

Local Market Update – November 2018

This is a research tool provided by Realcomp.



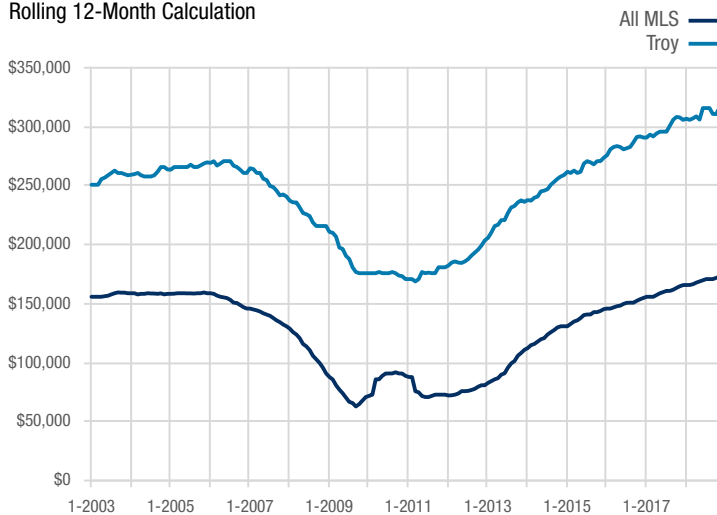
Troy Oakland County

| Residential | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2017 | 2018 | % Change | Thru 11-2017 | Thru 11-2018 | % Change |
| New Listings | 56 | 71 | + 26.8% | 1,305 | 1,330 | + 1.9% |
| Pending Sales | 53 | 60 | + 13.2% | 896 | 873 | - 2.6% |
| Closed Sales | 77 | 64 | - 16.9% | 876 | 843 | - 3.8% |
| Days on Market Until Sale | 31 | 33 | + 6.5% | 28 | 32 | + 14.3% |
| Median Sales Price* | \$275,000 | \$325,000 | + 18.2% | \$309,000 | \$315,000 | + 1.9% |
| Average Sales Price* | \$327,691 | \$363,557 | + 10.9% | \$337,825 | \$351,022 | + 3.9% |
| Percent of List Price Received* | 97.5% | 97.9% | + 0.4% | 98.0% | 98.3% | + 0.3% |
| Inventory of Homes for Sale | 199 | 183 | - 8.0% | — | — | — |
| Months Supply of Inventory | 2.6 | 2.4 | - 7.7% | — | — | — |

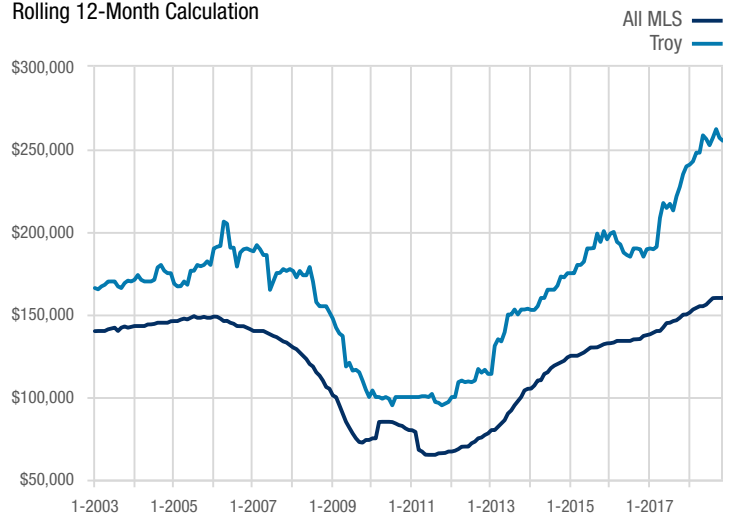
| Condo | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2017 | 2018 | % Change | Thru 11-2017 | Thru 11-2018 | % Change |
| New Listings | 11 | 17 | + 54.5% | 176 | 223 | + 26.7% |
| Pending Sales | 11 | 11 | 0.0% | 154 | 138 | - 10.4% |
| Closed Sales | 14 | 8 | - 42.9% | 158 | 130 | - 17.7% |
| Days on Market Until Sale | 25 | 46 | + 84.0% | 26 | 29 | + 11.5% |
| Median Sales Price* | \$263,500 | \$263,000 | - 0.2% | \$236,500 | \$250,000 | + 5.7% |
| Average Sales Price* | \$243,469 | \$262,377 | + 7.8% | \$236,688 | \$249,689 | + 5.5% |
| Percent of List Price Received* | 97.9% | 96.9% | - 1.0% | 98.2% | 98.2% | 0.0% |
| Inventory of Homes for Sale | 19 | 37 | + 94.7% | — | — | — |
| Months Supply of Inventory | 1.4 | 3.1 | + 121.4% | — | — | — |

* 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.