

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Manchester Vlg

Washtenaw County

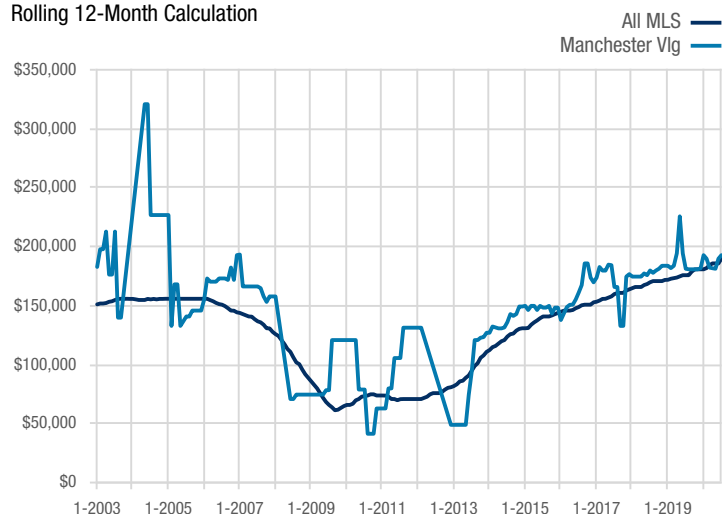
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	3	- 40.0%	24	21	- 12.5%
Pending Sales	4	5	+ 25.0%	19	15	- 21.1%
Closed Sales	5	4	- 20.0%	19	12	- 36.8%
Days on Market Until Sale	24	28	+ 16.7%	24	64	+ 166.7%
Median Sales Price*	\$159,900	\$172,500	+ 7.9%	\$180,000	\$188,500	+ 4.7%
Average Sales Price*	\$156,940	\$172,750	+ 10.1%	\$191,811	\$223,833	+ 16.7%
Percent of List Price Received*	97.2%	97.7%	+ 0.5%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	3.8	3.5	- 7.9%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	7	11	+ 57.1%
Pending Sales	1	1	0.0%	8	7	- 12.5%
Closed Sales	0	1	—	7	8	+ 14.3%
Days on Market Until Sale	—	7	—	20	14	- 30.0%
Median Sales Price*	—	\$119,000	—	\$106,000	\$156,450	+ 47.6%
Average Sales Price*	—	\$119,000	—	\$145,214	\$163,026	+ 12.3%
Percent of List Price Received*	—	99.2%	—	98.8%	97.6%	- 1.2%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.7	—	—	—	—

* 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.

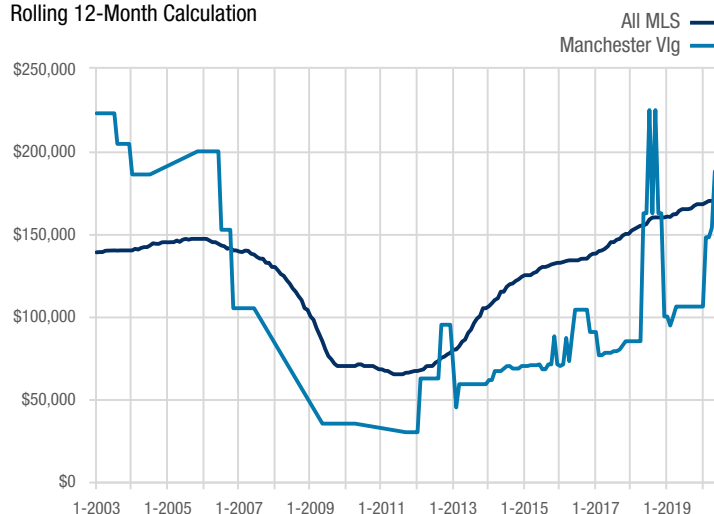
Median Sales Price - Residential

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.