

Distressed Property Update – As of Sept. 11, 2008

City	Total Active Listings	REOs Total	REOs Pct Of Total	Short Sale Total	Short Sale Pct of Total	Fair Market Total	Fair Mkt Pct Of Total
Vallejo	1,056	543	51%	324	31%	189	18%
Suisun	240	99	41%	93	39%	48	20%
Fairfield-Green Valley	860	345	40%	295	34%	220	26%
Vacaville	464	131	28%	131	28%	202	44%
Benicia	142	30	21%	25	18%	87	61%
TOTAL	2,762	1,148	42%	868	31%	746	27%

Summary

- Vallejo has the most REO's (51% of all listings), plus another 31% of all listings are short sales. Only 18% are fair market sales.
- Fairfield has the second most REOs (345 / 40%) and another 295 short sales (34%). Only 26% (220) are fair market sales.
- Suisun only has 240 listings, but 41% (99) are REOs and 39% (93) are short sales. Only 20% of the listings are fair market sales.
- Vacaville and Benicia have a smaller percentage of REOs & short sales than the other cities, though Benicia is by far the least impacted.
- Benicia has 30 REOs (21% of all listings) and 25 short sales (18% of all listings). 61% (87) are fair market sales.
- Vacaville has 28% (131) REOs and 28% (131) short sales. 202 of its 464 listings (44%) are fair market sales.
- Benicia has the fewest REOs (30 / 21% of all listings). It also has the fewest short sales (25 / 18% of all listings). 61% are fair-market value sales.A23

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Antioch	927	453	49%	343	37%	131	14%
Pittsburg	582	293	50%	205	35%	84	14%
Oakley	257	100	39%	97	38%	60	23%
Brentwood	389	105	27%	174	45%	110	28%
Concord	563	168	30%	205	36%	190	34%
Martinez	182	35	19%	30	16%	117	64%
Pleasant Hill	100	13	13%	18	18%	69	69%
Walnut Creek	296	21	7%	39	13%	236	80%
Clayton	53	1	2%	9	17%	43	81%
Danville	246	9	4%	21	9%	216	88%
Moraga	39	2	5%	2	5%	35	90%
Lafayette	106	2	2%	5	5%	99	93%
Orinda	79	3	4%	2	3%	74	94%
Alamo	147	0	0%	2	1%	145	99%
TOTAL	3,966	1,205	30%	1,152	29%	917	23%

Summary

- Antioch, and Pittsburg have the highest number of distressed properties (86% of all listings), followed by Brentwood (72%) and Oakley (77%)
- Lamorinda and Alamo have the fewest distressed properties. In all 4 communities, 90% or more of their listings are fair market sales.
- In Walnut Creek, Clayton & Danville, at least 80% of their listings are all fair market sales.
- In Pleasant Hill & Martinez at least 64% of the listings are fair market sales.
- Not as bad as East County, but far worse than the rest of Central CC is Concord, where 2 out of every 3 listings (66%) are distressed sales.
- Over 1/3 of the REOs in Central & Eastern CC are in Antioch alone. Antioch & Pittsburg have 29% of the listings in this area, but 62% of the REOs.
- Brentwood has a higher percentage of short sales than any other community, suggesting that REO activity may soar there in the coming months.