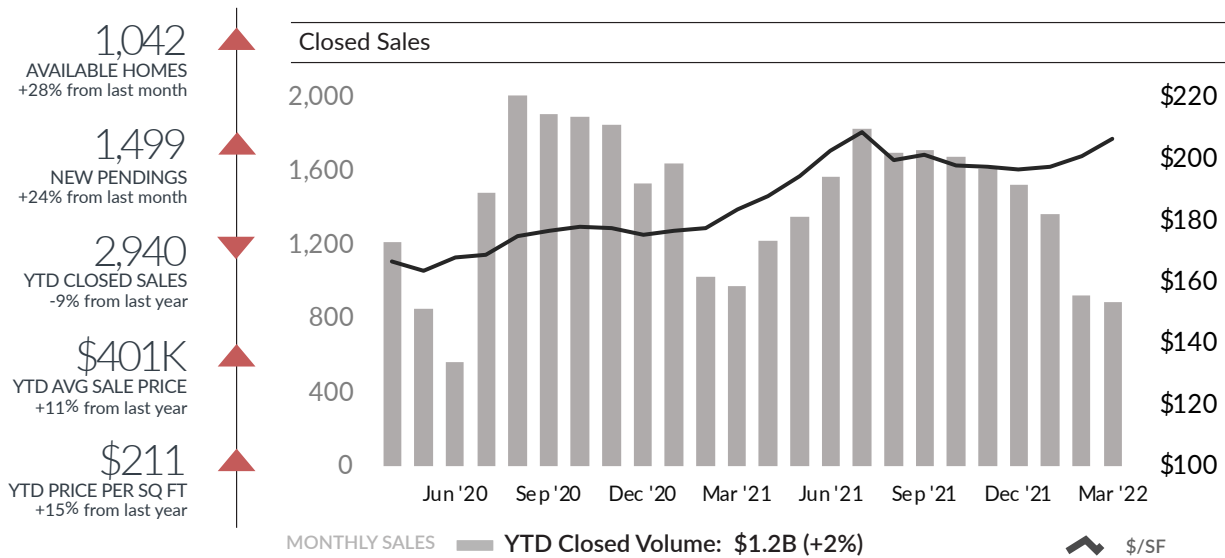


Oakland County

Single-Family Homes



Summary

With demand running high and limited inventory, last month's 28% increase in fresh new listings helped fuel a 24% growth in new pendings compared to the prior month. Prices and sales will continue to rise through the first half of the year, as they did last year (see chart above), before settling in the second half. The combination of limited supply and high demand will have the best listings selling as soon as they hit the market. Later in the year, when there are proportionally fewer prime listings left, the bidding wars and prices will settle. It's not so much that values will be declining, but generally lower inventory quality will lead to fewer bidding wars and cause both average price and price per square foot to drop until fresh stock arrives again early next year.

Monthly Activity

	Listings	Change	New Pendings	Change	Months Supply	Change
All	1,042	28%	1499	24%	0.7	3%
\$10k - 200k	141	17%	285	30%	0.5	-10%
\$200k - 400k	262	42%	680	20%	0.4	18%
\$400k - 800k	386	29%	433	31%	0.9	-1%
\$800k +	253	19%	101	3%	2.5	16%

YTD Closed Activity

	YTD Closed	22 v 21	22 v 20	\$/SF	22 v 21	22 v 20
All	2,940	-9%	-5%	\$211	15%	30%
\$10k - 200k	578	-21%	-38%	\$136	3%	13%
\$200k - 400k	1,370	-12%	-7%	\$190	12%	25%
\$400k - 800k	781	-2%	31%	\$207	11%	20%
\$800k +	211	54%	120%	\$317	6%	12%

Data source: Realcomp MLS using Great Lakes Repository Data.