

## Brentwood Housing Statistics August 2008 Report

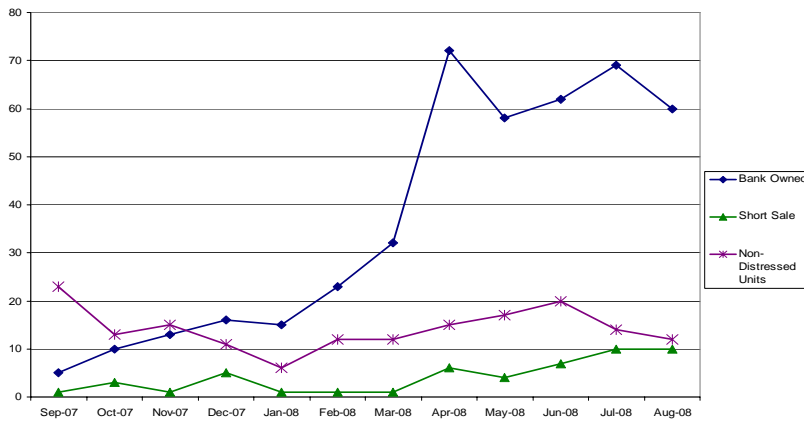
### Summary:

The housing information contained in this report reflects information reported during the month of August 2008. There were approximately 402 homes on the MLS in August. That number represents a 27% decrease since January 2008. Anecdotally, residential developers measure market stability as equal to or less than a 4-month supply of homes listed for sale. With Brentwood averaging 87 homes sold per month for the last five months, the inventory stands at a 4.6-month supply, compared to over a 16-month supply in January 2008. Local economists and housing analysts are predicting a stabilization of the housing market in mid-2009. The increased number of monthly sales in Brentwood and a decrease in the resale home supply may be early signs of the expected market recovery.

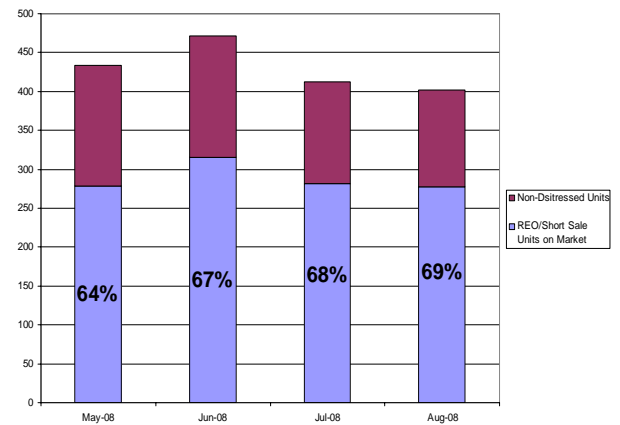
During the last 12 months, median sold prices in Brentwood have fallen from \$497,500 to \$365,000, a 26.6% decrease. Bank-owned homes selling at discounts are clearly impacting the median homes prices in Brentwood. The key to the market's recovery will be the disposition of the foreclosed inventory.

In contrast, Brentwood has seen steady growth in consumer confidence with increased retail and restaurant sales tax activity, while the rest of Contra Costa County and Bay Area sales tax revenues remained flat.

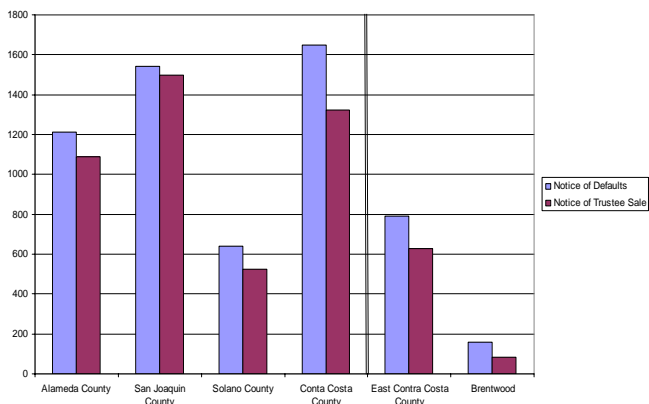
**BRENTWOOD**  
Resale Units Sold by Type of Sale



