

Local Market Update – April 2019

This is a research tool provided by Realcomp.



Berkley

Oakland County

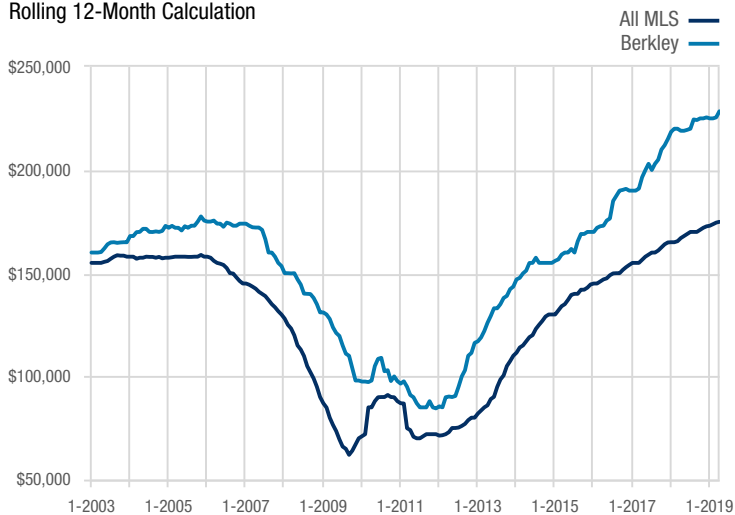
Residential Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	55	55	0.0%	166	160	- 3.6%
Pending Sales	35	41	+ 17.1%	136	122	- 10.3%
Closed Sales	30	36	+ 20.0%	117	99	- 15.4%
Days on Market Until Sale	22	17	- 22.7%	26	30	+ 15.4%
Median Sales Price*	\$216,500	\$232,500	+ 7.4%	\$223,000	\$221,614	- 0.6%
Average Sales Price*	\$254,758	\$256,362	+ 0.6%	\$248,490	\$244,848	- 1.5%
Percent of List Price Received*	101.0%	99.6%	- 1.4%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	44	50	+ 13.6%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Condo Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	134	—	—	111	33	- 70.3%
Median Sales Price*	\$352,710	—	—	\$352,710	\$117,500	- 66.7%
Average Sales Price*	\$352,710	—	—	\$288,583	\$117,500	- 59.3%
Percent of List Price Received*	100.8%	—	—	101.6%	92.2%	- 9.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

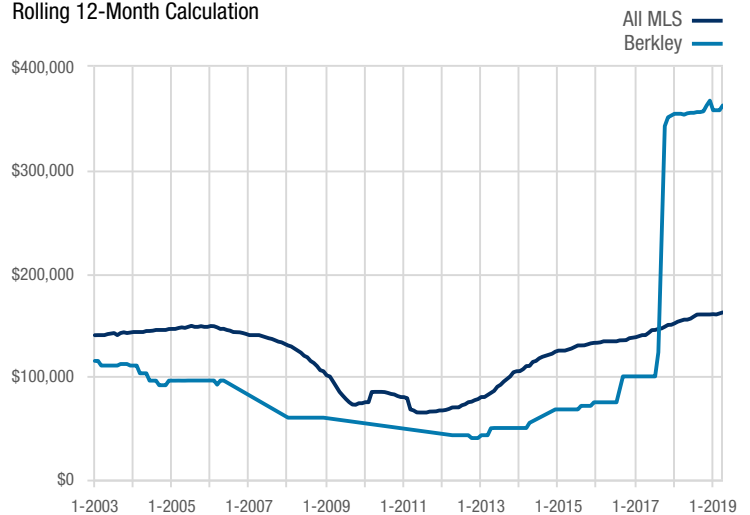
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.