

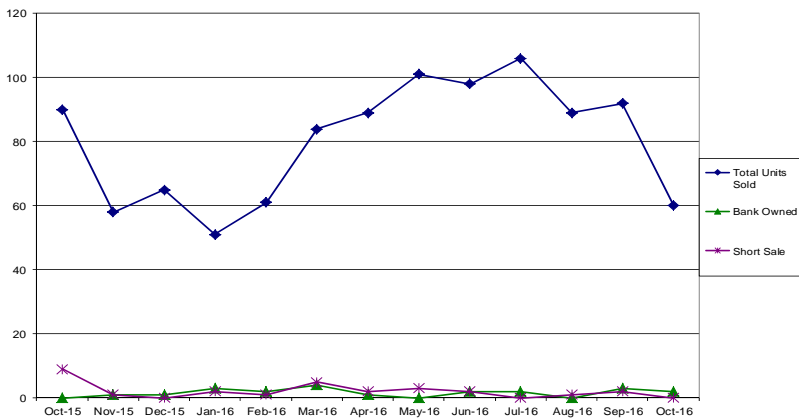
## Brentwood Housing Statistics October 2016 Report

### Summary:

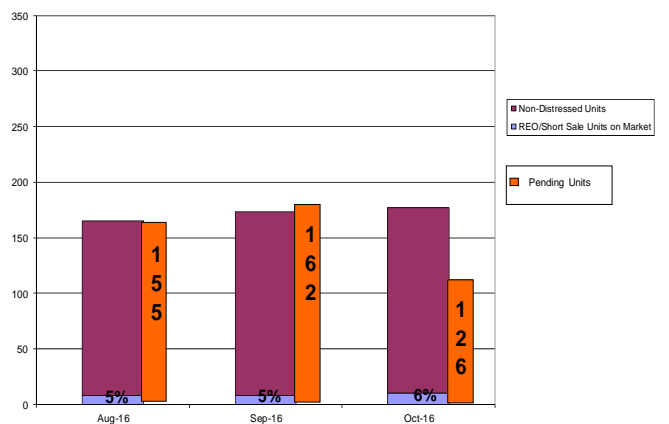
The housing data contained in this report reflects information reported for the month of October 2016. The number of active units on the MLS for October 2016 was 177. Pending units for October 2015 through October 2016 ranged between 157 down to 126. The total units sold during October 2015 through October 2016 was 1044; a total of 60 sold for the month of October 2016. Compared to the total units sold in October 2015, 2016 saw a decrease of units sold. October 2015 through 2016 has shown a continued increase in home values. Distressed home sales for October 2016 were 3% of the total homes sold.

The average sold price for October 2016 was \$534,945. The median asking price for October 2016 was \$575,000, and the median sold price was \$498,000. In October 2015, the median sold price was \$481,000, in 2014 it was \$320,000 and in 2013 it was \$295,000.

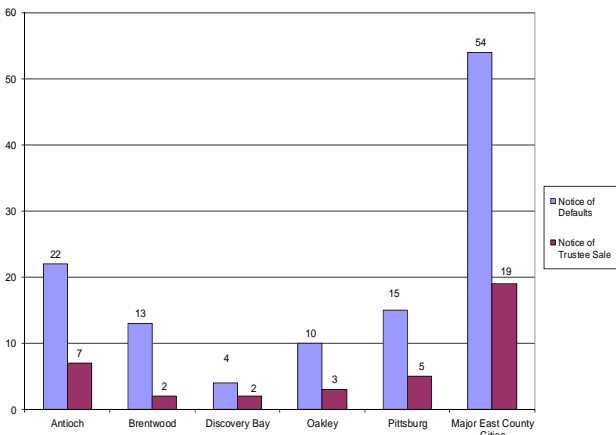
**BRENTWOOD**  
Resale Units Sold by Type of Sale



