

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Oakland Twp

Oakland County

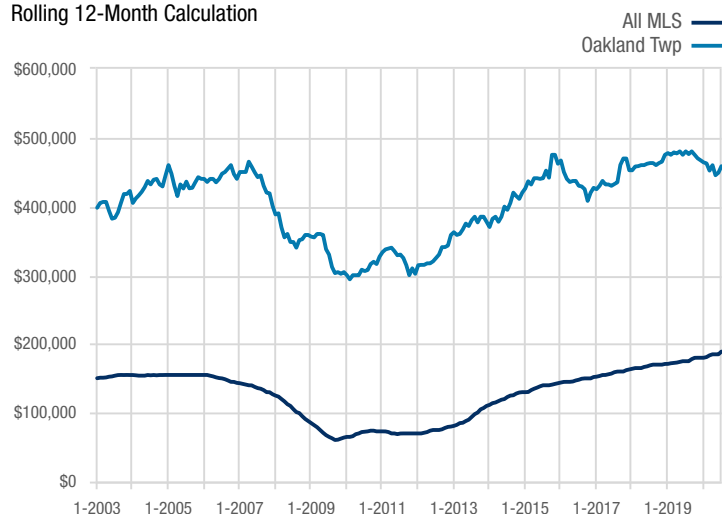
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	61	49	- 19.7%	344	246	- 28.5%
Pending Sales	29	46	+ 58.6%	163	154	- 5.5%
Closed Sales	27	32	+ 18.5%	148	120	- 18.9%
Days on Market Until Sale	30	51	+ 70.0%	56	64	+ 14.3%
Median Sales Price*	\$580,000	\$537,500	- 7.3%	\$480,750	\$505,100	+ 5.1%
Average Sales Price*	\$522,505	\$591,546	+ 13.2%	\$535,617	\$551,046	+ 2.9%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	154	73	- 52.6%	—	—	—
Months Supply of Inventory	7.3	3.6	- 50.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	8	3	- 62.5%	44	35	- 20.5%
Pending Sales	9	4	- 55.6%	39	20	- 48.7%
Closed Sales	6	6	0.0%	32	18	- 43.8%
Days on Market Until Sale	39	26	- 33.3%	45	60	+ 33.3%
Median Sales Price*	\$190,250	\$223,000	+ 17.2%	\$189,000	\$223,000	+ 18.0%
Average Sales Price*	\$217,525	\$330,167	+ 51.8%	\$247,303	\$311,421	+ 25.9%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

\* 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.

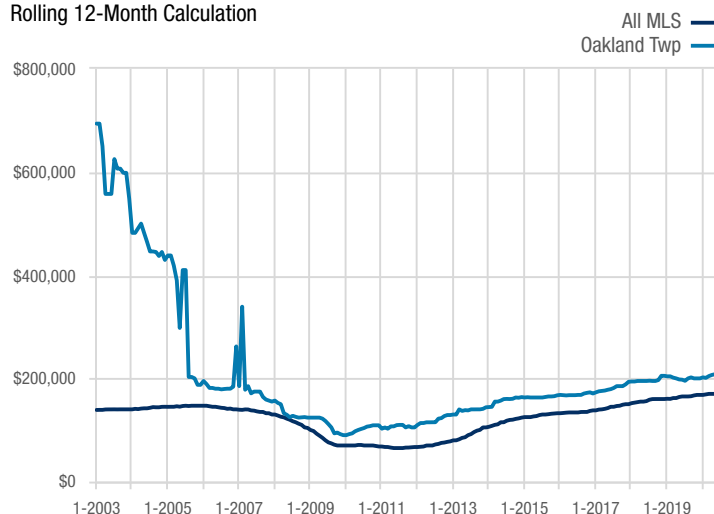
### Median Sales Price - Residential

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.