

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Genesee County

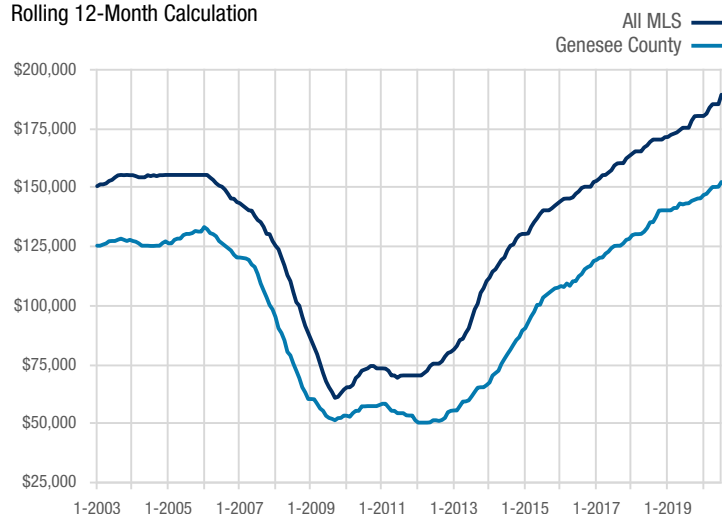
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	649	644	- 0.8%	4,242	3,349	- 21.1%
Pending Sales	506	630	+ 24.5%	3,307	3,016	- 8.8%
Closed Sales	522	510	- 2.3%	3,063	2,374	- 22.5%
Days on Market Until Sale	31	45	+ 45.2%	46	53	+ 15.2%
Median Sales Price*	\$155,000	\$165,000	+ 6.5%	\$143,000	\$155,000	+ 8.4%
Average Sales Price*	\$171,434	\$186,009	+ 8.5%	\$156,299	\$166,194	+ 6.3%
Percent of List Price Received*	97.6%	98.8%	+ 1.2%	97.3%	97.4%	+ 0.1%
Inventory of Homes for Sale	1,367	697	- 49.0%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	61	51	- 16.4%	397	319	- 19.6%
Pending Sales	46	57	+ 23.9%	306	284	- 7.2%
Closed Sales	37	58	+ 56.8%	281	240	- 14.6%
Days on Market Until Sale	60	61	+ 1.7%	48	59	+ 22.9%
Median Sales Price*	\$165,000	\$182,500	+ 10.6%	\$154,000	\$169,900	+ 10.3%
Average Sales Price*	\$176,576	\$191,236	+ 8.3%	\$151,085	\$171,067	+ 13.2%
Percent of List Price Received*	98.1%	97.8%	- 0.3%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	139	92	- 33.8%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

* 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.

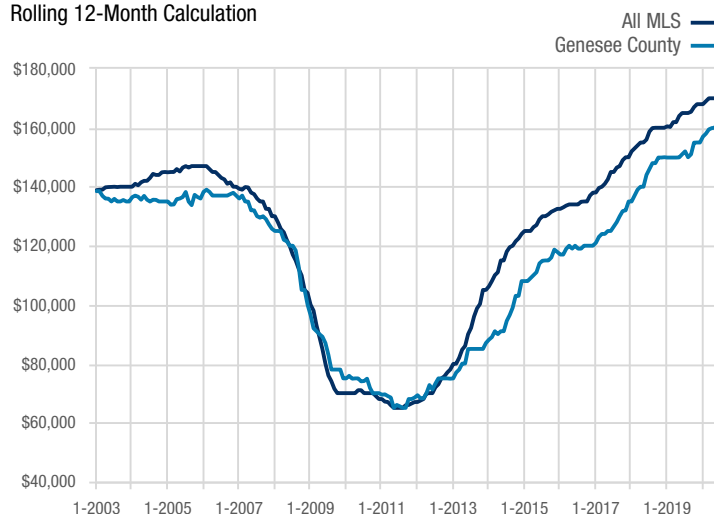
Median Sales Price - Residential

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.