



Brentwood Housing Statistics December 2023 Report

Summary:

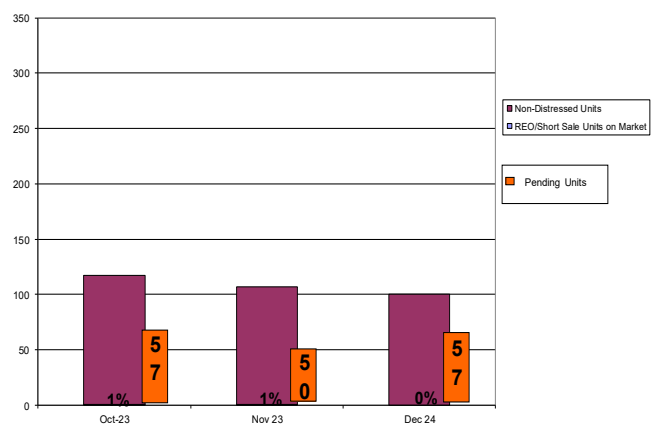
The housing data contained in this report reflects information reported for the month of December 2023. The number of active units on the MLS for December 2023 was 100. Pending units for December 2022 through December 2023 ranged from 56 up to 57. The total units sold during December 2022 through December 2023 was 677; a total of 50 sold for the month of December 2023. Compared to the total units sold in December 2022, 2023 saw a slight decrease in the amount of units sold. December 2022 through 2023 has shown home values to be steady. Distressed home sales for December 2023 were 0% of the total homes sold.

The average sold price for December 2023 was \$845,917. The median asking price for December 2023 was \$899,000 and the median sold price was \$762,500. In December 2022, the median sold price was \$752,500, in 2021 it was \$815,000 and in 2020 it was \$705,000.

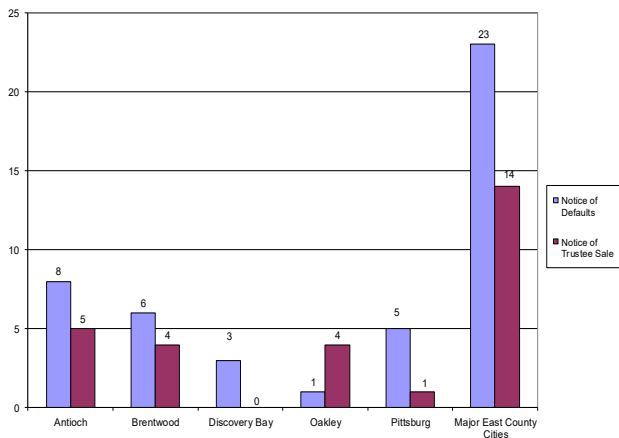
BRENTWOOD
Resale Units Sold by Type of Sale



