



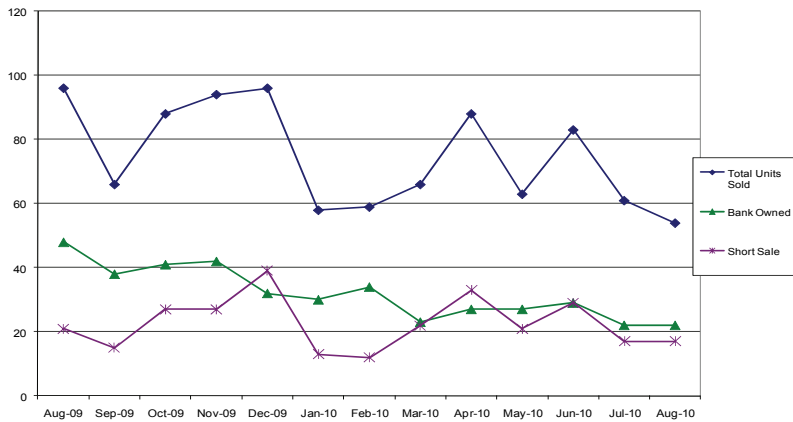
## Brentwood Housing Statistics August 2010 Report

### Summary:

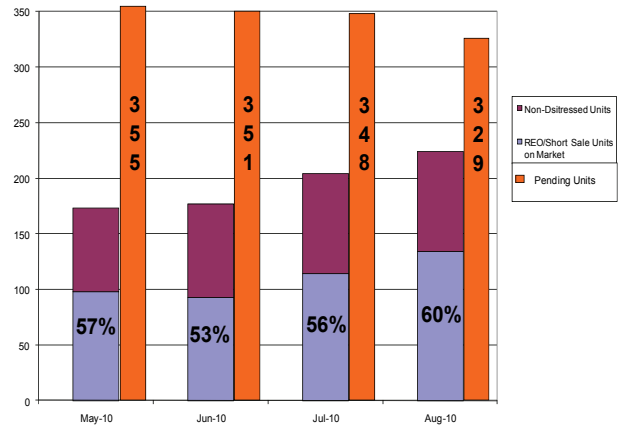
The housing data contained in this report reflects information reported for the month of August 2010. The total number of active listings on the MLS increased from 204 to 224. This number represents the highest number of active units on the MLS since May 2009. There were 329 units pending. The median listing and average listing prices for August both decreased slightly to \$349,900 and \$460,194 respectively.

The total units sold in August dropped to 54. This is the fewest number of units sold in a month since March 2008 (45 units). Distressed units remain the largest portion of total units sold at 72% or 39 of the 54 units. The median sold price in August was \$279,500 and the average sold price was \$291,357.

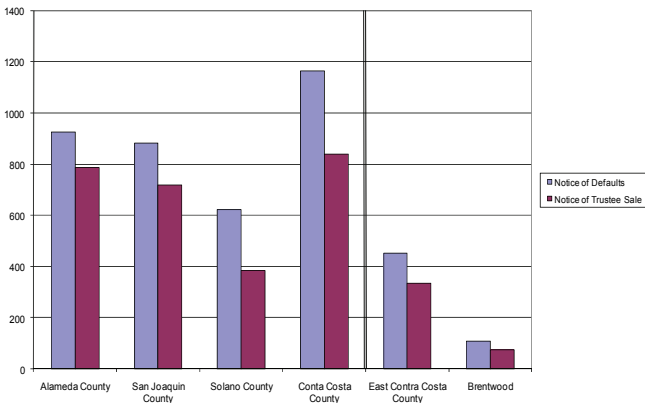
**BRENTWOOD  
Resale Units Sold by Type of Sale**



