

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Clayton Twp

Genesee County

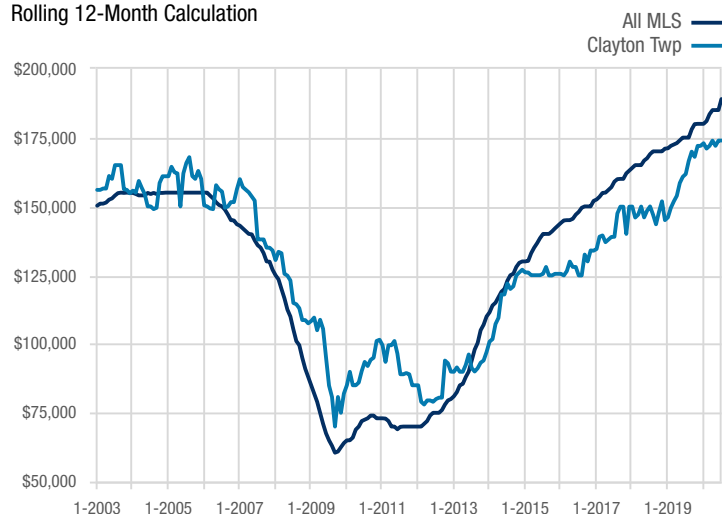
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	4	12	+ 200.0%	77	57	- 26.0%
Pending Sales	9	15	+ 66.7%	54	58	+ 7.4%
Closed Sales	11	6	- 45.5%	49	48	- 2.0%
Days on Market Until Sale	21	43	+ 104.8%	44	52	+ 18.2%
Median Sales Price*	\$162,000	\$179,000	+ 10.5%	\$165,000	\$172,000	+ 4.2%
Average Sales Price*	\$177,845	\$192,483	+ 8.2%	\$183,745	\$198,482	+ 8.0%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	30	7	- 76.7%	—	—	—
Months Supply of Inventory	4.0	0.8	- 80.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	1	0	- 100.0%	5	2	- 60.0%
Closed Sales	1	1	0.0%	5	3	- 40.0%
Days on Market Until Sale	7	25	+ 257.1%	31	23	- 25.8%
Median Sales Price*	\$165,000	\$191,100	+ 15.8%	\$165,000	\$133,900	- 18.8%
Average Sales Price*	\$165,000	\$191,100	+ 15.8%	\$163,100	\$151,000	- 7.4%
Percent of List Price Received*	100.1%	100.7%	+ 0.6%	98.6%	99.5%	+ 0.9%
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.

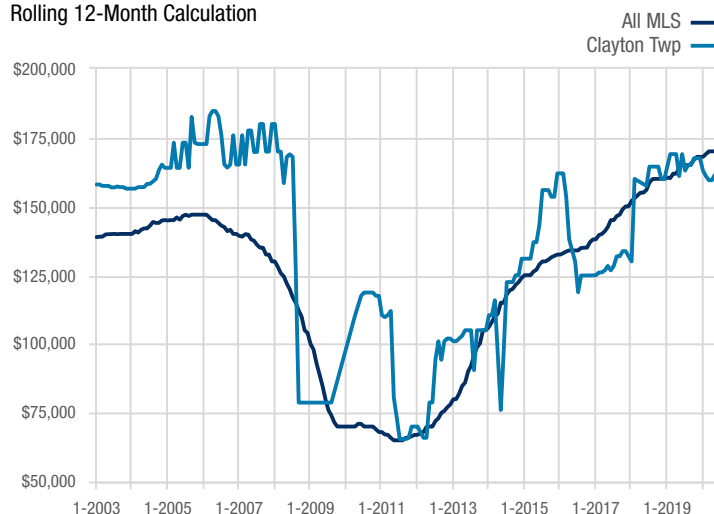
Median Sales Price - Residential

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.