



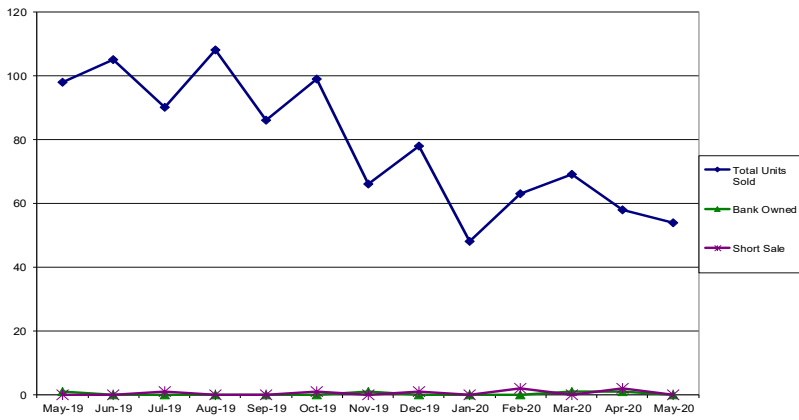
Brentwood Housing Statistics May 2020 Report

Summary:

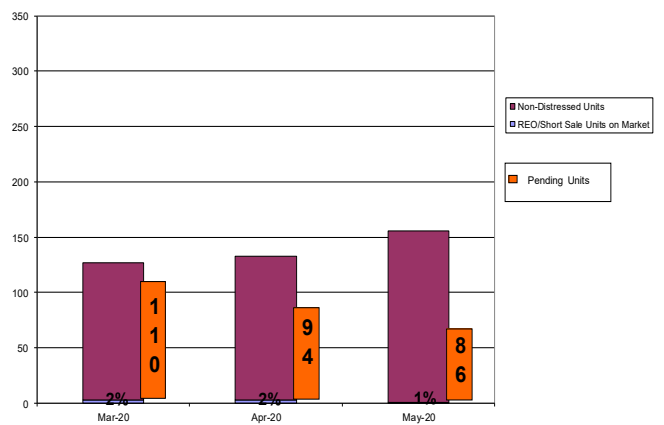
The housing data contained in this report reflects information reported for the month of May 2020. The number of active units on the MLS for May 2020 was 156. Pending units for May 2019 through May 2020 ranged from 126 to 86. The total units sold during May 2019 through May 2020 was 1022; a total of 54 sold for the month of May 2020. Compared to the total units sold in May 2019, 2020 saw a decrease in the amount of units sold. May 2019 through 2020 has shown home values to be steady. Distressed home sales for May 2020 were 1% of the total homes sold.

The average sold price for May 2020 was \$634,393. The median asking price for May 2020 was \$691,975 and the median sold price was \$617,245. In May 2019, the median sold price was \$619,975, in 2018 it was \$600,000 and in 2017 it was \$550,000.

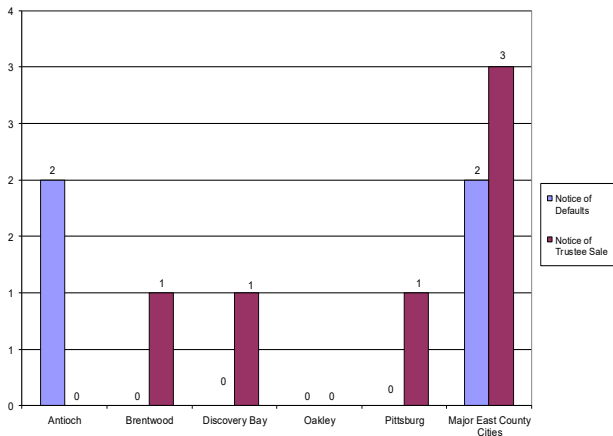
BRENTWOOD
Resale Units Sold by Type of Sale



