



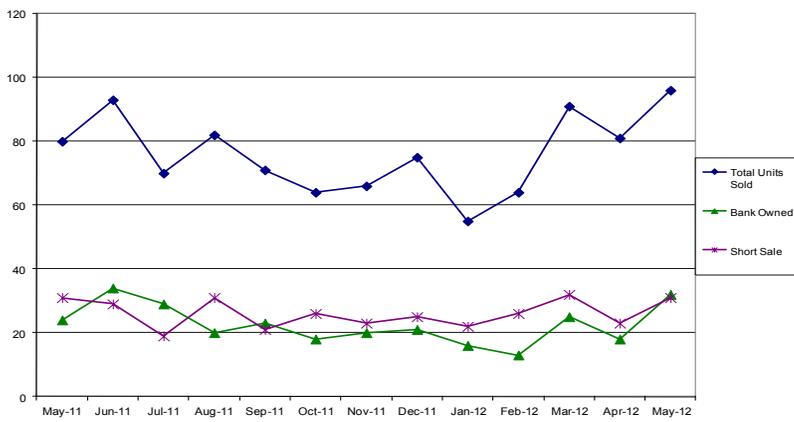
## Brentwood Housing Statistics May 2012 Report

### Summary:

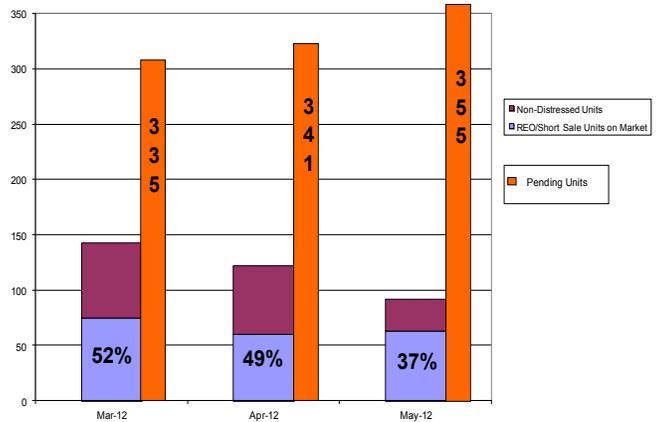
The housing data contained in this report reflects information reported for the month of May 2012. The number of active units on the MLS for May 2012 was 92. Pending units for May 2011 through May 2012 ranged between 331 and 355. The total units sold during May 2011 through May 2012 was 988; a total of 96 sold for the month of May 2012. Compared to the total units sold in May 2011, 2012 saw an increase of units sold; homes sales are at their highest during the past 12 months. May 2011 through 2012 has shown no significant change in home values. Distressed home sales for May 2012 were 66% of the total homes sold.

The average sold price for May 2012 was \$304,584. The median asking price for May 2012 was \$389,950, and the median sold price was \$299,950. In May 2011, the median sold price was \$306,057, in 2010 it was \$275,500 and in 2009 it was \$275,500.

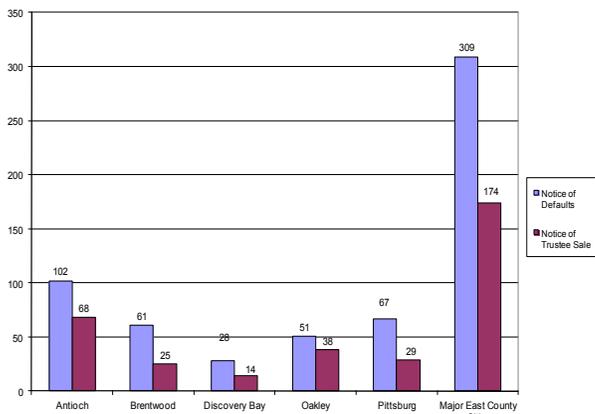
**BRENTWOOD**  
Resale Units Sold by Type of Sale



