



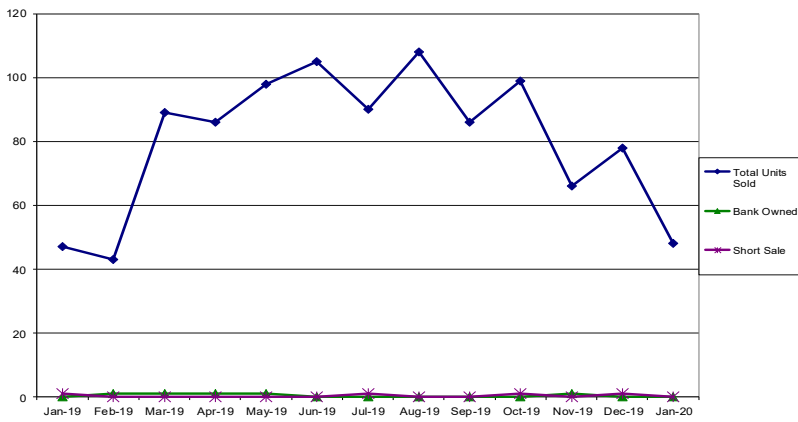
Brentwood Housing Statistics January 2020 Report

Summary:

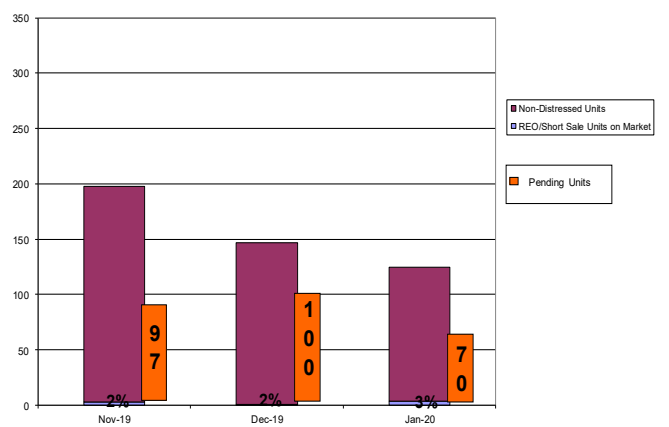
The housing data contained in this report reflects information reported for the month of January 2020. The number of active units on the MLS for January 2020 was 125. Pending units for January 2019 through January 2020 ranged from 66 to 70. The total units sold during January 2019 through January 2020 was 1043; a total of 48 sold for the month of January 2020. Compared to the total units sold in January 2019, 2020 saw a slight increase in the amount of units sold. January 2019 through 2020 has shown a continued increase in home values. Distressed home sales for January 2020 were 0% of the total homes sold.

The average sold price for January 2020 was \$670,357. The median asking price for January 2020 was \$675,000 and the median sold price was \$621,500. In January 2019, the median sold price was \$630,000, in 2018 it was \$574,000 and in 2017 it was \$574,475.

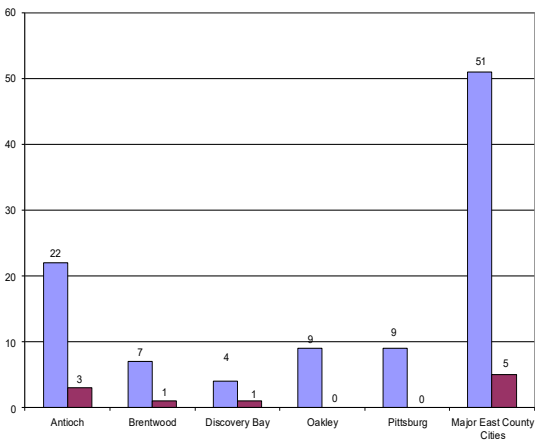
BRENTWOOD
Resale Units Sold by Type of Sale



