

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Clawson

Oakland County

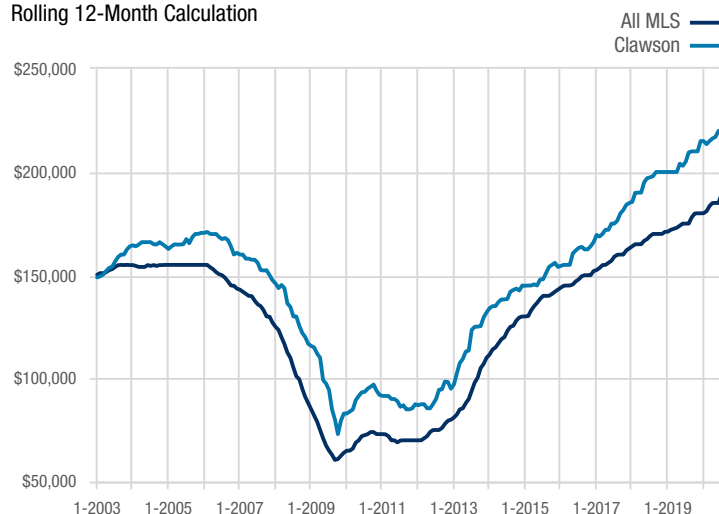
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	39	34	- 12.8%	178	157	- 11.8%
Pending Sales	29	22	- 24.1%	143	133	- 7.0%
Closed Sales	24	20	- 16.7%	131	115	- 12.2%
Days on Market Until Sale	32	16	- 50.0%	24	18	- 25.0%
Median Sales Price*	\$220,000	\$225,250	+ 2.4%	\$207,000	\$219,900	+ 6.2%
Average Sales Price*	\$210,671	\$229,595	+ 9.0%	\$206,885	\$217,079	+ 4.9%
Percent of List Price Received*	98.2%	100.2%	+ 2.0%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	30	26	- 13.3%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	1	- 50.0%	14	16	+ 14.3%
Pending Sales	2	2	0.0%	12	9	- 25.0%
Closed Sales	1	2	+ 100.0%	10	9	- 10.0%
Days on Market Until Sale	10	39	+ 290.0%	16	32	+ 100.0%
Median Sales Price*	\$159,900	\$148,000	- 7.4%	\$140,500	\$155,000	+ 10.3%
Average Sales Price*	\$159,900	\$148,000	- 7.4%	\$150,311	\$170,600	+ 13.5%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	99.8%	97.0%	- 2.8%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	2.7	+ 440.0%	—	—	—

* 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.

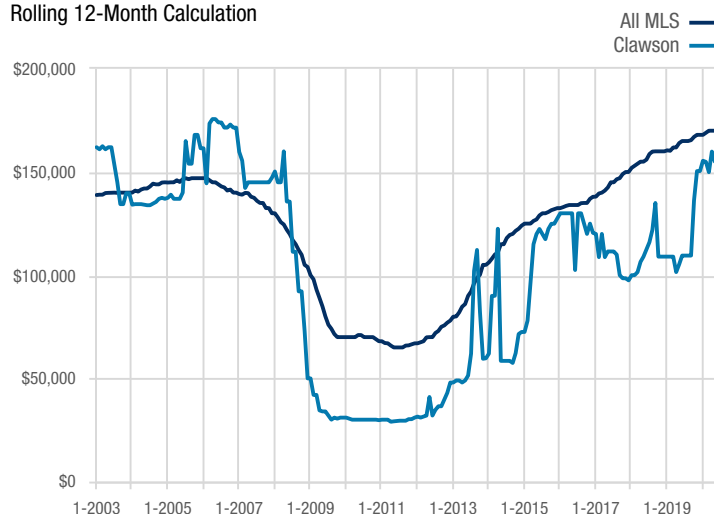
Median Sales Price - Residential

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.