

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Fraser

Macomb County

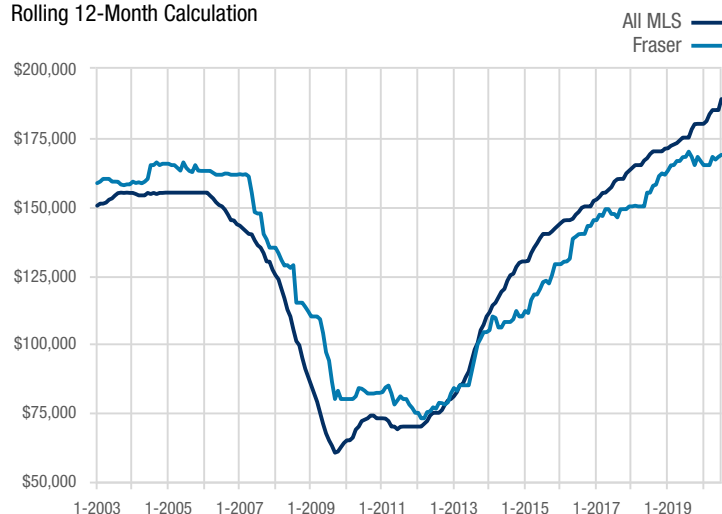
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	36	22	- 38.9%	171	130	- 24.0%
Pending Sales	24	24	0.0%	122	107	- 12.3%
Closed Sales	20	19	- 5.0%	116	80	- 31.0%
Days on Market Until Sale	19	17	- 10.5%	39	28	- 28.2%
Median Sales Price*	\$163,500	\$175,000	+ 7.0%	\$166,500	\$171,200	+ 2.8%
Average Sales Price*	\$183,460	\$190,837	+ 4.0%	\$181,830	\$188,311	+ 3.6%
Percent of List Price Received*	98.7%	100.8%	+ 2.1%	98.3%	99.5%	+ 1.2%
Inventory of Homes for Sale	38	22	- 42.1%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	10	7	- 30.0%	45	39	- 13.3%
Pending Sales	7	3	- 57.1%	38	28	- 26.3%
Closed Sales	3	10	+ 233.3%	33	25	- 24.2%
Days on Market Until Sale	44	33	- 25.0%	28	35	+ 25.0%
Median Sales Price*	\$64,900	\$110,000	+ 69.5%	\$90,000	\$103,000	+ 14.4%
Average Sales Price*	\$71,633	\$113,300	+ 58.2%	\$94,539	\$111,044	+ 17.5%
Percent of List Price Received*	96.5%	95.9%	- 0.6%	96.3%	94.7%	- 1.7%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

* 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.

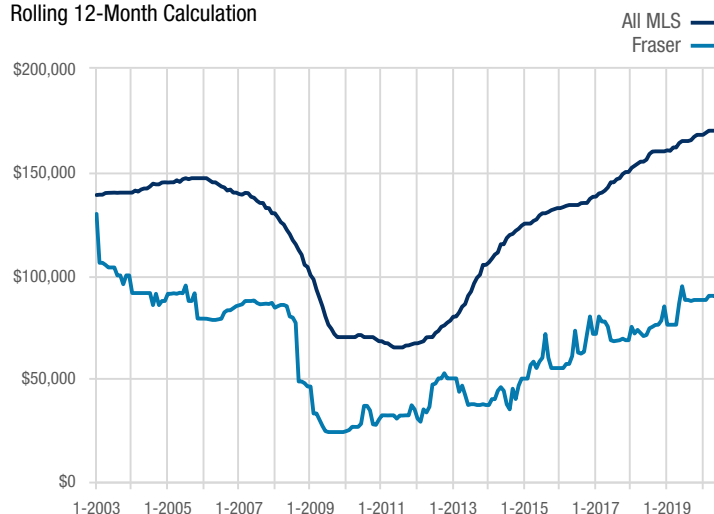
Median Sales Price - Residential

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.