

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Rochester

Oakland County

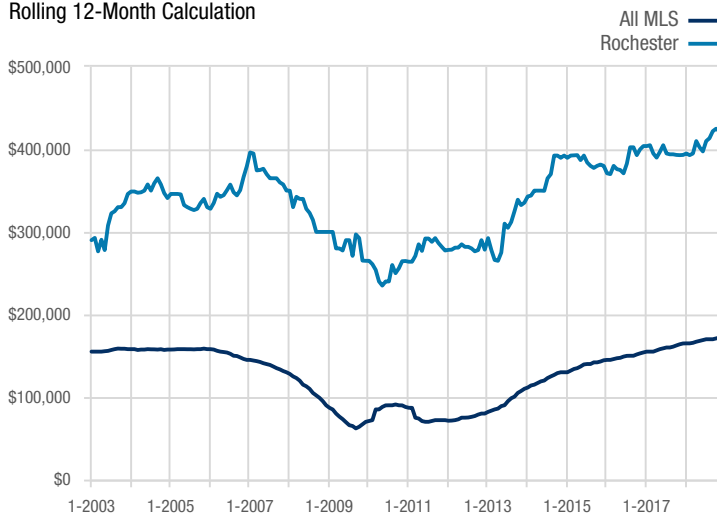
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	7	11	+ 57.1%	257	262	+ 1.9%
Pending Sales	4	9	+ 125.0%	142	136	- 4.2%
Closed Sales	11	8	- 27.3%	141	130	- 7.8%
Days on Market Until Sale	17	33	+ 94.1%	33	38	+ 15.2%
Median Sales Price*	\$410,000	\$346,000	- 15.6%	\$393,000	\$422,000	+ 7.4%
Average Sales Price*	\$393,627	\$324,813	- 17.5%	\$397,450	\$430,015	+ 8.2%
Percent of List Price Received*	96.9%	98.0%	+ 1.1%	97.5%	97.5%	0.0%
Inventory of Homes for Sale	46	43	- 6.5%	—	—	—
Months Supply of Inventory	3.7	3.7	0.0%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	5	4	- 20.0%	82	88	+ 7.3%
Pending Sales	4	3	- 25.0%	68	72	+ 5.9%
Closed Sales	9	4	- 55.6%	72	69	- 4.2%
Days on Market Until Sale	13	8	- 38.5%	14	20	+ 42.9%
Median Sales Price*	\$139,000	\$195,250	+ 40.5%	\$164,700	\$187,900	+ 14.1%
Average Sales Price*	\$194,300	\$205,025	+ 5.5%	\$184,163	\$226,247	+ 22.9%
Percent of List Price Received*	98.2%	97.2%	- 1.0%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	0.5	1.3	+ 160.0%	—	—	—

* 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



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.

Median Sales Price - Condo

Rolling 12-Month Calculation

