



Oakland County Market Report

April/2009 through June/2009

Community	Under \$100,000			\$100,000-\$199,999			\$200,000-\$299,999			\$300,000-\$399,999			\$400,000-\$499,999			\$500,000-\$599,999			\$600,000 +			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
ADDISON/LEONARD	5	7	4.7	10	8	2.7	6	13	7.3	2	13	21.9	2	13	21.9	0	6	* 0.0	0	7	* 0.0	25	67	9.0
AUBURN HILLS	33	66	6.7	6	90	50.5	3	24	26.9	0	6	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	42	186	14.9
BERKLEY	27	49	6.1	22	115	17.6	4	7	5.9	0	1	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	53	172	10.9
BEVERLY HILLS	5	6	4.0	13	38	9.8	9	34	12.7	2	23	38.7	1	7	23.6	0	5	* 0.0	1	6	20.2	31	119	12.9
BIRMINGHAM	23	29	4.3	22	100	15.3	23	76	11.1	10	45	15.2	10	48	16.2	7	31	14.9	13	150	38.9	108	479	14.9
BLOOMFIELD HILLS	0	2	* 0.0	0	9	* 0.0	2	12	20.2	3	4	4.5	0	6	* 0.0	2	9	15.2	5	90	60.6	12	132	37.0
BLOOMFIELD TWP	14	61	14.7	40	120	10.1	24	143	20.1	11	109	33.4	8	69	29.0	6	45	25.3	18	177	33.1	121	724	20.2
BRANDON/ORTONVILLE	21	30	4.8	21	54	8.7	5	37	24.9	0	9	* 0.0	1	1	3.4	0	3	* 0.0	0	0	0.0	48	134	9.4
CLARKSTON/INDEPENDENCE	22	39	6.0	37	133	12.1	16	102	21.5	7	56	26.9	4	21	17.7	2	10	16.8	0	23	* 0.0	88	384	14.7
CLAWSON	21	43	6.9	11	70	21.4	2	2	3.4	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	34	115	11.4
COMMERCE/WALLED-WOLV LK	66	114	5.8	54	222	13.8	21	114	18.3	6	56	31.4	3	31	34.8	0	10	* 0.0	1	15	50.5	151	562	12.5
FARMINGTON/FARMINGTON HILLS	73	150	6.9	99	364	12.4	41	185	15.2	4	75	63.1	1	12	40.4	0	9	* 0.0	2	22	37.0	220	817	12.5
FERNDALE	93	147	5.3	21	104	16.7	1	11	37.0	0	4	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	115	266	7.8
FRANKLIN/BINGHAM	1	0	* 0.0	6	2	1.1	4	15	12.6	2	7	11.8	1	10	33.7	0	10	* 0.0	3	30	33.7	17	74	14.7
GROVELAND	1	6	20.2	6	19	10.7	3	19	21.3	0	8	* 0.0	0	5	* 0.0	0	1	* 0.0	0	6	* 0.0	10	64	21.6
HAZEL PARK	109	238	7.4	1	15	50.5	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	110	253	7.7
HIGHLAND	21	36	5.8	18	65	12.2	10	54	18.2	1	25	84.2	2	13	21.9	0	6	* 0.0	0	14	* 0.0	52	213	13.8
HOLLY	30	49	5.5	12	64	18.0	1	10	33.7	0	4	* 0.0	0	0	0.0	0	0	0.0	0	4	* 0.0	43	131	10.3
HUNTINGTON WOODS	0	2	* 0.0	8	20	8.4	7	21	10.1	4	10	8.4	1	5	16.8	1	3	10.1	0	2	* 0.0	21	63	10.1
KEEGO HARBOR/ORCHARD LK	20	20	3.4	6	20	11.2	3	8	9.0	1	3	10.1	0	3	* 0.0	0	1	* 0.0	2	37	62.3	32	92	9.7
LAKE ORION/ORION	37	68	6.2	29	130	15.1	23	98	14.4	2	35	58.9	2	19	32.0	1	11	37.0	0	10	* 0.0	94	371	13.3
LATHRUP VILLAGE	23	20	2.9	8	24	10.1	0	4	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	31	48	5.2
LYON TWP/SOUTH LYON	20	63	10.6	28	92	11.1	20	48	8.1	3	27	30.3	0	7	* 0.0	0	2	* 0.0	1	3	10.1	72	242	11.3
MADISON HEIGHTS	100	170	5.7	9	84	31.4	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	109	254	7.9
MILFORD	12	20	5.6	12	61	17.1	8	41	17.3	3	32	35.9	1	29	97.6	3	8	9.0	0	10	* 0.0	39	201	17.4
NORTHVILLE	0	0	0.0	0	0	0.0	3	0	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	3	0	* 0.0

Seller's Market
2 months or less supply of homes
Normal Market
3-6 months supply of homes
Buyer's Market
Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range



