



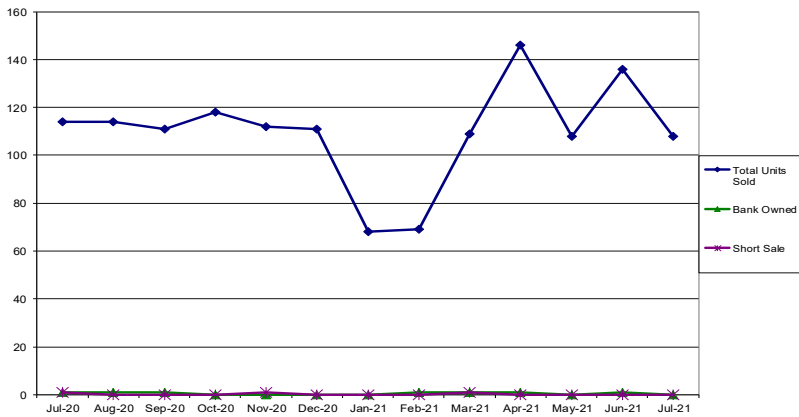
## Brentwood Housing Statistics July 2021 Report

### Summary:

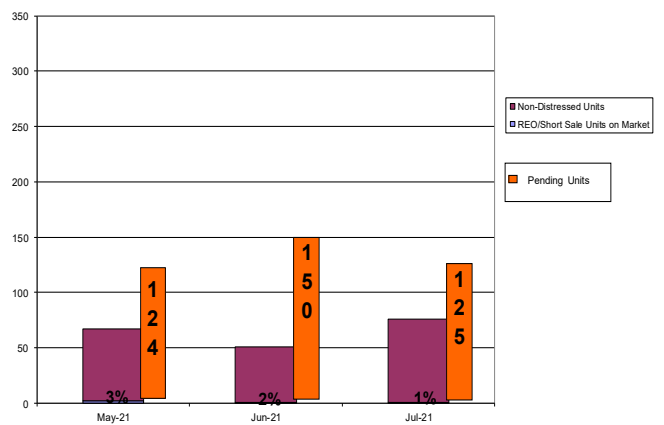
The housing data contained in this report reflects information reported for the month of July 2021. The number of active units on the MLS for July 2021 was 76. Pending units for July 2020 through July 2021 ranged from 161 down to 125. The total units sold during July 2020 through July 2021 was 1424; a total of 108 sold for the month of July 2021. Compared to the total units sold in July 2020, 2021 saw a slight decrease in the amount of units sold. July 2020 through 2021 has shown home values to be steady. Distressed home sales for July 2021 were 0% of the total homes sold.

The average sold price for July 2021 was \$826,228. The median asking price for July 2021 was \$804,975 and the median sold price was \$810,000. In July 2020, the median sold price was \$645,500, in 2019 it was \$606,666 and in 2018 it was \$619,890.

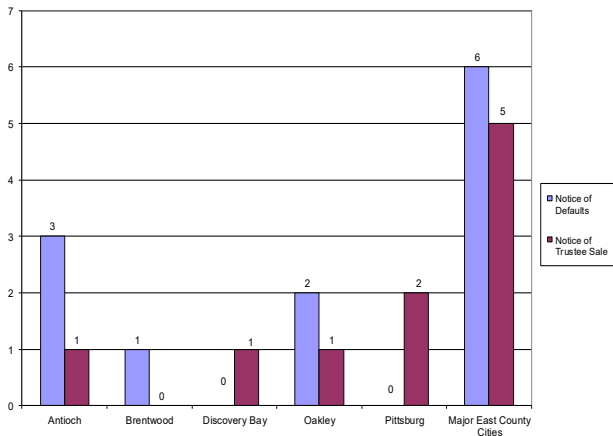
**BRENTWOOD**  
Resale Units Sold by Type of Sale



