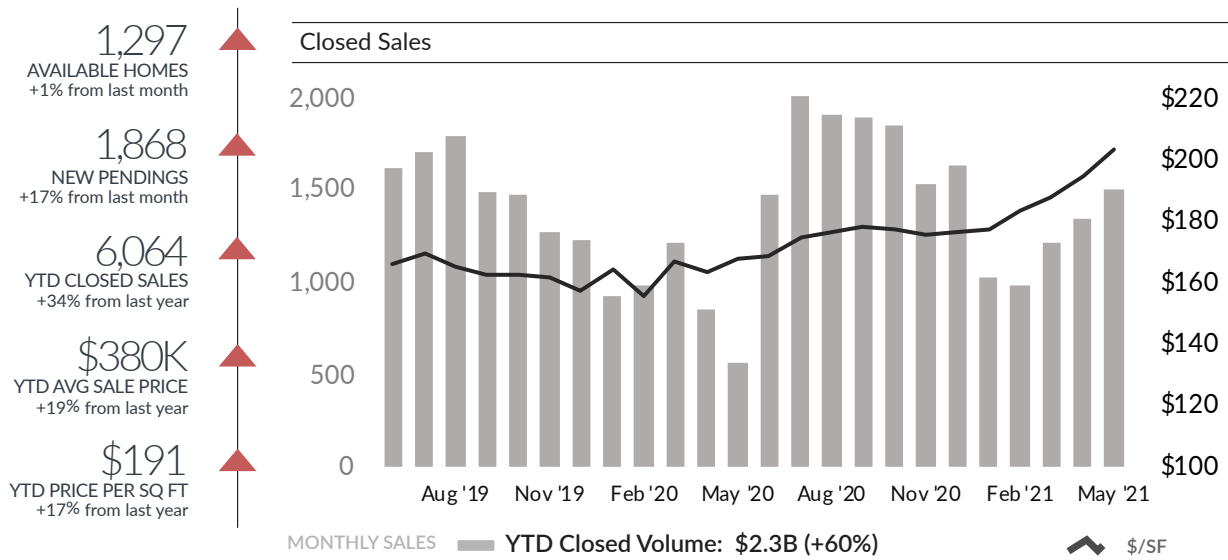


JUNE 2021
HOUSING REPORT

Oakland County

Single-Family Homes



Summary

Inventory is rising compared to prior months, but half of what it was a year ago. Despite the shortage of available listings, new pendings continue to rise compared to prior months and YTD closed sales are up 34% and 4% compared to last year and 2019. Severe listing shortages continue to limit sales and initiate fierce buyer competition in the entry and middle price ranges. YTD sales in the over-\$800k price range have doubled compared to 2019, but price per square foot is up just 1%. The shift in the sales mix has lifted average sale price and price per square foot 19% and 17% from a year ago. Be careful not to use these figures as measures of appreciation. The bottom table below more accurately shows appreciation within the given price bands.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1297	1%	1868	17%	0.7	-13%
\$10k - 200k	138	-9%	311	5%	0.4	-13%
\$200k - 400k	371	-4%	892	21%	0.4	-21%
\$400k - 800k	478	11%	536	16%	0.9	-4%
\$800k +	310	-1%	129	21%	2.4	-18%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	6,064	34%	4%	\$190.63	17%	19%
\$10k - 200k	1,182	-12%	-36%	\$133.12	10%	14%
\$200k - 400k	2,889	34%	4%	\$176.43	15%	16%
\$400k - 800k	1,668	88%	55%	\$190.04	9%	10%
\$800k +	325	137%	101%	\$293.73	4%	1%

Data source: Realcomp MLS using Great Lakes Repository Data.