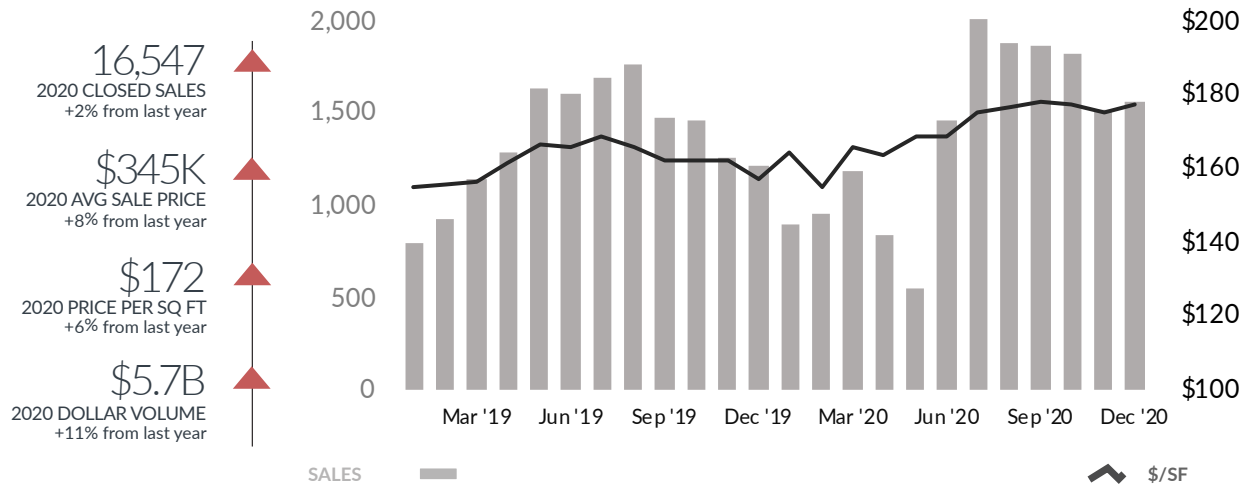


YEAR END 2020 HOUSING REPORT

Oakland County

Single Family Homes

Monthly Closed Sales (2yrs)



Price Range	Field	Q1	Q2	Q3	Q4	Total
All	Units	3,039	2,834	5,795	4,879	16,547
		6%	-37%	18%	25%	2%
	\$/SF	162	167	176	176	172
		4%	1%	6%	10%	6%
\$10-200k	Avg Sale Price	\$317K	\$326K	\$358K	\$357K	\$345K
		7%	0%	8%	14%	8%
	Units	909	710	1114	1025	3758
		-11%	-42%	-14%	-13%	-20%
\$200-400k	\$/SF	121	125	131	134	128
		4%	4%	6%	11%	6%
	Units	1452	1449	3027	2453	8381
		11%	-35%	24%	29%	6%
\$400-800k	\$/SF	153	160	164	163	161
		3%	3%	6%	7%	5%
	Units	587	599	1436	1207	3829
		26%	-35%	41%	69%	22%
\$800k+	\$/SF	173	176	178	179	177
		1%	1%	1%	6%	2%
	Units	91	76	218	194	579
		32%	-45%	36%	69%	20%
\$800k+	\$/SF	278	277	294	287	287
		-6%	-2%	6%	2%	2%

Summary

Despite the 7-week spring shutdown, Oakland County's 2020 sales finished 2% higher than the previous year—ahead of other Southeast Michigan counties. Third quarter sales raised historic bars for units and values. That momentum carried into the fourth quarter, despite available listing levels that were half of what they were a year ago. Values, which typically drop in the fourth quarter, finished strong and continue to rise heading into 2021. Expect strong demand to consume new listings as fast as they arrive, competing offers will drive up values and buyers will continue upgrading to homes that meet new spacial needs.

Data source: Realtor MLS using Great Lakes Repository Data. Percent changes are compared to the same period last year (Year-Over-Year)