



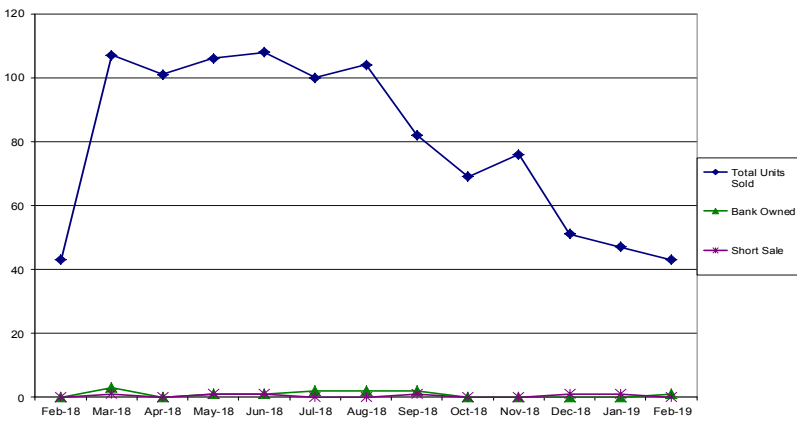
Brentwood Housing Statistics February 2019 Report

Summary:

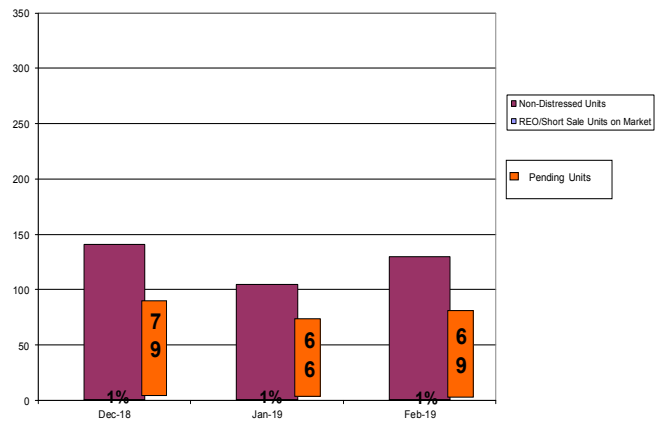
The housing data contained in this report reflects information reported for the month of February 2019. The number of active units on the MLS for February 2019 was 130. Pending units for February 2018 through February 2019 ranged from 89 to 69. The total units sold during February 2018 through February 2019 was 1037; a total of 43 sold for the month of February 2019. Compared to the total units sold in February 2018, 2019 saw a slight decrease in the amount of units sold. February 2018 through 2019 has shown a continued increase in home values. Distressed home sales for February 2019 were 1% of the total homes sold.

The average sold price for February 2019 was \$617,715. The median asking price for February 2019 was \$650,000 and the median sold price was \$640,000. In February 2018, the median sold price was \$630,000, in 2017 it was \$517,500 and in 2016 it was \$535,000.

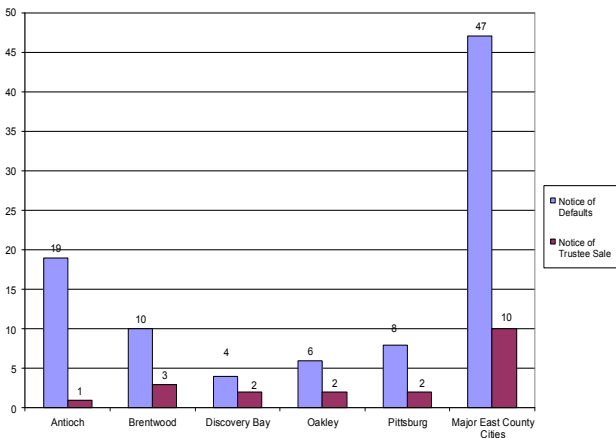
BRENTWOOD
Resale Units Sold by Type of Sale



