



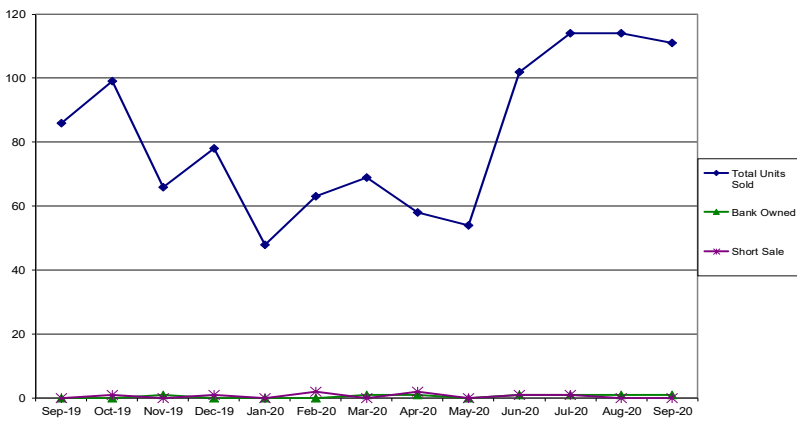
Brentwood Housing Statistics September 2020 Report

Summary:

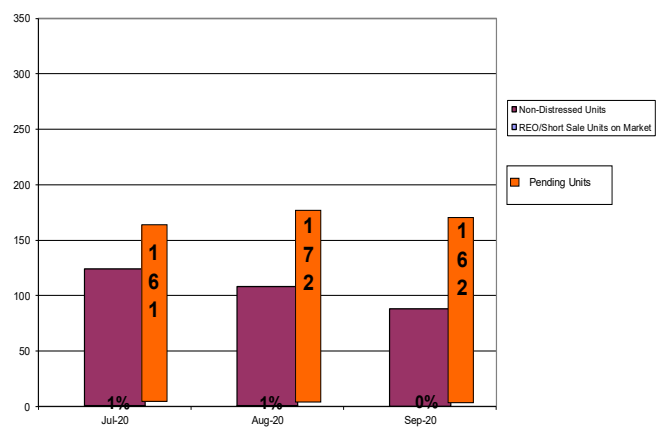
The housing data contained in this report reflects information reported for the month of September 2020. The number of active units on the MLS for September 2020 was 88. Pending units for September 2019 through September 2020 ranged from 127 to 162. The total units sold during September 2019 through September 2020 was 1062; a total of 111 sold for the month of September 2020. Compared to the total units sold in September 2019, 2020 saw an increase in the amount of units sold. September 2019 through 2020 has shown home values to be steady. Distressed home sales for September 2020 were 1% of the total homes sold.

The average sold price for September 2020 was \$700,799. The median asking price for September 2020 was \$746,606 and the median sold price was \$660,000. In September 2019, the median sold price was \$626,198, in 2018 it was \$593,000 and in 2017 it was \$570,000.

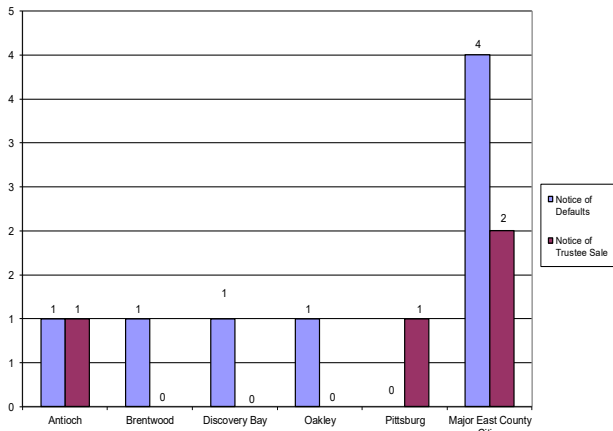
BRENTWOOD
Resale Units Sold by Type of Sale



