



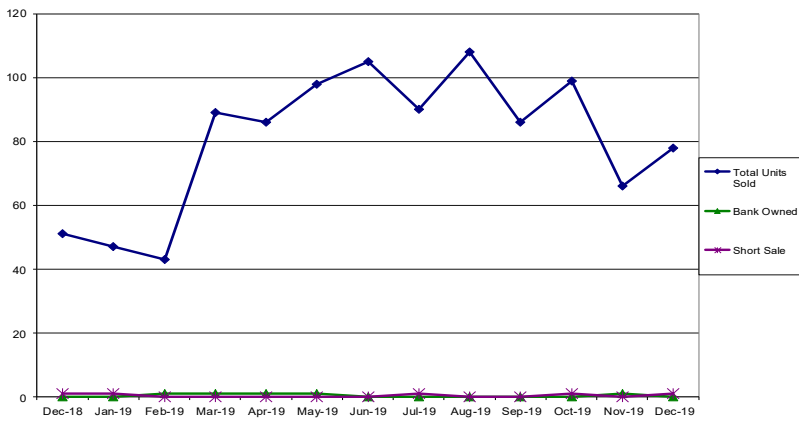
Brentwood Housing Statistics December 2019 Report

Summary:

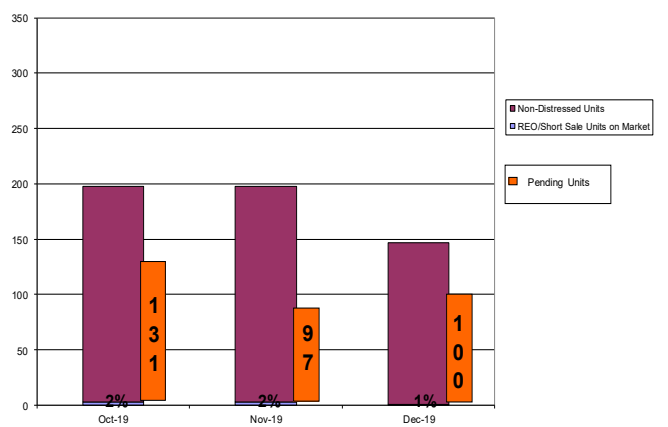
The housing data contained in this report reflects information reported for the month of December 2019. The number of active units on the MLS for December 2019 was 149. Pending units for December 2018 through December 2019 ranged from 79 to 100. The total units sold during December 2018 through December 2019 was 1046; a total of 78 sold for the month of December 2019. Compared to the total units sold in December 2018, 2019 saw an increase in the amount of units sold. December 2018 through 2019 has shown a continued increase in home values. Distressed home sales for December 2019 were 1% of the total homes sold.

The average sold price for December 2019 was \$633,533. The median asking price for December 2019 was \$699,000 and the median sold price was \$623,000. In December 2018, the median sold price was \$615,000, in 2017 it was \$590,000 and in 2016 it was \$535,500.

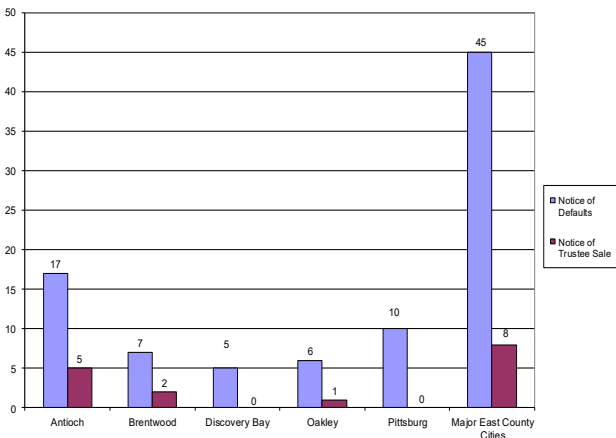
BRENTWOOD
Resale Units Sold by Type of Sale



