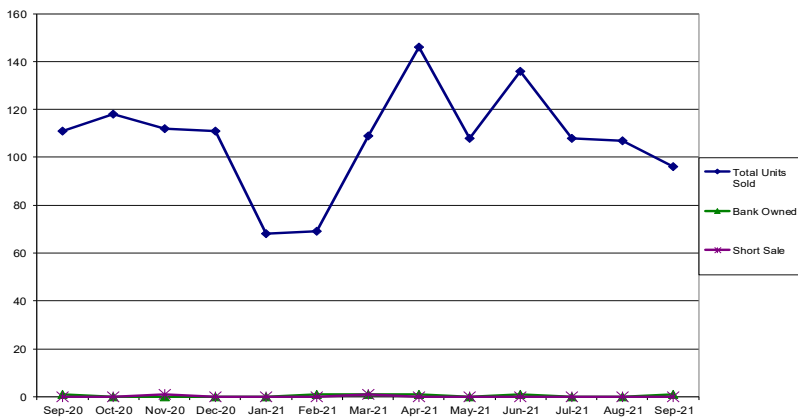# Brentwood Housing Statistics September 2021 Report
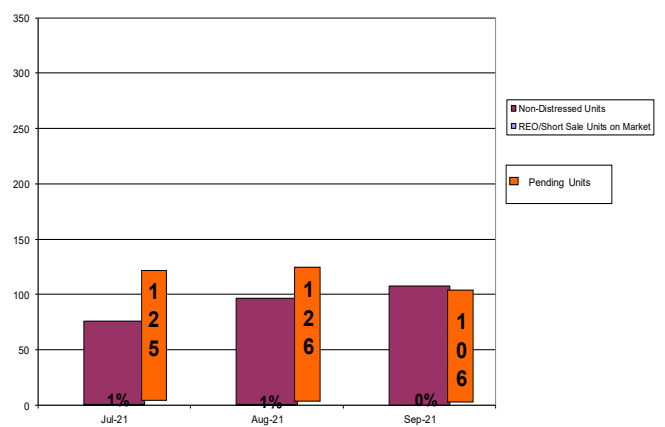
Summary:

The housing data contained in this report reflects information reported for the month of September 2021. The number of active units on the MLS for September 2021 was 108. Pending units for September 2020 through September 2021 ranged from 162 down to 106. The total units sold during September 2020 through September 2021 was 1399; a total of 96 sold for the month of September 2021. Compared to the total units sold in September 2020, 2021 saw a slight decrease in the amount of units sold. September 2020 through 2021 has shown home values to be steady. Distressed home sales for September 2021 were 1% of the total homes sold.

The average sold price for September 2021 was $871,163. The median asking price for September 2021 was $875,000 and the median sold price was $815,000. In September 2020, the median sold price was $660,000, in 2019 it was $626,200 and in 2018 it was $593,000.
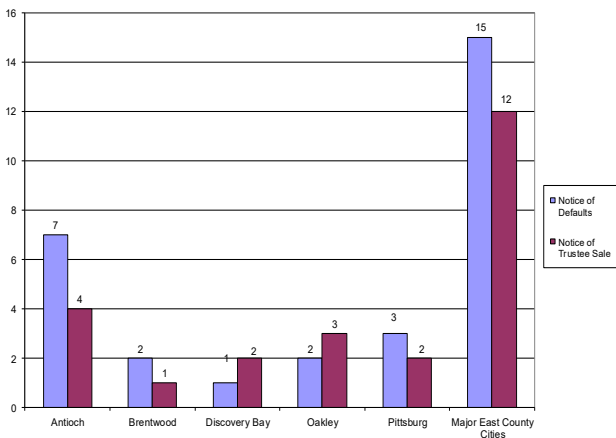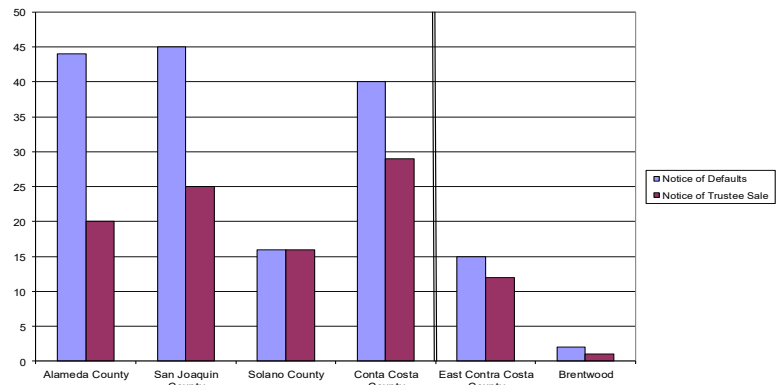

