



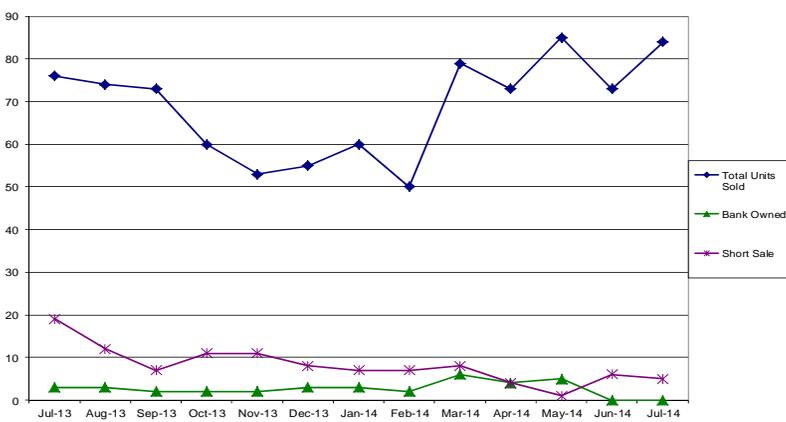
## Brentwood Housing Statistics July 2014 Report

### Summary:

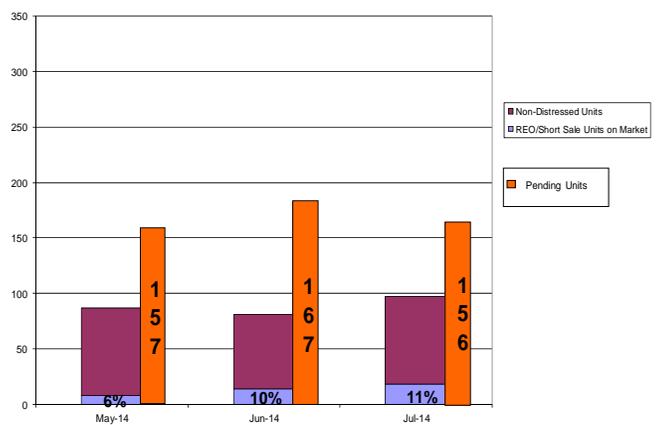
The housing data contained in this report reflects information reported for the month of July 2014. The number of active units on the MLS for July 2014 was 165. Pending units for July 2013 through July 2014 ranged between 99 to 165. The total units sold during July 2013 through July 2014 was 914; a total of 84 sold for the month of July 2014. July 2013 through 2014 has shown a continued increase in home values. Distressed home sales for July 2014 were 11% of the total homes sold.

The average sold price for July 2014 was \$465,619. The median asking price for July 2014 was \$519,000, and the median sold price was \$460,000. In July 2013, the median sold price was \$322,700, in 2012 it was \$210,000 and in 2011 it was \$211,000.

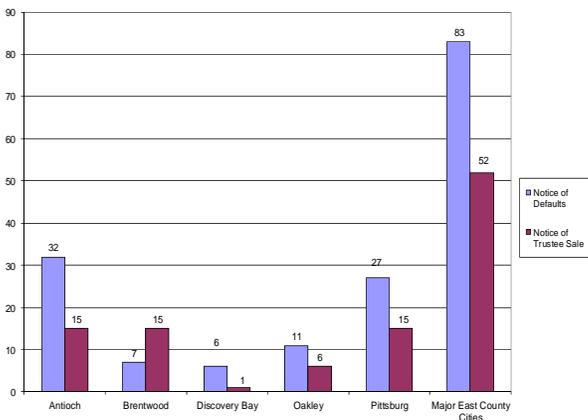
**BRENTWOOD**  
Resale Units Sold by Type of Sale