Oakland County Market Report

April/2009 through June/2009

Community	Under \$600,000			\$600,000-\$799,999			\$800,000-\$999,999			\$1000,000-\$1999,999			\$2,000,000+			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
ADDISON/LEONARD	25	60	8.1	0	5	* 0.0	0	1	* 0.0	0	1	* 0.0	0	0	0.0	25	67	9.0
AUBURN HILLS	42	186	14.9	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	42	186	14.9
BERKLEY	53	172	10.9	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	53	172	10.9
BEVERLY HILLS	30	113	12.7	1	5	16.8	0	1	* 0.0	0	0	0.0	0	0	0.0	31	119	12.9
BIRMINGHAM	95	329	11.7	6	50	28.1	3	29	32.6	4	47	39.6	0	24	* 0.0	108	479	14.9
BLOOMFIELD HILLS	7	42	20.2	2	18	30.3	0	12	* 0.0	2	24	40.4	1	36	121.2	12	132	37.0
BLOOMFIELD TWP	103	547	17.9	7	45	21.7	5	34	22.9	5	60	40.4	1	38	128.0	121	724	20.2
BRANDON/ORTONVILLE	48	134	9.4	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	48	134	9.4
CLARKSTON/INDEPENDENCE	88	361	13.8	0	8	* 0.0	0	3	* 0.0	0	11	* 0.0	0	1	* 0.0	88	384	14.7
CLAWSON	34	115	11.4	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	34	115	11.4
COMMERCE/WALLED-WOLV LK	150	547	12.3	0	8	* 0.0	1	4	13.5	0	2	* 0.0	0	1	* 0.0	151	562	12.5
FARMINGTON/FARMINGTON HILLS	218	795	12.3	1	10	33.7	0	6	* 0.0	1	4	13.5	0	2	* 0.0	220	817	12.5
FERNDALE	115	266	7.8	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	115	266	7.8
FRANKLIN/BINGHAM	14	44	10.6	3	12	13.5	0	5	* 0.0	0	9	* 0.0	0	4	* 0.0	17	74	14.7
GROVELAND	10	58	19.5	0	4	* 0.0	0	0	0.0	0	1	* 0.0	0	1	* 0.0	10	64	21.6
HAZEL PARK	110	253	7.7	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	110	253	7.7
HIGHLAND	52	199	12.9	0	6	* 0.0	0	3	* 0.0	0	5	* 0.0	0	0	0.0	52	213	13.8
HOLLY	43	127	9.9	0	1	* 0.0	0	1	* 0.0	0	2	* 0.0	0	0	0.0	43	131	10.3
HUNTINGTON WOODS	21	61	9.8	0	1	* 0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	21	63	10.1
KEEGO HARBOR/ORCHARD LK	30	55	6.2	1	6	20.2	0	7	* 0.0	1	17	57.2	0	7	* 0.0	32	92	9.7
LAKE ORION/ORION	94	361	12.9	0	6	* 0.0	0	1	* 0.0	0	2	* 0.0	0	1	* 0.0	94	371	13.3
LATHRUP VILLAGE	31	48	5.2	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	31	48	5.2
LYON TWP/SOUTH LYON	71	239	11.3	0	2	* 0.0	0	1	* 0.0	1	0	* 0.0	0	0	0.0	72	242	11.3
MADISON HEIGHTS	109	254	7.9	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	109	254	7.9
MILFORD	39	191	16.5	0	1	* 0.0	0	5	* 0.0	0	4	* 0.0	0	0	0.0	39	201	17.4
NORTHVILLE	3	0	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	3	0	* 0.0

Seller's Market
2 months or less supply of homes
Normal Market
3-6 months supply of homes
Buyer's Market
Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range



