



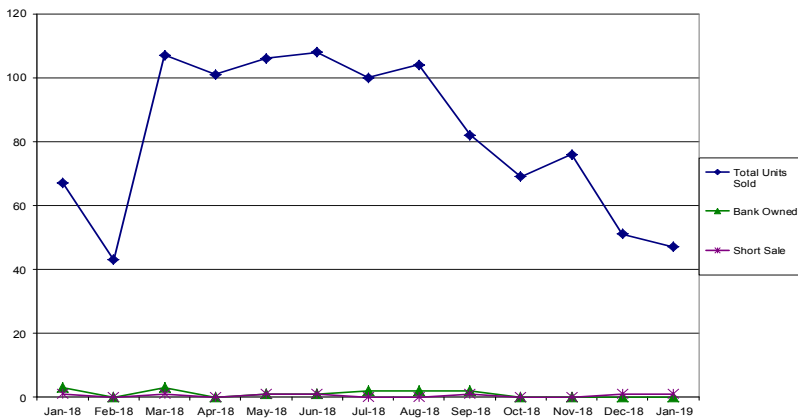
Brentwood Housing Statistics January 2019 Report

Summary:

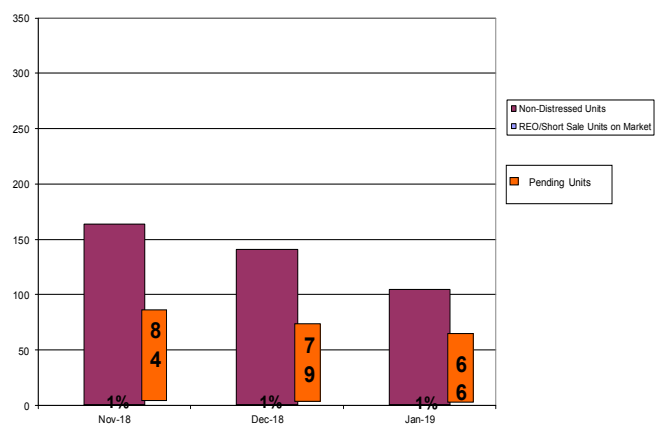
The housing data contained in this report reflects information reported for the month of January 2019. The number of active units on the MLS for January 2019 was 105. Pending units for January 2018 through January 2019 ranged from 94 to 66. The total units sold during January 2018 through January 2019 was 1061; a total of 47 sold for the month of January 2019. Compared to the total units sold in January 2018, 2019 saw a decrease in the amount of units sold. January 2018 through 2019 has shown a continued increase in home values. Distressed home sales for January 2019 were 2% of the total homes sold.

The average sold price for January 2019 was \$619,234. The median asking price for January 2019 was \$669,000 and the median sold price was \$630,000. In January 2018, the median sold price was \$574,000, in 2017 it was \$547,475 and in 2016 it was \$461,500.

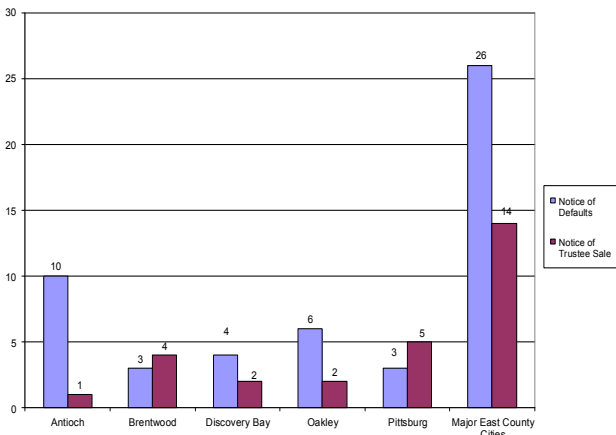
BRENTWOOD
Resale Units Sold by Type of Sale



