



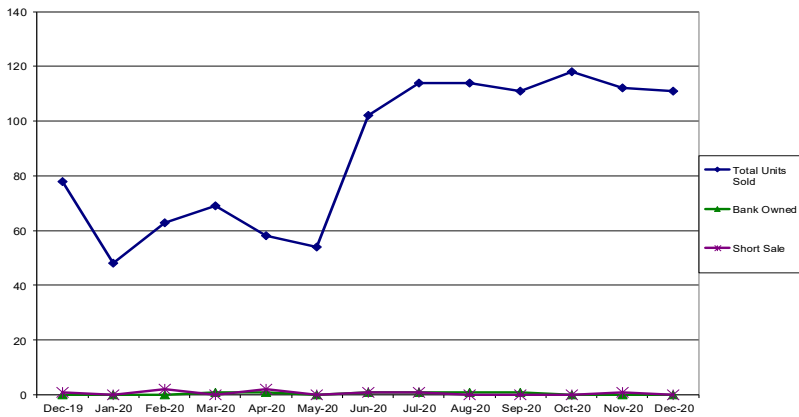
Brentwood Housing Statistics December 2020 Report

Summary:

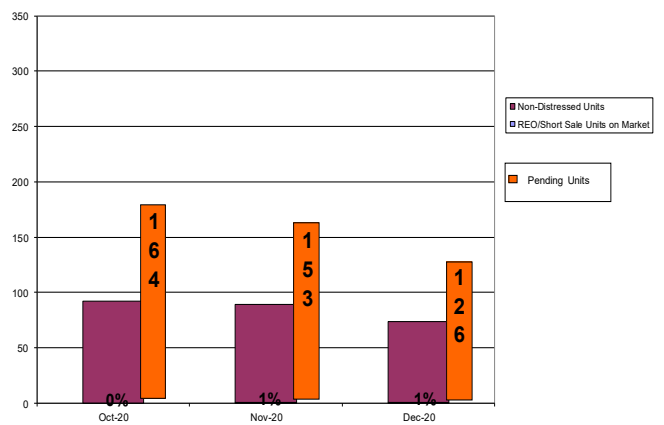
The housing data contained in this report reflects information reported for the month of December 2020. The number of active units on the MLS for December 2020 was 74. Pending units for December 2019 through December 2020 ranged from 100 to 126. The total units sold during December 2019 through December 2020 was 1152; a total of 111 units for the month of December 2020. Compared to the total units sold in December 2019, 2020 saw an increase in the amount of units sold. December 2019 through 2020 has shown home values to be steady. Distressed home sales for December 2020 were 0% of the total homes sold.

The average sold price for December 2020 was \$775,894. The median asking price for December 2020 was \$799,125 and the median sold price was \$705,000. In December 2019, the median sold price was \$623,000, in 2018 it was \$615,000 and in 2017 it was \$590,000.

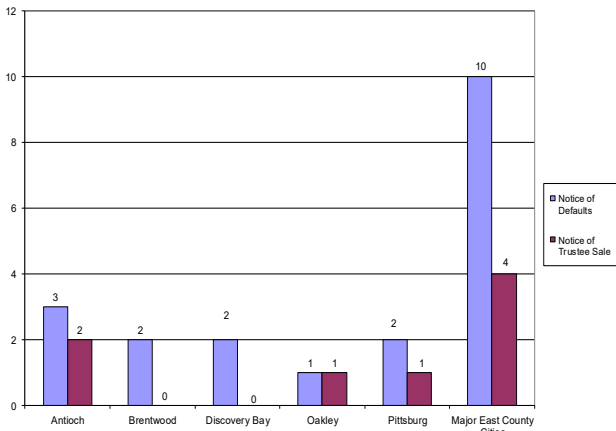
BRENTWOOD
Resale Units Sold by Type of Sale



