



Brentwood Housing Statistics November 2023 Report

Summary:

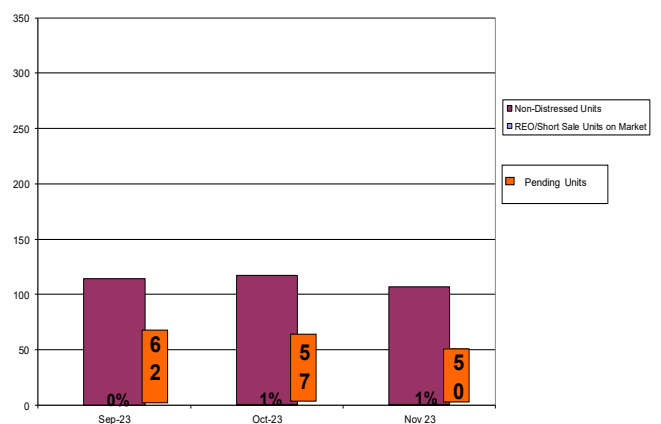
The housing data contained in this report reflects information reported for the month of November 2023. The number of active units on the MLS for November 2023 was 107. Pending units for November 2022 through November 2023 ranged from 57 down to 50. The total units sold during November 2022 through November 2023 was 676; a total of 30 sold for the month of November 2023. Compared to the total units sold in November 2022, 2023 saw a slight decrease in the amount of units sold. November 2022 through 2023 has shown home values to be steady. Distressed home sales for November 2023 were 0% of the total homes sold.

The average sold price for November 2023 was \$827,511. The median asking price for November 2023 was \$889,000 and the median sold price was \$796,666. In November 2022, the median sold price was \$760,000, in 2021 it was \$826,875 and in 2020 it was \$675,000.

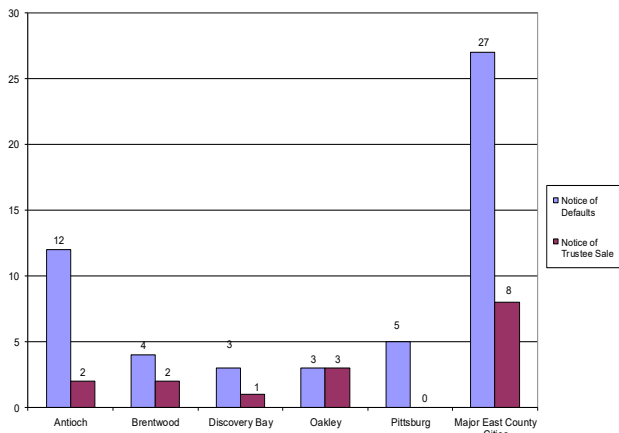
BRENTWOOD
Resale Units Sold by Type of Sale



