

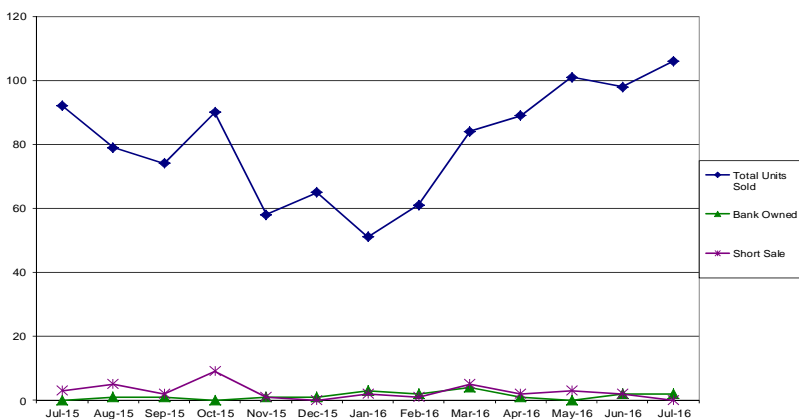
## Brentwood Housing Statistics July 2016 Report

### Summary:

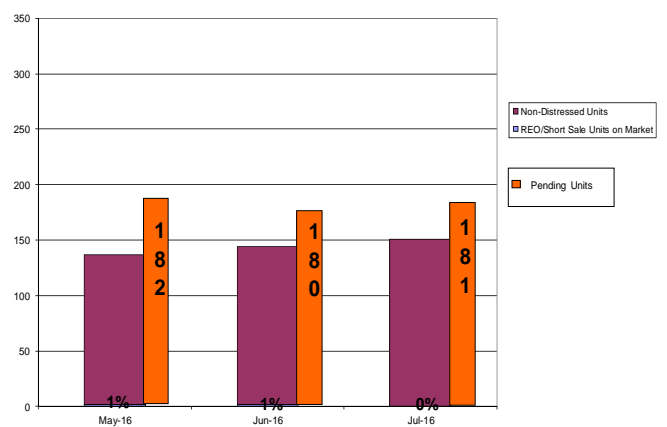
The housing data contained in this report reflects information reported for the month of July 2016. The number of active units on the MLS for July 2016 was 151. Pending units for July 2015 through July 2016 ranged between 159 up to 181. The total units sold during July 2015 through July 2016 was 1048; a total of 106 sold for the month of July 2016. Compared to the total units sold in July 2015, 2016 saw an increase of units sold. July 2015 through 2016 has shown an increase in home values. Distressed home sales for July 2016 were 2% of the total homes sold.

The average sold price for July 2016 was \$562,139. The median asking price for July 2016 was \$619,900, and the median sold price was \$542,500. In July 2015, the median sold price was \$500,000, in 2014 it was \$460,000 and in 2013 it was \$322,700.

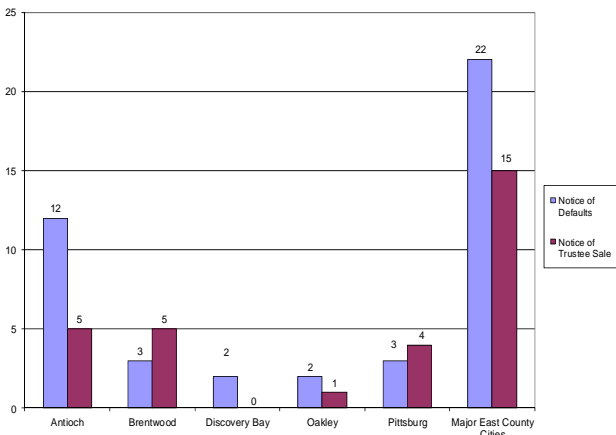
**BRENTWOOD**  
Resale Units Sold by Type of Sale