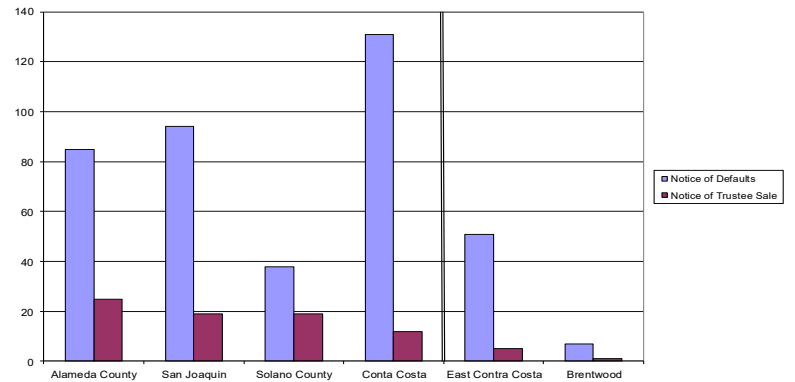
BRENTWOOD
Total Units on Market



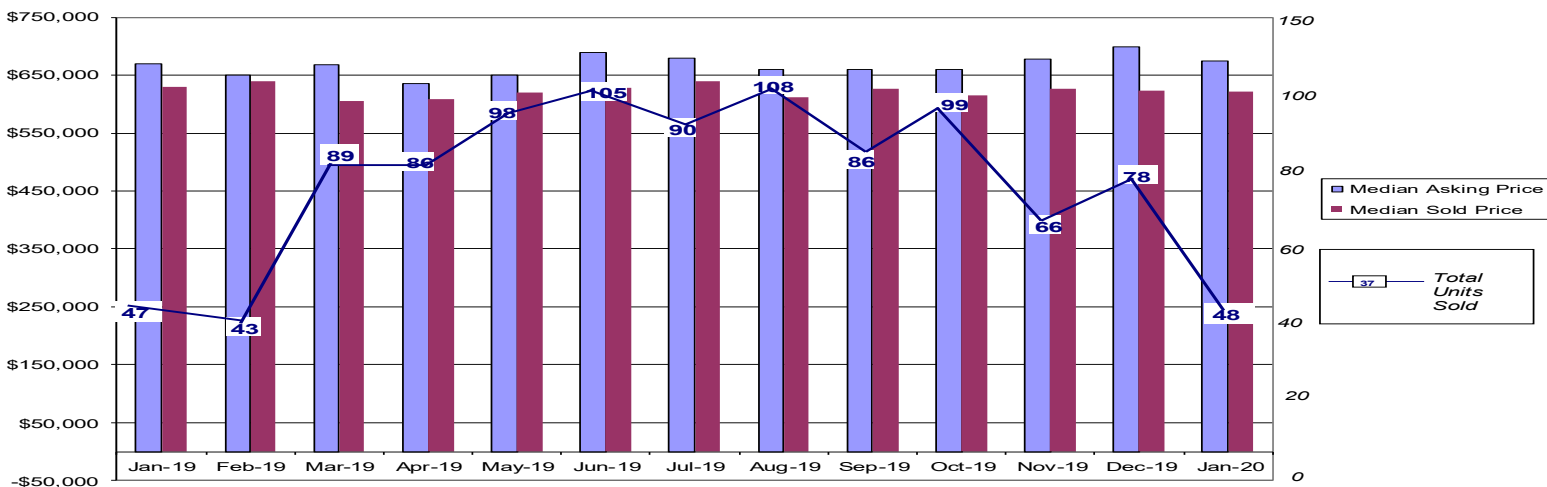
East County Distress Units
January 2020



Notices by County
January 2020



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	Nov 19	Dec 19	Jan 20
Total # of Properties Sold	66	78	48
# of Short Sales Sold	0	1	0
# of REO's Sold	1	0	0
% of Sold - Distressed	2%	1%	0%
Median Sold Price	627,000	623,000	621,500
Average Sold Price	642,348	633,533	670,357
ANTIOCH	Nov 19	Dec 19	Jan 20
Total # of Properties Sold	105	95	81
# of Short Sales Sold	0	1	1
# of REO's Sold	1	0	1
% of Sold - Distressed	1%	1%	2%
Median Sold Price	475,000	465,000	445,000
Average Sold Price	471,028	452,969	441,230
OAKLEY	Nov 19	Dec 19	Jan 20
Total # of Properties Sold	36	38	34
# of Short Sales Sold	0	0	1
# of REO's Sold	0	1	0
% of Sold - Distressed	0%	3%	3%
Median Sold Price	480,000	503,250	522,500
Average Sold Price	574,876	494,422	558,332
DISCOVERY BAY	Nov 19	Dec 19	Jan 20
Total # of Properties Sold	19	23	21
# of Short Sales Sold	0	0	0
# of REO's Sold	0	2	0
% of Sold - Distressed	0%	9%	0%
Median Sold Price	612,166	545,000	600,000
Average Sold Price	630,197	590,099	692,666

Listings

BRENTWOOD	Nov 19	Dec 19	Jan 20
# of Active Listings	198	149	125
# of Short Sales Listed	2	2	1
# of REO's Listed	1	1	3
% of Actives - Distressed	2%	2%	3%
Median Listing Price	677,000	699,000	675,000
Average Listing Price	791,439	834,693	834,584
ANTIOCH	Nov 19	Dec 19	Jan 20
# of Active Listings	146	117	80
# of Short Sales Listed	3	3	1
# of REO's Listed	3	5	4
% of Actives - Distressed	4%	7%	6%
Median Listing Price	485,000	449,000	450,950
Average Listing Price	469,340	432,632	439,368
OAKLEY	Nov 19	Dec 19	Jan 20
# of Active Listings	80	61	54
# of Short Sales Listed	1	0	1
# of REO's Listed	1	0	0
% of Actives - Distressed	3%	0%	2%
Median Listing Price	535,545	525,000	531,700
Average Listing Price	589,766	562,650	561,357
DISCOVERY BAY	Nov 19	Dec 19	Jan 20
# of Active Listings	90	76	55
# of Short Sales Listed	0	2	1
# of REO's Listed	2	3	1
% of Actives - Distressed	2%	7%	4%
Median Listing Price	633,934	647,495	689,000
Average Listing Price	928,132	958,632	841,697