



Brentwood Housing Statistics February 2024 Report

Summary:

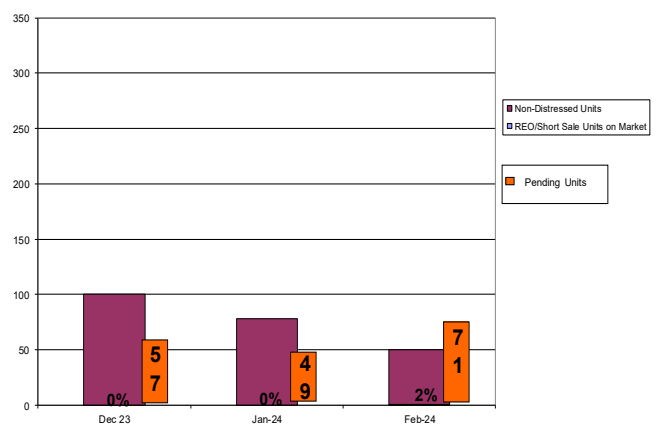
The housing data contained in this report reflects information reported for the month of February 2024. The number of active units on the MLS for February 2024 was 71. Pending units for February 2023 through February 2024 ranged from 44 up to 71. The total units sold during February 2023 through February 2024 was 683; a total of 50 sold for the month of February 2024. Compared to the total units sold in February 2023, 2024 saw an increase in the amount of units sold. February 2023 through 2024 has shown home values to be steady. Distressed home sales for February 2024 were 2% of the total homes sold.

The average sold price for February 2024 was \$852,206. The median asking price for February 2024 was \$939,585 and the median sold price was \$855,000. In February 2023, the median sold price was \$765,000, in 2022 it was \$902,856 and in 2021 it was \$730,000.

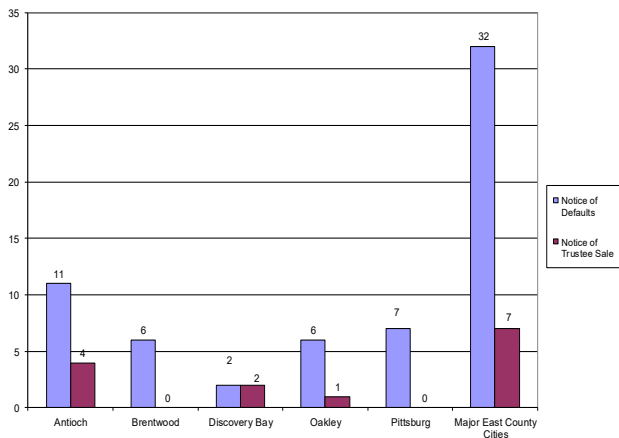
BRENTWOOD
Resale Units Sold by Type of Sale



