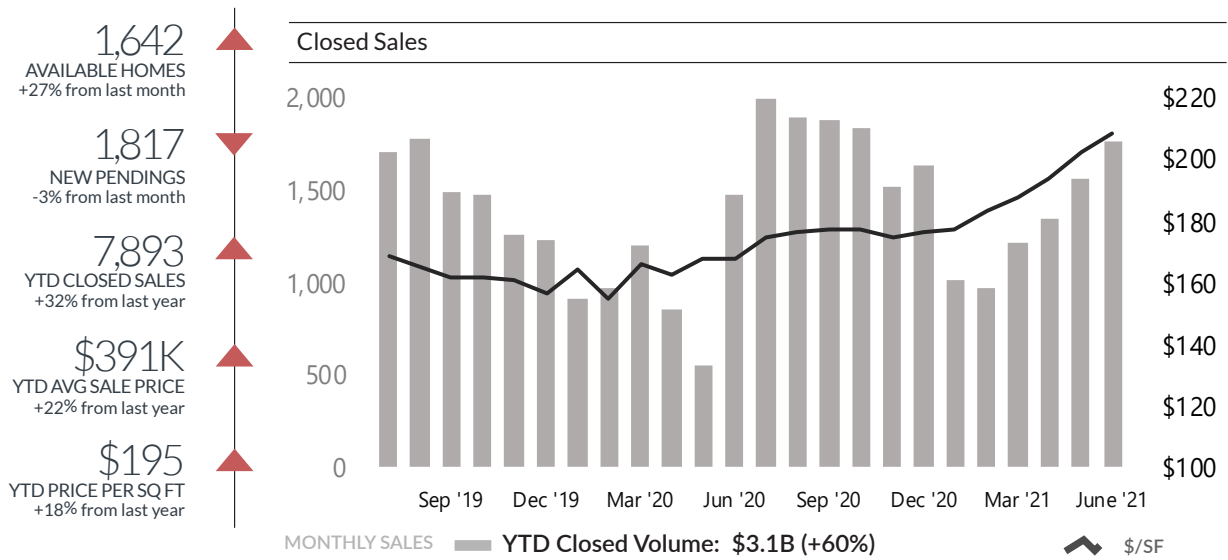


Oakland County

Single-Family Homes



Summary

The market continues to rally with inventory, closed sales and values all rising. Available listings rose 27% and pendings dropped slightly compared to last month. Despite recent increases, listings are down 38% from a year ago and down 56% from 2019. Showings and new pendings are early indicators of future closings—both remain strong. Recent showings up compared to 2019 when inventory levels were double what they are now. Look for prices to continue to rise. As seen in the chart above, average price per square foot has increased from \$177 in January to \$208 in June. Within price bands shown below, YTD values of entry and mid-price homes are up 10-14% and 7% over-\$800k sales.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1,642	27%	1817	-3%	0.9	30%
\$10k - 200k	190	38%	295	-5%	0.6	45%
\$200k - 400k	531	43%	887	-1%	0.6	44%
\$400k - 800k	565	18%	532	-1%	1.1	19%
\$800k +	356	15%	103	-20%	3.5	44%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	7,893	32%	6%	\$194.70	18%	21%
\$10k - 200k	1,429	-14%	-37%	\$133.93	10%	13%
\$200k - 400k	3,728	26%	4%	\$178.36	14%	17%
\$400k - 800k	2,274	89%	61%	\$192.91	11%	11%
\$800k +	462	167%	122%	\$299.21	7%	4%

Data source: Realcomp MLS using Great Lakes Repository Data.