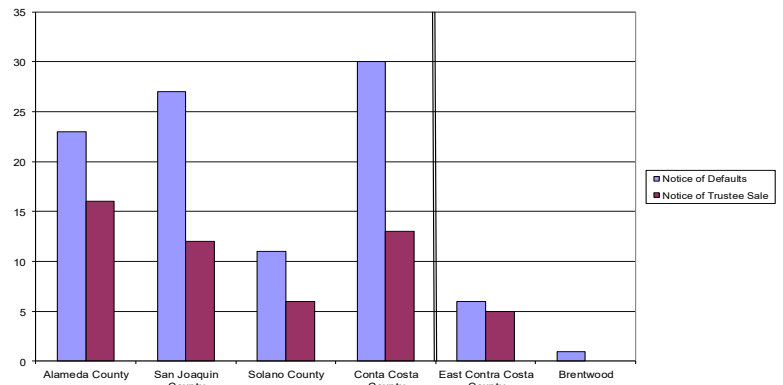
**BRENTWOOD**  
Total Units on Market



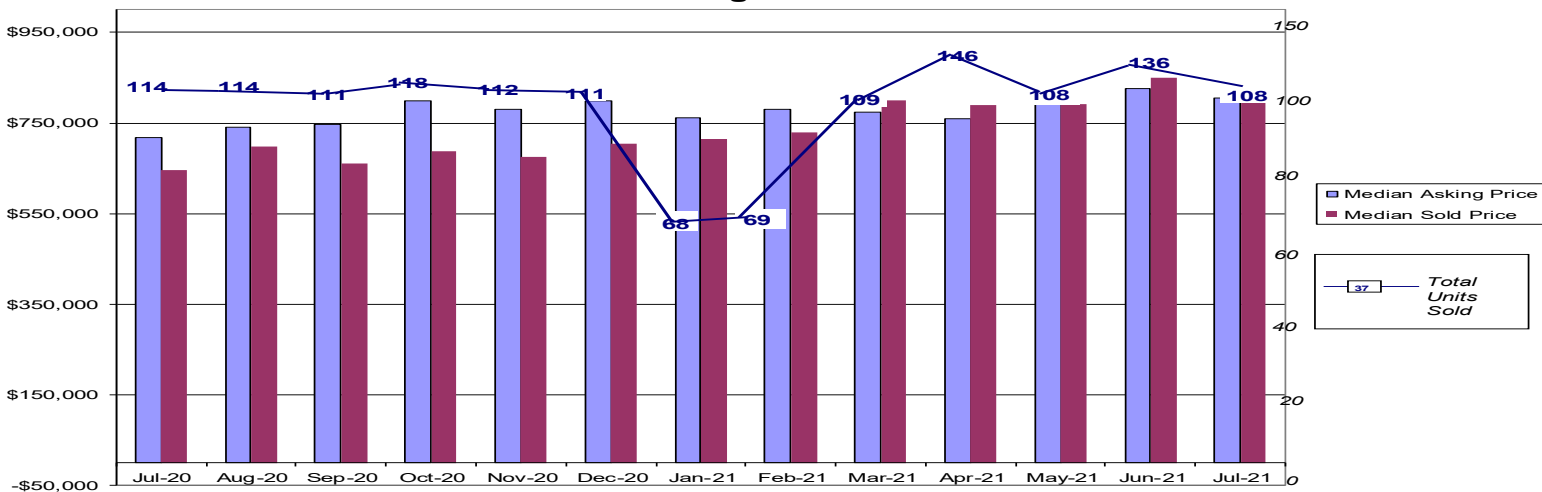
**East County Distressed Units**  
July 2021



**Notices by County**  
July 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>	May 21	Jun 21	Jul 21
Total # of Properties Sold	108	136	108
# of Short Sales Sold	0	0	0
# of REO's Sold	0	1	0
% of Sold - Distressed	0%	1%	0%
Median Sold Price	792,500	850,000	810,000
Average Sold Price	827,710	841,100	826,228
<b>ANTIOCH</b>	May 21	Jun 21	Jul 21
Total # of Properties Sold	93	116	137
# of Short Sales Sold	2	1	2
# of REO's Sold	0	1	2
% of Sold - Distressed	2%	2%	1%
Median Sold Price	597,500	600,000	605,000
Average Sold Price	602,300	613,806	616,553
<b>OAKLEY</b>	May 21	Jun 21	Jul 21
Total # of Properties Sold	44	58	63
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	2
% of Sold - Distressed	0%	0%	3%
Median Sold Price	677,500	656,000	685,000
Average Sold Price	720,497	659,013	701,285
<b>DISCOVERY BAY</b>	May 21	Jun 21	Jul 21
Total # of Properties Sold	56	43	31
# of Short Sales Sold	0	0	0
# of REO's Sold	0	1	0
% of Sold - Distressed	0%	2%	0%
Median Sold Price	849,500	815,000	825,000
Average Sold Price	955,642	884,166	983,729

### Listings

<b>BRENTWOOD</b>	May 21	Jun 21	Jul 21
# of Active Listings	67	51	76
# of Short Sales Listed	1	1	1
# of REO's Listed	1	0	0
% of Actives - Distressed	3%	2%	1%
Median Listing Price	799,000	825,000	804,975
Average Listing Price	988,524	979,488	930,808
<b>ANTIOCH</b>	May 21	Jun 21	Jul 21
# of Active Listings	44	57	73
# of Short Sales Listed	0	0	1
# of REO's Listed	0	0	1
% of Actives - Distressed	0%	0%	3%
Median Listing Price	572,500	560,000	590,888
Average Listing Price	562,509	539,618	569,333
<b>OAKLEY</b>	May 21	Jun 21	Jul 21
# of Active Listings	34	34	35
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	637,475	599,000	690,000
Average Listing Price	684,272	671,501	771,316
<b>DISCOVERY BAY</b>	May 21	Jun 21	Jul 21
# of Active Listings	33	22	25
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	799,888	1,014,499	1,145,000
Average Listing Price	1,052,060	1,136,198	1,151,119