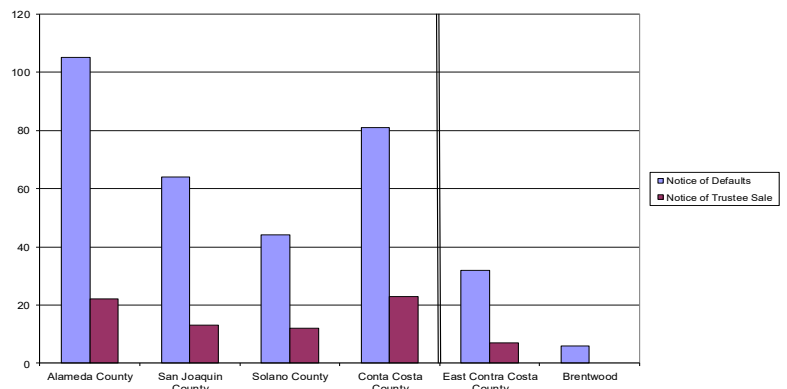
BRENTWOOD
Total Units on Market



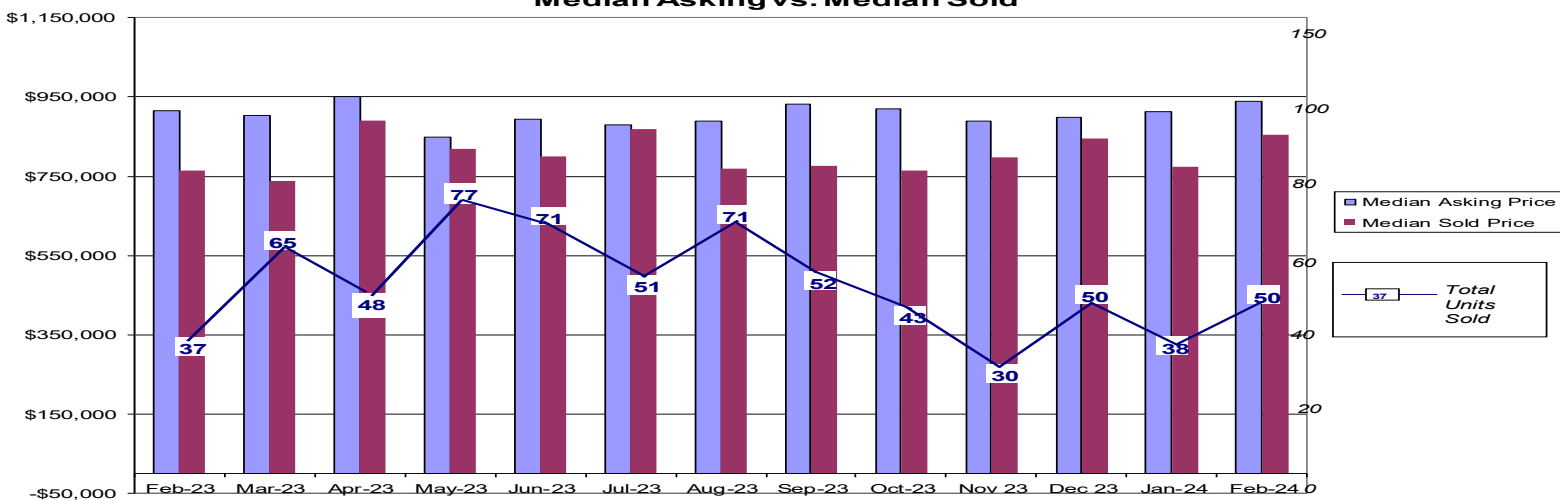
East County Distressed Units
February 2024



Notices by County
February 2024



BRENTWOOD
Median Asking vs. Median Sold



Source: www.propertyrader.com. All data reported as of 2024.

Please see our definition section located on Page 2.

For questions regarding this publication, please contact the Housing Division at (925) 516-5405.



Brentwood Housing Statistics February 2024 Report

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	Dec 23	Jan 24	Feb 24
Total # of Properties Sold	50	38	50
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	2%
Median Sold Price	762,500	774,500	855,000
Average Sold Price	845,917	806,986	852,206
ANTIOCH	Dec 23	Jan 24	Feb 24
Total # of Properties Sold	61	49	74
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	1
% of Sold - Distressed	0%	0%	1%
Median Sold Price	600,000	600,000	628,400
Average Sold Price	588,901	594,434	596,514
OAKLEY	Dec 23	Jan 24	Feb 24
Total # of Properties Sold	27	30	18
# of Short Sales Sold	0	0	0
# of REO's Sold	0	0	0
% of Sold - Distressed	0%	0%	0%
Median Sold Price	660,000	740,000	657,000
Average Sold Price	672,094	734,225	694,333
DISCOVERY BAY	Dec 23	Jan 24	Feb 24
Total # of Properties Sold	13	9	12
# of Short Sales Sold	0	0	0
# of REO's Sold	1	0	0
% of Sold - Distressed	8%	0%	0%
Median Sold Price	835,000	768,000	815,000
Average Sold Price	869,461	754,444	962,708

Listings

BRENTWOOD	Dec 23	Jan 24	Feb 24
# of Active Listings	100	78	71
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	899,000	912,499	939,585
Average Listing Price	1,026,550	1,052,937	1,091,587
ANTIOCH	Dec 23	Jan 24	Feb 24
# of Active Listings	106	94	101
# of Short Sales Listed	0	0	0
# of REO's Listed	2	2	1
% of Actives - Distressed	2%	2%	1%
Median Listing Price	624,450	623,250	635,000
Average Listing Price	602,170	603,293	618,088
OAKLEY	Dec 23	Jan 24	Feb 24
# of Active Listings	47	39	38
# of Short Sales Listed	0	0	1
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	3%
Median Listing Price	699,000	788,000	724,444
Average Listing Price	785,754	813,188	819,577
DISCOVERY BAY	Dec 23	Jan 24	Feb 24
# of Active Listings	32	29	30
# of Short Sales Listed	0	0	0
# of REO's Listed	0	0	0
% of Actives - Distressed	0%	0%	0%
Median Listing Price	822,250	839,900	812,450
Average Listing Price	1,037,976	1,094,439	952,057