



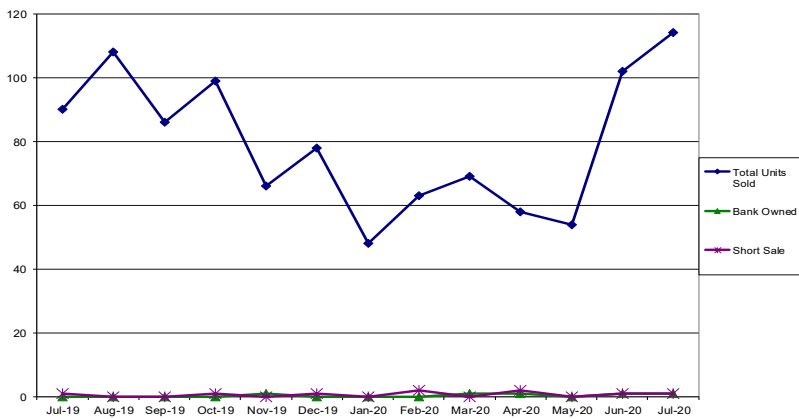
Brentwood Housing Statistics July 2020 Report

Summary:

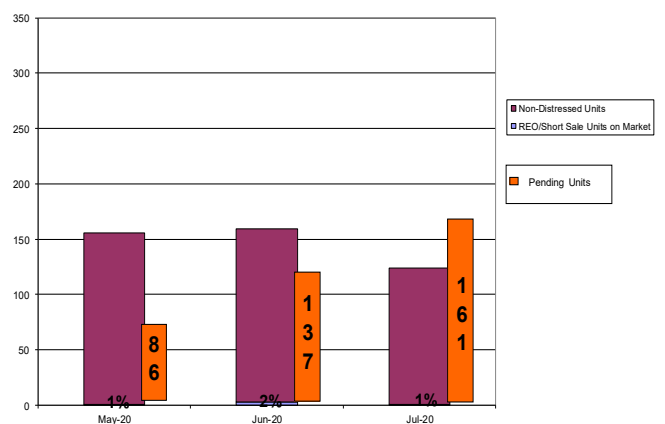
The housing data contained in this report reflects information reported for the month of July 2020. The number of active units on the MLS for July 2020 was 124. Pending units for July 2019 through July 2020 ranged from 119 to 161. The total units sold during July 2019 through July 2020 was 1035; a total of 114 sold for the month of July 2020. Compared to the total units sold in July 2019, 2020 saw an increase in the amount of units sold. July 2019 through 2020 has shown home values to be steady. Distressed home sales for July 2020 were 2% of the total homes sold.

The average sold price for July 2020 was \$686,530. The median asking price for July 2020 was \$717,000 and the median sold price was \$645,500. In July 2019, the median sold price was \$606,666, in 2018 it was \$619,890 and in 2017 it was \$589,000.

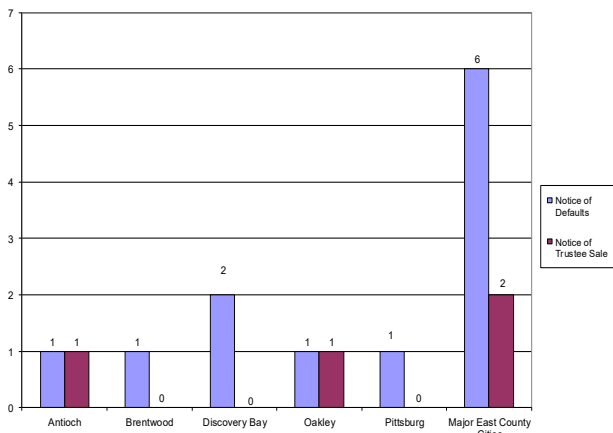
BRENTWOOD
Resale Units Sold by Type of Sale



