

# Local Market Update – November 2018

This is a research tool provided by Realcomp.



## Oakland County

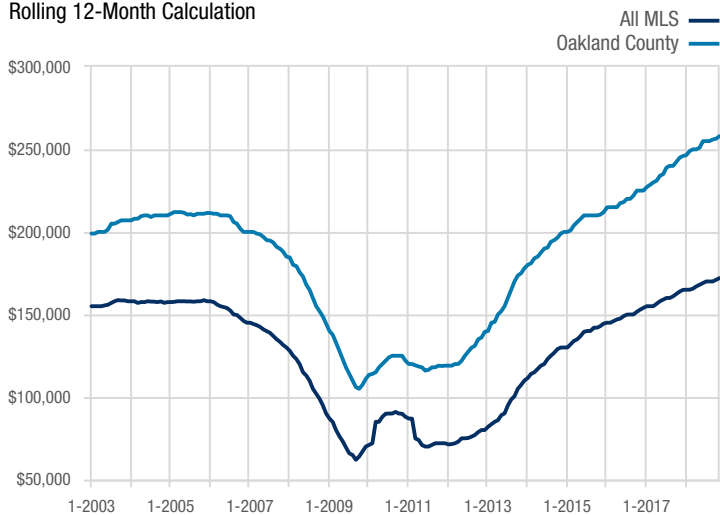
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	1,541	<b>1,674</b>	+ 8.6%	25,967	<b>25,823</b>	- 0.6%
Pending Sales	1,156	<b>1,110</b>	- 4.0%	16,500	<b>15,578</b>	- 5.6%
Closed Sales	1,467	<b>1,290</b>	- 12.1%	16,230	<b>15,249</b>	- 6.0%
Days on Market Until Sale	34	<b>33</b>	- 2.9%	33	<b>31</b>	- 6.1%
Median Sales Price*	\$237,750	<b>\$250,000</b>	+ 5.2%	\$245,651	<b>\$259,000</b>	+ 5.4%
Average Sales Price*	\$286,390	<b>\$307,334</b>	+ 7.3%	\$292,351	<b>\$310,084</b>	+ 6.1%
Percent of List Price Received*	97.6%	<b>97.5%</b>	- 0.1%	98.1%	<b>98.2%</b>	+ 0.1%
Inventory of Homes for Sale	4,483	<b>4,120</b>	- 8.1%	—	—	—
Months Supply of Inventory	3.1	<b>3.0</b>	- 3.2%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	301	<b>325</b>	+ 8.0%	4,437	<b>4,605</b>	+ 3.8%
Pending Sales	225	<b>238</b>	+ 5.8%	3,213	<b>3,272</b>	+ 1.8%
Closed Sales	257	<b>253</b>	- 1.6%	3,193	<b>3,168</b>	- 0.8%
Days on Market Until Sale	29	<b>33</b>	+ 13.8%	30	<b>29</b>	- 3.3%
Median Sales Price*	\$177,589	<b>\$175,000</b>	- 1.5%	\$173,000	<b>\$183,000</b>	+ 5.8%
Average Sales Price*	\$196,128	<b>\$203,055</b>	+ 3.5%	\$200,241	<b>\$212,240</b>	+ 6.0%
Percent of List Price Received*	97.2%	<b>97.4%</b>	+ 0.2%	97.7%	<b>98.0%</b>	+ 0.3%
Inventory of Homes for Sale	725	<b>623</b>	- 14.1%	—	—	—
Months Supply of Inventory	2.5	<b>2.2</b>	- 12.0%	—	—	—

\* 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.

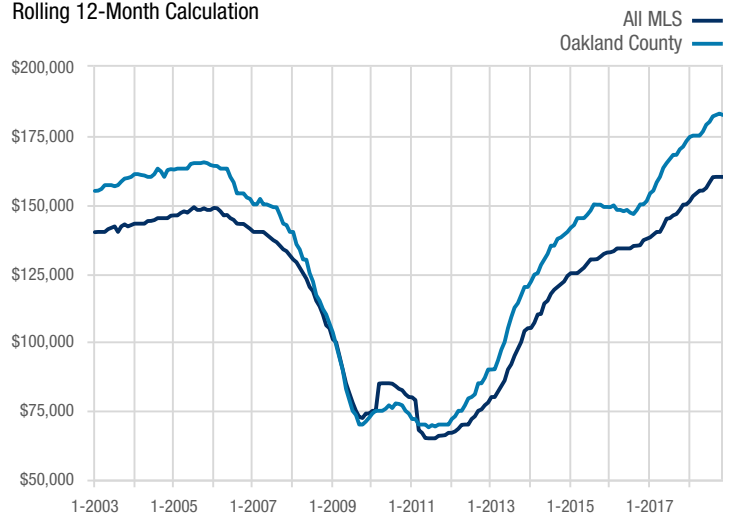
### Median Sales Price - Residential

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.