

Independence Twp

Oakland County

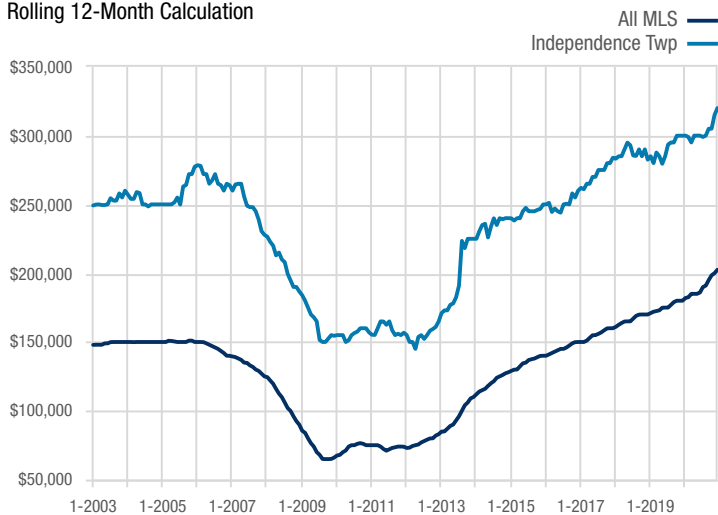
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	32	30	- 6.3%	781	651	- 16.6%
Pending Sales	25	29	+ 16.0%	456	527	+ 15.6%
Closed Sales	30	37	+ 23.3%	443	513	+ 15.8%
Days on Market Until Sale	50	45	- 10.0%	40	43	+ 7.5%
Median Sales Price*	\$285,000	\$372,000	+ 30.5%	\$299,900	\$320,000	+ 6.7%
Average Sales Price*	\$311,960	\$385,011	+ 23.4%	\$328,908	\$367,080	+ 11.6%
Percent of List Price Received*	96.4%	98.8%	+ 2.5%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	102	45	- 55.9%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	1	- 66.7%	147	99	- 32.7%
Pending Sales	6	2	- 66.7%	75	92	+ 22.7%
Closed Sales	5	7	+ 40.0%	72	92	+ 27.8%
Days on Market Until Sale	36	60	+ 66.7%	38	55	+ 44.7%
Median Sales Price*	\$210,500	\$422,466	+ 100.7%	\$264,000	\$318,200	+ 20.5%
Average Sales Price*	\$246,500	\$392,103	+ 59.1%	\$279,061	\$318,108	+ 14.0%
Percent of List Price Received*	99.1%	103.6%	+ 4.5%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	27	4	- 85.2%	—	—	—
Months Supply of Inventory	4.0	0.5	- 87.5%	—	—	—

* 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.

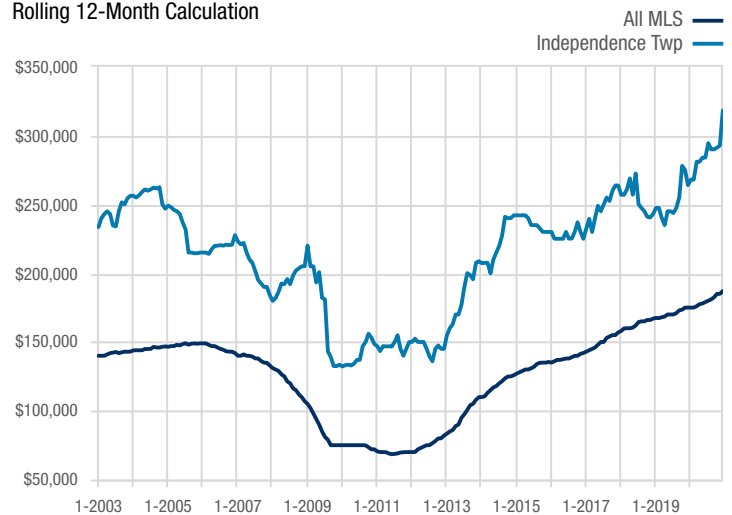
Median Sales Price - Residential

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.