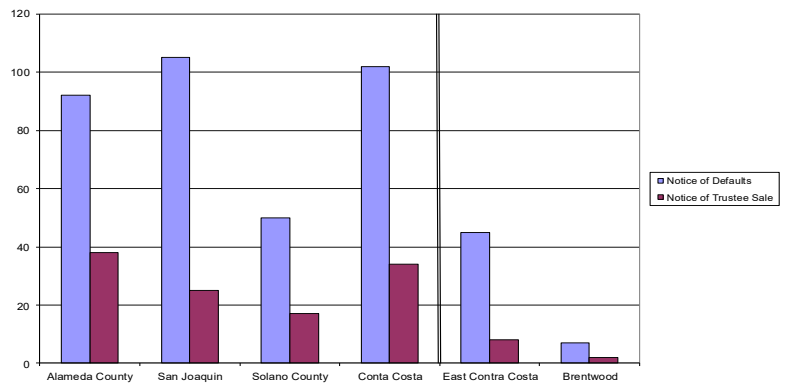
BRENTWOOD
Total Units on Market



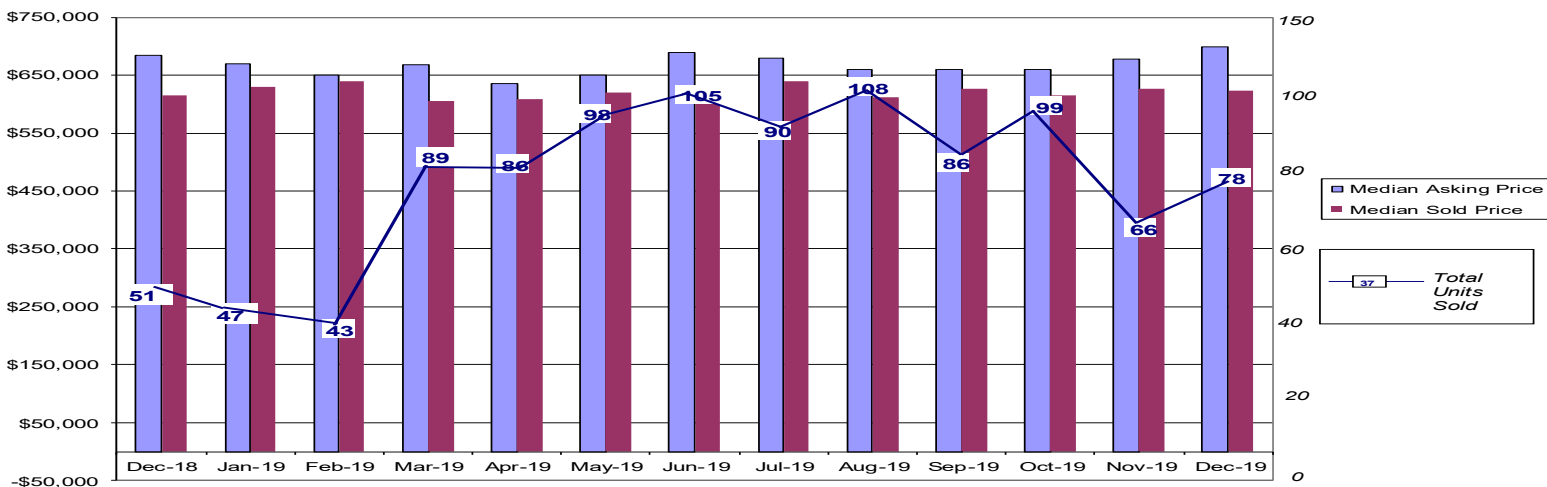
East County Distress Units
December 2019



Notices by County
December 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 mortgagor/homeowner. A short sale is typically executed to prevent a foreclosure.

Sold

BRENTWOOD	Oct 19	Nov 19	Dec 19
Total # of Properties Sold	99	66	78
# of Short Sales Sold	1	0	1
# of REO's Sold	0	1	0
% of Sold - Distressed	1%	2%	1%
Median Sold Price	615,000	627,000	623,000
Average Sold Price	629,564	642,348	633,533
ANTIOCH	Oct 19	Nov 19	Dec 19
Total # of Properties Sold	100	105	95
# of Short Sales Sold	0	0	1
# of REO's Sold	1	1	0
% of Sold - Distressed	1%	1%	1%
Median Sold Price	452,875	475,000	465,000
Average Sold Price	456,599	471,028	452,969
OAKLEY	Oct 19	Nov 19	Dec 19
Total # of Properties Sold	57	36	38
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	3%
Median Sold Price	515,000	480,000	503,250
Average Sold Price	512,419	574,876	494,422
DISCOVERY BAY	Oct 19	Nov 19	Dec 19
Total # of Properties Sold	33	19	23
# of Short Sales Sold	1	0	0
# of REO's Sold	0	0	2
% of Sold - Distressed	3%	0%	9%
Median Sold Price	610,000	612,166	545,000
Average Sold Price	615,905	630,197	590,099

Listings

BRENTWOOD	Oct 19	Nov 19	Dec 19
# of Active Listings	198	198	149
# of Short Sales Listed	1	2	2
# of REO's Listed	2	1	1
% of Actives - Distressed	2%	2%	2%
Median Listing Price	659,925	677,000	699,000
Average Listing Price	774,541	791,439	834,693
ANTIOCH	Oct 19	Nov 19	Dec 19
# of Active Listings	170	146	117
# of Short Sales Listed	2	3	3
# of REO's Listed	2	3	5
% of Actives - Distressed	2%	4%	7%
Median Listing Price	498,500	485,000	449,000
Average Listing Price	494,120	469,340	432,632
OAKLEY	Oct 19	Nov 19	Dec 19
# of Active Listings	81	80	61
# of Short Sales Listed	1	1	0
# of REO's Listed	1	1	0
% of Actives - Distressed	2%	3%	0%
Median Listing Price	549,500	535,545	525,000
Average Listing Price	590,301	589,766	562,650
DISCOVERY BAY	Oct 19	Nov 19	Dec 19
# of Active Listings	106	90	76
# of Short Sales Listed	0	0	2
# of REO's Listed	1	2	3
% of Actives - Distressed	1%	2%	7%
Median Listing Price	629,974	633,934	647,495
Average Listing Price	890,437	928,132	958,632