



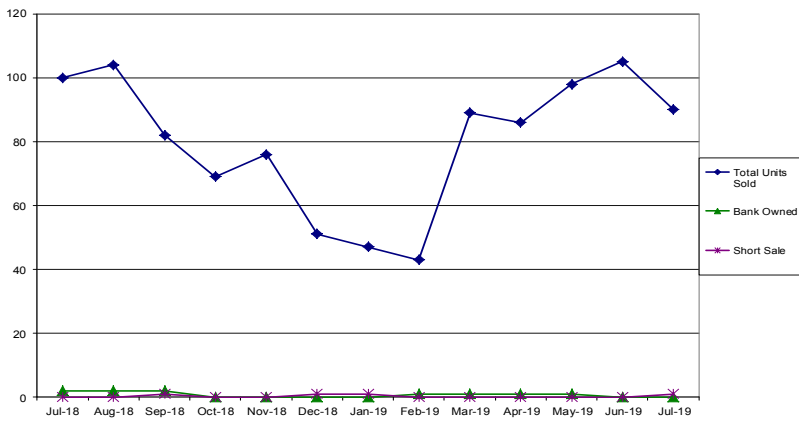
## Brentwood Housing Statistics July 2019 Report

### Summary:

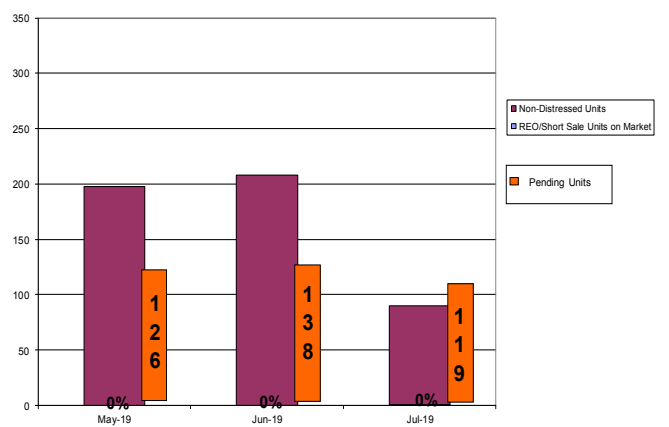
The housing data contained in this report reflects information reported for the month of July 2019. The number of active units on the MLS for July 2019 was 233. Pending units for July 2018 through July 2019 ranged from 130 down to 119. The total units sold during July 2018 through July 2019 was 1040; a total of 90 sold for the month of July 2019. Compared to the total units sold in July 2018, 2019 saw a decrease in the amount of units sold. July 2018 through 2019 has shown a continued increase in home values. Distressed home sales for July 2019 were 0% of the total homes sold.

The average sold price for July 2019 was \$639,638. The median asking price for July 2019 was \$680,000 and the median sold price was \$606,666. In July 2018, the median sold price was \$619,890, in 2017 it was \$555,326 and in 2016 it was \$542,500.

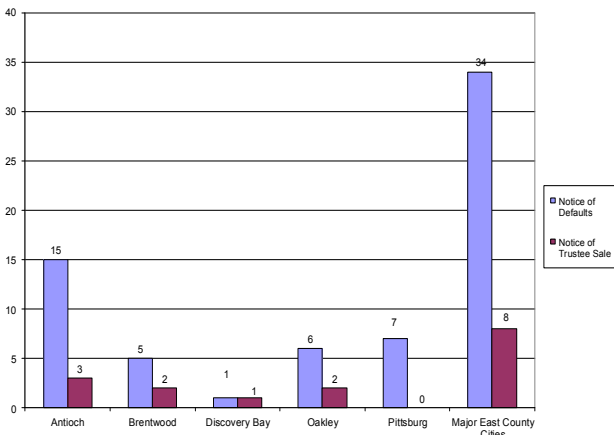
**BRENTWOOD**  
Resale Units Sold by Type of Sale



