

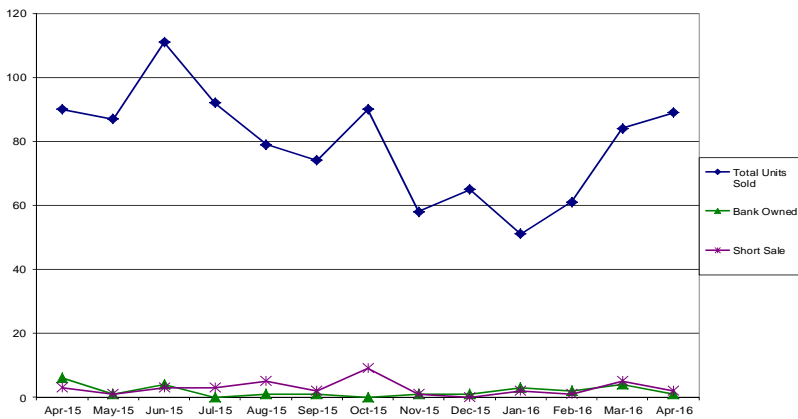
## Brentwood Housing Statistics April 2016 Report

### Summary:

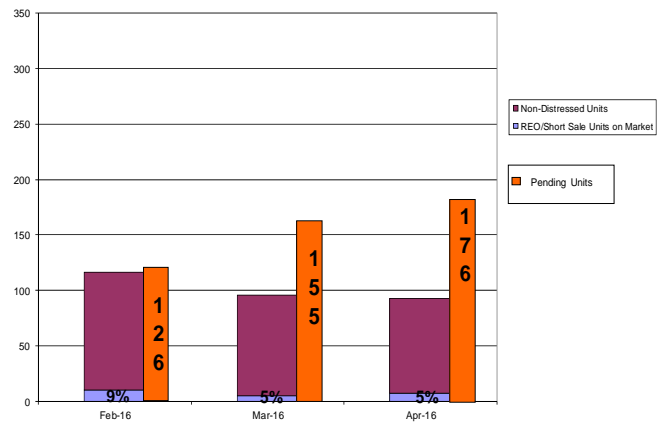
The housing data contained in this report reflects information reported for the month of April 2016. The number of active units on the MLS for April 2016 was 131. Pending units for April 2015 through April 2016 ranged between 179 to 176. The total units sold during April 2015 through April 2016 was 1031; a total of 89 sold for the month of April 2016. Compared to the total units sold in April 2015, 2016 saw a slight decrease of units sold. April 2015 through 2016 has shown an increase in home values. Distressed home sales for April 2016 were 3% of the total homes sold.

The average sold price for April 2016 was \$554,143. The median asking price for April 2016 was \$610,888, and the median sold price was \$545,000. In April 2015, the median sold price was \$467,500, in 2014 it was \$405,000 and in 2013 it was \$351,000.

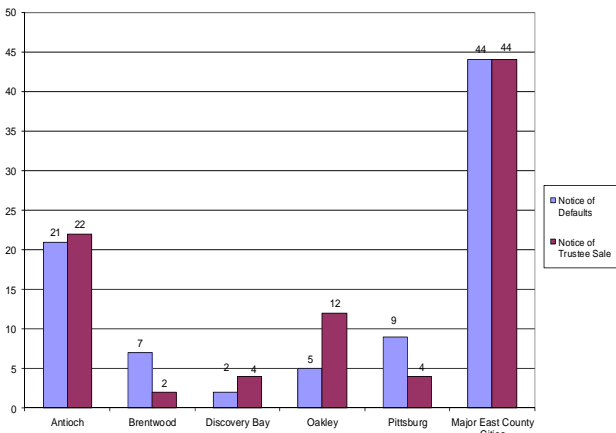
**BRENTWOOD**  
Resale Units Sold by Type of Sale



