

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Caro

Tuscola County

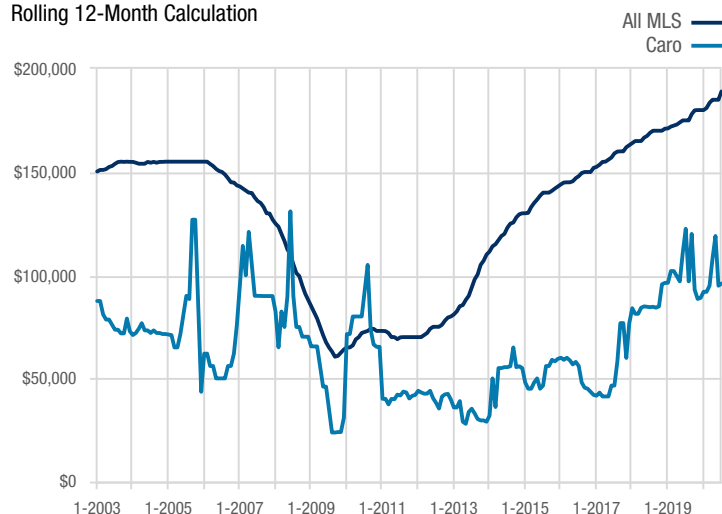
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	4	4	0.0%	21	17	- 19.0%
Pending Sales	2	2	0.0%	9	15	+ 66.7%
Closed Sales	3	4	+ 33.3%	7	12	+ 71.4%
Days on Market Until Sale	21	21	0.0%	23	64	+ 178.3%
Median Sales Price*	\$162,000	\$131,450	- 18.9%	\$125,000	\$135,950	+ 8.8%
Average Sales Price*	\$135,300	\$116,975	- 13.5%	\$110,557	\$118,192	+ 6.9%
Percent of List Price Received*	100.5%	98.6%	- 1.9%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	6.4	2.8	- 56.3%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
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.

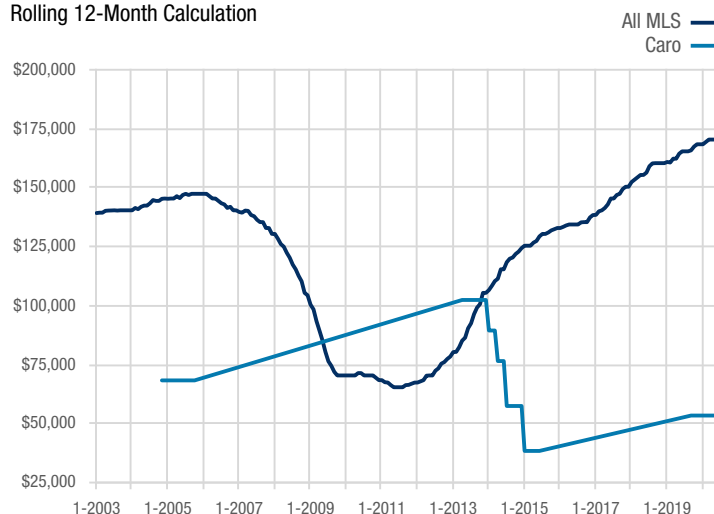
Median Sales Price - Residential

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.