

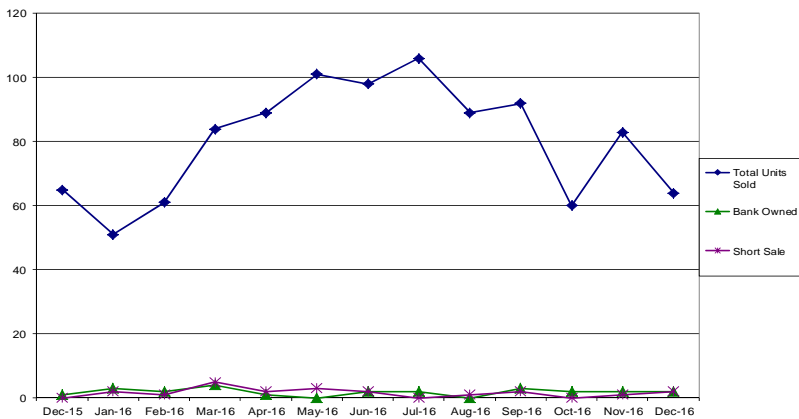
## Brentwood Housing Statistics December 2016 Report

### Summary:

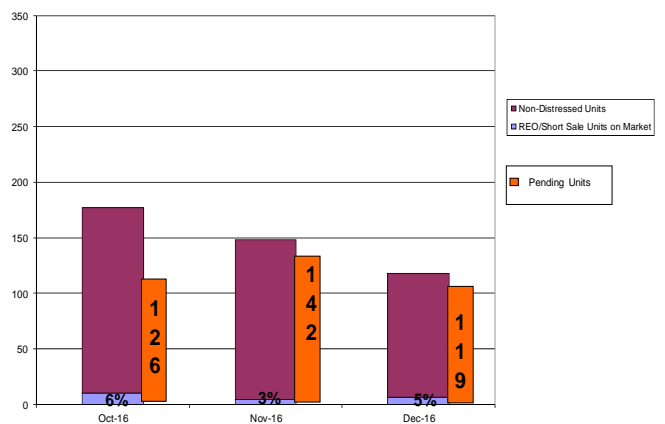
The housing data contained in this report reflects information reported for the month of December 2016. The number of active units on the MLS for December 2016 was 118. Pending units for December 2015 through December 2016 ranged between 124 down to 119. The total units sold during December 2015 through December 2016 was 1043; a total of 64 sold for the month of December 2016. Compared to the total units sold in December 2015, 2016 saw a slight decrease of units sold. December 2015 through 2016 has shown a continued increase in home values. Distressed home sales for December 2016 were 6% of the total homes sold.

The average sold price for December 2016 was \$536,747. The median asking price for December 2016 was \$607,432, and the median sold price was \$537,500. In December 2015, the median sold price was \$510,000, in 2014 it was \$470,000 and in 2013 it was \$415,000.

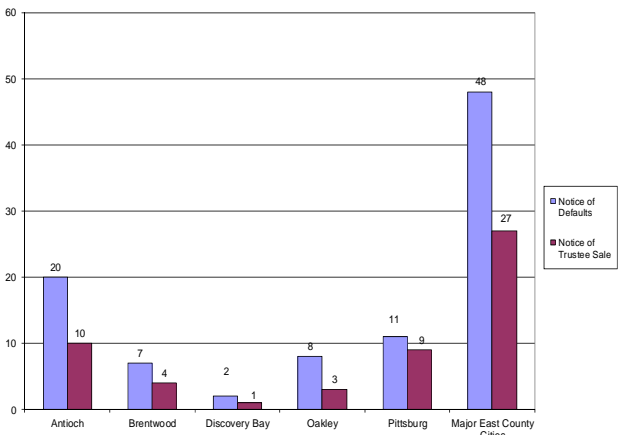
**BRENTWOOD**  
Resale Units Sold by Type of Sale



