

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Sylvan Lake

Oakland County

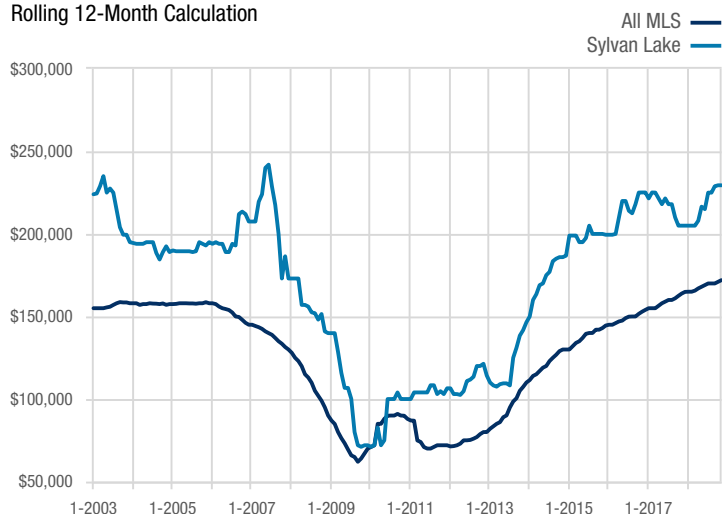
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	5	3	- 40.0%	70	73	+ 4.3%
Pending Sales	2	0	- 100.0%	40	33	- 17.5%
Closed Sales	1	1	0.0%	40	37	- 7.5%
Days on Market Until Sale	10	13	+ 30.0%	35	30	- 14.3%
Median Sales Price*	\$225,000	\$175,000	- 22.2%	\$205,000	\$230,750	+ 12.6%
Average Sales Price*	\$225,000	\$175,000	- 22.2%	\$214,603	\$282,239	+ 31.5%
Percent of List Price Received*	102.3%	97.3%	- 4.9%	97.5%	96.2%	- 1.3%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	2.3	3.7	+ 60.9%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

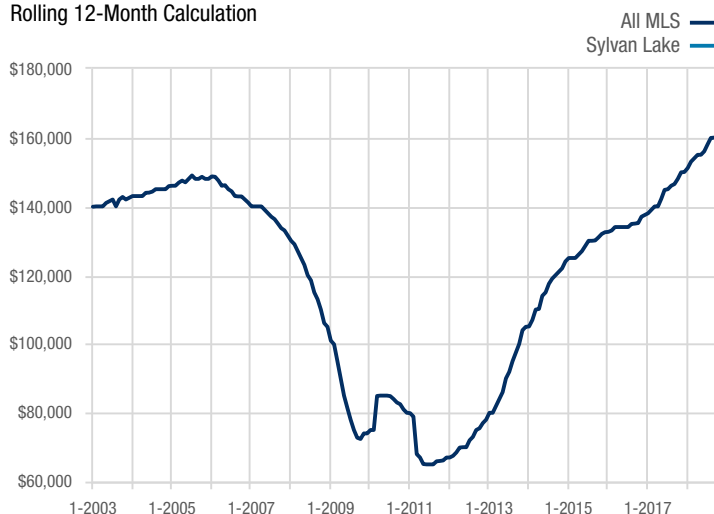
Median Sales Price - Residential

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.