



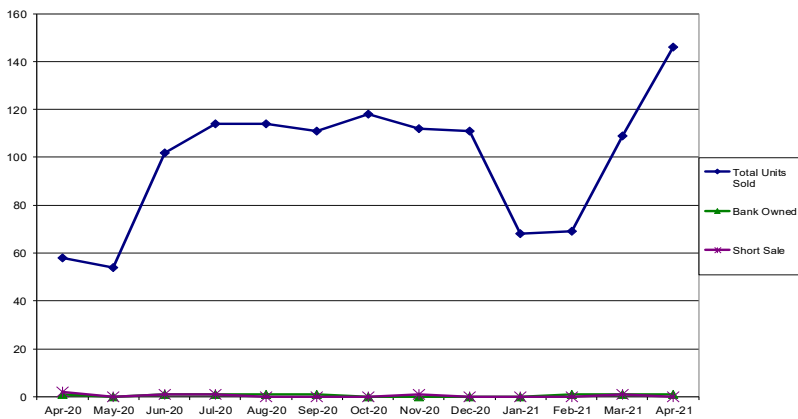
## Brentwood Housing Statistics April 2021 Report

### Summary:

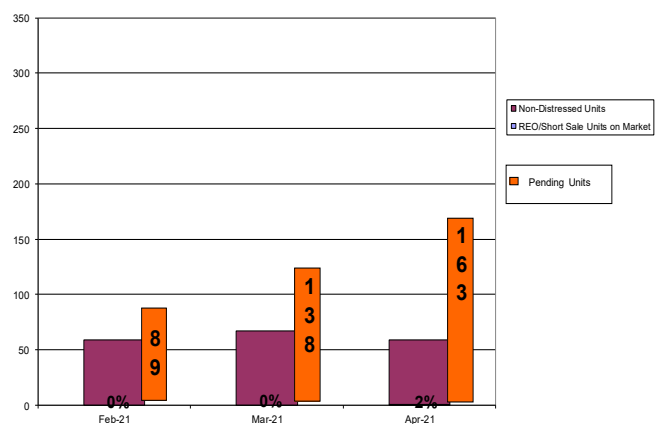
The housing data contained in this report reflects information reported for the month of April 2021. The number of active units on the MLS for April 2021 was 59. Pending units for April 2020 through April 2021 ranged from 94 to 163. The total units sold during April 2020 through April 2021 was 1286; a total of 146 sold for the month of April 2021. Compared to the total units sold in April 2020, 2021 saw an increase in the amount of units sold. April 2020 through 2021 has shown home values to be steady. Distressed home sales for April 2021 were 2% of the total homes sold.

The average sold price for April 2021 was \$816,506. The median asking price for April 2021 was \$760,000 and the median sold price was \$788,500. In April 2020, the median sold price was \$623,000, in 2019 it was \$608,750 and in 2018 it was \$600,000.

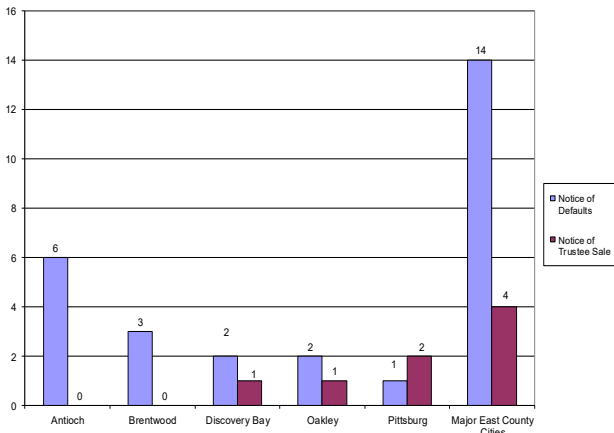
**BRENTWOOD**  
Resale Units Sold by Type of Sale



