



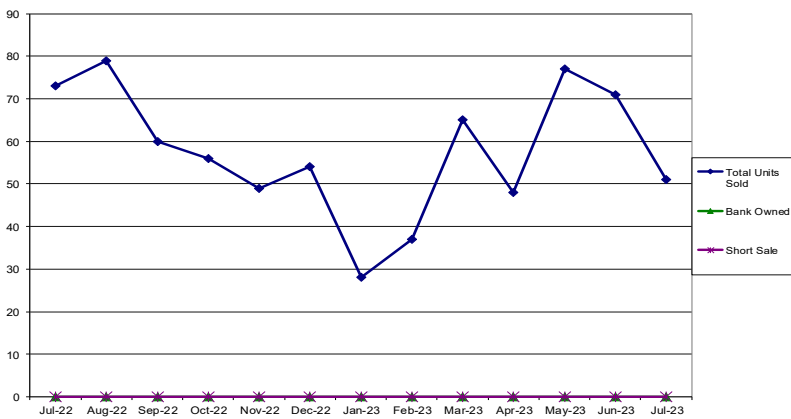
## Brentwood Housing Statistics July 2023 Report

### Summary:

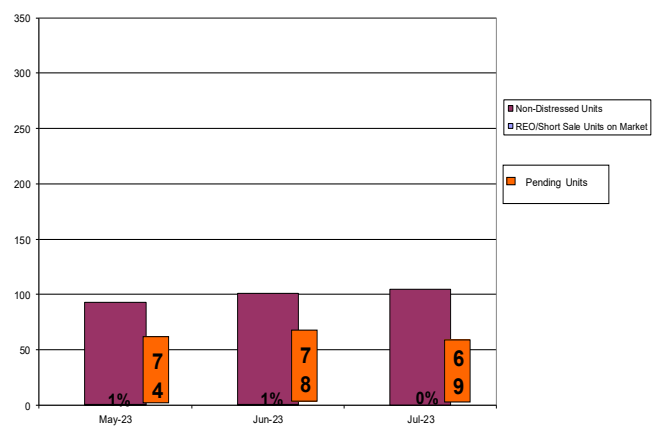
The housing data contained in this report reflects information reported for the month of July 2023. The number of active units on the MLS for July 2023 was 105. Pending units for July 2022 through July 2023 ranged from 83 down to 69. The total units sold during July 2022 through July 2023 was 748; a total of 51 sold for the month of July 2023. Compared to the total units sold in July 2022, 2023 saw a decrease in the amount of units sold. July 2022 through 2023 has shown home values to be steady. Distressed home sales for July 2023 were 0% of the total homes sold.

The average sold price for July 2023 was \$892,486. The median asking price for July 2023 was \$879,000 and the median sold price was \$870,000. In July 2022, the median sold price was \$850,000, in 2021 it was \$810,000 and in 2020 it was \$645,500.

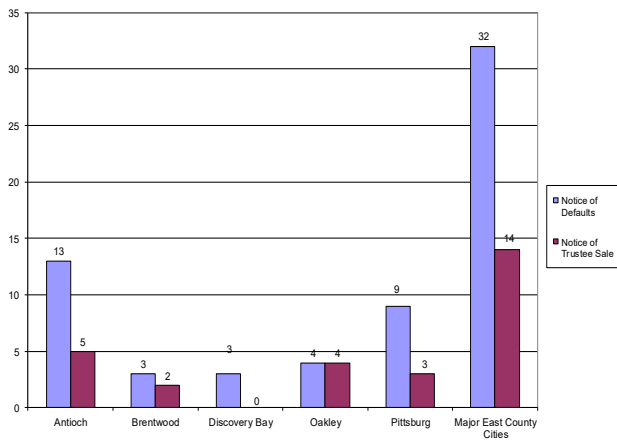
**BRENTWOOD**  
Resale Units Sold by Type of Sale



