



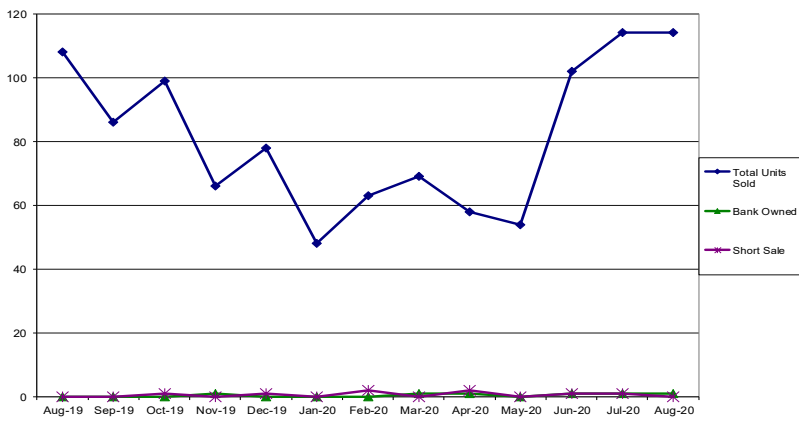
Brentwood Housing Statistics August 2020 Report

Summary:

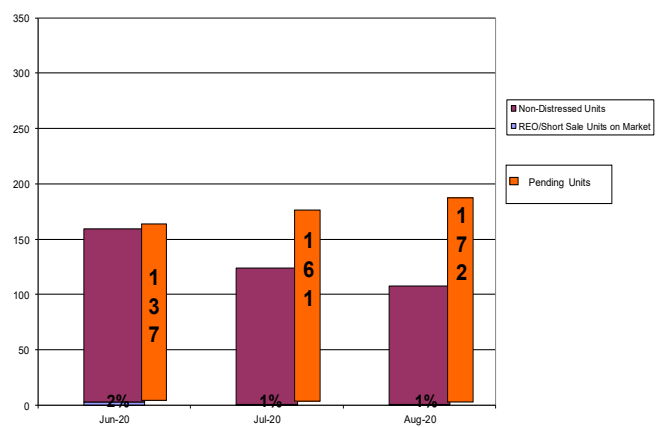
The housing data contained in this report reflects information reported for the month of August 2020. The number of active units on the MLS for August 2020 was 108. Pending units for August 2019 through August 2020 ranged from 135 to 172. The total units sold during August 2019 through August 2020 was 1059; a total of 114 sold for the month of August 2020. Compared to the total units sold in August 2019, 2020 saw an increase in the amount of units sold. August 2019 through 2020 has shown home values to be steady. Distressed home sales for August 2020 were 1% of the total homes sold.

The average sold price for August 2020 was \$720,729. The median asking price for August 2020 was \$741,350 and the median sold price was \$697,500. In August 2019, the median sold price was \$612,475, in 2018 it was \$640,000 and in 2017 it was \$619,890.

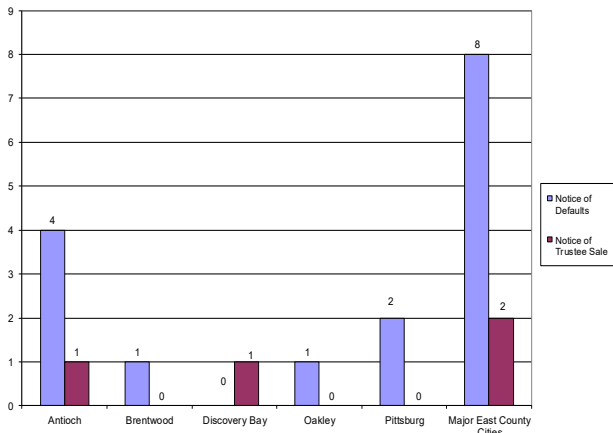
BRENTWOOD
Resale Units Sold by Type of Sale