Oakland County Market Report

April/2009 through June/2009

Community	Under \$100,000			\$100,000-\$199,999			\$200,000-\$299,999			\$300,000-\$399,999			\$400,000-\$499,999			\$500,000-\$599,999			\$600,000 +			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
NOVI	29	79	9.2	39	191	16.5	42	121	9.7	20	59	9.9	10	42	14.1	2	25	42.1	2	51	85.9	144	568	13.3
OAK PARK	122	183	5.1	3	51	57.2	0	1	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	125	235	6.3
OAKLAND TWP	8	11	4.6	8	21	8.8	7	36	17.3	7	28	13.5	5	22	14.8	3	27	30.3	5	45	30.3	43	190	14.9
OXFORD	11	38	11.6	21	91	14.6	6	54	30.3	3	23	25.8	0	10	* 0.0	0	11	* 0.0	0	12	* 0.0	41	239	19.6
PLEASANT RIDGE	2	4	6.7	5	8	5.4	0	8	* 0.0	1	2	6.7	0	4	* 0.0	0	1	* 0.0	0	0	0.0	8	27	11.4
PONTIAC	259	436	5.7	2	55	92.6	0	3	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	261	494	6.4
ROCHESTER/ROCHESTER HILLS	55	109	6.7	67	246	12.4	49	207	14.2	19	95	16.8	5	36	24.2	5	13	8.8	1	47	158.3	201	753	12.6
ROSE	6	4	2.2	5	30	20.2	1	10	33.7	0	7	* 0.0	0	5	* 0.0	0	0	0.0	0	4	* 0.0	12	60	16.8
ROYAL OAK	98	184	6.3	103	348	11.4	19	127	22.5	0	22	* 0.0	0	5	* 0.0	0	4	* 0.0	0	2	* 0.0	220	692	10.6
SOUTHFIELD	317	448	4.8	35	212	20.4	4	31	26.1	0	4	* 0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	356	696	6.6
SPRINGFIELD/DAVISBURG	13	25	6.5	15	41	9.2	8	46	19.4	3	9	10.1	1	8	26.9	1	3	10.1	0	5	* 0.0	41	137	11.3
TROY	30	46	5.2	77	238	10.4	35	161	15.5	16	66	13.9	5	34	22.9	1	23	77.4	0	14	* 0.0	164	582	12.0
W BLOOMFIELD/W B TWP	44	69	5.3	68	275	13.6	44	202	15.5	22	105	16.1	9	61	22.8	1	27	90.9	1	69	232.3	189	808	14.4
WATERFORD/SYLVAN	161	277	5.8	50	354	23.8	10	69	23.2	1	34	114.5	1	17	57.2	1	10	33.7	0	24	* 0.0	224	785	11.8
WHITE LAKE	36	47	4.4	35	128	12.3	13	78	20.2	2	29	48.8	0	17	* 0.0	0	3	* 0.0	0	10	* 0.0	86	312	12.2
WIXOM	5	18	12.1	11	45	13.8	8	20	8.4	0	2	* 0.0	0	1	* 0.0	0	0	0.0	0	1	* 0.0	24	87	12.2
Total:	1973	3413	5.8	1043	4357	14.1	485	2252	15.6	155	1037	22.5	73	562	25.9	36	317	29.7	55	890	54.5	3820	12828	11.3
Previous Year:	1042	3282	10.6	1122	5359	16.1	606	3076	17.1	270	1781	22.2	99	887	30.2	47	590	42.3	73	1299	59.9	3259	16274	16.8

Seller's Market
2 months or less supply of homes
Normal Market
3-6 months supply of homes
Buyer's Market
Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range



Oakland County Market Report

April/2009 through June/2009

Community	Under \$600,000			\$600,000-\$799,999			\$800,000-\$999,999			\$1000,000-\$1999,999			\$2,000,000+			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
NOVI	142	517	12.3	1	24	80.8	0	12	* 0.0	1	14	47.1	0	1	* 0.0	144	568	13.3
OAK PARK	125	235	6.3	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	125	235	6.3
OAKLAND TWP	38	145	12.9	4	13	10.9	0	11	* 0.0	1	15	50.5	0	6	* 0.0	43	190	14.9
OXFORD	41	227	18.6	0	8	* 0.0	0	1	* 0.0	0	0	0.0	0	3	* 0.0	41	239	19.6
PLEASANT RIDGE	8	27	11.4	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	8	27	11.4
PONTIAC	261	494	6.4	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	261	494	6.4
ROCHESTER/ROCHESTER HILLS	200	706	11.9	0	29	* 0.0	1	10	33.7	0	7	* 0.0	0	1	* 0.0	201	753	12.6
ROSE	12	56	15.7	0	3	* 0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	12	60	16.8
ROYAL OAK	220	690	10.6	0	2	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	220	692	10.6
SOUTHFIELD	356	696	6.6	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	356	696	6.6
SPRINGFIELD/DAVISBURG	41	132	10.8	0	2	* 0.0	0	1	* 0.0	0	1	* 0.0	0	1	* 0.0	41	137	11.3
TROY	164	568	11.7	0	10	* 0.0	0	2	* 0.0	0	2	* 0.0	0	0	0.0	164	582	12.0
W BLOOMFIELD/W B TWP	188	739	13.2	0	35	* 0.0	1	10	33.7	0	16	* 0.0	0	8	* 0.0	189	808	14.4
WATERFORD/SYLVAN	224	761	11.4	0	10	* 0.0	0	8	* 0.0	0	6	* 0.0	0	0	0.0	224	785	11.8
WHITE LAKE	86	302	11.8	0	10	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	86	312	12.2
WIXOM	24	86	12.1	0	0	0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	24	87	12.2
Total:	3765	11938	10.7	26	334	43.3	11	169	51.7	16	252	53.0	2	135	227.3	3820	12828	11.3
Previous Year:	3186	14975	15.8	46	546	40.0	11	253	77.4	16	339	71.3	0	161	0.0	3259	16274	16.8

Seller's Market
2 months or less supply of homes
Normal Market
3-6 months supply of homes
Buyer's Market
Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range