

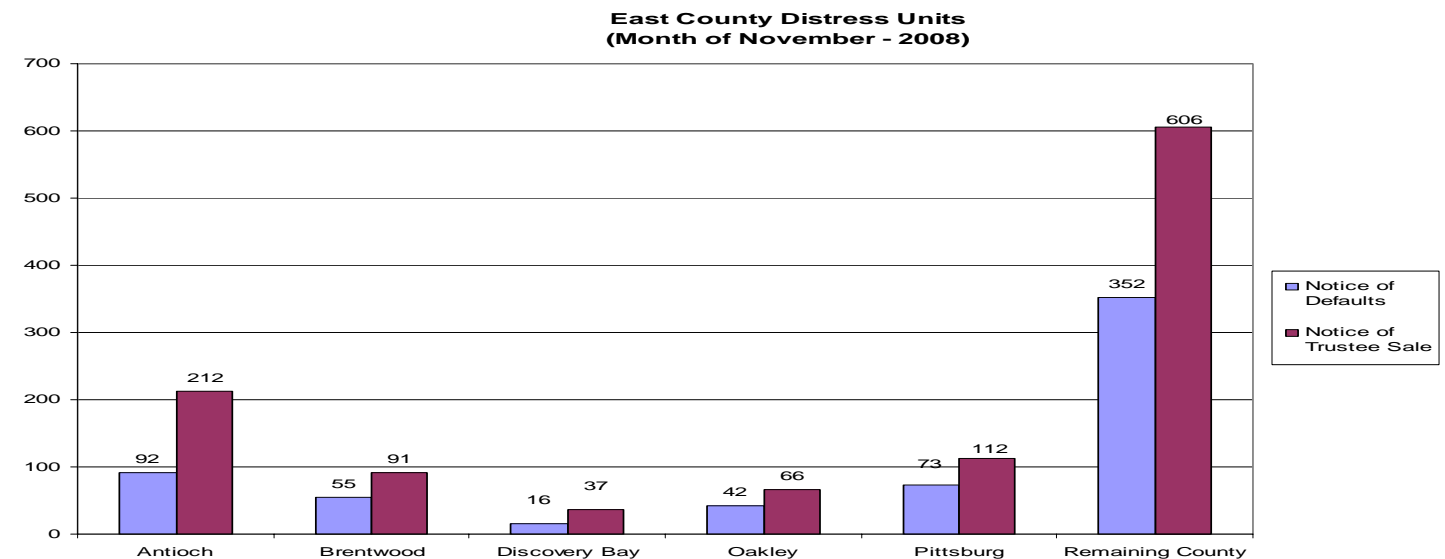
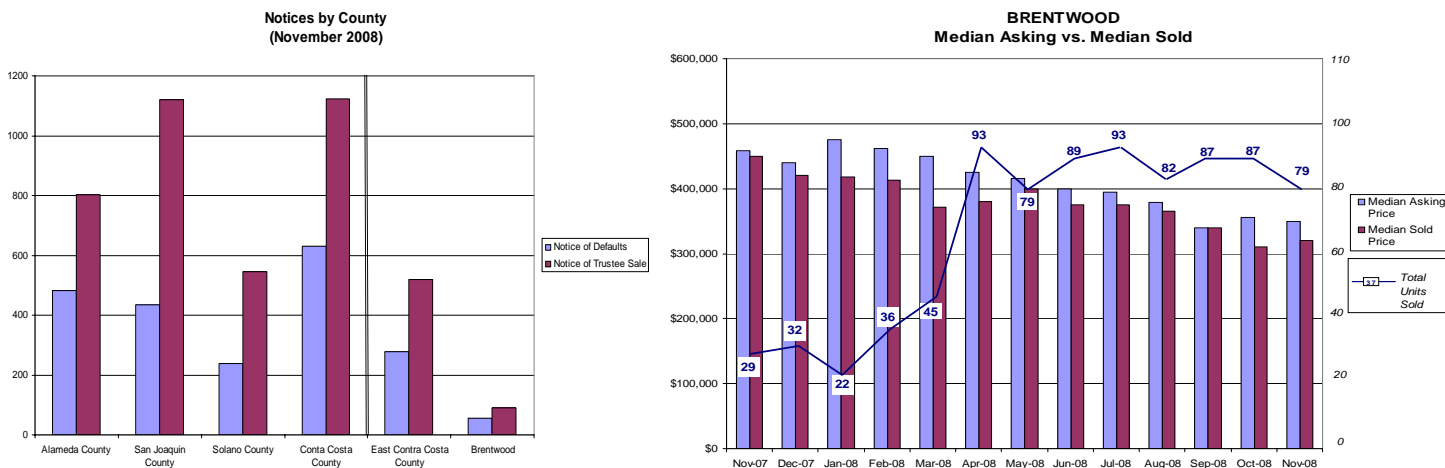
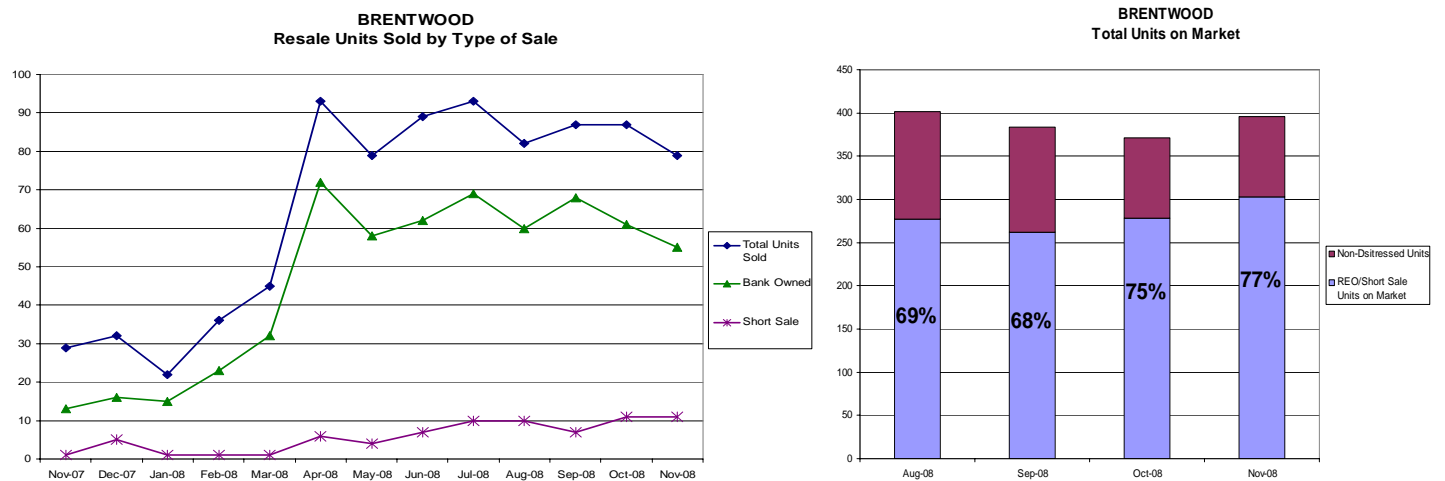


