



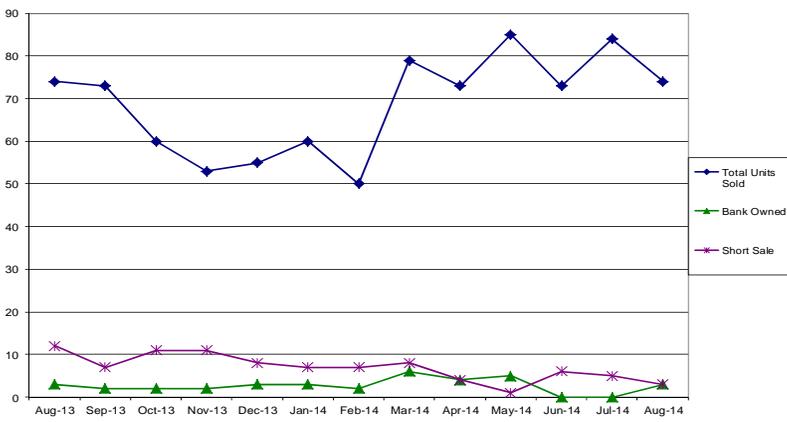
## Brentwood Housing Statistics August 2014 Report

### Summary:

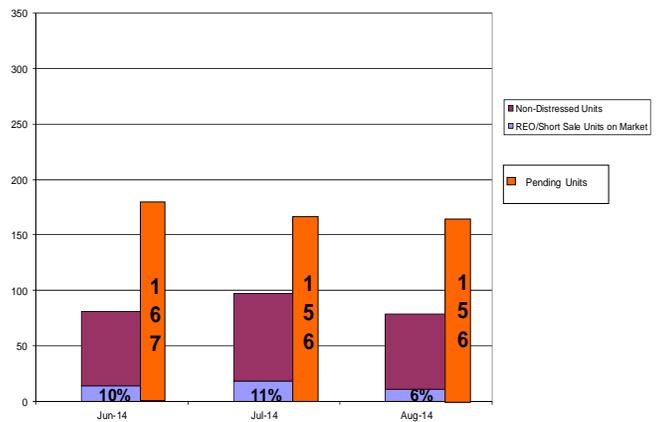
The housing data contained in this report reflects information reported for the month of August 2014. The number of active units on the MLS for August 2014 was 178. Pending units for August 2013 through August 2014 ranged between 171 to 156. The total units sold during August 2013 through August 2014 was 912; a total of 74 sold for the month of August 2014. August 2013 through 2014 has shown a continued increase in home values. Distressed home sales for August 2014 were 8% of the total homes sold.

The average sold price for August 2014 was \$496,627. The median asking price for August 2014 was \$529,925, and the median sold price was \$479,000. In August 2013, the median sold price was \$279,500, in 2012 it was \$215,900 and in 2011 it was \$185,000.

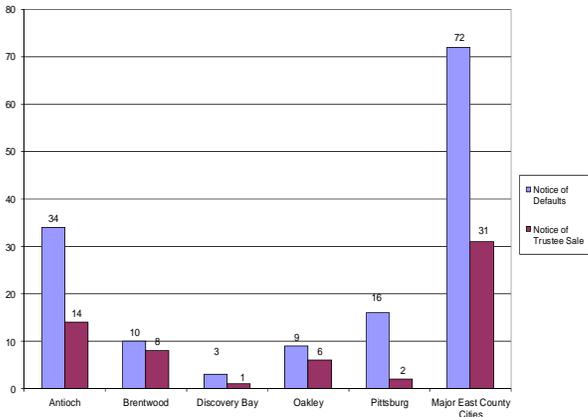
**BRENTWOOD  
Resale Units Sold by Type of Sale**