BRENTWOOD — Resale Units Sold by Type of Sale
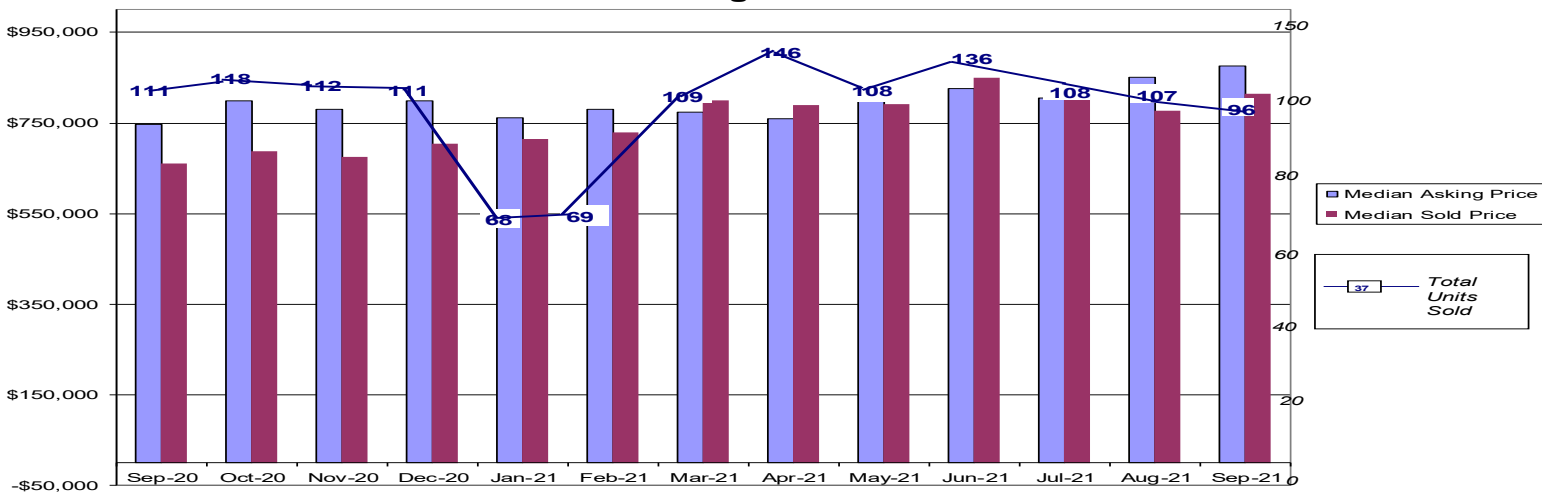

BRENTWOOD — Total Units on Market

East County Distressed Units — September 2021

Notices by County — September 2021

BRENTWOOD — Median Asking vs. Median Sold

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	Jul 21	Aug 21	Sep 21
Total # of Properties Sold	108	107	96
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	1%
Median Sold Price	810,000	777,000	815,000
Average Sold Price	826,228	824,969	871,163

ANTIOCH	Jul 21	Aug 21	Sep 21
Total # of Properties Sold	137	137	105
# of Short Sales Sold	2	2	0
# of REO's Sold	2	1	0
% of Sold - Distressed	1%	2%	0%
Median Sold Price	605,000	625,000	602,500
Average Sold Price	616,553	621,440	599,097

OAKLEY	Jul 21	Aug 21	Sep 21
Total # of Properties Sold	63	62	52
# of Short Sales Sold	0	0	0
# of REO's Sold	2	1	1
% of Sold - Distressed	3%	2%	2%
Median Sold Price	685,000	675,500	702,000
Average Sold Price	701,285	680,750	691,894

DISCOVERY BAY	Jul 21	Aug 21	Sep 21
Total # of Properties Sold	31	30	36
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	825,000	827,500	787,944
Average Sold Price	983,729	870,277	831,313

Listings

BRENTWOOD	Jul 21	Aug 21	Sep 21
# of Active Listings	76	97	108
# of Short Sales Listed	1	0	0
# of REO's Listed	1	1	0
% of Actives - Distressed	1%	1%	0%
Median Listing Price	804,975	849,990	875,000
Average Listing Price	930,808	949,128	972,141

ANTIOCH	Jul 21	Aug 21	Sep 21
# of Active Listings	73	127	122
# of Short Sales Listed	1	0	0
# of REO's Listed	1	1	1
% of Actives - Distressed	3%	1%	1%
Median Listing Price	590,888	640,000	672,250
Average Listing Price	569,333	629,816	641,681

OAKLEY	Jul 21	Aug 21	Sep 21
# of Active Listings	35	54	64
# of Short Sales Listed	0	0	0
# of REO's Listed	0	1	0
% of Actives - Distressed	0%	2%	0%
Median Listing Price	690,000	749,999	744,000
Average Listing Price	771,316	785,192	787,057

DISCOVERY BAY	Jul 21	Aug 21	Sep 21
# of Active Listings	25	48	52
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	1,145,000	874,850	879,000
Average Listing Price	1, 151,119	1,022,936	1,022,854