

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Lodi Twp

Washtenaw County

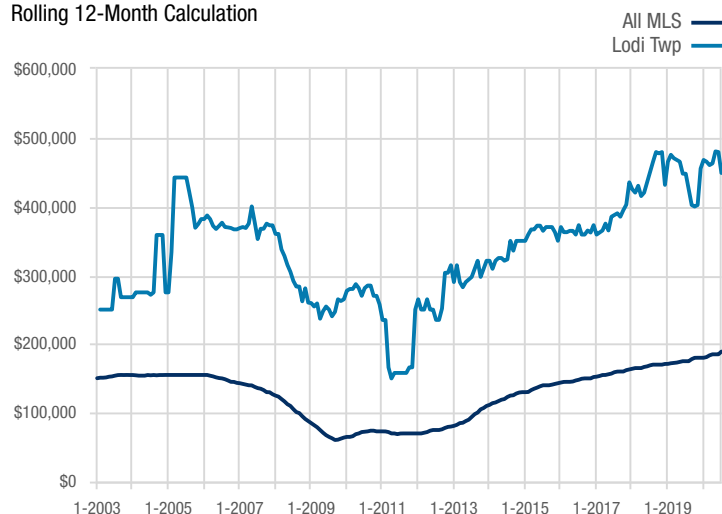
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	9	9	0.0%	54	46	- 14.8%
Pending Sales	8	5	- 37.5%	29	21	- 27.6%
Closed Sales	4	6	+ 50.0%	25	22	- 12.0%
Days on Market Until Sale	35	66	+ 88.6%	103	58	- 43.7%
Median Sales Price*	\$554,000	\$340,500	- 38.5%	\$465,000	\$440,000	- 5.4%
Average Sales Price*	\$549,500	\$310,167	- 43.6%	\$494,416	\$471,768	- 4.6%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	96.4%	98.7%	+ 2.4%
Inventory of Homes for Sale	26	28	+ 7.7%	—	—	—
Months Supply of Inventory	8.2	7.8	- 4.9%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	3	2	- 33.3%
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Days on Market Until Sale	6	55	+ 816.7%	58	55	- 5.2%
Median Sales Price*	\$616,000	\$362,500	- 41.2%	\$425,000	\$362,500	- 14.7%
Average Sales Price*	\$616,000	\$362,500	- 41.2%	\$470,333	\$362,500	- 22.9%
Percent of List Price Received*	102.8%	99.5%	- 3.2%	94.5%	99.5%	+ 5.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

* 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.

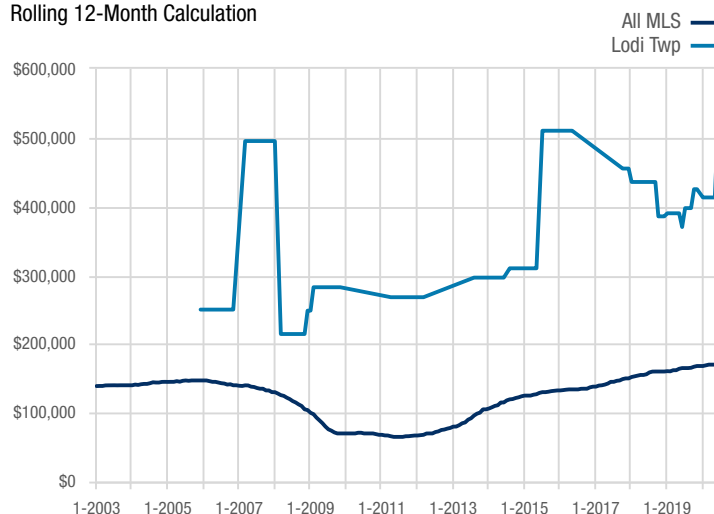
Median Sales Price - Residential

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.