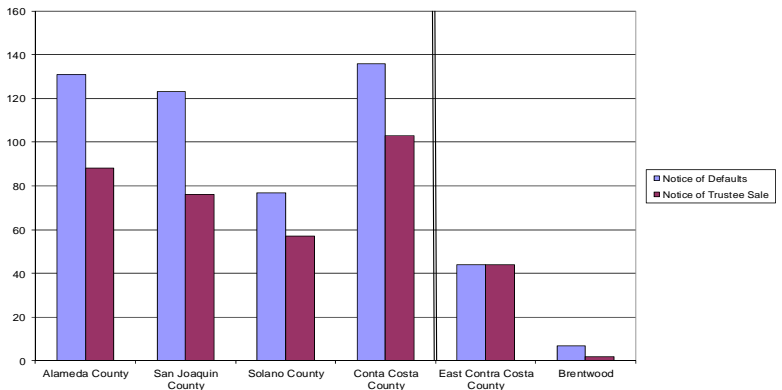
**BRENTWOOD**  
Total Units on Market



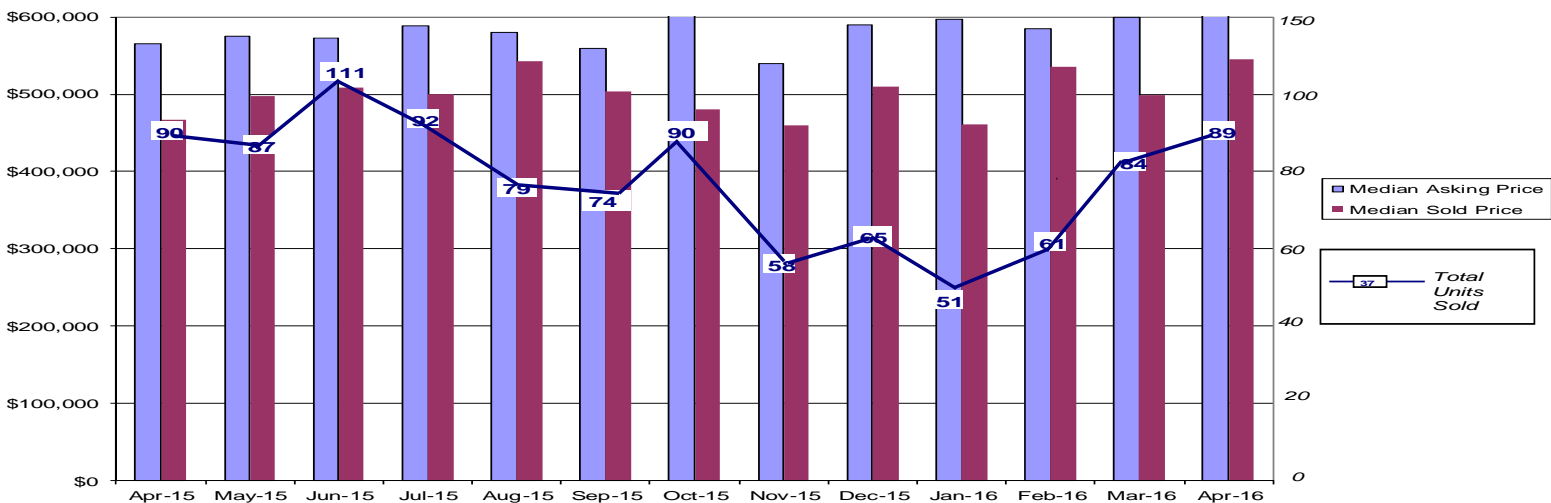
East County Distress Units  
April 2016



Notices by County  
April 2016



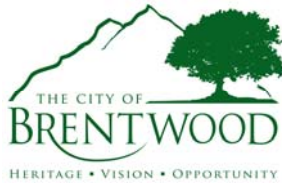
**BRENTWOOD**  
Median Asking vs. Median Sold



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>	Feb-16	Mar-16	Apr-16
Total # of Properties Sold	61	84	89
# of Short Sales Sold	1	5	2
# of REO's Sold	2	4	1
% of Sold - Distressed	5%	11%	3%
Median Sold Price	535,000	499,000	545,000
Average Sold Price	549,473	530,456	554,143
<b>ANTIOCH</b>	Feb-16	Mar-16	Apr-16
Total # of Properties Sold	63	85	105
# of Short Sales Sold	4	2	5
# of REO's Sold	7	6	7
% of Sold - Distressed	17%	9%	11%
Median Sold Price	354,000	367,500	360,000
Average Sold Price	360,145	378,202	363,333
<b>OAKLEY</b>	Feb-16	Mar-16	Apr-16
Total # of Properties Sold	29	44	45
# of Short Sales Sold	2	1	1
# of REO's Sold	1	5	2
% of Sold - Distressed	10%	14%	7%
Median Sold Price	381,000	413,825	388,000
Average Sold Price	390,743	424,797	406,256
<b>DISCOVERY BAY</b>	Feb-16	Mar-16	Apr-16
Total # of Properties Sold	24	30	25
# of Short Sales Sold	0	1	0
# of REO's Sold	3	0	0
% of Sold - Distressed	13%	3%	0%
Median Sold Price	480,000	488,000	475,000
Average Sold Price	608,000	567,393	572,048

### **Listings**

<b>BRENTWOOD</b>	Feb-16	Mar-16	Apr-16
# of Active Listings	116	96	131
# of Short Sales Listed	7	3	3
# of REO's Listed	3	2	4
% of Actives - Distressed	9%	5%	5%
Median Listing Price	585,000	599,450	610,888
Average Listing Price	655,538	702,342	681,447
<b>ANTIOCH</b>	Feb-16	Mar-16	Apr-16
# of Active Listings	59	70	97
# of Short Sales Listed	6	4	6
# of REO's Listed	5	4	11
% of Actives - Distressed	19%	11%	18%
Median Listing Price	390,000	399,250	385,000
Average Listing Price	395,741	403,391	388,032
<b>OAKLEY</b>	Feb-16	Mar-16	Apr-16
# of Active Listings	48	39	31
# of Short Sales Listed	2	3	1
# of REO's Listed	3	2	2
% of Actives - Distressed	11%	10%	13%
Median Asking Price	464,500	475,000	465,900
Average Asking Price	449,536	467,762	530,753
<b>DISCOVERY BAY</b>	Feb-16	Mar-16	Apr-16
# of Active Listings	47	55	70
# of Short Sales Listed	0	0	2
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	3%
Median Asking Price	625,000	755,000	762,500
Average Asking Price	768,477	860,298	819,382