



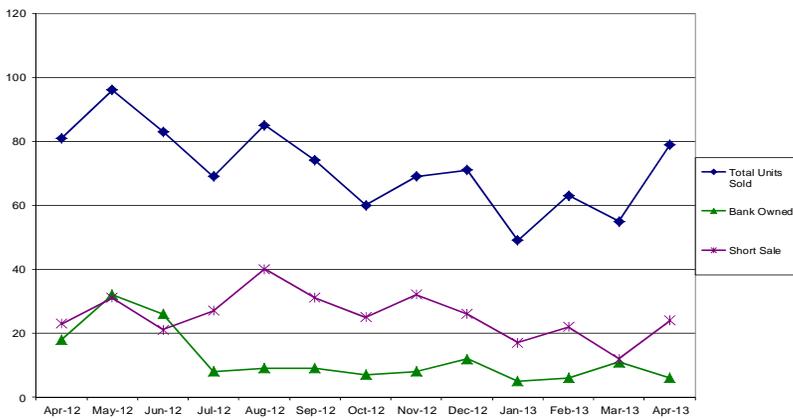
## Brentwood Housing Statistics April 2013 Report

### Summary:

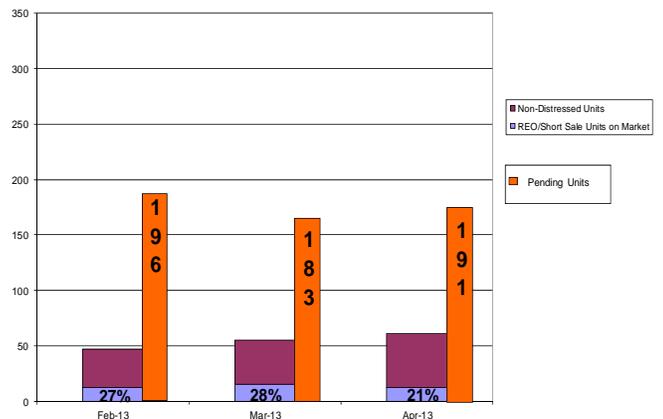
The housing data contained in this report reflects information reported for the month of April 2013. The number of active units on the MLS for April 2013 was 56. Pending units for April 2013 have increased slightly, but are much lower than April 2012 which totaled 122 units. The total units sold during April 2012 through April 2013 was 934; a total of 79 sold for the month of April 2013. Compared to the total units sold in April 2012, 2013 had a decrease of units sold. April 2012 through 2013 has shown an increase in home values. The shortage of active listings may be causing the increase in home values. Distressed home sales for April 2013 were 38% of the total homes sold.

The average sold price for April 2013 was \$380,839. The median asking price for April 2013 was \$499,000, and the median sold price was \$351,000. In April 2012, the median sold price was \$300,000, in 2011 it was \$282,000 and in 2010 it was \$287,000.

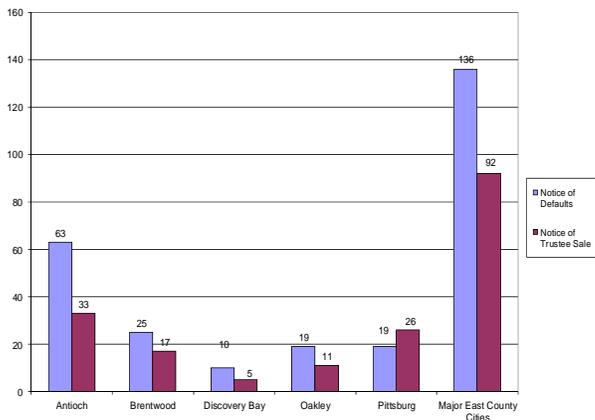
**BRENTWOOD**  
Resale Units Sold by Type of Sale



