



Brentwood Housing Statistics September 2009 Report

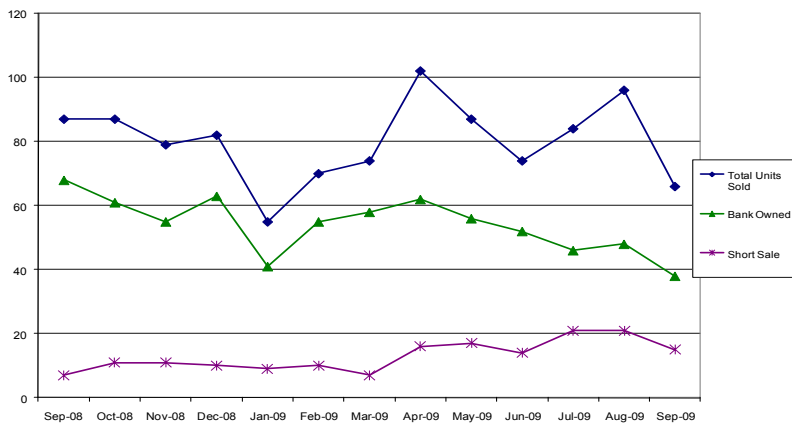
Summary:

The housing information contained in this report reflects information reported during the month of September 2009. There were approximately 166 homes on the MLS in September. The 166 homes represent the lowest number of active listings since tracking this information almost 2 years ago. The total number of pending units is 379. Pending units can revert to active listing units due to the current nature of the lending industry. Combining active units with pending units represents 545 units that are in the process of either changing titles, short-sale negotiations or foreclosures. As stated previously with the August report, a certain amount of uncertainty exists for these 379 units because they could easily revert back to active listing status.

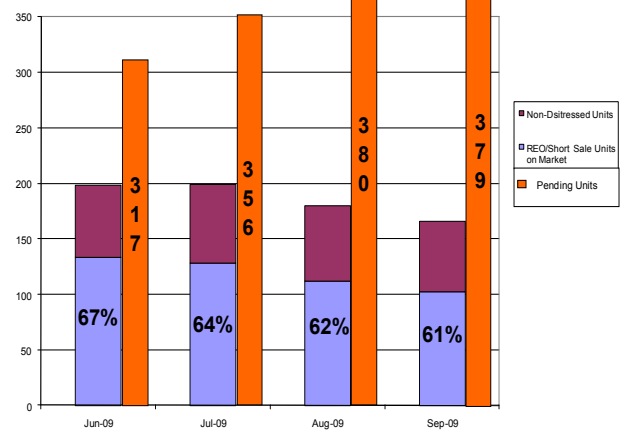
The sold units dropped dramatically from 96 in August to 66 in September. The median sold price increased to \$283,600 and the average sold price increased to 305,104. The median and average listing price increased to \$350,000 and \$498,829 respectively.

According to many reports, the housing market still needs to brace itself for another influx of foreclosures and the unloading of REO units that were part of the moratorium.

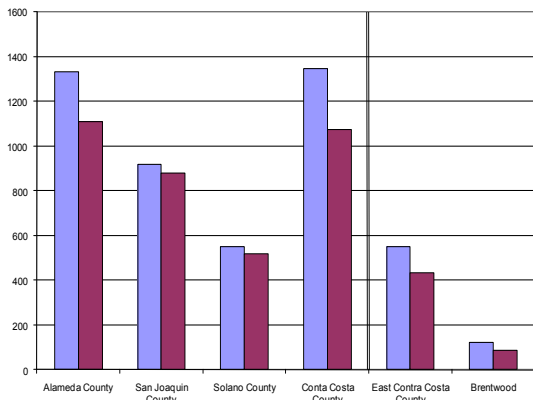
BRENTWOOD
Resale Units Sold by Type of Sale



