

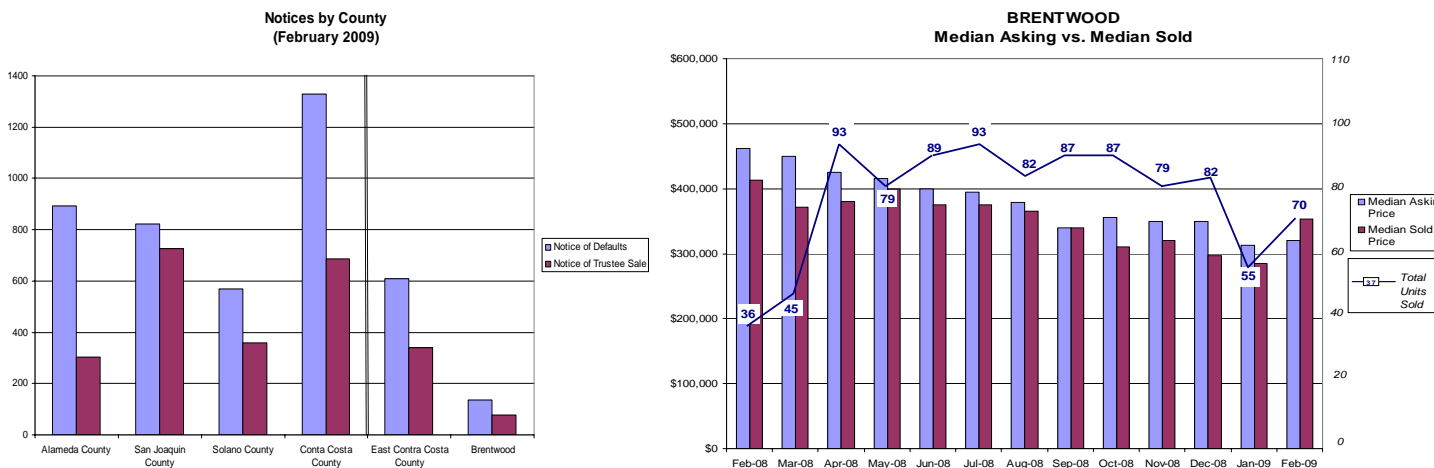
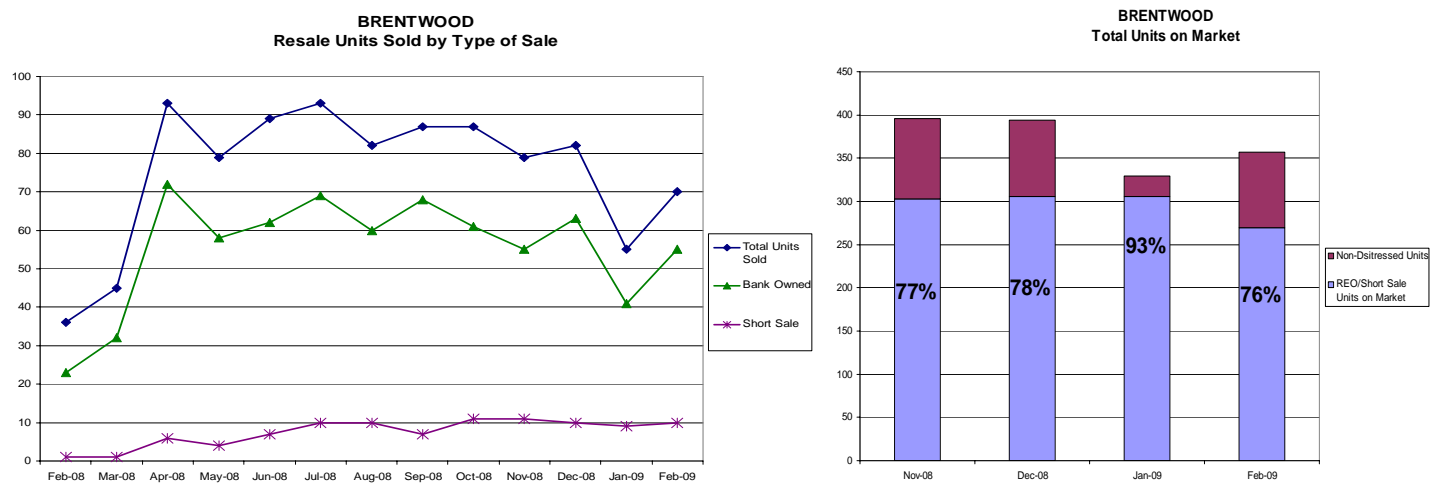


