

Brentwood Housing Statistics April 2009 Report

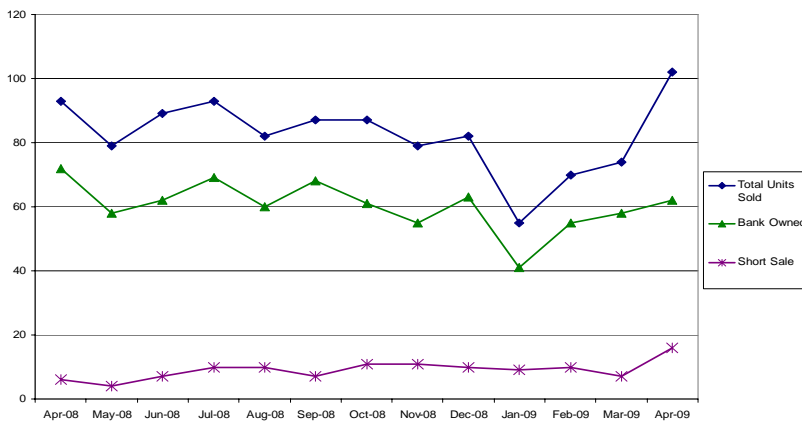
Summary:

The housing information contained in this report reflects information reported during the month of April 2009. There were approximately 281 homes on the MLS in April. Compared to April 2008 (506 homes), this number is a drop of 225 units. The number of distressed sales now on the market is 205 or 73% of the total.

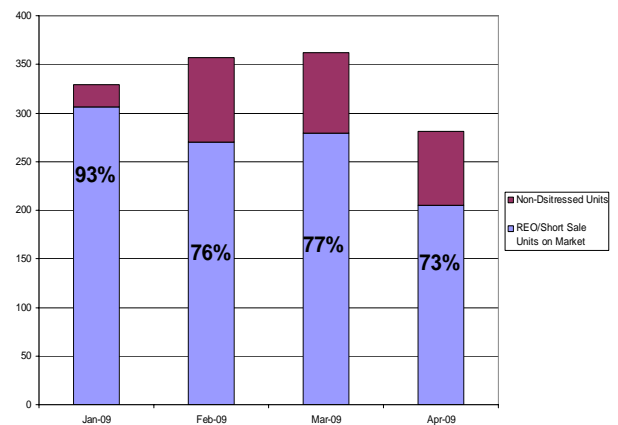
The total number of units sold during April was a staggering 102, an increase of approximately 38% from March. The total number of distressed units sold was 78. The median sold price continued its decline and dropped to \$259,500. The average sold price also dropped to \$285,057. While the sold prices continue to drop, the listing prices have increased somewhat. The median listing price rose from \$300,00 in March to \$305,900 in April. The average listing price is once again over \$400,000 and is at \$415,473.

Compared to April 2008, the available housing inventory, represented by the number of units on the MLS, has decreased by approximately half. The number of distressed units on the market has also decreased by half since April 2008. The median sold price has decreased by 32% since April 2008, from \$380,000 to \$259,500.

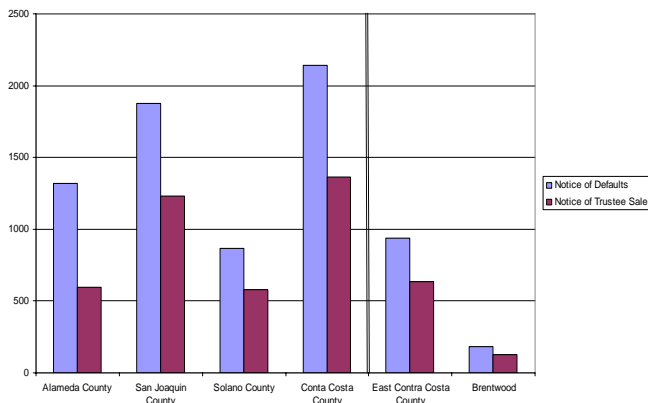
BRENTWOOD
Resale Units Sold by Type of Sale



