

Brentwood Housing Statistics October 2022 Report

Summary:

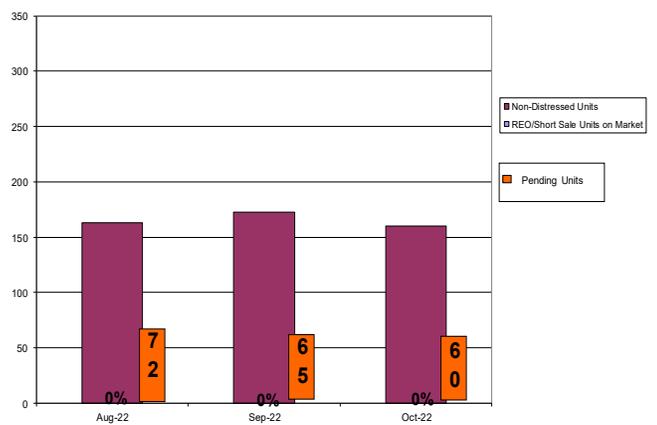
The housing data contained in this report reflects information reported for the month of October 2022. The number of active units on the MLS for October 2022 was 160. Pending units for October 2021 through October 2022 ranged from 115 down to 60. The total units sold during October 2021 through October 2022 was 1077; a total of 56 sold for the month of October 2022. Compared to the total units sold in October 2021, 2022 saw a decrease in the amount of units sold. October 2021 through 2022 has shown home values to be steady. Distressed home sales for October 2022 were 0% of the total homes sold.

The average sold price for October 2022 was \$929,329. The median asking price for October 2022 was \$874,950 and the median sold price was \$836,250. In October 2021, the median sold price was \$825,000, in 2020 it was \$688,500 and in 2019 it was \$615,000.

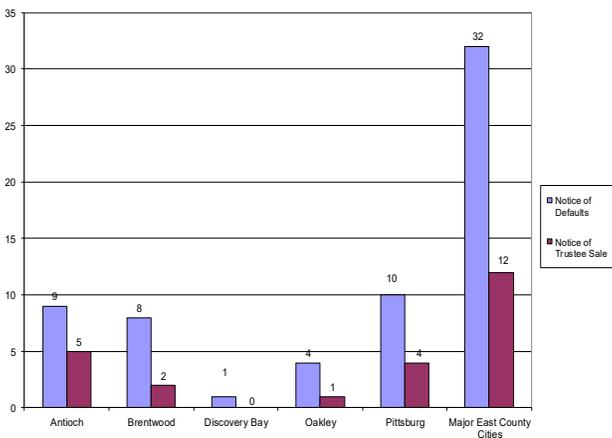
BRENTWOOD
Resale Units Sold by Type of Sale



