

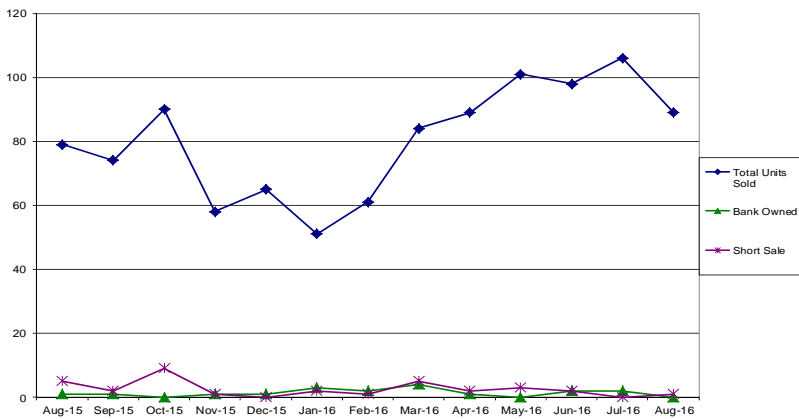
## Brentwood Housing Statistics August 2016 Report

### Summary:

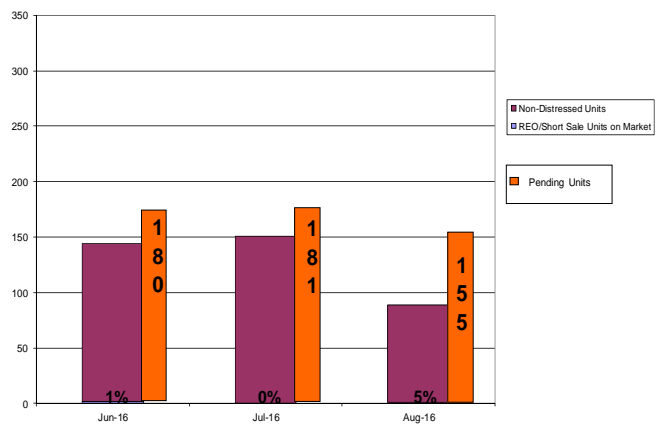
The housing data contained in this report reflects information reported for the month of August 2016. The number of active units on the MLS for August 2016 was 165. Pending units for August 2015 through August 2016 ranged between 165 down to 155. The total units sold during August 2015 through August 2016 was 1045; a total of 89 sold for the month of August 2016. Compared to the total units sold in August 2015, 2016 saw an increase of units sold. August 2015 through 2016 has shown a continued increase in home values. Distressed home sales for August 2016 were 1% of the total homes sold.

The average sold price for August 2016 was 530,781. The median asking price for August 2016 was \$590,000, and the median sold price was \$510,000. In August 2015, the median sold price was \$542,355, in 2014 it was \$479,000 and in 2013 it was \$408,670.

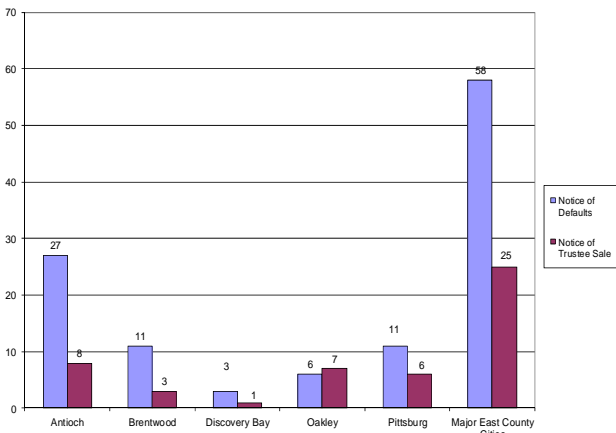
**BRENTWOOD**  
Resale Units Sold by Type of Sale



