

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## Troy Oakland County

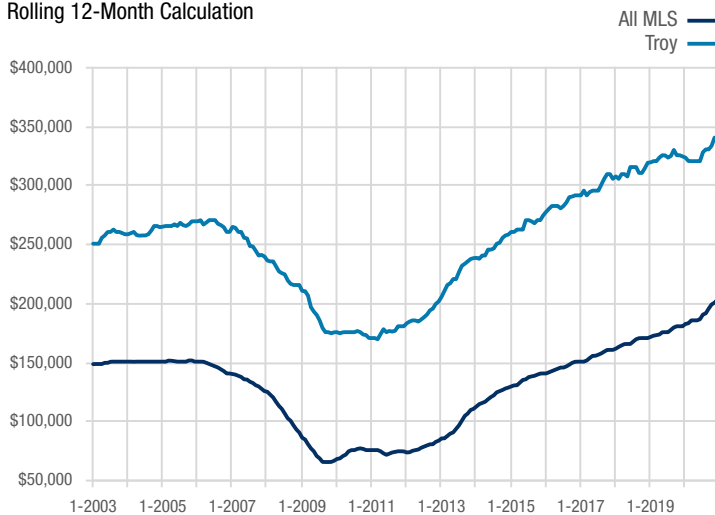
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	44	55	+ 25.0%	1,355	1,148	- 15.3%
Pending Sales	48	54	+ 12.5%	817	875	+ 7.1%
Closed Sales	64	82	+ 28.1%	815	857	+ 5.2%
Days on Market Until Sale	42	34	- 19.0%	35	35	0.0%
Median Sales Price*	\$315,150	\$333,000	+ 5.7%	\$324,000	\$340,000	+ 4.9%
Average Sales Price*	\$341,572	\$381,577	+ 11.7%	\$348,956	\$367,638	+ 5.4%
Percent of List Price Received*	97.2%	98.0%	+ 0.8%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	139	79	- 43.2%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	17	15	- 11.8%	242	227	- 6.2%
Pending Sales	12	16	+ 33.3%	140	157	+ 12.1%
Closed Sales	12	14	+ 16.7%	135	148	+ 9.6%
Days on Market Until Sale	42	36	- 14.3%	41	44	+ 7.3%
Median Sales Price*	\$202,500	\$209,000	+ 3.2%	\$209,000	\$224,625	+ 7.5%
Average Sales Price*	\$213,500	\$226,019	+ 5.9%	\$232,243	\$231,536	- 0.3%
Percent of List Price Received*	97.1%	99.3%	+ 2.3%	96.7%	97.2%	+ 0.5%
Inventory of Homes for Sale	33	38	+ 15.2%	—	—	—
Months Supply of Inventory	2.8	2.9	+ 3.6%	—	—	—

\* 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.

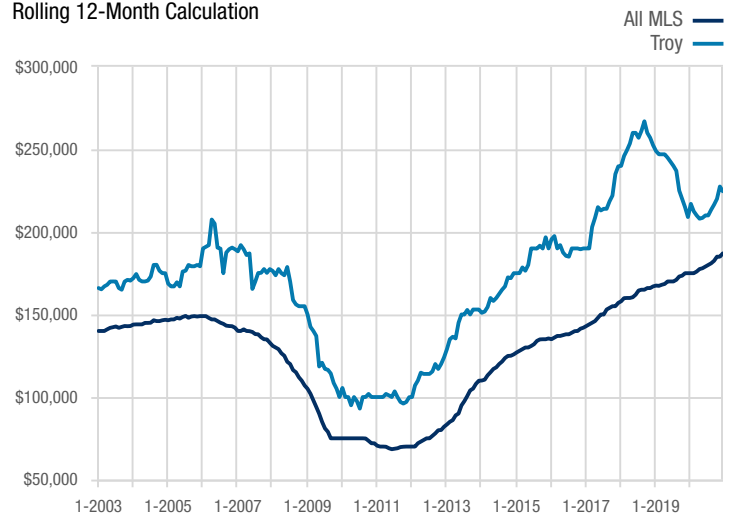
### Median Sales Price - Residential

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.