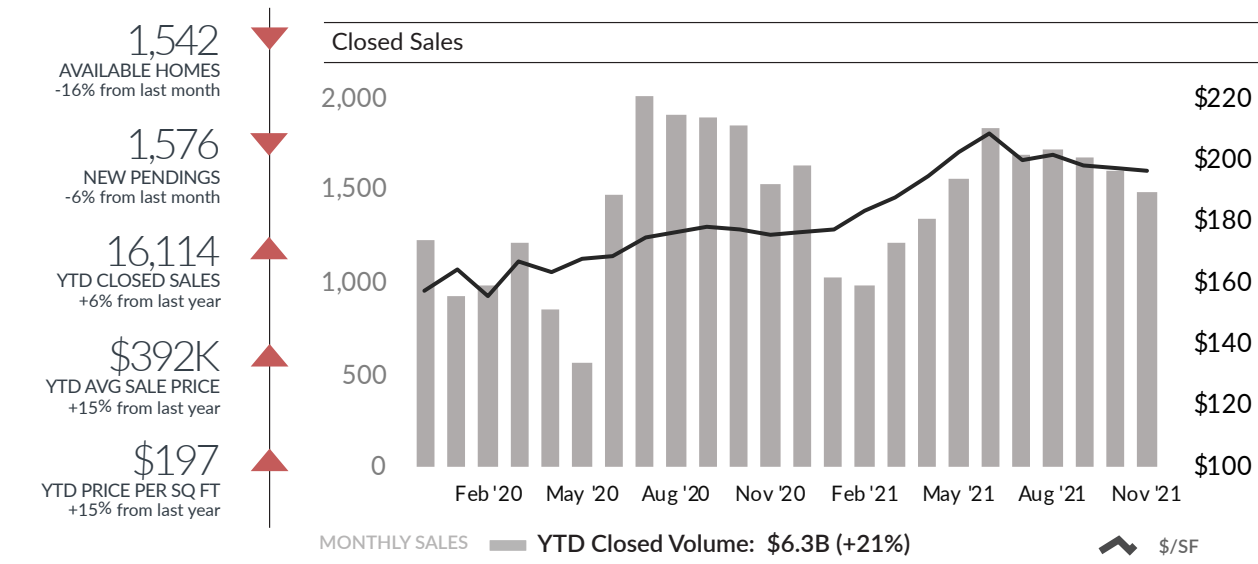


Oakland County

Single-Family Homes



Summary

Inventory and monthly new pendings dropped 16% and 6% in the past month. The drop in new pendings will cause a continued decline in closed sales over the next couple of months. YTD sales, average sale price and price per square foot are all up—6%, 15% and 15%. The first half of the year was marked by extreme inventory shortages and fierce bidding wars. The market settled in June as buyers were suddenly distracted by vacations and gatherings with family and friends that they'd been missing over the prior year. Although the market has been normalizing, high demand continues to keep supply down—currently there's a one-month supply of listings. Year-end prices are leveling and last month's price per square foot is up \$22 compared to the same month last year.

Monthly Activity

	Listings	Change	New Pending	Change	Months Supply	Change
All	1542	-16%	1576	-6%	1.0	-11%
\$10k - 200k	295	-4%	316	7%	0.9	-10%
\$200k - 400k	467	-21%	733	-12%	0.6	-10%
\$400k - 800k	468	-21%	432	-5%	1.1	-17%
\$800k +	312	-10%	95	3%	3.3	-13%

YTD Closed Activity

	YTD Closed	21 v 20	21 v 19	\$/SF	21 v 20	21 v 19
All	16,114	6%	6%	\$197	15%	21%
\$10k - 200k	2,735	-22%	-38%	\$137	8%	14%
\$200k - 400k	7,706	0%	4%	\$181	13%	18%
\$400k - 800k	4,789	37%	62%	\$195	10%	12%
\$800k +	884	70%	98%	\$303	5%	7%

Data source: Realcomp MLS using Great Lakes Repository Data.