

# Local Market Update – November 2018

This is a research tool provided by Realcomp.



## Madison Heights

Oakland County

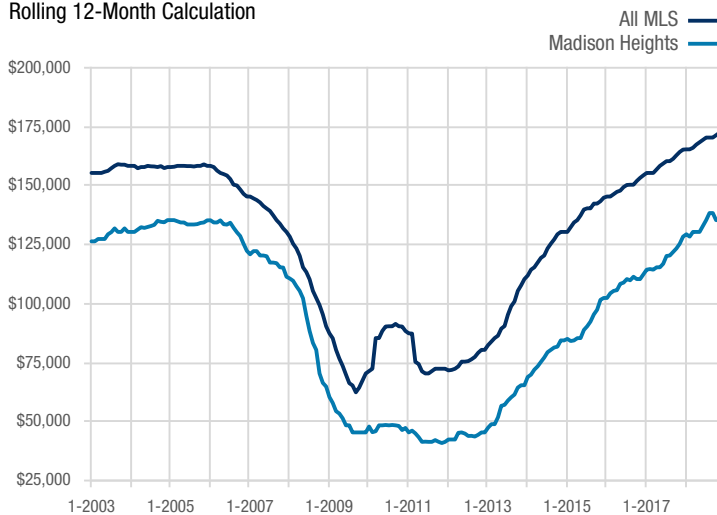
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	42	34	- 19.0%	533	541	+ 1.5%
Pending Sales	31	36	+ 16.1%	421	445	+ 5.7%
Closed Sales	36	46	+ 27.8%	427	430	+ 0.7%
Days on Market Until Sale	10	17	+ 70.0%	20	17	- 15.0%
Median Sales Price*	\$130,000	<b>\$132,750</b>	+ 2.1%	\$127,000	<b>\$135,000</b>	+ 6.3%
Average Sales Price*	\$128,539	<b>\$137,529</b>	+ 7.0%	\$124,913	<b>\$137,381</b>	+ 10.0%
Percent of List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	98.5%	<b>98.9%</b>	+ 0.4%
Inventory of Homes for Sale	63	50	- 20.6%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	1	0	- 100.0%	19	25	+ 31.6%
Pending Sales	0	2	—	18	16	- 11.1%
Closed Sales	2	2	0.0%	19	15	- 21.1%
Days on Market Until Sale	9	21	+ 133.3%	32	20	- 37.5%
Median Sales Price*	\$104,950	<b>\$64,500</b>	- 38.5%	\$82,000	<b>\$90,000</b>	+ 9.8%
Average Sales Price*	\$104,950	<b>\$64,500</b>	- 38.5%	\$94,824	<b>\$93,660</b>	- 1.2%
Percent of List Price Received*	98.2%	<b>99.2%</b>	+ 1.0%	95.4%	<b>96.4%</b>	+ 1.0%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.4	2.4	+ 500.0%	—	—	—

\* 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.

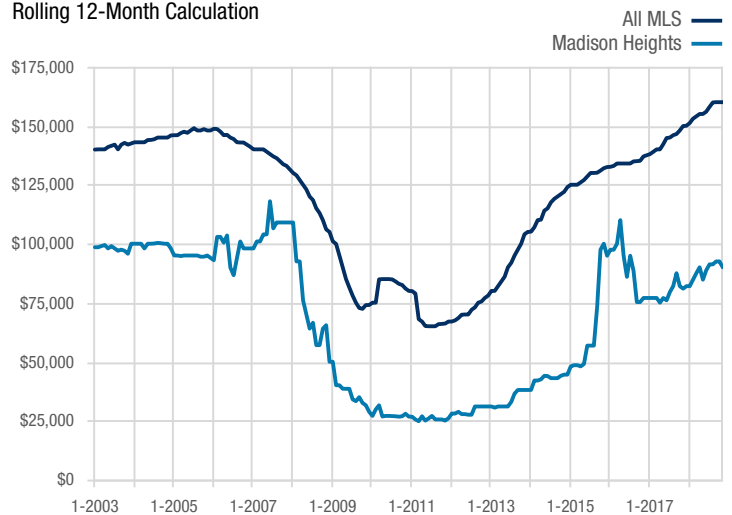
### Median Sales Price - Residential

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.