

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Gaines Twp

Genesee County

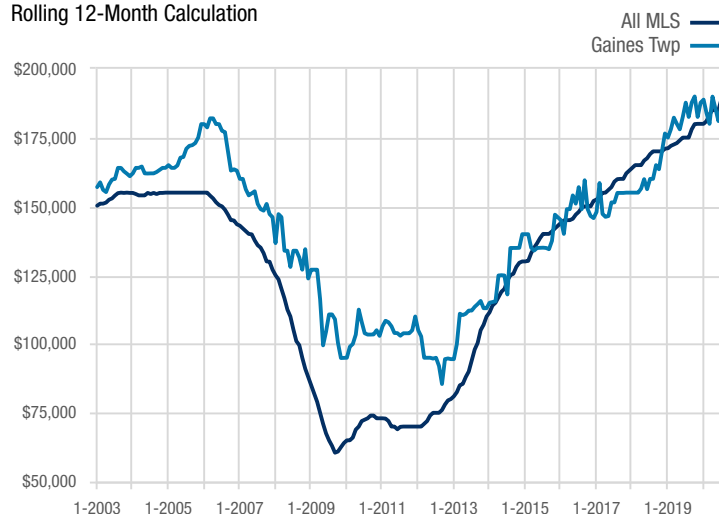
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	13	5	- 61.5%	58	38	- 34.5%
Pending Sales	8	6	- 25.0%	44	43	- 2.3%
Closed Sales	9	8	- 11.1%	38	45	+ 18.4%
Days on Market Until Sale	37	41	+ 10.8%	36	49	+ 36.1%
Median Sales Price*	\$225,000	\$273,000	+ 21.3%	\$185,100	\$183,500	- 0.9%
Average Sales Price*	\$222,211	\$272,688	+ 22.7%	\$204,818	\$194,374	- 5.1%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	99.6%	98.1%	- 1.5%
Inventory of Homes for Sale	19	3	- 84.2%	—	—	—
Months Supply of Inventory	3.0	0.4	- 86.7%	—	—	—

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

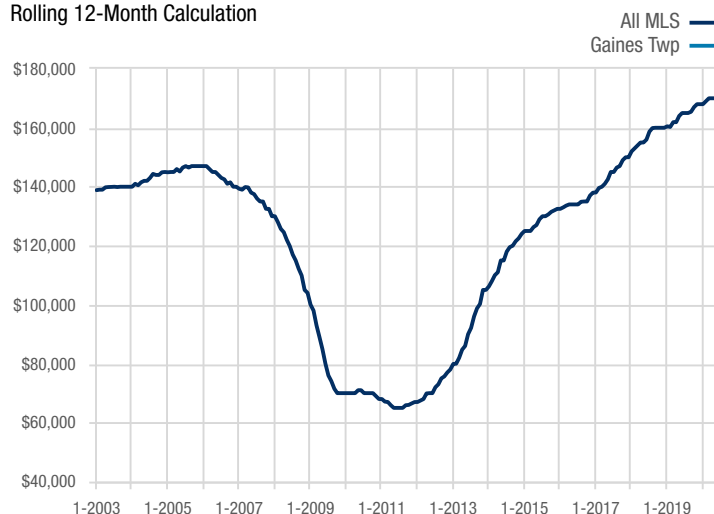
Median Sales Price - Residential

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.