



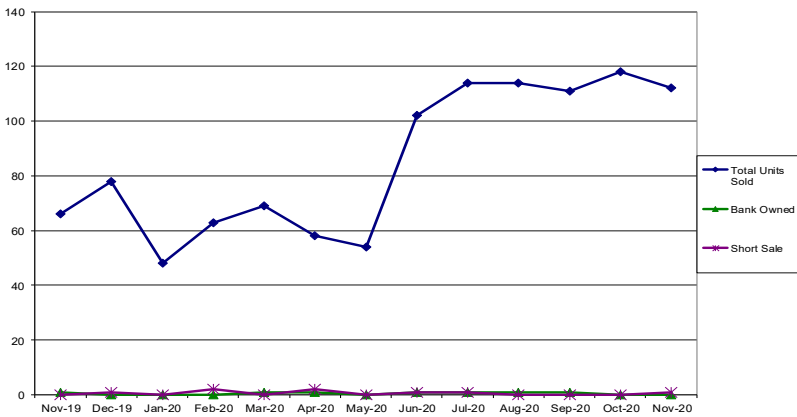
## Brentwood Housing Statistics November 2020 Report

### Summary:

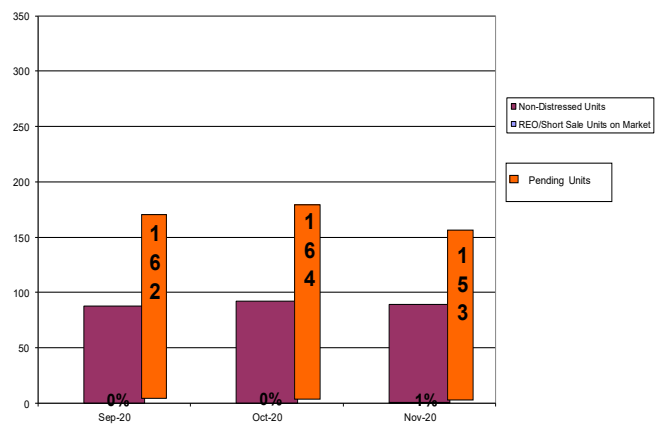
The housing data contained in this report reflects information reported for the month of November 2020. The number of active units on the MLS for November 2020 was 89. Pending units for November 2019 through November 2020 ranged from 97 to 153. The total units sold during November 2019 through November 2020 was 1107; a total of 112 sold for the month of November 2020. Compared to the total units sold in November 2019, 2020 saw an increase in the amount of units sold. November 2019 through 2020 has shown home values to be steady. Distressed home sales for November 2020 were 1% of the total homes sold.

The average sold price for November 2020 was \$696,579. The median asking price for November 2020 was \$780,000 and the median sold price was \$675,000. In November 2019, the median sold price was \$627,000, in 2018 it was \$602,000 and in 2017 it was \$554,250.

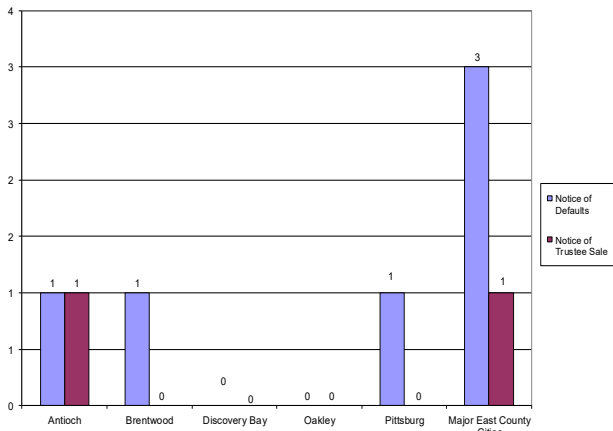
**BRENTWOOD**  
Resale Units Sold by Type of Sale



