



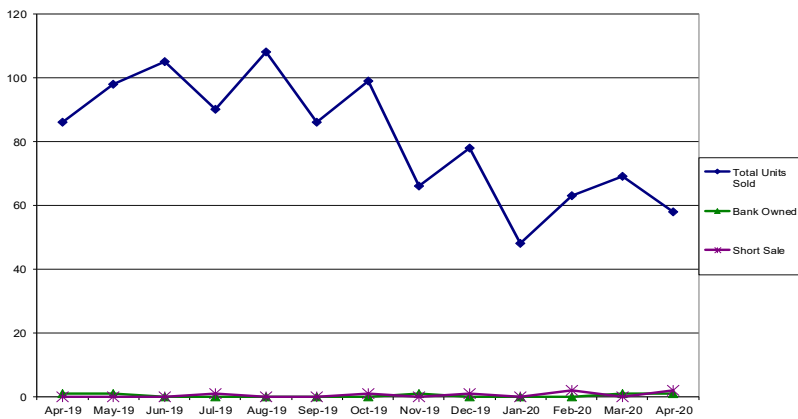
Brentwood Housing Statistics April 2020 Report

Summary:

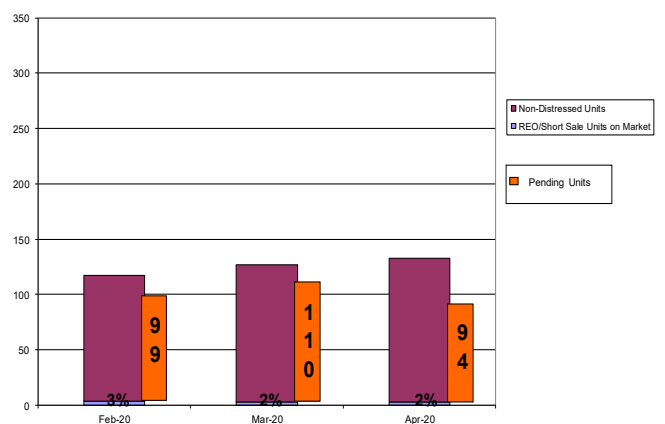
The housing data contained in this report reflects information reported for the month of April 2020. The number of active units on the MLS for April 2020 was 133. Pending units for April 2019 through April 2020 ranged from 102 to 94. The total units sold during April 2019 through April 2020 was 1054; a total of 58 sold for the month of April 2020. Compared to the total units sold in April 2019, 2020 saw a decrease in the amount of units sold. April 2019 through 2020 has shown home values to be steady. Distressed home sales for April 2020 were 5% of the total homes sold.

The average sold price for April 2020 was \$646,559. The median asking price for April 2020 was \$699,000 and the median sold price was \$623,000. In April 2019, the median sold price was \$608,750, in 2018 it was \$600,000 and in 2017 it was \$567,500.

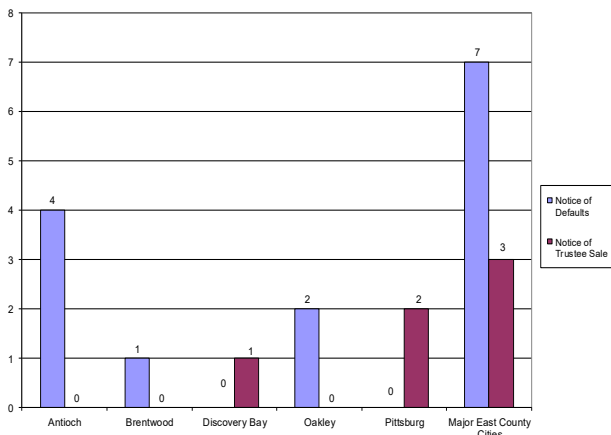
BRENTWOOD
Resale Units Sold by Type of Sale