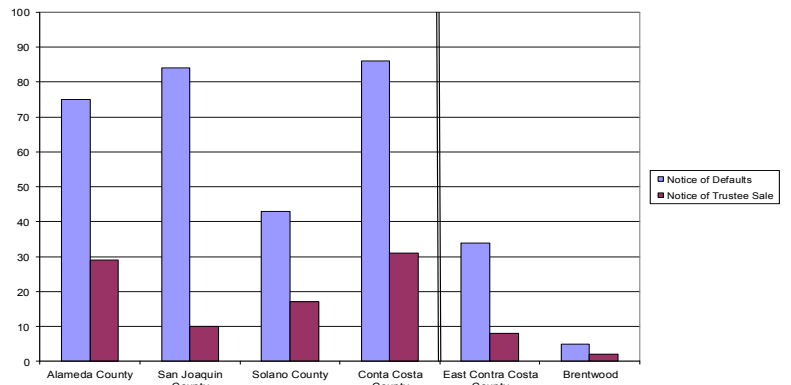
**BRENTWOOD**  
Total Units on Market



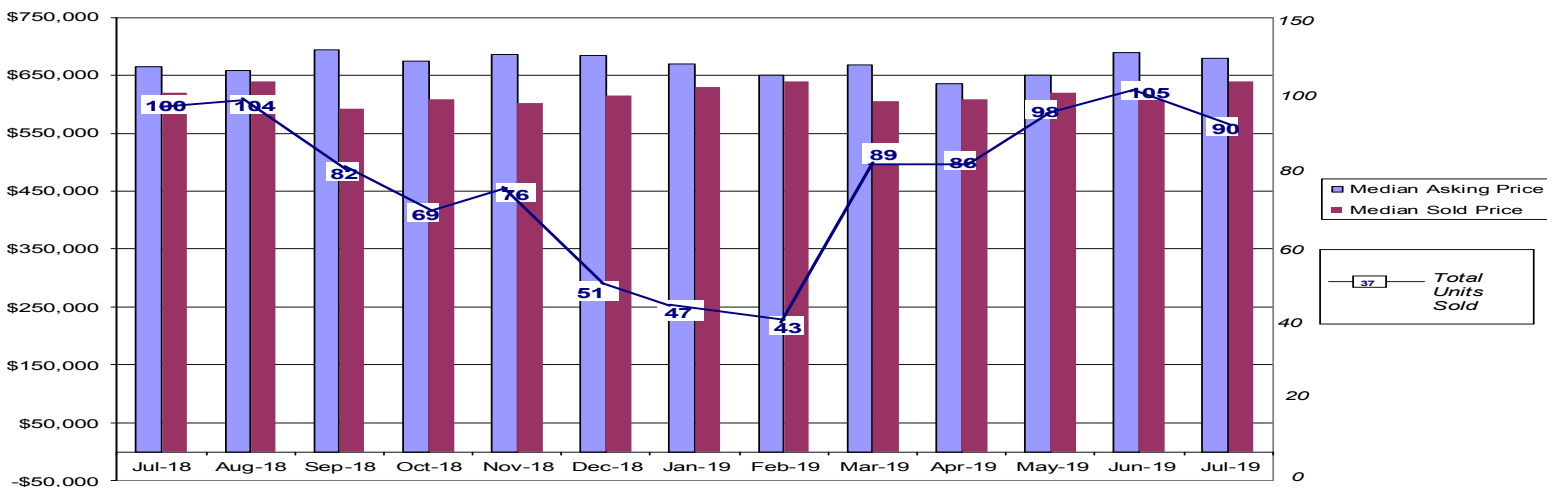
**East County Distress Units**  
July 2019



**Notices by County**  
July 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>	May-19	Jun-19	Jul-19
Total # of Properties Sold	98	105	90
# of Short Sales Sold	0	0	1
# of REO's Sold	1	0	0
% of Sold - Distressed	1%	0%	1%
Median Sold Price	619,975	628,000	606,666
Average Sold Price	650,166	649,114	639,638
<b>ANTIOCH</b>	May-19	Jun-19	Jul-19
Total # of Properties Sold	123	109	128
# of Short Sales Sold	1	1	2
# of REO's Sold	2	2	2
% of Sold - Distressed	2%	3%	3%
Median Sold Price	475,000	485,000	469,000
Average Sold Price	478,527	477,833	462,837
<b>OAKLEY</b>	May-19	Jun-19	Jul-19
Total # of Properties Sold	58	50	46
# of Short Sales Sold	0	0	0
# of REO's Sold	0	1	2
% of Sold - Distressed	0%	2%	4%
Median Sold Price	525,000	489,000	507,017
Average Sold Price	550,223	501,117	560,955
<b>DISCOVERY BAY</b>	May-19	Jun-19	Jul-19
Total # of Properties Sold	39	42	38
# of Short Sales Sold	0	0	0
# of REO's Sold	1	0	1
% of Sold - Distressed	3%	0%	3%
Median Sold Price	599,000	628,500	589,000
Average Sold Price	677,087	710,246	631,336

### **Listings**

<b>BRENTWOOD</b>	May-19	Jun-19	Jul-19
# of Active Listings	198	208	233
# of Short Sales Listed	0	0	1
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	649,950	689,500	680,000
Average Listing Price	768,103	798,456	773,578
<b>ANTIOCH</b>	May-19	Jun-19	Jul-19
# of Active Listings	71	132	176
# of Short Sales Listed	1	1	0
# of REO's Listed	1	2	1
% of Actives - Distressed	3%	2%	1%
Median Listing Price	496,500	499,494	485,000
Average Listing Price	502,464	511,355	485,082
<b>OAKLEY</b>	May-19	Jun-19	Jul-19
# of Active Listings	70	89	91
# of Short Sales Listed	0	0	0
# of REO's Listed	2	0	2
% of Actives - Distressed	3%	0%	2%
Median Listing Price	579,500	572,000	549,950
Average Listing Price	628,244	599,543	579,171
<b>DISCOVERY BAY</b>	May-19	Jun-19	Jul-19
# of Active Listings	116	116	128
# of Short Sales Listed	2	3	2
# of REO's Listed	0	1	0
% of Actives - Distressed	2%	3%	2%
Median Listing Price	679,000	682,400	682,500
Average Listing Price	757,348	786,389	786,937