

Brentwood Market Report

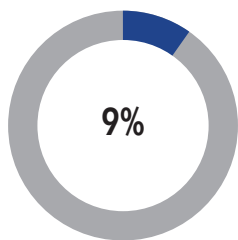
**MID
YEAR
2019**

Mid-Year 2019 Survey of Brentwood Sales from January 1 - June 30; All data per MLS.

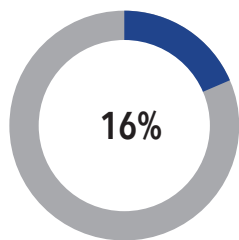
BRENTWOOD SINGLE FAMILY HOMES	Mid-Year 2019	Change % YoY	Mid-Year 2018
AVERAGE SALES PRICE	\$3,564,437*	-1%	\$3,616,436*
AVERAGE PRICE/SQFT.	\$992	0%	\$994
MEDIAN SALES PRICE	\$2,980,000*	-1%	\$3,000,000*
DAYS ON MARKET (From Last List Date)	71	9%	65
NUMBER OF SALES (Closed)	117	1%	116

117 **SOLD** PROPERTIES in BRENTWOOD (PER MLS)

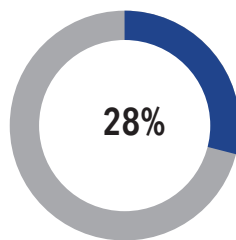
from JANUARY 1 - JUNE 30, 2019



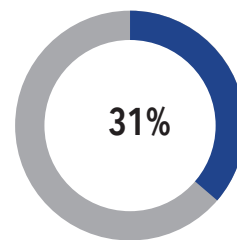
Homes Over
\$10 Million



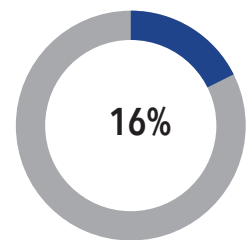
Homes \$5 Million
to \$10 Million



Homes \$3 Million
to \$5 Million



Homes \$2 Million
to \$3 Million



Homes \$1 Million
to \$2 Million



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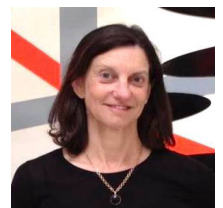
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* EXCLUDES OUTLIER PROPERTIES VALUED ABOVE \$11 MILLION

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117 **SOLD** PROPERTIES in BRENTWOOD (JANUARY 1 - JUNE 30, 2019; PER MLS)

Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
21 OAKMONT DR	6	10	8,617	82,607	1940	\$37,500,000	\$33,500,000
565 N TIGERTAIL RD	8	13	13,500	20,474	2019	\$24,000,000	\$22,700,000
1707 WESTRIDGE RD	9	15	16,243	36,685	2018	\$23,495,000	\$19,500,000
1647 MANDEVILLE CYN	5	6	8,000	32,646	1998	\$18,995,000	\$19,375,000
321 S BRISTOL AVE	7	13	13,056	27,616	2010	\$18,980,000	\$16,780,000
144 N WOODBURN DR	6	9		17,382	2014	\$18,995,000	\$15,000,000
665 WALTHER WAY	7	9	9,000	24,535	2019	\$14,600,000	\$14,600,000
694 WALTHER WAY	6	8	8,195	18,043	2019	\$12,000,000	\$12,000,000
12846 HIGHWOOD ST	1	1		38,449		\$12,700,000	\$11,750,000
12710 MARLBORO ST	6	9	8,500	17,684	2000	\$10,900,000	\$10,350,000
107 N CLIFFWOOD AVE	7	12	13,048	20,220	2018	\$9,998,000	\$9,800,000
173 N ANITA AVE	5	6	6,400	26,502	1930	\$10,495,000	\$9,555,000
126 N ROCKINGHAM	7	9	7,136	21,215		\$8,995,000	\$8,550,000
124 S CLIFFWOOD AVE	7	7	0	19,164	1949	\$7,950,000	\$7,650,000
136 S WESTGATE AVE	5	6	5,898	11,387	2014	\$6,795,000	\$6,850,000
255 HOMEWOOD RD	5	4	3,200	23,812	1946	\$5,995,000	\$6,525,000
100 N WOODBURN DR	5	6	5,165	21,223	1956	\$6,800,000	\$6,400,000
116 S ANITA AVE	4	5	5,332	8,235	2018	\$6,495,000	\$6,200,000
530 S WESTGATE AVE	5	7	0	11,170		\$6,850,000	\$6,200,000
128 GRANVILLE AVE	6	7	6,200	13,083	2017	\$5,995,000	\$5,850,000
114 S ROCKINGHAM	6	6	5,463	23,030	1924	\$5,995,000	\$5,850,000
500 N BRISTOL AVE	4	4	3,244	11,810	1948	\$5,985,000	\$5,775,000
126 S WESTGATE AVE	5	6	5,280	8,751	2018	\$5,699,000	\$5,600,000
165 S ANITA AVE	5	6	4,808	7,588		\$5,849,000	\$5,600,000
388 HOMEWOOD RD	5	5	4,115	16,329	1941	\$5,799,999	\$5,570,000
146 S MEDIO DR	5	6	5,950	8,339	2013	\$5,498,000	\$5,500,000
523 N BONHILL RD	5	7	5,702	8,973	2018	\$5,595,000	\$5,500,000
1787 OLD RANCH RD	4	5	4,001	22,955	1977	\$5,495,000	\$5,260,000
1920 MANDEVILLE CYN	5	5	3,256	15,681	1938	\$5,000,000	\$5,219,000
981 AMHERST AVE	5	7	4,512	9,158	2019	\$4,995,000	\$4,975,000
1955 MANDEVILLE CYN	4	4	4,569	58,796	1955	\$5,450,000	\$4,955,000
212 S SALTAIR AVE	5	5	4,981	10,360	2003	\$4,995,000	\$4,945,000

