



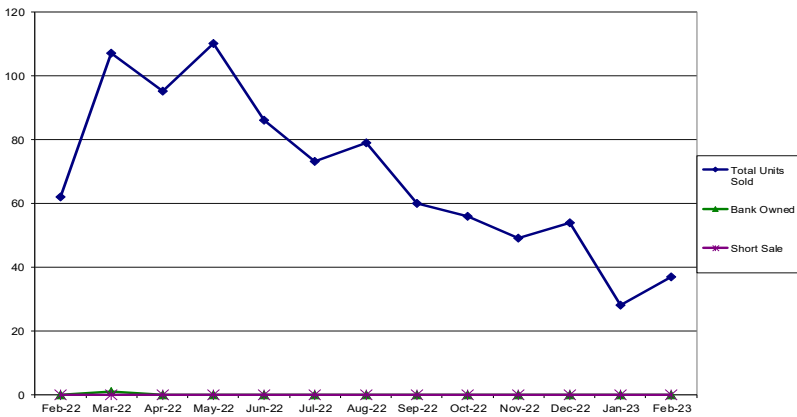
## Brentwood Housing Statistics February 2023 Report

### Summary:

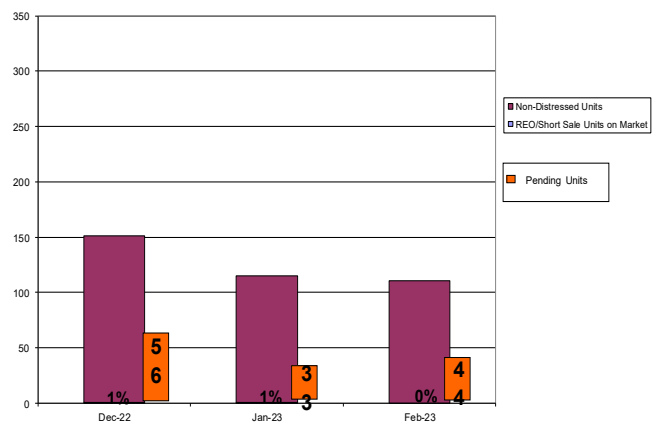
The housing data contained in this report reflects information reported for the month of February 2023. The number of active units on the MLS for February 2023 was 111. Pending units for February 2022 through February 2023 ranged from 78 down to 44. The total units sold during February 2022 through February 2023 was 896; a total of 37 sold for the month of February 2023. Compared to the total units sold in February 2022, 2023 saw a decrease in the amount of units sold. February 2022 through 2023 has shown home values to be steady. Distressed home sales for February 2023 were 0% of the total homes sold.

The average sold price for February 2023 was \$816,568. The median asking price for February 2023 was \$915,000 and the median sold price was \$765,000. In February 2022, the median sold price was \$902,000, in 2021 it was \$730,000 and in 2020 it was \$601,000.

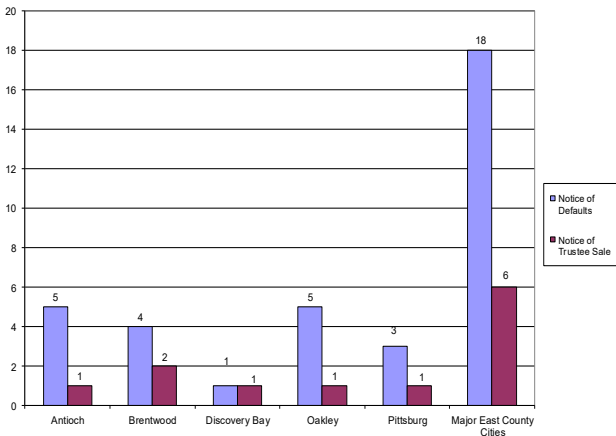
**BRENTWOOD**  
Resale Units Sold by Type of Sale