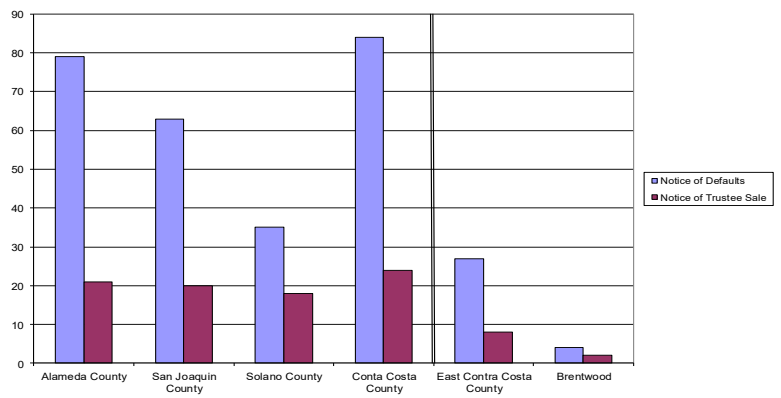
BRENTWOOD
Total Units on Market



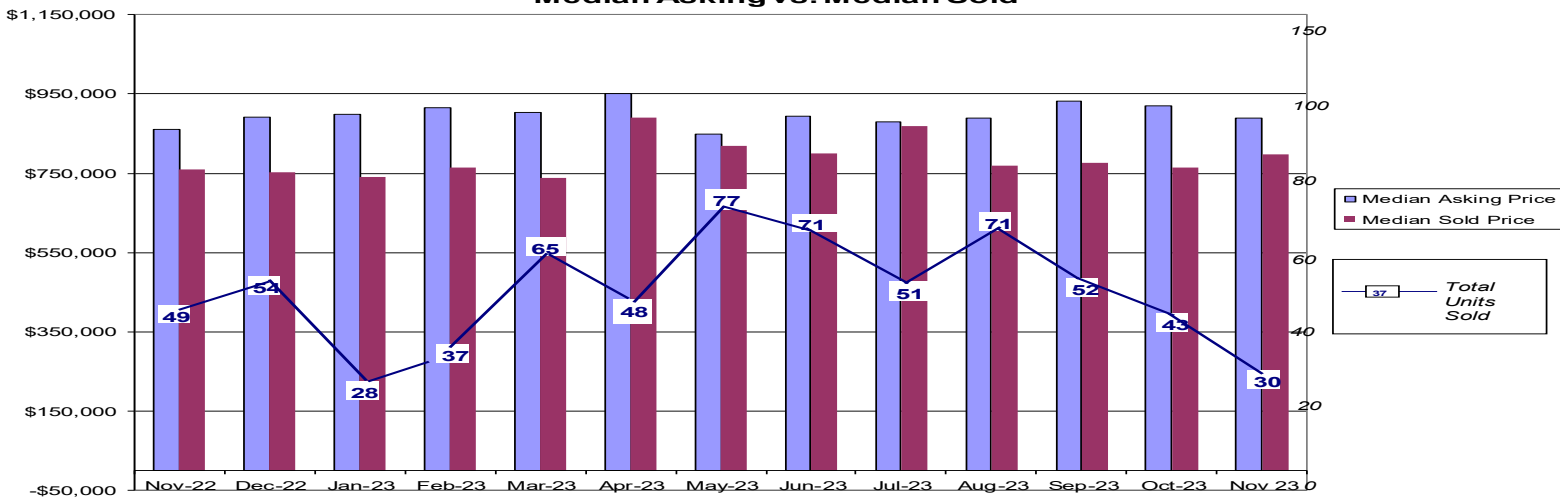
East County Distressed Units
November 2023



Notices by County
November 2023



BRENTWOOD
Median Asking vs. Median Sold



Source: 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

BRENTWOOD	Sep 23	Oct 23	Nov 23
Total # of Properties Sold	52	43	30
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	776,050	765,000	796,666
Average Sold Price	849,921	900,688	827,511
ANTIOCH	Sep 23	Oct 23	Nov 23
Total # of Properties Sold	64	87	68
# of Short Sales Sold	0	1	0
# of REO's Sold	1	0	0
% of Sold - Distressed	2%	1%	0%
Median Sold Price	559,500	625,000	611,250
Average Sold Price	563,976	604,659	614,702
OAKLEY	Sep 23	Oct 23	Nov 23
Total # of Properties Sold	29	24	20
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	675,000	682,000	639,500
Average Sold Price	687,825	679,413	617,459
DISCOVERY BAY	Sep 23	Oct 23	Nov 23
Total # of Properties Sold	21	18	12
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	5%	0%	0%
Median Sold Price	790,000	834,000	781,250
Average Sold Price	851,690	923,929	828,958

Listings

BRENTWOOD	Sep 23	Oct 23	Nov 23
# of Active Listings	114	117	107
# of Short Sales Listed	0	1	1
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	1%	1%
Median Listing Price	931,330	919,000	889,000
Average Listing Price	1,010,203	1,032,501	1,014,123
ANTIOCH	Sep23	Oct 23	Nov 23
# of Active Listings	131	123	122
# of Short Sales Listed	0	0	1
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	1%
Median Listing Price	647,000	657,000	652,500
Average Listing Price	637,113	626,292	625,615
OAKLEY	Sep 23	Oct 23	Nov 23
# of Active Listings	48	52	65
# of Short Sales Listed	0	0	0
# of REO's Listed	1	0	0
% of Actives - Distressed	2%	0%	0%
Median Listing Price	737,940	743,495	730,000
Average Listing Price	775,142	782,959	773,793
DISCOVERY BAY	Sep 23	Oct 23	Nov 23
# of Active Listings	43	35	39
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	1
% of Actives - Distressed	0%	0%	3%
Median Listing Price	875,000	899,000	832,000
Average Listing Price	1,070,613	1,115,406	1,056,636