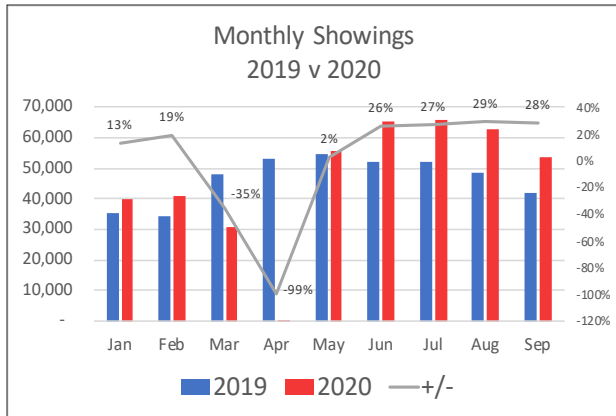
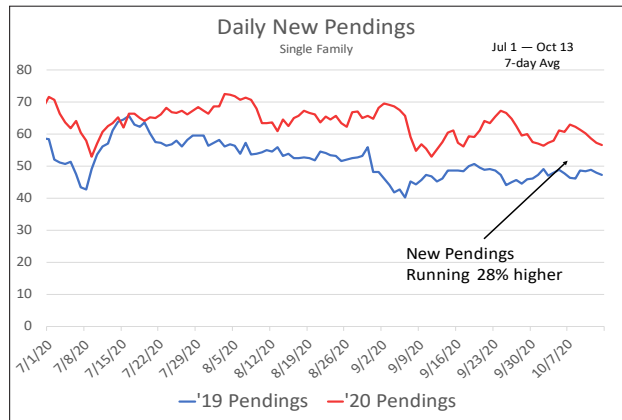
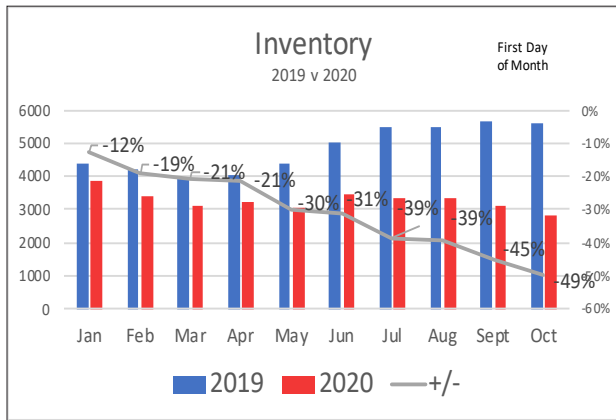
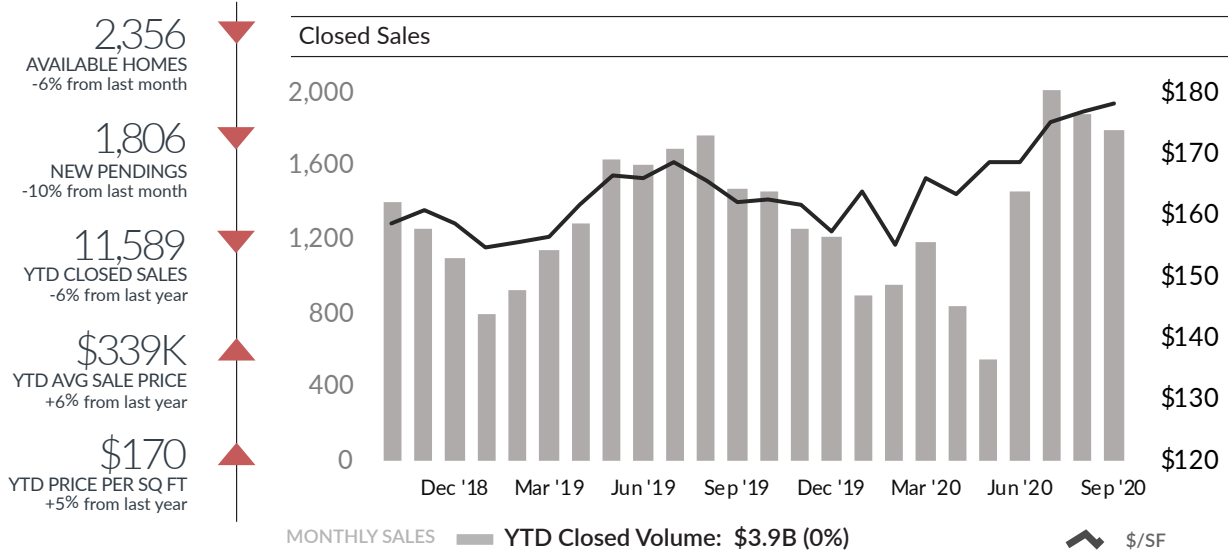


Oakland County

Single-Family Homes



New pending sales activity continues to outpace last year, despite buyers having half as many available listings to choose from. Fierce competition continues to have buyers bidding prices up for move-in-ready homes in the entry and middle price ranges. With closer-to-normal inventory in the upper price ranges, sales are brisk, but values are flat. YTD closed sales are down 6% but that gap shrinks each month and should be gone before the end of the year. YTD closed volume is already even. It's not too late for potential sellers who were distracted by one of 2020's curveballs to take advantage of its strong real estate market. The shortage of entry and mid-value listings will continue to provide seller opportunities through the balance of the year.