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 Angelius, Lake Orion Vlg, Orchard Lake, Orion Twp, Ortonville Vlg, Oxford Twp, Oxford Vlg, Pontiac, Rose Twp, Sylvan Lake and Waterford Twp.
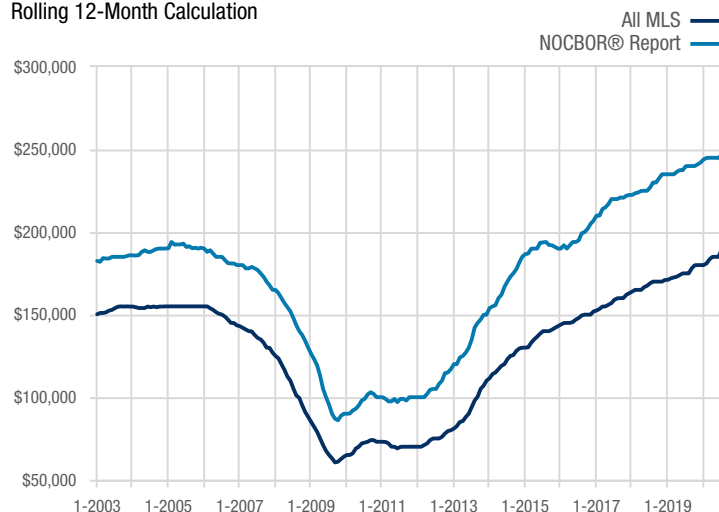
Residential

Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	745	653	- 12.3%	4,425	3,526	- 20.3%
Pending Sales	480	549	+ 14.4%	2,737	2,485	- 9.2%
Closed Sales	449	463	+ 3.1%	2,443	2,045	- 16.3%
Days on Market Until Sale	37	33	- 10.8%	40	42	+ 5.0%
Median Sales Price*	$256,000	$280,000	+ 9.4%	$244,450	$250,050	+ 2.3%
Average Sales Price*	$320,689	$331,941	+ 3.5%	$302,656	$308,733	+ 2.0%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	1,393	860	- 38.3%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

Condo

Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	134	112	- 16.4%	735	576	- 21.6%
Pending Sales	80	86	+ 7.5%	443	422	- 4.7%
Closed Sales	73	76	+ 4.1%	398	340	- 14.6%
Days on Market Until Sale	27	42	+ 55.6%	32	47	+ 46.9%
Median Sales Price*	$180,000	$192,500	+ 6.9%	$179,450	$175,500	- 2.2%
Average Sales Price*	$233,449	$238,312	+ 2.1%	$223,097	$223,537	+ 0.2%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	202	135	- 33.2%	—	—	—
Months Supply of Inventory	3.3	2.4	- 27.3%	—	—	—

* 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.
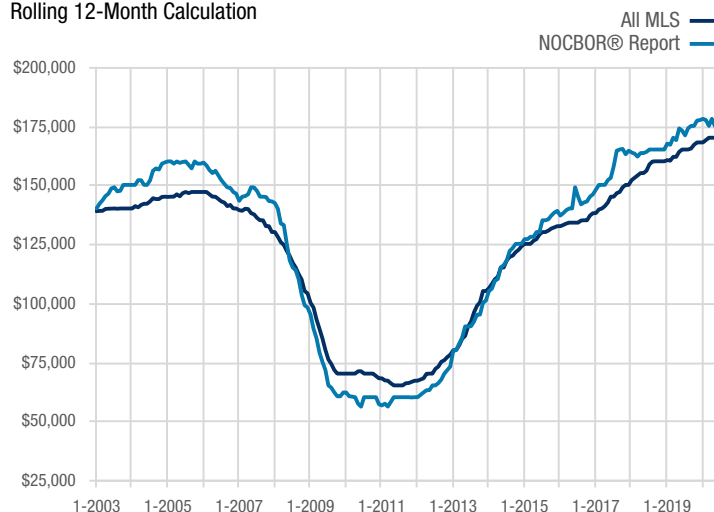
Median Sales Price - Residential
Rolling 12-Month Calculation

All MLS —
NOCBOR® Report —

Median Sales Price - Condo
Rolling 12-Month Calculation

All MLS —
NOCBOR® Report —

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.