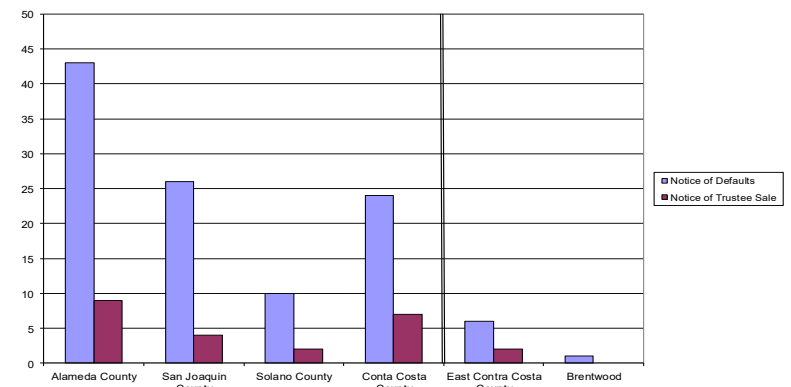
BRENTWOOD
Total Units on Market



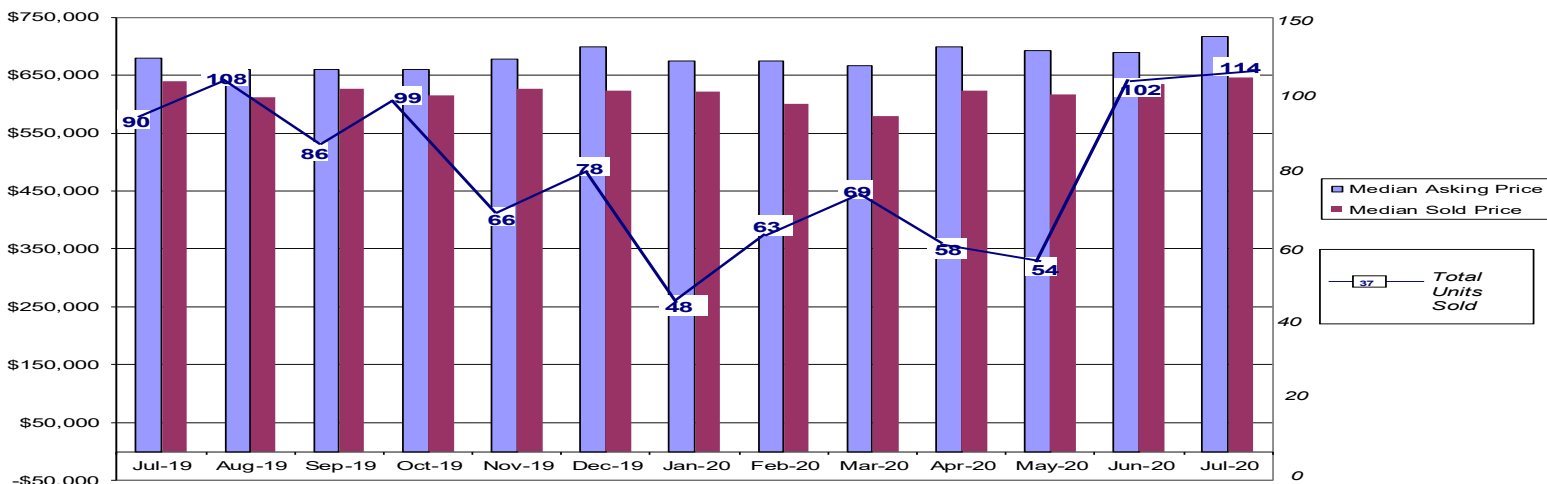
East County Distressed Units
July 2020



Notices by County
July 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	May 20	Jun 20	Jul 20
Total # of Properties Sold	54	102	114
# of Short Sales Sold	0	1	1
# of REO's Sold	0	1	1
% of Sold - Distressed	0%	2%	2%
Median Sold Price	617,245	635,000	645,500
Average Sold Price	634,393	666,130	686,530
ANTIOCH	May 20	Jun 20	Jul 20
Total # of Properties Sold	69	91	114
# of Short Sales Sold	0	0	1
# of REO's Sold	3	1	0
% of Sold - Distressed	4%	1%	1%
Median Sold Price	499,000	480,000	490,000
Average Sold Price	481,798	473,911	486,524
OAKLEY	May 20	Jun 20	Jul 20
Total # of Properties Sold	29	60	63
# of Short Sales Sold	1	0	0
# of REO's Sold	0	1	2
% of Sold - Distressed	3%	2%	3%
Median Sold Price	495,000	512,000	525,000
Average Sold Price	526,889	530,161	523,363
DISCOVERY BAY	May 20	Jun 20	Jul 20
Total # of Properties Sold	22	40	61
# of Short Sales Sold	0	0	1
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	3%
Median Sold Price	610,000	639,500	655,000
Average Sold Price	635,354	663,708	743,755

Listings

BRENTWOOD	May	Jun 20	Jul 20
# of Active Listings	156	159	124
# of Short Sales Listed	0	0	0
# of REO's Listed	1	3	1
% of Actives - Distressed	1%	2%	1%
Median Listing Price	691,975	689,900	717,000
Average Listing Price	753,120	759,478	805,821
ANTIOCH	May 20	Jun 20	Jul 20
# of Active Listings	111	91	74
# of Short Sales Listed	1	2	0
# of REO's Listed	2	0	1
% of Actives - Distressed	3%	2%	1%
Median Listing Price	475,000	469,000	482,500
Average Listing Price	469,145	466,521	470,413
OAKLEY	May 20	Jun 20	Jul 20
# of Active Listings	54	48	39
# of Short Sales Listed	1	0	0
# of REO's Listed	2	2	0
% of Actives - Distressed	6%	4%	0%
Median Listing Price	545,000	550,000	545,000
Average Listing Price	604,522	596,860	573,485
DISCOVERY BAY	May 20	Jun 20	Jul 20
# of Active Listings	70	73	62
# of Short Sales Listed	0	1	0
# of REO's Listed	0	1	0
% of Actives - Distressed	0%	3%	0%
Median Listing Price	769,944	769,888	749,444
Average Listing Price	933,202	933,109	886,473