

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## Oak Park

Oakland County

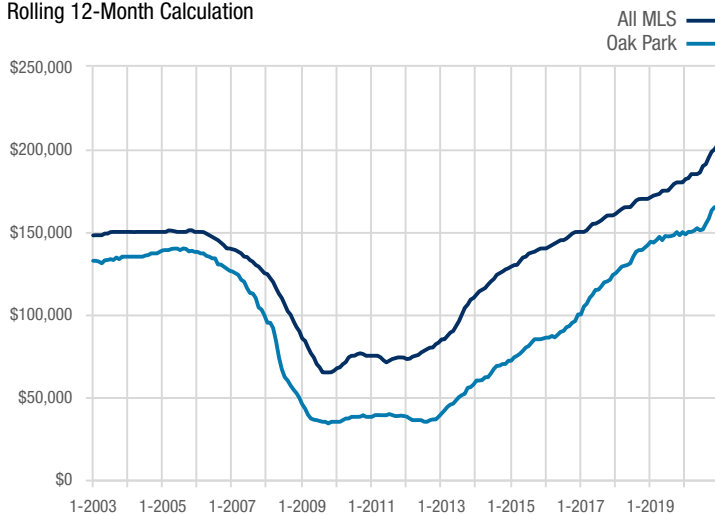
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	26	23	- 11.5%	454	366	- 19.4%
Pending Sales	19	27	+ 42.1%	344	319	- 7.3%
Closed Sales	28	28	0.0%	344	306	- 11.0%
Days on Market Until Sale	21	23	+ 9.5%	27	26	- 3.7%
Median Sales Price*	\$152,750	<b>\$158,750</b>	+ 3.9%	\$149,900	<b>\$165,000</b>	+ 10.1%
Average Sales Price*	\$150,959	<b>\$160,751</b>	+ 6.5%	\$146,455	<b>\$165,974</b>	+ 13.3%
Percent of List Price Received*	97.9%	<b>99.3%</b>	+ 1.4%	98.6%	<b>99.5%</b>	+ 0.9%
Inventory of Homes for Sale	43	19	- 55.8%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	7	5	- 28.6%
Pending Sales	0	1	—	6	3	- 50.0%
Closed Sales	0	0	0.0%	7	2	- 71.4%
Days on Market Until Sale	—	—	—	13	10	- 23.1%
Median Sales Price*	—	—	—	\$165,000	<b>\$185,000</b>	+ 12.1%
Average Sales Price*	—	—	—	\$118,857	<b>\$185,000</b>	+ 55.6%
Percent of List Price Received*	—	—	—	95.6%	<b>102.0%</b>	+ 6.7%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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.

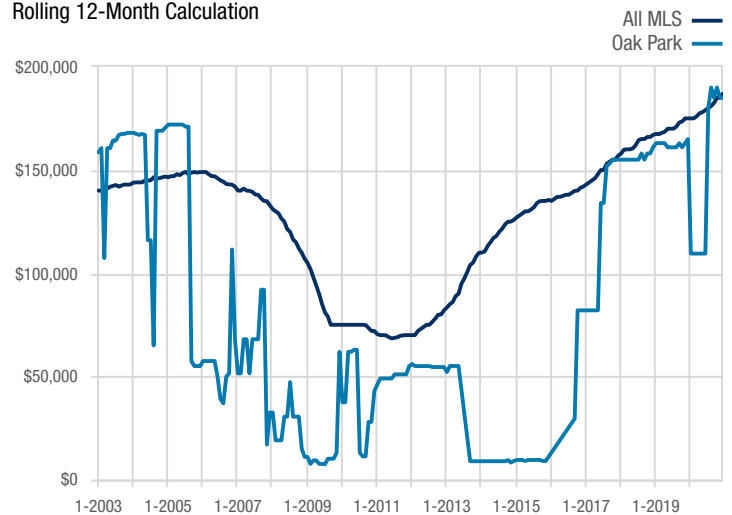
### Median Sales Price - Residential

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.