## Brentwood Housing Statistics February 2009 Report

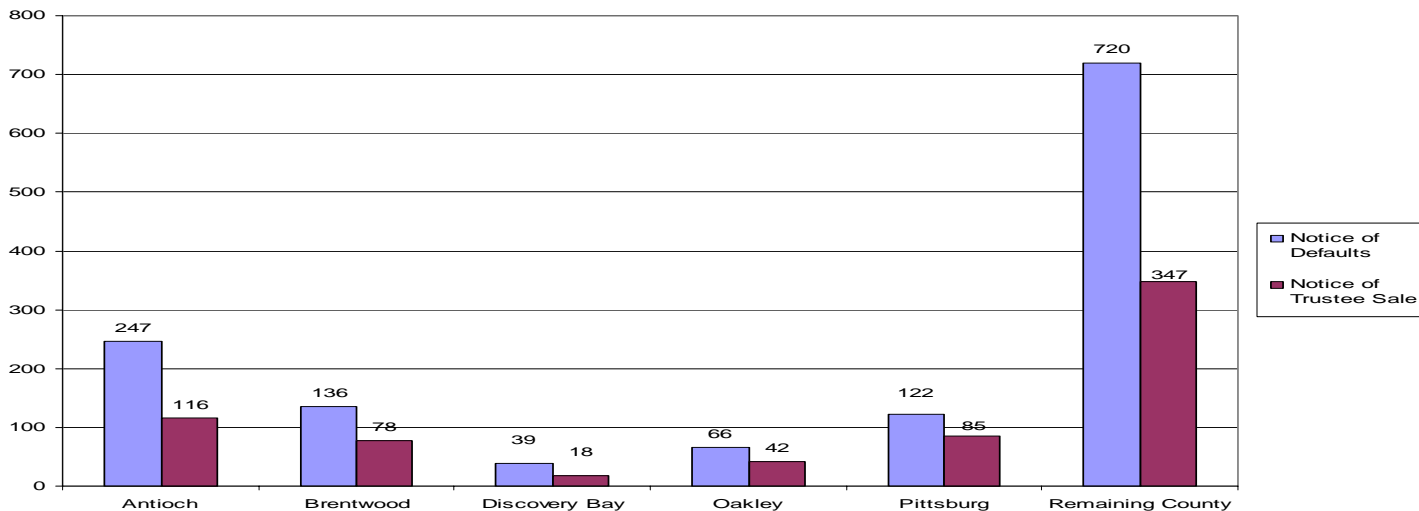
### Summary:

The housing information contained in this report reflects information reported during the month of February 2009. There were approximately 357 homes on the MLS in February. As shown below, January signified a downward spike of total units on the market and total units sold. The February numbers for total units on the market have risen somewhat but still reflect a downward trend that started in August 2008. The number of distressed sales now on the market is 277 or 76%.

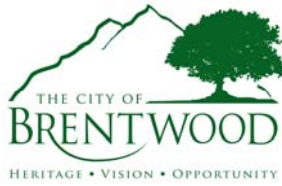
The total number of units sold during February was 70. The total number of distressed units sold was 65 units and is currently at its highest point, percentage wise, at 93% of the total units sold. The median sold price jumped up to \$352,750 in February an increase of almost 24% from January 2009. For the first time since this report began in January 2008, the median asking price is lower than the median sold price. This could signify that multiple offers are being submitted. Sales are being fueled by more affordable housing prices, lower interest rates and financing backed by FHA that requires 3.5% down payment.



### East County Distress Units (Month of February - 2009)



*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 February as of February 24, 2009 (Some overlap occurs from previous month due to report cycle). Partial data was reported for Alameda County. 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>	Dec-08	Jan-09	Feb-09
Total # of Properties Sold	82	55	70
# of Short Sales Sold	10	9	10
# of REO's Sold	63	41	55
% of Sold - Distressed	89.02%	90.91%	92.86%
Median Sold Price	297,000	285,000	352,750
Average Sold Price	314,104	318,297	346,637
<b>ANTIOCH</b>	Dec-08	Jan-09	Feb-09
Total # of Properties Sold	225	158	146
# of Short Sales Sold	0	9	5
# of REO's Sold	204	140	139
% of Sold - Distressed	90.67%	94.30%	98.63%
Median Sold Price	210,000	185,000	172,500
Average Sold Price	207,806	179,412	177,562
<b>OAKLEY</b>	Dec-08	Jan-09	Feb-09
Total # of Properties Sold	61	44	43
# of Short Sales Sold	8	5	3
# of REO's Sold	48	48	35
% of Sold - Distressed	91.80%	90.91%	88.37%
Median Sold Price	220,000	207,500	200,000
Average Sold Price	239,828	237,252	214,986
<b>DISCOVERY BAY</b>	Dec-08	Jan-09	Feb-09
Total # of Properties Sold	21	19	23
# of Short Sales Sold	2	4	2
# of REO's Sold	19	13	14
% of Sold - Distressed	100%	89.47%	69.57%
Median Sold Price	315,000	320,000	298,000
Average Sold Price	316,095	345,021	382,884

### **Listings**

<b>BRENTWOOD</b>	Dec-08	Jan-09	Feb-09
# of Active Listings	394	329	357
# of Short Sales Listed	183	155	158
# of REO's Listed	123	151	112
% of Actives - Distressed	77.66%	93.01%	75.63%
Median Listing Price	349,000	312,900	319,900
Average Listing Price	437,240	329,441	412,398
<b>ANTIOCH</b>	Dec-08	Jan-09	Feb-09
# of Active Listings	871	742	740
# of Short Sales Listed	321	278	316
# of REO's Listed	481	420	376
% of Actives - Distressed	92.08%	94.07%	93.51%
Median Listing Price	210,000	204,900	199,000
Average Listing Price	221,923	205,818	212,773
<b>OAKLEY</b>	Dec-08	Jan-09	Feb-09
# of Active Listings	303	288	286
# of Short Sales Listed	100	96	100
# of REO's Listed	153	150	141
% of Actives - Distressed	83.50%	85.42%	84.27%
Median Asking Price	249,900	219,900	239,950
Average Asking Price	288,331	245,100	259,446
<b>DISCOVERY BAY</b>	Dec-08	Jan-09	Feb-09
# of Active Listings	148	137	135
# of Short Sales Listed	38	34	46
# of REO's Listed	48	50	44
% of Actives - Distressed	58.11%	61.31%	66.67%
Median Asking Price	415,750	313,500	395,000
Average Asking Price	593,045	341,515	537,963