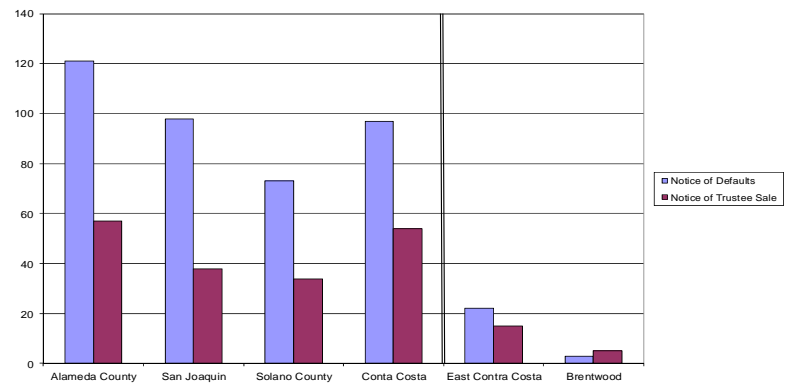
**BRENTWOOD**  
Total Units on Market



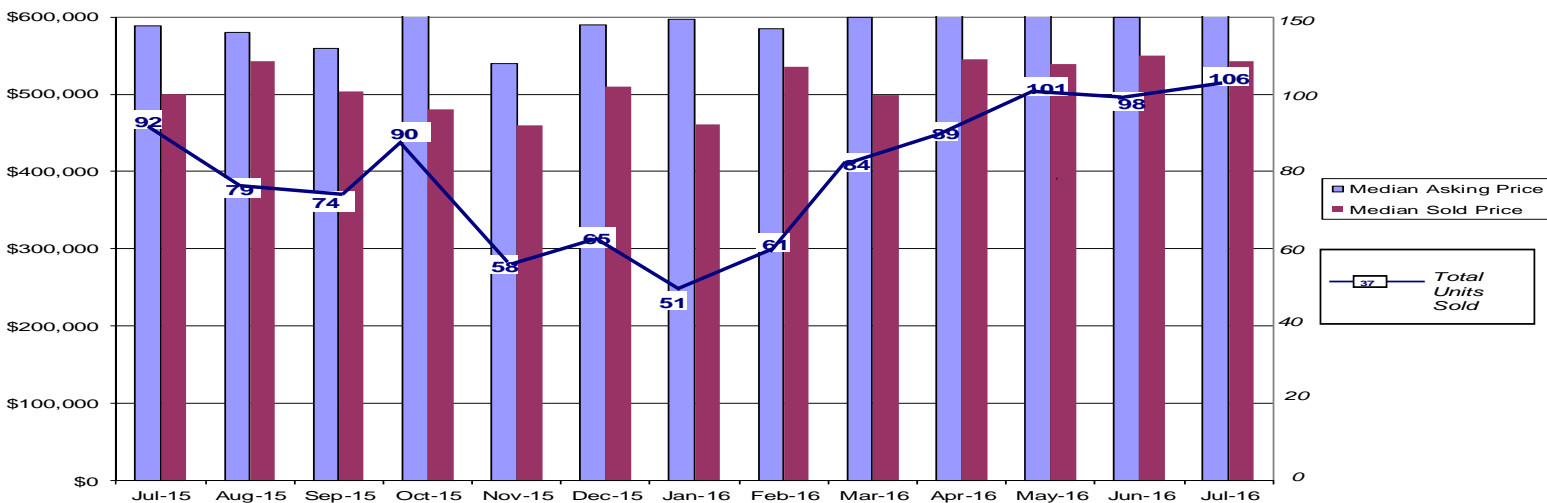
East County Distress Units  
July 2016



Notices by County  
July 2016



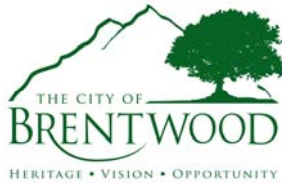
**BRENTWOOD**  
Median Asking vs. Median Sold



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.



## Brentwood Housing Statistics July 2016 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-16	Jun-16	Jul-16
Total # of Properties Sold	101	98	106
# of Short Sales Sold	3	2	0
# of REO's Sold	0	2	2
% of Sold - Distressed	3%	4%	2%
Median Sold Price	539,060	550,000	542,500
Average Sold Price	547,562	556,823	562,139
<b>ANTIOCH</b>	May-16	Jun-16	Jul-16
Total # of Properties Sold	102	124	85
# of Short Sales Sold	5	5	4
# of REO's Sold	9	5	4
% of Sold - Distressed	13%	8%	9%
Median Sold Price	383,750	372,500	380,000
Average Sold Price	380,847	374,629	379,977
<b>OAKLEY</b>	May-16	Jun-16	Jul-16
Total # of Properties Sold	53	55	48
# of Short Sales Sold	4	4	2
# of REO's Sold	3	1	2
% of Sold - Distressed	13%	9%	8%
Median Sold Price	424,500	412,000	395,000
Average Sold Price	431,610	428,292	436,745
<b>DISCOVERY BAY</b>	May-16	Jun-16	Jul-16
Total # of Properties Sold	31	33	36
# of Short Sales Sold	0	1	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	3%	3%
Median Sold Price	490,000	515,000	555,000
Average Sold Price	494,013	591,076	603,816

### **Listings**

<b>BRENTWOOD</b>	May-16	Jun-16	Jul-16
# of Active Listings	137	144	151
# of Short Sales Listed	1	0	0
# of REO's Listed	1	2	0
% of Actives - Distressed	1%	1%	0%
Median Listing Price	617,000	599,000	619,900
Average Listing Price	648,710	700,141	703,875
<b>ANTIOCH</b>	May-16	Jun-16	Jul-16
# of Active Listings	66	95	120
# of Short Sales Listed	0	1	4
# of REO's Listed	4	5	1
% of Actives - Distressed	6%	6%	4%
Median Listing Price	420,957	385,000	399,000
Average Listing Price	394,347	383,363	377,622
<b>OAKLEY</b>	May-16	Jun-16	Jul-16
# of Active Listings	43	58	51
# of Short Sales Listed	3	0	1
# of REO's Listed	0	3	2
% of Actives - Distressed	9%	7%	5%
Median Asking Price	485,000	482,000	460,000
Average Asking Price	512,108	500,908	509,410
<b>DISCOVERY BAY</b>	May-16	Jun-16	Jul-16
# of Active Listings	82	97	94
# of Short Sales Listed	2	3	3
# of REO's Listed	1	0	1
% of Actives - Distressed	4%	3%	4%
Median Asking Price	760,000	749,950	749,000
Average Asking Price	822,519	822,074	836,461