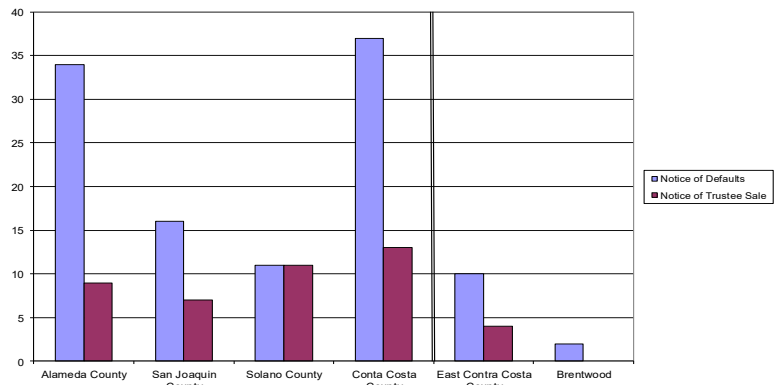
BRENTWOOD
Total Units on Market



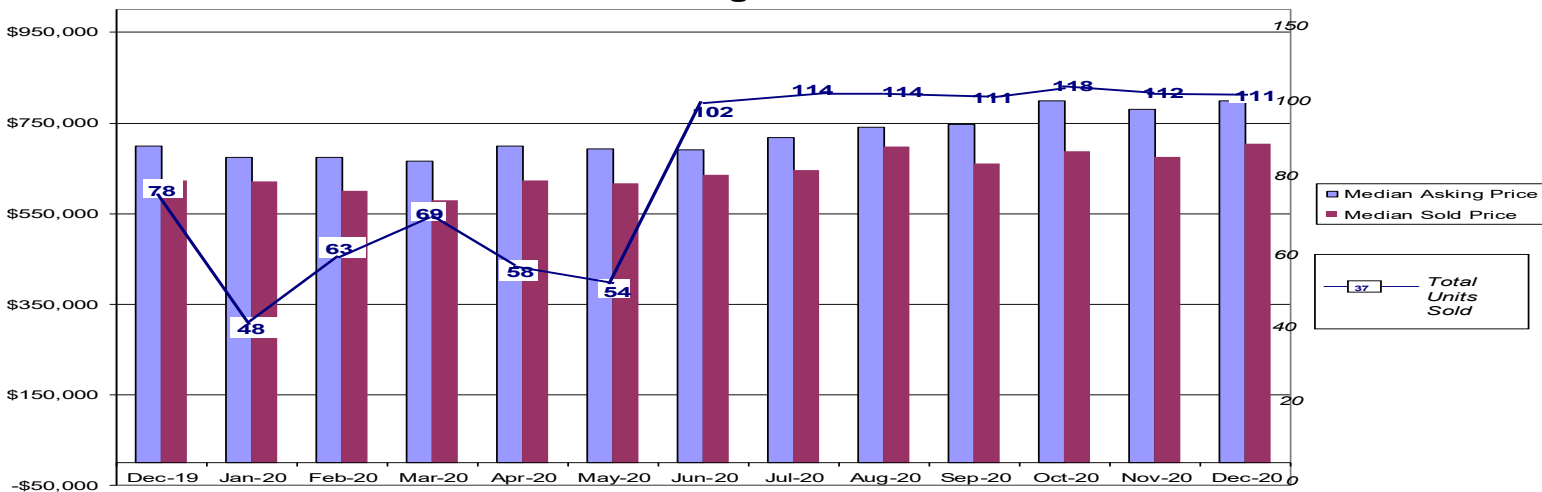
East County Distressed Units
December 2020



Notices by County
December 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	Oct 20	Nov 20	Dec 20
Total # of Properties Sold	118	112	111
# of Short Sales Sold	0	1	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	1%	0%
Median Sold Price	688,500	675,000	705,000
Average Sold Price	710,049	696,579	775,894
ANTIOCH	Oct 20	Nov 20	Dec 20
Total # of Properties Sold	108	106	139
# of Short Sales Sold	0	0	0
# of REO's Sold	1	1	2
% of Sold - Distressed	1%	1%	1%
Median Sold Price	528,500	515,000	540,000
Average Sold Price	518,454	521,274	540,289
OAKLEY	Oct 20	Nov 20	Dec 20
Total # of Properties Sold	57	40	47
# of Short Sales Sold	1	0	1
# of REO's Sold	2	0	0
% of Sold - Distressed	5%	0%	2%
Median Sold Price	585,000	605,000	580,000
Average Sold Price	600,785	602,035	596,812
DISCOVERY BAY	Oct 20	Nov 20	Dec 20
Total # of Properties Sold	46	38	42
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	699,094	666,000	722,500
Average Sold Price	769,043	719,776	766,888

Listings

BRENTWOOD	Oct 20	Nov 20	Dec 20
# of Active Listings	92	89	74
# of Short Sales Listed	0	0	0
# of REO's Listed	0	1	1
% of Actives - Distressed	0%	1%	1%
Median Listing Price	799,419	780,000	799,125
Average Listing Price	979,515	964,551	1,090,235
ANTIOCH	Oct 20	Nov 20	Dec 20
# of Active Listings	71	87	55
# of Short Sales Listed	0	0	0
# of REO's Listed	3	3	2
% of Actives - Distressed	4%	3%	4%
Median Listing Price	495,000	500,000	589,900
Average Listing Price	500,063	520,904	557,678
OAKLEY	Oct 20	Nov 20	Dec 20
# of Active Listings	25	42	32
# of Short Sales Listed	1	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	4%	0%	0%
Median Listing Price	575,000	559,500	594,950
Average Listing Price	652,752	604,431	627,217
DISCOVERY BAY	Oct 20	Nov 20	Dec 20
# of Active Listings	57	55	57
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	760,000	909,000	869,000
Average Listing Price	957,665	1,033,836	1,021,100