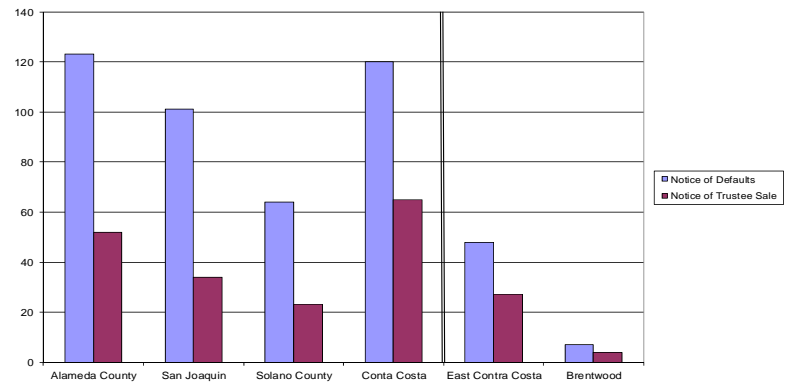
**BRENTWOOD**  
Total Units on Market



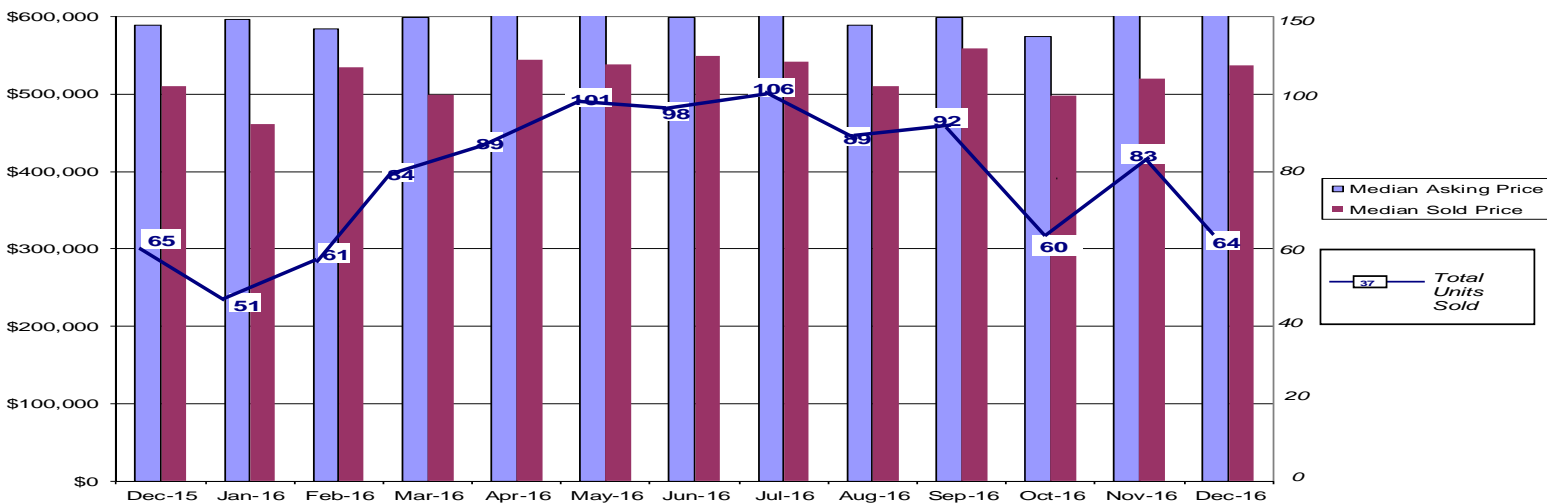
**East County Distress Units**  
December 2016



**Notices by County**  
December 2016



**BRENTWOOD**  
Median Asking vs. Median Sold



Source: [www.propertyrader.com](http://www.propertyrader.com). All data reported as of 2017.

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>	Oct-16	Nov-16	Dec-16
Total # of Properties Sold	60	83	64
# of Short Sales Sold	0	1	2
# of REO's Sold	2	2	2
% of Sold - Distressed	3%	4%	6%
Median Sold Price	498,000	520,000	537,500
Average Sold Price	534,945	553,147	536,747
<b>ANTIOCH</b>	Oct-16	Nov-16	Dec-16
Total # of Properties Sold	121	97	123
# of Short Sales Sold	1	1	3
# of REO's Sold	2	1	3
% of Sold - Distressed	2%	2%	5%
Median Sold Price	385,000	380,000	379,950
Average Sold Price	377,075	382,759	362,729
<b>OAKLEY</b>	Oct-16	Nov-16	Nov-16
Total # of Properties Sold	44	41	39
# of Short Sales Sold	0	1	1
# of REO's Sold	0	2	2
% of Sold - Distressed	0%	7%	8%
Median Sold Price	426,000	410,000	380,000
Average Sold Price	451,135	411,090	386,480
<b>DISCOVERY BAY</b>	Oct-16	Nov-16	Dec-16
Total # of Properties Sold	22	20	19
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	530,000	550,000	535,000
Average Sold Price	661,683	581,262	588,638

### **Listings**

<b>BRENTWOOD</b>	Oct-16	Nov-16	Dec-16
# of Active Listings	177	148	118
# of Short Sales Listed	6	4	4
# of REO's Listed	4	0	2
% of Actives - Distressed	6%	3%	5%
Median Listing Price	575,000	614,370	607,432
Average Listing Price	654,337	697,497	693,195
<b>ANTIOCH</b>	Oct-16	Nov-16	Dec-16
# of Active Listings	126	142	103
# of Short Sales Listed	4	1	3
# of REO's Listed	2	6	8
% of Actives - Distressed	5%	5%	11%
Median Listing Price	399,000	399,000	399,900
Average Listing Price	401,127	413,191	393,791
<b>OAKLEY</b>	Oct-16	Nov-16	Dec-16
# of Active Listings	51	49	51
# of Short Sales Listed	1	0	1
# of REO's Listed	0	1	2
% of Actives - Distressed	5%	2%	2%
Median Asking Price	474,950	480,000	479,000
Average Asking Price	526,247	513,454	509,805
<b>DISCOVERY BAY</b>	Oct-16	Nov-16	Dec-16
# of Active Listings	72	64	54
# of Short Sales Listed	2	2	2
# of REO's Listed	0	0	0
% of Actives - Distressed	3%	3%	4%
Median Asking Price	667,000	662,400	644,450
Average Asking Price	781,956	754,488	699,799