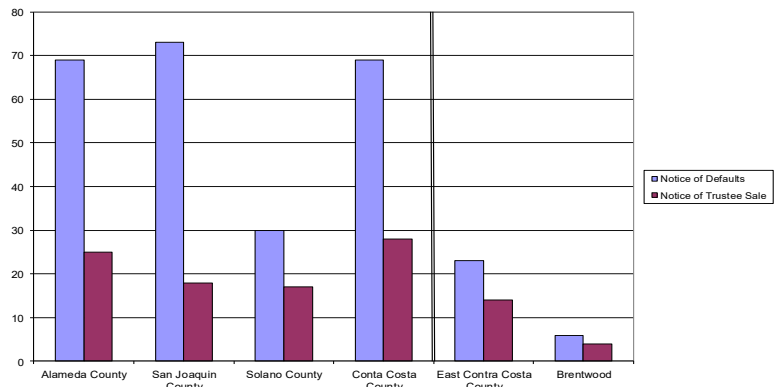
BRENTWOOD
Total Units on Market



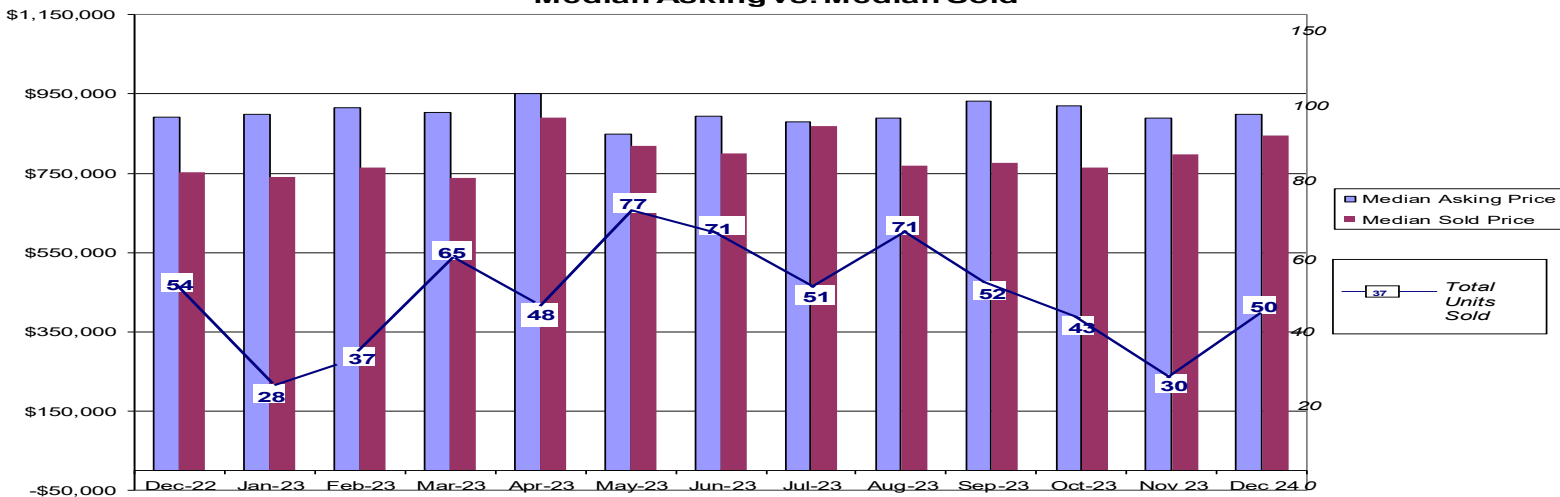
East County Distressed Units
December 2023



Notices by County
December 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	Oct 23	Nov 23	Dec 23
Total # of Properties Sold	43	30	50
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	765,000	796,666	762,500
Average Sold Price	900,688	827,511	845,917
ANTIOCH	Oct 23	Nov 23	Dec 23
Total # of Properties Sold	87	68	61
# of Short Sales Sold	1	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	1%	0%	0%
Median Sold Price	625,000	611,250	600,000
Average Sold Price	604,659	614,702	588,901
OAKLEY	Oct 23	Nov 23	Dec 23
Total # of Properties Sold	24	20	27
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	682,000	639,500	660,000
Average Sold Price	679,413	617,459	672,094
DISCOVERY BAY	Oct 23	Nov 23	Dec 23
Total # of Properties Sold	18	12	13
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	8%
Median Sold Price	834,000	781,250	835,000
Average Sold Price	923,929	828,958	869,461

Listings

BRENTWOOD	Oct 23	Nov 23	Dec 23
# of Active Listings	117	107	100
# of Short Sales Listed	1	1	0
# of REO's Listed	0	0	0
% of Actives - Distressed	1%	1%	0%
Median Listing Price	919,000	889,000	899,000
Average Listing Price	1,032,501	1,014,123	1,026,550
ANTIOCH	Oct 23	Nov 23	Dec 23
# of Active Listings	123	122	106
# of Short Sales Listed	0	1	0
# of REO's Listed	0	0	2
% of Actives - Distressed	0%	1%	2%
Median Listing Price	657,000	652,500	624,450
Average Listing Price	626,292	625,615	602,170
OAKLEY	Oct 23	Nov 23	Dec 23
# of Active Listings	52	65	47
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	743,495	730,000	699,000
Average Listing Price	782,959	773,793	785,754
DISCOVERY BAY	Oct 23	Nov 23	Dec 23
# of Active Listings	35	39	32
# of Short Sales Listed	0	0	0
# of REO's Listed	0	1	0
% of Actives - Distressed	0%	3%	0%
Median Listing Price	899,000	832,000	822,250
Average Listing Price	1,115,406	1,056,636	1,037,976