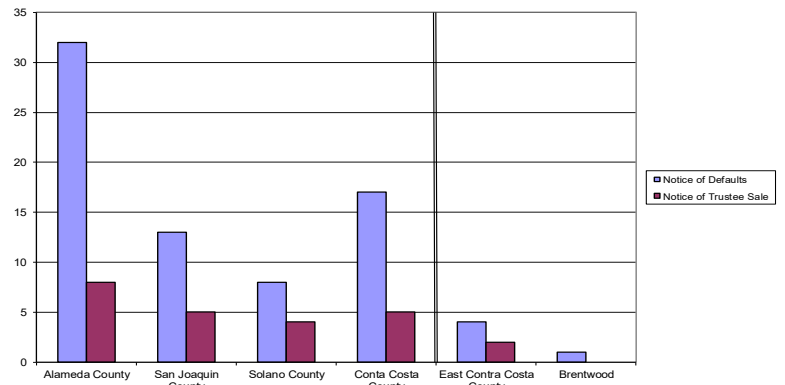
BRENTWOOD
Total Units on Market



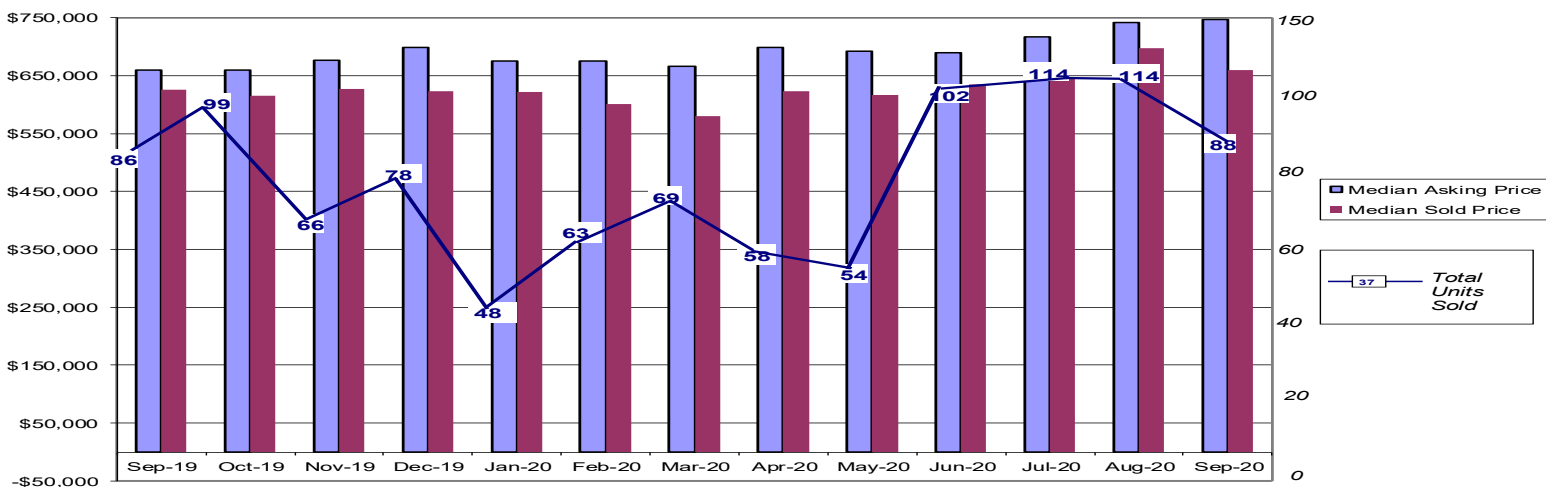
East County Distressed Units
September 2020



Notices by County
September 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	Jul 20	Aug 20	Sep 20
Total # of Properties Sold	114	114	111
# of Short Sales Sold	1	1	0
# of REO's Sold	1	0	1
% of Sold - Distressed	2%	1%	1%
Median Sold Price	645,500	697,500	660,000
Average Sold Price	686,530	720,729	700,799
ANTIOCH	Jul 20	Aug 20	Sep 20
Total # of Properties Sold	114	106	115
# of Short Sales Sold	1	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	1%	0%	0%
Median Sold Price	490,000	485,000	529,990
Average Sold Price	486,524	485,655	528,833
OAKLEY	Jul 20	Aug 20	Sep 20
Total # of Properties Sold	63	39	64
# of Short Sales Sold	0	0	0
# of REO's Sold	2	0	0
% of Sold - Distressed	3%	0%	0%
Median Sold Price	525,000	535,000	556,807
Average Sold Price	532,363	566,787	570,299
DISCOVERY BAY	Jul 20	Aug 20	Sep 20
Total # of Properties Sold	61	48	52
# of Short Sales Sold	1	0	0
# of REO's Sold	1	1	0
% of Sold - Distressed	3%	2%	0%
Median Sold Price	655,000	649,500	725,000
Average Sold Price	743,755	720,631	794,101

Listings

BRENTWOOD	Jul 20	Aug 20	Sep 20
# of Active Listings	123	108	88
# of Short Sales Listed	0	1	0
# of REO's Listed	1	0	0
% of Actives - Distressed	1%	1%	0%
Median Listing Price	717,000	741,350	746,606
Average Listing Price	805,821	833,118	888,720
ANTIOCH	Jul 20	Aug 20	Sep 20
# of Active Listings	74	72	77
# of Short Sales Listed	0	0	1
# of REO's Listed	1	2	4
% of Actives - Distressed	1%	3%	6%
Median Listing Price	482,500	550,944	499,888
Average Listing Price	470,413	488,367	495,251
OAKLEY	Jul 20	Aug 20	Sep 20
# of Active Listings	39	37	25
# of Short Sales Listed	1	1	1
# of REO's Listed	0	0	1
% of Actives - Distressed	0%	3%	8%
Median Listing Price	545,000	564,900	619,000
Average Listing Price	573,485	621,735	659,069
DISCOVERY BAY	Jul 20	Aug 20	Sep 20
# of Active Listings	62	55	46
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	749,444	730,000	767,000
Average Listing Price	886,473	932,483	978,394