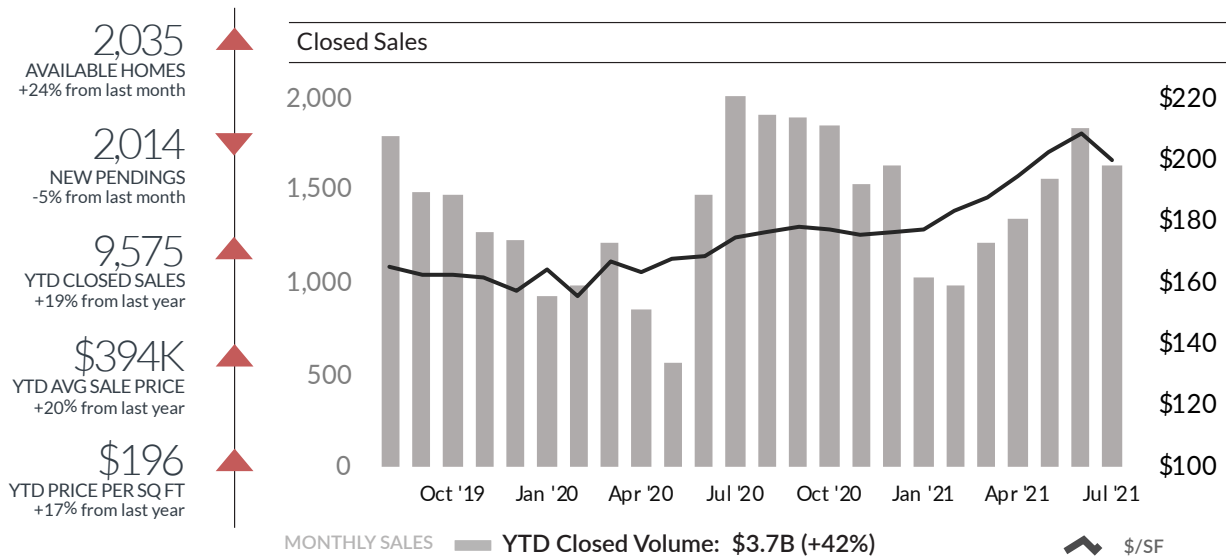


Oakland County

Single-Family Homes



Summary

Inventory rose 24% in July but is still down 23% compared to the same time last year. Despite the additional listings, new pendings were down 5% from the prior month—a sign that the extreme demand is normalizing. YTD sales are up 19% compared to last year and 6% compared to 2019—a more typical year for benchmarking. Average sale price is up 19%, but much of that jump is due to a change in the sales mix with the number of over-\$800k sales more than doubling. Within price ranges values have increased between 7% and 13% in the past year and between 4% and 17% since 2019, as seen in the lower table. Despite the big jump in high-end sales, those values have increased the least since 2019.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	2035	24%	2014	-5%	1.0	12%
\$10k - 200k	269	42%	351	1%	0.8	19%
\$200k - 400k	701	32%	978	-6%	0.7	20%
\$400k - 800k	667	18%	586	-6%	1.1	7%
\$800k +	398	12%	99	-18%	4.0	16%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	9,575	19%	4%	\$195.62	17%	20%
\$10k - 200k	1,667	-20%	-38%	\$135.48	10%	13%
\$200k - 400k	4,515	12%	1%	\$179.42	13%	17%
\$400k - 800k	2,839	66%	61%	\$193.49	10%	11%
\$800k +	554	123%	102%	\$299.00	7%	4%

Data source: Realcomp MLS using Great Lakes Repository Data.