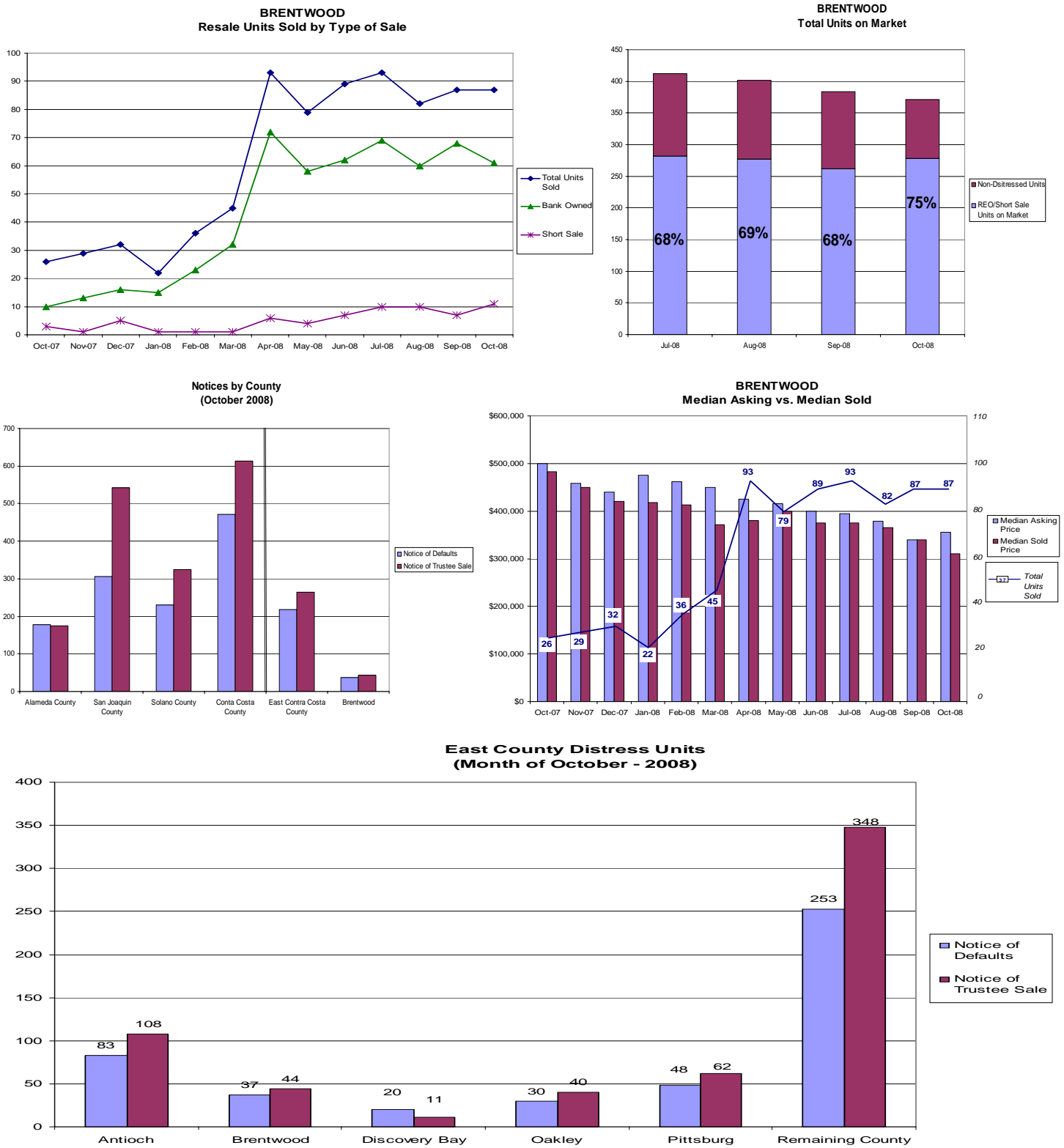


Brentwood Housing Statistics October 2008 Report

Summary:

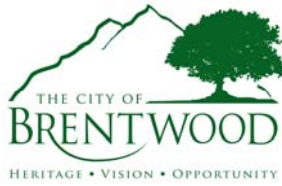
The housing information contained in this report reflects information reported during the month of October 2008. There were approximately 371 homes on the MLS in October. That number represents a decrease of 3% from the 384 homes that were on the market in September and a decrease of 40% from the 616 homes on the market in October 2007. The 371 homes also represent the least number of active homes on the MLS during the past 12 months (since the data was tracked). Bank-owned and short-sales still dominate the total number of listings with 75% of the total listed homes in October. Of the 87 homes that were sold during the month, 75 or 86% were distressed.

There was an apparent drop in the number of NOD's and NOT's reported during October. It is too soon to speculate whether or not this is due to recent influx of Federal monies now available to homeowners and actions calling for a suspension in defaults, or just a lull in data.



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 October as of October 28, 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.



Brentwood Housing Statistics October 2008 Report

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	Aug-08	Sept-08	Oct-08
Total # of Properties Sold	82	87	87
# of Short Sales Sold	10	7	11
# of REO's Sold	60	68	61
% of Sold - Distressed	85.37%	86.21%	82.76%
Median Sold Price	365,000	340,000	310,000
Average Sold Price	366,246	351,603	336,715
ANTIOCH	Aug-08	Sept-08	Oct-08
Total # of Properties Sold	174	208	260
# of Short Sales Sold	12	9	18
# of REO's Sold	150	190	225
% of Sold - Distressed	93.10%	95.67%	93.46%
Median Sold Price	235,000	215,900	227,000
Average Sold Price	238,378	219,773	225,478
OAKLEY	Aug-08	Sept-08	Oct-08
Total # of Properties Sold	48	74	82
# of Short Sales Sold	3	6	1
# of REO's Sold	42	64	78
% of Sold - Distressed	93.75%	94.59%	96.34%
Median Sold Price	231,000	228,500	215,000
Average Sold Price	256,658	254,273	231,208
DISCOVERY BAY	Aug-08	Sept-08	Oct-08
Total # of Properties Sold	27	22	27
# of Short Sales Sold	3	4	0
# of REO's Sold	18	13	23
% of Sold - Distressed	77.78%	77.27%	85.19%
Median Sold Price	359,000	371,950	330,000
Average Sold Price	401,499	387,876	478,756

Listings

BRENTWOOD	Aug-08	Sept-08	Oct-08
# of Active Listings	402	384	371
# of Short Sales Listed	162	156	179
# of REO's Listed	115	106	99
% of Actives - Distressed	68.91%	68.23%	74.93%
Median Listing Price	379,000	340,000	355,000
Average Listing Price	470,013	388,011	451,002
ANTIOCH	Aug-08	Sept-08	Oct-08
# of Active Listings	1002	969	855
# of Short Sales Listed	349	345	335
# of REO's Listed	494	479	428
% of Actives - Distressed	84.13%	85.04%	89.24%
Median Listing Price	238,950	232,256	225,000
Average Listing Price	251,532	243,132	238,809
OAKLEY	Aug-08	Sept-08	Oct-08
# of Active Listings	306	262	294
# of Short Sales Listed	109	94	105
# of REO's Listed	127	105	130
% of Actives - Distressed	77.12%	75.95%	79.93%
Median Asking Price	269,900	264,975	255,000
Average Asking Price	330,190	318,990	311,439
DISCOVERY BAY	Aug-08	Sept-08	Oct-08
# of Active Listings	167	165	157
# of Short Sales Listed	39	40	45
# of REO's Listed	33	37	42
% of Actives - Distressed	43.11%	46.67%	55.41%
Median Asking Price	364,500	359,450	354,950
Average Asking Price	387,083	383,104	375,649