



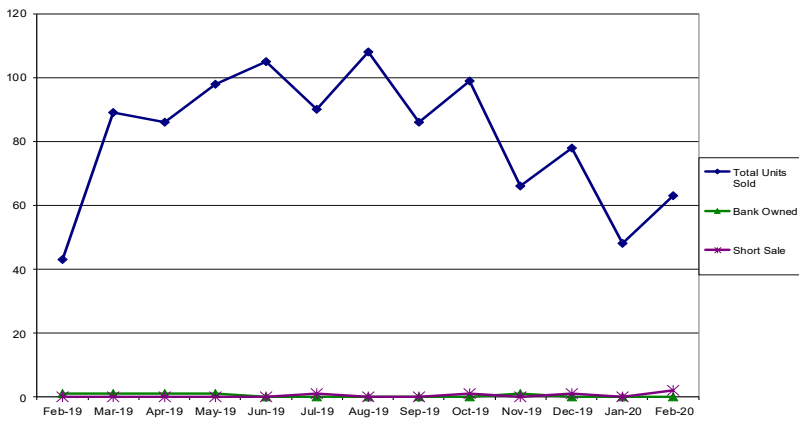
Brentwood Housing Statistics February 2020 Report

Summary:

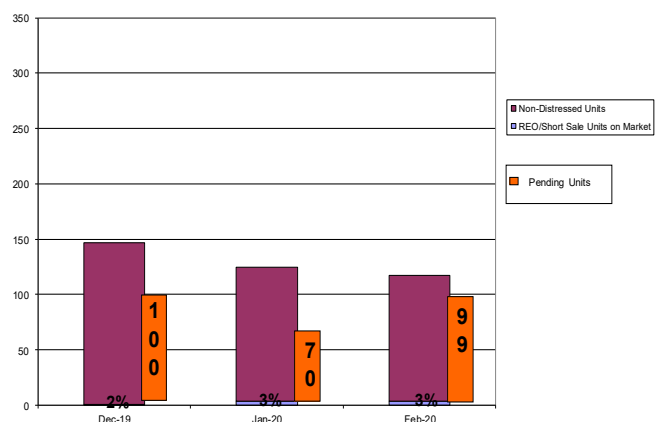
The housing data contained in this report reflects information reported for the month of February 2020. The number of active units on the MLS for February 2020 was 117. Pending units for February 2019 through February 2020 ranged from 69 to 99. The total units sold during February 2019 through February 2020 was 1106; a total of 63 sold for the month of February 2020. Compared to the total units sold in February 2019, 2020 saw an increase in the amount of units sold. February 2019 through 2020 has shown home values to be steady. Distressed home sales for February 2020 were 3% of the total homes sold.

The average sold price for February 2020 was \$629,547. The median asking price for February 2020 was \$675,000 and the median sold price was \$601,000. In February 2019, the median sold price was \$640,000, in 2018 it was \$630,000 and in 2017 it was \$517,500.

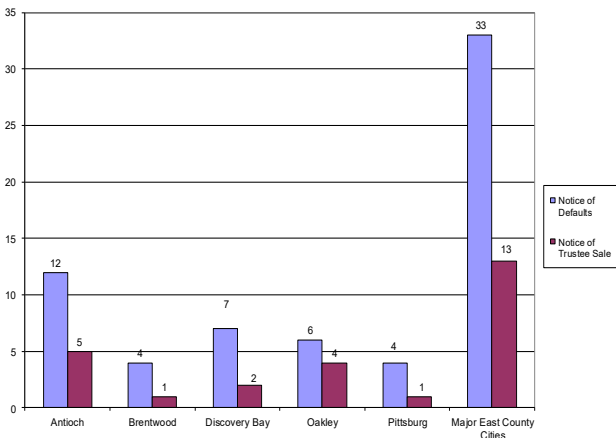
BRENTWOOD
Resale Units Sold by Type of Sale



