

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Berkley

Oakland County

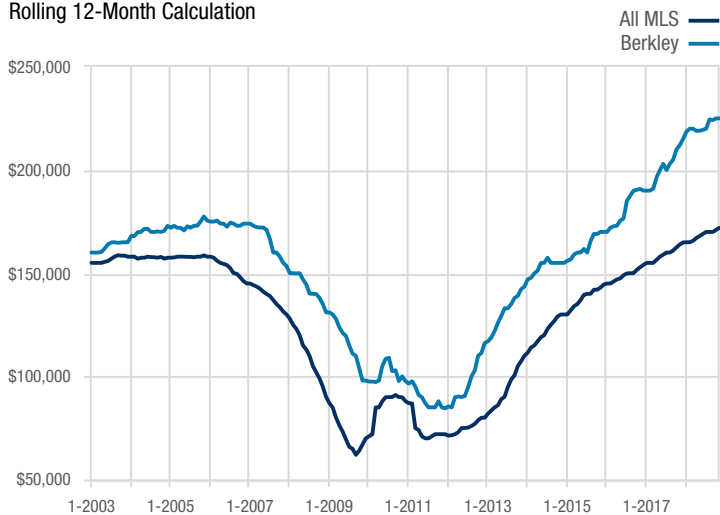
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	39	32	- 17.9%	602	518	- 14.0%
Pending Sales	39	25	- 35.9%	462	347	- 24.9%
Closed Sales	44	27	- 38.6%	448	344	- 23.2%
Days on Market Until Sale	23	39	+ 69.6%	20	23	+ 15.0%
Median Sales Price*	\$214,000	\$215,000	+ 0.5%	\$215,000	\$225,500	+ 4.9%
Average Sales Price*	\$236,300	\$235,589	- 0.3%	\$233,499	\$253,783	+ 8.7%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	55	62	+ 12.7%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	1	0	- 100.0%	13	4	- 69.2%
Pending Sales	1	0	- 100.0%	10	5	- 50.0%
Closed Sales	3	0	- 100.0%	9	7	- 22.2%
Days on Market Until Sale	21	—	—	30	74	+ 146.7%
Median Sales Price*	\$354,475	—	—	\$351,055	\$367,202	+ 4.6%
Average Sales Price*	\$354,133	—	—	\$301,627	\$334,855	+ 11.0%
Percent of List Price Received*	100.5%	—	—	99.4%	102.3%	+ 2.9%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

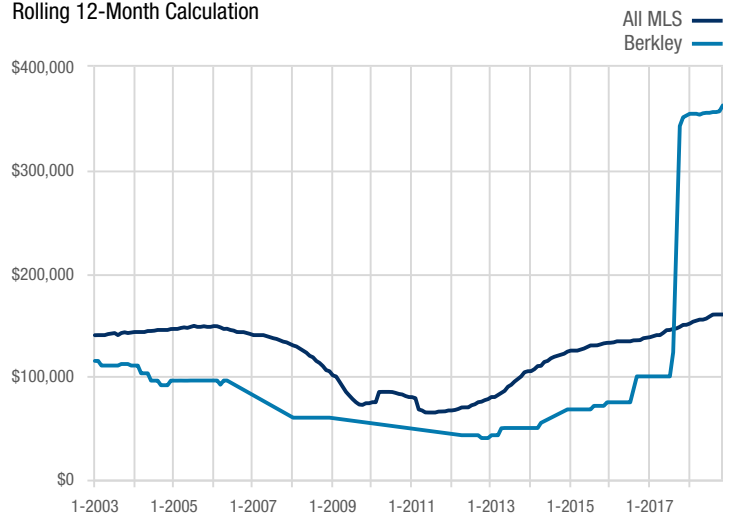
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.