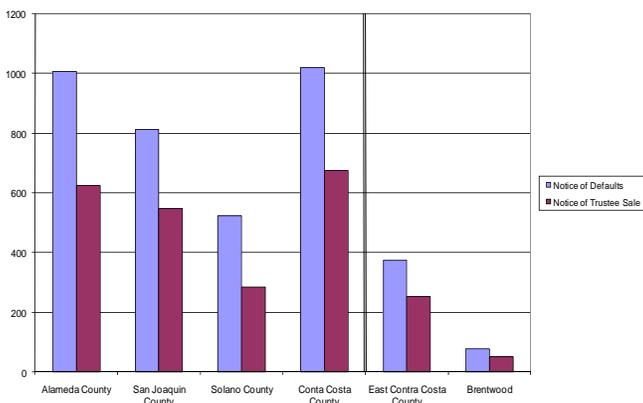
**BRENTWOOD  
Resale Units Sold by Type of Sale**



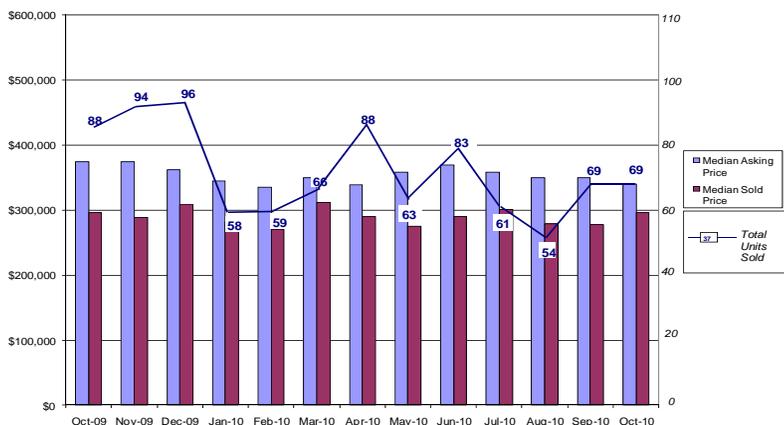
**BRENTWOOD  
Total Units on Market**



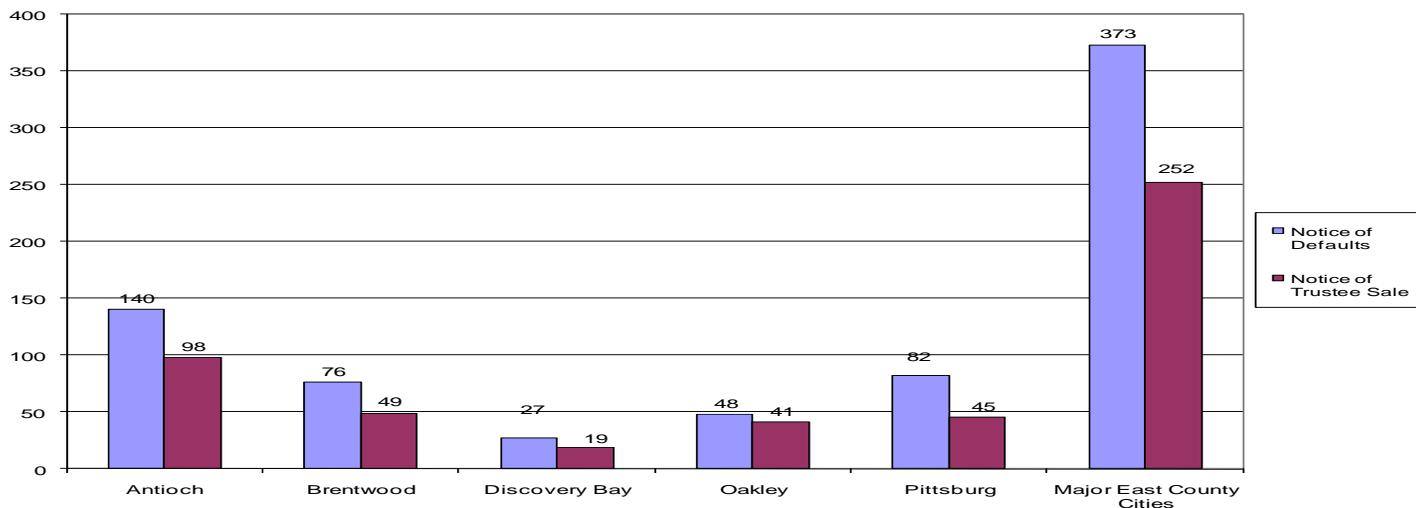
**Notices by County  
(Month of October 2010)**



**BRENTWOOD  
Median Asking vs. Median Sold**



**East County Distress Units  
(Month of October- 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 October. All data reported as of October 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>	Aug-10	Sept-10	Oct-10
Total # of Properties Sold	54	69	69
# of Short Sales Sold	17	25	16
# of REO's Sold	22	27	27
% of Sold - Distressed	72%	75%	62%
Median Sold Price	279,500	278,000	296,000
Average Sold Price	291,357	296,021	307,007
<b>ANTIOCH</b>	Aug-10	Sept-10	Oct-10
Total # of Properties Sold	118	93	106
# of Short Sales Sold	38	22	24
# of REO's Sold	39	43	53
% of Sold - Distressed	65%	70%	73%
Median Sold Price	189,000	205,000	195,000
Average Sold Price	193,355	202,999	200,658
<b>OAKLEY</b>	Aug-10	Sept-10	Oct-10
Total # of Properties Sold	54	51	45
# of Short Sales Sold	20	14	10
# of REO's Sold	22	24	24
% of Sold - Distressed	78%	75%	75%
Median Sold Price	195,250	225,000	185,000
Average Sold Price	214,608	236,563	215,346
<b>DISCOVERY BAY</b>	Aug-10	Sept-10	Oct-10
Total # of Properties Sold	23	21	21
# of Short Sales Sold	8	3	8
# of REO's Sold	8	9	8
% of Sold - Distressed	70%	57%	76%
Median Sold Price	300,000	312,000	310,000
Average Sold Price	304,256	333,658	343,138

### Listings

<b>BRENTWOOD</b>	Aug-10	Sept-10	Oct-10
# of Active Listings	224	225	221
# of Short Sales Listed	84	90	88
# of REO's Listed	50	40	42
% of Actives - Distressed	60%	58%	59%
Median Listing Price	349,900	349,900	339,900
Average Listing Price	460,194	452,201	444,779
<b>ANTIOCH</b>	Aug-10	Sept-10	Oct-10
# of Active Listings	363	387	434
# of Short Sales Listed	160	162	192
# of REO's Listed	104	126	138
% of Actives - Distressed	73%	74%	76%
Median Listing Price	205,000	200,000	199,000
Average Listing Price	205,606	204,813	200,660
<b>OAKLEY</b>	Aug-10	Sept-10	Oct-10
# of Active Listings	161	152	138
# of Short Sales Listed	58	51	58
# of REO's Listed	46	39	34
% of Actives - Distressed	65%	59%	67%
Median Asking Price	245,000	247,000	236,500
Average Asking Price	267,324	268,698	258,465
<b>DISCOVERY BAY</b>	Aug-10	Sept-10	Oct-10
# of Active Listings	92	100	87
# of Short Sales Listed	27	36	35
# of REO's Listed	15	18	13
% of Actives - Distressed	46%	54%	55%
Median Asking Price	399,999	339,450	349,000
Average Asking Price	533,220	489,085	502,201