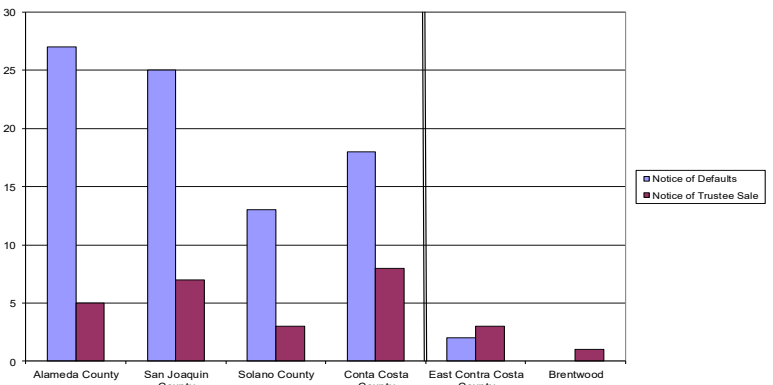
BRENTWOOD
Total Units on Market



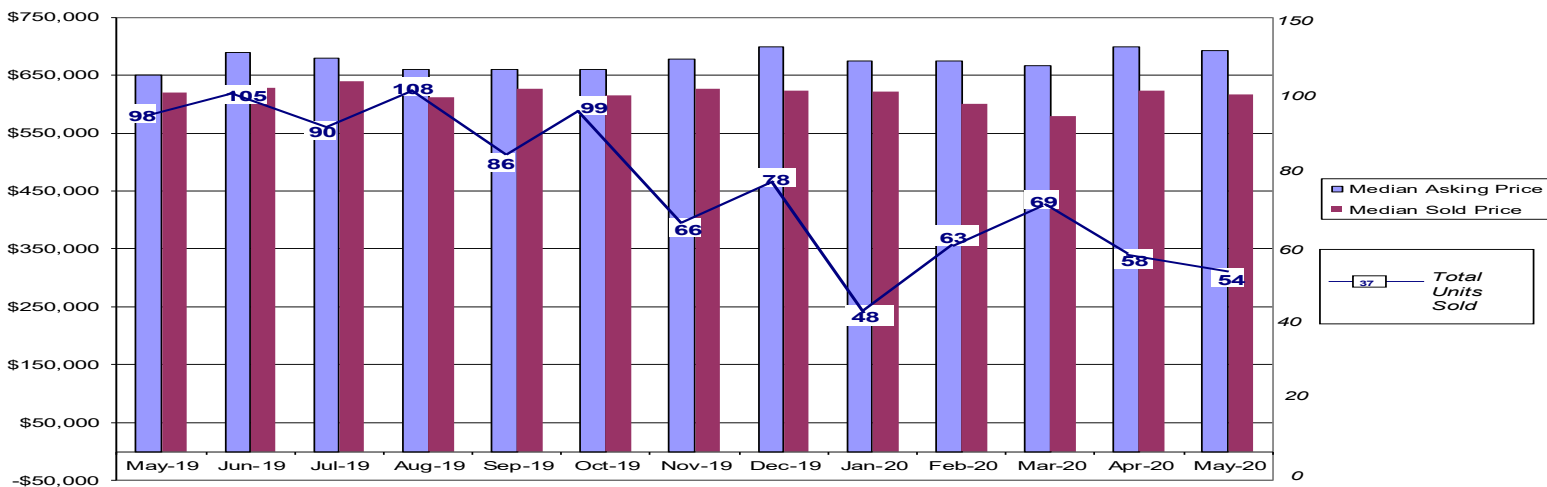
East County Distress Units
May 2020



Notices by County
May 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	Mar 20	Apr 20	May 20
Total # of Properties Sold	69	58	54
# of Short Sales Sold	0	2	0
# of REO's Sold	1	1	0
% of Sold - Distressed	1%	5%	0%
Median Sold Price	580,000	623,000	617,245
Average Sold Price	621,713	646,559	634,393
ANTIOCH	Mar 20	Apr 20	May 20
Total # of Properties Sold	76	76	69
# of Short Sales Sold	0	1	0
# of REO's Sold	3	4	3
% of Sold - Distressed	4%	7%	4%
Median Sold Price	470,000	480,000	499,000
Average Sold Price	464,889	486,509	481,798
OAKLEY	Mar 20	Apr 20	May 20
Total # of Properties Sold	37	32	29
# of Short Sales Sold	0	0	1
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	3%
Median Sold Price	508,845	572,000	495,000
Average Sold Price	517,019	561,028	526,889
DISCOVERY BAY	Mar 20	Apr 20	May 20
Total # of Properties Sold	32	34	22
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	624,000	611,944	610,000
Average Sold Price	651,196	689,640	635,354

Listings

BRENTWOOD	Mar 20	Apr 20	May 20
# of Active Listings	127	133	156
# of Short Sales Listed	1	0	0
# of REO's Listed	2	2	1
% of Actives - Distressed	2%	2%	1%
Median Listing Price	666,500	699,000	691,975
Average Listing Price	813,871	765,937	753,120
ANTIOCH	Mar 20	Apr 20	May 20
# of Active Listings	87	83	111
# of Short Sales Listed	1	0	1
# of REO's Listed	7	5	2
% of Actives - Distressed	9%	6%	3%
Median Listing Price	495,000	487,000	475,000
Average Listing Price	483,627	459,182	469,145
OAKLEY	Mar 20	Apr 20	May 20
# of Active Listings	49	45	54
# of Short Sales Listed	1	2	1
# of REO's Listed	1	1	2
% of Actives - Distressed	4%	7%	6%
Median Listing Price	590,000	584,900	545,000
Average Listing Price	618,207	614,526	604,522
DISCOVERY BAY	Mar 20	Apr 20	May 20
# of Active Listings	80	69	70
# of Short Sales Listed	2	1	0
# of REO's Listed	1	1	0
% of Actives - Distressed	4%	3%	0%
Median Listing Price	682,450	749,000	769,944
Average Listing Price	850,484	926,178	933,202