



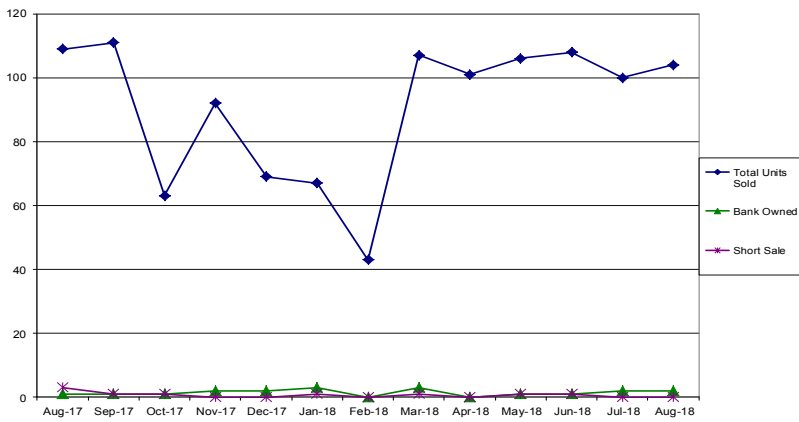
Brentwood Housing Statistics August 2018 Report

Summary:

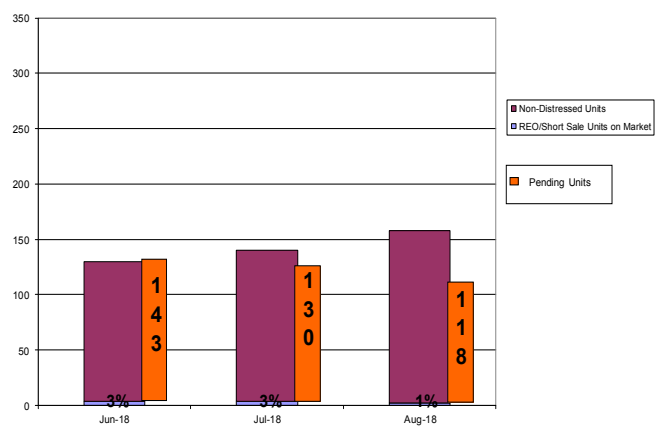
The housing data contained in this report reflects information reported for the month of August 2018. The number of active units on the MLS for August 2018 was 158. Pending units for August 2017 through August 2018 ranged from 169 to 158. The total units sold during August 2017 through August 2018 was 1180; a total of 104 sold for the month of August 2018. Compared to the total units sold in August 2017, 2018 saw a slight decrease in the amount of units sold. August 2017 through 2018 has shown a continued increase in home values. Distressed home sales for August 2018 were 1% of the total homes sold.

The average sold price for August 2018 was \$653,153. The median asking price for August 2018 was \$658,470, and the median sold price was \$640,000. In August 2017, the median sold price was \$599,950, in 2016 it was \$510,000 and in 2015 it was \$542,355.

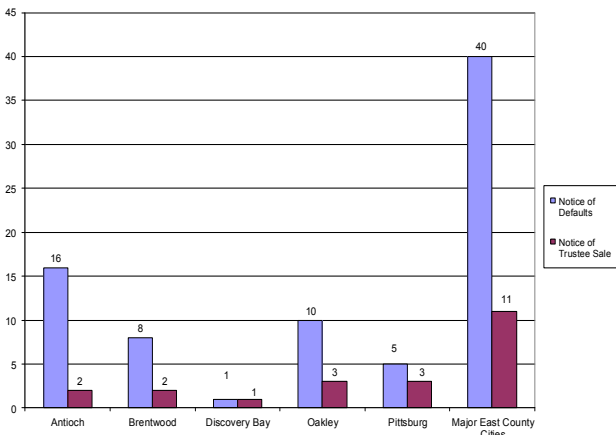
BRENTWOOD
Resale Units Sold by Type of Sale