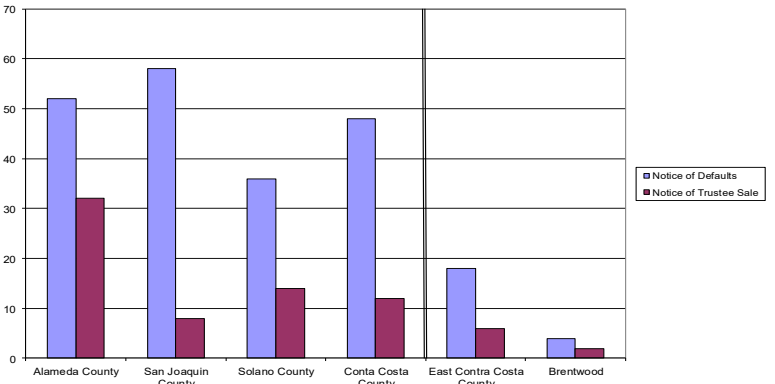
**BRENTWOOD**  
Total Units on Market



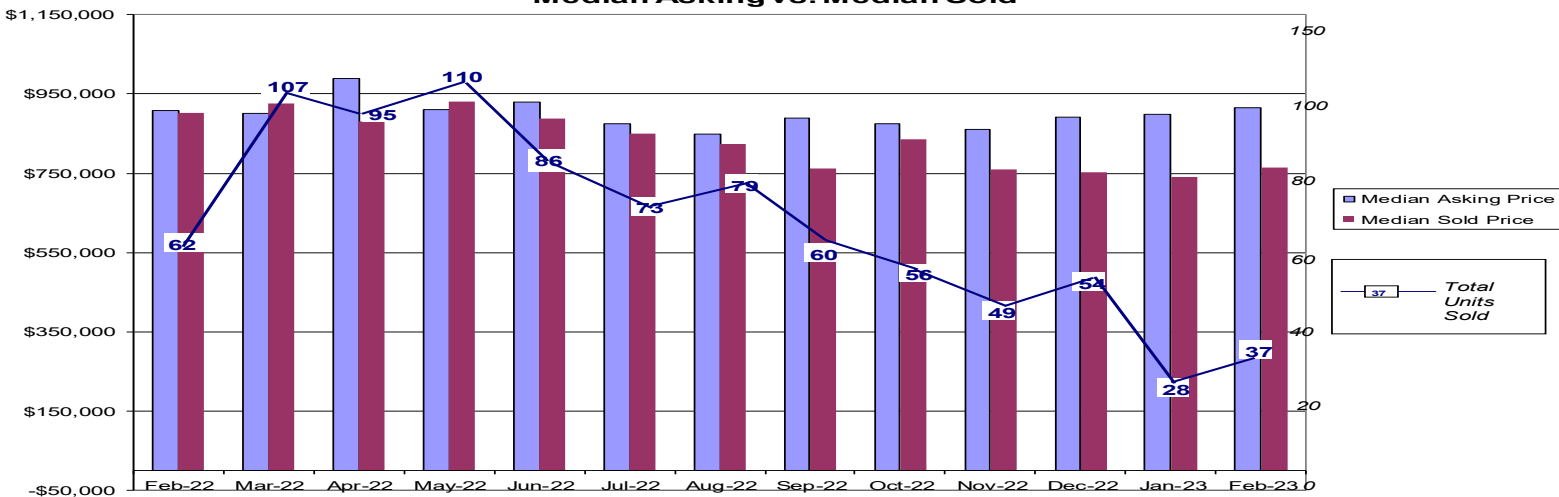
**East County Distressed Units**  
February 2023



**Notices by County**  
February 2023



**BRENTWOOD**  
Median Asking vs. Median Sold



Source: [www.propertyrader.com](http://www.propertyrader.com). All data reported as of 2023.

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>	Dec 22	Jan 23	Feb 23
Total # of Properties Sold	54	28	37
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	752,500	741,500	765,000
Average Sold Price	812,225	787,741	816,568
<b>ANTIOCH</b>	Dec 22	Jan 23	Feb 23
Total # of Properties Sold	110	66	52
# of Short Sales Sold	0	0	0
# of REO's Sold	0	1	0
% of Sold - Distressed	0%	2%	0%
Median Sold Price	577,000	584,000	610,000
Average Sold Price	598,298	569,299	616,148
<b>OAKLEY</b>	Dec 22	Jan 23	Feb 23
Total # of Properties Sold	32	29	23
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	605,000	639,999	640,000
Average Sold Price	647,530	626,450	646,194
<b>DISCOVERY BAY</b>	Dec 22	Jan 23	Feb 23
Total # of Properties Sold	19	14	11
# 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	750,000	710,000
Average Sold Price	860,947	927,928	745,000

### Listings

<b>BRENTWOOD</b>	Dec 22	Jan 23	Feb 23
# of Active Listings	151	115	111
# of Short Sales Listed	1	1	0
# of REO's Listed	0	0	0
% of Actives - Distressed	1%	1%	0%
Median Listing Price	892,500	899,000	915,000
Average Listing Price	1,005,998	1,073,121	1,080,563
<b>ANTIOCH</b>	Dec 22	Jan 23	Feb 23
# of Active Listings	188	124	111
# of Short Sales Listed	0	0	0
# of REO's Listed	2	1	1
% of Actives - Distressed	1%	1%	1%
Median Listing Price	652,000	662,499	680,000
Average Listing Price	651,050	658,424	690,645
<b>OAKLEY</b>	Dec 22	Jan 23	Feb 23
# of Active Listings	73	57	53
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	699,900	699,900	774,950
Average Listing Price	740,723	750,216	760,906
<b>DISCOVERY BAY</b>	Dec 22	Jan 23	Feb 23
# of Active Listings	58	44	36
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	799,499	799,000	894,250
Average Listing Price	1,089,794	1,128,360	1,271,193