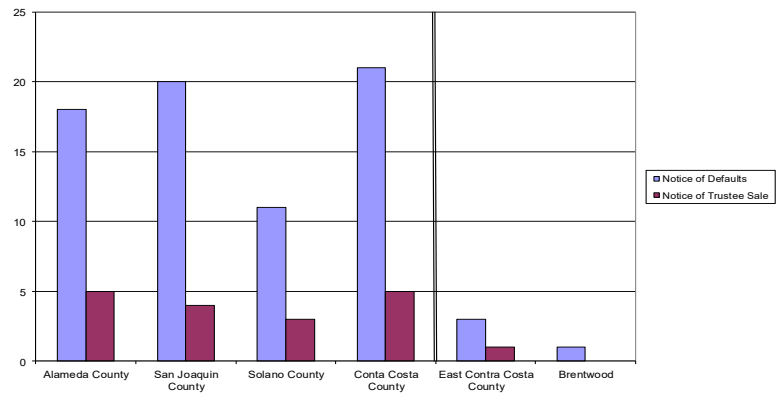
**BRENTWOOD**  
Total Units on Market



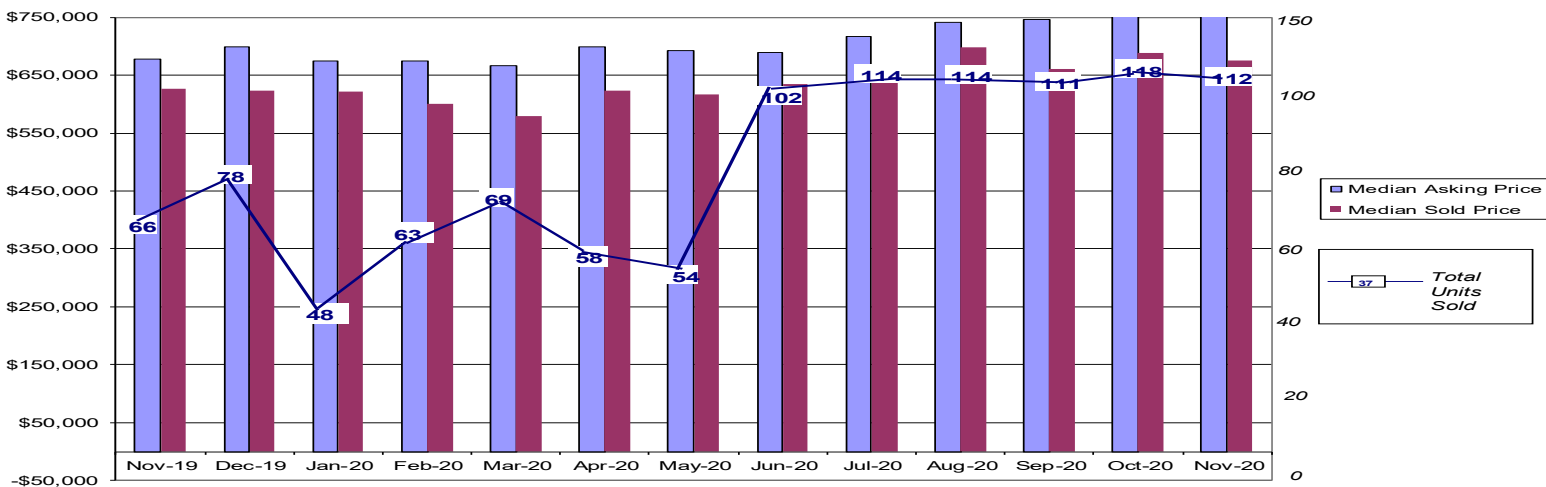
**East County Distressed Units**  
November 2020



**Notices by County**  
November 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>	Sep 20	Oct 20	Nov 20
Total # of Properties Sold	111	118	112
# of Short Sales Sold	0	0	1
# of REO's Sold	1	0	0
% of Sold - Distressed	1%	0%	1%
Median Sold Price	660,000	688,500	675,000
Average Sold Price	700,799	710,049	696,579
<b>ANTIOCH</b>	Sep 20	Oct 20	Nov 20
Total # of Properties Sold	115	108	106
# of Short Sales Sold	0	0	0
# of REO's Sold	0	1	1
% of Sold - Distressed	0%	1%	1%
Median Sold Price	529,990	528,500	515,000
Average Sold Price	528,833	518,454	521,274
<b>OAKLEY</b>	Sep 20	Oct 20	Nov 20
Total # of Properties Sold	64	57	40
# of Short Sales Sold	0	1	0
# of REO's Sold	0	2	0
% of Sold - Distressed	0%	5%	0%
Median Sold Price	556,807	585,000	605,000
Average Sold Price	570,299	600,785	602,035
<b>DISCOVERY BAY</b>	Sep 20	Oct 20	Nov 20
Total # of Properties Sold	52	46	38
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	725,000	699,094	666,000
Average Sold Price	794,101	769,043	719,776

### **Listings**

<b>BRENTWOOD</b>	Sep 20	Oct 20	Nov 20
# of Active Listings	88	92	89
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	1
% of Actives - Distressed	0%	0%	1%
Median Listing Price	746,606	799,419	780,000
Average Listing Price	888,720	979,515	964,551
<b>ANTIOCH</b>	Sep 20	Oct 20	Nov 20
# of Active Listings	77	71	87
# of Short Sales Listed	1	0	0
# of REO's Listed	4	3	3
% of Actives - Distressed	6%	4%	3%
Median Listing Price	499,888	495,000	500,000
Average Listing Price	495,251	500,063	520,904
<b>OAKLEY</b>	Sep 20	Oct 20	Nov 20
# of Active Listings	25	25	42
# of Short Sales Listed	1	1	0
# of REO's Listed	1	0	0
% of Actives - Distressed	8%	4%	0%
Median Listing Price	619,000	575,000	559,500
Average Listing Price	659,069	652,752	604,431
<b>DISCOVERY BAY</b>	Sep 20	Oct 20	Nov 20
# of Active Listings	46	57	55
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	767,000	760,000	909,000
Average Listing Price	978,394	957,665	1,033,836