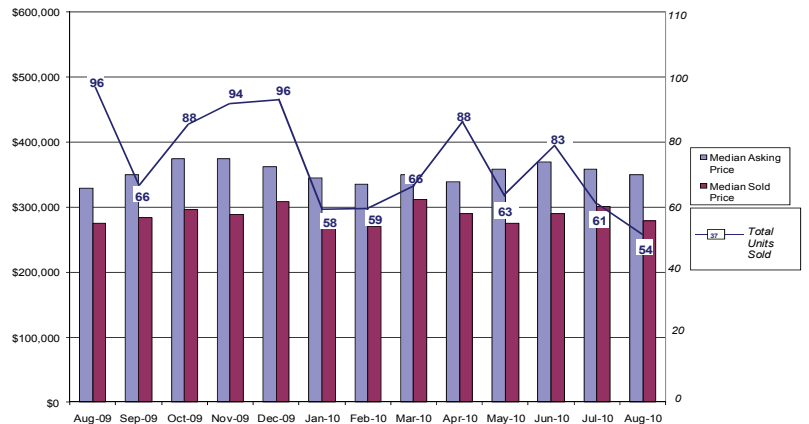
**BRENTWOOD  
Total Units on Market**



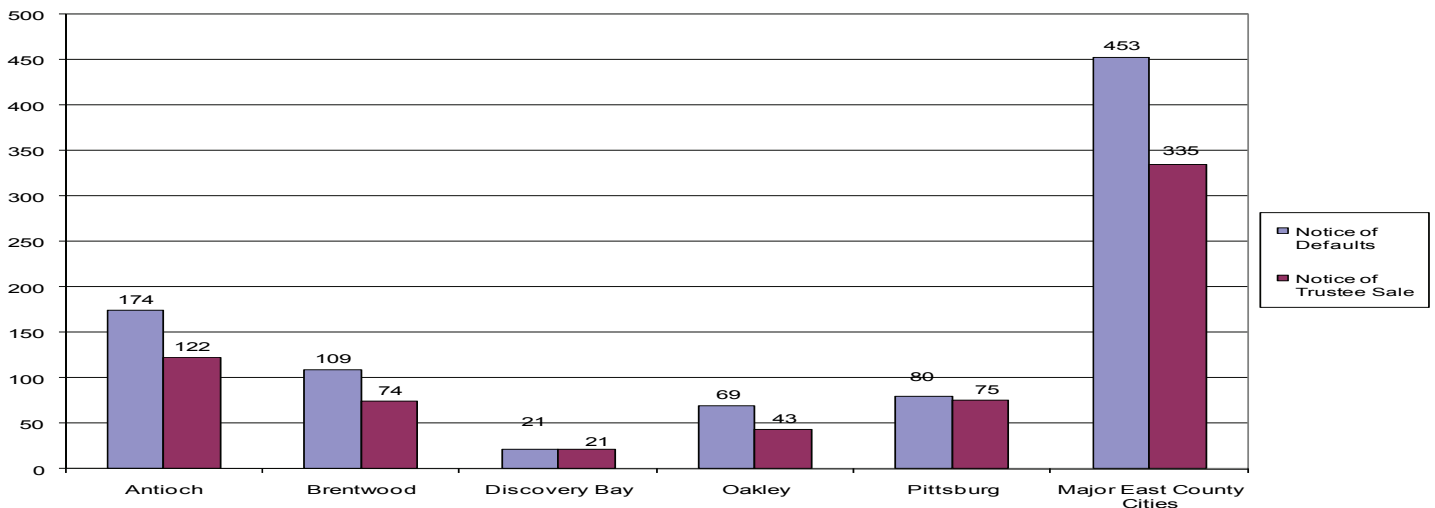
**Notices by County  
(Month of August 2010)**



**BRENTWOOD  
Median Asking vs. Median Sold**



**East County Distress Units  
(Month of August - 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 August. All data reported as of August 31, 2010.

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 August 2010 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>	June-10	July-10	Aug-10
Total # of Properties Sold	83	61	54
# of Short Sales Sold	29	17	17
# of REO's Sold	29	22	22
% of Sold - Distressed	70%	64%	72%
Median Sold Price	290,000	301,000	279,500
Average Sold Price	319,301	308,335	291,357
<b>ANTIOCH</b>	June-10	July-10	Aug-10
Total # of Properties Sold	122	105	118
# of Short Sales Sold	26	29	38
# of REO's Sold	58	38	39
% of Sold - Distressed	69%	64%	65%
Median Sold Price	180,000	200,000	189,000
Average Sold Price	191,406	195,975	193,355
<b>OAKLEY</b>	June-10	July-10	Aug-10
Total # of Properties Sold	53	38	54
# of Short Sales Sold	19	14	20
# of REO's Sold	22	15	22
% of Sold - Distressed	77%	76%	78%
Median Sold Price	246,500	227,500	195,250
Average Sold Price	253,707	235,071	214,608
<b>DISCOVERY BAY</b>	June-10	July-10	Aug-10
Total # of Properties Sold	28	17	23
# of Short Sales Sold	11	3	8
# of REO's Sold	11	5	8
% of Sold - Distressed	79%	47%	70%
Median Sold Price	276,250	315,900	300,000
Average Sold Price	314,900	324,482	304,256

### Listings

<b>BRENTWOOD</b>	June-10	July-10	Aug-10
# of Active Listings	177	204	224
# of Short Sales Listed	63	75	84
# of REO's Listed	30	39	50
% of Actives - Distressed	53%	56%	60%
Median Listing Price	369,000	358,000	349,900
Average Listing Price	471,819	463,106	460,194
<b>ANTIOCH</b>	June-10	July-10	Aug-10
# of Active Listings	260	304	363
# of Short Sales Listed	113	141	160
# of REO's Listed	70	75	104
% of Actives - Distressed	70%	71%	73%
Median Listing Price	225,000	199,250	205,000
Average Listing Price	228,845	204,668	205,606
<b>OAKLEY</b>	June-10	July-10	Aug-10
# of Active Listings	129	154	161
# of Short Sales Listed	46	56	58
# of REO's Listed	35	44	46
% of Actives - Distressed	63%	65%	65%
Median Asking Price	254,900	249,900	245,000
Average Asking Price	274,740	267,857	267,324
<b>DISCOVERY BAY</b>	June-10	July-10	Aug-10
# of Active Listings	77	82	92
# of Short Sales Listed	22	19	27
# of REO's Listed	12	13	15
% of Actives - Distressed	44%	39%	46%
Median Asking Price	399,000	474,000	399,999
Average Asking Price	566,605	583,755	533,220