



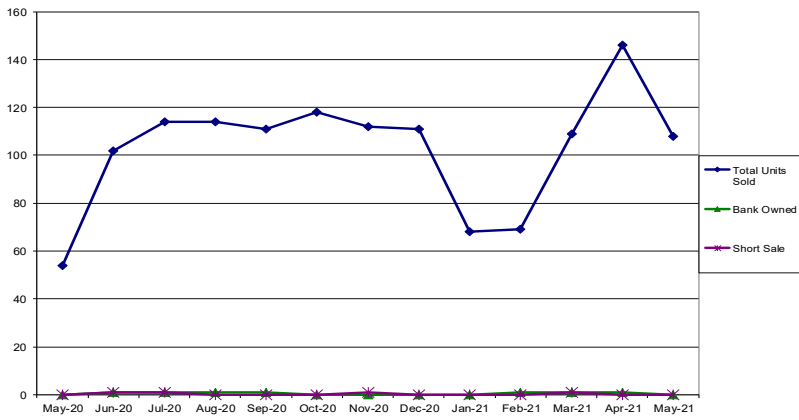
## Brentwood Housing Statistics May 2021 Report

### Summary:

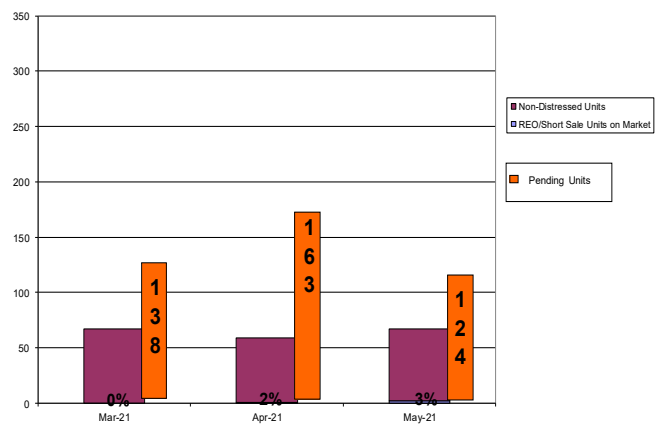
The housing data contained in this report reflects information reported for the month of May 2021. The number of active units on the MLS for May 2021 was 67. Pending units for May 2020 through May 2021 ranged from 86 to 124. The total units sold during May 2020 through May 2021 was 1336; a total of 108 sold for the month of May 2021. Compared to the total units sold in May 2020, 2021 saw an increase in the amount of units sold. May 2020 through 2021 has shown home values to be steady. Distressed home sales for May 2021 were 0% of the total homes sold.

The average sold price for May 2021 was \$827,710. The median asking price for May 2021 was \$799,000 and the median sold price was \$792,500. In May 2020, the median sold price was \$623,000, in 2019 it was \$608,750 and in 2018 it was \$600,000.

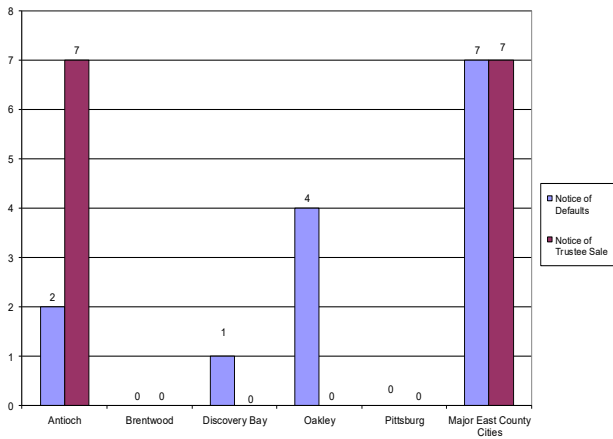
**BRENTWOOD**  
Resale Units Sold by Type of Sale