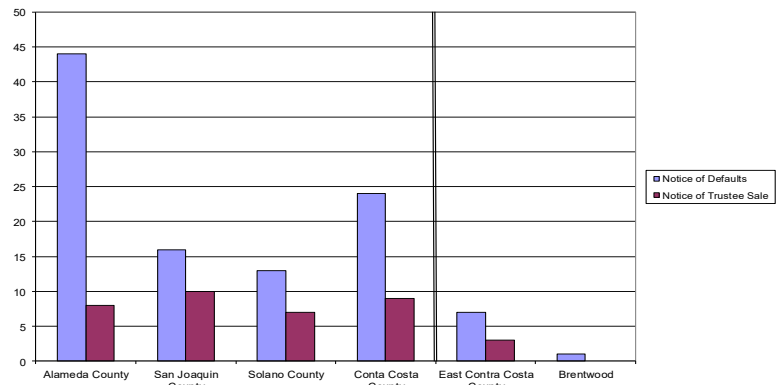
BRENTWOOD
Total Units on Market



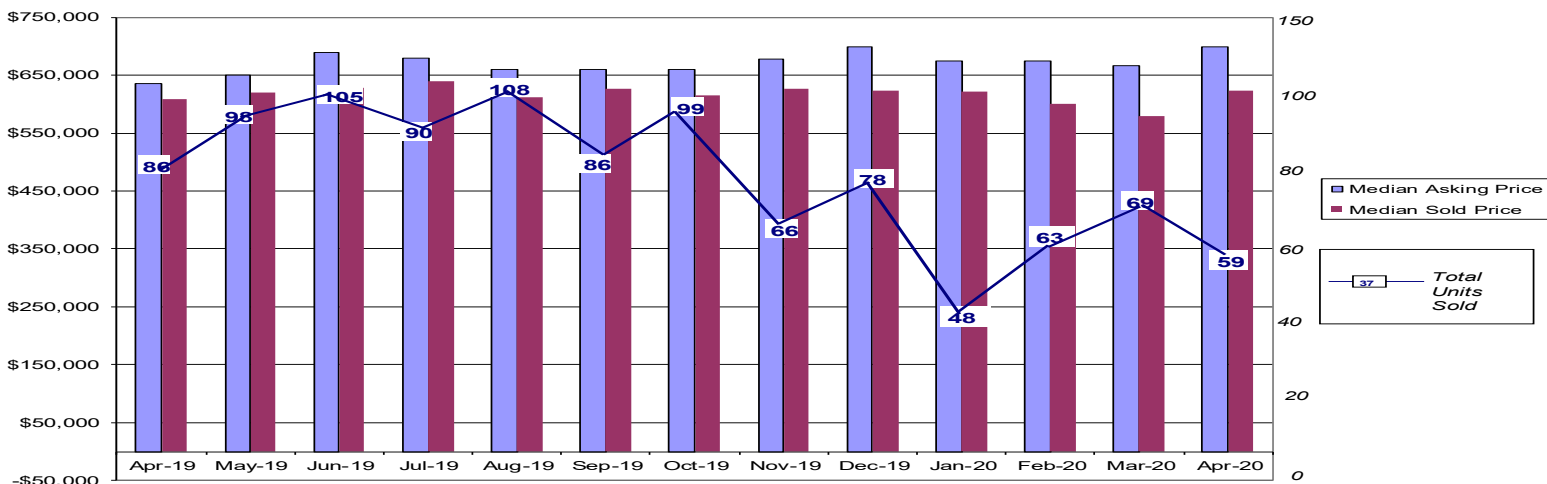
East County Distress Units
April 2020



Notices by County
April 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	Feb 20	Mar 20	Apr 20
Total # of Properties Sold	63	69	58
# of Short Sales Sold	2	0	2
# of REO's Sold	0	1	1
% of Sold - Distressed	3%	1%	5%
Median Sold Price	601,000	580,000	623,000
Average Sold Price	629,547	621,713	646,559
ANTIOCH	Feb 20	Mar 20	Apr 20
Total # of Properties Sold	79	76	76
# of Short Sales Sold	1	0	1
# of REO's Sold	3	3	4
% of Sold - Distressed	5%	4%	7%
Median Sold Price	450,000	470,000	480,000
Average Sold Price	438,692	464,889	486,509
OAKLEY	Feb 20	Mar 20	Apr 20
Total # of Properties Sold	30	37	32
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	498,750	508,845	572,000
Average Sold Price	522,844	517,019	561,028
DISCOVERY BAY	Feb 20	Mar 20	Apr 20
Total # of Properties Sold	14	32	340
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	547,000	624,000	611,944
Average Sold Price	549,999	651,196	689,640

Listings

BRENTWOOD	Feb 20	Mar 20	Apr 20
# of Active Listings	117	127	133
# of Short Sales Listed	1	1	0
# of REO's Listed	3	2	2
% of Actives - Distressed	3%	2%	2%
Median Listing Price	675,000	666,500	699,000
Average Listing Price	853,140	813,871	765,937
ANTIOCH	Feb 20	Mar 20	Apr 20
# of Active Listings	70	87	83
# of Short Sales Listed	1	1	0
# of REO's Listed	1	7	5
% of Actives - Distressed	3%	9%	6%
Median Listing Price	450,000	495,000	487,000
Average Listing Price	460,315	483,627	459,182
OAKLEY	Feb 20	Mar 20	Apr 20
# of Active Listings	50	49	45
# of Short Sales Listed	1	1	2
# of REO's Listed	2	1	1
% of Actives - Distressed	6%	4%	7%
Median Listing Price	569,000	590,000	584,900
Average Listing Price	609,218	618,207	614,526
DISCOVERY BAY	Feb 20	Mar 20	Apr 20
# of Active Listings	60	80	69
# of Short Sales Listed	0	2	1
# of REO's Listed	0	1	1
% of Actives - Distressed	0%	4%	3%
Median Listing Price	647,000	682,450	749,000
Average Listing Price	801,213	850,484	926,178