

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Ann Arbor Twp

Washtenaw County

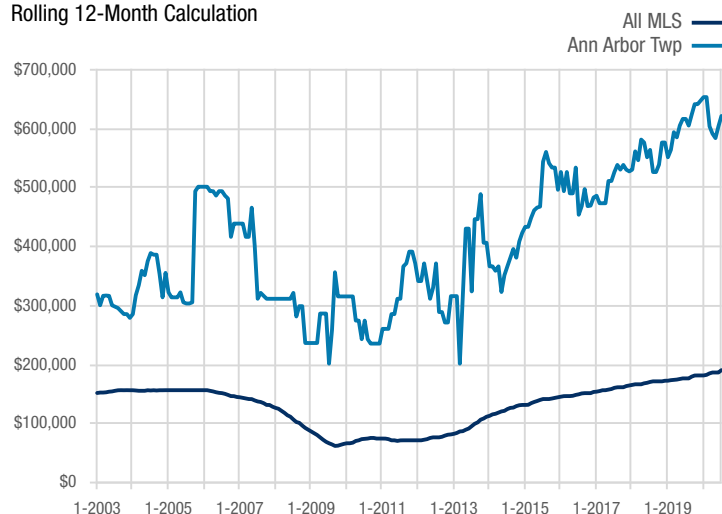
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	2	0.0%	23	24	+ 4.3%
Pending Sales	3	2	- 33.3%	12	12	0.0%
Closed Sales	1	3	+ 200.0%	12	12	0.0%
Days on Market Until Sale	17	77	+ 352.9%	38	94	+ 147.4%
Median Sales Price*	\$522,000	\$630,000	+ 20.7%	\$700,000	\$620,000	- 11.4%
Average Sales Price*	\$522,000	\$616,000	+ 18.0%	\$681,452	\$592,267	- 13.1%
Percent of List Price Received*	96.7%	97.2%	+ 0.5%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	6.4	4.6	- 28.1%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	1	0.0%	5	4	- 20.0%
Pending Sales	2	0	- 100.0%	3	5	+ 66.7%
Closed Sales	2	0	- 100.0%	3	5	+ 66.7%
Days on Market Until Sale	10	—	—	71	101	+ 42.3%
Median Sales Price*	\$451,250	—	—	\$460,000	\$450,000	- 2.2%
Average Sales Price*	\$451,250	—	—	\$454,167	\$411,780	- 9.3%
Percent of List Price Received*	103.0%	—	—	101.4%	98.1%	- 3.3%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

* 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.

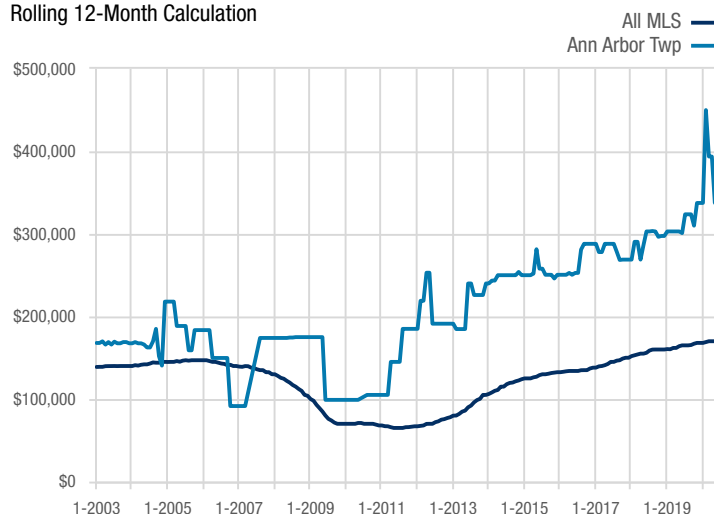
Median Sales Price - Residential

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.