

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Waterford Twp

Oakland County

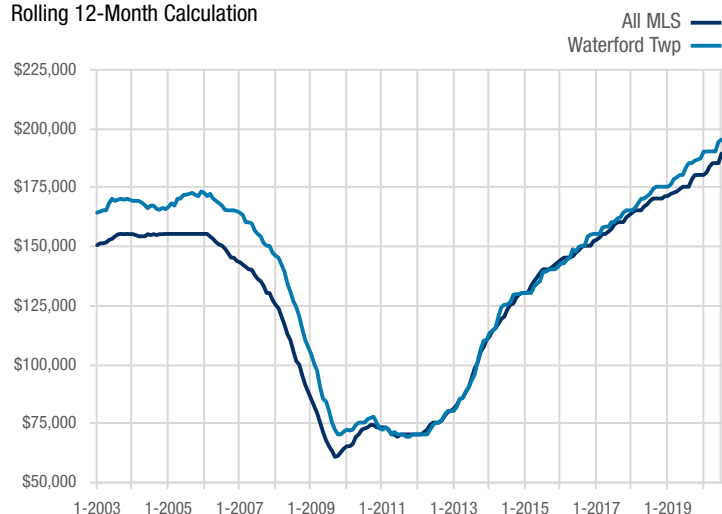
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	159	139	- 12.6%	871	698	- 19.9%
Pending Sales	127	120	- 5.5%	679	586	- 13.7%
Closed Sales	97	103	+ 6.2%	576	498	- 13.5%
Days on Market Until Sale	23	23	0.0%	28	32	+ 14.3%
Median Sales Price*	\$197,000	\$213,000	+ 8.1%	\$189,450	\$203,250	+ 7.3%
Average Sales Price*	\$216,703	\$238,404	+ 10.0%	\$213,177	\$222,671	+ 4.5%
Percent of List Price Received*	99.1%	100.4%	+ 1.3%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	185	122	- 34.1%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	32	25	- 21.9%	152	116	- 23.7%
Pending Sales	23	19	- 17.4%	99	97	- 2.0%
Closed Sales	14	15	+ 7.1%	83	83	0.0%
Days on Market Until Sale	17	27	+ 58.8%	25	39	+ 56.0%
Median Sales Price*	\$158,450	\$158,000	- 0.3%	\$135,000	\$136,000	+ 0.7%
Average Sales Price*	\$157,896	\$151,213	- 4.2%	\$152,516	\$142,347	- 6.7%
Percent of List Price Received*	97.9%	98.8%	+ 0.9%	98.1%	97.5%	- 0.6%
Inventory of Homes for Sale	41	20	- 51.2%	—	—	—
Months Supply of Inventory	3.2	1.4	- 56.3%	—	—	—

* 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.

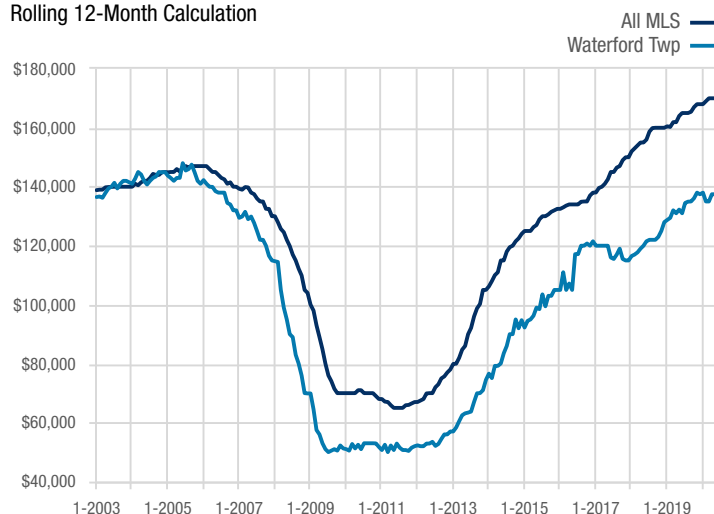
Median Sales Price - Residential

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.