

Local Market Update – March 2019

This is a research tool provided by Realcomp.



Troy Oakland County

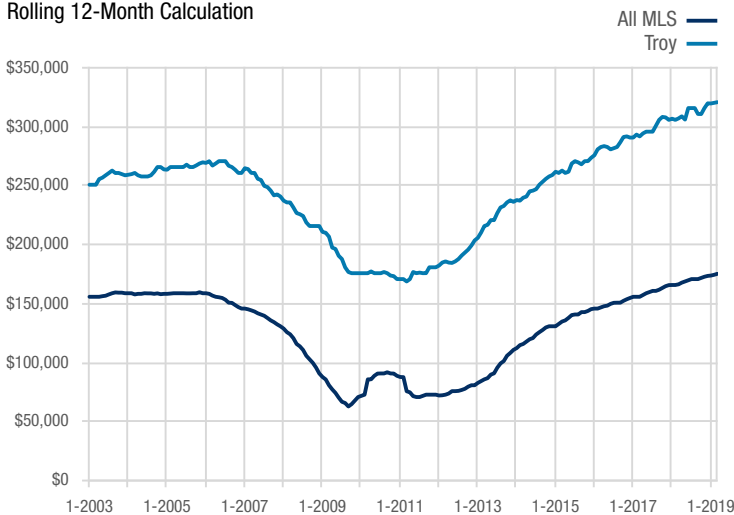
| Residential Key Metrics | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2018 | 2019 | % Change | Thru 3-2018 | Thru 3-2019 | % Change |
| New Listings | 118 | 96 | - 18.6% | 245 | 244 | - 0.4% |
| Pending Sales | 80 | 68 | - 15.0% | 181 | 176 | - 2.8% |
| Closed Sales | 51 | 68 | + 33.3% | 140 | 152 | + 8.6% |
| Days on Market Until Sale | 26 | 40 | + 53.8% | 45 | 44 | - 2.2% |
| Median Sales Price* | \$299,900 | \$325,000 | + 8.4% | \$304,000 | \$323,000 | + 6.3% |
| Average Sales Price* | \$327,412 | \$345,320 | + 5.5% | \$330,942 | \$346,798 | + 4.8% |
| Percent of List Price Received* | 98.8% | 98.4% | - 0.4% | 98.2% | 97.4% | - 0.8% |
| Inventory of Homes for Sale | 157 | 137 | - 12.7% | — | — | — |
| Months Supply of Inventory | 2.1 | 1.8 | - 14.3% | — | — | — |

| Condo Key Metrics | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2018 | 2019 | % Change | Thru 3-2018 | Thru 3-2019 | % Change |
| New Listings | 18 | 16 | - 11.1% | 47 | 34 | - 27.7% |
| Pending Sales | 8 | 9 | + 12.5% | 31 | 25 | - 19.4% |
| Closed Sales | 16 | 8 | - 50.0% | 24 | 26 | + 8.3% |
| Days on Market Until Sale | 30 | 70 | + 133.3% | 25 | 48 | + 92.0% |
| Median Sales Price* | \$247,000 | \$243,500 | - 1.4% | \$264,500 | \$218,500 | - 17.4% |
| Average Sales Price* | \$250,130 | \$257,738 | + 3.0% | \$254,935 | \$234,492 | - 8.0% |
| Percent of List Price Received* | 97.9% | 95.3% | - 2.7% | 98.1% | 95.8% | - 2.3% |
| Inventory of Homes for Sale | 22 | 27 | + 22.7% | — | — | — |
| Months Supply of Inventory | 1.8 | 2.4 | + 33.3% | — | — | — |

* 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.

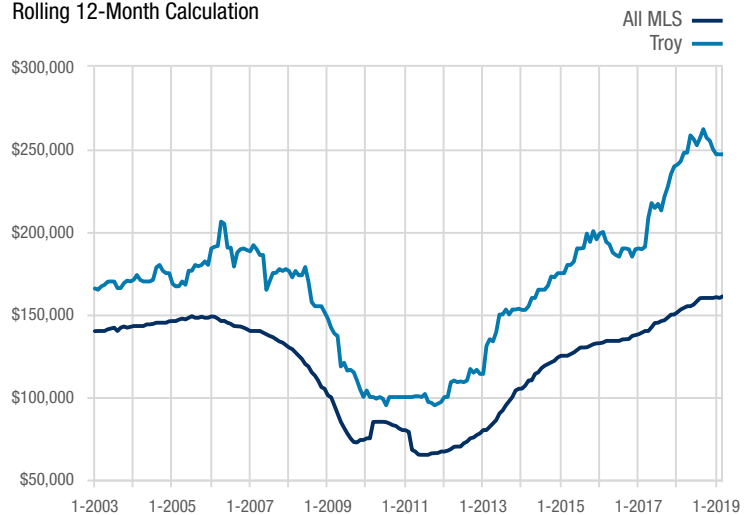
Median Sales Price - Residential

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.