



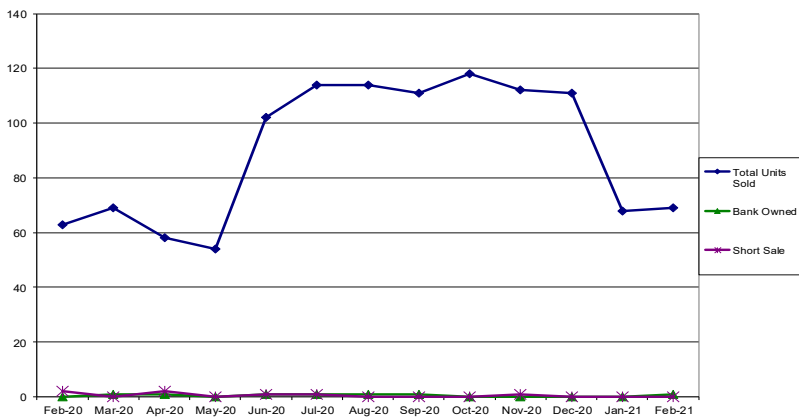
## Brentwood Housing Statistics February 2021 Report

### Summary:

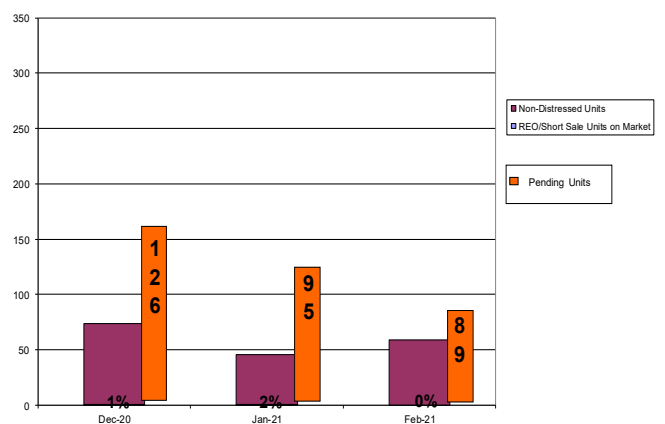
The housing data contained in this report reflects information reported for the month of February 2021. The number of active units on the MLS for February 2021 was 59. Pending units for February 2020 through February 2021 ranged from 99 to 89. The total units sold during February 2020 through February 2021 was 1163; a total of 69 sold for the month of February 2021. Compared to the total units sold in February 2020, 2021 saw an increase in the amount of units sold. February 2020 through 2021 has shown home values to be steady. Distressed home sales for February 2021 were 1% of the total homes sold.

The average sold price for February 2021 was \$767,264. The median asking price for February 2021 was \$780,000 and the median sold price was \$730,000. In February 2020, the median sold price was \$601,000, in 2019 it was \$640,000 and in 2018 it was \$630,000.

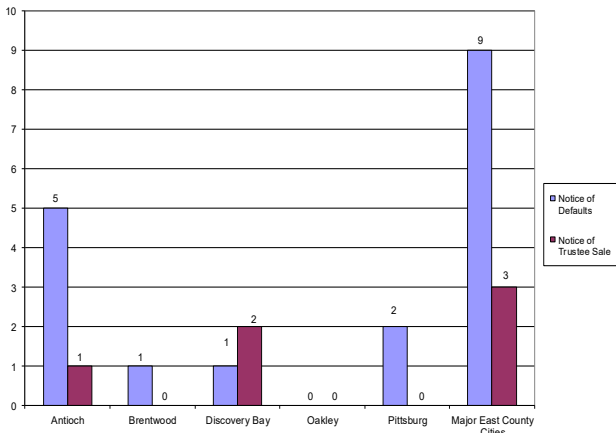
**BRENTWOOD**  
Resale Units Sold by Type of Sale