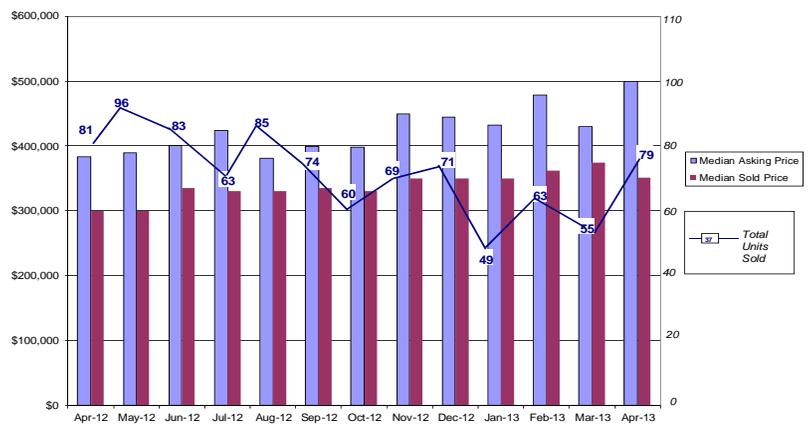
**BRENTWOOD**  
Total Units on Market



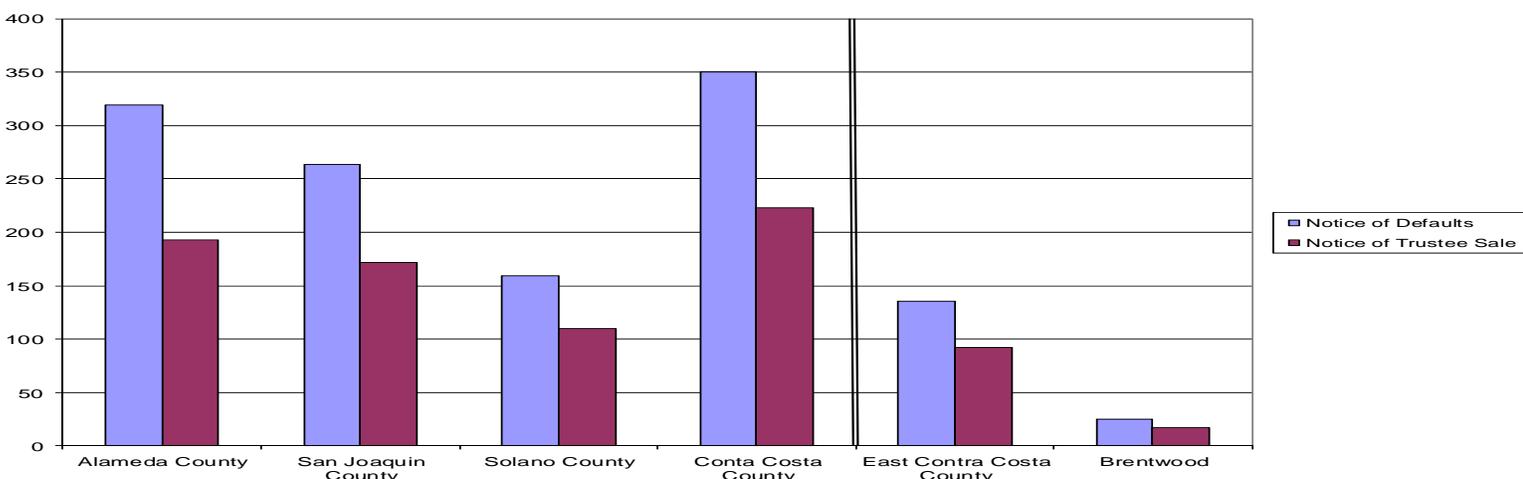
**East County Distress Units**  
April 2013



**BRENTWOOD**  
Median Asking vs. Median Sold



**Notices by County**  
April 2013



Source: [www.foreclosurereader.com](http://www.foreclosurereader.com). All reported data were for cases with a recorded/publication date, within the actual month of April. All data reported as of May 2013.

Please see our definition section located on Page 2.

For questions regarding this publication, please contact the Housing Division at (925) 516-5405.



## Brentwood Housing Statistics April 2013 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 mortgage/homeowner. A short sale is typically executed to prevent a foreclosure.

### Sold

<b>BRENTWOOD</b>	Feb-13	Mar-13	Apr-13
Total # of Properties Sold	63	55	79
# of Short Sales Sold	22	12	24
# of REO's Sold	6	11	6
% of Sold - Distressed	44%	42%	38%
Median Sold Price	362,000	374,000	351,000
Average Sold Price	423,287	371,547	380,839
<b>ANTIOCH</b>	Feb-13	Mar-13	Apr-13
Total # of Properties Sold	94	89	96
# of Short Sales Sold	30	27	26
# of REO's Sold	10	21	14
% of Sold - Distressed	43%	54%	42%
Median Sold Price	235,500	230,100	252,500
Average Sold Price	231,082	238,860	247,653
<b>OAKLEY</b>	Feb-13	Mar-13	Apr-13
Total # of Properties Sold	32	39	30
# of Short Sales Sold	12	16	11
# of REO's Sold	5	8	5
% of Sold - Distressed	53%	62%	53%
Median Sold Price	243,000	251,500	306,000
Average Sold Price	248,010	255,167	308,508
<b>DISCOVERY BAY</b>	Feb-13	Mar-12	Apr-13
Total # of Properties Sold	15	31	29
# of Short Sales Sold	4	8	8
# of REO's Sold	2	8	0
% of Sold - Distressed	40%	52%	28%
Median Sold Price	384,000	352,000	367,400
Average Sold Price	460,613	414,678	439,615

### Listings

<b>BRENTWOOD</b>	Feb-13	Mar-13	Apr-13
# of Active Listings	44	54	56
# of Short Sales Listed	5	5	8
# of REO's Listed	7	10	4
% of Actives - Distressed	27%	28%	21%
Median Listing Price	478,900	430,000	499,000
Average Listing Price	669,519	608,144	646,491
<b>ANTIOCH</b>	Feb-13	Mar-13	Apr-13
# of Active Listings	69	72	63
# of Short Sales Listed	14	15	14
# of REO's Listed	15	10	10
% of Actives - Distressed	42%	38%	38%
Median Listing Price	290,000	240,000	240,000
Average Listing Price	277,957	248,604	252,009
<b>OAKLEY</b>	Feb-13	Mar-13	Apr-13
# of Active Listings	21	29	26
# of Short Sales Listed	4	4	4
# of REO's Listed	6	10	6
% of Actives - Distressed	48%	48%	38%
Median Asking Price	272,900	282,900	261,200
Average Asking Price	314,113	312,560	299,311
<b>DISCOVERY BAY</b>	Feb-13	Mar-13	Apr-13
# of Active Listings	37	24	32
# of Short Sales Listed	1	3	4
# of REO's Listed	1	1	6
% of Actives - Distressed	5%	17%	31%
Median Asking Price	699,000	758,000	771,000
Average Asking Price	683,993	788,950	872,140