

Local Market Update – July 2022

A Research Tool Provided by Realcomp



Berkley Oakland County

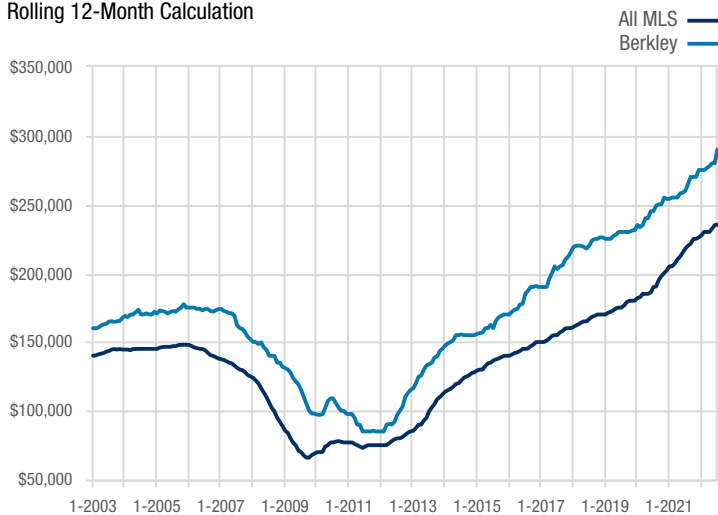
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	68	53	- 22.1%	298	292	- 2.0%
Pending Sales	37	23	- 37.8%	230	231	+ 0.4%
Closed Sales	33	25	- 24.2%	222	222	0.0%
Days on Market Until Sale	12	10	- 16.7%	22	17	- 22.7%
Median Sales Price*	\$270,000	\$310,000	+ 14.8%	\$277,250	\$300,000	+ 8.2%
Average Sales Price*	\$286,323	\$337,383	+ 17.8%	\$306,546	\$331,206	+ 8.0%
Percent of List Price Received*	102.2%	102.9%	+ 0.7%	102.0%	103.8%	+ 1.8%
Inventory of Homes for Sale	58	52	- 10.3%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	1	0.0%	6	5	- 16.7%
Pending Sales	0	0	0.0%	5	4	- 20.0%
Closed Sales	0	0	0.0%	5	4	- 20.0%
Days on Market Until Sale	—	—	—	53	7	- 86.8%
Median Sales Price*	—	—	—	\$350,000	\$272,250	- 22.2%
Average Sales Price*	—	—	—	\$356,194	\$269,875	- 24.2%
Percent of List Price Received*	—	—	—	98.4%	103.2%	+ 4.9%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

* 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.

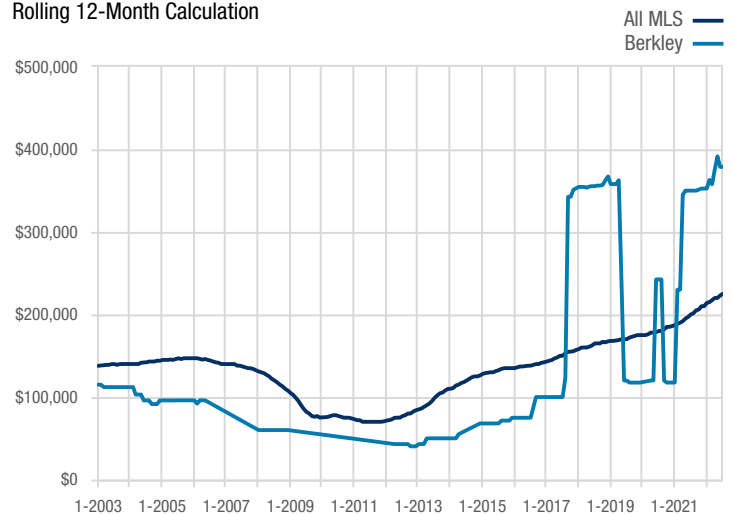
Median Sales Price - Residential

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.