

# Local Market Update – April 2019

This is a research tool provided by Realcomp.



## Ferndale

Oakland County

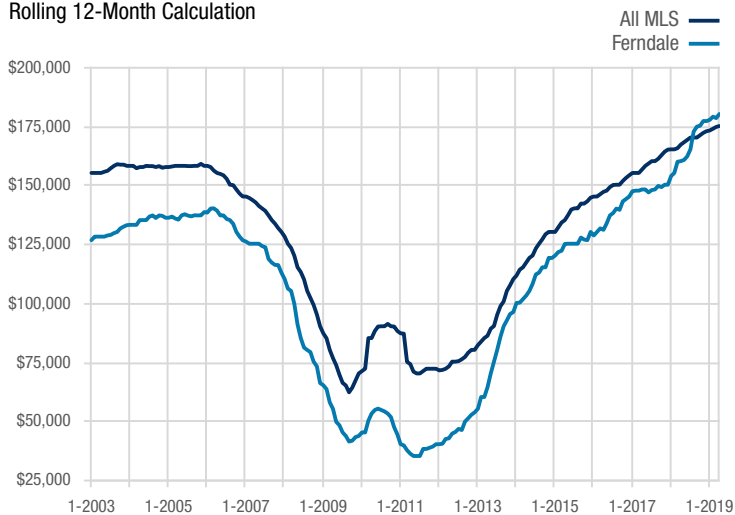
Residential Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	53	64	+ 20.8%	186	217	+ 16.7%
Pending Sales	53	57	+ 7.5%	164	199	+ 21.3%
Closed Sales	28	59	+ 110.7%	124	167	+ 34.7%
Days on Market Until Sale	14	28	+ 100.0%	20	36	+ 80.0%
Median Sales Price*	\$160,500	\$190,000	+ 18.4%	\$160,000	\$174,500	+ 9.1%
Average Sales Price*	\$187,785	\$203,944	+ 8.6%	\$173,120	\$193,286	+ 11.6%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	98.9%	97.8%	- 1.1%
Inventory of Homes for Sale	36	38	+ 5.6%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	3	2	- 33.3%	10	17	+ 70.0%
Pending Sales	2	6	+ 200.0%	5	14	+ 180.0%
Closed Sales	1	2	+ 100.0%	8	4	- 50.0%
Days on Market Until Sale	75	22	- 70.7%	63	11	- 82.5%
Median Sales Price*	\$275,000	\$239,722	- 12.8%	\$281,250	\$239,722	- 14.8%
Average Sales Price*	\$275,000	\$239,722	- 12.8%	\$307,789	\$240,387	- 21.9%
Percent of List Price Received*	100.0%	102.7%	+ 2.7%	104.0%	101.5%	- 2.4%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	0.9	2.8	+ 211.1%	—	—	—

\* 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.

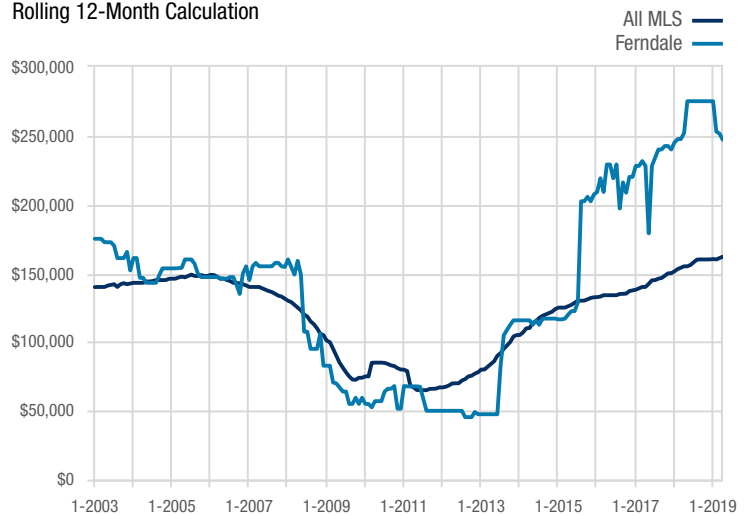
### Median Sales Price - Residential

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.