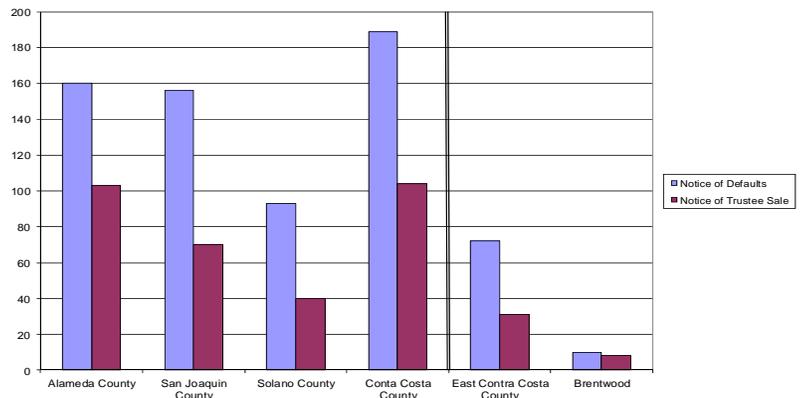
**BRENTWOOD  
Total Units on Market**



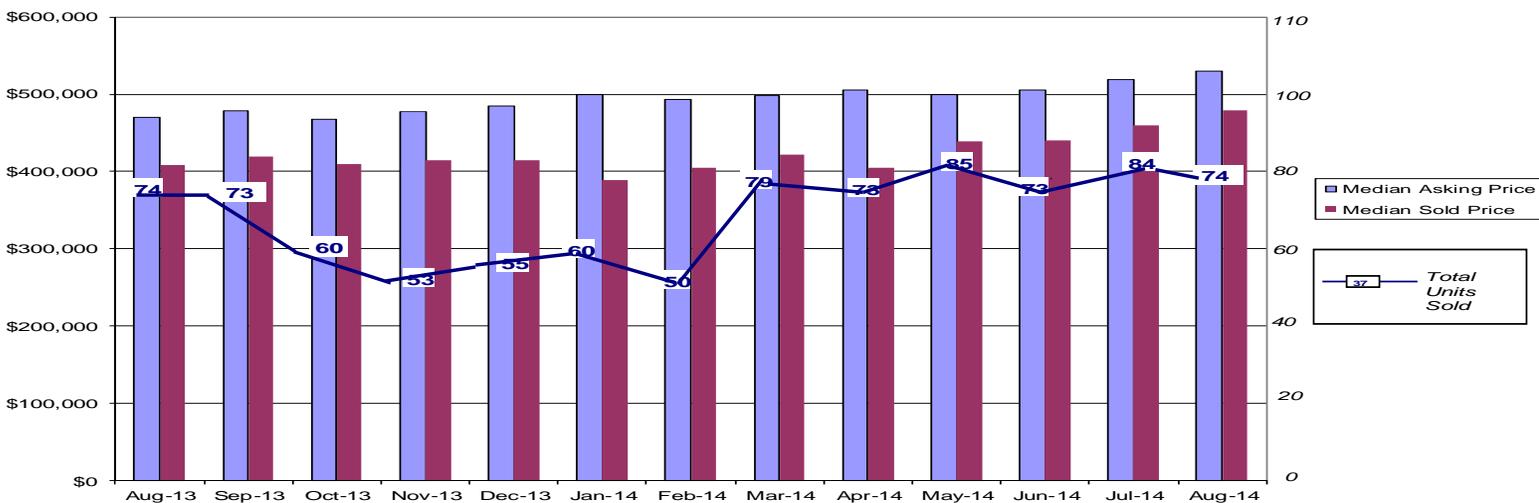
**East County District Units  
August 2014**



**Notices by County  
August 2014**



**BRENTWOOD  
Median Asking vs. Median Sold**



Source: [www.foreclosurereader.com](http://www.foreclosurereader.com). All data reported as of 2014.

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 mortgage/homeowner. A short sale is typically executed to prevent a foreclosure.

### **Sold**

<b>BRENTWOOD</b>	Jun-14	Jul-14	Aug-14
Total # of Properties Sold	73	84	74
# of Short Sales Sold	6	5	3
# of REO's Sold	0	0	3
% of Sold - Distressed	8%	6%	8%
Median Sold Price	440,000	460,000	479,000
Average Sold Price	479,237	465,619	496,627
<b>ANTIOCH</b>	Jun-14	Jul-14	Aug-14
Total # of Properties Sold	94	111	98
# of Short Sales Sold	4	6	4
# of REO's Sold	5	6	6
% of Sold - Distressed	10%	11%	10%
Median Sold Price	319,500	310,000	323,750
Average Sold Price	213,788	312,205	317,166
<b>OAKLEY</b>	Jun-14	Jul-14	Aug-14
Total # of Properties Sold	54	44	38
# of Short Sales Sold	2	2	2
# of REO's Sold	3	1	1
% of Sold - Distressed	9%	7%	8%
Median Sold Price	342,825	357,500	349,500
Average Sold Price	348,701	367,977	347,138
<b>DISCOVERY BAY</b>	Jun-14	Jul-14	Aug-14
Total # of Properties Sold	28	23	26
# of Short Sales Sold	1	0	0
# of REO's Sold	1	0	2
% of Sold - Distressed	7%	0%	8%
Median Sold Price	447,750	515,000	430,500
Average Sold Price	564,264	606,769	488,307

### **Listings**

<b>BRENTWOOD</b>	Jun-14	Jul-14	Aug-14
# of Active Listings	141	165	178
# of Short Sales Listed	7	9	4
# of REO's Listed	7	9	7
% of Actives - Distressed	10%	11%	6%
Median Listing Price	505,000	519,000	529,925
Average Listing Price	586,154	598,221	589,555
<b>ANTIOCH</b>	Jun-14	Jul-14	Aug-14
# of Active Listings	161	160	218
# of Short Sales Listed	7	1	12
# of REO's Listed	5	9	4
% of Actives - Distressed	7%	6%	7%
Median Listing Price	320,000	349,975	339,900
Average Listing Price	343,492	340,134	336,940
<b>OAKLEY</b>	Jun-14	Jul-14	Aug-14
# of Active Listings	51	61	62
# of Short Sales Listed	2	3	6
# of REO's Listed	7	4	7
% of Actives - Distressed	18%	11%	21%
Median Asking Price	369,500	374,950	332,450
Average Asking Price	406,000	412,706	381,605
<b>DISCOVERY BAY</b>	Jun-14	Jul-14	Aug-14
# of Active Listings	101	102	90
# of Short Sales Listed	1	3	1
# of REO's Listed	0	1	1
% of Actives - Distressed	.99%	4%	2%
Median Asking Price	639,999	577,250	582,000
Average Asking Price	747,329	717,501	762,555