

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Pittsfield Twp

Washtenaw County

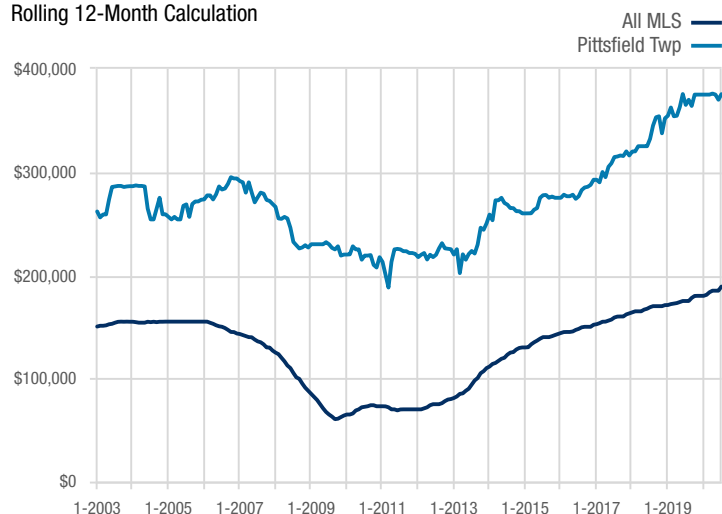
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	35	31	- 11.4%	242	196	- 19.0%
Pending Sales	30	6	- 80.0%	154	121	- 21.4%
Closed Sales	29	19	- 34.5%	140	111	- 20.7%
Days on Market Until Sale	26	28	+ 7.7%	32	43	+ 34.4%
Median Sales Price*	\$350,000	\$424,900	+ 21.4%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$370,336	\$489,535	+ 32.2%	\$396,809	\$410,959	+ 3.6%
Percent of List Price Received*	99.7%	98.5%	- 1.2%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	87	78	- 10.3%	—	—	—
Months Supply of Inventory	4.6	4.7	+ 2.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	14	21	+ 50.0%	89	102	+ 14.6%
Pending Sales	9	14	+ 55.6%	67	74	+ 10.4%
Closed Sales	12	15	+ 25.0%	65	62	- 4.6%
Days on Market Until Sale	21	33	+ 57.1%	30	35	+ 16.7%
Median Sales Price*	\$213,750	\$221,000	+ 3.4%	\$212,000	\$219,750	+ 3.7%
Average Sales Price*	\$222,958	\$284,527	+ 27.6%	\$235,826	\$257,910	+ 9.4%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	25	35	+ 40.0%	—	—	—
Months Supply of Inventory	2.9	3.7	+ 27.6%	—	—	—

* 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.

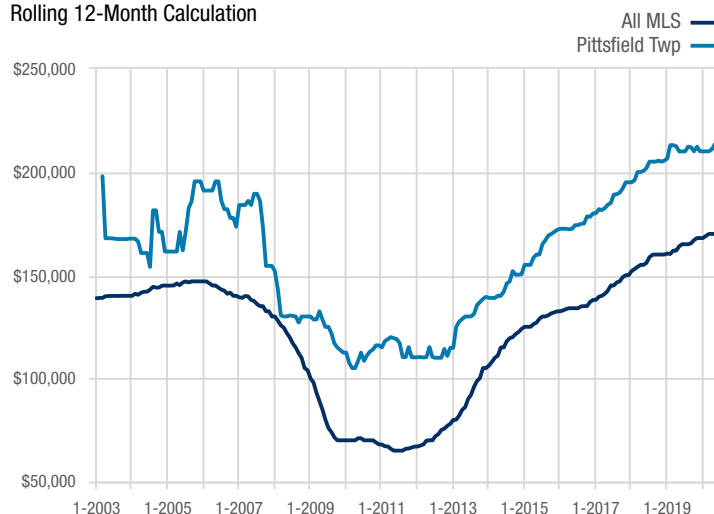
Median Sales Price - Residential

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.