

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Oakland Twp

Oakland County

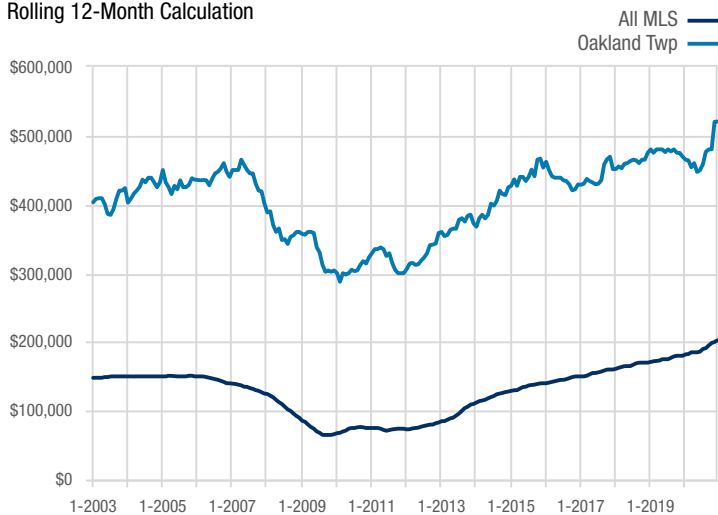
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	10	17	+ 70.0%	513	386	- 24.8%
Pending Sales	15	21	+ 40.0%	251	277	+ 10.4%
Closed Sales	20	29	+ 45.0%	250	270	+ 8.0%
Days on Market Until Sale	56	30	- 46.4%	54	59	+ 9.3%
Median Sales Price*	\$471,500	\$495,000	+ 5.0%	\$469,450	\$520,500	+ 10.9%
Average Sales Price*	\$537,445	\$535,066	- 0.4%	\$523,901	\$579,326	+ 10.6%
Percent of List Price Received*	96.8%	97.5%	+ 0.7%	96.9%	97.5%	+ 0.6%
Inventory of Homes for Sale	81	40	- 50.6%	—	—	—
Months Supply of Inventory	3.9	1.7	- 56.4%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	63	61	- 3.2%
Pending Sales	0	4	—	54	39	- 27.8%
Closed Sales	6	7	+ 16.7%	55	38	- 30.9%
Days on Market Until Sale	31	16	- 48.4%	40	43	+ 7.5%
Median Sales Price*	\$215,000	\$375,000	+ 74.4%	\$200,000	\$224,300	+ 12.2%
Average Sales Price*	\$297,133	\$349,943	+ 17.8%	\$261,480	\$314,439	+ 20.3%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

* 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.

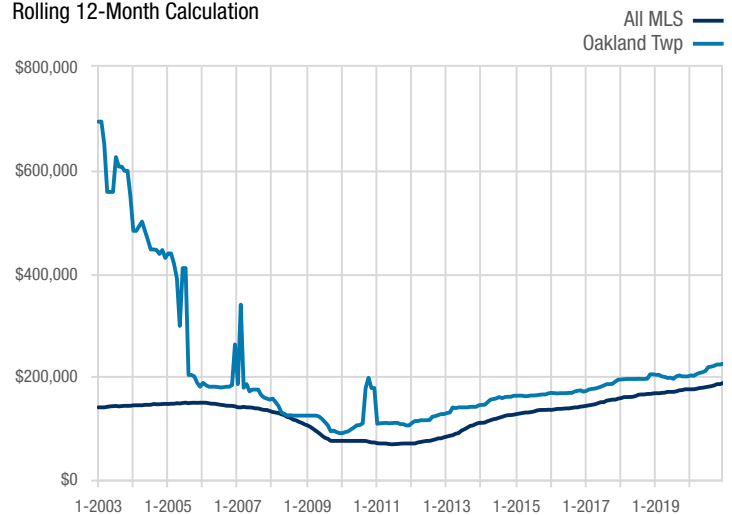
Median Sales Price - Residential

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.