



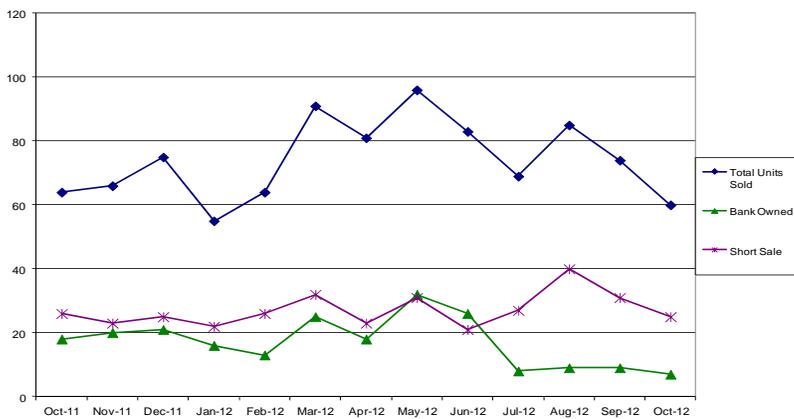
## Brentwood Housing Statistics October 2012 Report

### Summary:

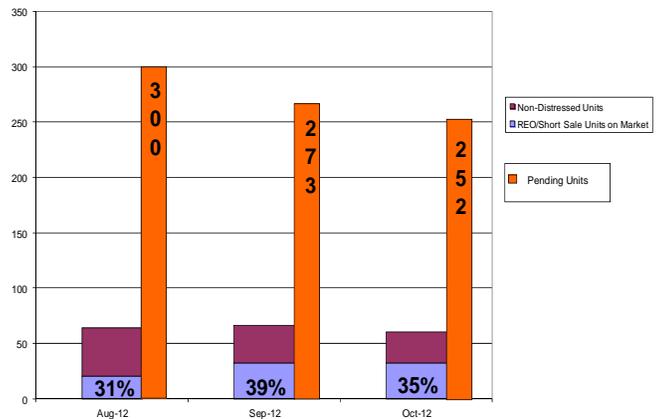
The housing data contained in this report reflects information reported for the month of October 2012. The number of active units on the MLS for October 2012 was 80; this is the sixth consecutive month that has had less than 100 active units. Pending units for October 2011 through October 2012 ranged between 329 and 252. The total units sold during October 2011 through October 2012 was 963; a total of 60 sold for the month of October 2012. Compared to the total units sold in October 2011, 2012 had a decrease of units sold. October 2011 through 2012 has shown a slight change in home values. The shortage of active listings may be causing the slight increase in home values. Distressed home sales for October 2012 were 53% of the total homes sold.

The average sold price for October 2012 was \$335,718. The median asking price for October 2012 was \$398,450, and the median sold price was \$330,000. In October 2011, the median sold price was \$290,000, in 2010 it was \$185,000 and in 2009 it was \$239,500.

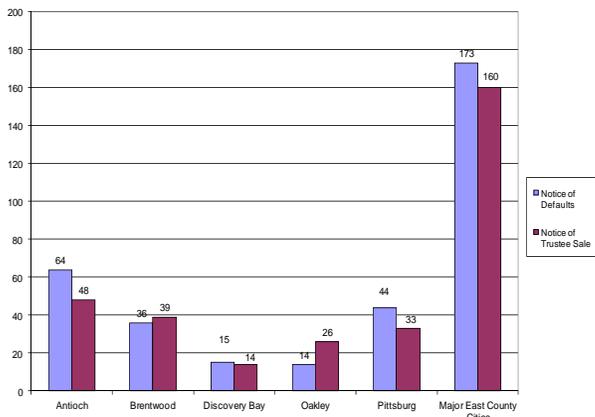
**BRENTWOOD**  
Resale Units Sold by Type of Sale



