



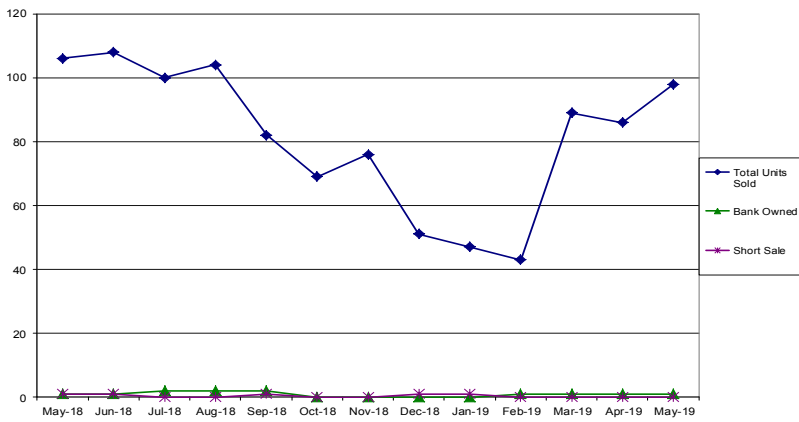
## Brentwood Housing Statistics May 2019 Report

### Summary:

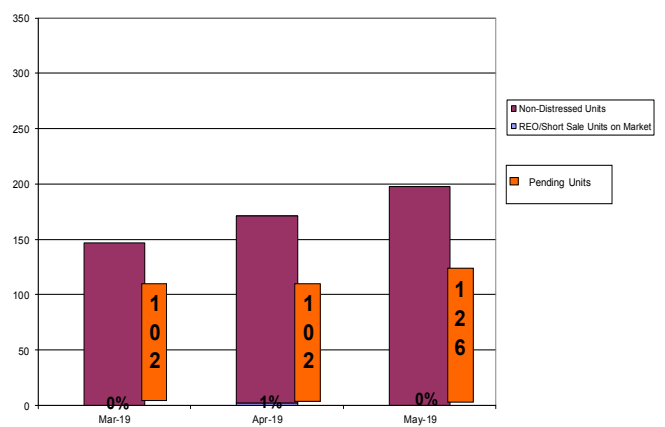
The housing data contained in this report reflects information reported for the month of May 2019. The number of active units on the MLS for May 2019 was 198. Pending units for May 2018 through May 2019 ranged from 141 down to 126. The total units sold during May 2018 through May 2019 was 1059; a total of 98 sold for the month of May 2019. Compared to the total units sold in May 2018, 2019 saw a decrease in the amount of units sold. May 2018 through 2019 has shown a continued increase in home values. Distressed home sales for May 2019 were 1% of the total homes sold.

The average sold price for May 2019 was \$650,166. The median asking price for May 2019 was \$649,950 and the median sold price was \$619,975. In May 2018, the median sold price was \$600,000, in 2017 it was \$550,000 and in 2016 it was \$539,060.

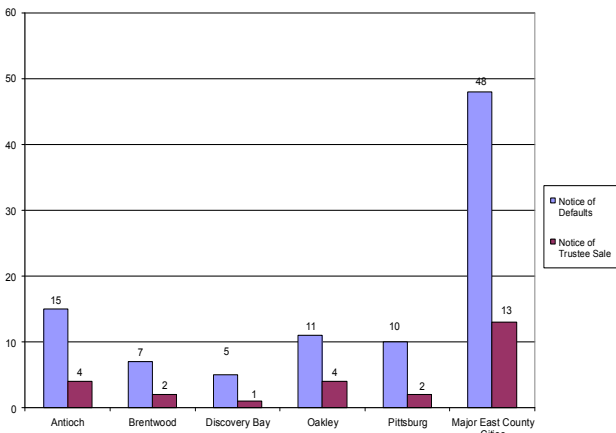
**BRENTWOOD**  
Resale Units Sold by Type of Sale