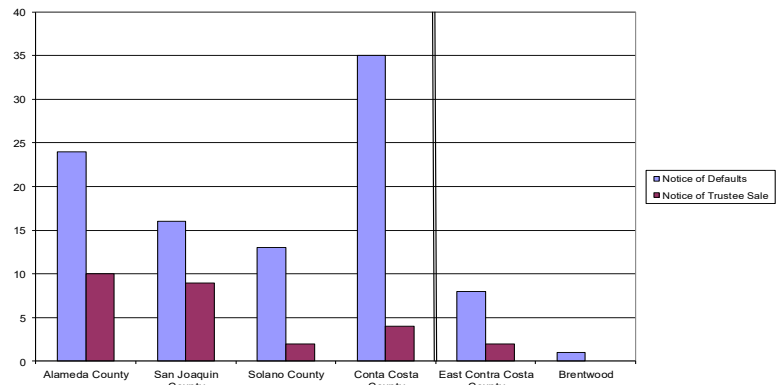
BRENTWOOD
Total Units on Market



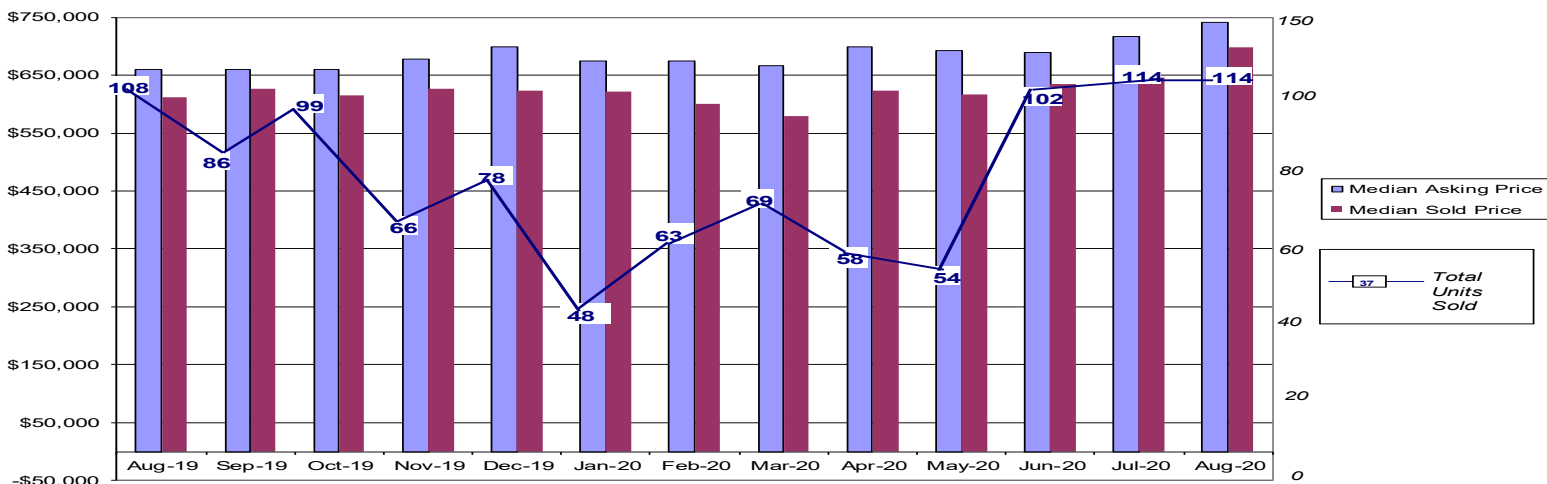
East County Distressed Units
August 2020



Notices by County
August 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	Jun 20	Jul 20	Aug 20
Total # of Properties Sold	102	114	114
# of Short Sales Sold	1	1	1
# of REO's Sold	1	1	0
% of Sold - Distressed	2%	2%	1%
Median Sold Price	635,000	645,500	697,500
Average Sold Price	666,130	686,530	720,729
ANTIOCH	Jun 20	Jul 20	Aug 20
Total # of Properties Sold	91	114	106
# of Short Sales Sold	0	1	0
# of REO's Sold	1	0	0
% of Sold - Distressed	1%	1%	0%
Median Sold Price	480,000	490,000	485,000
Average Sold Price	473,911	486,524	485,655
OAKLEY	Jun 20	Jul 20	Aug 20
Total # of Properties Sold	60	63	39
# of Short Sales Sold	0	0	0
# of REO's Sold	1	2	0
% of Sold - Distressed	2%	3%	0%
Median Sold Price	512,000	525,000	535,000
Average Sold Price	530,161	523,363	566,787
DISCOVERY BAY	Jun 20	Jul 20	Aug 20
Total # of Properties Sold	40	61	48
# of Short Sales Sold	0	1	0
# of REO's Sold	0	1	1
% of Sold - Distressed	0%	3%	2%
Median Sold Price	639,500	655,000	649,500
Average Sold Price	663,708	743,755	720,631

Listings

BRENTWOOD	Jun 20	Jul 20	Aug 20
# of Active Listings	159	124	108
# of Short Sales Listed	0	0	1
# of REO's Listed	3	1	0
% of Actives - Distressed	2%	1%	1%
Median Listing Price	689,900	717,000	741,350
Average Listing Price	759,478	805,821	833,118
ANTIOCH	Jun 20	Jul 20	Aug 20
# of Active Listings	91	74	72
# of Short Sales Listed	2	0	0
# of REO's Listed	0	1	2
% of Actives - Distressed	2%	1%	3%
Median Listing Price	469,000	482,500	500,944
Average Listing Price	466,521	470,413	488,367
OAKLEY	May 20	Jun 20	Jul 20
# of Active Listings	48	39	37
# of Short Sales Listed	0	1	1
# of REO's Listed	2	0	0
% of Actives - Distressed	4%	0%	3%
Median Listing Price	550,000	545,000	564,900
Average Listing Price	596,860	573,485	621,735
DISCOVERY BAY	Jun 20	Jul 20	Aug 20
# of Active Listings	73	62	55
# of Short Sales Listed	1	0	0
# of REO's Listed	1	0	0
% of Actives - Distressed	3%	0%	0%
Median Listing Price	769,888	749,444	730,000
Average Listing Price	933,109	886,473	932,483