

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Fenton

Genesee County

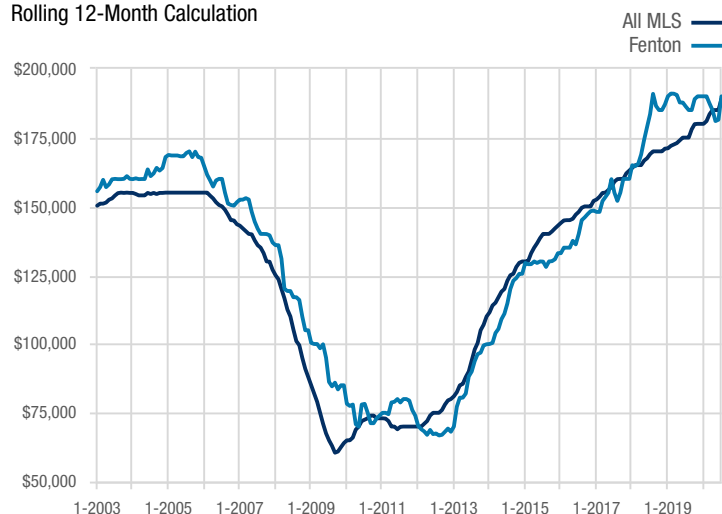
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	18	18	0.0%	161	124	- 23.0%
Pending Sales	17	19	+ 11.8%	136	107	- 21.3%
Closed Sales	12	19	+ 58.3%	130	84	- 35.4%
Days on Market Until Sale	16	19	+ 18.8%	32	38	+ 18.8%
Median Sales Price*	\$182,250	\$210,000	+ 15.2%	\$190,450	\$197,000	+ 3.4%
Average Sales Price*	\$216,783	\$225,037	+ 3.8%	\$203,552	\$199,693	- 1.9%
Percent of List Price Received*	98.2%	100.5%	+ 2.3%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	32	21	- 34.4%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	3	+ 50.0%	26	37	+ 42.3%
Pending Sales	4	6	+ 50.0%	29	34	+ 17.2%
Closed Sales	2	9	+ 350.0%	24	29	+ 20.8%
Days on Market Until Sale	22	24	+ 9.1%	59	30	- 49.2%
Median Sales Price*	\$149,950	\$212,400	+ 41.6%	\$158,525	\$165,000	+ 4.1%
Average Sales Price*	\$149,950	\$193,867	+ 29.3%	\$153,217	\$170,483	+ 11.3%
Percent of List Price Received*	95.6%	97.9%	+ 2.4%	97.2%	97.7%	+ 0.5%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

\* 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.

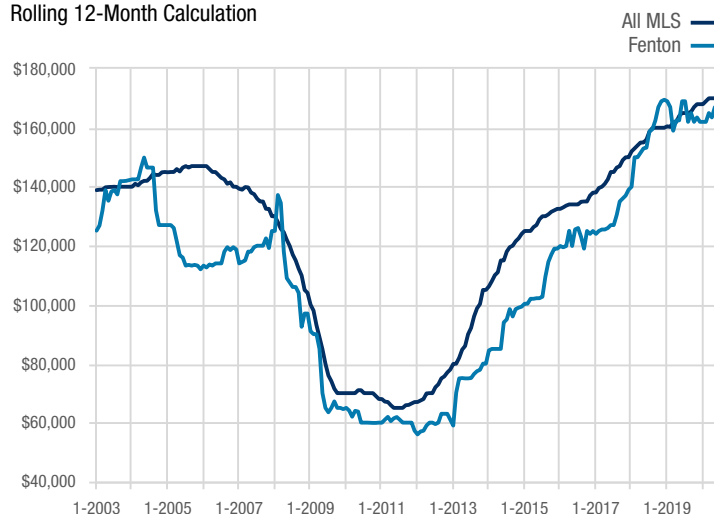
### Median Sales Price - Residential

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.