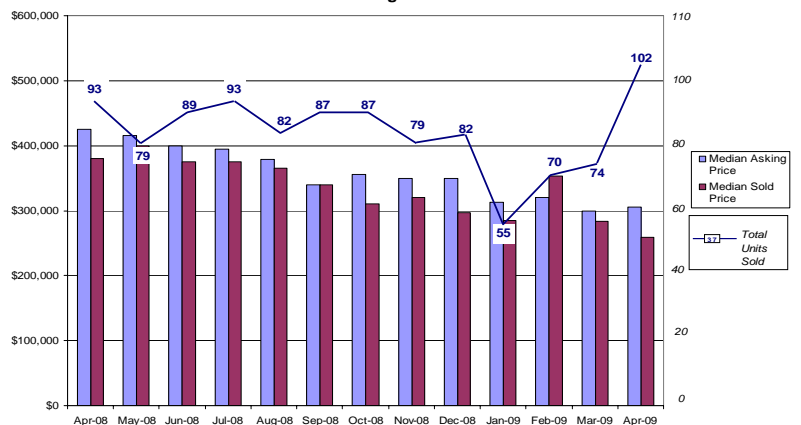
BRENTWOOD
Total Units on Market



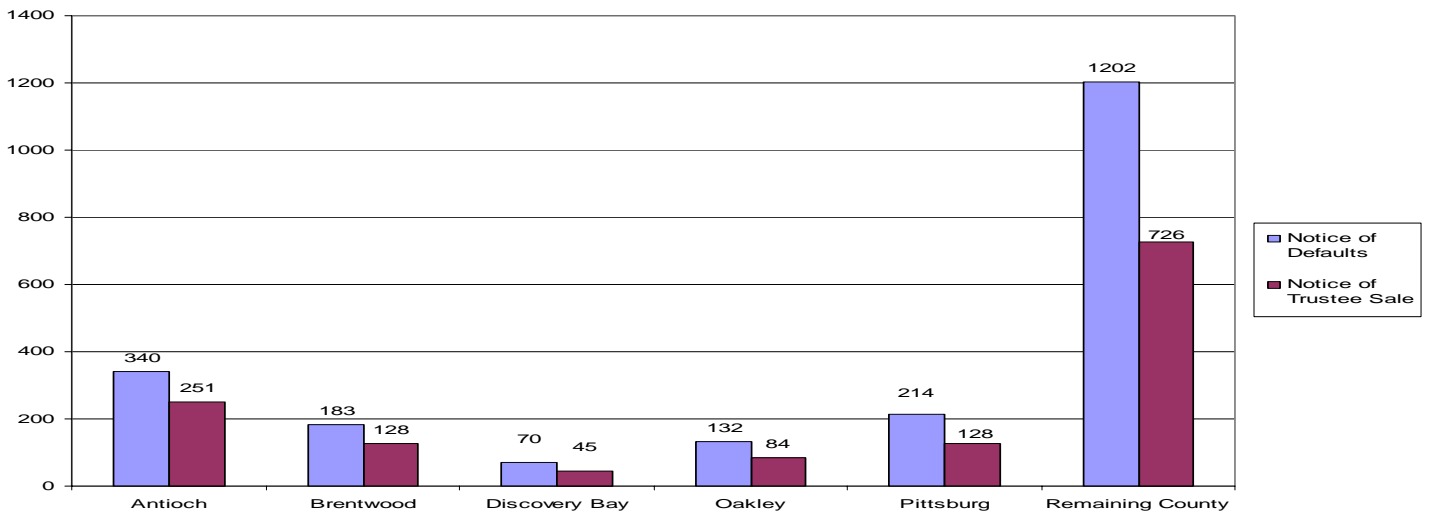
Notices by County
(April 2009)



BRENTWOOD
Median Asking vs. Median Sold



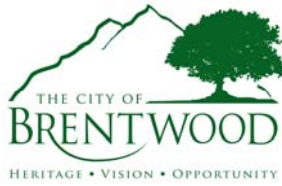
East County Distress Units
(Month of April - 2009)



Source: www.ForeclosureS.com. All reported data were for cases with a recorded/publication date, within the actual month of April. All data reported during April as of April 30, 2009.

Please see our definition section located on Page 2.

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



Brentwood Housing Statistics April 2009 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

BRENTWOOD	Feb-09	Mar-09	April-09
Total # of Properties Sold	70	74	102
# of Short Sales Sold	10	7	16
# of REO's Sold	55	58	62
% of Sold - Distressed	92.86%	87.84%	76.47%
Median Sold Price	352,750	283,500	259,900
Average Sold Price	346,637	296,470	285,057
ANTIOCH	Feb-09	Mar-09	April-09
Total # of Properties Sold	146	234	206
# of Short Sales Sold	5	15	15
# of REO's Sold	139	211	177
% of Sold - Distressed	98.63%	96.58%	93.20%
Median Sold Price	172,500	162,500	167,250
Average Sold Price	177,562	177,315	183,208
OAKLEY	Feb-09	Mar-09	April-09
Total # of Properties Sold	43	76	55
# of Short Sales Sold	3	7	4
# of REO's Sold	35	64	47
% of Sold - Distressed	88.37%	93.42%	92.73%
Median Sold Price	200,000	184,450	195,000
Average Sold Price	214,986	206,224	219,997
DISCOVERY BAY	Feb-09	Mar-09	April-09
Total # of Properties Sold	23	25	25
# of Short Sales Sold	2	0	3
# of REO's Sold	14	23	21
% of Sold - Distressed	69.57%	92.00%	96.00%
Median Sold Price	298,000	325,000	290,000
Average Sold Price	382,884	376,899	321,596

Listings

BRENTWOOD	Feb-09	Mar-09	April-09
# of Active Listings	357	362	281
# of Short Sales Listed	158	164	135
# of REO's Listed	112	115	70
% of Actives - Distressed	75.63%	77.07%	72.95%
Median Listing Price	319,900	300,000	305,900
Average Listing Price	412,398	394,556	415,473
ANTIOCH	Feb-09	Mar-09	April-09
# of Active Listings	740	609	493
# of Short Sales Listed	316	297	277
# of REO's Listed	376	273	183
% of Actives - Distressed	93.51%	93.60%	93.31%
Median Listing Price	199,000	196,100	194,900
Average Listing Price	212,773	209,224	206,262
OAKLEY	Feb-09	Mar-09	April-09
# of Active Listings	286	257	203
# of Short Sales Listed	100	105	92
# of REO's Listed	141	118	79
% of Actives - Distressed	84.27%	86.77%	84.24%
Median Asking Price	239,950	244,900	249,950
Average Asking Price	259,446	258,851	276,919
DISCOVERY BAY	Feb-09	Mar-09	April-09
# of Active Listings	135	122	114
# of Short Sales Listed	46	43	45
# of REO's Listed	44	35	28
% of Actives - Distressed	66.67%	63.93%	64.04%
Median Asking Price	395,000	374,500	357,900
Average Asking Price	537,963	549,332	536,240