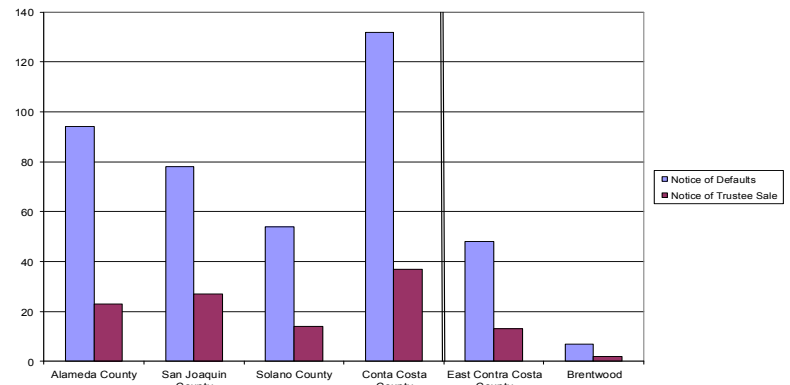
**BRENTWOOD**  
Total Units on Market



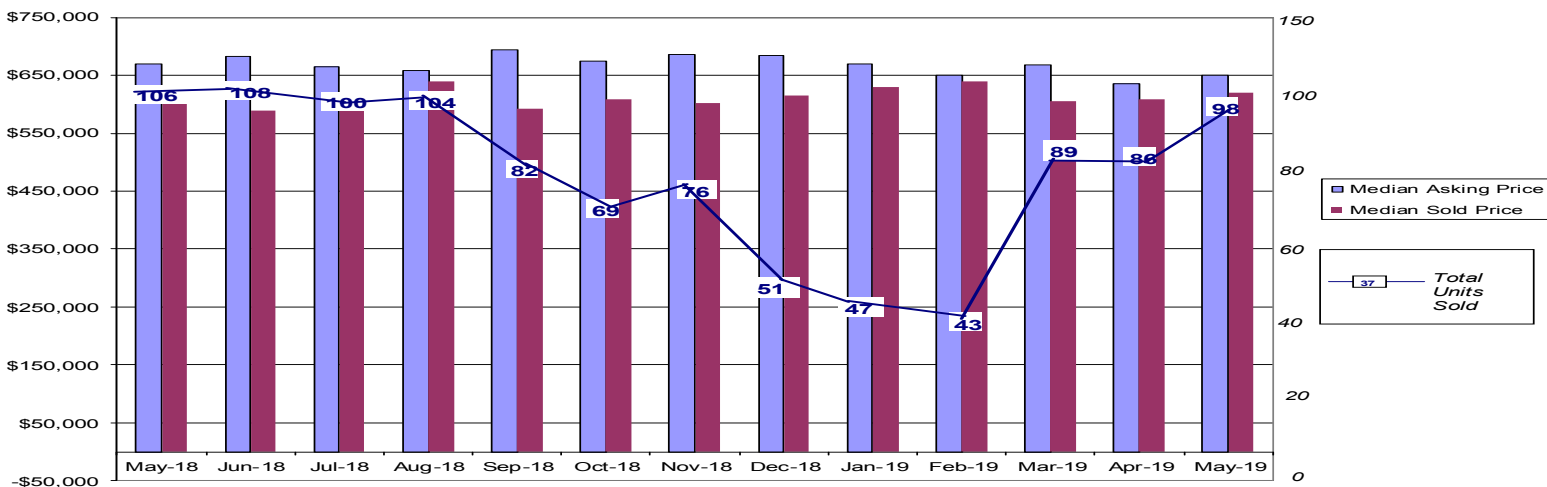
East County Distress Units  
May 2019



Notices by County  
May 2019



**BRENTWOOD**  
Median Asking vs. Median Sold



Source: [www.propertyrader.com](http://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

<b>BRENTWOOD</b>	Mar-19	Apr-19	May-19
Total # of Properties Sold	89	86	98
# of Short Sales Sold	0	0	0
# of REO's Sold	1	1	1
% of Sold - Distressed	1%	1%	1%
Median Sold Price	605,000	608,750	619,975
Average Sold Price	634,409	636,470	650,166
<b>ANTIOCH</b>	Mar-19	Apr-19	May-19
Total # of Properties Sold	69	101	123
# of Short Sales Sold	0	0	1
# of REO's Sold	0	0	2
% of Sold - Distressed	0%	0%	2%
Median Sold Price	450,000	459,000	475,000
Average Sold Price	449,608	446,473	478,527
<b>OAKLEY</b>	Mar-19	Apr-19	May-19
Total # of Properties Sold	36	43	58
# of Short Sales Sold	0	1	0
# of REO's Sold	0	1	0
% of Sold - Distressed	0%	5%	0%
Median Sold Price	500,000	493,000	525,000
Average Sold Price	506,465	499,494	550,223
<b>DISCOVERY BAY</b>	Mar-19	Apr-19	May-19
Total # of Properties Sold	34	22	39
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	3%
Median Sold Price	569,950	560,500	599,000
Average Sold Price	626,184	583,540	677,087

### Listings

<b>BRENTWOOD</b>	Mar-19	Apr-19	May-19
# of Active Listings	147	171	198
# of Short Sales Listed	0	1	0
# of REO's Listed	0	1	0
% of Actives - Distressed	0%	1%	0%
Median Listing Price	668,809	635,000	649,950
Average Listing Price	792,388	752,146	768,103
<b>ANTIOCH</b>	Mar-19	Apr-19	May-19
# of Active Listings	109	110	71
# of Short Sales Listed	1	1	1
# of REO's Listed	1	2	1
% of Actives - Distressed	2%	3%	3%
Median Listing Price	479,888	470,000	496,500
Average Listing Price	473,065	471,356	502,464
<b>OAKLEY</b>	Mar-19	Apr-19	May-19
# of Active Listings	75	80	70
# of Short Sales Listed	2	0	0
# of REO's Listed	1	0	2
% of Actives - Distressed	4%	0%	3%
Median Listing Price	569,900	552,400	579,500
Average Listing Price	620,083	611,761	628,244
<b>DISCOVERY BAY</b>	Mar-19	Apr-19	May-19
# of Active Listings	99	117	116
# of Short Sales Listed	1	2	2
# of REO's Listed	1	1	0
% of Actives - Distressed	2%	3%	2%
Median Listing Price	630,000	629,900	679,000
Average Listing Price	734,382	715,474	757,348