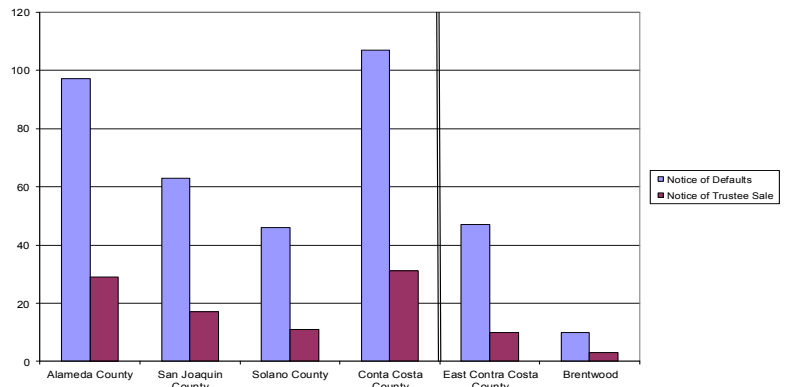
BRENTWOOD
Total Units on Market



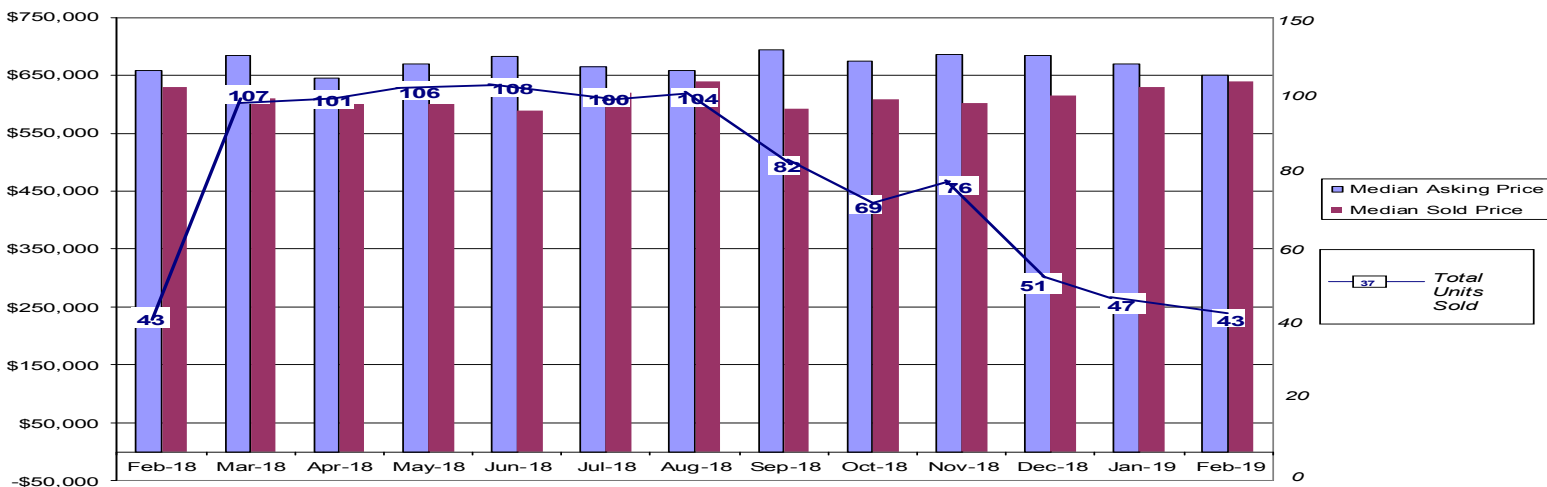
East County Distress Units
February 2019



Notices by County
February 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.



Brentwood Housing Statistics February 2019 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

BRENTWOOD	Dec-18	Jan-19	Feb-19
Total # of Properties Sold	51	47	43
# of Short Sales Sold	1	1	0
# of REO's Sold	0	0	1
% of Sold - Distressed	2%	2%	2%
Median Sold Price	615,000	630,000	640,000
Average Sold Price	623,069	619,234	617,715
ANTIOCH	Dec-18	Jan-19	Feb-19
Total # of Properties Sold	96	80	74
# of Short Sales Sold	0	1	0
# of REO's Sold	1	1	2
% of Sold - Distressed	1%	3%	3%
Median Sold Price	440,000	445,000	403,500
Average Sold Price	434,096	429,758	401,815
OAKLEY	Dec-18	Jan-19	Feb-19
Total # of Properties Sold	40	28	20
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	5%
Median Sold Price	490,000	483,444	491,250
Average Sold Price	504,285	493,110	515,072
DISCOVERY BAY	Dec-18	Jan-19	Feb-19
Total # of Properties Sold	18	9	25
# of Short Sales Sold	0	0	1
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	4%
Median Sold Price	560,000	630,000	585,000
Average Sold Price	589,741	645,883	654,790

Listings

BRENTWOOD	Dec-18	Jan-19	Feb-19
# of Active Listings	141	105	130
# of Short Sales Listed	1	0	0
# of REO's Listed	0	1	1
% of Actives - Distressed	1%	1%	1%
Median Listing Price	685,000	669,000	650,000
Average Listing Price	791,266	817,279	766,097
ANTIOCH	Dec-18	Jan-19	Feb-19
# of Active Listings	159	111	113
# of Short Sales Listed	0	1	1
# of REO's Listed	2	0	0
% of Actives - Distressed	1%	1%	1%
Median Listing Price	485,000	489,000	479,900
Average Listing Price	477,461	471,271	470,484
OAKLEY	Dec-18	Jan-19	Feb-19
# of Active Listings	80	56	71
# of Short Sales Listed	1	0	0
# of REO's Listed	3	3	3
% of Actives - Distressed	5%	5%	4%
Median Listing Price	542,450	570,725	559,000
Average Listing Price	580,089	573,518	591,577
DISCOVERY BAY	Dec-18	Jan-19	Feb-19
# of Active Listings	92	82	93
# of Short Sales Listed	1	1	2
# of REO's Listed	0	0	1
% of Actives - Distressed	1%	1%	3%
Median Listing Price	610,000	632,450	627,795
Average Listing Price	718,986	733,718	735,054