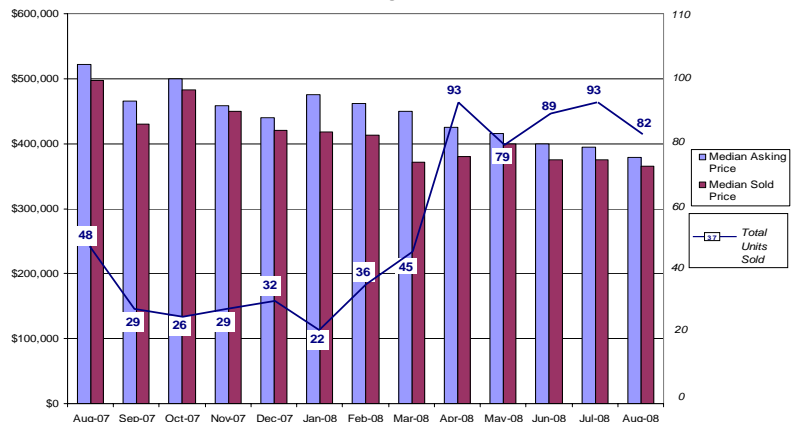
**BRENTWOOD**  
Total Units on Market



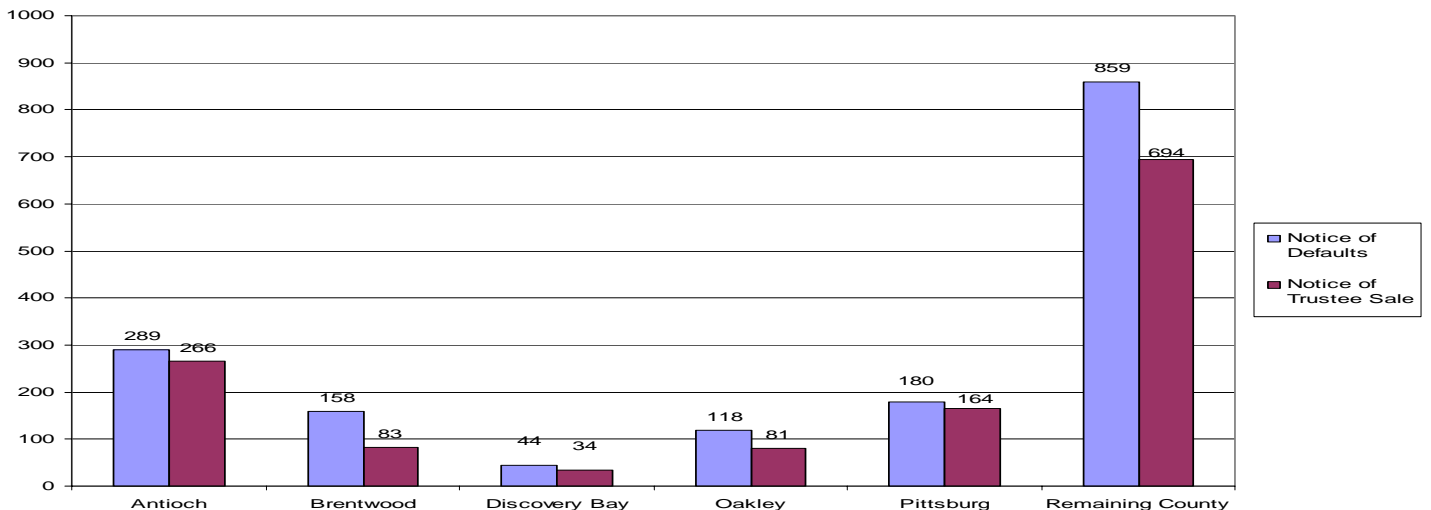
**Notices by County**  
(August 2008)



**BRENTWOOD**  
Median Asking vs. Median Sold



**East County Distress Units**  
(Month of August - 2008)



Source: DataQuick. Notice of Trustee Sales shown are units that have a scheduled sell date and represent the total of the month.

All data reported during July as of July 29, 2008 (Some overlap occurs from previous month due to report cycle).

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**

<b>BRENTWOOD</b>	Jun-08	Jul-08	Aug-08
Total # of Properties Sold	89	93	82
# of Short Sales Sold	7	10	10
# of REO's Sold	62	69	60
% of Sold - Distressed	77.53%	84.95%	85.37%
Median Sold Price	375,000	375,000	365,000
Average Sold Price	382,401	397,715	366,246
<b>ANTIOCH</b>	Jun-08	Jul-08	Aug-08
Total # of Properties Sold	161	174	174
# of Short Sales Sold	5	11	12
# of REO's Sold	149	143	150
% of Sold - Distressed	95.65%	88.51%	93.10%
Median Sold Price	275,000	250,000	235,000
Average Sold Price	273,780	249,150	238,378
<b>OAKLEY</b>	Jun-08	Jul-08	Aug-08
Total # of Properties Sold	62	59	48
# of Short Sales Sold	7	5	3
# of REO's Sold	47	47	42
% of Sold - Distressed	87.10%	88.14%	93.75%
Median Sold Price	275,000	240,000	231,000
Average Sold Price	290,810	273,697	256,658
<b>DISCOVERY BAY</b>	Jun-08	Jul-08	Aug-08
Total # of Properties Sold	27	26	27
# of Short Sales Sold	1	0	3
# of REO's Sold	19	18	18
% of Sold - Distressed	74.07%	69.23%	77.78%
Median Sold Price	390,000	402,500	359,000
Average Sold Price	484,951	437,557	401,499

### **Listings**

<b>BRENTWOOD</b>	Jun-08	Jul-08	Aug-08
# of Active Listings	471	412	402
# of Short Sales Listed	185	167	162
# of REO's Listed	130	115	115
% of Actives - Distressed	66.88%	68.45%	68.91%
Median Listing Price	400,000	394,450	379,000
Average Listing Price	491,541	480,715	470,013
<b>ANTIOCH</b>	Jun-08	Jul-08	Aug-08
# of Active Listings	1083	1048	1002
# of Short Sales Listed	390	361	349
# of REO's Listed	491	505	494
% of Actives - Distressed	81.35%	82.63%	84.13%
Median Listing Price	269,900	254,900	238,950
Average Listing Price	276,938	266,194	251,532
<b>OAKLEY</b>	Jun-08	Jul-08	Aug-08
# of Active Listings	323	316	306
# of Short Sales Listed	118	112	109
# of REO's Listed	106	130	127
% of Actives - Distressed	69.35%	76.58%	77.12%
Median Asking Price	300,000	275,000	269,900
Average Asking Price	365,715	338,119	330,190
<b>DISCOVERY BAY</b>	Jun-08	Jul-08	Aug-08
# of Active Listings	181	179	167
# of Short Sales Listed	41	41	39
# of REO's Listed	39	33	33
% of Actives - Distressed	44.20%	41.34%	43.11%
Median Asking Price	499,000	529,900	364,500
Average Asking Price	687,091	688,294	387,083