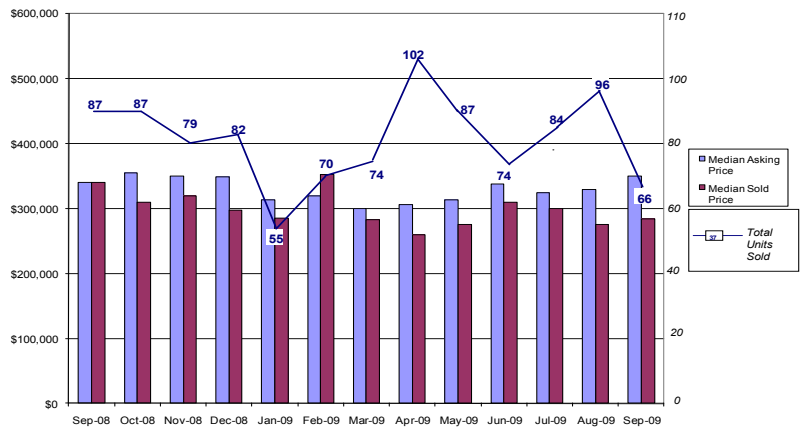
BRENTWOOD
Total Units on Market



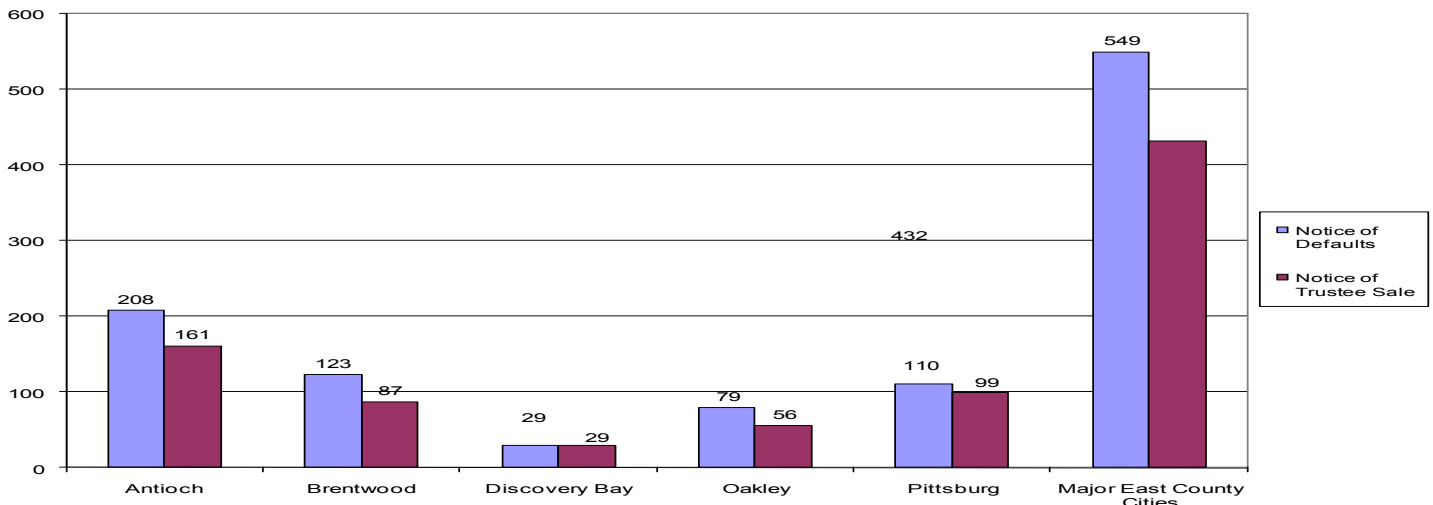
Notices by County
(September 2009)



BRENTWOOD
Median Asking vs. Median Sold



East County Distress Units
(Month of September - 2009)



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

All data reported as of September 30, 2009.

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

BRENTWOOD	July-09	Aug-09	Sept-09
Total # of Properties Sold	84	96	66
# of Short Sales Sold	21	21	15
# of REO's Sold	46	48	38
% of Sold - Distressed	80%	72%	80%
Median Sold Price	300,200	275,000	283,600
Average Sold Price	306,620	293,915	305,104
ANTIOCH	July-09	Aug-09	Sept-09
Total # of Properties Sold	176	156	139
# of Short Sales Sold	34	21	28
# of REO's Sold	130	95	90
% of Sold - Distressed	93%	74%	85%
Median Sold Price	185,000	210,000	185,000
Average Sold Price	191,133	210,003	192,306
OAKLEY	July-09	Aug-09	Sept-09
Total # of Properties Sold	61	58	59
# of Short Sales Sold	10	8	13
# of REO's Sold	38	39	38
% of Sold - Distressed	79%	81%	86%
Median Sold Price	200,000	235,000	192,000
Average Sold Price	213,713	236,552	213,994
DISCOVERY BAY	July-09	Aug-09	Sept-09
Total # of Properties Sold	27	23	28
# of Short Sales Sold	7	7	6
# of REO's Sold	16	10	15
% of Sold - Distressed	85%	74%	75%
Median Sold Price	261,250	295,000	309,125
Average Sold Price	347,972	339,421	364,096

Listings

BRENTWOOD	July-09	Aug-09	Sept-09
# of Active Listings	199	180	166
# of Short Sales Listed	88	79	73
# of REO's Listed	40	33	29
% of Actives - Distressed	64%	62%	61%
Median Listing Price	325,000	329,450	350,000
Average Listing Price	465,367	484,171	498,829
ANTIOCH	July-09	Aug-09	Sept-09
# of Active Listings	258	228	199
# of Short Sales Listed	138	111	95
# of REO's Listed	75	70	59
% of Actives - Distressed	93%	79%	77%
Median Listing Price	190,000	185,000	193,000
Average Listing Price	207,059	203,057	202,159
OAKLEY	July-09	Aug-09	Sept-09
# of Active Listings	146	157	135
# of Short Sales Listed	60	60	53
# of REO's Listed	49	53	38
% of Actives - Distressed	75%	72%	67%
Median Asking Price	289,950	275,000	275,000
Average Asking Price	295,575	289,175	288,907
DISCOVERY BAY	July-09	Aug-09	Sept-09
# of Active Listings	64	66	70
# of Short Sales Listed	26	23	33
# of REO's Listed	9	9	8
% of Actives - Distressed	55%	48%	59%
Median Asking Price	472,450	436,950	324,150
Average Asking Price	611,090	584,413	529,186