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Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
427 S CLIFFWOOD AVE	4	3	3,337	13,243	1924	\$4,995,000	\$4,875,000
446 N BARRINGTON AVE	4	5	3,847	21,304	1941	\$5,150,000	\$4,800,000
320 S CANYON VIEW DR	3	4	3,431	20,746	1940	\$5,295,000	\$4,750,000
1025 N BUNDY DR	5	6	5,118	10,500	2018	\$4,795,000	\$4,575,000
2437 WESTRIDGE RD	5	7	4,953	10,959	2019	\$4,395,000	\$4,500,000
146 N ANITA AVE	5	6	3,926	6,770	2018	\$4,495,000	\$4,495,000
2452 Westridge RD	5	6	4,432	15,901	2018	\$4,495,000	\$4,495,000
13176 BOCA DE CANON	4	5	3,768	22,733	1979	\$4,695,000	\$4,430,000
13202 JONESBORO PL	4	5	3,616	9,824	1954	\$4,395,000	\$4,392,500
1347 BECKWITH AVE	4	5	3,400	8,846	1954	\$4,495,000	\$4,282,500
124 S CARMELINA AVE	4	5	3,635	9,183	1941	\$4,395,000	\$4,146,400
746 NORWAY LN	5	6	6,590	7,053	1958	\$4,295,000	\$4,000,000
701 CLAYMONT DR	5	7	4,252	10,113	2018	\$3,995,000	\$3,988,600
666 WALTHER WAY	4	3	2,499	16,329	1949	\$3,650,000	\$3,800,000
11977 DOROTHY ST	5	5	4,175	7,500	2007	\$3,545,000	\$3,760,000
207 N BOWLING GREEN	4	5	4,638	7,000	2007	\$4,194,000	\$3,750,000
12055 ROSE MARIE LN	4	4	3,128	6,591	1965	\$3,545,000	\$3,584,000
162 ACARI DR	4	3	3,649	14,359	2008	\$4,495,000	\$3,485,000
2526 CORDELIA RD	5	4	3,064	42,460	1969	\$3,195,000	\$3,415,000
666 N SALTAIR AVE	4	5	3,884	25,650	1942	\$3,955,000	\$3,350,000
147 S WESTGATE AVE	4	5	3,400	7,036	1950	\$3,495,000	\$3,300,000
11982 DOROTHY ST	5	4	3,048	7,501	2019	\$3,295,000	\$3,275,000
970 AMHERST AVE	4	4	3,405	5,721	2012	\$3,395,000	\$3,250,000
105 S MEDIO DR	3	3	2,768	8,854	1935	\$3,175,000	\$3,175,000
16428 SLOAN DR	4	6	3,300	12,227	1966	\$3,445,000	\$3,150,000
12120 TRAVIS ST	5	5	3,590	10,365	1954	\$3,199,000	\$3,135,000
229 S ANITA AVE	3	2	2,076	7,511	1948	\$3,150,000	\$3,100,000
2527 LA CONDESA DR	4	4	3,765	29,149	1967	\$3,300,000	\$3,100,000
11827 KEARSARGE ST	4	4	3,492	7,418	1922	\$3,150,000	\$3,076,000
12629 PROMONTORY	4	5	4,824	6,610	1989	\$3,095,000	\$3,000,000
1820 OLD ORCHARD RD	3	4	3,286	7,334	1964	\$3,049,000	\$2,995,000
12322 DOROTHY ST	5	4	3,270	5,987	2011	\$2,995,000	\$2,965,000

