

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Dexter

### Washtenaw County

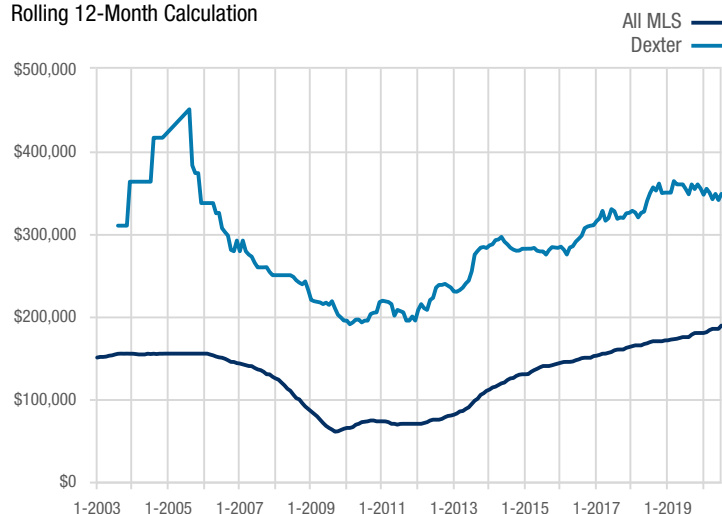
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	9	11	+ 22.2%	97	89	- 8.2%
Pending Sales	12	15	+ 25.0%	68	54	- 20.6%
Closed Sales	12	14	+ 16.7%	63	50	- 20.6%
Days on Market Until Sale	17	48	+ 182.4%	34	45	+ 32.4%
Median Sales Price*	\$367,950	<b>\$370,000</b>	+ 0.6%	\$361,000	<b>\$348,500</b>	- 3.5%
Average Sales Price*	\$393,908	<b>\$387,814</b>	- 1.5%	\$373,579	<b>\$367,952</b>	- 1.5%
Percent of List Price Received*	99.3%	<b>98.1%</b>	- 1.2%	99.3%	<b>98.1%</b>	- 1.2%
Inventory of Homes for Sale	31	31	0.0%	—	—	—
Months Supply of Inventory	3.2	4.5	+ 40.6%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	6	9	+ 50.0%	35	31	- 11.4%
Pending Sales	3	7	+ 133.3%	13	25	+ 92.3%
Closed Sales	3	7	+ 133.3%	11	24	+ 118.2%
Days on Market Until Sale	27	39	+ 44.4%	52	47	- 9.6%
Median Sales Price*	\$341,000	<b>\$315,000</b>	- 7.6%	\$346,906	<b>\$398,813</b>	+ 15.0%
Average Sales Price*	\$393,951	<b>\$334,764</b>	- 15.0%	\$384,550	<b>\$403,563</b>	+ 4.9%
Percent of List Price Received*	106.1%	<b>98.3%</b>	- 7.4%	103.9%	<b>99.8%</b>	- 3.9%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	7.0	5.0	- 28.6%	—	—	—

\* 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.

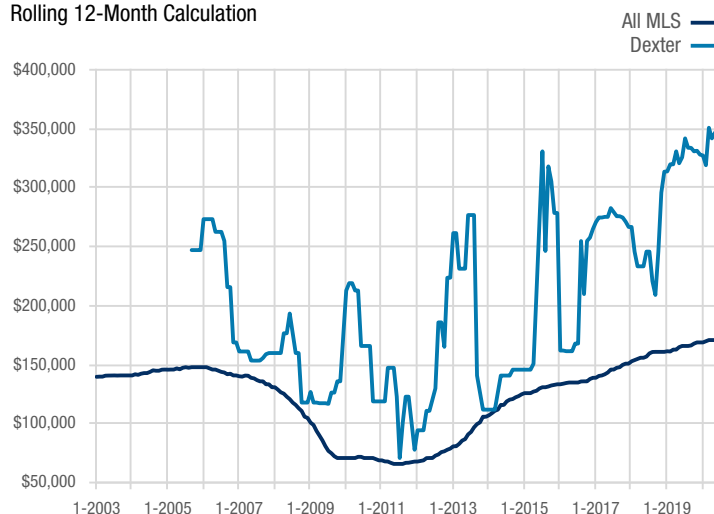
### Median Sales Price - Residential

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.