



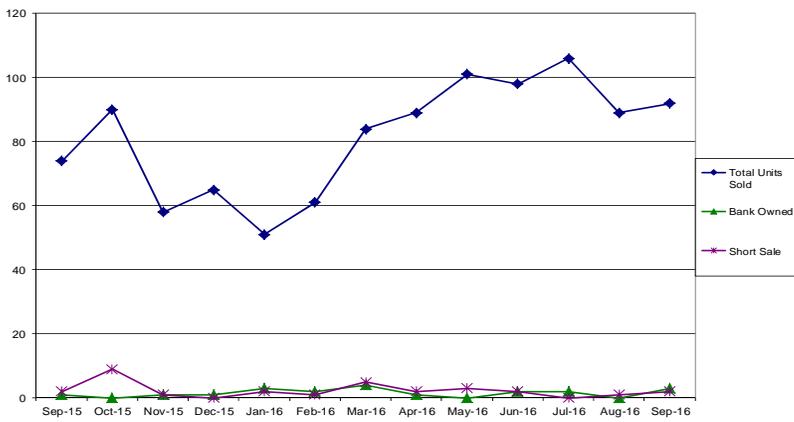
## Brentwood Housing Statistics September 2016 Report

### Summary:

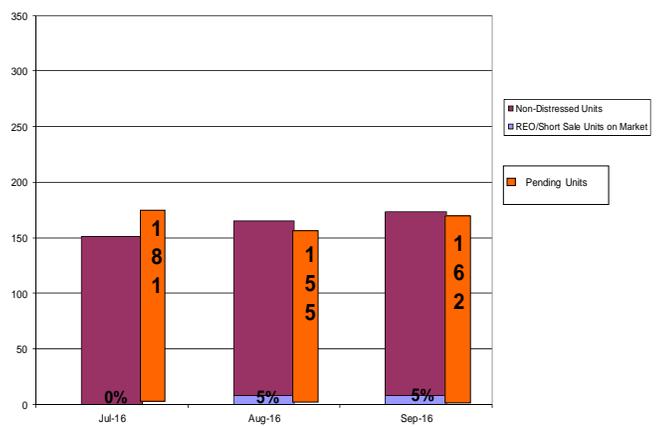
The housing data contained in this report reflects information reported for the month of September 2016. The number of active units on the MLS for September 2016 was 173. Pending units for September 2015 through September 2016 ranged between 155 to 162. The total units sold during September 2015 through September 2016 was 1058; a total of 92 sold for the month of September 2016. Compared to the total units sold in September 2015, 2016 saw an increase of units sold. September 2015 through 2016 has shown a continued increase in home values. Distressed home sales for September 2016 were 5% of the total homes sold.

The average sold price for September 2016 was \$568,043. The median asking price for September 2016 was \$599,950, and the median sold price was \$560,000. In September 2015, the median sold price was \$503,650, in 2014 it was \$465,000 and in 2013 it was \$419,000.

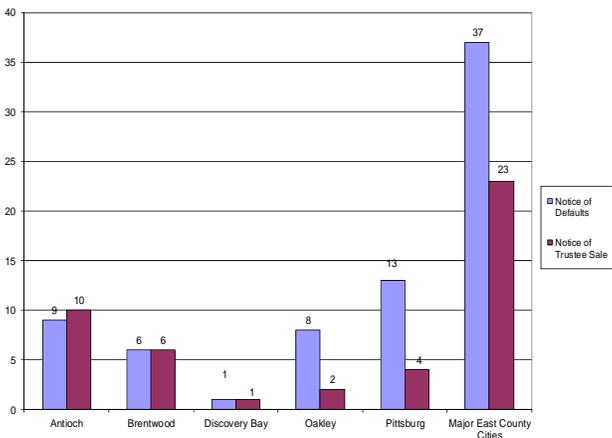
**BRENTWOOD**  
Resale Units Sold by Type of Sale