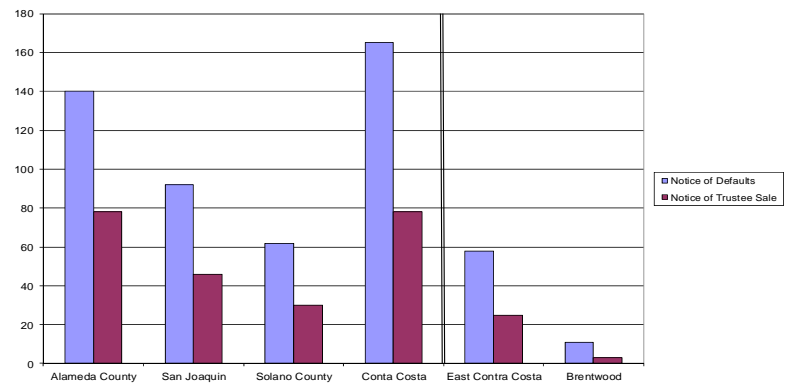
**BRENTWOOD**  
Total Units on Market



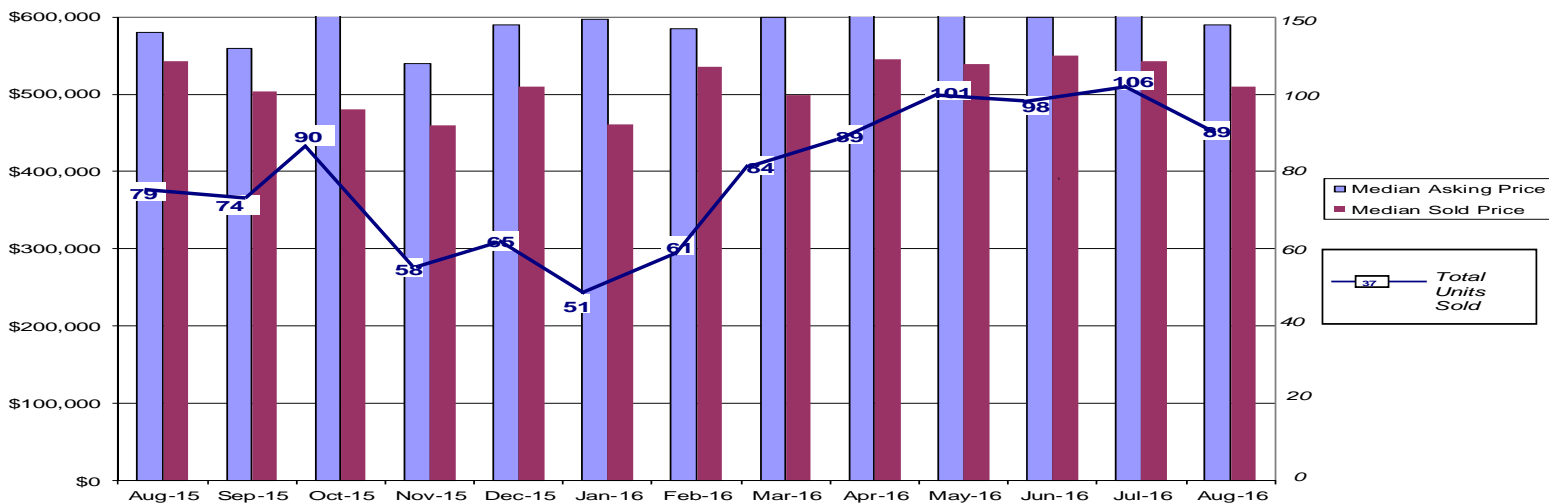
East County Distress Units  
August 2016



Notices by County  
August 2016



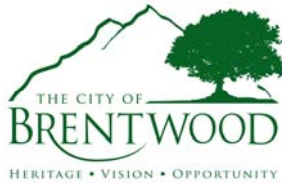
**BRENTWOOD**  
Median Asking vs. Median Sold



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 August 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>	Jun-16	Jul-16	Aug-16
Total # of Properties Sold	98	106	89
# of Short Sales Sold	2	0	1
# of REO's Sold	2	2	0
% of Sold - Distressed	4%	2%	1%
Median Sold Price	550,000	542,500	510,000
Average Sold Price	556,823	562,139	530,781
<b>ANTIOCH</b>	Jun-16	Jul-16	Aug-16
Total # of Properties Sold	124	85	129
# of Short Sales Sold	5	4	1
# of REO's Sold	5	4	3
% of Sold - Distressed	8%	9%	3%
Median Sold Price	372,500	380,000	370,000
Average Sold Price	374,629	379,977	364,249
<b>OAKLEY</b>	Jun-16	Jul-16	Aug-16
Total # of Properties Sold	55	48	66
# of Short Sales Sold	4	2	1
# of REO's Sold	1	2	3
% of Sold - Distressed	9%	8%	6%
Median Sold Price	412,000	395,000	415,000
Average Sold Price	428,292	436,745	427,634
<b>DISCOVERY BAY</b>	Jun-16	Jul-16	Aug-16
Total # of Properties Sold	33	36	30
# of Short Sales Sold	1	0	2
# of REO's Sold	0	1	0
% of Sold - Distressed	3%	3%	7%
Median Sold Price	515,000	555,000	552,250
Average Sold Price	591,076	603,816	588,054

### **Listings**

<b>BRENTWOOD</b>	Jun-16	Jul-16	Aug-16
# of Active Listings	144	151	165
# of Short Sales Listed	0	0	4
# of REO's Listed	2	0	4
% of Actives - Distressed	1%	0%	5%
Median Listing Price	599,000	619,900	590,000
Average Listing Price	700,141	703,875	670,238
<b>ANTIOCH</b>	Jun-16	Jul-16	Aug-16
# of Active Listings	95	120	146
# of Short Sales Listed	1	4	2
# of REO's Listed	5	1	0
% of Actives - Distressed	6%	4%	1%
Median Listing Price	385,000	399,000	390,000
Average Listing Price	383,363	377,622	383,958
<b>OAKLEY</b>	Jun-16	Jul-16	Aug-16
# of Active Listings	58	51	52
# of Short Sales Listed	0	1	1
# of REO's Listed	3	2	2
% of Actives - Distressed	7%	5%	6%
Median Asking Price	482,000	460,000	482,995
Average Asking Price	500,908	509,410	523,044
<b>DISCOVERY BAY</b>	Jun-16	Jul-16	Aug-16
# of Active Listings	97	94	85
# of Short Sales Listed	3	3	2
# of REO's Listed	0	1	2
% of Actives - Distressed	3%	4%	5%
Median Asking Price	749,950	749,000	725,000
Average Asking Price	822,074	836,461	813,562