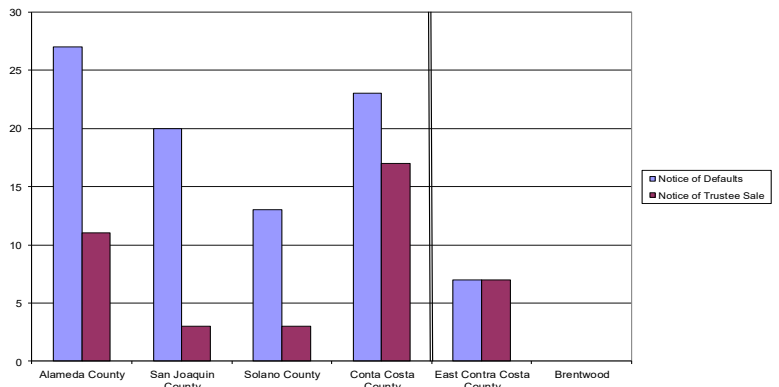
**BRENTWOOD**  
Total Units on Market



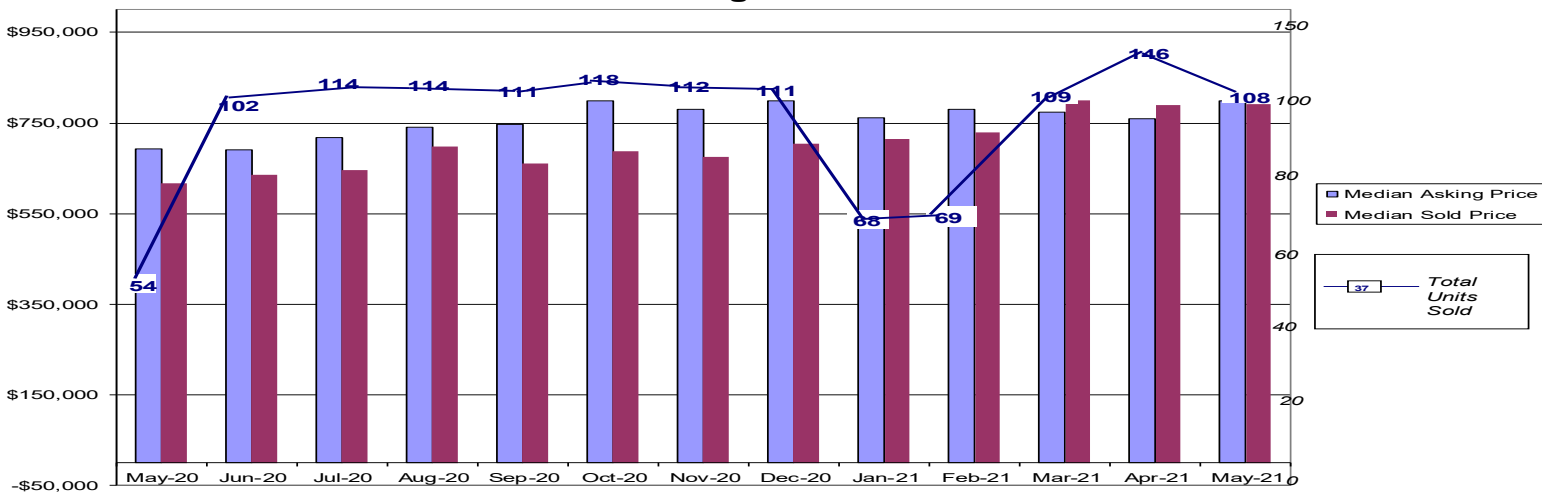
**East County Distressed Units**  
May 2021



**Notices by County**  
May 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 May 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>	Mar 21	Apr 21	May 21
Total # of Properties Sold	109	146	108
# of Short Sales Sold	1	0	0
# of REO's Sold	1	1	0
% of Sold - Distressed	2%	1%	0%
Median Sold Price	800,000	788,500	792,500
Average Sold Price	848,647	816,506	827,710
<b>ANTIOCH</b>	Mar 21	Apr 21	May 21
Total # of Properties Sold	105	123	93
# of Short Sales Sold	0	0	2
# of REO's Sold	0	1	0
% of Sold - Distressed	0%	1%	2%
Median Sold Price	552,000	540,000	597,500
Average Sold Price	560,383	554,247	602,300
<b>OAKLEY</b>	Mar 21	Apr 21	May 21
Total # of Properties Sold	49	50	44
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	631,000	655,000	677,500
Average Sold Price	638,214	680,930	720,497
<b>DISCOVERY BAY</b>	Mar 21	Apr 21	May 21
Total # of Properties Sold	33	52	56
# 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	765,000	849,500
Average Sold Price	750,722	810,288	955,642

### Listings

<b>BRENTWOOD</b>	Mar 21	Apr 21	May 21
# of Active Listings	67	59	67
# of Short Sales Listed	0	0	1
# of REO's Listed	0	1	1
% of Actives - Distressed	0%	2%	3%
Median Listing Price	774,000	760,000	799,000
Average Listing Price	1,018,223	996,423	988,524
<b>ANTIOCH</b>	Mar 21	Apr 21	May 21
# of Active Listings	40	32	44
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	479,499	509,500	572,500
Average Listing Price	508,747	518,794	562,509
<b>OAKLEY</b>	Mar 21	Apr 21	May 21
# of Active Listings	22	16	34
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	563,745	619,999	637,475
Average Listing Price	706,413	717,059	684,272
<b>DISCOVERY BAY</b>	Mar 21	Apr 21	May 21
# of Active Listings	33	39	33
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	949,000	949,000	799,888
Average Listing Price	1,083,137	1,122,135	1,052,060