

Local Market Update – July 2019

A Research Tool Provided by Realcomp



NOCBOR® Report

Covers the following northern areas of Oakland County: Auburn Hills, Bloomfield Twp, Brandon Twp, City of the Village of Clarkston, Springfield Twp, Fenton, Groveland Twp, Holly Twp, Holly Vlg, Independence Twp, Keego Harbor, Lake Angelus, Lake Orion Vlg, Orchard Lake, Orion Twp, Ortonville Vlg, Oxford Twp, Oxford Vlg, Pontiac, Rose Twp, Sylvan Lake and Waterford Twp.

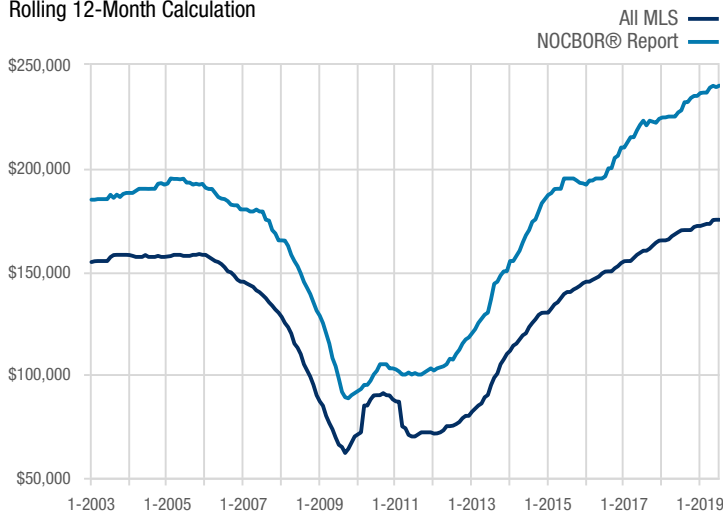
Residential Key Metrics	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	831	735	- 11.6%	4,688	4,449	- 5.1%
Pending Sales	413	507	+ 22.8%	2,768	2,805	+ 1.3%
Closed Sales	488	474	- 2.9%	2,520	2,464	- 2.2%
Days on Market Until Sale	27	34	+ 25.9%	36	40	+ 11.1%
Median Sales Price*	\$250,500	\$256,600	+ 2.4%	\$236,000	\$244,950	+ 3.8%
Average Sales Price*	\$319,755	\$334,970	+ 4.8%	\$296,634	\$304,538	+ 2.7%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	1,660	1,296	- 21.9%	—	—	—
Months Supply of Inventory	4.4	3.5	- 20.5%	—	—	—

Condo Key Metrics	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	107	125	+ 16.8%	713	728	+ 2.1%
Pending Sales	73	80	+ 9.6%	519	447	- 13.9%
Closed Sales	94	66	- 29.8%	467	392	- 16.1%
Days on Market Until Sale	31	29	- 6.5%	36	32	- 11.1%
Median Sales Price*	\$192,000	\$175,000	- 8.9%	\$168,000	\$176,750	+ 5.2%
Average Sales Price*	\$222,251	\$228,963	+ 3.0%	\$201,673	\$221,386	+ 9.8%
Percent of List Price Received*	97.6%	97.1%	- 0.5%	97.8%	97.9%	+ 0.1%
Inventory of Homes for Sale	169	186	+ 10.1%	—	—	—
Months Supply of Inventory	2.5	3.0	+ 20.0%	—	—	—

* 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.

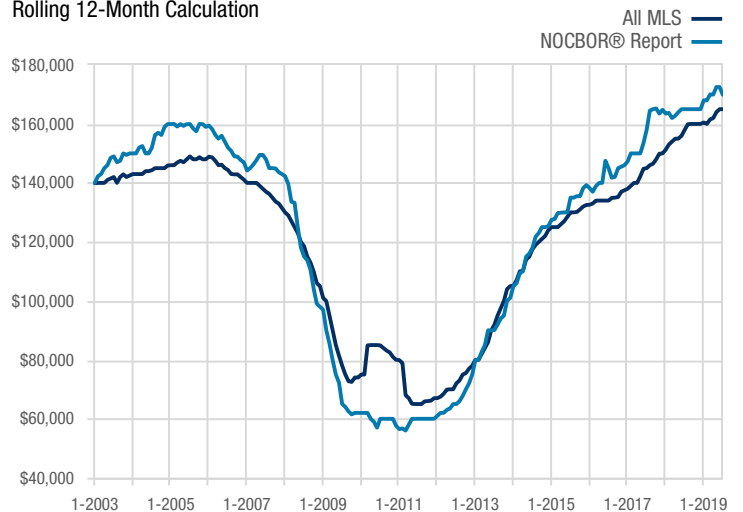
Median Sales Price - Residential

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.