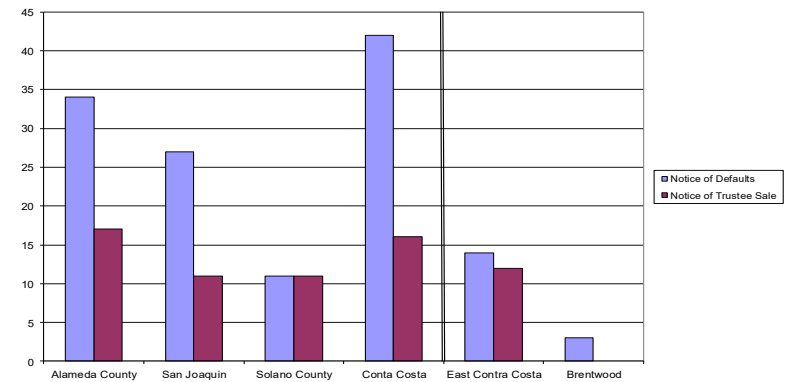
**BRENTWOOD**  
Total Units on Market



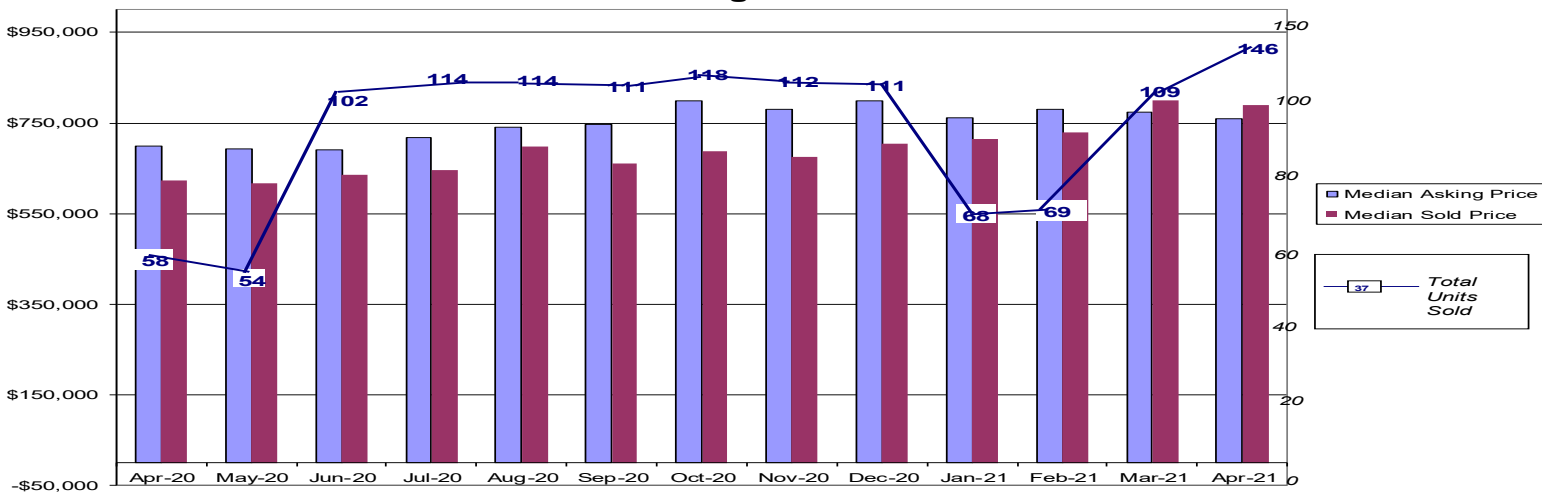
**East County Distressed Units**  
April 2021



**Notices by County**  
April 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.



## Brentwood Housing Statistics April 2021 Report

### **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>	Feb 21	Mar 21	Apr 21
Total # of Properties Sold	69	109	146
# of Short Sales Sold	0	1	0
# of REO's Sold	1	1	1
% of Sold - Distressed	1%	2%	1%
Median Sold Price	730,000	800,000	788,500
Average Sold Price	767,264	848,647	816,506
<b>ANTIOCH</b>	Feb 21	Mar 21	Apr 21
Total # of Properties Sold	70	105	123
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	1%
Median Sold Price	517,500	552,000	540,000
Average Sold Price	518,430	560,383	554,247
<b>OAKLEY</b>	Feb 21	Mar 21	Apr 21
Total # of Properties Sold	35	49	50
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	640,000	631,000	655,000
Average Sold Price	668,499	638,241	680,930
<b>DISCOVERY BAY</b>	Feb 21	Mar 21	Apr 21
Total # of Properties Sold	29	33	52
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	710,000	725,000	765,000
Average Sold Price	773,724	750,722	810,288

### Listings

<b>BRENTWOOD</b>	Feb 21	Mar 21	Apr 21
# of Active Listings	59	67	59
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	1
% of Actives - Distressed	0%	0%	2%
Median Listing Price	780,000	774,000	760,000
Average Listing Price	975,111	1,018,223	996,423
<b>ANTIOCH</b>	Feb 21	Mar 21	Apr 21
# of Active Listings	43	40	32
# of Short Sales Listed	0	0	0
# of REO's Listed	1	0	0
% of Actives - Distressed	2%	0%	0%
Median Listing Price	499,000	479,499	509,500
Average Listing Price	501,125	508,747	518,794
<b>OAKLEY</b>	Feb 21	Mar 21	Apr 21
# of Active Listings	18	22	16
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	623,000	563,745	619,999
Average Listing Price	671,410	706,413	717,059
<b>DISCOVERY BAY</b>	Feb 21	Mar 21	Apr 21
# of Active Listings	32	33	39
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	954,500	949,000	949,000
Average Listing Price	1,068,255	1,083,137	1,122,135