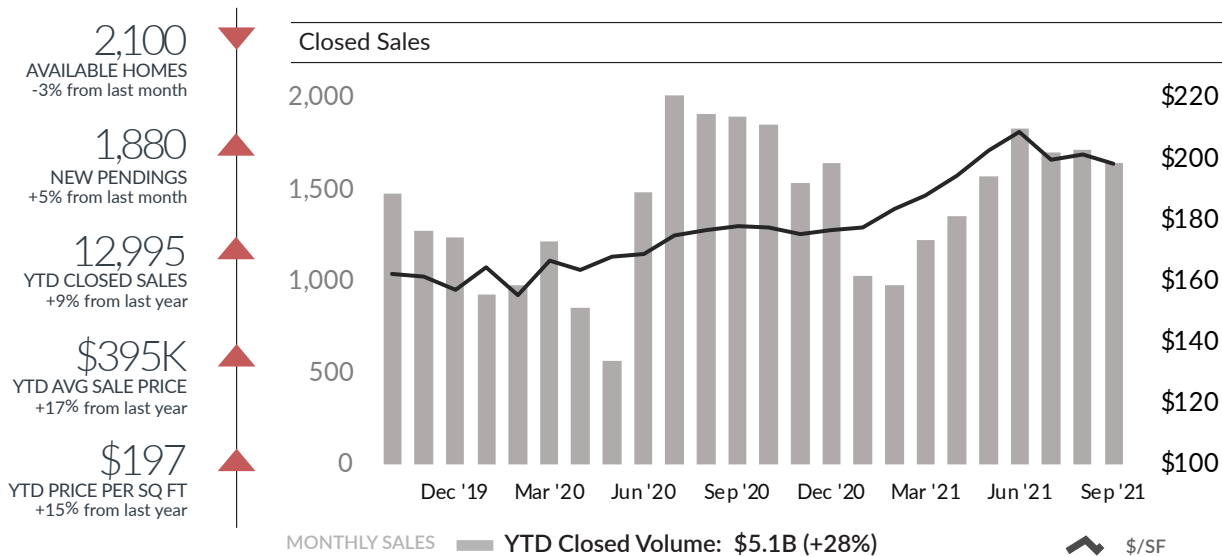


Oakland County

Single-Family Homes



Summary

Typical seasonality is returning as the post-pandemic real estate market is normalizing. Inventory levels, new pendings and closed sales, which had been rising, have leveled and are beginning to drop. Prices, which peaked in June, at the height of competing offers, have been settling. As typically seen in the fourth quarter and early in the following year, expect the market to slow and prices to temporarily tail off—due in large part to buyers distracted by the holidays and temporarily picked-over inventory. Long term, demand will continue to drive prices in the entry and middle price ranges. While sales in the upper-end market will continue to be strong, expect upper-end prices in most markets to be flat (see \$/SF change by price range in lower table below).

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	2100	-3%	1880	5%	1.1	-8%
\$10k - 200k	307	6%	334	5%	0.9	1%
\$200k - 400k	743	-3%	938	8%	0.8	-10%
\$400k - 800k	664	-9%	506	1%	1.3	-10%
\$800k +	386	0%	102	-3%	3.8	3%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	12,995	9%	4%	\$196.64	15%	21%
\$10k - 200k	2,211	-21%	-38%	\$137.17	9%	14%
\$200k - 400k	6,168	2%	2%	\$180.51	13%	18%
\$400k - 800k	3,885	46%	60%	\$194.31	10%	11%
\$800k +	731	87%	98%	\$301.58	5%	6%

Data source: Realcomp MLS using Great Lakes Repository Data.