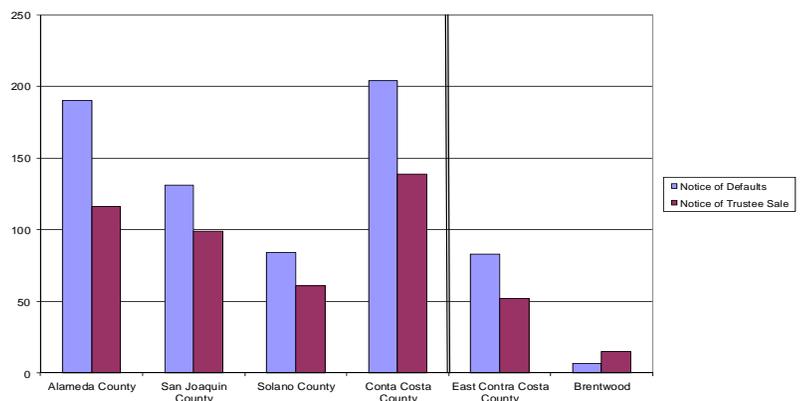
**BRENTWOOD**  
Total Units on Market



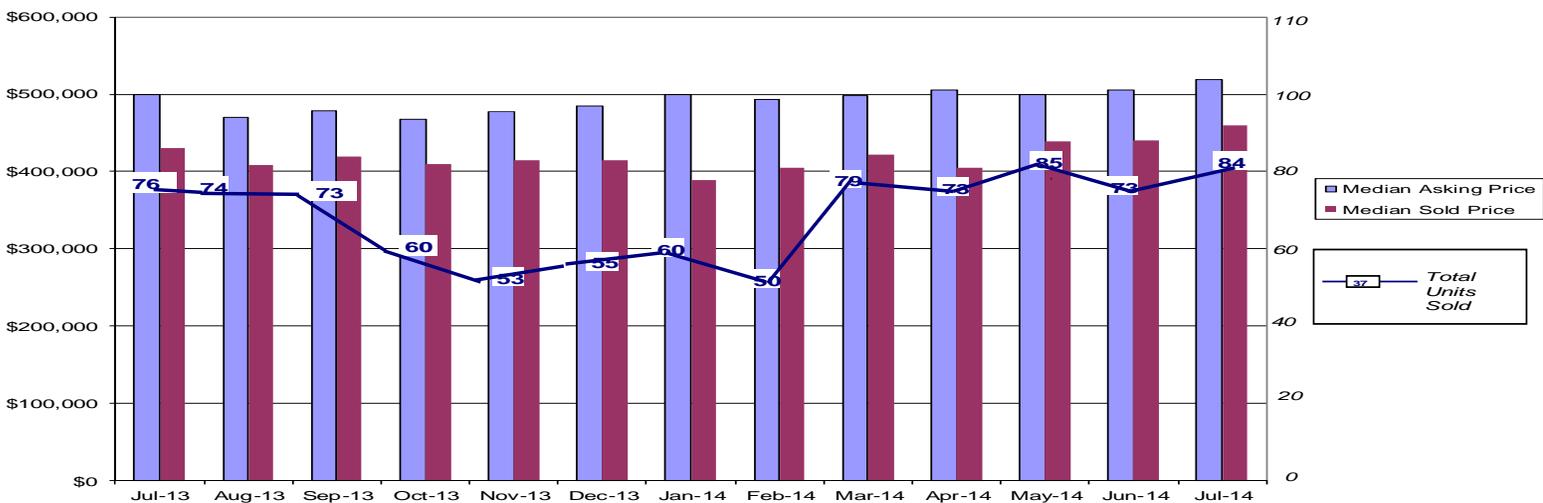
**East County Distress Units**  
July 2014



**Notices by County**  
July 2014



**BRENTWOOD**  
Median Asking vs. Median Sold



Source: [www.foreclosurereader.com](http://www.foreclosurereader.com). All data reported as of 2014.

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 July 2014 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>	May-14	Jun-14	Jul-14
Total # of Properties Sold	85	73	84
# of Short Sales Sold	1	6	5
# of REO's Sold	5	0	0
% of Sold - Distressed	7%	8%	6%
Median Sold Price	439,000	440,000	460,000
Average Sold Price	462,576	479,237	465,619
<b>ANTIOCH</b>	May-14	Jun-14	Jul-14
Total # of Properties Sold	99	94	111
# of Short Sales Sold	6	4	6
# of REO's Sold	6	5	6
% of Sold - Distressed	12%	10%	11%
Median Sold Price	310,000	319,500	310,000
Average Sold Price	311,350	213,788	312,205
<b>OAKLEY</b>	May-14	Jun-14	Jul-14
Total # of Properties Sold	40	54	44
# of Short Sales Sold	2	2	2
# of REO's Sold	1	3	1
% of Sold - Distressed	8%	9%	7%
Median Sold Price	357,500	342,825	357,500
Average Sold Price	353,213	348,701	367,977
<b>DISCOVERY BAY</b>	May-14	Jun-14	Jul-14
Total # of Properties Sold	27	28	23
# of Short Sales Sold	0	1	0
# of REO's Sold	1	1	0
% of Sold - Distressed	4%	7%	0%
Median Sold Price	480,000	447,750	515,000
Average Sold Price	540,608	564,264	606,769

### **Listings**

<b>BRENTWOOD</b>	May-14	Jun-14	Jul-14
# of Active Listings	132	141	165
# of Short Sales Listed	7	7	9
# of REO's Listed	1	7	9
% of Actives - Distressed	6%	10%	11%
Median Listing Price	499,450	505,000	519,000
Average Listing Price	585,249	586,154	598,221
<b>ANTIOCH</b>	May-14	Jun-14	Jul-14
# of Active Listings	143	161	160
# of Short Sales Listed	11	7	1
# of REO's Listed	6	5	9
% of Actives - Distressed	12%	7%	6%
Median Listing Price	320,000	350,000	349,975
Average Listing Price	329,685	343,492	340,1345
<b>OAKLEY</b>	May-14	Jun-14	Jul-14
# of Active Listings	66	51	61
# of Short Sales Listed	3	2	3
# of REO's Listed	4	7	4
% of Actives - Distressed	11%	18%	11%
Median Asking Price	353,450	369,500	374,950
Average Asking Price	402,232	406,000	412,706
<b>DISCOVERY BAY</b>	May-14	Jun-14	Jul-14
# of Active Listings	85	101	102
# of Short Sales Listed	0	1	3
# of REO's Listed	0	0	1
% of Actives - Distressed	0%	.99%	4%
Median Asking Price	659,000	639,999	577,250
Average Asking Price	735,992	747,329	717,501