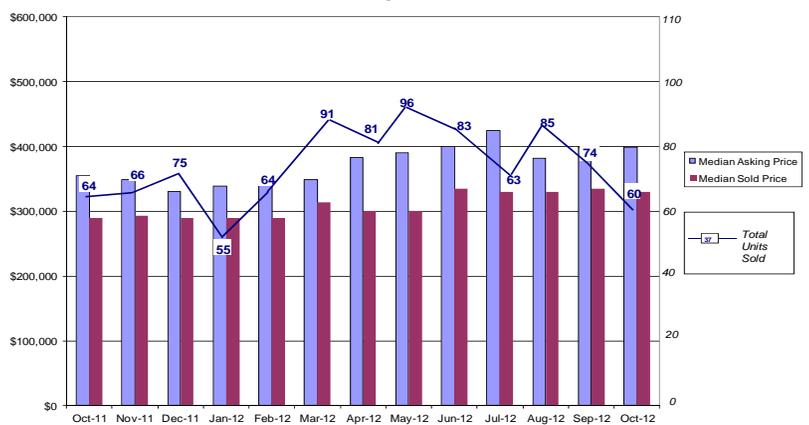
**BRENTWOOD**  
Total Units on Market



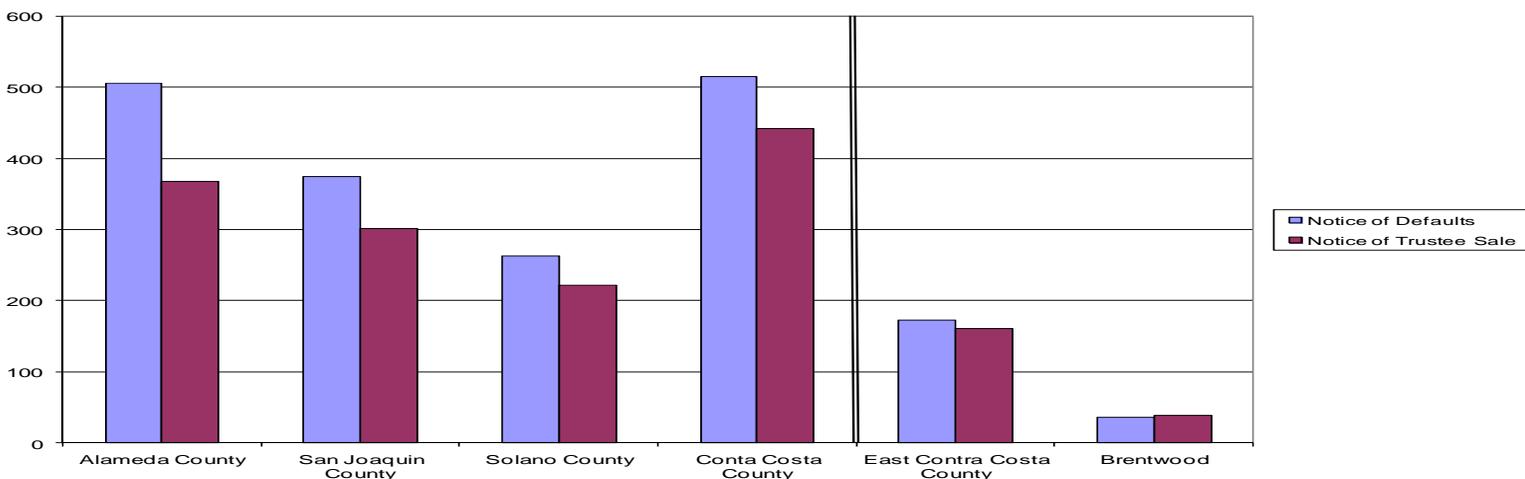
**East County Distress Units**  
October 2012



**BRENTWOOD**  
Median Asking vs. Median Sold



**Notices by County**  
October 2012



Source: [www.foreclosurereader.com](http://www.foreclosurereader.com). All reported data were for cases with a recorded/publication date, within the actual month of October. All data reported as of November 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 October 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>	Aug-12	Sep-12	Oct-12
Total # of Properties Sold	85	74	60
# of Short Sales Sold	40	31	25
# of REO's Sold	9	9	7
% of Sold - Distressed	58%	54%	53%
Median Sold Price	330,000	335,000	330,000
Average Sold Price	344,924	340,176	335,718
<b>ANTIOCH</b>	Aug-12	Sep-12	Oct-12
Total # of Properties Sold	127	87	123
# of Short Sales Sold	51	33	40
# of REO's Sold	27	18	25
% of Sold - Distressed	61%	59%	53%
Median Sold Price	215,900	211,000	224,675
Average Sold Price	215,063	213,474	216,418
<b>OAKLEY</b>	Aug-12	Sep-12	Oct-12
Total # of Properties Sold	52	39	41
# of Short Sales Sold	23	10	14
# of REO's Sold	11	4	7
% of Sold - Distressed	65%	36%	51%
Median Sold Price	236,000	270,000	245,000
Average Sold Price	248,987	279,196	243,706
<b>DISCOVERY BAY</b>	Aug-12	Sep-12	Oct-12
Total # of Properties Sold	31	20	22
# of Short Sales Sold	8	7	10
# of REO's Sold	5	3	1
% of Sold - Distressed	42%	50%	50%
Median Sold Price	357,000	386,500	341,000
Average Sold Price	433,096	417,699	339,127

### **Listings**

<b>BRENTWOOD</b>	Aug-12	Sep-12	Oct-12
# of Active Listings	64	83	80
# of Short Sales Listed	15	20	15
# of REO's Listed	5	12	13
% of Actives - Distressed	31%	39%	35%
Median Listing Price	381,450	399,000	398,450
Average Listing Price	598,341	601,824	614,280
<b>ANTIOCH</b>	Aug-12	Sep-12	Oct-12
# of Active Listings	101	123	106
# of Short Sales Listed	33	35	27
# of REO's Listed	21	26	16
% of Actives - Distressed	53%	50%	41%
Median Listing Price	235,000	232,500	249,000
Average Listing Price	236,674	239,669	240,657
<b>OAKLEY</b>	Aug-12	Sep-12	Oct-12
# of Active Listings	53	57	53
# of Short Sales Listed	16	10	13
# of REO's Listed	7	13	13
% of Actives - Distressed	43%	40%	49%
Median Asking Price	275,000	290,000	305,000
Average Asking Price	277,530	286,981	314,207
<b>DISCOVERY BAY</b>	Aug-12	Sep-12	Oct-12
# of Active Listings	36	45	54
# of Short Sales Listed	5	6	9
# of REO's Listed	4	3	3
% of Actives - Distressed	25%	20%	22%
Median Asking Price	624,950	469,000	584,450
Average Asking Price	690,144	649,652	667,178