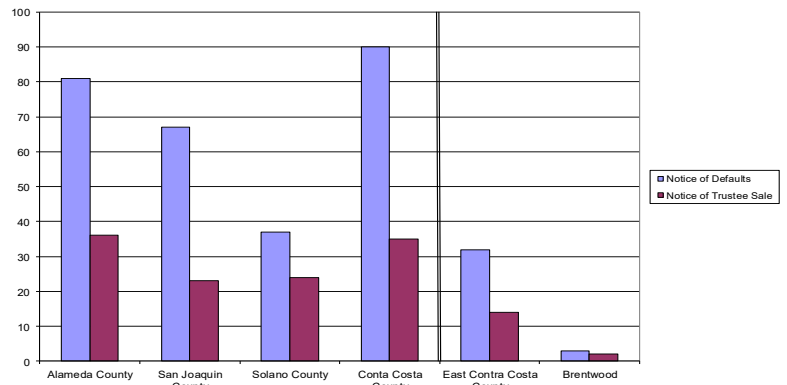
**BRENTWOOD**  
Total Units on Market



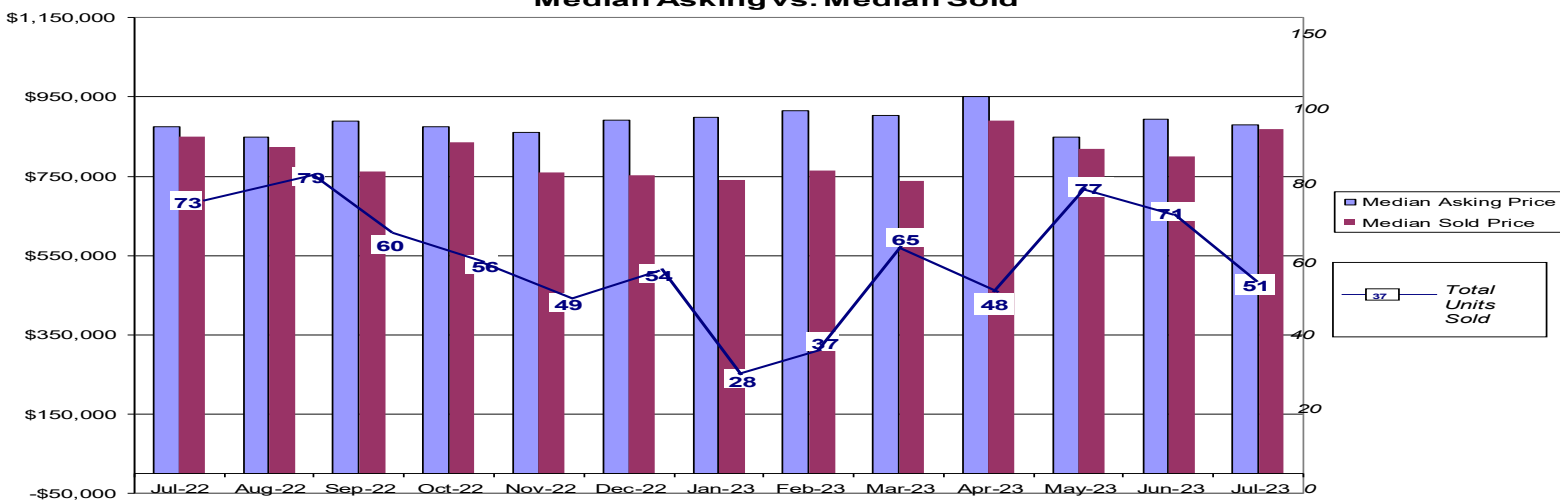
**East County Distressed Units**  
July 2023



**Notices by County**  
July 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>	May 23	Jun 23	Jul 23
Total # of Properties Sold	77	71	51
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	820,000	800,000	870,000
Average Sold Price	872,848	851,187	892,486
<b>ANTIOCH</b>	May 23	Jun 23	Jul 23
Total # of Properties Sold	102	86	72
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	1%
Median Sold Price	632,000	649,500	622,500
Average Sold Price	615,289	619,358	613,629
<b>OAKLEY</b>	May 23	Jun 23	Jul 23
Total # of Properties Sold	36	29	51
# of Short Sales Sold	1	0	0
# of REO's Sold	1	0	0
% of Sold - Distressed	6%	0%	0%
Median Sold Price	687,000	685,000	680,000
Average Sold Price	696,632	722,410	709,541
<b>DISCOVERY BAY</b>	May 23	Jun 23	Jul 23
Total # of Properties Sold	22	26	19
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	873,000	772,500	900,000
Average Sold Price	937,012	856,173	1,064,578

### Listings

<b>BRENTWOOD</b>	May 23	Jun 23	Jul 23
# of Active Listings	93	101	105
# of Short Sales Listed	1	1	0
# of REO's Listed	0	0	0
% of Actives - Distressed	1%	1%	0%
Median Listing Price	850,000	895,000	879,000
Average Listing Price	997,909	1,009,534	1,008,662
<b>ANTIOCH</b>	May 23	Jun 23	Jul 23
# of Active Listings	80	91	109
# of Short Sales Listed	0	1	0
# of REO's Listed	1	0	0
% of Actives - Distressed	1%	1%	0%
Median Listing Price	672,500	691,500	688,000
Average Listing Price	686,842	667,714	674,136
<b>OAKLEY</b>	May 23	Jun 23	Jul 23
# of Active Listings	40	50	35
# of Short Sales Listed	0	0	0
# of REO's Listed	0	1	1
% of Actives - Distressed	0%	2%	3%
Median Listing Price	739,500	788,500	780,000
Average Listing Price	748,568	780,803	806,486
<b>DISCOVERY BAY</b>	May 23	Jun 23	Jul 23
# of Active Listings	46	26	50
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	929,495	909,939	949,950
Average Listing Price	1,169,522	1,142,180	1,132,218