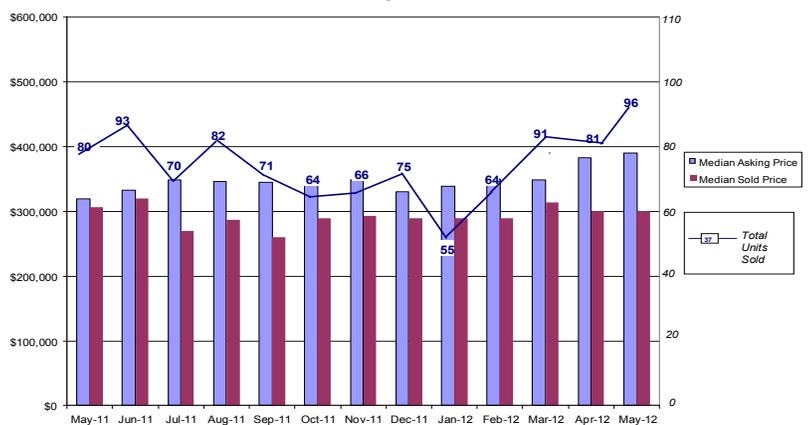
**BRENTWOOD**  
Total Units on Market



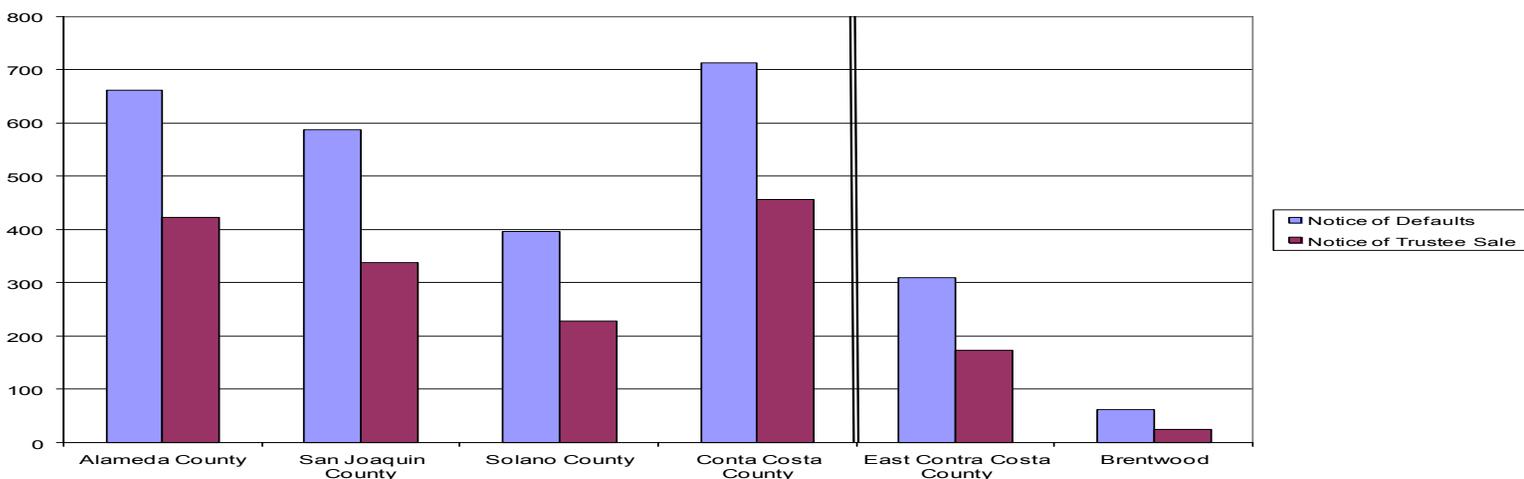
**East County Distress Units**  
(May 2012)



**BRENTWOOD**  
Median Asking vs. Median Sold



**Notices by County**  
(May 2012)



Source: [www.foreclosurerader.com](http://www.foreclosurerader.com). All reported data were for cases with a recorded/publication date, within the actual month of May. All data reported as of June 2012.

Please see our definition section located on Page 2.

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



## Brentwood Housing Statistics May 2012 Report

### **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>	Mar-12	Apr-12	May-12
Total # of Properties Sold	91	81	96
# of Short Sales Sold	32	23	31
# of REO's Sold	25	18	32
% of Sold - Distressed	63%	51%	66%
Median Sold Price	313,625	300,000	299,950
Average Sold Price	318,275	314,860	304,584
<b>ANTIOCH</b>	Mar-12	Apr-12	May-12
Total # of Properties Sold	117	112	125
# of Short Sales Sold	37	38	43
# of REO's Sold	48	38	43
% of Sold - Distressed	73%	68%	69%
Median Sold Price	190,000	197,500	181,000
Average Sold Price	185,546	192,436	180,559
<b>OAKLEY</b>	Mar-12	Apr-12	May-12
Total # of Properties Sold	48	33	40
# of Short Sales Sold	10	11	9
# of REO's Sold	22	12	13
% of Sold - Distressed	67%	70%	55%
Median Sold Price	211,500	210,000	220,000
Average Sold Price	215,821	230,078	229,694
<b>DISCOVERY BAY</b>	Mar-12	Apr-12	May-12
Total # of Properties Sold	17	30	27
# of Short Sales Sold	6	11	10
# of REO's Sold	5	7	5
% of Sold - Distressed	65%	60%	56%
Median Sold Price	302,000	277,750	368,000
Average Sold Price	356,773	344,040	408,842

### **Listings**

<b>BRENTWOOD</b>	Mar-12	Apr-12	May-12
# of Active Listings	143	122	92
# of Short Sales Listed	48	35	15
# of REO's Listed	27	25	19
% of Actives - Distressed	52%	49%	37%
Median Listing Price	349,000	382,983	389,950
Average Listing Price	419,271	460,980	530,598
<b>ANTIOCH</b>	Mar-12	Apr-12	May-12
# of Active Listings	165	119	118
# of Short Sales Listed	61	38	30
# of REO's Listed	49	39	35
% of Actives - Distressed	67%	65%	55%
Median Listing Price	199,000	191,000	230,400
Average Listing Price	210,434	208,381	228,964
<b>OAKLEY</b>	Mar-12	Apr-12	May-12
# of Active Listings	76	62	51
# of Short Sales Listed	26	20	23
# of REO's Listed	16	11	8
% of Actives - Distressed	55%	50%	61%
Median Asking Price	264,750	280,925	250,000
Average Asking Price	252,370	289,302	265,613
<b>DISCOVERY BAY</b>	Mar-12	Apr-12	May-12
# of Active Listings	57	55	55
# of Short Sales Listed	14	12	11
# of REO's Listed	8	5	9
% of Actives - Distressed	39%	31%	36%
Median Asking Price	399,500	499,000	520,000
Average Asking Price	595,414	622,958	631,828