Brentwood Housing Statistics November 2008 Report

Summary:

The housing information contained in this report reflects information reported during the month of November 2008. There were approximately 396 homes on the MLS in November. That number represents an increase of 7% from the 371 homes that were on the market in October and a decrease of 33% or 194 units from the 590 homes on the market in November 2007.

The following information is a comparison of data from November of 2007 and November 2008— The number of units on the market in 2007 was 590 and 396 during 2008; the number of units sold was 29 in 2007 and 79 in 2008; the median listing price in 2007 was \$458,088 and was \$349,900 in 2008; and finally the median sold price in 2007 was \$450,000 and \$320,000 in 2008. While prices have continued to drop, it is important to note that units are moving, either by short sale or bank resale. The average number of NON-distressed units sold between November 2007 and November 2008 is 13 per month.



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 November as of November 24, 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	Sept-08	Oct-08	Nov-08
Total # of Properties Sold	87	87	79
# of Short Sales Sold	7	11	11
# of REO's Sold	68	61	55
% of Sold - Distressed	86.21%	82.76%	83.54%
Median Sold Price	340,000	310,000	320,000
Average Sold Price	351,603	336,715	331,256
ANTIOCH	Sept-08	Oct-08	Nov-08
Total # of Properties Sold	208	260	194
# of Short Sales Sold	9	18	17
# of REO's Sold	190	225	164
% of Sold - Distressed	95.67%	93.46%	93.30%
Median Sold Price	215,900	227,000	214,000
Average Sold Price	219,773	225,478	215,888
OAKLEY	Sept-08	Oct-08	Nov-08
Total # of Properties Sold	74	82	41
# of Short Sales Sold	6	1	6
# of REO's Sold	64	78	31
% of Sold - Distressed	94.59%	96.34%	90.24%
Median Sold Price	228,500	215,000	239,000
Average Sold Price	254,273	231,208	249,018
DISCOVERY BAY	Sept-08	Oct-08	Nov-08
Total # of Properties Sold	22	27	21
# of Short Sales Sold	4	0	4
# of REO's Sold	13	23	15
% of Sold - Distressed	77.27%	85.19%	90.48%
Median Sold Price	371,950	330,000	379,900
Average Sold Price	387,876	478,756	407,600

Listings

BRENTWOOD	Sept-08	Oct-08	Nov-08
# of Active Listings	384	371	396
# of Short Sales Listed	156	179	175
# of REO's Listed	106	99	128
% of Actives - Distressed	68.23%	74.93%	76.52%
Median Listing Price	340,000	355,000	349,900
Average Listing Price	388,011	451,002	431,631
ANTIOCH	Sept-08	Oct-08	Nov-08
# of Active Listings	969	855	885
# of Short Sales Listed	345	335	319
# of REO's Listed	479	428	488
% of Actives - Distressed	85.04%	89.24%	91.19%
Median Listing Price	232,256	225,000	225,000
Average Listing Price	243,132	238,809	230,354
OAKLEY	Sept-08	Oct-08	Nov-08
# of Active Listings	262	294	313
# of Short Sales Listed	94	105	106
# of REO's Listed	105	130	149
% of Actives - Distressed	75.95%	79.93%	81.47%
Median Asking Price	264,975	255,000	249,950
Average Asking Price	318,990	311,439	294,551
DISCOVERY BAY	Sept-08	Oct-08	Nov-08
# of Active Listings	165	157	157
# of Short Sales Listed	40	45	47
# of REO's Listed	37	42	48
% of Actives - Distressed	46.67%	55.41%	60.51%
Median Asking Price	359,450	354,950	410,900
Average Asking Price	383,104	375,649	583,765