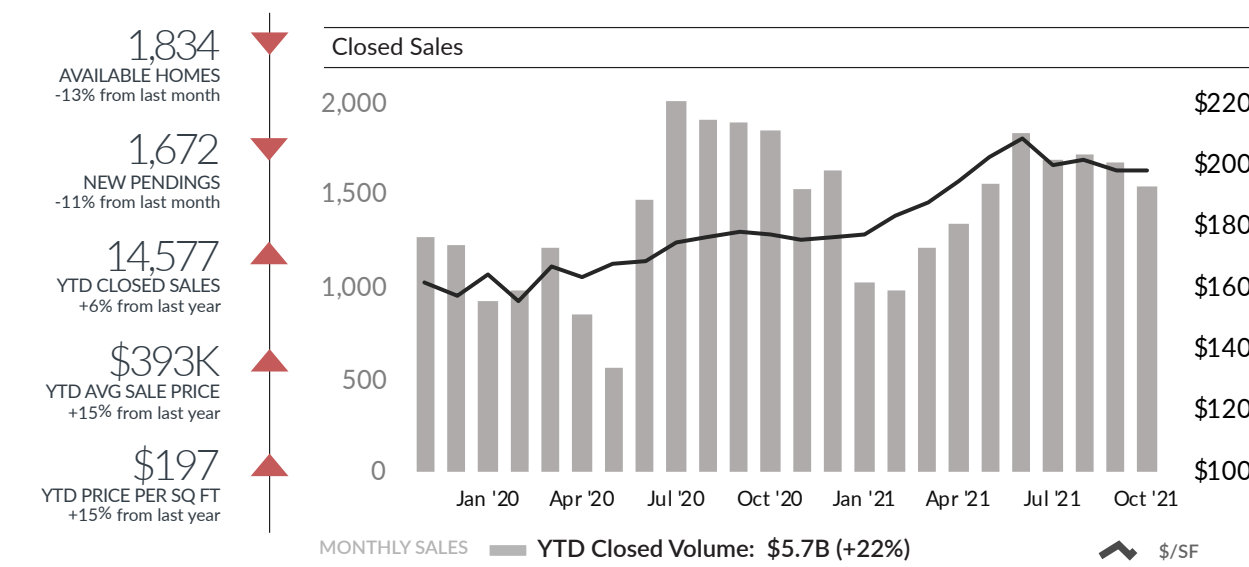


Oakland County

Single-Family Homes



Summary

As seen in the chart above, the unprecedented buyer competition of early spring combined with depleted supplies created bidding wars that drove average price per square foot up 19% from \$175/sf in January to \$208/sf by June. As the urgent demand, fueled by new pandemic-related housing requirements cooled, and as buyers with the most urgent needs were able to obtain their new homes, demand began to normalize and both prices and sales have since settled. Although year-end activity won't be what it was in the height of the pandemic, sales and prices are still considerably higher than normal for the season.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	1834	-15%	1672	-7%	1.1	-9%
\$10k - 200k	306	6%	295	-7%	1.0	14%
\$200k - 400k	590	-23%	830	-4%	0.7	-19%
\$400k - 800k	592	-19%	455	-9%	1.3	-10%
\$800k +	346	-10%	92	-12%	3.8	3%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	14,577	6%	5%	\$197	15%	21%
\$10k - 200k	2,478	-22%	-38%	\$137	8%	14%
\$200k - 400k	6,959	0%	3%	\$181	13%	18%
\$400k - 800k	4,332	39%	59%	\$194	10%	12%
\$800k +	808	72%	98%	\$303	5%	6%

Data source: Realcomp MLS using Great Lakes Repository Data.