

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Orion Twp

Oakland County

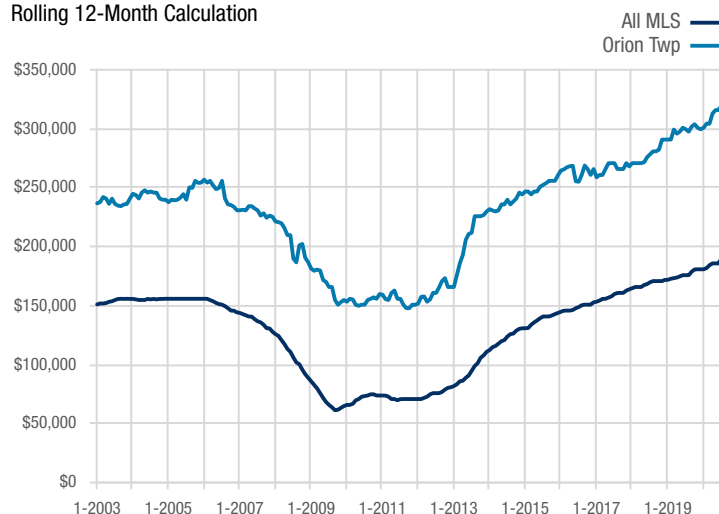
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	72	64	- 11.1%	440	386	- 12.3%
Pending Sales	46	66	+ 43.5%	260	291	+ 11.9%
Closed Sales	39	61	+ 56.4%	232	232	0.0%
Days on Market Until Sale	26	47	+ 80.8%	43	54	+ 25.6%
Median Sales Price*	\$270,000	\$315,000	+ 16.7%	\$296,700	\$324,500	+ 9.4%
Average Sales Price*	\$305,778	\$324,365	+ 6.1%	\$319,989	\$335,467	+ 4.8%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	150	95	- 36.7%	—	—	—
Months Supply of Inventory	4.1	2.5	- 39.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	7	12	+ 71.4%	49	56	+ 14.3%
Pending Sales	8	9	+ 12.5%	43	35	- 18.6%
Closed Sales	6	7	+ 16.7%	46	29	- 37.0%
Days on Market Until Sale	13	59	+ 353.8%	38	62	+ 63.2%
Median Sales Price*	\$190,500	\$127,000	- 33.3%	\$183,250	\$122,500	- 33.2%
Average Sales Price*	\$214,883	\$184,200	- 14.3%	\$214,353	\$160,403	- 25.2%
Percent of List Price Received*	98.5%	94.3%	- 4.3%	99.3%	96.3%	- 3.0%
Inventory of Homes for Sale	9	20	+ 122.2%	—	—	—
Months Supply of Inventory	1.4	4.4	+ 214.3%	—	—	—

* 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.

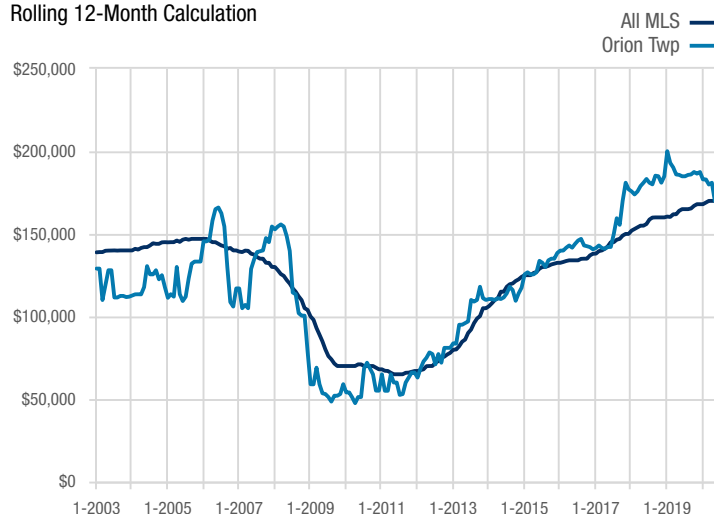
Median Sales Price - Residential

Rolling 12-Month Calculation



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.