

Local Market Update – May 2019

A Research Tool Provided by Realcomp



Ypsilanti Twp

Washtenaw County

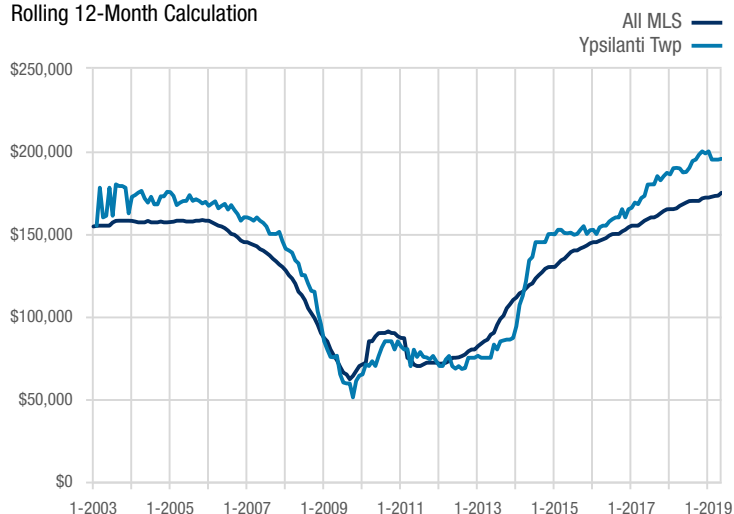
Residential	May			Year to Date		
Key Metrics	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	59	56	- 5.1%	236	223	- 5.5%
Pending Sales	48	47	- 2.1%	193	184	- 4.7%
Closed Sales	49	43	- 12.2%	158	158	0.0%
Days on Market Until Sale	12	16	+ 33.3%	24	28	+ 16.7%
Median Sales Price*	\$187,000	\$215,000	+ 15.0%	\$184,500	\$180,750	- 2.0%
Average Sales Price*	\$190,368	\$195,929	+ 2.9%	\$184,471	\$183,885	- 0.3%
Percent of List Price Received*	101.2%	100.5%	- 0.7%	100.1%	98.6%	- 1.5%
Inventory of Homes for Sale	66	68	+ 3.0%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo	May			Year to Date		
Key Metrics	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	11	10	- 9.1%	27	32	+ 18.5%
Pending Sales	10	13	+ 30.0%	24	24	0.0%
Closed Sales	5	6	+ 20.0%	20	17	- 15.0%
Days on Market Until Sale	142	5	- 96.5%	74	116	+ 56.8%
Median Sales Price*	\$135,000	\$129,000	- 4.4%	\$131,000	\$139,000	+ 6.1%
Average Sales Price*	\$149,801	\$131,875	- 12.0%	\$136,515	\$153,526	+ 12.5%
Percent of List Price Received*	104.3%	99.5%	- 4.6%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	20	10	- 50.0%	—	—	—
Months Supply of Inventory	3.9	2.2	- 43.6%	—	—	—

* 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.

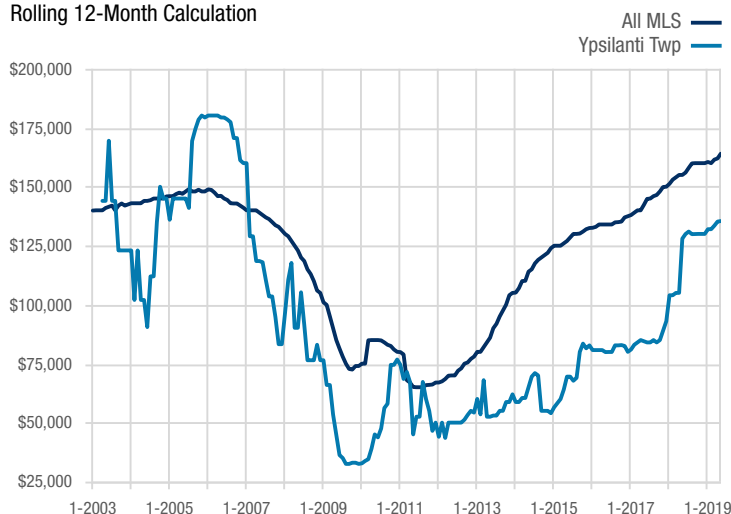
Median Sales Price - Residential

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.