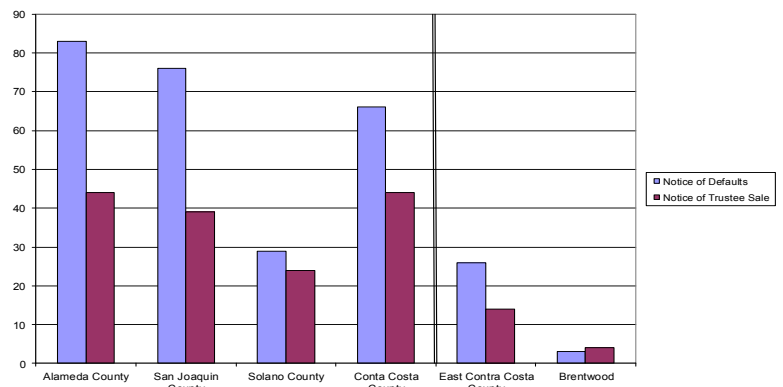
BRENTWOOD
Total Units on Market



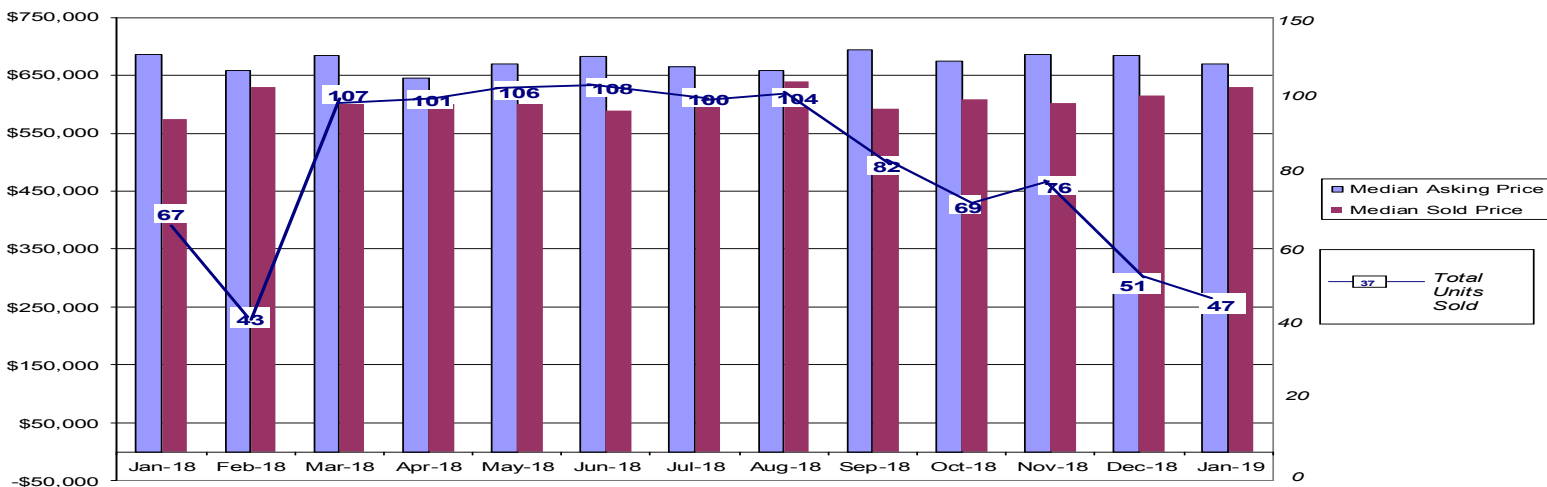
East County Distress Units
January 2019



Notices by County
January 2019



BRENTWOOD
Median Asking vs. Median Sold



Source: www.propertyrader.com. All data reported as of 2019.

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	Nov-18	Dec-18	Jan-19
Total # of Properties Sold	76	51	47
# of Short Sales Sold	0	1	1
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	2%	2%
Median Sold Price	602,000	615,000	630,000
Average Sold Price	680,593	623,069	619,234
ANTIOCH	Nov-18	Dec-18	Jan-19
Total # of Properties Sold	116	96	80
# of Short Sales Sold	0	0	1
# of REO's Sold	1	1	1
% of Sold - Distressed	1%	1%	3%
Median Sold Price	435,000	440,000	445,000
Average Sold Price	433,331	434,096	429,758
OAKLEY	Nov-18	Dec-18	Jan-19
Total # of Properties Sold	50	40	28
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	505,000	490,000	483,444
Average Sold Price	514,074	504,285	493,110
DISCOVERY BAY	Nov-18	Dec-18	Jan-19
Total # of Properties Sold	20	18	9
# of Short Sales Sold	0	0	0
# of REO's Sold	2	0	0
% of Sold - Distressed	10%	0%	0%
Median Sold Price	713,125	560,000	630,000
Average Sold Price	723,985	589,741	645,883

Listings

BRENTWOOD	Nov-18	Dec-18	Jan-19
# of Active Listings	164	141	105
# of Short Sales Listed	0	1	0
# of REO's Listed	1	0	1
% of Actives - Distressed	1%	1%	1%
Median Listing Price	686,000	685,000	669,000
Average Listing Price	767,847	791,266	817,279
ANTIOCH	Nov-18	Dec-18	Jan-19
# of Active Listings	190	159	111
# of Short Sales Listed	0	0	1
# of REO's Listed	3	2	0
% of Actives - Distressed	2%	1%	1%
Median Listing Price	496,500	485,000	489,000
Average Listing Price	483,422	477,461	471,271
OAKLEY	Nov-18	Dec-18	Jan-19
# of Active Listings	85	80	56
# of Short Sales Listed	0	1	0
# of REO's Listed	3	3	3
% of Actives - Distressed	4%	5%	5%
Median Listing Price	564,900	542,450	570,725
Average Listing Price	589,732	580,089	573,518
DISCOVERY BAY	Nov-18	Dec-18	Jan-19
# of Active Listings	109	92	82
# of Short Sales Listed	2	1	1
# of REO's Listed	0	0	0
% of Actives - Distressed	2%	1%	1%
Median Listing Price	619,900	610,000	632,450
Average Listing Price	699,616	718,986	733,718