

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Clawson

Oakland County

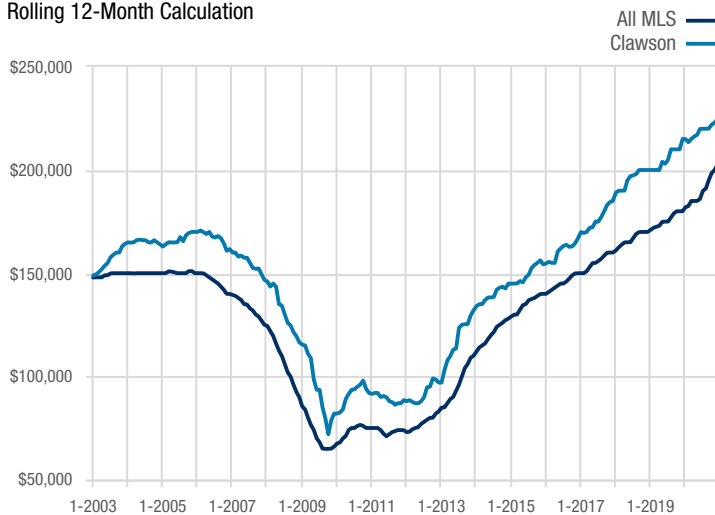
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	8	11	+ 37.5%	280	273	- 2.5%
Pending Sales	10	16	+ 60.0%	224	241	+ 7.6%
Closed Sales	18	18	0.0%	229	234	+ 2.2%
Days on Market Until Sale	27	21	- 22.2%	23	18	- 21.7%
Median Sales Price*	\$221,250	\$223,000	+ 0.8%	\$215,000	\$224,700	+ 4.5%
Average Sales Price*	\$217,512	\$233,464	+ 7.3%	\$212,925	\$224,578	+ 5.5%
Percent of List Price Received*	97.1%	99.8%	+ 2.8%	98.5%	99.6%	+ 1.1%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	23	27	+ 17.4%
Pending Sales	2	2	0.0%	18	18	0.0%
Closed Sales	0	2	—	16	19	+ 18.8%
Days on Market Until Sale	—	41	—	13	49	+ 276.9%
Median Sales Price*	—	\$138,750	—	\$150,450	\$125,000	- 16.9%
Average Sales Price*	—	\$138,750	—	\$168,532	\$149,600	- 11.2%
Percent of List Price Received*	—	94.0%	—	99.2%	96.6%	- 2.6%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

* 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.

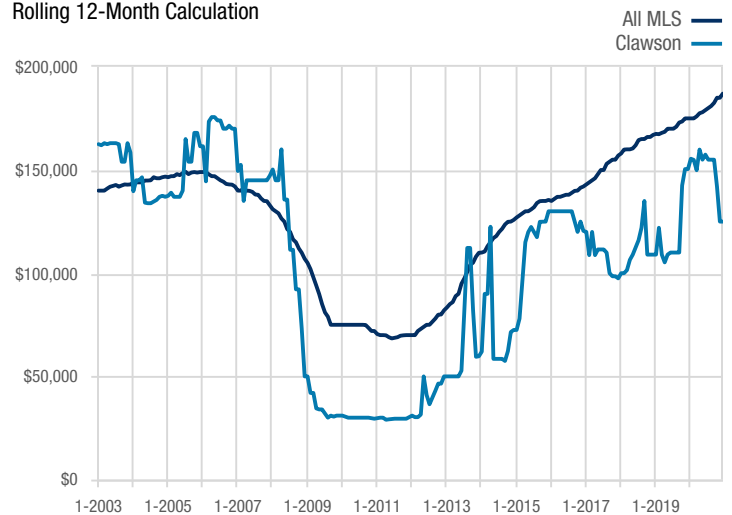
Median Sales Price - Residential

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.