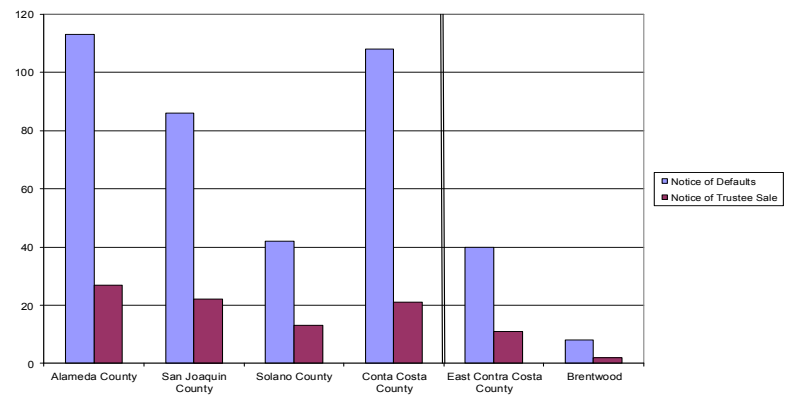
BRENTWOOD
Total Units on Market



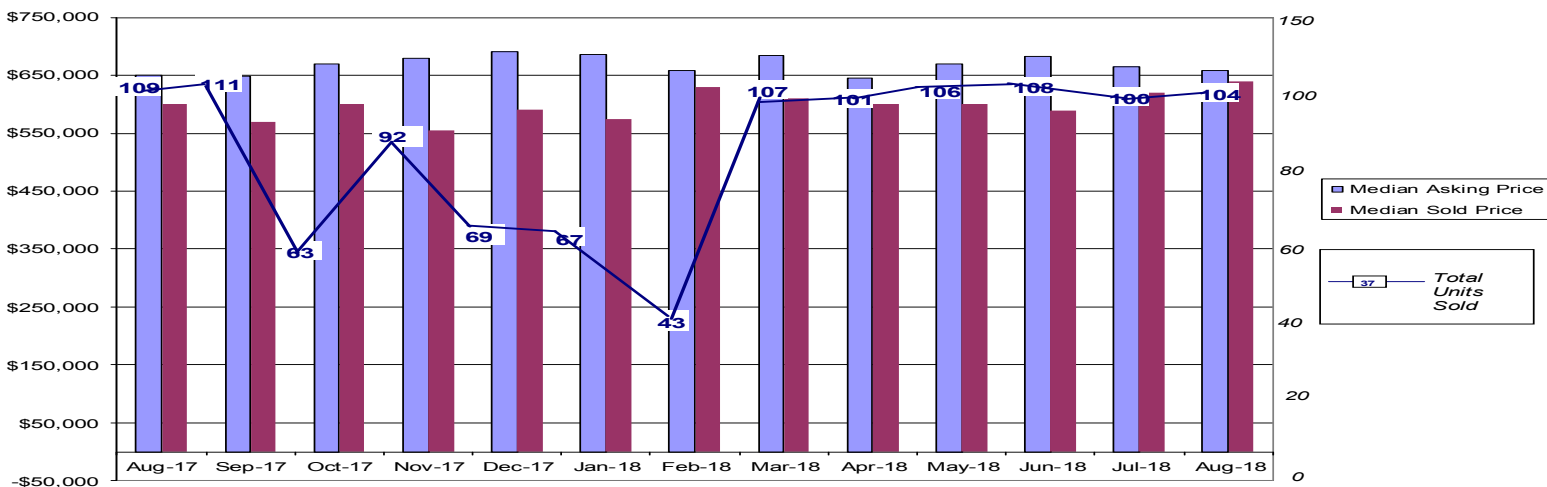
East County Distress Units
August 2018



Notices by County
August 2018



BRENTWOOD
Median Asking vs. Median Sold



Source: www.propertyrader.com. All data reported as of 2018.

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

BRENTWOOD	Jun-18	Jul-18	Aug-18
Total # of Properties Sold	108	100	104
# of Short Sales Sold	1	0	0
# of REO's Sold	1	2	2
% of Sold - Distressed	2%	2%	2%
Median Sold Price	589,000	619,890	640,000
Average Sold Price	633,574	659,273	653,153
ANTIOCH	Jun-18	Jul-18	Aug-18
Total # of Properties Sold	117	148	138
# of Short Sales Sold	1	1	3
# of REO's Sold	1	0	1
% of Sold - Distressed	2%	1%	3%
Median Sold Price	460,000	445,000	449,500
Average Sold Price	455,954	452,410	449,149
OAKLEY	Jun-18	Jul-18	Aug-18
Total # of Properties Sold	47	61	54
# of Short Sales Sold	0	2	0
# of REO's Sold	0	2	0
% of Sold - Distressed	0%	7%	0%
Median Sold Price	480,000	460,000	518,000
Average Sold Price	497,708	498,870	531,452
DISCOVERY BAY	Jun-18	Jul-18	Aug-18
Total # of Properties Sold	39	31	37
# of Short Sales Sold	0	1	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	3%	0%
Median Sold Price	583,000	618,000	638,000
Average Sold Price	634,266	670,298	657,395

Listings

BRENTWOOD	Jun-18	Jul-18	Aug-18
# of Active Listings	130	140	158
# of Short Sales Listed	0	2	1
# of REO's Listed	4	2	1
% of Actives - Distressed	3%	3%	1%
Median Listing Price	681,950	665,000	658,470
Average Listing Price	793,683	768,813	781,684
ANTIOCH	Jun-18	Jul-18	Aug-18
# of Active Listings	103	129	139
# of Short Sales Listed	2	1	1
# of REO's Listed	1	4	5
% of Actives - Distressed	3%	4%	4%
Median Listing Price	449,000	495,000	469,000
Average Listing Price	462,840	497,466	473,316
OAKLEY	Jun-18	Jul-18	Aug-18
# of Active Listings	59	60	78
# of Short Sales Listed	0	1	0
# of REO's Listed	2	2	2
% of Actives - Distressed	3%	5%	3%
Median Listing Price	569,000	534,000	532,450
Average Listing Price	583,823	609,071	614,571
DISCOVERY BAY	Jun-18	Jul-18	Aug-18
# of Active Listings	79	95	96
# of Short Sales Listed	1	1	1
# of REO's Listed	0	0	3
% of Actives - Distressed	1%	1%	4%
Median Listing Price	769,000	768,500	727,000
Average Listing Price	854,584	829,555	801,246