

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Berkley

Oakland County

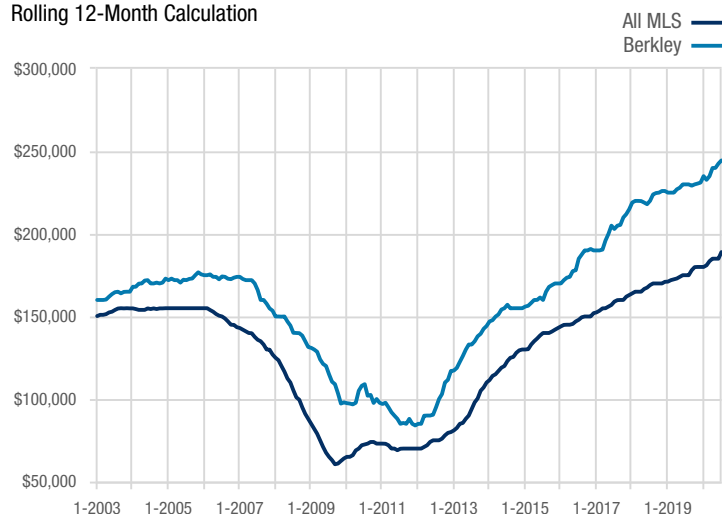
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	61	66	+ 8.2%	350	307	- 12.3%
Pending Sales	35	43	+ 22.9%	225	227	+ 0.9%
Closed Sales	35	60	+ 71.4%	207	191	- 7.7%
Days on Market Until Sale	16	17	+ 6.3%	23	25	+ 8.7%
Median Sales Price*	\$263,000	\$255,000	- 3.0%	\$234,000	\$258,000	+ 10.3%
Average Sales Price*	\$272,681	\$271,266	- 0.5%	\$258,273	\$276,743	+ 7.2%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	84	59	- 29.8%	—	—	—
Months Supply of Inventory	2.9	1.8	- 37.9%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	2	—	3	5	+ 66.7%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	33	19	- 42.4%
Median Sales Price*	—	—	—	\$117,500	\$242,500	+ 106.4%
Average Sales Price*	—	—	—	\$117,500	\$242,500	+ 106.4%
Percent of List Price Received*	—	—	—	92.2%	100.8%	+ 9.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	2.0	+ 300.0%	—	—	—

\* 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.

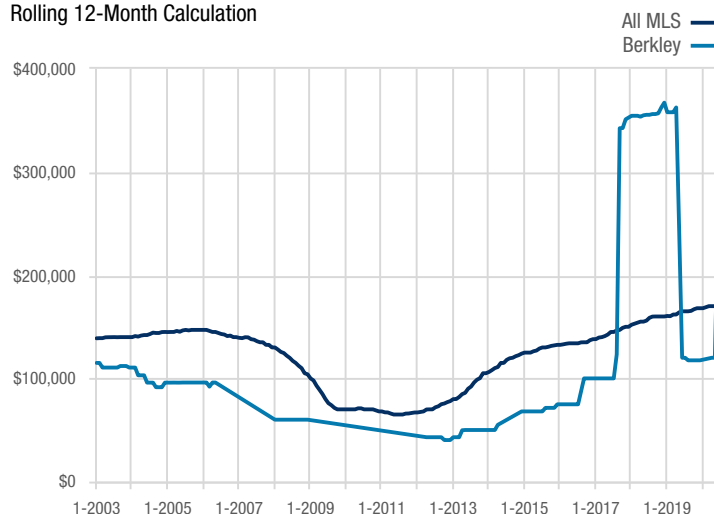
### Median Sales Price - Residential

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.