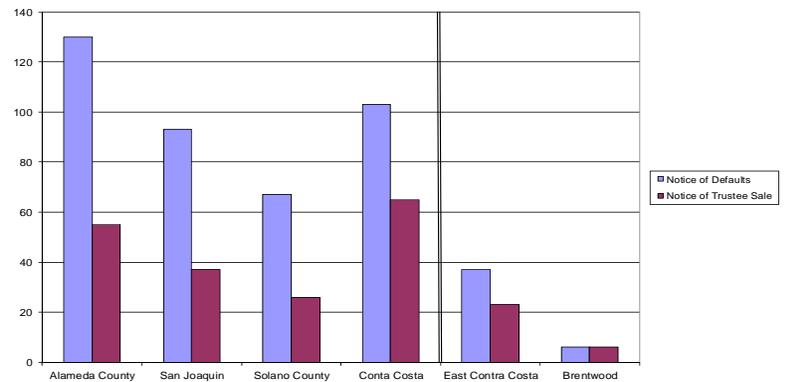
**BRENTWOOD**  
Total Units on Market



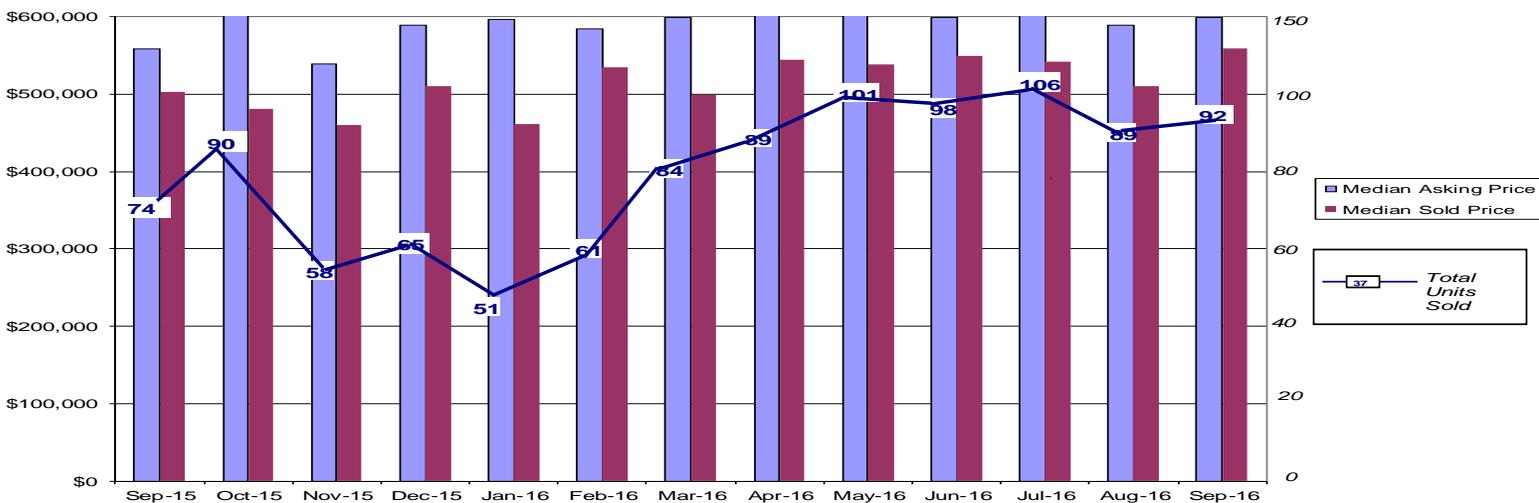
East County Distress Units  
September 2016



Notices by County  
September 2016



**BRENTWOOD**  
Median Asking vs. Median Sold



Source: [www.foreclosurerader.com](http://www.foreclosurerader.com). All data reported as of 2016.

Please see our definition section located on Page 2.

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



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### **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>	Jul-15	Aug-16	Sep-16
Total # of Properties Sold	106	89	92
# of Short Sales Sold	0	1	2
# of REO's Sold	2	0	3
% of Sold - Distressed	2%	1%	5%
Median Sold Price	542,500	510,000	560,000
Average Sold Price	562,139	530,781	568,043
<b>ANTIOCH</b>	Jul-16	Aug-16	Sep-16
Total # of Properties Sold	85	129	123
# of Short Sales Sold	5	1	3
# of REO's Sold	4	3	3
% of Sold - Distressed	9%	3%	5%
Median Sold Price	380,000	370,000	366,000
Average Sold Price	379,977	364,249	363,342
<b>OAKLEY</b>	Jul-16	Aug-16	Sep-16
Total # of Properties Sold	48	66	47
# of Short Sales Sold	2	1	0
# of REO's Sold	2	3	3
% of Sold - Distressed	8%	6%	6%
Median Sold Price	395,000	415,000	417,000
Average Sold Price	436,745	427,634	430,132
<b>DISCOVERY BAY</b>	Jul-16	Aug-16	Sep-16
Total # of Properties Sold	36	30	22
# of Short Sales Sold	0	2	0
# of REO's Sold	1	0	0
% of Sold - Distressed	3%	7%	0%
Median Sold Price	555,000	552,250	537,000
Average Sold Price	603,816	588,054	582,634

### **Listings**

<b>BRENTWOOD</b>	Jul-16	Aug-16	Sep-16
# of Active Listings	151	165	173
# of Short Sales Listed	0	4	6
# of REO's Listed	0	4	2
% of Actives - Distressed	0%	5%	5%
Median Listing Price	619,900	590,000	599,950
Average Listing Price	703,875	670,238	676,540
<b>ANTIOCH</b>	Jul-16	Aug-16	Sep-16
# of Active Listings	120	146	141
# of Short Sales Listed	4	2	2
# of REO's Listed	1	0	4
% of Actives - Distressed	4%	1%	4%
Median Listing Price	399,000	390,000	392,500
Average Listing Price	377,622	383,958	392,691
<b>OAKLEY</b>	Jul-16	Aug-16	Sep-16
# of Active Listings	51	52	59
# of Short Sales Listed	1	1	1
# of REO's Listed	2	2	2
% of Actives - Distressed	5%	6%	6%
Median Asking Price	460,000	482,995	523,990
Average Asking Price	509,410	523,044	539,452
<b>DISCOVERY BAY</b>	Jul-16	Aug-16	Sep-16
# of Active Listings	94	85	73
# of Short Sales Listed	3	2	1
# of REO's Listed	1	2	0
% of Actives - Distressed	4%	5%	1%
Median Asking Price	749,000	725,000	699,000
Average Asking Price	836,461	813,562	811,887