

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Arbela Twp

Tuscola County

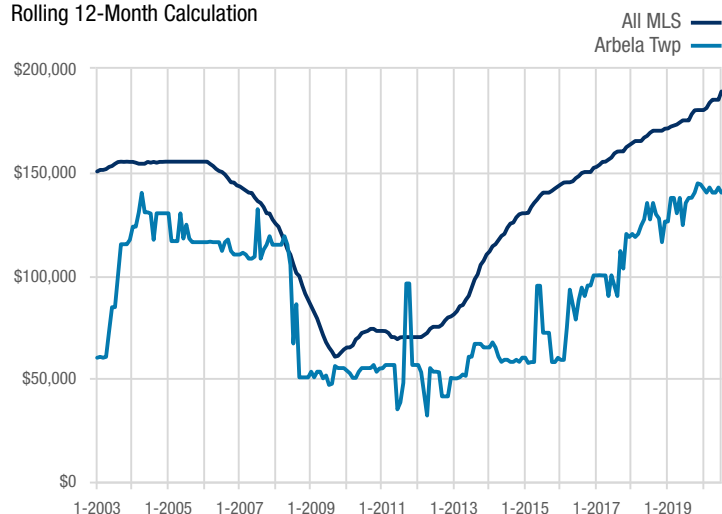
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	22	9	- 59.1%
Pending Sales	2	2	0.0%	23	11	- 52.2%
Closed Sales	6	2	- 66.7%	21	8	- 61.9%
Days on Market Until Sale	106	12	- 88.7%	79	34	- 57.0%
Median Sales Price*	\$150,000	\$102,950	- 31.4%	\$144,000	\$130,000	- 9.7%
Average Sales Price*	\$177,833	\$102,950	- 42.1%	\$138,424	\$121,863	- 12.0%
Percent of List Price Received*	98.3%	100.4%	+ 2.1%	97.8%	98.6%	+ 0.8%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

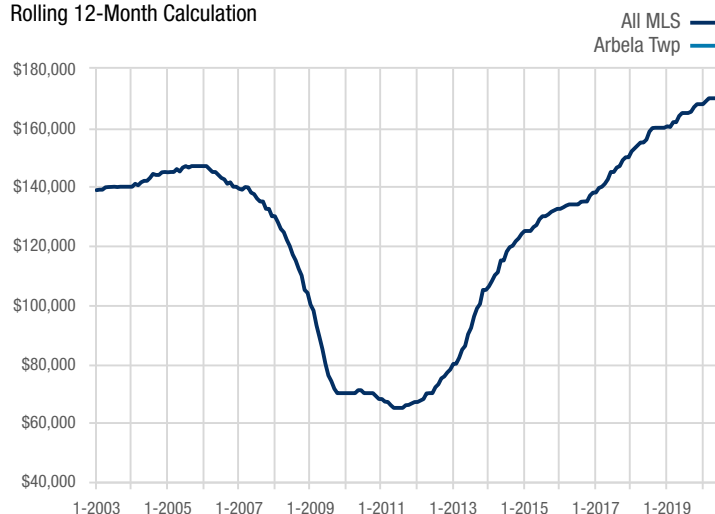
Median Sales Price - Residential

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.