

Local Market Update – November 2018

This is a research tool provided by Realcomp.



NOCBOR® Report

Covers the following northern areas of Oakland County: Auburn Hills, Bloomfield Twp, Brandon Twp, City of the Village of Clarkston, Springfield Twp, Fenton, Groveland Twp, Holly Twp, Holly Vlg, Independence Twp, Keego Harbor, Lake Angelus, Lake Orion Vlg, Orchard Lake, Orion Twp, Ortonville Vlg, Oxford Twp, Oxford Vlg, Pontiac, Rose Twp, Sylvan Lake and Waterford Twp.

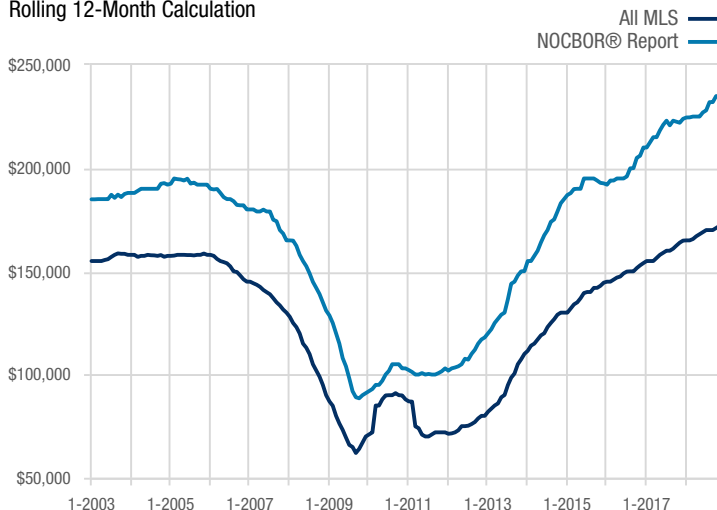
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	424	464	+ 9.4%	7,331	7,205	- 1.7%
Pending Sales	325	288	- 11.4%	4,460	4,254	- 4.6%
Closed Sales	415	350	- 15.7%	4,376	4,155	- 5.1%
Days on Market Until Sale	42	34	- 19.0%	38	35	- 7.9%
Median Sales Price*	\$213,500	\$239,450	+ 12.2%	\$223,225	\$236,000	+ 5.7%
Average Sales Price*	\$270,045	\$287,771	+ 6.6%	\$281,646	\$296,553	+ 5.3%
Percent of List Price Received*	97.5%	97.2%	- 0.3%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	1,418	1,283	- 9.5%	—	—	—
Months Supply of Inventory	3.6	3.5	- 2.8%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	65	75	+ 15.4%	1,004	1,083	+ 7.9%
Pending Sales	45	51	+ 13.3%	736	775	+ 5.3%
Closed Sales	51	61	+ 19.6%	714	751	+ 5.2%
Days on Market Until Sale	36	39	+ 8.3%	41	34	- 17.1%
Median Sales Price*	\$141,600	\$147,800	+ 4.4%	\$163,500	\$164,900	+ 0.9%
Average Sales Price*	\$186,880	\$181,501	- 2.9%	\$200,402	\$195,293	- 2.5%
Percent of List Price Received*	96.9%	96.7%	- 0.2%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	187	123	- 34.2%	—	—	—
Months Supply of Inventory	2.9	1.8	- 37.9%	—	—	—

* 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.

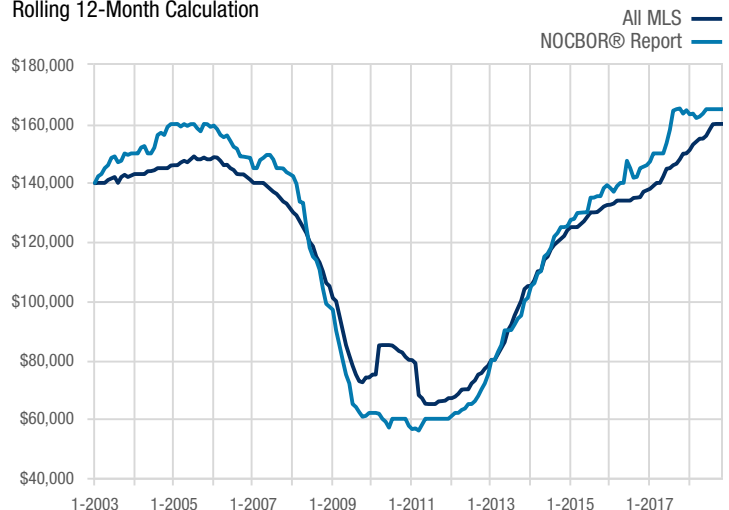
Median Sales Price - Residential

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.