



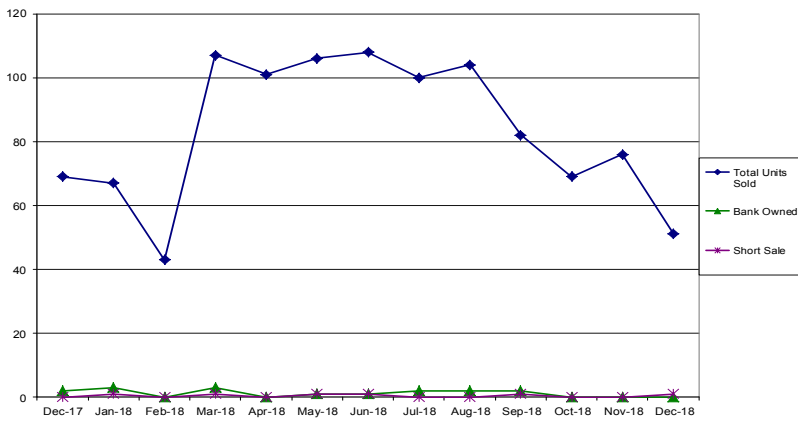
Brentwood Housing Statistics December 2018 Report

Summary:

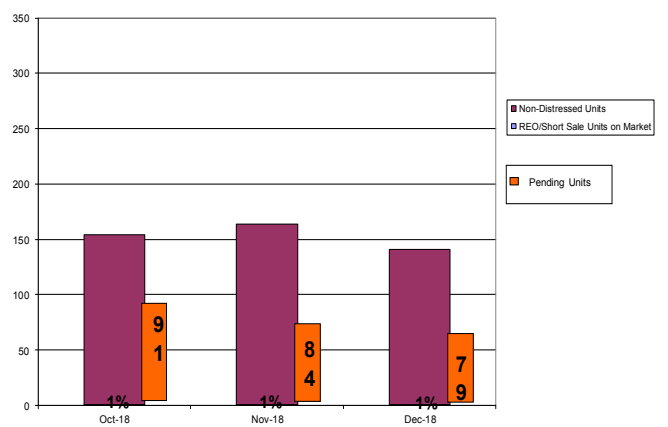
The housing data contained in this report reflects information reported for the month of December 2018. The number of active units on the MLS for December 2018 was 141. Pending units for December 2017 through December 2018 ranged from 104 to 79. The total units sold during December 2017 through December 2018 was 1152; a total of 51 sold for the month of December 2018. Compared to the total units sold in December 2017, 2018 saw an increase in the amount of units sold. December 2017 through 2018 has shown a continued increase in home values. Distressed home sales for December 2018 were 2% of the total homes sold.

The average sold price for December 2018 was \$623,069. The median asking price for December 2018 was \$685,000 and the median sold price was \$615,000. In December 2017, the median sold price was \$590,000, in 2016 it was \$537,000 and in 2015 it was \$510,000.

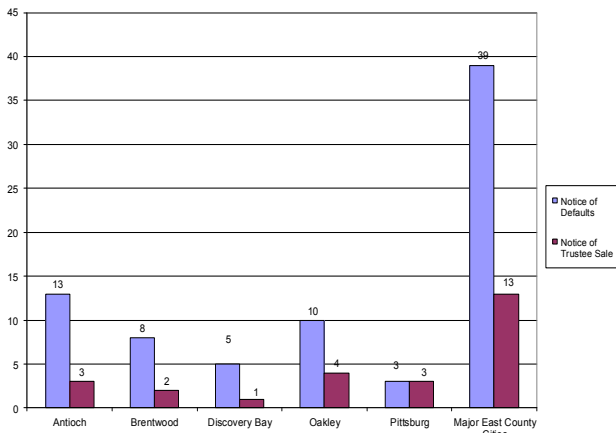
BRENTWOOD
Resale Units Sold by Type of Sale



