

# Local Market Update – May 2019

A Research Tool Provided by Realcomp



## Rochester

Oakland County

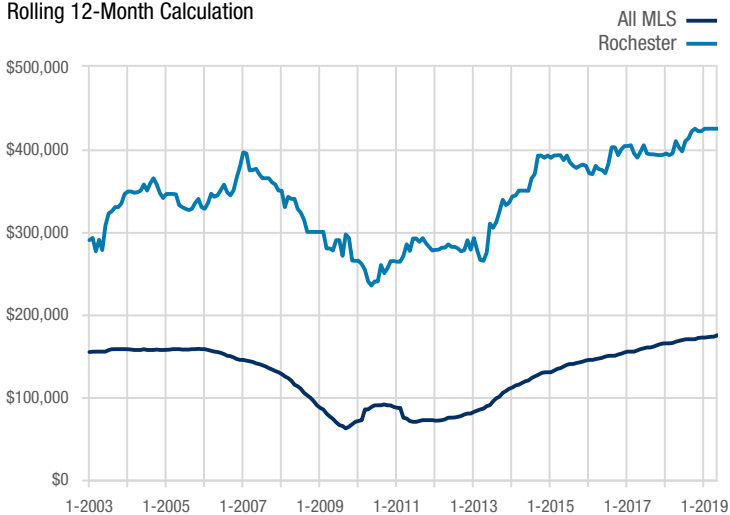
Residential Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	39	<b>49</b>	+ 25.6%	115	<b>133</b>	+ 15.7%
Pending Sales	20	<b>13</b>	- 35.0%	61	<b>46</b>	- 24.6%
Closed Sales	11	<b>12</b>	+ 9.1%	45	<b>32</b>	- 28.9%
Days on Market Until Sale	17	<b>41</b>	+ 141.2%	50	<b>64</b>	+ 28.0%
Median Sales Price*	\$422,000	<b>\$407,500</b>	- 3.4%	\$412,500	<b>\$432,500</b>	+ 4.8%
Average Sales Price*	\$392,991	<b>\$383,092</b>	- 2.5%	\$417,962	<b>\$468,550</b>	+ 12.1%
Percent of List Price Received*	97.7%	<b>97.2%</b>	- 0.5%	96.7%	<b>96.6%</b>	- 0.1%
Inventory of Homes for Sale	56	<b>67</b>	+ 19.6%	—	—	—
Months Supply of Inventory	4.8	<b>6.6</b>	+ 37.5%	—	—	—

Condo Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	11	<b>6</b>	- 45.5%	40	<b>42</b>	+ 5.0%
Pending Sales	11	<b>4</b>	- 63.6%	32	<b>34</b>	+ 6.3%
Closed Sales	11	<b>6</b>	- 45.5%	24	<b>34</b>	+ 41.7%
Days on Market Until Sale	22	<b>11</b>	- 50.0%	15	<b>21</b>	+ 40.0%
Median Sales Price*	\$185,000	<b>\$170,000</b>	- 8.1%	\$176,250	<b>\$175,000</b>	- 0.7%
Average Sales Price*	\$224,191	<b>\$187,425</b>	- 16.4%	\$204,640	<b>\$181,308</b>	- 11.4%
Percent of List Price Received*	96.5%	<b>99.5%</b>	+ 3.1%	97.6%	<b>96.6%</b>	- 1.0%
Inventory of Homes for Sale	12	<b>10</b>	- 16.7%	—	—	—
Months Supply of Inventory	1.8	<b>1.5</b>	- 16.7%	—	—	—

\* 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.

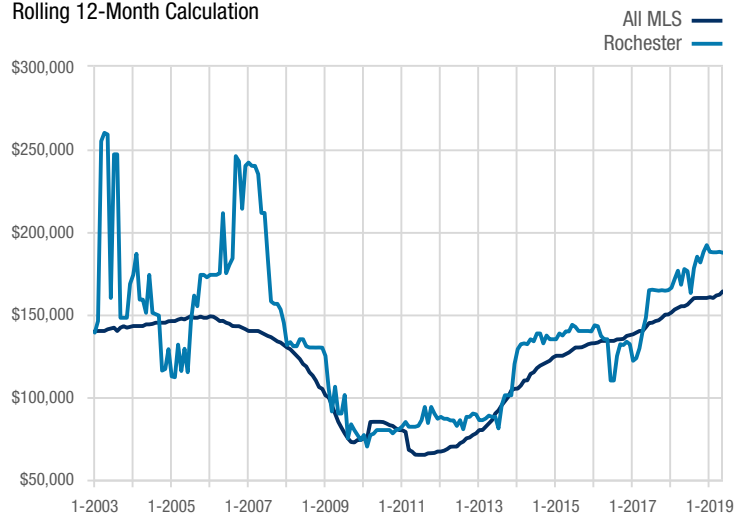
### Median Sales Price - Residential

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.