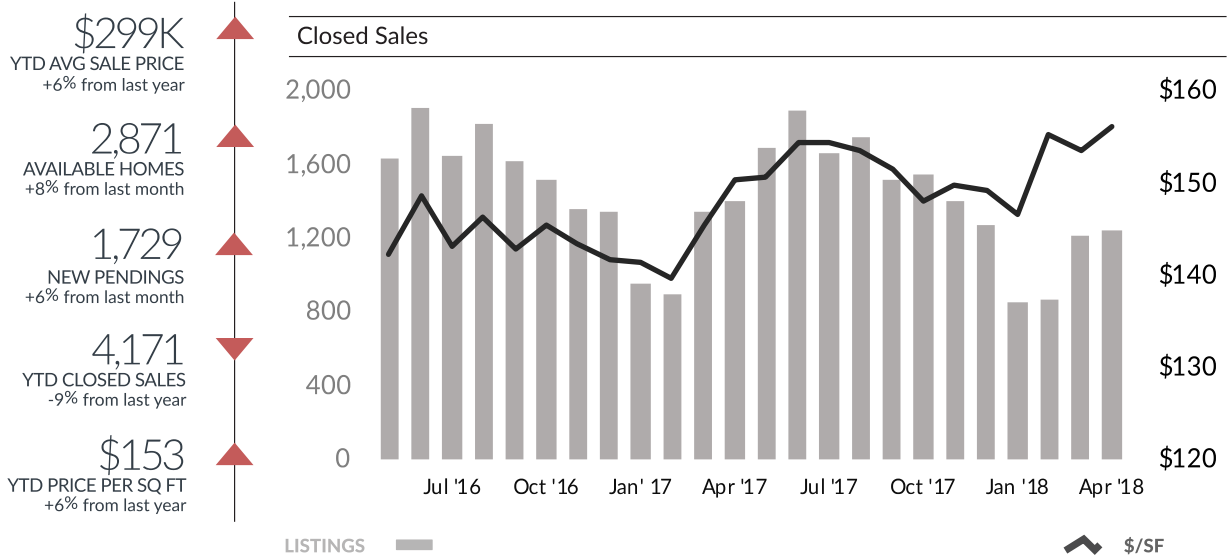


Oakland County

Single-Family Homes



Summary

Inventory jumped 23% from 2,900 to 3,500 listings during the month of May, but new pendings only increased 5%. Year-to-date, closed sales are down but values are up -8% and +7% respectively compared to last year. Move-in-ready homes are selling fast and close to asking price—nearly half (46%) of this year’s closed sales have sold within 10 days of being listed. Those “10 day” sales averaged 99.9% of list price. While sales of lower-priced homes have fallen due to lack of availability, upper-end sales and values have both been up.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	2871	8%	1729	6%	1.7	2%
\$10k - 200k	347	-7%	521	-5%	0.7	-3%
\$200k - 400k	929	14%	787	10%	1.2	3%
\$400k - 800k	1098	8%	368	17%	3.0	-8%
\$800k +	497	11%	53	4%	9.4	7%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	4171	-9%	\$153	6%
\$10k - 200k	1489	-20%	\$111	5%
\$200k - 400k	1873	-2%	\$145	4%
\$400k - 800k	697	-1%	\$170	1%
\$800k +	112	-1%	\$287	7%

Data source: Realcomp MLS using Great Lakes Repository Data. Value Change = Change in price per square foot

