



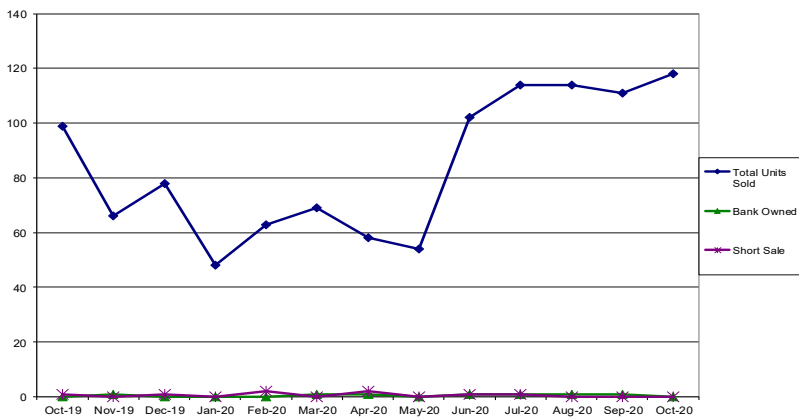
## Brentwood Housing Statistics October 2020 Report

### Summary:

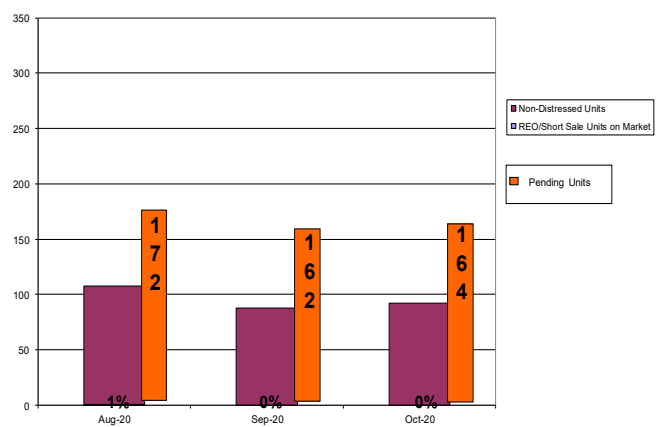
The housing data contained in this report reflects information reported for the month of October 2020. The number of active units on the MLS for October 2020 was 92. Pending units for October 2019 through October 2020 ranged from 131 to 164. The total units sold during October 2019 through October 2020 was 1094; a total of 118 sold for the month of October 2020. Compared to the total units sold in October 2019, 2020 saw an increase in the amount of units sold. October 2019 through 2020 has shown home values to be steady. Distressed home sales for October 2020 were 0% of the total homes sold.

The average sold price for October 2020 was \$710,049. The median asking price for October 2020 was \$799,419 and the median sold price was \$688,500. In October 2019, the median sold price was \$615,000, in 2018 it was \$609,000 and in 2017 it was \$600,000.

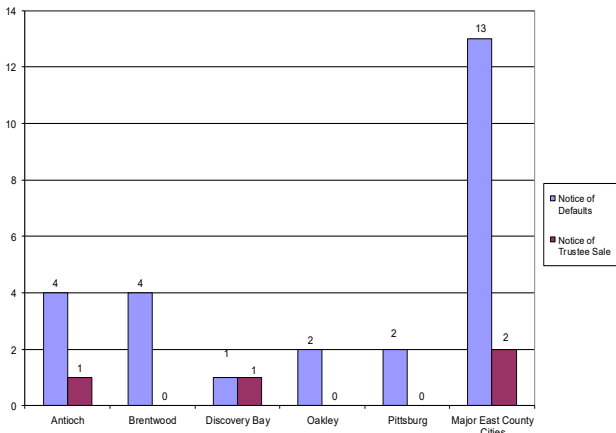
**BRENTWOOD**  
Resale Units Sold by Type of Sale



