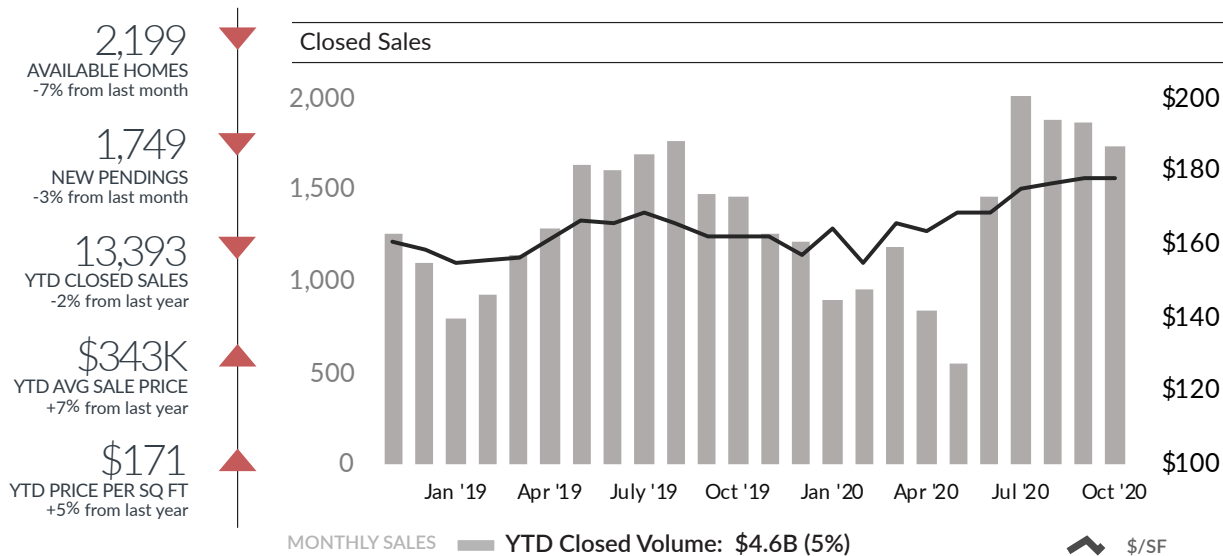


Oakland County

Single-Family Homes



Summary

November active listings are down 49% from 2019 and will remain low through the winter and into next spring. Low inventory continues to be a leading driver in rising values, YTD average sale price is up 7% over last year. Competition among buyers looks to remain strong with new pendings still ahead of last year by 24% (slight seasonal drop of 3% month-over-month). While all price ranges remain competitive, homes priced below-\$400k see the most competition with less than 0.9 months supply of inventory. Homes in the luxury market of \$800k+ still remain competitive with 5.5 months supply with prices still on the rise.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	2199	-7%	1749	-3%	1.3	-4%
\$10k - 200k	304	-1%	392	-3%	0.8	3%
\$200k - 400k	785	-2%	862	-3%	0.9	1%
\$400k - 800k	709	-12%	422	-3%	1.7	-9%
\$800k +	401	-9%	73	-3%	5.5	-7%

YTD Closed Activity

	YTD Closed	Change	YTD \$/SF	Change
All	13393	-2%	\$171	5%
\$10k - 200k	3085	-22%	\$127	5%
\$200k - 400k	6790	2%	\$160	5%
\$400k - 800k	3056	13%	\$177	1%
\$800k +	462	14%	\$287	1%

Data source: Realcomp MLS using Great Lakes Repository Data.