

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Ann Arbor

Washtenaw County

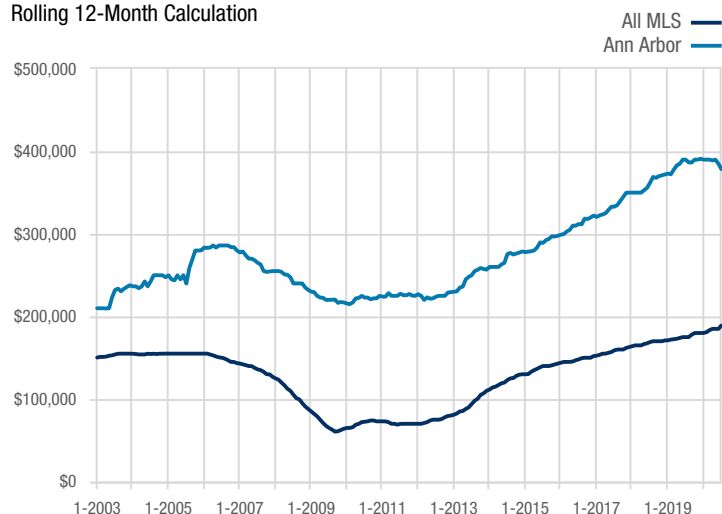
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	118	119	+ 0.8%	798	682	- 14.5%
Pending Sales	101	78	- 22.8%	526	417	- 20.7%
Closed Sales	102	96	- 5.9%	511	395	- 22.7%
Days on Market Until Sale	25	26	+ 4.0%	29	35	+ 20.7%
Median Sales Price*	\$409,000	\$392,950	- 3.9%	\$402,500	\$389,000	- 3.4%
Average Sales Price*	\$440,030	\$468,295	+ 6.4%	\$453,620	\$453,088	- 0.1%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	265	256	- 3.4%	—	—	—
Months Supply of Inventory	3.7	4.1	+ 10.8%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	70	66	- 5.7%	438	431	- 1.6%
Pending Sales	52	42	- 19.2%	296	285	- 3.7%
Closed Sales	57	46	- 19.3%	294	261	- 11.2%
Days on Market Until Sale	44	37	- 15.9%	43	50	+ 16.3%
Median Sales Price*	\$240,000	\$224,450	- 6.5%	\$259,450	\$240,000	- 7.5%
Average Sales Price*	\$294,635	\$252,546	- 14.3%	\$315,656	\$278,876	- 11.7%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	148	152	+ 2.7%	—	—	—
Months Supply of Inventory	3.7	4.1	+ 10.8%	—	—	—

\* 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.

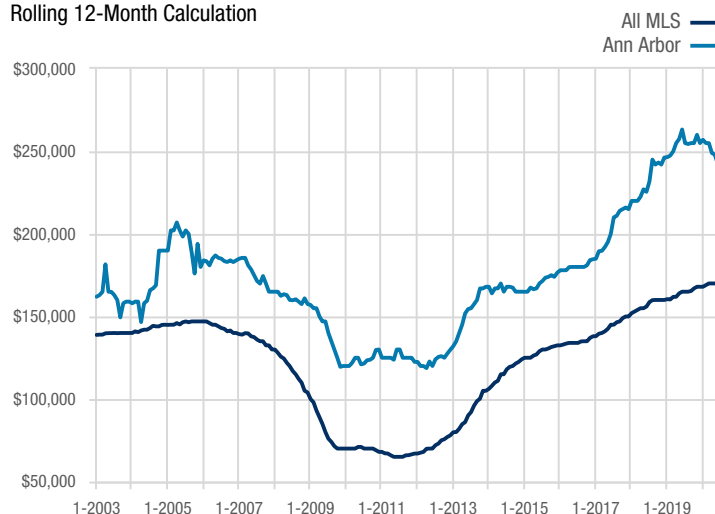
### Median Sales Price - Residential

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.