

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Berkley

Oakland County

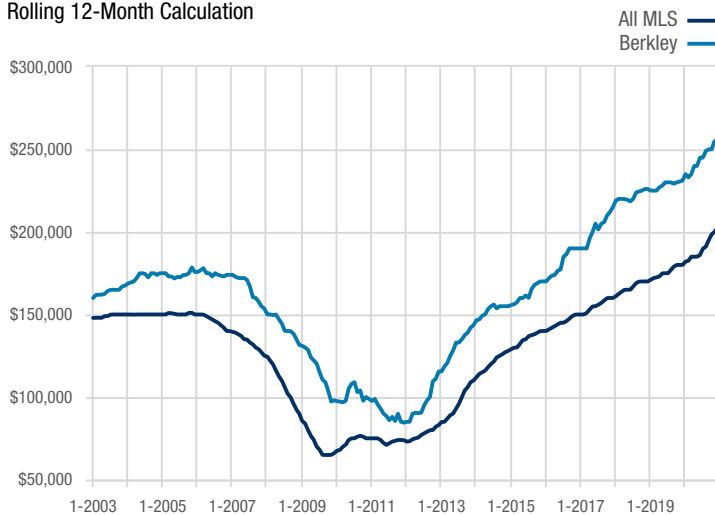
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	20	26	+ 30.0%	594	576	- 3.0%
Pending Sales	18	33	+ 83.3%	385	452	+ 17.4%
Closed Sales	30	54	+ 80.0%	382	440	+ 15.2%
Days on Market Until Sale	27	23	- 14.8%	26	25	- 3.8%
Median Sales Price*	\$231,250	\$247,000	+ 6.8%	\$231,105	\$254,500	+ 10.1%
Average Sales Price*	\$240,073	\$273,176	+ 13.8%	\$253,895	\$280,766	+ 10.6%
Percent of List Price Received*	97.9%	99.9%	+ 2.0%	98.7%	99.8%	+ 1.1%
Inventory of Homes for Sale	48	32	- 33.3%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	3	10	+ 233.3%
Pending Sales	0	0	0.0%	0	4	—
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	33	24	- 27.3%
Median Sales Price*	—	—	—	\$117,500	\$117,500	0.0%
Average Sales Price*	—	—	—	\$117,500	\$177,500	+ 51.1%
Percent of List Price Received*	—	—	—	92.2%	98.5%	+ 6.8%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

* 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.

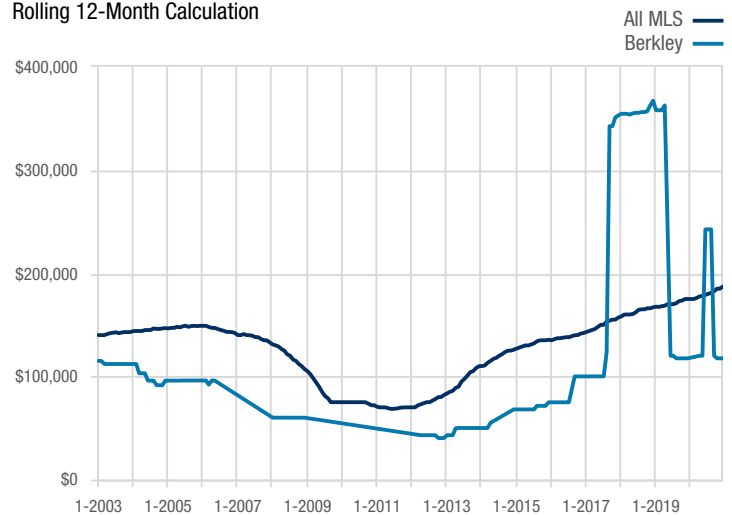
Median Sales Price - Residential

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.