

Local Market Update – May 2019

A Research Tool Provided by Realcomp



Oakland Twp

Oakland County

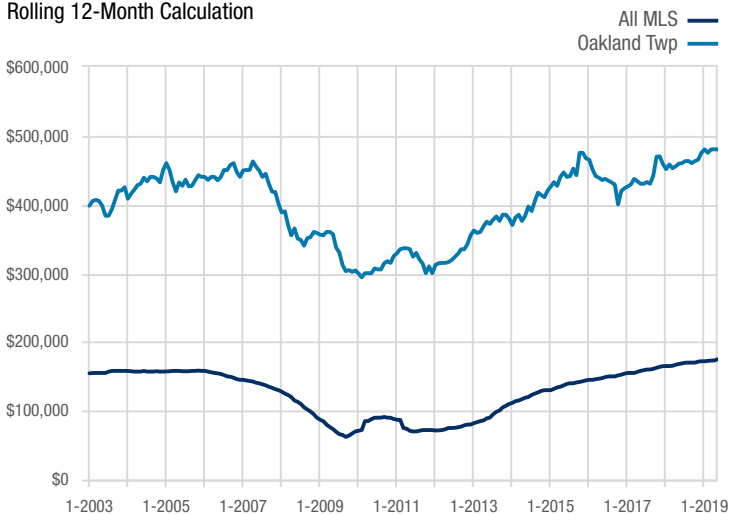
Residential Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	72	64	- 11.1%	239	222	- 7.1%
Pending Sales	31	31	0.0%	136	118	- 13.2%
Closed Sales	33	27	- 18.2%	111	93	- 16.2%
Days on Market Until Sale	51	77	+ 51.0%	59	58	- 1.7%
Median Sales Price*	\$460,000	\$500,000	+ 8.7%	\$460,000	\$481,500	+ 4.7%
Average Sales Price*	\$537,165	\$551,221	+ 2.6%	\$510,560	\$534,945	+ 4.8%
Percent of List Price Received*	98.2%	96.6%	- 1.6%	97.3%	97.3%	0.0%
Inventory of Homes for Sale	141	121	- 14.2%	—	—	—
Months Supply of Inventory	6.1	5.6	- 8.2%	—	—	—

Condo Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	5	11	+ 120.0%	17	28	+ 64.7%
Pending Sales	5	7	+ 40.0%	18	25	+ 38.9%
Closed Sales	5	2	- 60.0%	17	18	+ 5.9%
Days on Market Until Sale	8	14	+ 75.0%	53	59	+ 11.3%
Median Sales Price*	\$210,000	\$181,750	- 13.5%	\$195,500	\$186,500	- 4.6%
Average Sales Price*	\$314,800	\$181,750	- 42.3%	\$282,424	\$240,383	- 14.9%
Percent of List Price Received*	99.6%	98.8%	- 0.8%	98.6%	97.8%	- 0.8%
Inventory of Homes for Sale	3	10	+ 233.3%	—	—	—
Months Supply of Inventory	0.8	2.3	+ 187.5%	—	—	—

* 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.

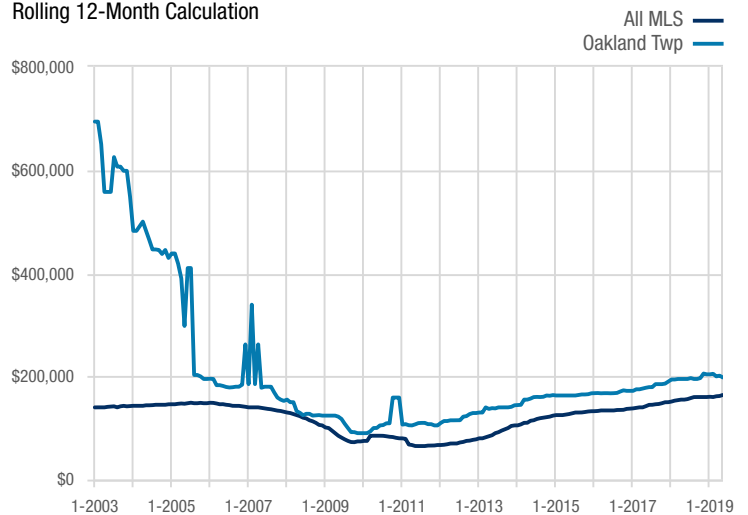
Median Sales Price - Residential

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.