

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Armada Vlg

Macomb County

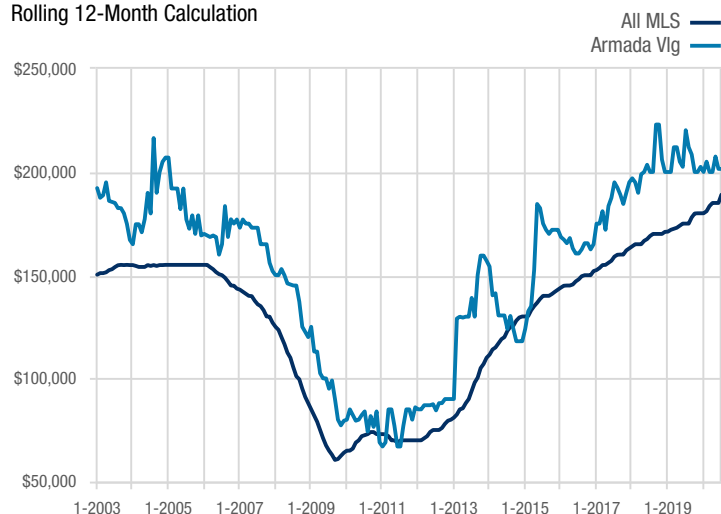
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	9	+ 80.0%	34	21	- 38.2%
Pending Sales	2	9	+ 350.0%	26	20	- 23.1%
Closed Sales	2	4	+ 100.0%	25	11	- 56.0%
Days on Market Until Sale	3	60	+ 1,900.0%	39	108	+ 176.9%
Median Sales Price*	\$216,500	\$215,000	- 0.7%	\$228,500	\$219,900	- 3.8%
Average Sales Price*	\$216,500	\$274,500	+ 26.8%	\$251,980	\$270,991	+ 7.5%
Percent of List Price Received*	100.0%	102.3%	+ 2.3%	97.9%	98.1%	+ 0.2%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

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.

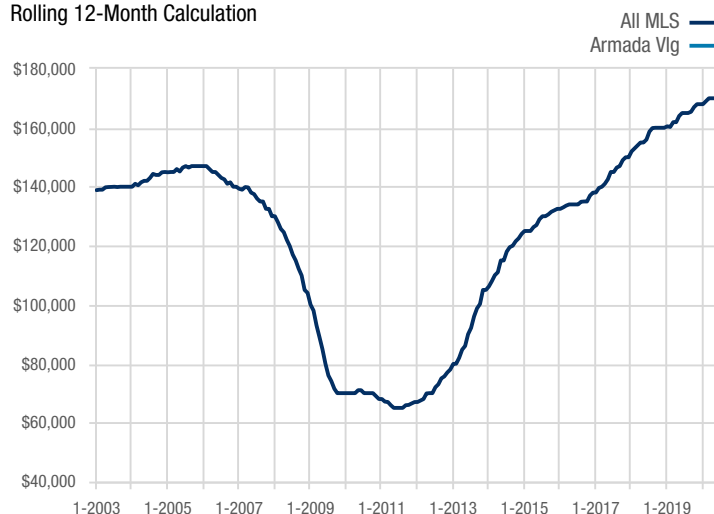
Median Sales Price - Residential

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.