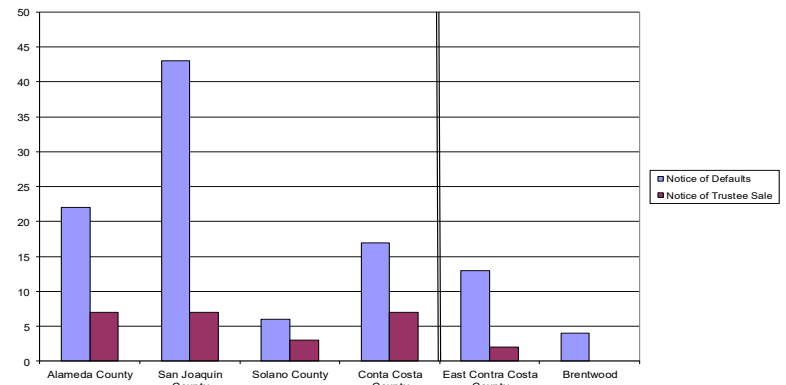
**BRENTWOOD**  
Total Units on Market



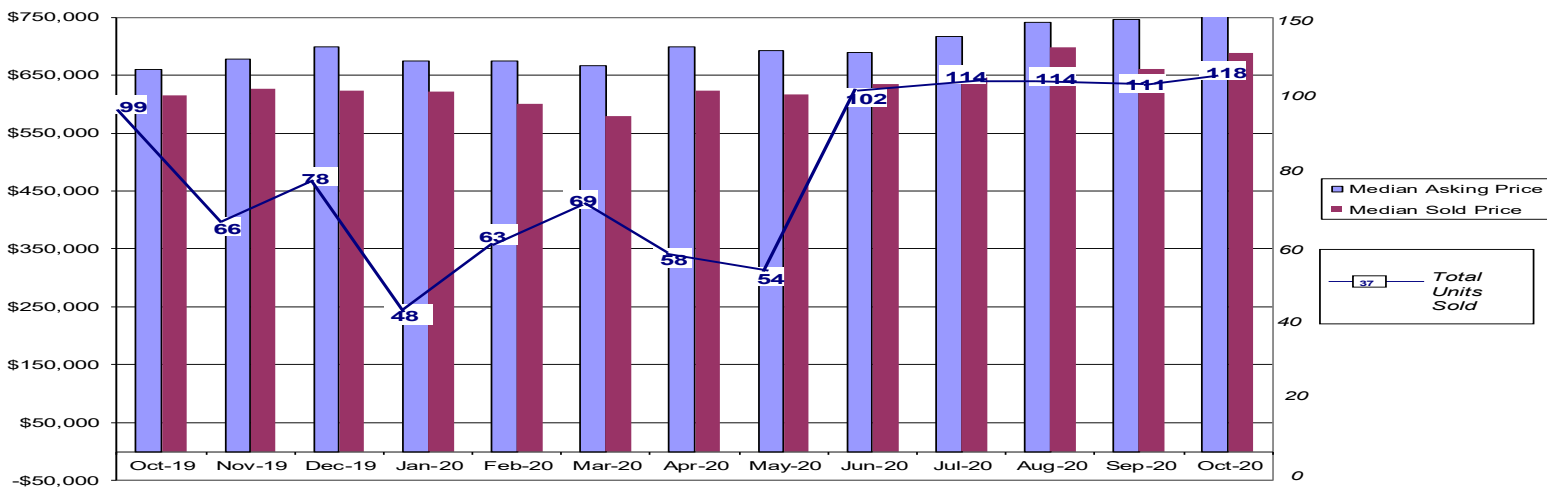
**East County Distressed Units**  
October 2020



**Notices by County**  
October 2020



**BRENTWOOD**  
Median Asking vs. Median Sold



Source: [www.propertyrader.com](http://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

<b>BRENTWOOD</b>	Aug 20	Sep 20	Oct 20
Total # of Properties Sold	114	111	118
# of Short Sales Sold	1	0	0
# of REO's Sold	0	1	0
% of Sold - Distressed	1%	1%	0%
Median Sold Price	697,500	660,000	688,500
Average Sold Price	720,729	700,799	710,049
<b>ANTIOCH</b>	Aug 20	Sep 20	Oct 20
Total # of Properties Sold	106	115	108
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	1%
Median Sold Price	485,500	529,990	528,500
Average Sold Price	485,655	528,833	518,454
<b>OAKLEY</b>	Aug 20	Sep 20	Oct 20
Total # of Properties Sold	39	64	57
# of Short Sales Sold	0	0	1
# of REO's Sold	0	0	2
% of Sold - Distressed	0%	0%	5%
Median Sold Price	535,000	556,807	585,000
Average Sold Price	566,787	570,299	600,785
<b>DISCOVERY BAY</b>	Aug 20	Sep 20	Oct 20
Total # of Properties Sold	48	52	46
# of Short Sales Sold	0	0	0
# of REO's Sold	1	0	0
% of Sold - Distressed	2%	0%	0%
Median Sold Price	649,500	725,000	699,094
Average Sold Price	720,631	794,101	769,043

### Listings

<b>BRENTWOOD</b>	Aug 20	Sep 20	Oct 20
# of Active Listings	108	88	92
# of Short Sales Listed	1	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	1%	0%	0%
Median Listing Price	741,350	746,606	799,419
Average Listing Price	833,118	888,720	979,515
<b>ANTIOCH</b>	Aug 20	Sep 20	Oct 20
# of Active Listings	72	77	71
# of Short Sales Listed	0	1	0
# of REO's Listed	2	4	3
% of Actives - Distressed	3%	6%	4%
Median Listing Price	550,944	499,888	495,000
Average Listing Price	488,367	495,251	500,063
<b>OAKLEY</b>	Aug 20	Sep 20	Oct 20
# of Active Listings	37	25	25
# of Short Sales Listed	1	1	1
# of REO's Listed	0	1	0
% of Actives - Distressed	3%	8%	4%
Median Listing Price	564,900	619,000	575,000
Average Listing Price	621,735	659,069	652,752
<b>DISCOVERY BAY</b>	Aug 20	Sep 20	Oct 20
# of Active Listings	55	46	57
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	730,000	767,000	760,000
Average Listing Price	932,483	978,394	957,665