

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Macomb County

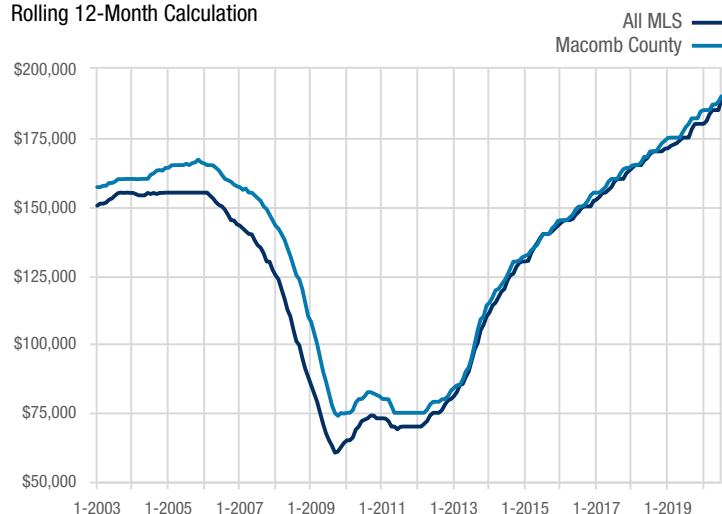
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1,649	1,496	- 9.3%	9,700	7,463	- 23.1%
Pending Sales	1,071	1,395	+ 30.3%	6,791	6,196	- 8.8%
Closed Sales	1,117	1,146	+ 2.6%	6,227	4,994	- 19.8%
Days on Market Until Sale	25	33	+ 32.0%	34	42	+ 23.5%
Median Sales Price*	\$195,000	\$215,000	+ 10.3%	\$180,050	\$194,000	+ 7.7%
Average Sales Price*	\$215,683	\$242,496	+ 12.4%	\$206,118	\$220,334	+ 6.9%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	97.9%	98.2%	+ 0.3%
Inventory of Homes for Sale	2,557	1,407	- 45.0%	—	—	—
Months Supply of Inventory	2.8	1.6	- 42.9%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	412	368	- 10.7%	2,317	1,897	- 18.1%
Pending Sales	267	322	+ 20.6%	1,707	1,527	- 10.5%
Closed Sales	282	290	+ 2.8%	1,605	1,307	- 18.6%
Days on Market Until Sale	29	40	+ 37.9%	32	44	+ 37.5%
Median Sales Price*	\$147,000	\$158,450	+ 7.8%	\$145,000	\$151,000	+ 4.1%
Average Sales Price*	\$153,723	\$168,512	+ 9.6%	\$149,810	\$157,935	+ 5.4%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	97.4%	97.4%	0.0%
Inventory of Homes for Sale	538	431	- 19.9%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

* 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.

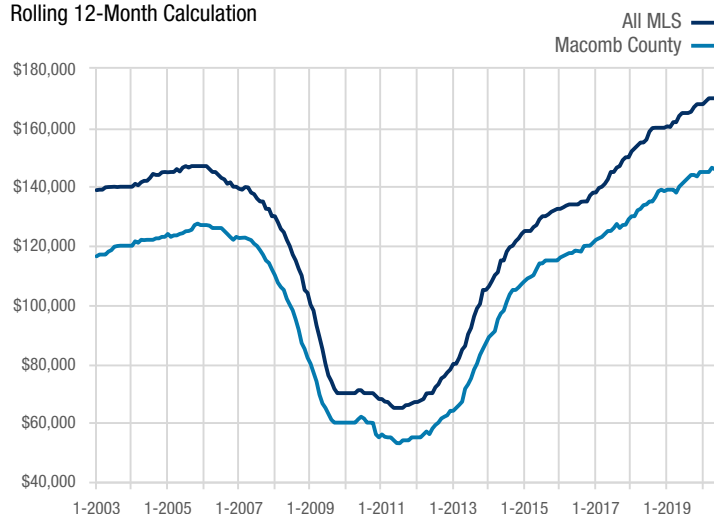
Median Sales Price - Residential

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.