

# Local Market Update – May 2022

A Research Tool Provided by Realcomp



## Berkley

Oakland County

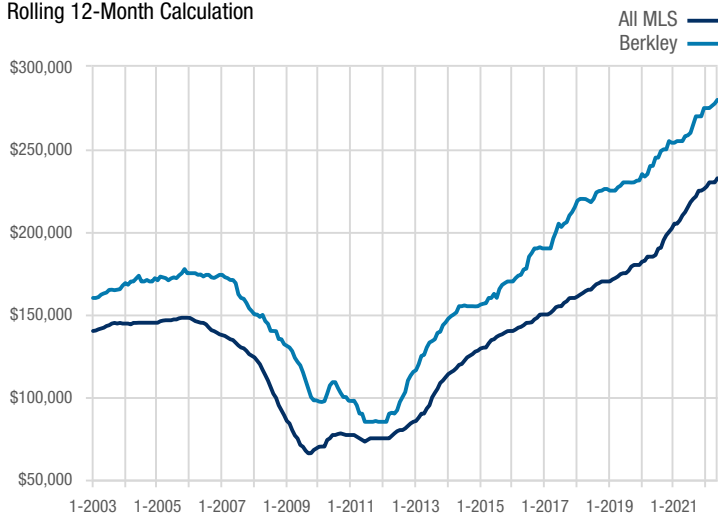
Residential Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	42	<b>48</b>	+ 14.3%	169	<b>184</b>	+ 8.9%
Pending Sales	36	<b>40</b>	+ 11.1%	157	<b>173</b>	+ 10.2%
Closed Sales	37	<b>37</b>	0.0%	154	<b>149</b>	- 3.2%
Days on Market Until Sale	21	<b>20</b>	- 4.8%	25	<b>22</b>	- 12.0%
Median Sales Price*	\$290,000	<b>\$330,000</b>	+ 13.8%	\$281,500	<b>\$295,000</b>	+ 4.8%
Average Sales Price*	\$311,643	<b>\$348,306</b>	+ 11.8%	\$311,477	<b>\$333,309</b>	+ 7.0%
Percent of List Price Received*	103.9%	<b>105.5%</b>	+ 1.5%	101.3%	<b>103.6%</b>	+ 2.3%
Inventory of Homes for Sale	25	<b>21</b>	- 16.0%	—	—	—
Months Supply of Inventory	0.6	<b>0.6</b>	0.0%	—	—	—

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	<b>1</b>	0.0%	3	<b>4</b>	+ 33.3%
Pending Sales	2	<b>1</b>	- 50.0%	5	<b>4</b>	- 20.0%
Closed Sales	1	<b>1</b>	0.0%	4	<b>3</b>	- 25.0%
Days on Market Until Sale	79	<b>7</b>	- 91.1%	66	<b>6</b>	- 90.9%
Median Sales Price*	\$352,500	<b>\$395,000</b>	+ 12.1%	\$350,000	<b>\$395,000</b>	+ 12.9%
Average Sales Price*	\$352,500	<b>\$395,000</b>	+ 12.1%	\$348,118	<b>\$316,500</b>	- 9.1%
Percent of List Price Received*	99.3%	<b>102.6%</b>	+ 3.3%	98.1%	<b>104.3%</b>	+ 6.3%
Inventory of Homes for Sale	0	<b>0</b>	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

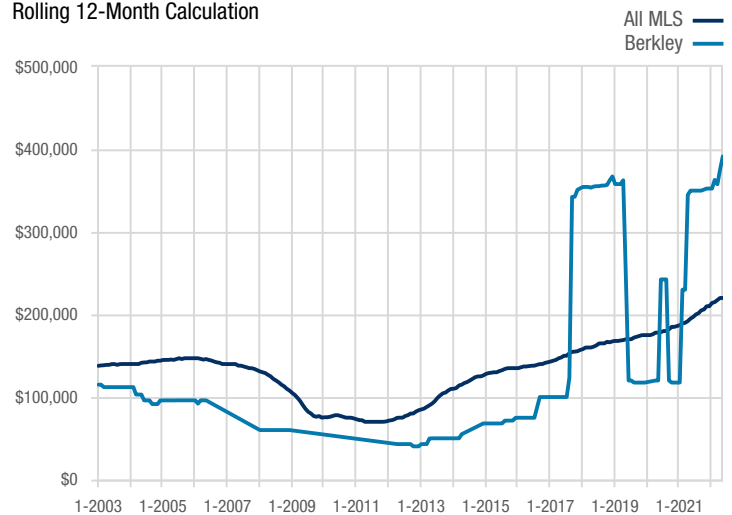
### Median Sales Price - Residential

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.