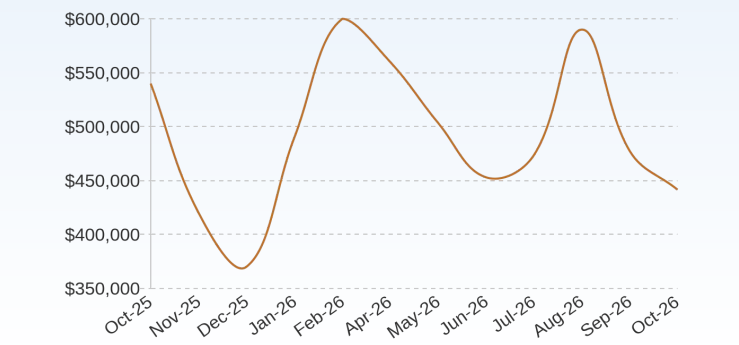
Brentwood: Condominiums & Townhomes — October 2026

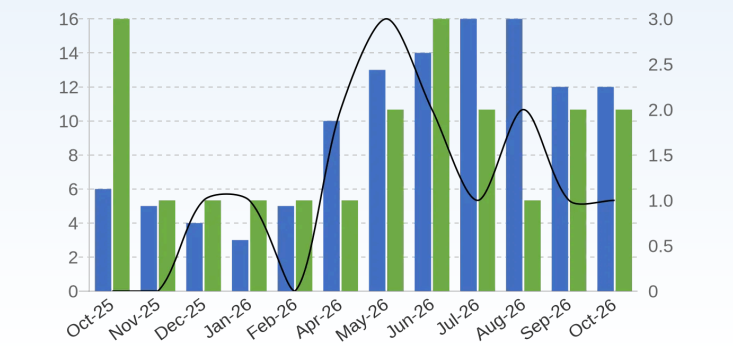
Market Activity Summary:

- Inventory: 12 units were listed for sale as of the last day of October - approximately 7.2 months of inventory.
- Sales Activity: 2 units were sold during October,
- Median Sales Price: $441,500 during October
- Average price per sq.ft. in October was $302
- Average Days-on-Market (DOM) is approximately 125 days
- Sold over Asking: On average, buyers paid 109% of list price in October

Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg $ SqFt Active	Avg $ SqFt Sold	Sale Price / List Price
Oct-26	**12**	**1**	**2**	**7.2**	**$407,000**	**$441,500**	**$441,500**	**125**	**$335**	**$302**	**109%**
Sep-26	12	1	2	7.2	$470,000	$477,500	$477,500	14	$337	$376	102%
Aug-26	16	2	1	8	$590,000	$590,000	$590,000	21	$338	$387	100%
Jul-26	16	1	2	6.9	$491,444	$473,500	$473,500	21	$345	$330	96%
Jun-26	14	2	3	7	$466,266	$453,000	$460,000	33	$336	$412	99%
May-26	13	3	2	13	$504,444	$503,500	$503,500	37	$339	$414	100%
Apr-26	10	2	1	15	$549,000	$560,000	$560,000	10	$356	$356	102%
Feb-26	5	0	1	5	$614,950	$600,000	$600,000	103	$326	$443	98%
Jan-26	3	1	1	3	$510,000	$490,000	$490,000	74	$320	$311	96%
Dec-25	4	1	1	2.4	$385,000	$370,000	$370,000	7	$365	$246	96%
Nov-25	5	0	1	3.6	$439,000	$420,000	$420,000	17	$365	$436	96%
Oct-25	6	0	3	3.6	$641,666	$540,000	$641,666	78	$369	$479	100%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Oct-26	2	-33.33%	$464,500	-12.68%	$441,500	-18.24%	$441,500	-31.19%	125	+60.26%	109%
Oct-25	3	+50.00%	$531,975	+17.38%	$540,000	-2.17%	$641,666	+16.24%	78	+73.33%	100%
Oct-24	2	-60.00%	$453,225	-20.33%	$552,000	+34.63%	$552,000	+26.77%	45	+181.25%	100%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	11	8	12	18	10
$500-599K	3	9	6	11	14
$600-699K	1	1	1	0	1
$700-799K	0	0	4	2	0
$800-899K	0	0	1	0	0
$900-999K	0	1	0	0	0
$1-1.299M	0	0	0	0	0
$1.3-1.699M	0	0	0	0	0
$1.7-1.999M	0	0	0	0	0
$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	**15**	**19**	**24**	**31**	**25**

Presented by:

Includes Brentwood, Bethel Island, Byron, Discovery Bay, Knightsen, and Oakley

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