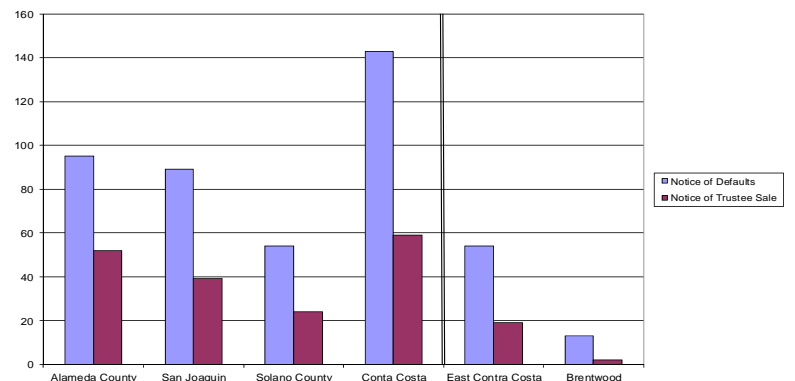
**BRENTWOOD**  
Total Units on Market



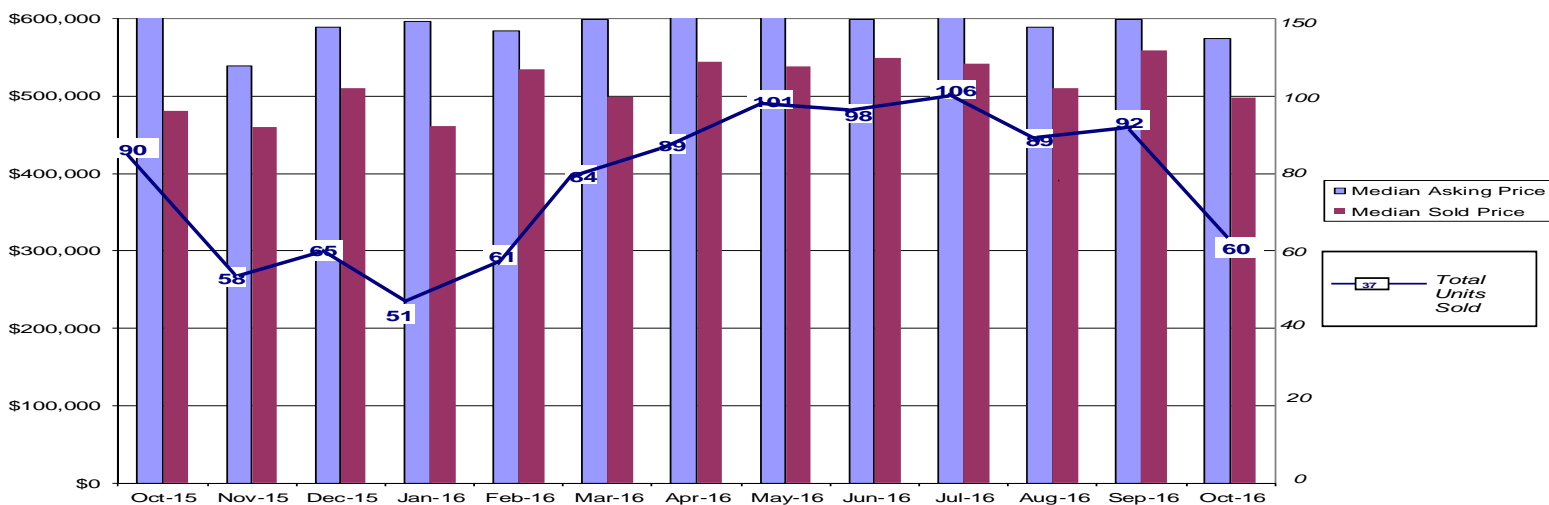
East County Distress Units  
October 2016



Notices by County  
October 2016



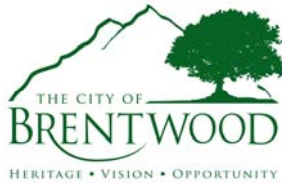
**BRENTWOOD**  
Median Asking vs. Median Sold



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 October 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>	Aug-16	Sep-16	Oct-16
Total # of Properties Sold	89	92	60
# of Short Sales Sold	1	2	0
# of REO's Sold	0	3	2
% of Sold - Distressed	1%	5%	3%
Median Sold Price	510,000	560,000	498,000
Average Sold Price	530,781	568,043	534,945
<b>ANTIOCH</b>	Aug-16	Sep-16	Oct-16
Total # of Properties Sold	129	123	121
# of Short Sales Sold	1	3	1
# of REO's Sold	3	3	2
% of Sold - Distressed	3%	5%	2%
Median Sold Price	370,000	366,000	385,000
Average Sold Price	364,249	363,342	377,075
<b>OAKLEY</b>	Aug-16	Sep-16	Oct-16
Total # of Properties Sold	66	47	44
# of Short Sales Sold	1	0	0
# of REO's Sold	3	3	0
% of Sold - Distressed	6%	6%	0%
Median Sold Price	415,000	417,000	426,000
Average Sold Price	427,634	430,132	451,135
<b>DISCOVERY BAY</b>	Aug-16	Sep-16	Oct-16
Total # of Properties Sold	30	22	22
# of Short Sales Sold	2	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	7%	0%	0%
Median Sold Price	552,250	537,000	530,000
Average Sold Price	588,054	582,634	661,683

### **Listings**

<b>BRENTWOOD</b>	Aug-16	Sep-16	Oct-16
# of Active Listings	165	173	177
# of Short Sales Listed	4	6	6
# of REO's Listed	4	2	4
% of Actives - Distressed	5%	5%	6%
Median Listing Price	590,000	599,950	575,000
Average Listing Price	670,238	676,540	654,337
<b>ANTIOCH</b>	Aug-16	Sep-16	Oct-16
# of Active Listings	146	141	126
# of Short Sales Listed	2	2	4
# of REO's Listed	0	4	2
% of Actives - Distressed	1%	4%	5%
Median Listing Price	390,000	392,500	399,000
Average Listing Price	383,958	392,691	401,127
<b>OAKLEY</b>	Aug-16	Sep-16	Oct-16
# of Active Listings	52	59	51
# of Short Sales Listed	1	1	1
# of REO's Listed	2	2	0
% of Actives - Distressed	6%	6%	5%
Median Asking Price	482,995	523,990	474,950
Average Asking Price	523,044	539,452	526,247
<b>DISCOVERY BAY</b>	Aug-16	Sep-16	Oct-16
# of Active Listings	85	73	72
# of Short Sales Listed	2	1	2
# of REO's Listed	2	0	0
% of Actives - Distressed	5%	1%	3%
Median Asking Price	725,000	699,000	667,000
Average Asking Price	813,562	811,887	781,956