

MLS Area: Brentwood

Agent Name

Title
Phone
Website
Other

Sotheby's
INTERNATIONAL REALTY

Price Range: All | Properties: Single Family

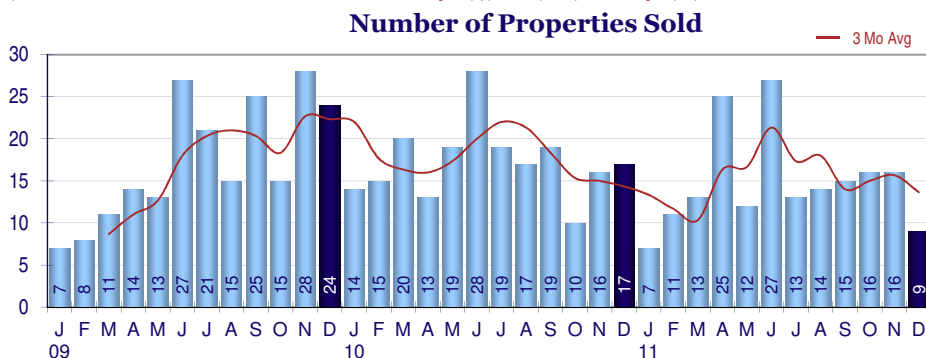
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$4,000,000	27%		-11%				
Average List Price of all Current Listings	\$9,675,506	13%		25%				
December Median Sales Price	\$2,020,000	26%	32%	29%	26%	\$1,602,125	0%	0%
December Average Sales Price	\$1,826,668	21%	-41%	-27%	-36%	\$3,185,312	10%	12%
Total Properties Currently for Sale (Inventory)	94	-17%		7%				
December Number of Properties Sold	9	-44%		-47%		178	-14%	
December Average Days on Market (Solds)	105	21%	21%	-17%	31%	88	9%	10%
Asking Price per Square Foot (based on New Listings)	\$1,174	76%	41%	88%	46%	\$782	-2%	-3%
December Sold Price per Square Foot	\$556	-12%	-12%	-9%	-10%	\$595	-4%	-4%
December Month's Supply of Inventory	10.4	48%	28%	102%	33%	8.0	2%	2%
December Sale Price vs List Price Ratio	96.7%	3.1%	5.8%	-1.0%	8.5%	90.0%	.9%	1.0%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2010) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

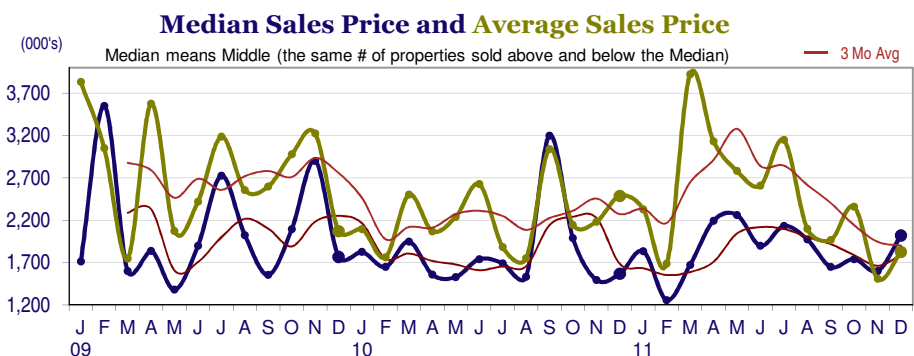
Property Sales

December Property sales were 9, down 47.1% from 17 in December of 2010 and 43.8% lower than the 16 sales last month. December 2011 sales were at their lowest level compared to December of 2010 and 2009. December YTD sales of 178 are running 14.0% behind last year's year-to-date sales of 207.



Prices

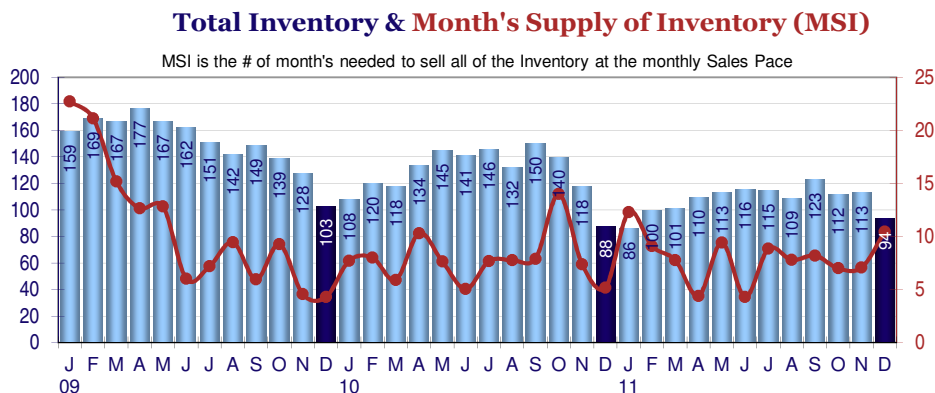
The Median Sales Price in December was \$2,020,000, up 28.7% from \$1,570,000 in December of 2010 and up 26.3% from \$1,600,000 last month. The Average Sales Price in December was \$1,826,668, down 26.6% from \$2,487,300 in December of 2010 and up 20.8% from \$1,512,746 last month. December 2011 ASP was at the lowest level compared to December of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 94, down 16.8% from 113 last month and up 6.8% from 88 in December of last year. December 2011 Inventory was at a mid level compared with December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 10.4 months was at its highest level compared with December of 2010 and 2009.



