



Brentwood Housing Statistics December 2008 Report

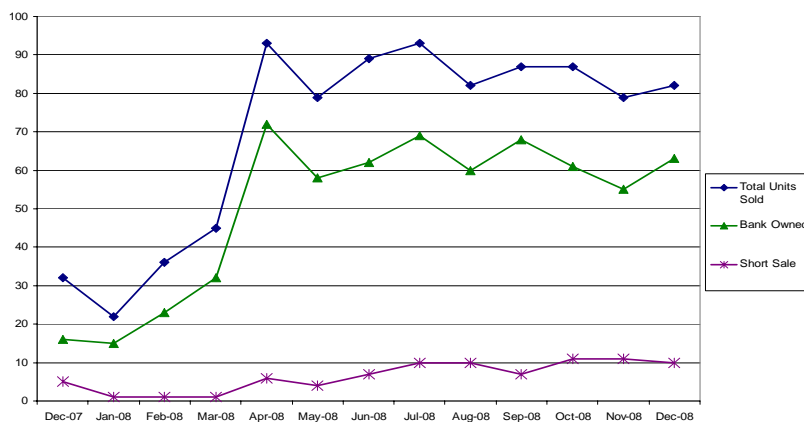
Summary:

The housing information contained in this report reflects information reported during the month of December 2008. There were approximately 394 homes on the MLS in December. This is only 2 less homes that were reported the previous month. Approximately 303 of the 394 homes are distressed. Based on the inventory of 394 homes on the market, it would take close to 5 months to exhaust the current supply of homes at the December sales pace of 82. This inventory bulge is seen as too high, given that Notices of Trustee Sales are not significantly decreasing and add to the unsold inventory. Brentwood's median sold price dipped below \$300,000 in December.

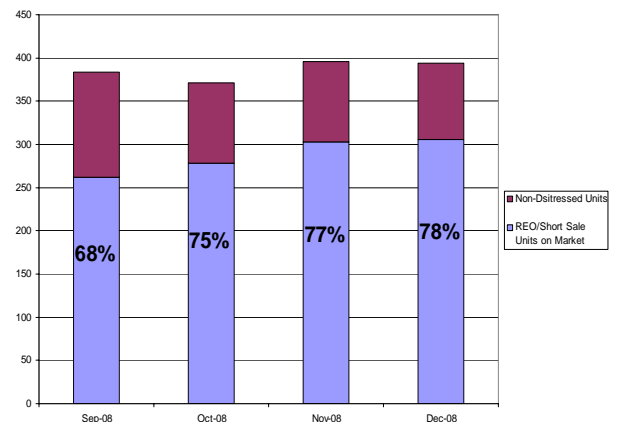
At the completion of the calendar year, the total number of homes sold in 2008 was 874. The total number of distressed homes sold in 2008 was 717 or 82% of the total homes sold. The 2008 average median asking price was \$399,526, the 2008 average median sold price was \$363,729.

The total number of Notice of Defaults that were issued in 2008 for Brentwood was approximately 1,125. The total number of Notice of Trustee Sales issued in 2008 was 756. Contra Costa County as a whole saw approximately 13,169 Notices of Default and 9,111 Notices of Trustee sale.

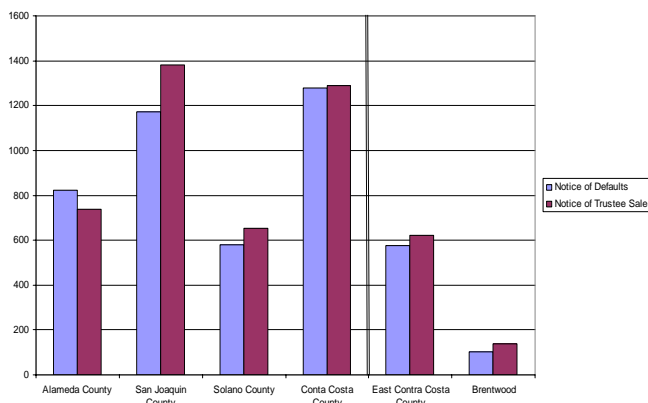
**BRENTWOOD
Resale Units Sold by Type of Sale**