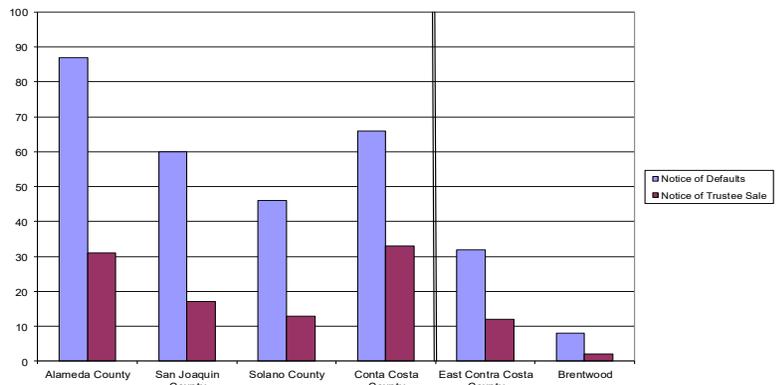
BRENTWOOD
Total Units on Market



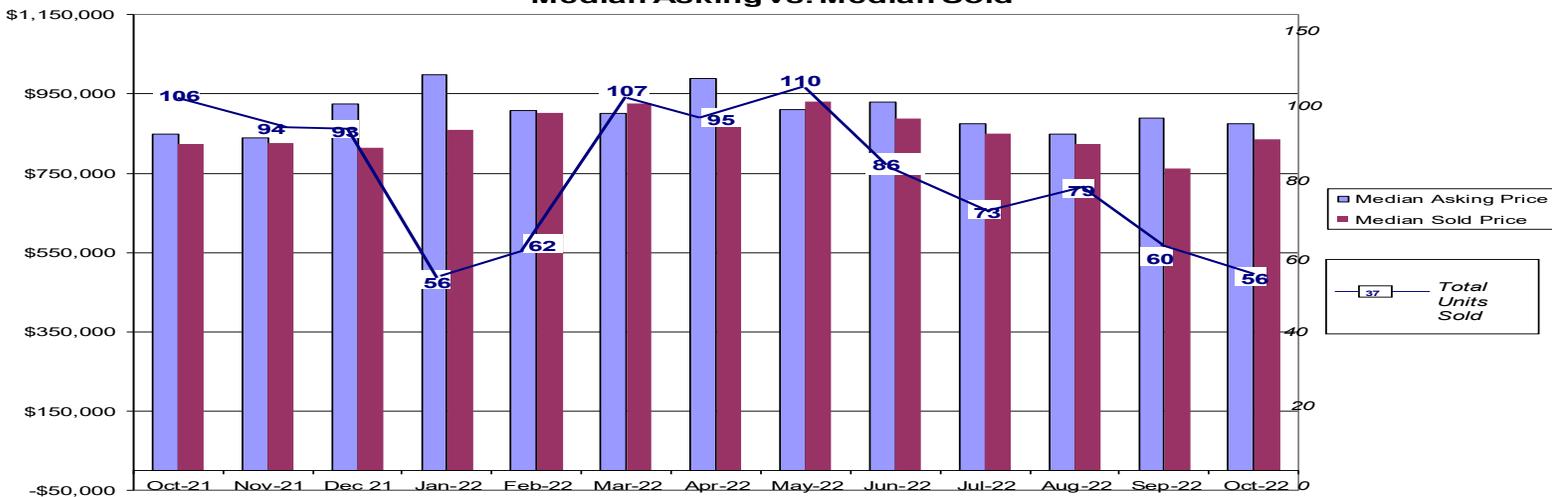
East County Distressed Units
October 2022



Notices by County
October 2022



BRENTWOOD
Median Asking vs. Median Sold



Source: www.propertyrader.com. All data reported as of 2022.

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

BRENTWOOD	Aug 22	Sep 22	Oct 22
Total # of Properties Sold	79	60	56
# 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	762,450	836,250
Average Sold Price	854,682	774,905	929,329
ANTIOCH	Aug 22	Sep 22	Oct 22
Total # of Properties Sold	90	86	78
# of Short Sales Sold	0	0	0
# of REO's Sold	1	0	0
% of Sold - Distressed	1%	0%	0%
Median Sold Price	630,000	619,975	620,000
Average Sold Price	637,858	626,467	629,115
OAKLEY	Aug 22	Sep 22	Oct 22
Total # of Properties Sold	46	41	38
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	648,000	650,000	662,500
Average Sold Price	694,552	673,721	670,531
DISCOVERY BAY	Aug 22	Sep 22	Oct 22
Total # of Properties Sold	21	23	22
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	815,000	850,000	780,000
Average Sold Price	902,830	861,978	810,806

Listings

BRENTWOOD	Aug 22	Sep 22	Oct 22
# of Active Listings	163	173	160
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	849,950	889,000	874,950
Average Listing Price	925,971	991,398	980,750
ANTIOCH	Aug 22	Sep 22	Oct 22
# of Active Listings	233	226	252
# of Short Sales Listed	0	0	0
# of REO's Listed	1	2	2
% of Actives - Distressed	1%	1%	1%
Median Listing Price	698,800	650,000	674,975
Average Listing Price	683,179	672,995	670,863
OAKLEY	Aug 22	Sep 22	Oct 22
# of Active Listings	98	91	76
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	1
% of Actives - Distressed	0%	0%	1%
Median Listing Price	732,500	725,000	699,000
Average Listing Price	743,828	734,250	739,399
DISCOVERY BAY	Aug 22	Sep 22	Oct 22
# of Active Listings	79	70	66
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	886,000	875,000	862,499
Average Listing Price	1,075,035	1,046,104	1,074,491