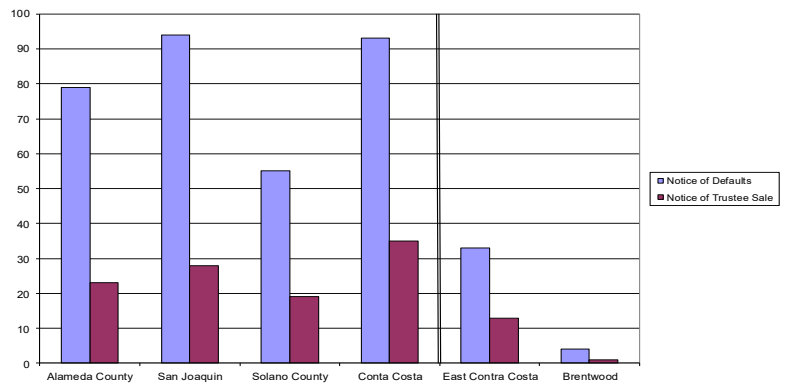
BRENTWOOD
Total Units on Market



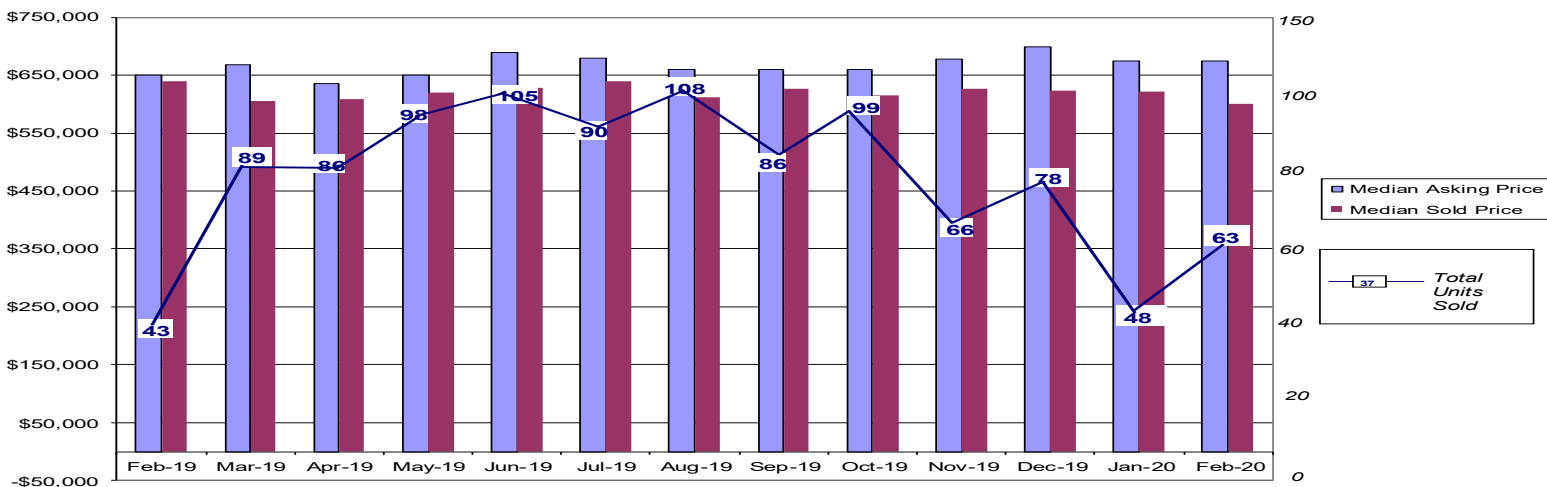
East County Distress Units
February 2020



Notices by County
February 2020



BRENTWOOD
Median Asking vs. Median Sold



Source: www.propertyrader.com. All data reported as of 2020.

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	Dec 19	Jan 20	Feb 20
Total # of Properties Sold	78	48	63
# of Short Sales Sold	1	0	2
# of REO's Sold	0	0	0
% of Sold - Distressed	1%	0%	3%
Median Sold Price	623,000	621,500	601,000
Average Sold Price	633,533	670,357	629,547
ANTIOCH	Dec 19	Jan 20	Feb 20
Total # of Properties Sold	95	81	79
# of Short Sales Sold	1	1	1
# of REO's Sold	0	1	3
% of Sold - Distressed	1%	2%	5%
Median Sold Price	465,000	445,000	450,000
Average Sold Price	452,969	441,230	438,692
OAKLEY	Dec 19	Jan 20	Feb 20
Total # of Properties Sold	38	34	30
# of Short Sales Sold	0	1	0
# of REO's Sold	1	0	0
% of Sold - Distressed	3%	3%	0%
Median Sold Price	503,250	522,500	498,750
Average Sold Price	494,422	558,332	522,844
DISCOVERY BAY	Dec 19	Jan 20	Feb 20
Total # of Properties Sold	23	21	14
# of Short Sales Sold	0	0	0
# of REO's Sold	2	0	0
% of Sold - Distressed	9%	0%	0%
Median Sold Price	545,000	600,000	547,000
Average Sold Price	590,099	692,666	549,999

Listings

BRENTWOOD	Dec 19	Jan 20	Feb 20
# of Active Listings	149	125	117
# of Short Sales Listed	2	1	1
# of REO's Listed	1	3	3
% of Actives - Distressed	2%	3%	3%
Median Listing Price	699,000	675,000	675,000
Average Listing Price	834,693	834,584	853,140
ANTIOCH	Dec 19	Jan 20	Feb 20
# of Active Listings	117	80	70
# of Short Sales Listed	3	1	1
# of REO's Listed	5	4	1
% of Actives - Distressed	7%	6%	3%
Median Listing Price	449,000	450,950	450,000
Average Listing Price	432,632	439,368	460,315
OAKLEY	Dec 19	Jan 20	Feb 20
# of Active Listings	61	54	50
# of Short Sales Listed	0	1	1
# of REO's Listed	0	0	2
% of Actives - Distressed	0%	2%	6%
Median Listing Price	525,000	531,700	569,000
Average Listing Price	562,650	561,357	609,218
DISCOVERY BAY	Dec 19	Jan 20	Feb 20
# of Active Listings	76	55	60
# of Short Sales Listed	2	1	0
# of REO's Listed	3	1	0
% of Actives - Distressed	7%	4%	0%
Median Listing Price	647,495	689,000	647,000
Average Listing Price	958,632	841,697	801,213