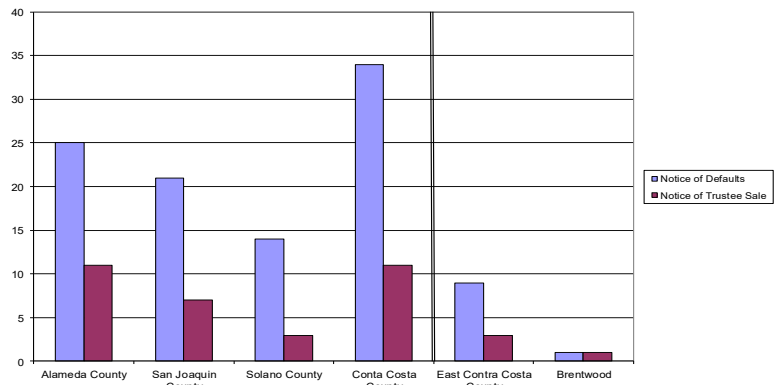
**BRENTWOOD**  
Total Units on Market



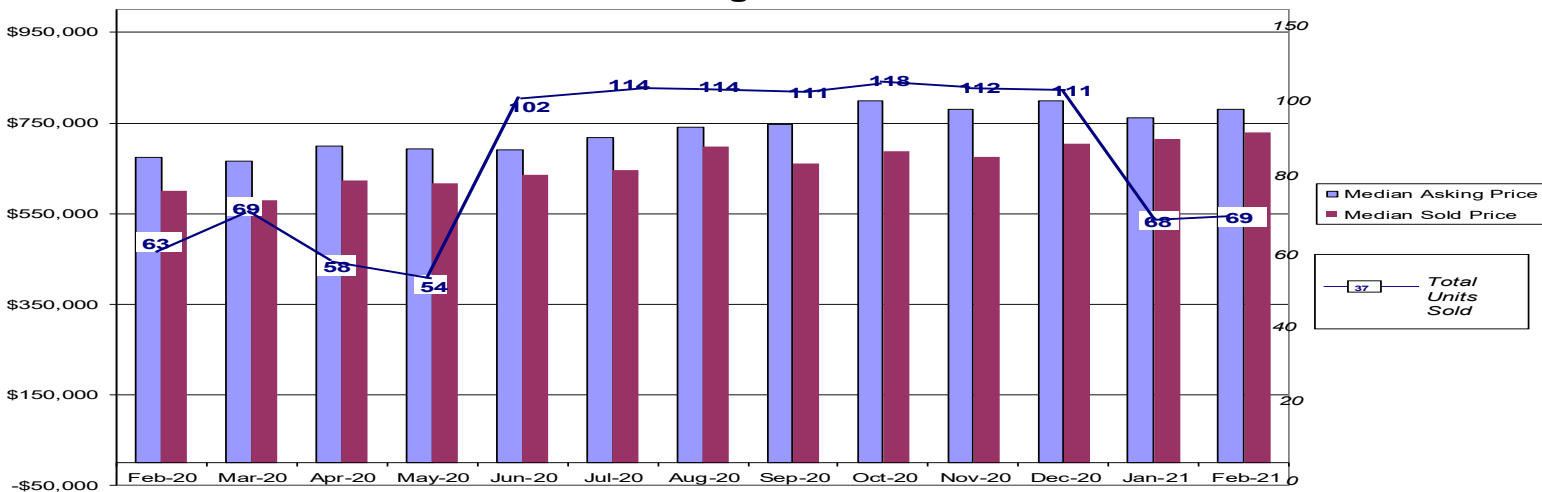
East County Distressed Units  
February 2021



Notices by County  
February 2021



**BRENTWOOD**  
Median Asking vs. Median Sold



Source: [www.propertyrader.com](http://www.propertyrader.com). All data reported as of 2021.

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>	Dec 20	Jan 21	Feb 21
Total # of Properties Sold	111	68	69
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	1%
Median Sold Price	705,000	715,000	730,000
Average Sold Price	775,894	764,200	767,264
<b>ANTIOCH</b>	Dec 20	Jan 21	Feb 21
Total # of Properties Sold	139	68	70
# of Short Sales Sold	0	0	0
# of REO's Sold	2	2	0
% of Sold - Distressed	1%	3%	0%
Median Sold Price	540,000	577,500	517,500
Average Sold Price	540,289	577,079	518,430
<b>OAKLEY</b>	Dec 20	Jan 21	Feb 21
Total # of Properties Sold	47	53	35
# of Short Sales Sold	1	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	2%	0%	0%
Median Sold Price	580,000	590,000	640,000
Average Sold Price	596,812	596,437	668,499
<b>DISCOVERY BAY</b>	Dec 20	Jan 21	Feb 21
Total # of Properties Sold	42	33	29
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	722,500	740,000	710,000
Average Sold Price	766,888	770,409	773,724

### Listings

<b>BRENTWOOD</b>	Dec 20	Jan 21	Feb 21
# of Active Listings	74	46	59
# of Short Sales Listed	0	0	0
# of REO's Listed	1	1	0
% of Actives - Distressed	1%	2%	0%
Median Listing Price	799,125	761,975	780,000
Average Listing Price	1,090,235	1,079,019	975,111
<b>ANTIOCH</b>	Dec 20	Jan 21	Feb 21
# of Active Listings	55	41	43
# of Short Sales Listed	0	0	0
# of REO's Listed	2	0	1
% of Actives - Distressed	4%	0%	2%
Median Listing Price	589,900	465,000	499,000
Average Listing Price	557,678	467,591	501,125
<b>OAKLEY</b>	Dec 20	Jan 21	Feb 21
# of Active Listings	32	19	18
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	594,950	582,095	623,000
Average Listing Price	627,217	686,189	671,410
<b>DISCOVERY BAY</b>	Dec 20	Jan 21	Feb 21
# of Active Listings	57	34	32
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	869,000	924,000	954,500
Average Listing Price	1,021,100	1,132,783	1,068,255