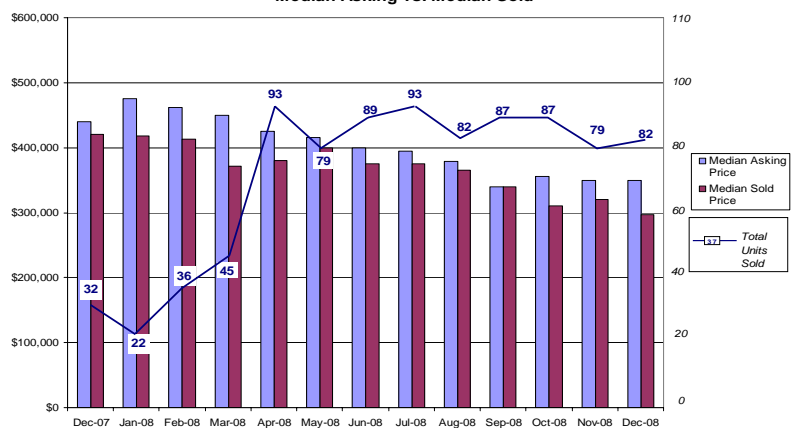
**BRENTWOOD
Total Units on Market**



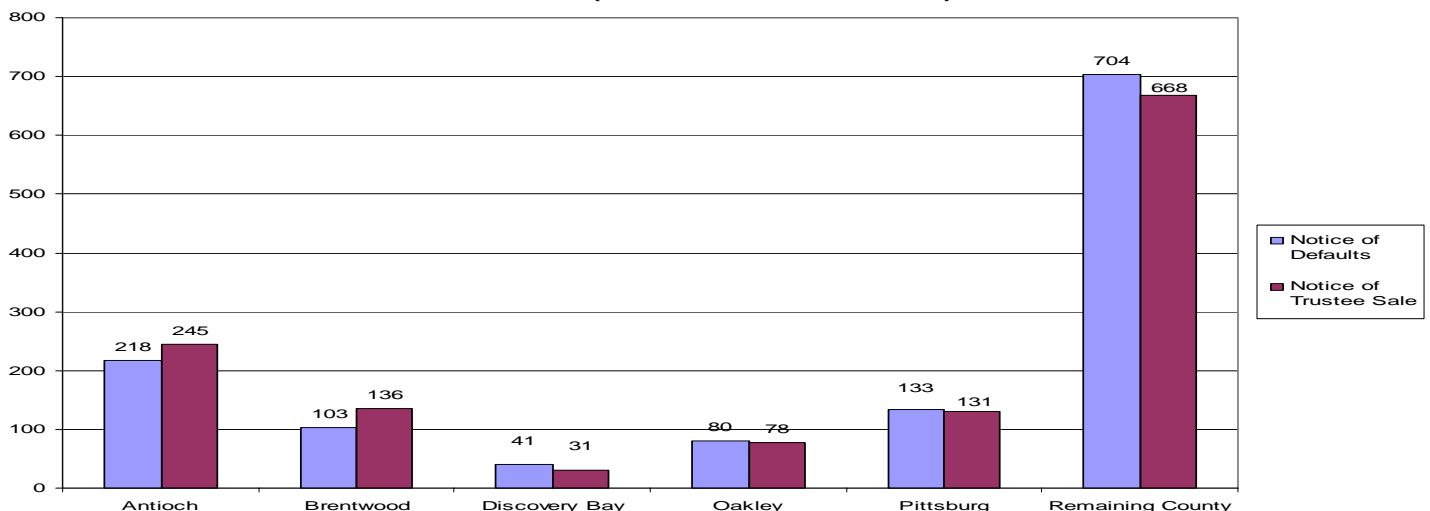
**Notices by County
(December 2008)**



**BRENTWOOD
Median Asking vs. Median Sold**



**East County Distress Units
(Month of December - 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 December as of December 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

BRENTWOOD	Oct-08	Nov-08	Dec-08
Total # of Properties Sold	87	79	82
# of Short Sales Sold	11	11	10
# of REO's Sold	61	55	63
% of Sold - Distressed	82.76%	83.54%	89.02%
Median Sold Price	310,000	320,000	297,000
Average Sold Price	336,715	331,256	314,104
ANTIOCH	Oct-08	Nov-08	Dec-08
Total # of Properties Sold	260	194	225
# of Short Sales Sold	18	17	0
# of REO's Sold	225	164	204
% of Sold - Distressed	93.46%	93.30%	90.67%
Median Sold Price	227,000	214,000	210,000
Average Sold Price	225,478	215,888	207,806
OAKLEY	Oct-08	Nov-08	Dec-08
Total # of Properties Sold	82	41	61
# of Short Sales Sold	1	6	8
# of REO's Sold	78	31	48
% of Sold - Distressed	96.34%	90.24%	91.80%
Median Sold Price	215,000	239,000	220,000
Average Sold Price	231,208	249,018	239,828
DISCOVERY BAY	Oct-08	Nov-08	Dec-08
Total # of Properties Sold	27	21	21
# of Short Sales Sold	0	4	2
# of REO's Sold	23	15	19
% of Sold - Distressed	85.19%	90.48%	100%
Median Sold Price	330,000	379,900	315,000
Average Sold Price	478,756	407,600	316,095

Listings

BRENTWOOD	Oct-08	Nov-08	Dec-08
# of Active Listings	371	396	394
# of Short Sales Listed	179	175	183
# of REO's Listed	99	128	123
% of Actives - Distressed	74.93%	76.52%	77.66%
Median Listing Price	355,000	349,900	349,000
Average Listing Price	451,002	431,631	437,240
ANTIOCH	Oct-08	Nov-08	Dec-08
# of Active Listings	855	885	871
# of Short Sales Listed	335	319	321
# of REO's Listed	428	488	481
% of Actives - Distressed	89.24%	91.19%	92.08%
Median Listing Price	225,000	225,000	210,000
Average Listing Price	238,809	230,354	221,923
OAKLEY	Oct-08	Nov-08	Dec-08
# of Active Listings	294	313	303
# of Short Sales Listed	105	106	100
# of REO's Listed	130	149	153
% of Actives - Distressed	79.93%	81.47%	83.50%
Median Asking Price	255,000	249,950	249,900
Average Asking Price	311,439	294,551	288,331
DISCOVERY BAY	Oct-08	Nov-08	Dec-08
# of Active Listings	157	157	148
# of Short Sales Listed	45	47	38
# of REO's Listed	42	48	48
% of Actives - Distressed	55.41%	60.51%	58.11%
Median Asking Price	354,950	410,900	415,750
Average Asking Price	375,649	583,765	593,045