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301 S SALTAIR AVE	2	2	2,500	9,832	1949	\$2,995,000	\$2,930,000
12033 COYNE ST	3	3	2,141	5,997	1939	\$2,825,000	\$2,910,000
3034 ELVIDO DR	4	4	3,514	12,202	1964	\$3,095,000	\$2,900,000
2207 JEFFERSONIA WAY	4	4	2,783	22,251	1959	\$2,695,000	\$2,850,000
2432 BANYAN DR	4	3	2,274	50,220	1965	\$2,490,000	\$2,800,000
12321 GORHAM AVE	4	5	3,200	7,400	2013	\$2,795,000	\$2,795,000
12432 W SUNSET BLVD	6	6	5,500	9,420	1991	\$2,615,000	\$2,735,000
16521 PARK LANE CIR	5	4	3,456	15,750	1963	\$2,888,800	\$2,727,000
856 TEAKWOOD RD	4	3	2,730	14,793	1959	\$2,550,000	\$2,550,000
1801 MANDEVILLE CYN	4	5	3,734	25,218	1938	\$2,895,000	\$2,525,000
11362 CHENAULT ST	3	4	3,035	5,247	1950	\$2,399,000	\$2,500,000
1349 ALLENFORD AVE	4	3	2,366	8,956	1955	\$2,699,000	\$2,500,000
218 S BUNDY DR	3	3	2,448	5,966	1941	\$2,499,000	\$2,486,505
2488 WESTRIDGE RD	6	5	3,667	20,570	1965	\$2,595,000	\$2,485,000
12021 Coyne ST	3	2	2,191	7,230	1939	\$2,699,000	\$2,480,000
12021 COYNE ST	3	2	2,191	7,239	1939	\$2,699,000	\$2,480,000
2406 PESQUERA DR	4	4	2,619	13,046	1966	\$2,475,000	\$2,414,000
12033 KEARSARGE ST	3	3	2,305	8,097	1950	\$2,500,000	\$2,412,500
2204 WESTRIDGE RD	4	3	3,616	9,000	1959	\$2,495,000	\$2,379,420
3416 MANDEVILLE CYN	4	3	2,116	13,295	1955	\$2,450,000	\$2,350,000
101 S SALTAIR AVE	6	4	4,218	8,382	1955	\$2,625,000	\$2,318,000
3473 MANDEVILLE CYN	3	3	2,305	15,384	1955	\$2,295,000	\$2,314,729
935 N KENTER AVE	3	2	2,434	28,745	1960	\$2,399,000	\$2,300,000
11344 ISLETA ST	3	3	2,395	5,499	1935	\$2,295,000	\$2,275,000
3275 MANDEVILLE CYN	5	6	3,693	22,195	2001	\$2,595,000	\$2,271,300
11987 FOXBORO DR	3	3	2,308	7,502	1948	\$2,499,000	\$2,270,000
815 BRAMBLE WAY	3	2	1,951	9,006	1950	\$2,395,000	\$2,250,000
1308 N TIGERTAIL RD	3	2	1,702	8,138	1953	\$2,455,000	\$2,240,000
400 N SKYEWIAY RD	3	4	2,150	6,374	1958	\$2,395,000	\$2,230,000
319 N BUNDY DR	3	3	2,101	7,100	1933	\$2,375,000	\$2,221,658
160 BELOIT AVE	3	3	1,974	7,371	1953	\$2,199,000	\$2,150,531
3404 MERRIMAC RD	4	3	2,118	8,156	1955	\$2,049,000	\$2,075,000

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3428 MANDEVILLE CYN	3	2	1,788	12,601	1955	\$1,995,000	\$2,000,000
1971 WESTRIDGE RD	4	4	2,830	8,343	1961	\$2,175,000	\$2,000,000
13336 CHALON RD	3	2	1,930	16,749	1961	\$1,799,000	\$1,975,000
16460 SLOAN DR	4	4	3,607	14,455	1968	\$2,000,000	\$1,935,000
2278 CANYONBACK RD	4	4	3,564	237,795	1986	\$1,895,000	\$1,920,000
12315 RIDGE CIR	3	3	3,039	701,742	1979	\$1,949,990	\$1,900,000
2253 CANYONBACK RD	2	3	3,455	213,717	1981	\$1,998,000	\$1,893,000
453 S BUNDY DR	2	2	1,769	6,999	1940	\$1,950,000	\$1,870,000
12179 GREENOCK LN	3	3	1,832	5,129	1963	\$1,995,000	\$1,863,760
651 S BUNDY DR	3	2	2,151	6,999	1946	\$1,895,000	\$1,855,000
907 S BUNDY DR	3	1	1,336	7,420	1923	\$2,100,000	\$1,827,000
1150 S CARMELINA AVE	3	3	2,553	5,040	1954	\$1,995,000	\$1,800,000
11344 BURNHAM ST	3	2	1,602	5,287	1950	\$1,749,000	\$1,750,000
3023 ELVILL DR	5	4	3,664	15,673	1965	\$1,750,000	\$1,750,000
12126 W SUNSET	3	3	2,087	6,704	1954	\$1,725,000	\$1,647,750
11320 JOFFRE ST	2	2	1,215	5,525	1947	\$1,575,000	\$1,590,000
1016 S BUNDY	3	3	1,852	6,664	1916	\$1,850,000	\$1,525,000
12337 RIDGE CIR	2	3	3,228	702,720	1979	\$1,600,000	\$1,500,000
2276 The Terrace	2	3	2,718	262,547	1980	\$1,425,000	\$1,425,000
3560 MANDEVILLE CYN	3	2	1,686	29,949	1959	\$1,495,000	\$1,403,000
11901 KIOWA AVE	2	2		2,500	1940	\$1,395,000	\$1,330,000