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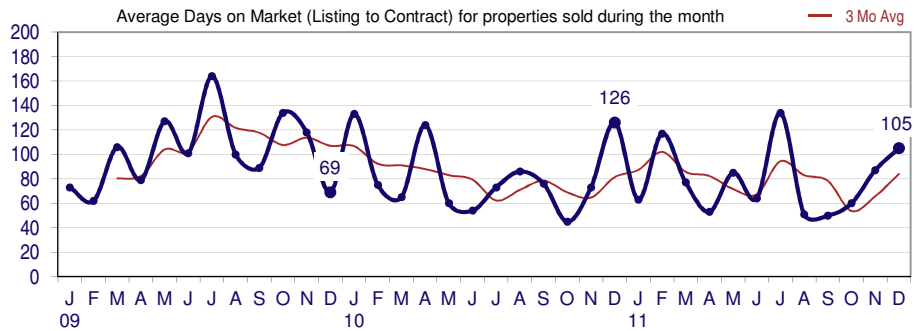
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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for December was 105, up 20.7% from 87 days last month and down 16.7% from 126 days in December of last year. The December 2011 DOM was at a mid level compared with December of 2010 and 2009.

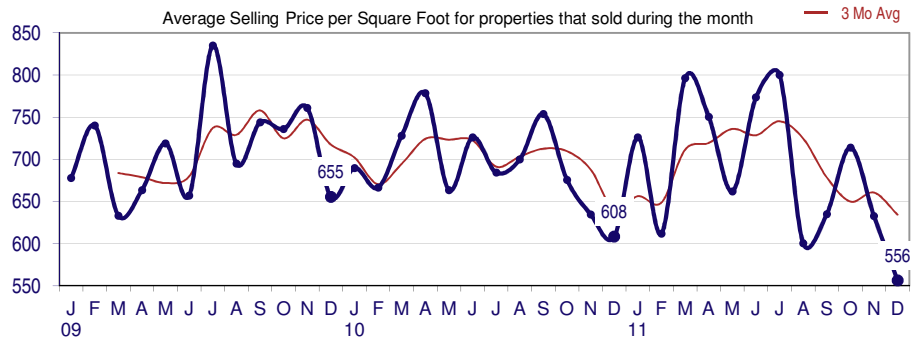
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The December 2011 Selling Price per Square Foot of \$556 was down 12.0% from \$633 last month and down 8.5% from 608 in December of last year.

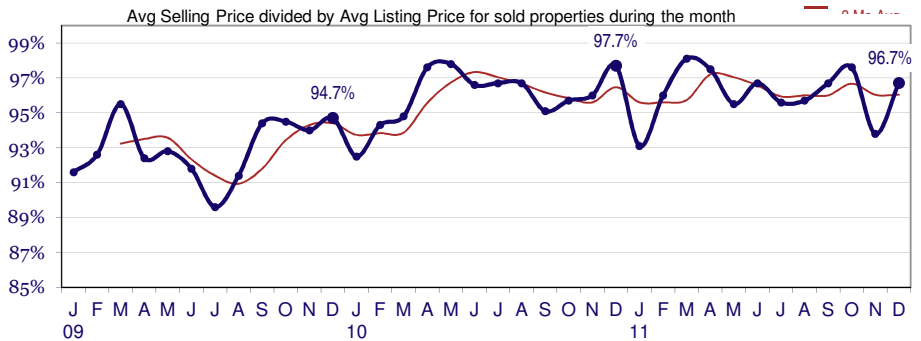
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The December 2011 Selling Price vs Original List Price of 96.7% was up from 93.8% last month and down from 97.7% in December of last year.

Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in December 2011 was 10, down 60.0% from 25 last month and equal to 10 in December of last year.

Inventory / New Listings / Sales