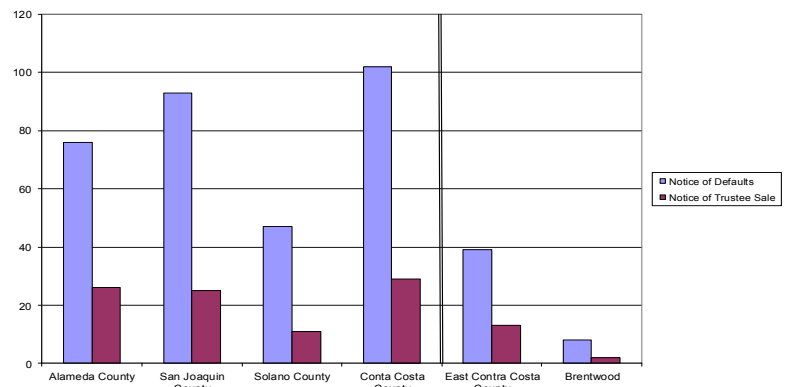
BRENTWOOD
Total Units on Market



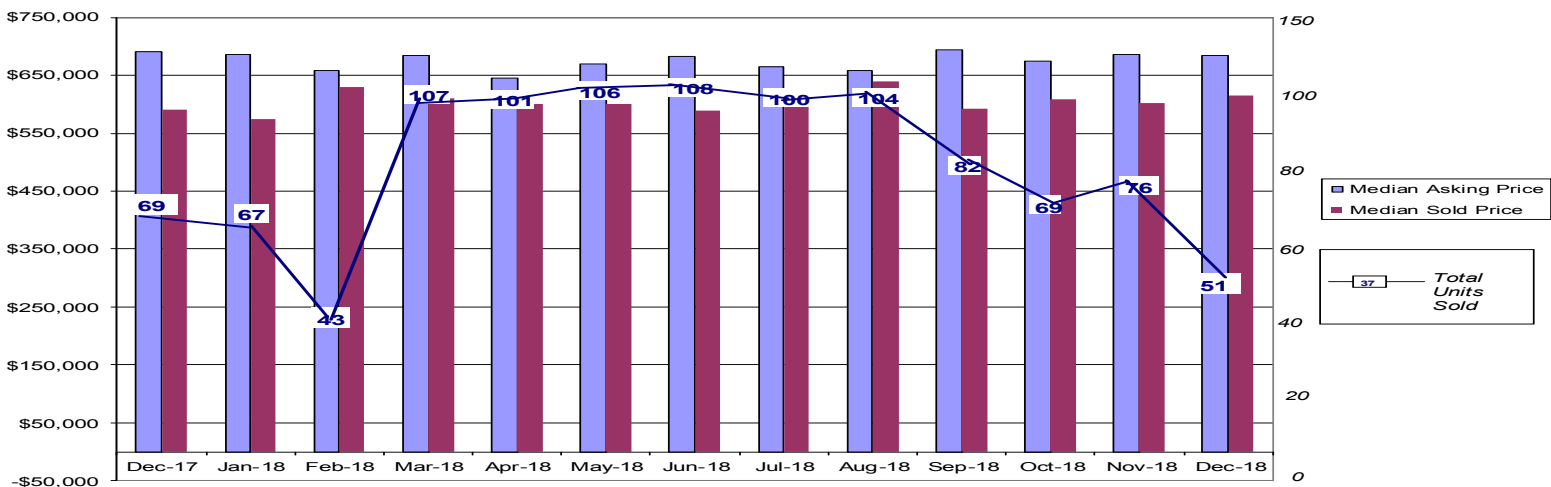
East County Distress Units
December 2018



Notices by County
December 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	Oct-18	Nov-18	Dec-18
Total # of Properties Sold	69	76	51
# of Short Sales Sold	0	0	1
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	2%
Median Sold Price	609,000	602,000	615,000
Average Sold Price	686,902	680,593	623,069
ANTIOCH	Oct-18	Nov-18	Dec-18
Total # of Properties Sold	102	116	96
# of Short Sales Sold	0	0	0
# of REO's Sold	1	1	1
% of Sold - Distressed	1%	1%	1%
Median Sold Price	435,000	435,000	440,000
Average Sold Price	432,040	433,331	434,096
OAKLEY	Oct-18	Nov-18	Dec-18
Total # of Properties Sold	48	50	40
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	492,000	505,000	490,000
Average Sold Price	510,390	514,074	504,285
DISCOVERY BAY	Oct-18	Nov-18	Dec-18
Total # of Properties Sold	19	20	18
# of Short Sales Sold	0	0	0
# of REO's Sold	2	2	0
% of Sold - Distressed	11%	10%	0%
Median Sold Price	665,000	713,125	560,000
Average Sold Price	720,036	723,985	589,741

Listings

BRENTWOOD	Oct-18	Nov-18	Dec-18
# of Active Listings	154	164	141
# of Short Sales Listed	0	0	1
# of REO's Listed	1	1	0
% of Actives - Distressed	1%	1%	1%
Median Listing Price	675,000	686,000	685,000
Average Listing Price	798,221	767,847	791,266
ANTIOCH	Oct-18	Nov-18	Dec-18
# of Active Listings	185	190	159
# of Short Sales Listed	0	0	0
# of REO's Listed	5	3	2
% of Actives - Distressed	3%	2%	1%
Median Listing Price	495,000	496,500	485,000
Average Listing Price	478,217	483,422	477,461
OAKLEY	Oct-18	Nov-18	Dec-18
# of Active Listings	85	85	80
# of Short Sales Listed	0	0	1
# of REO's Listed	3	3	3
% of Actives - Distressed	4%	4%	5%
Median Listing Price	555,000	564,900	542,450
Average Listing Price	583,569	589,732	580,089
DISCOVERY BAY	Oct-18	Nov-18	Dec-18
# of Active Listings	107	109	92
# of Short Sales Listed	1	2	1
# of REO's Listed	3	0	0
% of Actives - Distressed	1%	2%	1%
Median Listing Price	648,000	619,900	610,000
Average Listing Price	739,711	699,616	718,986